Prior to making a public comment, please fill out the form available on the table in the hallway to help ensure that your information is correctly entered into the minutes. Once you have spoken, please place your form in the public input box.

TENTATIVE AGENDA REVISED 8-29-2025 REVISED 9-2-2025

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

TUESDAY, SEPTEMBER 2, 2025, **6:00 P.M.**

CITY HALL

If business has not concluded by 8:15 p.m., there will be a 15-minute break.

A. Roll call

B. Approve Minutes of meetings of Tuesday, August 5 and non-voting meetings of Tuesday, August 12 and Tuesday, August 19, 2025

C. Written communications

D. Public input. If you wish to address the Mayor and Commission on any item listed below on the consent agenda, please go to the podium and state your name and address. RULES OF THE COMMISSION STATE THAT MEMBERS OF THE PUBLIC MAY SPEAK ONCE DURING THE FOLLOWING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

E. Consent agenda. Items under this section have been discussed at prior public meetings and will be presented for consideration as a single item. Only one vote will be taken.

1. ADOPT: Ordinance for Fox Theatre Grant Program Application - Morton Theatre Proscenium Redesign

2. ADOPT: Ordinance for TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements - W. Broad Street and W. Hancock Avenue Roundabout SP 1, MOA with GDOT

3. ADOPT: Ordinance to Amend Fee Schedule (Public Utilities Trash Setup) and FY26 Budget Ordinance – Corrected

4. ADOPT: Resolution for Annual FTA 5307 Operating and Capital Assistance Application

5. APPROVE: Intergovernmental Agreement between the Tax Commissioner, ACCGov, and the Town of Bogart for Collection of Municipal Ad Valorem Taxes

6. APPROVE: TSPLOST 2023 Project 21 Pavement and Bridge Maintenance Program, Sub-Project No.5 - Fowler Mill Road Bridge Replacement

7. APPROVE: SPLOST 2020 Project 20, Parks and Facilities Improvement - Subprojects 12-15, Proposed Project Concepts

8. APPROVE: SPLOST 2011 Project 32, Costa Building Renovation - Public Art Style

9. APPROVE: SPLOST 2020 Project 11, Subprojects 12 and 13 - 2025 Solar Initiatives - Project Concepts - Fire Station 8 and Dudley Park

10. APPROVE: Intersection Safety Improvement Project for Thomas Street at Washington Street - The Classic Center

11. APPROVE: N. Chase Street Transportation Alternative Program Grant Project - Preliminary Plans Approval and Right of Way Authorization

12. APPROVE: Proposed Projects and Funding for FY25 Community Energy Fund Franchise Fee Allocation

F. Public hearing and deliberation on recommendations from the Athens-Clarke County Planning Commission. The proposed recommendations will be disposed of by the receipt of public input, the close of public input, and the consideration by the Commission. PLEASE REFER TO ATTACHMENT A FOR TIME LIMITS FOR PRESENTATIONS.

13. Request of Frank Pittman / Pittman & Greer Engineering, Owners: Macon Highway Village, LLC., for Master Planned Development from RM-1 to RM-2 (PD) on 9.49 acres known as 1030, 1040, & 1060 Macon Highway & 100, 104, 110, 120, 140, & 150 Puritan Lane. Proposed use is Multi-Family Residential. Type II District 7

Planning Commission recommendation: Denial

14. Request of Buck Bacon / W&A Engineering, Owner: 585 Vine Properties, LLC., for Planned Development Amendment to a C-N (PD) on 0.53 acres known as 585 Vine Street 1-5. Proposed use is Commercial/Retail & Community Garden. Type II District 3

Planning Commission recommendation: Approval

G. Public input. If you wish to address the Mayor and Commission on any other item (#15 - 23) listed below on this agenda, please go to the podium and state your name and address. Comments on items not listed on this agenda will be received upon the completion of all other business. RULES OF THE COMMISSION STATE MEMBERS OF THE PUBLIC MAY SPEAK ONCE DURING THE FOLLOWING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

H. Old business

15. Request of Bryce Hix / W & A Engineering, Owner: Sean Tran, for rezoning from C-G to RM-2 on 0.9 acres known as 360 Hawthorne Extension. Proposed use is Unspecified. District 2

16. Request of Adam Killgo, Owner: Adam Killgo, for special use in RM-1 on 0.16 acres known as 159 Marlin Street. Proposed use is Commercial Short-Term Rental. District 9

17. SPLOST 2020 Project 06, Fire Station 5 Replacement, Property Acquisition

18. SPLOST 2020 Project 17, Beech Haven Park Improvements Project, Property Acquisition

19. TSPLOST 2023 Project 26, W. Broad and Hancock Neighborhood Pedestrian Improvements Program - Proposed Project Concepts

20. ADDA Community Event Program Funding Request for FY26

21. Hawthorne Avenue and Oglethorpe Avenue Intersection Improvement Project - ROW Acquisition and Eminent Domain Resolution

22. ARPA Funding Recapture and Reallocation Report

I. New business – Consider under suspension of Rules

23. Resolution Expenditure of Classic Center Bond Proceeds

24. Opiod Litigation Settlement - Resolution

J. Public input. If you wish to address the Mayor and Commission on any item other than those listed on this agenda, please go to the podium and state your name and address. RULES OF THE COMMISSION STATE THAT MEMBERS OF THE PUBLIC MAY SPEAK **ONCE** DURING THE FOLLOWING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

K. Receive report from Mayor

25. Adopt-a-Highway Proclamation

L. Receive report from Manager

M. Receive report from Auditor

N. Receive report from Attorney

O. Receive input from Commissioners

P. Adjourn

A qualified interpreter for the hearing impaired is available upon request at least 10 days in advance of this meeting. Please call (706) 613-3031 (TDD {706} 613-3115) to request an interpreter or for more information.

Wireless access will be available for general use shortly before, during, and shortly after each Mayor and Commission meeting. Connect to ACC_Guest.

Free parking deck vouchers for citizens attending the monthly Regular Voting Meetings, Work Sessions, and Agenda Setting Meetings of the Mayor and Commission held at City Hall are available on the 2nd floor of City Hall.

ATTACHMENT A

PROCEDURE FOR CITIZEN INPUT ON ZONING RELATED PUBLIC HEARINGS.

All persons supporting and opposing a proposed rezoning may take either one of two different opportunities to address the Mayor and Commission at the final public hearing on the proposed rezoning, as follows:

1.a. Proponents shall first present their ten (10) minute argument in support of the proposed rezoning, and opponents shall then present their ten (10) minute argument in opposition to the proposed rezoning.

b. Neither side will be required to use all of its ten (10) minute argument period.

c. Either side may allocate its ten (10) minute argument period among any number of speakers, provided that the presentation by all speakers for each side shall not exceed ten (10) minutes per side.

d. All persons wishing to speak longer than three (3) minutes during one side's ten (10) minute argument period must register their intent to do so with the Clerk of Commission not later than the time that the meeting of the Mayor and Commission at which the final public hearing on the proposed rezoning is to be conducted is first called to order.

e. In the event that all persons wishing to speak longer than three (3) minutes as a part of one side's ten (10) minute argument are not able to agree how that side's ten (10) minute argument period shall be allocated, they shall inform the Mayor of their disagreement before either side begins its 10-minute argument, in which event the Mayor shall decide and announce the manner in which that side's ten (10) minute argument period shall be allocated. Any Commissioner dissatisfied with the Mayor's allocation of that side's ten (10) minute argument shall have the right to appeal the Mayor's allocation decision to the Commission before either side begins its ten (10) minute argument.

2. After the supporters and opponents of the proposed rezoning have concluded their ten (10) minute arguments, any person who has not yet spoken either for or against the proposed rezoning shall be allowed to address the Mayor and Commission concerning the proposed rezoning for no longer than three (3) minutes per person.

Attachment #1

AN ORDINANCE TO AMEND THE FY2026 OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE GRANT FUNDING, IF AWARDED, FROM THE FOX THEATRE GRANT PROGRAM, FOR EXPENSES RELATED TO THE REDESIGN OF THE MORTON THEATRE'S PROSCENIUM; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the Grants Special Revenue Fund to provide grant funding, if awarded, from the Fox Theatre Grant Program for expenses related to the redesign of the Morton Theatre's proscenium. Said Operating budget is hereby amended as follows:

Grants Special Revenue Fund:

REVENUES:	
Increase:	
Fox Theatre Grant Program	$100,000
EXPENDITURES:	
Increase:	
Leisure Services	
Capital Expenses	$100,000

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Fox Theatre Grant Program Application: Morton Theatre Proscenium Redesign

DATE: July 20, 2025

EXECUTIVE SUMMARY:

The proposed action would approve the submission of a grant application and the acceptance of grant funds, if awarded, from the Fox Theatre Grant Program. If awarded, this opportunity would fund the redesign of the proscenium, where the stage and seating area meet, address access issues, remove a safety hazard, create more usable stage space, and enhance the theatre's acoustics. Matching dollars will be met through the department's capital funds.

BUDGET INFORMATION:

REVENUES: $ 100,000 Fox Theatre Grant Program

EXPENSES:
CAPITAL: $ 100,000 Department Capital Funds (Match)

TOTAL: $200,000

FUNDING SOURCE: Grant & Leisure Services Capital

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that the Mayor and Commission:

a. Approve grant application submitted for consideration totaling $100,000;

b. Accept the grant funds, if awarded;

c. Adopt a budget amendment ordinance **(Attachment #1)**; and,

d. Authorize the Mayor and appropriate ACCGov staff to execute all related grant documents, agreements, and contracts.

HISTORY:

1. On May 18, 1910, the construction of the Morton Building was completed by Monroe Bowers "Pink" Morton. The theatre was the first African-American-built, owned, and operated vaudeville theatre in the United States. The Morton Building was home to various

business occupants, including E.D. Harris Drug Store, the first African-American-owned drugstore in Athens, and the dental practice of Dr. Ida Johnson Hiram, the first licensed African-American female dentist.

2. In 1979, the Morton Building, also called the Morton Theatre, was placed on the National Register of Historic Places for its significance related to African-American history, commerce, and entertainment.

3. In 1987, SPLOST I was passed, providing $ 1.8 million to restore the Morton Theatre.

4. On November 1, 1991, the Morton Building was transferred to the Unified Government of Athens–Clarke County (ACCGov).

5. In 1992, extensive restorative work began on the building. Many of the original features of the theatre were saved and restored. These features include pine wainscoting, a pine floor, plaster walls, and the circa 1918 pressed metal ceiling.

6. In March 1994, the Morton Theatre officially re-opened and has been operated as a part of ACCGov ever since. Its operations provide net income to the General Fund annually, with FY25 generating $73,019.

7. On June 9, 2025, the Fox Theatre Grant Program opened its FY25-26 grant cycle.

8. On July 1, 2025, the Leisure Services Department submitted the required Letter of Intent prior to the August 1, 2025, grant submission period deadline. **(Attachment #2)**

FACTS AND ISSUES:

1. The Morton Building is vital in the history of Athens' Black community. Over the years, it has housed the offices of many prominent Black professionals, numerous Black-owned businesses, and the Morton Theatre, the primary entertainment venue for the city's community for many years. The Morton Theatre is also the only surviving theatre from the early twentieth century in Athens.

2. The Morton Building is significant locally, across the state, and nationally for its role in African-American history, commerce, and entertainment. Therefore, the department recommends the building for the Fox Theatre grant.

3. The proscenium of the Theatre is the picture frame through which the audience views the stage. The Morton Theatre proscenium was altered in the 1992 restoration, raising the stage about 7’ and creating a deep orchestra pit. Access from the seating to the stage is only available via temporary steps built in 2012 for the Flagpole Music Awards, which are still in use to this day. More permanent steps will provide safer access for both the public and performers.

4. The current orchestra pit is about 7’ deep from the stage, and there is currently no option to cover it or use that space. An insert for the orchestra pit would make it safer for the many youth performers on stage by removing a significant fall hazard and also make the stage larger to accommodate more types of performances and presentations.

5. The changed proscenium alterations in 1992 also altered the acoustics of the theatre. The current speakers were donated to the Morton Theatre in 2006, and much better-quality equipment is available currently. Designing a speaker layout with an acoustic study will provide better quality sound for renters and presenters, while allowing the audience better coverage of sound for people of all hearing abilities.

6. These recommendations support the following ACCGov FY26-28 Strategic Plan Goals, Strategies, and/or Initiatives:

    a. Goal Area 6: Natural and Built Infrastructure
    Adequately plan infrastructure to support our community in the future
    Initiative 6.A.3: Use department master plan to address service gaps and maintain existing parks, amenities, and services

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OPTIONS:

1. Mayor & Commission:
    a. Approve grant application submitted for consideration totaling $100,000;

    b. Accept the grant funds, if awarded;

    c. Adopt the budget Amendment Ordinance **(Attachment #1)**; and,

    d. Authorize the Mayor and appropriate ACCGov staff to execute all related grant documents, agreements, and contracts.

2. Mayor and Commission deny application.

3. Mayor & Commission defined option.

DEPARTMENT RECOMMENDATION: Option #1 a, b, c, and d

DEPARTMENT: Prepared by: Sara Shropshire, Grants Analyst, Leisure Services Dept.

Alex Bond, Leisure Services Interim Director

07/16/2025
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, and d

Bob Cowell, Manager

August 13, 2025
Date:

ATTACHMENTS:
Attachment #1 – Budget Ordinance
Attachment #2 – Fox Theatre Grant Program – Letter of Intent – Morton Theatre

Morton Theatre: Proscenium Redesign

2025/2026 Fox Theatre Grant Program

Morton Theatre (Unified Government of Athens-Clarke County, Georgia)

~~Kent Kilpatrick~~ Alex Bond
205 Old Commerce Road
Athens, GA 30607

~~Sara.shropshire@accgov.com~~
O: 762-400-7670 Alex.bond@accgov.com

Sara Shropshire

205 Old Commerce Road
Athens, GA 30607

Sara.shropshire@accgov.com
O: 762-400-7670

LOI Form

2025/2026 Fox Theatre Grant Program LOI

Collaborate Feature
The Collaborate button at the top of the page can be used to invite other people to work on this request.

- From the Collaborate pop up, enter the email address of the person you wish to help you with the request.
- Set the Permission to either View (the collaborator can only view forms in the request), Edit (the collaborator can view and edit the request), or Submit (the collaborator can view, edit, and submit the request)
- Include a message about what you are asking your collaborator to do for you and select Invite.
- You can revoke permission at any time.

An email will be sent to the collaborator containing your message, their username, and a link to the log-on page. After clicking this link, they will be brought to the log-on page. If this is their first time logging onto the system, they will be asked to create a password.

After logging onto the system, the collaborator will see this request under the Collaboration Requests tab of their Applicant Dashboard. Here they can select the Edit Application link and complete your instructions.

Collaborate Video Tutorial (1:37)

Project Name*
Morton Theatre: Proscenium Redesign

Funding Category*
Please select the funding category for your project's request.
For more information about the different grant funding categories, please visit the Fox Theatre Grant Program's webpage.https://www.foxtheatre.org/fox-theatre-institute/grants-program

Preservation & Facilities Grant

Amount Requested*
Please indicate the amount of grant money requested from the Fox Theatre Grant Program.
Your organization may request a minimum of $20,000 for all four grant programs with maximum asks defined in the Guideline's Grant Program Description section on the Fox Theatre Grant Program's webpage.
Please note the maximum dollar funding request for each of the four categories referenced in the guidelines.

$100,000.00

Total Project Budget*
$245,000.00

Project Description*

Provide an abstract summary of the project. Please include all steps of the process and any previous planning that has led to a readiness to implement the project. You will be required in the application process to upload any advance planning documents. We also require a general summary of the work to be completed, and the anticipated outcomes and impacts to benefit your community.

The Morton Theatre seeks $100,000 to redesign the proscenium, enhancing stage accessibility and acoustic performance. These upgrades are essential to ensure that the Morton Theatre—one of the nation's oldest African American–built vaudeville theatres—continues to serve as a vibrant and functional cultural hub in the state of Georgia. This project includes three major components: 1) Construction of Permanent Stage Access Stairs, 2) Professional Acoustic Study and Audio Equipment Upgrade, and 3) Purchase and Installation of a Pit Filler.

The Morton currently relies on temporary stairs to connect the stage to the auditorium floor, which obstruct audience sightlines, reduce usable square footage in the orchestra pit, and compromise the historical aesthetics of the space. The project will replace these with permanent, code-compliant stairs built into the box seats. This step involves consulting with architects and historical preservation experts during the design process. To complete this improvement, sound equipment would need to be relocated, which would require a study by engineers and equipment upgrades.

Engineers will conduct a full acoustic study of the auditorium to determine the optimal configuration for new and relocated audio equipment. This includes strategic speaker placement, relocation of sound controls, and camouflage of equipment to maintain the historic look of the space. The upgraded system will improve clarity for all patrons, including those using assistive listening devices, and ensure that performances meet modern technical standards. A removable pit filler will be installed over the orchestra pit to provide flexible stage configurations, enabling broader programming options and better accessibility for performers. This will increase Morton's capacity to host a diverse range of events, from large concerts to small spoken word performances.

As a result of internal assessments, the Morton staff has identified acoustic and structural limitations of the current setup, but will need experts to address the sound and placement needs. The Morton staff has checked with experts in the field to obtain an estimate of project costs.

Project Start Date*

10/01/2025

Project End Date*

06/15/2026

Audience Attendance*

Please share how many patrons attend performances in your venue per year.

18000

Organization's County*

If your organization is out of state, please enter "N/A" here.

Clarke

Organization's Regional Commission*

Select your organization's Georgia Regional Commission below. Please refer to this map to determine which Regional Commission your organization is located.

Northeast Georgia

Property Age*

Is your building 50 year or older?

Yes

Project Eligibility*

Is your historic property for operation:

Listed on the National Register of Historic Places, or as a National Historic Landmark.
Listed as a contributing resource to a local historic district.

Operations*

Is your property operated by a city or nonprofit organization with a minimum of a 25-year lease?

Yes

Is your Organization a 501c3 as designated by the IRS?*

No

Organization Ownership

Non-501c3 Organizations*

Please select from the options below how your organization is managed.

Owned and operated by a city or county government

File Attachment Summary

Applicant File Uploads

No files were uploaded

Attachment #2

AN ORDINANCE TO AMEND THE TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX 2018 PROGRAM BUDGET SO AS TO PROVIDE ADDITIONAL FUNDING FOR PROJECT #13 W. BROAD AREA PEDESTRIAN IMPROVEMENTS; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the TSPLOST 2018 Capital Projects Fund to provide additional funding for the TSPLOST 2018 Project #13 W. Broad Area Pedestrian Improvements. Said Operating budget is hereby amended as follows:

TSPLOST 2018 Capital Projects Fund:

REVENUES:
Increase:
Interest Earnings up to $2,115,237

EXPENDITURES:
Increase:
Project #13 - W. Broad Pedestrian Improvements
Capital Expenses up to $2,115,237

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements - W. Broad Street and W. Hancock Avenue Roundabout SP #1, MOA with GDOT for Funds Transfer to GDOT for Construction Award, Engineering during Construction, Art Location and Type

DATE: June 30, 2025

EXECUTIVE SUMMARY:

This agenda item requests Mayor & Commission approval of entering into a Memorandum of Agreement with GDOT to transfer funds to support the SR 10 @ CR 993/W. Hancock Ave Intersection Improvements Construction (known as the W. Broad roundabout). Consideration is needed no later than September 2, 2025 to meet the GDOT schedule and not risk losing the $2,750,000 in GDOT funding.

BUDGET INFORMATION:

REVENUES:

$	2,500,000	GDOT Funding Limits for Construction
$	250,000	GDOT Funding Limits for Utility Relocation
$	3,860,191	TSPLOST 2018, Project No. 013 – (All Tiers)
$	2,115,237	Proposed Budget Ordinance, TSPLOST 2018 Earned Interest
$	8,725,428	Total Available Funding

EXPENSES:

CAPITAL:

$	2,810,612	Encumbered or Expensed
$	50,000	Additional Design Services, during Construction
$	26,000	Designated for Public Art
$	93,708	Remaining Misc., Testing, and PM Fees
$	10,000	Remaining Land Acquisition
$	118,999	Estimated Mandatory GDOT Construction Mgmt. Fees
$	300,000	Available for Project Contingency
$	5,316,109	Available for Construction & Utility Relocation

FUNDING SOURCE: TSPLOST 2018 Program Revenue and Earned Interest, Georgia Department of Transportation (GDOT)

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that Mayor and Commission:

a. Approve the Memorandum of Agreement (**Attachment #1**) with Georgia Department of Transportation (GDOT), formalizing the transfer of funds from the TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements for the construction of the proposed improvements;

b. Adopt the associated budget ordinance (**Attachment #2**) in the amount up to $2,115,237 from the TSPLOST 2018 Unallocated Earned Interest to the TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements;

c. Authorize the Mayor and appropriate staff to continue using the on-call designers, Alfred Benesch & Company (Benesch), to continue providing construction phase services as requested by ACCGov and GDOT, for an hourly not to exceed contract in the amount of up to $50,000;

d. Approve the Athens Cultural Affairs Commission recommendation that the TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements Project is appropriate for Public Art, as noted in **Attachment #3**, with a proposed budget of $26,000 and Public Art Type and Location, as shown in **Attachment #4**; and

e. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On November 7, 2017, the voters of Athens-Clarke County approved the TSPLOST 2018 Program Referendum, which included Project #13 W. Broad Area Pedestrian Improvements.

2. On December 7, 2017, the Mayor and Commission (M&C) adopted an ordinance establishing TSPLOST 2018 Capital Project Budgets and funding schedule, which included the Project 13 W. Broad Area Pedestrian Improvements.

3. On February 6, 2018, the Athens Cultural Affairs Commission (ACAC) offered a recommendation, in accordance with Athens-Clarke County Code of Ordinance, Section 1, Title I, Chapter 1-25-6, to the M&C related to the use of public art for TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements, **Attachment #3**.

4. On January 25, 2019, the W. Broad Area Pedestrian Improvements User Group met to better understand the varying plans that exist and to begin to glean a list of proposed projects out of the varying plan recommendations. Manager Williams had appointed a User Group consisting of:

    a. Kent Kilpatrick;
    b. Drew Raessler;
    c. Stephen Bailey;
    d. Heather Benham; and
    e. Ella Willingham.

5. On March 4, 2019, staff attended and conducted a presentation and prioritization activity at the Hill Chapel Baptist Church in conjunction with West Broad Rising – Sustainability Solutions and the Athens Land Trust. Over 42 members of the West Broad neighborhood participated in the activity, and the overall discussion about where they would like to see the pedestrian improvements implemented.

6. On March 18, 2019, the User Group reviewed the results for the public meeting and unanimously agreed that the Proposed Project Concepts being presented best met the requirements of the Original Project Intent and the expectations described by the public at the public meeting.

7. On April 9, 2019, the User Group met with the steering committee of the West Broad Rising Program to confirm the data from the public meeting and the Proposed Project Concepts being proposed and presented to M&C at the work session that same day.

8. On April 9, 2019, at the M&C work session, staff presented several Proposed Project Concepts for the TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements project. One of the Proposed Project Concepts presented was a GDOT Proposed Project Concept for a roundabout at W. Broad Street and W. Hancock Avenue intersection. While generally supporting a roundabout, M&C requested an analysis to determine if the project could proceed without closing The Plaza at W. Broad Street or taking the barber shop on the north side of the intersection.

9. On April 22, 2019, the TSPLOST Citizens Oversight Committee met and unanimously confirmed that the proposed Sub-Projects Concepts are consistent with the Initial Project Statement. Additionally, the Committee requested staff to convey to the Manager's Office and M&C that serious consideration with the roundabout should be given to maintain direct access to The Plaza as part of the proposed roundabout.

10. On May 7, 2019, the M&C approved placing the Proposed Project Concepts for the TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements project on hold and directed staff to do the following:

    - Bring back the Proposed Project Concepts for the W. Broad Area Pedestrian Improvements individually;
    - Bring back multiple options for the Roundabout at W. Broad Street and W. Hancock Avenue that retained connectivity with The Plaza and with additional input from the public; and,
    - Staff and/or M&C look at changes to the policies for Street Lighting and Neighborhood Traffic Management.

11. On May 14, 2019, in conjunction with West Broad Rising – Sustainability Solutions and the Athens Land Trust, the User Group held a second public meeting with the community at the Rocksprings Park Community Center. The proposed Project Concepts were reviewed. Input

from the audience was received on the concepts as well as other types of pedestrian improvements that the community wanted to see as part of the project. The meeting was attended by over 40 people and none in attendance expressed opposition to the idea of the roundabout, but they wanted to see more design options. Many agreed that they wanted to see speeds reduced on West Broad Street, make West Broad more bicycle/pedestrian friendly, and there was a need to make crossing West Broad Street safer.

12. On June 4, 2019, GDOT indicated that they would fund the construction of the roundabout at the intersection of W. Broad Street and W. Hancock Avenue if the Unified Government of Athens-Clarke County (ACCGov) would fund preliminary engineering and right-of-way (ROW) acquisition.

13. On June 14, 2019, staff began working with Benesch, on-call design professionals, to prepare alternative Concept Design documents for the roundabout at the intersection of W. Broad Street and W. Hancock Avenue.

14. On September 30, 2019, ACCGov received an official Letter from GDOT supporting the project in lieu of a Project Framework Agreement (PFA) dated October 3, 2019, which serves as the notification of the roles and funding responsibilities for the project.

15. On October 24, 2019, during a West Broad Rising Community meeting at Rocksprings Park Community Center, the Proposed Project Concept for a roundabout at W. Broad Street and W. Hancock Avenue was discussed. Approximately 45 people attended the meeting. The presentation included time to review the project concepts, a presentation about roundabouts and the various options being presented, an open question and answer session, and concluded with a one-on-one question and answer session. From the comments received from the meeting regarding which improvements attendees did not want to see made at this intersection, the most frequently shared was improved pedestrian safety followed by reducing the speed of vehicular traffic. Some stated that a better traffic pattern incorporating crosswalk safety and connections was important.

16. On October 30, 2019, the User Group reviewed the proposed roundabout options and recommended Option #2 to M&C. Option #2 is a four-legged roundabout that does not provide a leg for The Plaza.

17. On October 30, 2019, all of the proposed options were published online, and an online comment form was opened. The comment form online remained open until November 24, 2019.

18. On November 14, 2019, the User Group and the on-call design professionals made another presentation to the public and solicited public comments on the various options that were presented at the work session. The agenda report and project options were revised as necessary to include action and comments of the User Group prior to the Mayor and Commission action on December 3, 2019.

19. On November 24, 2019, the online public comment window closed. Between the online comments and the in-person comments received at public meetings, a total of 95 comments were received.

20. On December 3, 2019, the M&C, through a Commission Defined Option, approved a five-legged roundabout concept, Option #6, and authorized staff to move into Preliminary Design phase of the project with the condition to reduce impact to adjacent live stream and to maintain connection to all streets to W. Broad Street

21. On December 18, 2019, the SPLOST Office forwarded an Inter-Departmental Memorandum to Manager Williams, who shared with elected officials, showing a Revised Option #6 with less impact to adjacent live stream, connection to all five streets and updated cost estimate. Based on this memorandum, staff was directed to continue with the revised Option #6.

22. On July 17, 2020, the on-call design professionals began preliminary engineering and design work, including GDOT's Concept Report per GDOT's Plan Development Process.

23. On August 17, 2020, Mayor Girtz signed and sent a letter of support to GDOT, affirming the M&C selection of the preferred roundabout improvements, agreeing to participate with full and entire cost to energize the lighting system to be installed to support safe use of the intersection by all users, and to provide for any maintenance associated with future landscaping.

24. On May 12, 2021, the assigned GDOT Project Manager advised that, per the Letter in Lieu of PFA (History #14), this project is planned to be awarded by GDOT and a fixed cost of 2.5% of construction cost is expected to be rendered from ACCGov prior to construction contract award.

25. On August 5, 2021, GDOT officially approved the Project Concept Report authorizing the design team to move forward into Preliminary Engineering Phase following GDOT's Locally Administered Projects Process.

26. On December 7, 2021, the M&C approved, through a Commission Defined Option (CDO), the Project Concept and authorized the Mayor and appropriate staff to advance the project into Preliminary Design Phase and execute any and all other project-related documents including future agreements with GDOT, landscaping, lighting, maintenance and permitting.

27. On April 4, 2022, GDOT began the online Public Information Open House through the GDOT public engagement portal https://sr-10-roundabout-0016920-gdot.hub.arcgis.com/ requesting comments for the project. The online comment form remained open until May 11, 2022. A total of 105 respondents provided formal comments.

28. On April 28, 2022, staff, the design team, and GDOT hosted a stakeholder's drop-in meeting with impacted property owners and major interest groups in the West Broad Street community at Hill Chapel Baptist Church.

29. On June 7, 2022, M&C approved the on-call design services contracts with the six firms, after completion of a competitive procurement process, held in accordance with the ACCGov Purchasing Policies. The firms were evaluated and selected based on technical abilities, experiences, resources, references, interviews, and overhead & profit/cost multipliers provided by each of the firms. The M&C approved the following firms to provide on-call engineering services:

    - Alfred Benesch & Company
    - Arcadis US, Inc.
    - Atlas Technical Consultants, LLC
    - KCI Technologies, Inc.
    - Pond & Company
    - Prime Engineering, Inc.

30. On November 9, 2022, staff, the on-call design professionals, and GDOT sent formal Response Letters to Public Input Open House Participants regarding comments received.

31. On April 4, 2023, M&C approved the Preliminary Plans and ROW Plans and authorized the staff to advance the project into Final Design, ROW Acquisition, and Construction Advertisement Phases following the Georgia Department of Transportation (GDOT) Plan Development Process for State Funded Projects.

32. On October 29, 2024, staff, the on-call Design Professionals, and GDOT held a drop-in meeting with the impacted property owners at Hill Chapel Baptist Church. Three impacted property owners attended and were provided an update on the project and the opportunity to have a one-on-one meeting with the ROW negotiating team.

33. On December 9, 2024, GDOT forwarded the Contract Item Agreement Undated – Water and Sewer Facilities for execution by ACCGov Public Utilities Department (PUD).

34. On March 4, 2025, M&C approved a Contract Agreement between GDOT and PUD for the water and sewer line relocations / upgrades to done simultaneously with the intersection improvements (F&I #4).

35. On April 8, 2025, Special Called Session, M&C approved the Eminent Domain resolution.

36. In August 2025, ACCGov and the ROW negotiating team completed land acquisition.

37. On August 11, 2025, the ACAC approved the recommended art type and location, as generally shown in **Attachment #4**, as part of TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements (F&I #12).

FACTS & ISSUES:

1. The SR 10 @ CR 993/W Hancock Ave Intersection Improvement lies at the intersection of West Broad Street, West Hancock Avenue, The Plaza, Minor Street, and Glenhaven Avenue. It is known as Project ID No. 016920 with GDOT. The project involves the conversion of the existing multi-leg signalized intersection into a roundabout.

2. The Public Utilities Department (PUD) operates several water and sanitary sewer mains of varying diameters within the project limits. Due to the extent of GDOT's project, PUD's infrastructure will be adversely impacted.

3. PUD coordinated inclusion of the water and sewer replacement as part of the GDOT Contract to facilitate the underground utility work as part of GDOT's overall project. The coordination allows PUD to install the needed infrastructure and address impacted and aged infrastructure in cooperation with GDOT's project. Doing this work now allows for efficiency and simplifies future GDOT permitting for this project by installing the pipe work before the intersection improvements are finalized. This also keeps PUD from working in the GDOT right-of-way for the future project.

4. As part of the agreement, PUD agreed to pay $306,000 (100% of the water and sewer line work completed by GDOT's contractor). A 10% construction contingency has been added to this item for the project.

5. The table below shows the expenses and encumbrances through August 6, 2025 (Line 4). Those expenses and encumbrances include the early project concept designs for sidewalks on Waddell Street that were rejected by M&C. The Original Project Budget (Line 5) less the Expenses & Encumbrances (Line 4) leaves a Remaining Project Budget (Line 6).

Budget Item		Expensed or Encumbered
(1)	Engineering & Design (Estimated & Actual)	$ 1,284,592
(2)	Right-of-Way (Land, Fees, & Acquisition Services) (Estimated)	$ 1,315,256
(3)	Testing, Misc., & PM Fees	$ 210,764
(4)	**Total Expensed or Encumbered by ACCGov**	**($ 2,810,612)**
(5)	**Original TSPLOST Project Budget**	**$ 3,860,191**
(6)	**Remaining Original TSPLOST Project Budget**	**$ 1,049,579**

6. As shown in the table below, the total estimated project cost is $**8,725,428** (Line 9 below); which includes the project funds that have already been expensed or encumbered as enumerated in the table above. The Estimated Construction Cost from GDOT (Line 5 below) includes a bid contingency of 5% of the current construction estimate. GDOT has previously agreed to pay up to ($2,500,000) towards the cost of construction (Line 5) and up to ($250,000) towards the cost of the utility relocation (Line 6); thus, leaving approximately $5,975,428 (Line 9) as the total estimated project cost to be funded by ACCGov. This includes

a $300,000 contingency that will be held by ACCGov, in the event that there are additional costs, to be paid by ACCGov.

Budget Item		Total Estimated Cost	GDOT Agreed Funding	Estimated Project Cost To be Funded by ACCGov
(1)	Engineering & Design (Actual + $50K design support during construction, if needed)	$ 1,334,592	$ 0	$ 1,334,592
(2)	Right-of-Way (Land, Fees, & Acquisition Services)(Actual + $10,000 estimated to complete, if needed)	$ 1,325,256	$ 0	$ 1,325,256
(3)	Designated Testing, Misc., & PM Fees	$ 304,472		$ 304,472
(4)	Designated Public Art	$ 26,000	$ 0	$ 26,000
(5)	Estimated Construction Cost[1]	$ 4,759,960	$ 2,500,000	$ 2,259,960
(6)	Estimated Utility Relocations[2]	$ 556,149	$ 250,000	$ 306,149
(7)	GDOT Construction Management Fee[3]	$ 118,999	$ 0	$ 118,999
(8)	Construction Contingency, if needed	$ 300,000	$ 0	$ 300,000
(9)	**Totals**	**$ 8,725,428**	**$ 2,750,000**	**$ 5,975,428**
(10)	Less Original Project Budget from TSPLOST 2018 Project 13			($3,860,191)
(11)	**Anticipated Additional Funding to be needed (Based on Current Engineer's Estimate)**			**$ 2,115,237**

[1] *Actual Construction Cost to be determined by competitive bidding by GDOT.*

[2] *Stated Utility Relocation estimate does not include the $306,000 to be paid by PUD for the Water & Sewer line replacement/upgrades as part of the project.*

[3] *GDOT Construction Management Fee (covers* GDOT Advertisement, Bidding, and Construction Management Consulting Fees) *is estimated at 2.5% of the estimated construction contract awarded amount (Line 2). Actual amount may vary as the Awarded Construction Contract may vary from the estimate. It has to be paid by ACCGov to GDOT before construction commencement.*

7. Based on the total estimated project cost (Line 9), less the total TSPLOST Project 13 Budget (Line 10), leaves a potential project deficit for construction of approximately $2,115,237. The actual amount of the deficit will not be fully known until the actual cost of the land acquisition is complete and construction bids are received. The amount of the GDOT Construction Management Fee, estimated at $118,999 (Line 7), will be 2.5% of the actual awarded construction cost. As such, it will be recalculated when construction contract is to be awarded. ACCGov is responsible for this cost and ACCGov is expected to pay the fee to GDOT before construction commencement.

8. Staff is recommending the adoption of a budget ordinance (**Attachment #2**) to allocate up to $2,115,237 from the TSPLOST 2018 Unallocated Earned Interest into the project. The currently estimated budget shortfall includes a $300,000 contingency that will be held by

ACCGov, in the event that the construction bids are higher than expected or in the event of additional cost to be paid by ACCGov. Based on the result of the bids, any unused portion of these funds will never be moved into the project and will remain available for use in other projects.

9. Per History #12, GDOT and ACCGov have agreed partner in this project. As such, all design and ROW activities were completed by ACCGov. GDOT has agreed to lead the bid advertisement, award and construction of the project. GDOT has prepared a Memorandum of Agreement (MOA) (**Attachment #1**) outlining the roles and funding responsibilities. While the total construction amount is based on the Engineer's Estimate and not the Construction Bids, if some of the funds are not needed, they would be reimbursed back to ACCGov when the project is completed and closed out by GDOT. Staff has reviewed the MOA for consistency with the original agreement with GDOT on this project and is recommending M&C approve the MOA with GDOT.

10. Although GDOT will be managing the construction services contract, there will be the need for the ACCGov Design Professional to be available for consultation, as needed by GDOT, during the life of the construction. Staff is recommending that Alfred Benesch & Company to continue providing construction phase services, as may be requested by ACCGov and GDOT, at their pre-determined hourly rates for a not to exceed contract in the amount up to $50,000.

11. There are three proposed art location (History #37) options, as shown on **Attachment #4:**

    - Location 1 - The first option would be to place the sculptural art within the center of the roundabout. Currently, GDOT only allows low-level landscaping; however, GDOT is analyzing the possibility of modifying this standard. This would be the most visible location but also the location most likely to be damaged. Additionally, this is a very busy intersection, and the art could be a source of unneeded distraction for drivers. Installation would require a ROW Encroachment permit to be issued by GDOT before the work could take place.
    - Location 2 - The second option will be to place the mural/mosaic art on the retaining wall that abuts the Athens Housing Authority (AHA) property. This would be the second most visible location, as it would be easily visible to traffic from three legs of the roundabout. At the same time, it would be far less visible to the two west bound legs on W. Broad Street and W. Hancock Ave. The wall would be in the GDOT ROW, which would require a GDOT ROW Encroachment permit be issued before the work could take place. Also, up to this point, the wall has been part of the AHA property and will likely still be visually perceived as being part of the AHA property even if it is not.
    - Location 3 - The third option would be to place art on the acquired parcel at 1500 W Hancock Avenue (site of the former plumbing business). This would be a less visible but more easily reachable by pedestrian location. The property will be owned by ACCGov and would not require a GDOT permit. It would allow ACCGov the most flexibility in terms of type of art other than a mural, unless a structure is added to house a mural.

12. This sub-project directly supports several elements of the Athens-Clarke County FY26–28 Strategic Plan:
    - Goal Area 5: Safely Move Around Athens
        - Initiative 5.A.1: The project addresses sidewalk gaps and improves neighborhood walkability through new and upgraded pedestrian infrastructure.
        - Initiative 5.B.1: Intersection changes, speed control features, and mid-block crossings reflect Vision Zero strategies to reduce pedestrian injury risk and enhance safety, especially near schools and community centers.
        - Initiative 5.B.2: Crosswalks, bike lane striping, and signage upgrades improve street safety and navigation for vulnerable users, including children and families.
    - Goal Area 6: Built and Natural Infrastructure
        - Initiative 6.A.1: The program enhances and maintains local transportation infrastructure in aging residential areas to meet present mobility needs.

13. The anticipated schedule for West Broad Roundabout is:

• Complete Land Acquisition	Summer 2025
• GDOT ROW Certification	September 5, 2025
• GDOT Construction Let	November 2025
• Project Bid & Award (By GDOT)	December 2025
• Project Completion	Winter 2028
• Public Art Installation	Fall 2028

OPTIONS:

1. Mayor and Commission:
    a. Approve the Memorandum of Agreement, **Attachment #1,** with Georgia Department of Transportation (GDOT), formalizing the transfer of funds from the TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements for the construction of the proposed improvements;

    b. Adopt a Budget Ordinance, **Attachment #2,** in the amount of up to $2,115,237 from the TSPLOST 2018 Unallocated Earned Interest to the TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements;

    c. Authorize the Mayor and appropriate staff to continue using the on-call designers, Alfred Benesch & Company (Benesch), to continue providing construction phase services as requested by ACCGov and GDOT, for an hourly not to exceed contract in the amount up to $50,000;

    d. Approve the Athens Cultural Affairs Commission (ACAC) recommendation that the TSPLOST 2018 Project 13, W. Broad Area Pedestrian Improvements Project is appropriate for Public Art, as noted in **Attachment #3**, with a proposed budget of $26,000 and Public Art Type and Location, as shown in **Attachment #4**; and

    e. Authorize Mayor and appropriate staff to execute all related documents

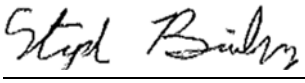
2. Mayor and Commission Mayor and Commission deny approval of the MOA with GDOT and deny approval of the Budget Ordinance.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1a, b, c, d & e

DEPARTMENT: Transportation & Public Works
Prepared by: Diana Jackson, Project Administrator for

Josh Hawkins, Capital Projects Director — Date: 7/29/2025



Stephen Bailey, Director — Date: 7/30/2025

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, d & e

Bob Cowell, Manager — Date: August 13, 2025

ATTACHMENTS:
Attachment #1: Proposed MOA with GDOT
Attachment #2: Budget Ordinance
Attachment #3: ACAC Letter regarding projects recommended for Public Art
Attachment #4: Public Art Location Exhibit

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

8/29/2025

PI No. 0016920, CLARKE COUNTY
SR 10 @ CR 993/WEST HANCOCK AVE

DRAFT

The Honorable Kelly Girtz, Mayor
Athens-Clarke County Unified Government
301 College Ave., Suite 300
Athens, GA 30601
Attn: Rani Katreeb, Assistant Director – Transportation & Public Works

Dear Mayor Girtz:

Attached is the Memorandum of Agreement (MOA) detailing the funding commitment for the Athens-Clarke County (ACC) for the above referenced project.

Please review the attached agreement and if satisfactory, execute the agreement within the Contract Authorization Tracking System (CATS) using the DocuSign® electronic signature system. Once the agreement has been fully executed by the Georgia Department of Transportation, ACC will receive a notification from CATS that an electronic copy of the executed agreement is available and can be downloaded for your project file.

If you have any questions about items contained in this agreement, please contact the Project Manager, Susan Smith, at (404) 424-9060.

Sincerely,

Kimberly W. Nesbitt
State Program Delivery Administrator

KWN:CCV:NMB:SMS
Attachment(s)

cc: Albert V. Shelby, III, Director of Program Delivery
Jason Dykes, District 1 Engineer
Justin Lott, District 1 Preconstruction Engineer
Elizabeth Johnson, District 1 Planning & Programming Liaison

[INSTRUCTION NOTE: AFTER POPULATING THE HIGHLIGHTED AREAS, (I) REMOVE ALL HIGHLIGHTS AND (II) DELETE ALL BRACKETS AND PARENTHESES, AND (III) DELETE THIS AND ALL OTHER INSTRUCTION NOTES.]

MEMORANDUM OF AGREEMENT
BY AND BETWEEN
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
ATLANTA DEPARTMENT OF TRANSPORTATION
FOR

DRAFT

PROJECT ID NUMBER: 0020117
PROJECT DESCRIPTION: MLK JR DRIVE @ WEST LAKE AVE - VRU

This Memorandum of Agreement ("Agreement") is made and entered into on _____(the "Effective Date") by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (hereinafter called the "DEPARTMENT" or "GDOT"), and Athens-Clarke County Unified Government (ACC), Georgia, acting by and through its Assistant Director of Transportation & Public Works (hereinafter called the "LOCAL GOVERNMENT"). The DEPARTMENT and LOCAL GOVERNMENT may sometimes be referred to individually as the "PARTY" and collectively as the "PARTIES".

WHEREAS, PI No. 0016920, SR 10 @ CR 993/WEST HANCOCK AVE, (hereinafter called "PROJECT") has been added to the Statewide Transportation Improvement Plan; and

[OPTION 1: WHEREAS, the LOCAL GOVERNMENT has agreed to pay the amount of XXX million, XX thousand, XX hundred and XX dollars and 00/100 ($X,XXX,XX Dollars and 0 Cents) toward the PROJECT (hereinafter called "Local Match"), which is reflected in **Exhibit A – Project Budget**; and

WHEREAS, the DEPARTMENT and the LOCAL GOVERNMENT have mutually agreed to cooperate for this undertaking, with the DEPARTMENT serving as the PROJECT sponsor; and

WHEREAS, the PARTIES have each found and determined that the undertaking contemplated herein is in their mutual interest and in the best interest of and for the benefit of the State of Georgia and the traveling public; and

WHEREAS, the Constitution authorizes intergovernmental agreements whereby state and local entities may contract with one another "for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services or facilities which the parties are authorized by law to undertake or provide." Ga. Constitution Article IX, §III, ¶I(a).

NOW THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the LOCAL GOVERNMENT hereby agree each with the other as follows:

1. The above "Whereas" clauses are hereby incorporated by reference as though fully set forth herein.

2. SCOPE.

2.1. The Local Match will be used for Construction and Utility funds**.**

3. TERM.

3.1. The duration of this Agreement shall commence on the Effective Date and shall expire **[**Spell out number**]** (XX) days therefrom (the "Term").

3.2. Both the LOCAL GOVERNMENT and the DEPARTMENT hereby acknowledge that time is of the essence.

DRAFT

4. PAYMENT BY THE LOCAL GOVERNMENT TO THE DEPARTMENT

4.1. **[OPTION 1]** The LOCAL GOVERNMENT shall be responsible for contributing funding for the PROJECT in the amount of X million, XX thousand, XX hundred and XX dollars and 00/100 ($XX Dollars and 0 Cents), as established in **Exhibit A – Project Budget.**

4.2. **[OPTION 1]** The LOCAL GOVERNMENT shall be responsible for providing payment of the Local Match to the DEPARTMENT within **[**Spell out number**]** (XX) days from the Effective Date of this Agreement.**]**

4.3. All payments by the LOCAL GOVERNMENT to the DEPARTMENT shall be sent as follows:

For payments made by check:
Georgia Department of Transportation
P.O. Box 932764
Atlanta, GA 31193-2764

For payments made by ACH:
Bank Routing (ABA) # 121000248
Account # 29794840000000007

4.4. **[OPTION 1]** Reserved.

4.5. If there is an unused balance after completion of all PROJECT activities and tasks, then pending a final audit by the DEPARTMENT, the remainder will be refunded to the LOCAL GOVERNMENT.

4.6. The DEPARTMENT reserves the right to cancel the PROJECT at any time, in its sole discretion, by written notice to the LOCAL GOVERNMENT. In the event the PROJECT is cancelled, any remainder of the funding contribution will be refunded to the LOCAL GOVERNMENT.

5. TERMINATION. Either PARTY may terminate this Agreement for cause or upon mutual consent of the PARTIES with thirty (30) days prior written notice provided to the other PARTY.

6. NOTICES. Any notices, requests, demands and other communications which may be required hereunder shall be in writing and shall either be e-mailed, mailed or transmitted by either first class United States certified mail, return receipt requested; delivery by carrier or personally delivered to the appropriate party; or e-mail transmission, immediately followed by a telephone call to confirm delivery to:

To the DEPARTMENT:
Georgia Department of Transportation
600 W. Peachtree Street, NW
Atlanta, Georgia 30308
ATTN: **[Instruction Note: Enter Name/Title OR just TITLE]**
Email:

with a copy to:

Georgia Department of Transportation
600 W. Peachtree Street, NW
Atlanta, Georgia 30308
ATTN: **[Instruction Note: Enter Name/Title OR just TITLE]**
Email:

DRAFT

To the LOCAL GOVERNMENT:

Athens-Clarke County Unified Government
301 College Ave., Suite 300
Athens, GA 30601
ATTN: Rani Katreeb, Assistant Director – Transportation & Public Works
Email: rani.katreeb@accgov.com

with a copy to:

[Instruction Note: Enter Name of Local Government]
[Instruction Note: Enter Address]
[ ], Georgia [ ]
ATTN: **[Instruction Note: Enter Name/Title OR just TITLE]**
Email:

The date on which such notice is delivered will be deemed the date thereof. Either PARTY may from time to time, by providing five (5) days' prior notice to the other Party in writing, specify a different address to which notices will be sent. Rejection or refusal to accept a notice or inability to deliver a notice because of a changed address of which no notice was given will be deemed a delivery of the notice on the date when postmarked.

7. COMPLIANCE WITH APPLICABLE LAWS.

7.1. The undersigned, on behalf of the LOCAL GOVERNMENT, certifies that the provisions of Section 45-10-20 through 45-10-28 of the Official Code of Georgia Annotated relating to Conflict of Interest and State employees and officials trading with the State have been complied with in full.

7.2. The LOCAL GOVERNMENT has read and understands the regulations for STATE AUDIT REQUIREMENT as stated in **Appendix A** of this Agreement and will comply in full with said provisions of O.C.G.A. § 36-81-7.

7.3. By execution of this Agreement, the undersigned certifies on behalf of the LOCAL GOVERNMENT under penalty of law that the LOCAL GOVERNMENT is in compliance

with the service delivery strategy law (O.C.G.A. Sec. 36-701 et seq.) and is not debarred from receiving financial assistance from the State of Georgia.

7.4. The LOCAL GOVERNMENT acknowledges and agrees that it is, and shall at all times be, in compliance with O.C.G.A. § 50-36-4(b), O.C.G.A. § 35-1-17 *et seq.*, and O.C.G.A. § 36-80-23(b) relating to "Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation" as stated in Appendix B of this Agreement.

8. EXHIBITS AND APPENDICES. The PARTIES acknowledge that the following exhibit(s) and appendix(ices) are hereby incorporated into and made a part of this Agreement as though expressly written herein:

DRAFT

[OPTION 1]Exhibit A Project Budget***(This will be the STIP/TIP excerpt)***

Appendix A - Certification of Compliances

Appendix B – Certificate of Compliance with Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation

9. MISCELLANEOUS.

9.1. Amendment. No modification of or amendment to this Agreement will be binding on either PARTY hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both PARTIES and incorporated in and by reference made a part hereof.

9.2. Governing Law. This Agreement is made and entered into in FULTON COUNTY, GEORGIA, and shall be governed and construed under the laws of the State of Georgia.

9.3. Continuity. Each of the provisions of this Agreement will be binding upon and inure to the benefit and detriment of the PARTIES and the successors and assigns of the PARTIES hereto.

9.4. Non-Waiver. No failure of any PARTY to exercise any right or power given to such PARTY under this Agreement, or to insist upon strict compliance by another PARTY with the provisions of this Agreement, and no custom or practice of any PARTY at variance with the terms and conditions of this Agreement, will constitute a waiver of any PARTY 's right to demand exact and strict compliance by the other PARTY with the terms and conditions of this Agreement.

9.5. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.

9.6. No Third Party Beneficiaries. Nothing contained herein shall be construed as conferring upon or giving to any person, other than the PARTIES hereto, any rights or benefits under or by reason of this Agreement.

9.7. Execution Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

9.8. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this Agreement.

9.9. Interpretation. The PARTIES stipulate that for good business reasons, each has determined to negotiate, and each PARTY has had significant voice in the preparation of this Agreement. Should any provision of this Agreement require judicial interpretation, it is agreed that the Court interpreting or construing it shall not construe the Agreement more strictly against either PARTY because it drafted a particular provision, or the provision was for the PARTY's benefit, or the PARTY enjoyed a superior bargaining position.

DRAFT

9.10. Authority/Signature. The individual signing this Agreement on behalf of each PARTY represents that (s)he has the actual authority to sign this Agreement on behalf of such PARTY, and to bind such PARTY to the terms and conditions of this Agreement.

9.11. Entire Agreement. This Agreement supersedes all prior negotiations, discussions, statements and agreements between the PARTIES and constitutes the full, complete and entire agreement between the PARTIES with respect hereto. No member, officer, employee or agent of either PARTY has the authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement.

The remainder of this page intentionally left blank.
Signatures are on the following page.

IN WITNESS WHEREOF, the DEPARTMENT and the LOCAL GOVERNMENT have caused these presents to be executed under seal by their duly authorized representatives.

GEORGIA DEPARTMENT OF TRANSPORTATION

BY: _____
Commissioner

Attest:

_____
Treasurer

ATHEN-CLARKE COUNTY UNIFIED GOVERNMENT

BY: _____(Seal)
Rani Katreeb, Assistant Public Works Director

DRAFT

Signed, sealed and delivered
This _____,
in the presence of:

_____
Notary Public

This Agreement, approved by the *ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT*, the _____

Attest

_____
Name and Title

FEIN: _____

[Instruction Note: Project Managers can get this number in advance from the Local Government while drafting this document or tag it when routing it in CATS for the Local Government POC to complete]

[OPTION 1]EXHIBIT A

PROJECT BUDGET

DRAFT

APPENDIX A

CERTIFICATION OF COMPLIANCES

I hereby certify that I am a principal and duly authorized representative of _____ whose address is _____and it is also certified that:

DRAFT

I. STATE AUDIT REQUIREMENT

The provisions of Section 36-81-7 of the Official Code of Georgia Annotated, relating to the "Requirement of Audits" shall be complied with throughout the Agreement period in full, including but not limited to the following provisions:

(a) Each unit of local government having a population in excess of 1,500 persons or expenditures of $550,000.00 or more shall provide for and cause to be made an annual audit of the financial affairs and transactions of all funds and activities of the local government for each fiscal year of the local government.

(b) The governing authority of each local unit of government not included above shall provide for and cause to be made the audit required not less often than once every two fiscal years.

(c) The governing authority of each local unit of government having expenditures of less than $550,000.00 in that government's most recently ended fiscal year may elect to provide for and cause to be made, in lieu of the biennial audit, an annual report of agreed upon procedures for that fiscal year.

(d) A copy of the report and any comments made by the state auditor shall be maintained as a public record for public inspection during the regular working hours at the principal office of the local government. Those units of local government not having a principal office shall provide a notification to the public as to the location of and times during which the public may inspect the report.

(e) The audits of each local government shall be conducted in accordance with generally accepted government auditing standards.

II. SERVICE DELIVERY STRATEGY REQUIREMENT

The provisions of Section 36-70-20 et seq. of the Official Code of Georgia, relating to the "Coordinated And Comprehensive Planning And Service Delivery By Counties And Municipalities", as amended, have been complied with throughout the Agreement period.

_____ _____

Date Signature

APPENDIX B

CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the LOCAL GOVERNMENT, certifies that the LOCAL GOVERNMENT:

DRAFT

1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;

2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,

3) is in compliance with O.C.G.A. §§ 35-1-17 *et seq.* regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the LOCAL GOVERNMENT shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 *et seq.* for the duration of time the subject agreement is in effect.

_____
Signature of Authorized Officer or Agent

_____
Printed Name of Authorized Officer or Agent

_____
Title of Authorized Officer or Agent

_____
Date

ATHENS Cultural Affairs COMMISSION

February 6, 2018

To SPLOST, Mayor & Commission,

I am writing to potentially expedite the efforts of the Athens Cultural Affairs Commission in regards to funding for TSPLOST projects. We have spoken with Derek Doster, Keith Sanders and Melody Melton about the roster of projects and want you to consider supporting a blanket agreement on placing public art in the projects selected below. Due to the speed of these efforts and the hopes to be involved as early as possible in the design, such an agreement would allow us to work cooperatively with the SPLOST office in the timeliest fashion.

Projects seeking 1% Public art inclusion:

3)	Bus Stop & Transfer Facilities Improvement Project
5)	Oconee Rivers Greenway Project
6)	Firefly Trail Project
8)	Tallassee Rd Bridge Replacement Project
9)	Downtown Transportation Improvements Program
11)	Bicycle Improvement Program
12)	Pedestrian Improvements Program
13)	W Broad Pedestrian Improvements
14)	Lex. Highway Corridor Improvements
15)	Atl. Highway Corridor Improvements
16)	Prince Avenue Corridor Improvements

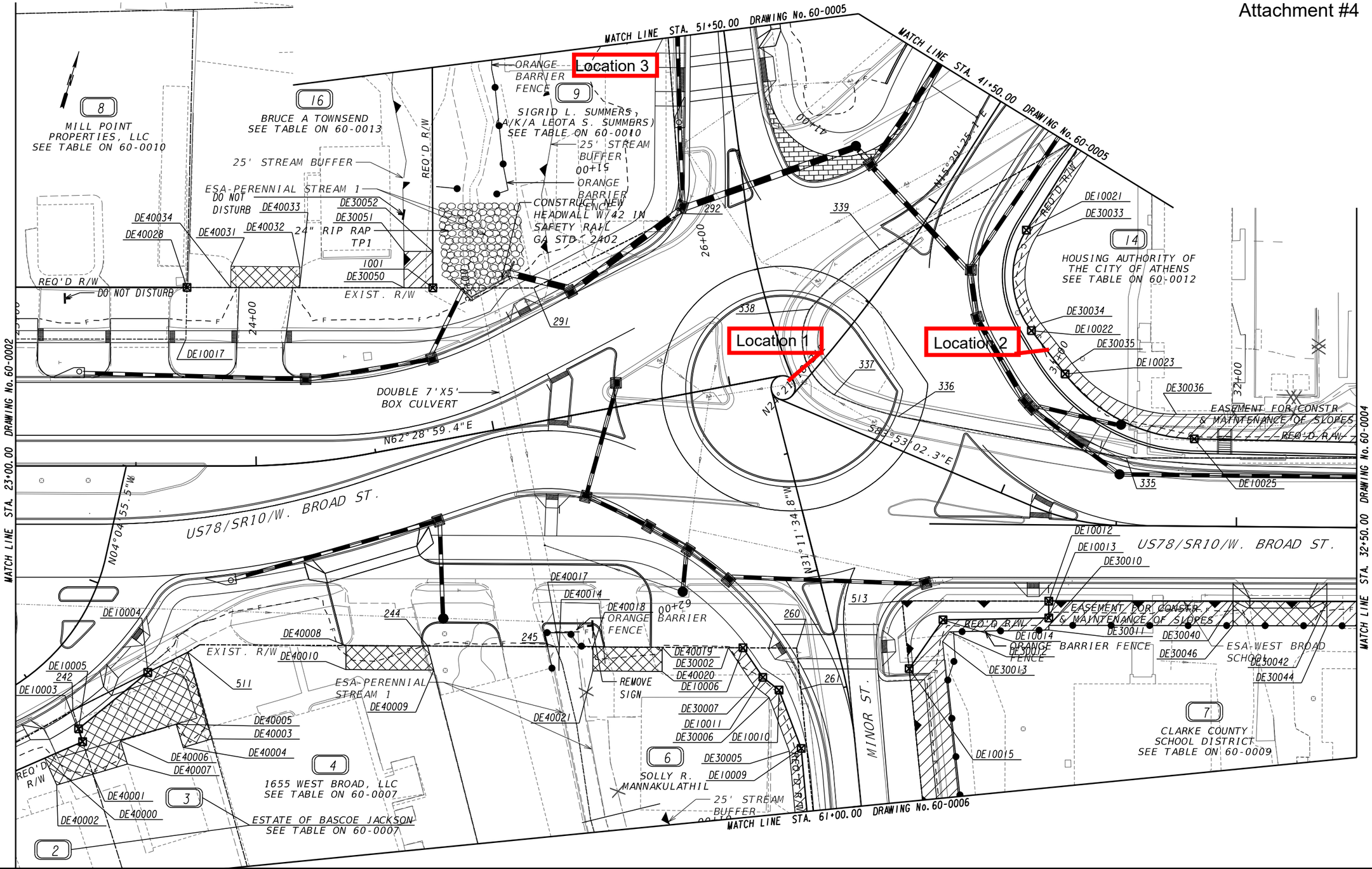
Projects not for inclusion:

1)	Airport CIP
2)	Transit Expansion & Replacement
4)	Transit Service expansion
7)	Pavement Rehabilitation
10)	Whitehall Rd at S Milledge Ave
17)	Acquisition of Private Streets
18)	City of Winterville
19)	Town of Bogart

The Athens Cultural Affairs Commission is very excited about the expanded opportunity. A comprehensive acceptance of these projects will allow our scheduling to easily interact with the demands of the SPLOST office and provide greater potential for artistic integration. In speaking with SPLOST we have found solutions to early calls for art and qualifications; their guidance has already kicked us in to high gear. Please don't hesitate to contact me with questions, concerns or clarifications.

Sincerely,
Marc Beechuk
Athens Cultural Affairs Commission, chair

Attachment #4



PROPERTY AND EXISTING R/W LINE	------P------
REQUIRED R/W LINE	————
CONSTRUCTION LIMITS	--C--F--
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS.....BLA	
END LIMIT OF ACCESS.....ELA	
EXISTING LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS	
EXISTING LIMIT OF ACCESS & R/W	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA	

GDOT
Georgia Department of Transportation

benesch

SCALE IN FEET
0 20 40 80

REVISION DATES		
7/18/2024		
9/18/2024		
11/18/2024	REM P5	

RIGHT OF WAY PLANS
S.R.10 @ C.R.993/ W.HANCOCK AVE.
INTERSECTION IMPROVEMENTS

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		60-0003
CORRECTED:		DATE:		
VERIFIED:		DATE:		

GPLN-CE
11/05/2020

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **SCHEDULE OF FEES TO BE ADOPTED ANNUALLY**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 2-6-2 of the Code of Athens-Clarke County, Georgia, entitled "Schedule of fees to be adopted annually," is hereby amended by amending the setup trash service fee from $10.00 to $25.00 so that the schedule of fees now reads as follows:

PUBLIC UTILITIES		
	Subject	**Current Fee/Unit**
	Water (& Sewer) Service Establishment Fees	
5	Set Up Trash Service (requires second step with Solid Waste)	$25.00

SECTION 2. All ordinances or parts of ordinances in conflict herein are hereby repealed.

AN ORDINANCE TO AMEND THE TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX AND THE SPECIAL PURPOSE LOCAL OPTION SALES TAX PROGRAM BUDGETS SO AS TO PROVIDE ADDITIONAL FUNDING FOR CAPITAL PROJECTS; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the SPLOST 2011 Capital Projects Fund to provide additional funding for the SPLOST 2011 Project #16 Parks Facilities Improvements, the SPLOST 2020 Capital Projects Fund to provide additional funding for the SPLOST 2020 Project #01 Facilities Space Modernization Project, the TSPLOST 2018 Capital Projects Fund to provide additional funding for the TSPLOST 2018 Project #07 Pavement Rehabilitation, and the TSPLOST 2023 Capital Projects Fund to provide additional funding for the TSPLOST 2023 Project #21 Pavement & Bridge Maintenance Program ~~and~~ Project #30 Traffic Safety Improvements, and Project #31 Neighborhood Traffic Management Program. Said Operating and Capital budget is hereby amended as follows:

SPLOST 2011 Capital Projects Fund:

REVENUES:
INCREASE:
Interest Earnings $1,000,000

EXPENDITURES:
INCREASE:
Project #16 – Parks Facilities Improv. $1,000,000

TSPLOST 2018 Capital Projects Fund:

REVENUES:
INCREASE:
Interest Earnings $1,100,000

EXPENDITURES:
INCREASE:
Project #07 – Pavement Rehabilitation $1,100,000

SPLOST 2020 Capital Projects Fund:

REVENUES:	
INCREASE:	
Interest Earnings	$702,000
EXPENDITURES:	
INCREASE:	
Project #01 – Facilities Space Mod. Project	$702,000

TSPLOST 2023 Capital Projects Fund:

REVENUES:	
INCREASE:	
Interest Earnings	$3,900,000
EXPENDITURES:	
INCREASE:	
Project #21 – Pavement & Bridge Maint. Prog.	$1,900,000
Project #30 – Traffic Safety Improvements	$1,000,000
Project #31 – Neighborhood Traffic Mgmt. Prog.	$1,000,000

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Part C: Authorizing Resolution

The following two pages include an authorizing resolution that must be enacted by the governing body of the Applicant Organization and signed by the Chair of the County Commission, Mayor, or the head of the governing body as appropriate. Please complete the fillable fields on the resolution, then print and sign the designated fields. The authorizing resolution must be properly witnessed and notarized, including the date the notary's commission expires. The resolution should also be stamped with the notary seal as well as the seal of the county commission, city, or appropriate applicant jurisdiction. The certificate of the attesting officer must also be completed. A scanned copy of the completed, signed, and notarized Authorizing Resolution should be submitted as an attachment with the full application package.

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, AND GEORGIA DEPARTMENT OF TRANSPORTATION, FOR A GRANT UNDER TITLE 49 U.S.C., SECTION 5307.

WHEREAS, the Federal Transit Administration and the Georgia Department of Transportation are authorized to make grants to non-urbanized (rural) areas for mass transportation projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon Applicant, including the provision of the local share of project costs; and

WHEREAS, it is required by the United States Department of Transportation and the Georgia Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Federal Transit Act, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the Applicant that Minority Business Enterprise (Disadvantaged Business Enterprise and Women's Business Enterprise) be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority business shall have the maximum feasible opportunity to compete for contracts and purchase orders when procuring construction contracts, supplies, equipment contracts, or consultant and other services.

NOW THEREFORE, BE IT RESOLVED BY Unified Government of Athens-Clarke County hereinafter referred to as the "Applicant",

1. That the Designated Official Kelly Girtz, Mayor, hereinafter referred to as the "Official, is authorized to execute and file an application on behalf of Unified Government of Athens-Clarke County with the Georgia Department of Transportation, to aid in the purchase of bus transit vehicles and/or the planning, development, and construction of bus transit-related facilities pursuant to Section 5307 of the Federal Transit Act.

2. That the Official is authorized to execute and file such application and assurances, or any other document required by the U.S. Department of Transportation and the Georgia Department of Transportation effectuating the purpose of Title VI of the Civil Rights Act of 1964.

3. That the Official is authorized to execute and file all other standard assurances, or any other document required by the Georgia Department of Transportation or the U.S. Department of Transportation in connection with the application for public transportation assistance.

4. That the Official is authorized to execute grant contract agreements on behalf of the Applicant with the Georgia Department of Transportation.

5. That the Official is authorized to set forth and execute Minority Business Enterprise, DBE (Disadvantaged Business Enterprise) and WBE (Women Business Enterprise) policies and procedures in connection with the project's procurement needs as applicable.

6. That the applicant while making application to or receiving grants from the Federal Transit Administration will comply with FTA Circular 9030.1E, FTA Certifications and Assurances for Federal Assistance 2024 as listed in this grant application and General Operating Guidelines as illustrated in the Georgia State Management Plan.

7. That the applicant has or will have available in the General Fund the required non-federal funds to meet local share requirements for this grant application.

APPROVED AND ADOPTED this _____ day of _____, 2025.

_____
Signature of Authorized Official

Kelly Girtz, Mayor
Name and Title of Authorized Official

Signed, sealed, and delivered this _____ day of _____, 2025 in the presence of

_____
Witness

_____
Notary Public/Notary Seal

CERTIFICATE

The undersigned duly qualified and acting _____ of

_____*(Title of Certifying/Attesting Official) (Applicant's Legal Name)* certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting held on

_____ _____, 2025.

Shemekia Armstrong
Name of Certifying/Attesting Officer

Clerk of Commission
Title of Certifying/Attesting Officer

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Annual FTA 5307 Operating and Capital Assistance Application

DATE: July 29, 2025

EXECUTIVE SUMMARY: Federal Transit Administration (FTA) 5307 Program provides formula based Operating and Capital funding to support the ACCGov Transit program. FTA 5307 funds support the Transit Operating program project at up to 50%, and support Transit Capital projects at 90%. Reductions in available FTA 5307 funds in FY 2027 will increase reliance on TSPLOST 2023 Project 19 and/or ACCGov General Fund Contributions.

BUDGET INFORMATION:

REVENUES:	$	3,843,626 – Fiscal Year 2027 FTA 5307 Apportionment
EXPENSES:	$	9,177,466 – Fiscal Year 2027 ACCGov Transit Operating Projection
ANNUAL:	$	3,843,626 – Fiscal Year 2027 FTA 5307 Including STIC
	$	5,333,840 - TSPLOST 2023 Project 19 FY 27 Tier 4
	$	9,177,466 – Fiscal Year 2027 ACCGov Transit Operating Projection
CAPITAL:		
OTHER:		

FUNDING SOURCE:	TSPLOST 2023 Project 19 FY 27 Tier 4	$ 5,469,400
	FTA 5307 FY 2027	$ 2,859,616
	FTA STIC FY 2027	$ 984,010
	Total FY 2027 Available Funds:	$ 9,313,026

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that the Mayor and Commission:

a) Adopt a Resolution **(Attachment # 1)** authorizing the submission of an application to the Georgia Department of Transportation for FY 2027 Federal Transit Administration – 5307 operating assistance in the amount of $3,843,626;
b) Authorize the acceptance of the grant at the currently projected level or alternative level, if awarded; and,
c) Authorize the Mayor and appropriate staff to execute all associated documents.

HISTORY:

1. Since 1977, the Federal Transit Administration (FTA) Urbanized Area (UZA) Formula Program (Title 49 U.S.C. Section 5307) has annually provided operating and capital funding assistance to

qualifying transit systems, including Athens-Clarke County (ACCGov) Transit. Operating assistance reimburses eligible expenses up to 50% and capital assistance reimburses eligible expenses up to 80%.

2. From March 2020 through June 2023, ACCGov Transit was primarily funded through Federal emergency relief funds due to the COVID-19 public health emergency. Also beginning in March 2020, the Mayor and Commission (M&C) approved 'fare free' ACCGov Transit services, waiving fares for all ACCGov Transit passengers.

On June 15, 2021, the M&C adopted the FY22 annual budget, which did not include a General Fund transfer to the ACCGov Transit Fund. This was the first time since the inception of the Transit Department General Fund dollars were not used to support the Transit Department Operating Project.

3. On May 24, 2022, Athens-Clarke County voters approved the TSPLOST 2023 program. Of this, $27.3M is designated to support current ACCGov Transit operations from October 2022 through September 2027.

4. Beginning in July 2022, ACCGov Transit received Federal emergency relief funds that provided 100% reimbursements for eligible operating expenses.

5. Typically, the FTA 5307 grant program reimburses up to 50% of eligible transit operating expenses. The FTA 5307 program includes a sub-program named *Small Transit Intensive Cities (STIC)*. This sub-program is based on a calculation that includes ridership, passenger miles, revenue miles, and vehicle miles. Without using the University of Georgia's (UGA) ridership numbers, ACCGov Transit may only qualify for two of the factors in a given fiscal year. Including UGA's ridership numbers increases that number to five factors.

6. Since 2013, UGA and ACCGov has entered into an annual agreement to credit UGA for their ridership contribution to FTA reimbursements. Historically, UGA received the credit through fare discount for UGA-affiliated riders.

7. In May 2022, UGA informed ACCGov that UGA Campus Transit had been approved as a sub-recipient to apply for and receive FTA reimbursements for eligible transit expenses.

8. In June 2023, and as part of the vote to adopt the FY24 budget, the M&C authorized a General Fund transfer of $500K to ACCGov Transit. This funding was used to establish an ACCGov Transit fund reserve and could also be used as a local match for FTA funding.

9. In August 2023, the M&C approved an annual agreement between ACCGov Transit and UGA Campus Transit for FY25. This agreement recognizes UGA's sub-recipient status and agrees that UGA may claim reimbursements totaling 60% of the STIC sub-program. ACCGov Transit may apply for 40% of the STIC sub-program as well as the remaining FTA 5307 funding.

10. In September 2023, as required, ACCGov Transit and UGA Campus Transit jointly presented a collaborative plan to the Madison Athens Clarke Oconee Regional Transportation Study (MACORTS) Technical Committee and to the MACORTS Policy Committee.

11. In April 2024, M&C approved the FY 2025 ACCGov – UGA Transportation agreement outlining the sharing of funds between ACCGov and UGA Campus Transit. Per historic agreements Small Transit Intensive Cities (STIC) funds will be split between entities at 42%/58% (ACCGov/UGA) for eligible public transportation expenses based upon annual NTD performance factors.

FACTS & ISSUES:

1. The U.S. Congress appropriates Transit Formula Funds annually. Annual funding requests are based on cost projections and submitted to FTA through the Georgia Department of Transportation as part of the approved (MACORTS) Transportation Improvement Plan. The actual funding levels will not be available or finalized until approved by the Congress, usually in December of each calendar year.

2. Formula Grant reimbursements typically become available after the beginning of the Federal Fiscal Year (October 1). It is projected that $3,616,944 of FTA 5307 funds will be available to ACCGov Transit during FY26 for operating and capital reimbursements. It is expected that ACCGov Transit will allocate 100% of the appropriated formula funds to the Transit Department's FY26 operating and capital budgets.

3. The grant requires ACCGov to match a minimum of 50% of the operating funds and 20% of capital funds, which is expected to come from 2023 TSPLOST Project 19.

4. The operating reimbursements will be used to reimburse up to 50% of FY26 Transit operating expenses. The capital reimbursements will be used in accordance with the Transit Capital Improvement Plan and MACORTS-approved Transportation Improvement Plan, during FY26, to maintain bus and bus related facilities, for preventive maintenance items for transit vehicles/equipment, and to upgrade information technology and security systems. These funds typically become available after the beginning of the federal fiscal year. The table below provides examples of eligible expenses.

Examples of eligible operating expenses	Examples of eligible capital expenses
Personnel costs	Transit vehicle preventative maintenance parts
Facility maintenance expenditures	Technology systems, including GPS tracking
Fuel for transit vehicles	Vehicle-related equipment
Safety and security labor costs	Vehicle Purchases (including support fleet)
Contract labor	Transit vehicle spare parts

Daily Operating supplies	Facility repair/rehabilitation budget
Utilities	Safety/Security Hardware
	Support Equipment/tools
	Bus stop repair/replacement
	Planning/Transportation related studies/evaluations
	Employee Training/Education

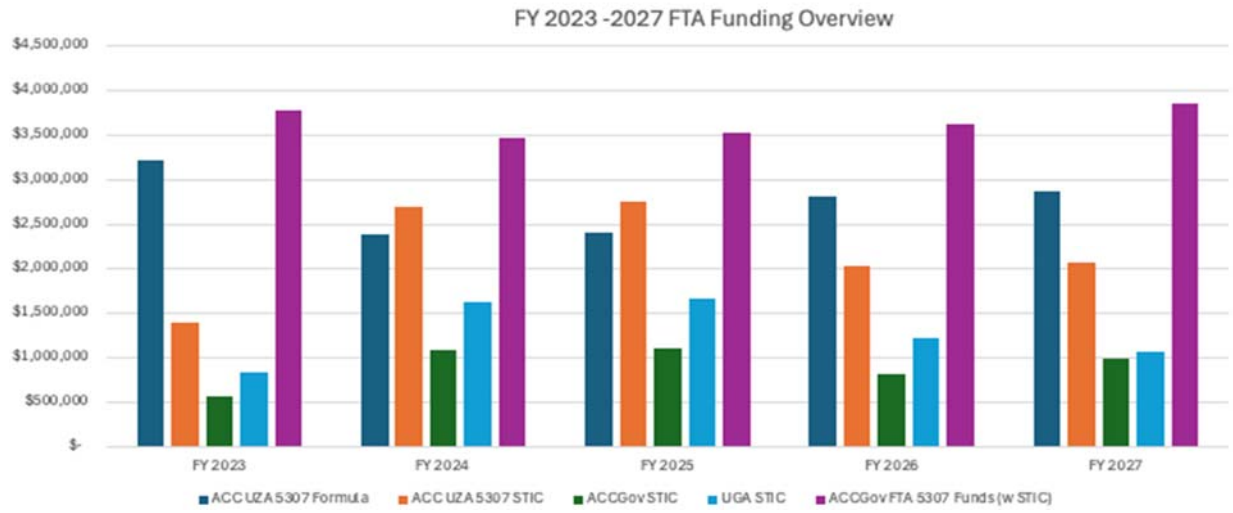
5. All federal funding is subject to Congressional appropriations. If anticipated funding is reduced or insufficient for Transit program needs, additional local funding will be required to maintain current services or transit services will need to be reduced proportionally.

6. Based on the current FTA 5307 Apportionment Table and the ACCGov/UGA FY25 agreement, the estimated available reimbursements will be:

FTA FUNDING SOURCE	FTA APPORTIONMENT TABLE	ACCGOV TRANSIT	UGA CAMPUS TRANSIT
FTA 5307 FUNDS	$2,859,616	$2,859,616	$0
FTA STIC FUNDS	$2,050,020	$984,010	$1,066,010
TOTAL FTA FUNDING	**$4,909,636**	**$3,843,626**	**$1,066,010**

7. FTA Formula funds apportioned to the Athens-Clarke County Urbanized Area (UZA) have decreased by 42% relative to prior year allotments. The FY 2026 FTA apportionment including STIC funds of $3,616,944 is 27% less than the average FTA 5307 funding apportionment over the prior three years. Historic impact to the Transit program has been minimal due to receipt of CARES and ARPA funds to cover 100% Operating and Capital expenses incurred.

8. FTA 5307 FY 2023 – FY 2026 Funding Table



9. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy: Safely Move around Athens Goal, Strategy C – *Expand multi-modal Transit access to reduce auto dependency and provide greater mobility for Athens-Clarke County residents.*

OPTIONS:

1. Mayor and Commission:
   a. Adopt a Resolution **(Attachment # 1)** authorizing the submission of an application to the Georgia Department of Transportation for FY 22027 Federal Transit Administration – 5307 operating assistance in the amount of $3,843,626;
   b. Authorize the acceptance of the grant at the currently projected level or alternative level, if awarded; and,
   c. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission deny the grant application.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, & c

DEPARTMENT: Transit
Prepared by: Victor Pope

Victor Pope, Transit Director — July 29, 2025 Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b & c

Bob Cowell, Manager

August 13, 2025
Date

ATTACHMENTS:
Attachment 1: ACCGov FY 2027 FTA 5307 Application Authorizing Resolution

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Intergovernmental Agreement between the Tax Commissioner, ACCGov, and the Town of Bogart for Collection of Municipal Ad Valorem Taxes

DATE: July 30, 2025

EXECUTIVE SUMMARY: This agenda report requests approval of the Intergovernmental Agreement for collection of municipal ad valorem taxes for the Town of Bogart. The agreement presented for consideration in this agenda item is substantially the same agreement approved in 2023, with the name of the Tax Commissioner updated.

BUDGET INFORMATION:

REVENUES: N/A

EXPENSES: N/A
ANNUAL:
CAPITAL:
OTHER:

FUNDING SOURCE:

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that the Mayor and Commission:

a. Approve the Intergovernmental Agreement between the Tax Commissioner, the Unified Government of Athens-Clarke County, and the Town of Bogart for Collection of Municipal Ad Valorem Taxes (**Attachment #1**); and

b. Authorize the Mayor and other relevant officials to execute the necessary and related documentation.

HISTORY:

1. Before unification, the Tax Commissioner's Office collected and disbursed County property taxes as defined in Georgia law, contracted with the City of Athens to collect and disburse city taxes; however, they had never collected taxes for the City of Winterville or Town of Bogart for real estate and personal property.

2. After unification, as a professional courtesy, the Tax Commissioner's Office calculated, generated, and printed tax bills for the City of Winterville. Once printed, the bills were provided to Winterville for proofing, mailing, and collection.

3. In 1997, a new automated tax collection system was implemented by the Tax Commissioner's Office which made the task of printing separate Winterville tax bills very laborious for the Tax Commissioner's Office. Staff reductions and demands on existing staff at the time required a reallocation of resources such that the service could no longer be provided in the accustomed manner.

4. In 2011, the City of Winterville was notified that the Tax Commissioner's Office would not be able to continue providing the service but was willing to assist the City in developing a system for billing.

5. In July 2012, the Tax Commissioner approached Winterville Mayor Emily Eisenman regarding tax billing and collection for the City. She expressed interest and requested that ACCGov consider offering the service to the City of Winterville at a mutually beneficial cost.

6. On December 12, 2012, the Mayor and Commission granted the authority to the Tax Commissioner to prepare the tax digest, assess, and collect municipal taxes for the City of Winterville. They further approved a contract between ACCGov, the City of Winterville, and the Tax Commissioner relating to fees assessed by ACCGov, compensation to the Tax Commissioner for said service, and established a uniform process of billing, collection, and point of contact for tax payers.

7. In Fall 2022, the Town of Bogart began discussions with the Tax Commissioner's Office regarding collection of taxes for residences located in Clarke County and within the city limits of Bogart and requested to enter into this agreement.

8. At its regular voting meeting on April 4, 2023, the Mayor and Commission voted to approve the agreement between ACCGov, the Town of Bogart, and the Tax Commissioner.

9. Beginning with the 2023 tax year, the Tax Commissioner has billed, collected, and disbursed taxes for the residences located in Clarke County and within the city limits of Bogart.

10. On December 31, 2024, former Tax Commissioner Toni Meadow retired. JP Lemay took office as the current Tax Commissioner on January 1, 2025.

FACTS & ISSUES:

1. O.C.G.A. § 48-5-359.1 authorizes any county and any municipality wholly or partially located within such county to contract, subject to approval by the tax commissioner of the county, for the tax commissioner to prepare the tax digest for such municipality and provide specified services related thereto.

2. As authorized by O.C.G.A. § 48-5-359.1, beginning with the 2023 calendar year for ad valorem taxation, if the M&C approve this agreement, then the Tax Commissioner would prepare the tax digest for Town of Bogart, assess and collect municipal taxes for the Town in the same manner as county taxes, and, for the purpose of collecting such municipal taxes, may invoke any remedy permitted for collection of municipal taxes.

3. For consideration of the above and the duties and supervisory obligations of the Tax Commissioner, the agreement provides that the Town of Bogart shall pay to ACCGov the sum of $1.00 for each parcel of real estate or a bill of personalty for which a tax bill is issued by the Tax Commissioner, which the parties agree substantially approximates the cost to the ACCGov of providing said services.

4. If so authorized and the agreement approved, the Tax Commissioner shall remit payments to Town of Bogart in the same manner and at similar intervals as the Tax Commissioner remits payments to the ACCGov.

5. If so authorized and approved, and with respect to collection of delinquent Town of Bogart taxes, the Tax Commissioner shall pursue collection remedies on behalf of the Town beginning with the 2023 tax digest. All collection expenses, whether incurred by the ACCGov or collected from the delinquent taxpayer, shall be retained by or paid to the ACCGov and/or its agent retained to assist with providing collections services. All penalties and interest received by the Tax Commissioner shall be distributed in accordance with O.C.G.A. Sec. 48-2-44(b)(3).

6. The agreement presented for consideration in this agenda item is substantially the same agreement approved in 2023, with the name of the Tax Commissioner updated. The Attorney's Office has reviewed and approved the updated agreement.

OPTIONS:

1. Mayor and Commission:
   a. Approve the Intergovernmental Agreement between the Tax Commissioner, the Unified Government of Athens-Clarke County, and the Town of Bogart for Collection of Municipal Ad Valorem Taxes (**Attachment #1**); and

   b. Authorize the Mayor and other relevant officials to execute the necessary and related documentation.

2. Mayor and Commission deny approval of the Intergovernmental Agreement **(Attachment #1**).

3. Mayor and Commission Defined Option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

DEPARTMENT: Tax Commissioner's Office
Prepared by: JP Lemay

JP Lemay — July 23, 2025
Tax Commissioner — Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b

Bob Cowell, Manager — August 13, 2025
Date:

ATTACHMENTS:
Attachment #1: Intergovernmental Agreement

INTERGOVERNMENTAL AGREEMENT WITH TOWN OF BOGART FOR COLLECTION OF MUNICIPAL AD VALOREM TAXES

THIS AGREEMENT made and entered into this 14 day of JULY, 2025, by and between the **Unified Government of Athens-Clarke County, Georgia,** by and through its Mayor and Commission, herein "**County,**" the **Town of Bogart, Georgia,** by and through its Mayor and Council, herein "**Town,**" and **JP Lemay,** in his capacity as Tax Commissioner of Athens-Clarke County, Georgia, herein "**Tax Commissioner.**"

WITNESSETH:

WHEREAS, O.C.G.A. § 48-5-359.1 authorizes any county and any municipality wholly or partially located within such county to contract, subject to approval by the tax commissioner of the county, for the tax commissioner to prepare the tax digest for such municipality and provide specified services related thereto;

NOW THEREFORE, in consideration of the premises and for other good and valuable considerations, including the mutual considerations hereinafter set forth, the County, the Tax Commissioner and the Town agree as follows:

1.

As authorized by O.C.G.A. § 48-5-359.1, beginning with the 2025 calendar year for ad valorem taxation, the Tax Commissioner shall prepare the tax digest for Town, assess and collect municipal taxes for Town in the same manner as county taxes, and, for the purpose of collecting such municipal taxes, may invoke any remedy permitted for collection of municipal taxes.

2.

In consideration of the above and the duties and supervisory obligations of the Tax Commissioner, the Town shall pay to County the sum of $1.00 for each parcel of real estate or a bill of personalty for which a tax bill is issued by the Tax Commissioner, which the parties agree substantially approximates the cost to the County of providing said services.

3.

The Tax Commissioner shall remit payments to Town in the same manner and at similar intervals as the Tax Commissioner remits payments to the County.

4.

The Town, Tax Commissioner, and County shall cooperate and provide access to such information and records as are reasonably necessary for the implementation of this Agreement.

5.

With respect to collection of delinquent Town taxes, the Tax Commissioner shall pursue collection remedies on behalf of the Town beginning with the 2025 tax digest, and for all years prior to 2025 that remain uncollected. All collection expenses, whether incurred by the County or collected from the delinquent taxpayer, shall be retained by or paid to the County and/or its agent retained to assist with providing collections services. All penalties and interest received by the Tax Commissioner shall be distributed in accordance with O.C.G.A. Sec. 48-2-44(b)(3).

6.

This Agreement shall commence on the date of the last signatory hereto, and shall terminate on December 31, 2025; however, this Agreement shall be automatically renewed on an annual basis unless any party notifies the other parties in writing of its wish to terminate or change this Agreement prior to October 31, 2025, or October 31 of any subsequent year in which this Agreement is in effect, in which event this agreement shall be terminated effective at the end of the calendar year during which such notice is given.

7.

Any notices required or permitted hereunder shall be given in writing and delivered by statutory delivery or by certified mail, return receipt requested, to the following:

To County:
Unified Government of Athens-Clarke County, Georgia
Attn: Manager
P.O. Box 1868301 College Avenue, Suite 303
Athens, GA 30603

To Town:
City of Bogart
P.O. Box 206
125 Main Street
Bogart, GA 30622

To Tax Commissioner:
Tax Commissioner of Athens-Clarke County
325 E. Washington Street, Room 250
Athens GA 30601

8.

In the event any provision or portion of the Agreement is held by any court of competent jurisdiction to be invalid or unenforceable, such holding shall not affect the remainder hereof and the remaining provisions shall continue in full force and effect to the same extent as would have

been the case had such invalid or unenforceable provision or portion had never been a part thereof.

9.

On and after the date of this Agreement, the parties shall at the request of the others make, execute and deliver or obtain delivery of all instruments and documents and shall do or cause to be done all such other things which either party may reasonably require to effectuate the provisions and intentions of this Agreement.

10.

This Agreement shall be binding upon the parties hereto and their successors in office.

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

_____
Mayor

_____
Clerk of Commission

Date: _____

(SEAL)

TOWN OF BOGART, GEORGIA

Janet B. Jones
Mayor

Grace Martin
City Clerk

Date: JULY 14, 2025

[SEAL]

TAX COMMISSIONER

JP Lemay
JP Lemay

Date: 7/17/2025

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: TSPLOST 2023 Project 21 Pavement and Bridge Maintenance Program, Sub-Project No.5 - Fowler Mill Road Bridge Replacement Over Little Bear Creek Preliminary Plans Approval and ROW Authorization

DATE: July 30, 2025

EXECUTIVE SUMMARY:

The proposed action would accept the Preliminary Construction Plans for Fowler Mill Road Bridge Replacement Over Little Bear Creek, authorize the project to move into Right of Way Acquisition, Final Design and Bid-Award phases following the Georgia Department of Transportation Plan Development Process for Federally and State Funded Projects.

BUDGET INFORMATION:

REVENUES:

$	2,500,000	Anticipated GDOT Share - Construction
$	889,942	SPLOST 2011 Project 26, Bridge Improvements – Fowler Mill Bridge
$	890,000	TSPLOST 2023 Project 21, Pavement and Bridge Maintenance -SB#5
$	4,279,942	Total Revenues

EXPENSES:

$	889,942	Expensed or Encumbered (Emergency Repair & Preliminary Design)
$	2,500,000	Designated for Construction (GDOT Share)
$	235,563	Designated Contingency for the Project
$	654,438	Total Available for Fowler Mill Bridge ROW, Final Design & Bid Award Phases (Local ACC Share)

FUNDING SOURCE: SPLOST 2011-26, TSPLOST 2023-21, FY23 General Capital Funds

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that Mayor and Commission:

a. Approve the Preliminary Plans for the TSPLOST 2023 Project 21, Pavement and Bridge Maintenance Program, sub-project #5, Fowler Mill Bridge Replacement over Little Bear Creek Project, as shown in **Attachment #1;**

b. Authorize staff to advance the Fowler Mill Bridge Replacement Project to the right-of-way acquisition and final design phases following the Georgia Department of Transportation Plan Development Process for state funded projects,

c. Approve the Mayor and appropriate staff to utilize on-call design engineering consultant Arcadis U.S. Inc. to perform the right-of-way acquisition and final design phase services in the amount not to exceed $404,437.50;

d. Approve the Mayor and appropriate staff and agents to negotiate for and acquire the property needed for this project by gift or sale following typical Plan Development Process and Procedures set by the Georgia Department of Transportation; and

e. Authorize the Mayor and appropriate staff to execute any and all other project related documents.

HISTORY:

1. On April 3, 2021, a defect was reported on the roadway surface on the Fowler Mill Road Bridge over Little Bear Creek. Upon further investigation and in the interest of health and public safety the roadway was closed and later it was determined best to maintain the roadway closure as the bridge decking system had reached the end of its useful life.

2. Between April 3, 2021, and June 20, 2022, Transportation & Public Works (T&PW) staff continued to maintain roadway closure and detour on the Fowler Mill Road Bridge, and staff of multiple levels maintained periodic checks with multiple Georgia Department of Transportation (GDOT) offices and officials to ensure future programming and assistance from GDOT to replace the closed bridge.

3. On November 15, 2021, the Bipartisan Infrastructure Law was enacted as the Infrastructure and Investment and Jobs Act and established the Bridge Investment Program (BIP) (23 U.S.C. § 124 Section 11118).

4. On June 7, 2022, Mayor and Commission (M&C) approved the selection of six most qualified firms to provide Professional On-Call Civile Engineering Services for ACCGov Capital Improvement Projects and authorized the Mayor to execute all related documents. Arcadis U.S. Inc. was among the six selected firms.

5. On July 19, 2022, and under suspension of rules, M&C authorized staff to submit multiple grant applications under the Bridge Investment Program Grant to the Federal Highway Administration (FHWA) including a Bridge Project Grant Application for the Fowler Mill Road Bridge over Little Bear Creek replacement.

6. On September 8, 2022, T&PW staff submitted a Bridge Project Grant Application for the replacement of Fowler Mill Bridge Road over Little Bear Creek. The BIP Construction Grant application included a support letter from GDOT Commissioner Russell McMurry. The BIP Construction Grant Application for the Fowler Mille Bridge Replacement was not awarded.

7. On September 13, 2022, Mayor signed the call Civil Engineering Services Contracts with Arcadis U.S. Inc.

8. On October 4, 2022, M&C approved the Project Concept for the Fowler Mill Bridge replacement project and authorize staff to advance the Proposed Project Concept layout for

Fowler Mill Bridge Replacement to the Preliminary Design Phase for a cost not to exceed $690,049.59.

9. Between September 2022, and December 2022, ACCGov staff advertised and solicited bids for Fowler Mill Rd Bridge Deck Repairs following procurement process and policies.

10. On December 29, 2022, T&PW Director issued a Notice to Proceed to E.R. Snell Contractor, Inc. on the Fowler Mill Road Bridge Deck Replacement Project in the amount of $191,078.00.

11. On January 25, 2023, the deck replacement on Fowler Mill Road Bridge were complete and the bridge was opened to traffic.

12. On July 17, 2023, the State Program Delivery Administrator sent a letter in lieu of Project Framework Agreement (PFA) to Mayor confirming responsibilities and the level of funding commitment expected from on ACCGov and GDOT (**Attachment #2**).

13. On September 20, 2023, a request letter for comments on the proposed Fowler Bridge Replacement Project was sent to multiple key ACCGov elected officials and staff soliciting feedback (**Attachment #3**). Comments received were in support of the project, and asked for attention to access during construction for properties located between the Bridge and railroad crossing on Fowler Mill Road. Also, concerns with duration of the project and request from Mayor of Bogart to shorten roadway closure during construction.

14. On April 1, 2024, GDOT accepted and signed on a final concept report compiled by the on-call design consultants, Arcadis U.S. Inc., for the Fowler Mill Road Bridge over Little Bear Creek Bridge Replacement, PI #0019549 (**Attachment #4**).

15. On July 19, 2024, a Public Information Open House event opened with online survey to collect comments and feedback on the proposed project concept. The Public comments period ended on August 19, 2024, and the project's website received 229 page views in total. Of the 29 respondents who formally commented, 15 were in support of the project, 5 were opposed, 2 were uncommitted, and 7 expressed conditional support. with 29 responses received (15 in support of the project, 5 were opposed, 2 were uncommitted, and 7 expressed conditional support).

16. On October 15, 2024, GDOT State Environmental Administrator issued a letter with responses to PIOH online survey and comments received for the Fowler Mill Road Bridge Replacement Project - PI #0019459 (**Attachment #5**).

17. Between November 2022 and July 2025, three (3) different task orders have been issued to on-call design consultant ARCADIS US. Inc. to perform preliminary engineering services following GDOT Local Administered Project Policies and Process totaling $732,418.37 funded by the SPLSOT 2011 Project 26.

FACTS & ISSUES:

1. The TSPLOST 2023 Project 26, Pavement & Bridge Maintenance Program Project Statement:

   This program will provide continuation of preventive road and bridge maintenance, road reconstruction, and/or rehabilitation activities for various streets and roadways throughout ACC. Depending upon actual costs and funding availability, improvements may include, but are not limited to: crack sealing, full depth patching, resurfacing, roadway reconstruction with the intent to preserve and/or extend the life of existing roadways, in addition to bridge maintenance, bridge improvements, bridge repairs, and/or bridge replacements. This is a continuation of the SPLOST 2005, SPLOST 2011, and TSPLOST 2018 Program funding. To the extent allowed by law, budgeted project funds may be used as matching funds for leveraging grant opportunities. Additionally, to the extent allowed by law, other funding sources, including, but not limited to, grants, may be utilized to offset and/or reduce the project budget. Any unspent project funds that accrue as a result of the receipt of grants or other funding sources may be assigned to other approved TSPLOST projects.

2. ACCGov owns and maintains 41 bridges, from the National Bridge Inventory System, including 15 bridge culverts. A bridge culvert is a culvert spanning 20 feet or more (between abutments or spring lines of arches or extreme ends of openings of multiple boxes and or pipes). Bridge culverts are reported to the Federal Highway Administration and are included in the National Bridge Inventory system (23 CFR 650.305).

3. The Fowler Mill Road Bridge over Little Bear Creek, FHWY Structure No. 05950020, was built in 1959 and is located near 640 Fowler Mill Road. Due to the failed bridge deck and while awaiting confirmation of funding/partnership with GDOT, the road was closed from April 2021 to January 25, 2023.

4. Initially and following the bridge closure on Aprils 3, 2021, GDOT advised T&PW staff that planning permanent repairs will require full design and upgrade by a bridge engineer and most likely to snowball into a much larger and more expensive project then intended. In addition, GDOT staff and T&PW staff agreed that making permanent repairs early on, will reduce ACCGov's chance to receive future state and/or federal aid funds anticipated from the Bipartisan Infrastructure Law (Infrastructure and Investment and Jobs Act) that was enacted on November 15, 2021.

5. Multiple lines of communication between GDOT officials and ACCGov team, including Mayor Girtz and administrative staff, took place setting wheels in motion to fund a future bridge replacement project with assistance from state and/or federal government through the Infrastructure and Investment and Jobs Act funds.

6. When it became clear that ACCGov 's Construction Grant Application submitted to FHWA BIP Grant Program to fund the replacement of Fowler Mill Road Bridge was not awarded, GDOT Commissioner Russell McMurry and Mayor Kelly Girtz, with support from staff from both parties, where able to establish a path forward to fund a future replacement project for the

failed bridge, and these efforts resulted in GDOT issuing the in lieu letter of PFA (**Attachment #2**, History No.12).

7. Per the in lieu letter of PFA (**Attachment #2**), GDOT is now committed to funding the construction phase of this project with the expectation that ACCGov fund the design, right-of-way, and utility relocation costs following GDOT's Plans Development Process including GDOT Procurement Policies. The project is moving

8. The total cost estimate for the project is $3,886,885.87, and $1,386,855.87 is estimated to be ACCGov share compared with $2,500,000 funded by GDOT/federal funds:

Project Phase	ACCGov Responsibility	GDOT Responsibility	Total Phase Cost
Concept & Preliminary Engineering*	$ 732,418.37	$ -	$ 732,418.37
Final Engineering & Design Services	$ 369,437.50	$ -	$ 369,437.50
Utility Relocation	$ 50,000.00	$ -	$ 50,000.00
Permitting & CLOMAR	$ 50,000.00	$ -	$ 50,000.00
Right of Way	$ 185,000.00	$ -	$ 185,000.00
Construction	$ -	$ 2,500,000.00	$ 2,500,000.00
Totals	**$ 1,386,855.87**	**$ 2,500,000.00**	**$ 3,886,855.87**
Local Funds Expensed/Encumbered	$ 732,418.37		
Local Funds Required	**$ 654,437.50**		

* encumbered/expensed to date

9. The on-call design engineering firm tasked with the preliminary engineering & design phase, Arcadis U.S. Inc., provided T&PW staff with draft scope and fee proposal for the right-of-way (ROW) and Final Design tasks anticipated for the delivery of Fowler Mill Road Bridge replacement project following GDOT's Plans Development Process. The scope and fee cost proposal for future tasks are shown in the table below:

Task	Phase	Cost	Notes
#4	Final Design & Environmental	$ 369,437.50	Under Review
#5	ROW Acquisition	$ 35,000.00	Anticipated
	Total Cost	$ 404,437.50	

10. The estimated cost for the ROW acquisition phase only is $185,000. This amount includes $130,000 for Required ROW and Easements, $35,000 for ROW acquisition services and $20,00 for legal and deed recording services.

11. The project will impact a total of 3 properties as detailed in the table below:

Parcel No.	Property Address	TAX ID	Property Type	Required ROW (Ac)	Driveway Easement (Ac)
1	675 Fowler Mill Road	033 001A	Residential	0.60	-
2	640 Fowler Mill Road	041 019D	Residential	0.35	0.01
3	730 Fowler Mill Road	041 019A	Residential	0.33	-

12. If approved, T&PW staff will continue to work with GDOT Program Delivery staff to advance the project into ROW phase followed by final design, bid and award phases, and shall finalize and execute Professional Service Supplements, in the not to exceed amount of $404,437.50 with ACCGov on-call design consultant Arcadis US Inc. The project is projected to enter and complete ROW and Final Design Phases followed by Bid & Award phase and shall be brought to M&C for Bid Award to a prospective contractor. The current timeline for the project is as follow:

Main Task	Begin	End	Duration (Months)
Preliminary Engineering & Design	On-Going	September 2025	2 (remaining)
ROW acquisition	October 2025	March 2026	6
Final Design	April 2026	September 2026	6
Bid & Award	October 2026	January 2027	4
Construction	February 2027	January 2028	12

13. If approved, the Mayor, the Manager, the Attorney, Special Counsel, and other agents and staff shall be authorized to sign any of the documents associated with ROW and/or Easements on behalf of the governing authority of the Unified Government of Athens-Clarke County, Georgia to complete the acquisition of the property required for the Fowler Mill Road Bridge Replacement Project over Little Bear Creek, PI# 0019459.

14. This project directly supports several elements of the Athens-Clarke County FY26–28 Strategic Plan:
    - Goal Area 2: Identify and Close Gaps in Partnership with the Community
        - Initiative 2.B.3**:** The project has included one public outreach to ensure solutions-based engagement with residents and stakeholders.
    - Goal Area 3: Organizational Improvement
        - Initiative 3.B.1**:** The project follows structured performance milestones under GDOT's Plan Development Process and federal grant compliance, demonstrating interdepartmental collaboration and performance tracking.
    - Goal Area 5: Safely Move Around Athens
        - Initiative 5.A.1: The project includes the replacement of an existing bridge with improved shoulders, guardrails, and load ratings.

- Initiative 5.B.1: Safety improvements with improved structural ratings and passage for all modes of transportation.

OPTIONS:

1. Mayor and Commission:
   a. Approve the Preliminary Plans for the TSPLOST 2023 Project 21, Pavement and Bridge Maintenance Program, sub-project #5, Fowler Mill Bridge Replacement over Little Bear Creek Project, as shown in **Attachment #1;**
   b. Authorize staff to advance the Fowler Mill Bridge Replacement Project to the right-of-way acquisition and final design phases following the Georgia Department of Transportation Plan Development Process for state funded projects;
   c. Approve the Mayor and appropriate staff to utilize on-call design engineering consultant Arcadis U.S. Inc. to perform the right-of-way acquisition and final design phase services in the amount not to exceed $404,437.50;
   d. Approve the Mayor and appropriate staff and agents to negotiate for and acquire the property needed for this project by gift or sale following typical Plans Development Process and Procedures set by the Georgia Department of Transportation; and
   e. Authorize the Mayor and appropriate staff to execute any and all other project related documents.

2. Mayor and Commission do not approve Preliminary Plans for Fowler Mill Road Bridge Replacement Project and subsequent actions.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option 1a, b, c, d, and e

DEPARTMENT: Transportation & Public Works
Prepared by: Rani Katreeb P.E., Assistant Director

Stephen Bailey
Director

July 31, 2025
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1a, b, c, d, and e

August 13, 2025

Bob Cowell, Manager Date:

ATTACHMENTS:

Attachment #1 - Fowler Mill Road Bridge Preliminary Construction & ROW Plans
Attachment #2 - GDOT Letter in Lieu of Project Framework Agreement
Attachment #3 - Fowler Mill Road Bridge Replacement Detour Letter
Attachment #4 - Fowler Mill Road Bridge Replacement Project Concept Report
Attachment #5 - GDOT PIOH Response Letter on Fowler Mill Road Bridge Replacement Project

Attachment #1

2/21/2025 DMobula	GPLOT-ORD gplotborder-ORD.tbl	0019549_01-0001.dgn CONCOV	GDOT	P.I. No. 0019549

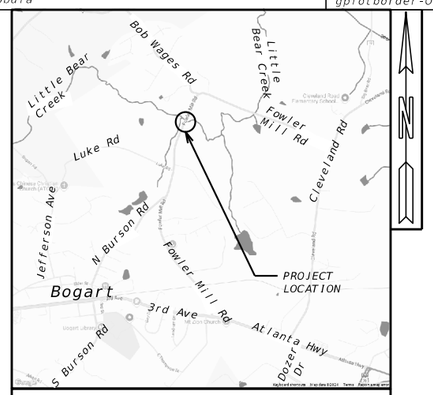
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

PLAN AND PROFILE OF PROPOSED

CR 3/FOWLER MILL RD @ LITTLE BEAR CREEK

CLARKE COUNTY

FEDERAL ROUTE No.: N/A
STATE ROUTE No.: N/A
P.I. No.: 0019549



LOCATION SKETCH (NTS)

DESIGN DATA:
TRAFFIC A.D.T.: 1325 (2029)
TRAFFIC A.D.T.: 1825 (2049)
TRAFFIC D.H.V.: 180 (2049)
DIRECTIONAL DIST: 66.8%
% TRUCKS: 9%
24 HR.TRUCKS %: 8
SPEED DESIGN: 45 MPH

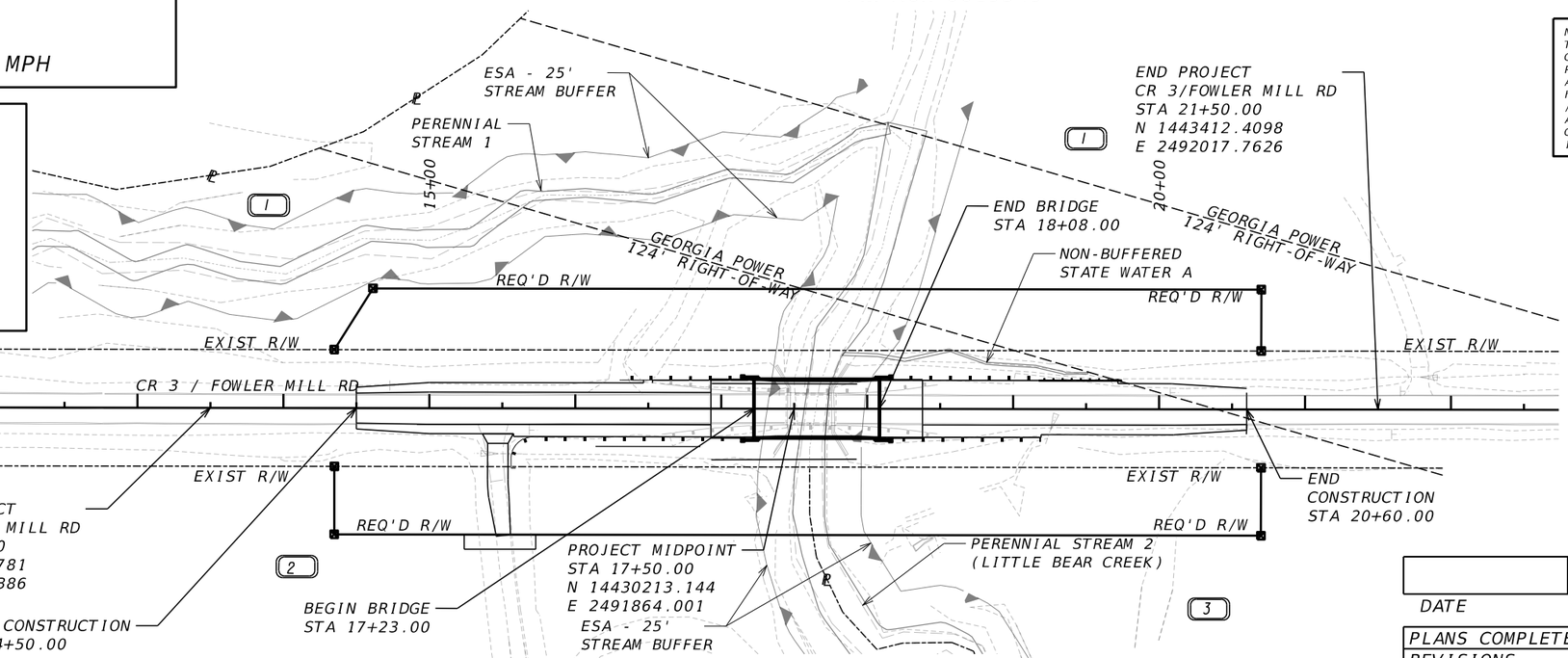
LOCATION & DESIGN APPROVAL DATE: TBD

FUNCTIONAL CLASS: MAJOR COLLECTOR

THIS PROJECT IS 100% IN CLARKE COUNTY AND IS 100% IN CONG. DIST. NO. 10.

PROJECT DESIGNATION: EXEMPT

THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.



NOTE :
ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS, WRITINGS, DOCUMENTS, DRAWINGS, OR PHOTOGRAPHS USED, OR TO BE USED IN CONNECTION WITH THIS DOCUMENT, TO " STATE HIGHWAY DEPARTMENT OF GEORGIA ", " STATE HIGHWAY DEPARTMENT ", " GEORGIA STATE HIGHWAY DEPARTMENT ", " HIGHWAY DEPARTMENT ", OR " DEPARTMENT " WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION.

NOTES :
THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2027 CONSTRUCTION STANDARDS AND DETAILS BOOK AND ATTACHED APPLICABLE REVISIONS. THE 2027 CONSTRUCTION STANDARDS AND DETAILS BOOK IS AVAILABLE AT: http://mydocs.dot.ga.gov/info/gdotpbs/ConstructionStandardsAndDetails/forms/AllItems.aspx.
ANY REVISIONS CONTAINED WITHIN THIS PLAN SET SUPERCEDE THE 2027 CONSTRUCTION STANDARDS AND DETAILS BOOK WHICH THEY REVISE OR IN WHICH THERE IS A CONFLICT.

PLANS PREPARED BY:

ARCADIS

DESIGN

RECOMMENDED FOR ACCEPTANCE BY:

STATE PROGRAM DELIVERY ADMINSTRATOR

DATE CHIEF ENGINEER

PLANS COMPLETED - -	
REVISIONS	

LENGTH OF PROJECT	CLARKE COUNTY No.059 PI NUMBER 0019549
	MILES
NET LENGTH OF ROADWAY	0.135
NET LENGTH OF BRIDGES	0.016
NET LENGTH OF PROJECT	0.151
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF PROJECT	0.151

SCALE IN FEET
0 50 100 200

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

DRAWING No.
01-0001

8/19/2019

N/F
ERIC H. & KATHRYN TOMS BROWN
DB 4708 PG 130
012 003

PERENNIAL STREAM 1

N/F
CHRISTOPHER BACON & TRACY MERRITT
DB 4361 PG 361
PB H PG 86C
PID: 033 001A

BEGIN PROJECT
CR 3/FOWLER MILL RD
STA 13+50.00
N 1442673.8781
E 2491710.2386

ESA - 25'
STREAM BUFFER

BEGIN BRIDGE
STA 17+23.00

ESA - 25'
STREAM BUFFER

END "W" BEAM GR
GA STD 4388
BEGIN "T" BEAM GR
STA 17+05.35, 19.40' LT
GA STD 4382

END TAPER
BEGIN 6.5' PVD SHLD
STA 15+00.00
17.50' LT

REQ'D R/W

BEGIN "W" BEAM GR
GA STD 4388
BEGIN ANCHOR TP 1
GA STD 4382
STA 15+75.00,19.50' LT
PAVE TO FACE OF GUARDRAIL

12+00
13+00
14+00
15+00
16+00
17+00

MATCH
EXIST
CROSS
SLOPE
1.16%

BEGIN 1'
PAVED SHOULDER
BEGIN MILLING
& INLAY
STA 14+50.00

EXIST R/W

+68.75
17.50'
19.50'

MATCH EXIST
CROSS SLOPE
0.55%

6.5 ' PVD SHLD

8.5'PVD SHLD

S-3

CR 3 / FOWLER MILL RD
N22°36'24.5"E

BEGIN CONSTRUCTION
STA 14+50.00

11'
10'
11'
+17
NC
11'
NC
+47.00
14'
22'

MATCH EXIST
CROSS SLOPE
2.0% (NC)

+50.00
12.08'

6.5 ' PVD SHLD

+57.83
17.50'
19.50'

8.5' PVD SHLD

S-4

BEGIN "W" BEAM G'RAIL
END ANCHOR TP 1
STA 15+71.92,19.56' RT
PAVE TO FACE OF GUARDRAIL

EXIST R/W

GA STD 4387
BEGIN ANCHOR TP 1
STA 15+56.03,35.04' LT

ASPH

24"

4 FT BOTTOM DITCH

S-1

S-2

18"

END MILLING & INLAY
BEGIN FULL DEPTH SECTION
STA 15+00

END TAPER
BEGIN 6.5' PVD SHLD
STA 15+00.00
17.50' RT

REQ'D R/W

END FULL DEPTH SECTION
BEGIN 30' APPROACH SLAB
STD 9017R
STA 16+93.00

END "W" BEAM GR
BEGIN "T" BEAM GR
STA 17+05.35
19.40' RT
GA STD 4382

STN DUMPED RIPRAP,
TP 1, 24 IN.
W/ PLASTIC
FILTER FABRIC

ESA - 25'
STREAM BUFFER

MATCH LINE STA 17+50 SEE DRAWING No. 13-0002

2

SV3
N/F
LEON F ECHOLS III & KIMBERLY E ECHOLS
DB 4685 PG 259
PB H PG 86C
PID: 041 019D

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

GDOT
Georgia Department of Transportation

ARCADIS Design & Consultancy for natural and built assets

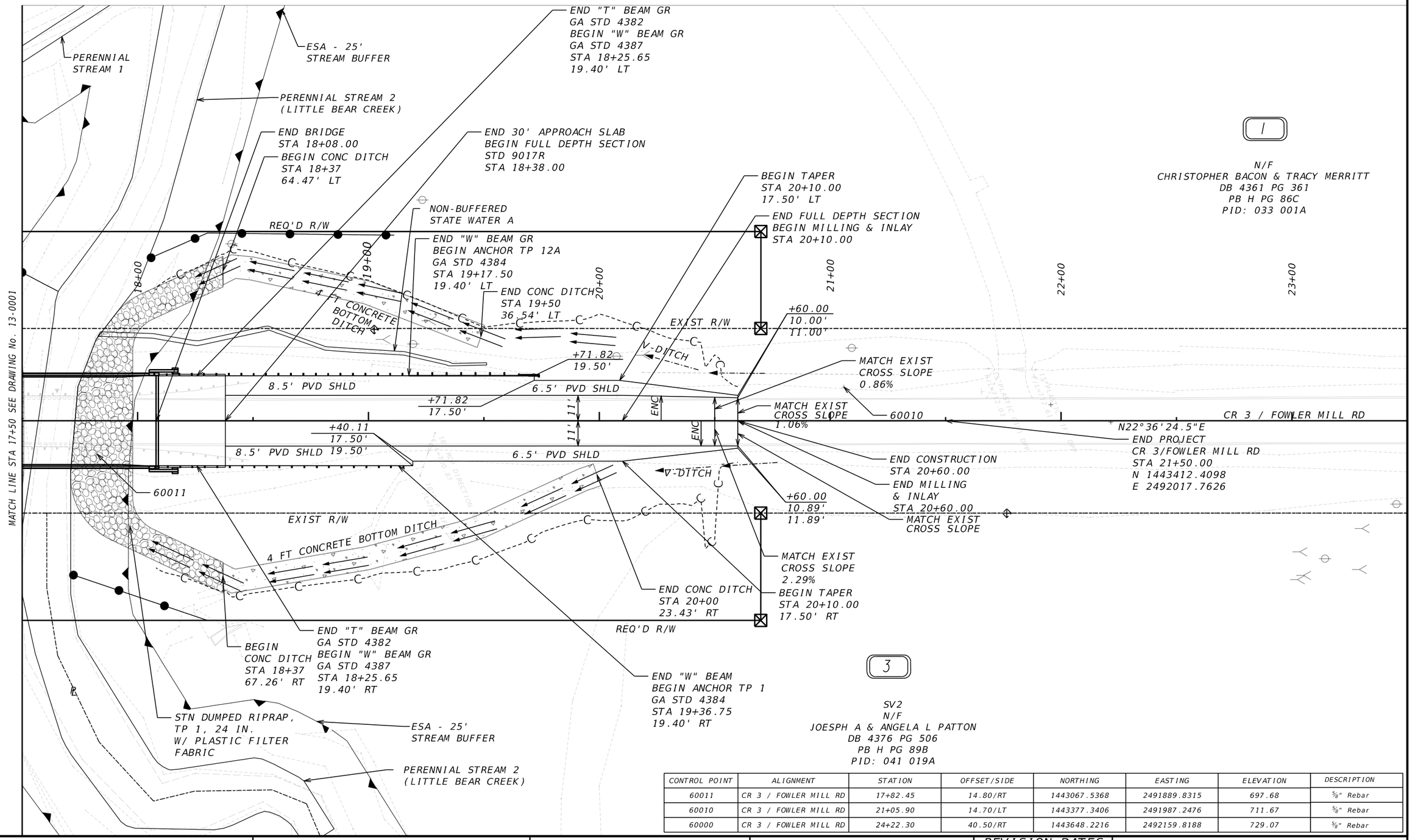
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
CR3/FOWLER MILL RD @ LITTLE BEAR CREEK
CLARKE COUNTY

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		13-0001
VERIFIED:		DATE:		

GPLN-CE
11/05/2020



CONTROL POINT	ALIGNMENT	STATION	OFFSET/SIDE	NORTHING	EASTING	ELEVATION	DESCRIPTION
60011	CR 3 / FOWLER MILL RD	17+82.45	14.80/RT	1443067.5368	2491889.8315	697.68	5/8" Rebar
60010	CR 3 / FOWLER MILL RD	21+05.90	14.70/LT	1443377.3406	2491987.2476	711.67	5/8" Rebar
60000	CR 3 / FOWLER MILL RD	24+22.30	40.50/RT	1443648.2216	2492159.8188	729.07	5/8" Rebar

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

GDOT Georgia Department of Transportation

ARCADIS Design & Consultancy for natural and built assets

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
CR3/FOWLER MILL RD @ LITTLE BEAR CREEK
CLARKE COUNTY

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0002
CORRECTED:		DATE:		
VERIFIED:		DATE:		

GPLN-CE
11/05/2020

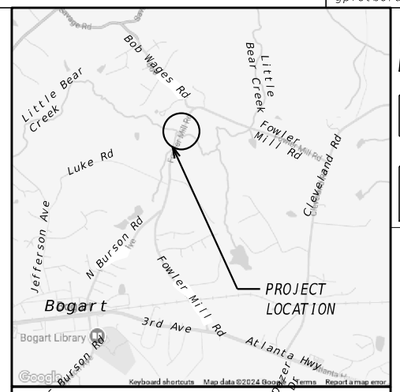
DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

RIGHT OF WAY OF PROPOSED
CR 3 / FOWLER MILL RD
@LITTLE BEAR CREEK
CLARKE COUNTY

FEDERAL AID PROJECT

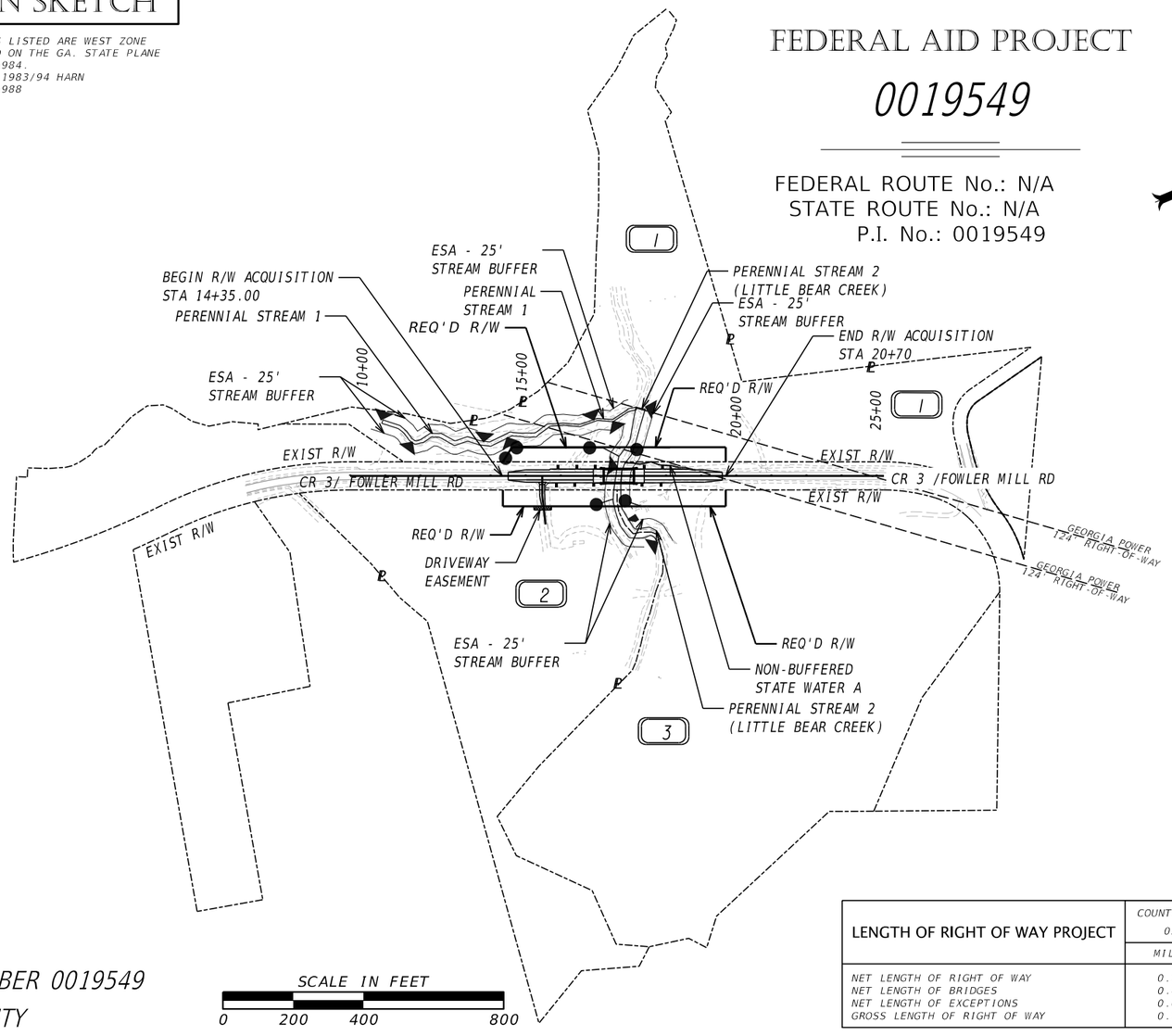
0019549

FEDERAL ROUTE No.: N/A
STATE ROUTE No.: N/A
P.I. No.: 0019549



LOCATION SKETCH

NOTE: THE CO-ORDINATES LISTED ARE WEST ZONE GRID CO-ORDINATES BASED ON THE GA. STATE PLANE CO-ORDINATE SYSTEM OF 1984.
HORIZONTAL DATUM : NAD 1983/94 HARN
VERTICAL DATUM : NAVD 1988



CONVENTIONAL SIGNS

LAND LOT LINE	
PROPERTY LINE	
RIGHT OF WAY LINE — EXISTING	
RIGHT OF WAY LINE — REQUIRED	
RIGHT OF WAY LINE — EXISTING LIMIT OF ACCESS	
RIGHT OF WAY LINE — REQD LIMIT OF ACCESS	
RIGHT OF WAY LINE — EXISTING LIMIT OF ACCESS & R/W	
RIGHT OF WAY LINE — REQD LIMIT OF ACCESS & R/W	
RIGHT OF WAY LINE — R/W MARKERS	
FENCE	

PLANS PREPARED BY
ARCADIS, US

UNDER THE SUPERVISION OF
RANI KATREEB, PE
OFFICE OF TRANSPORTATION AND PUBLIC WORKS

LENGTH OF RIGHT OF WAY PROJECT	COUNTY NO. 059
	MILES
NET LENGTH OF RIGHT OF WAY	0.120
NET LENGTH OF BRIDGES	0.016
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF RIGHT OF WAY	0.120

THIS PROJECT IS LOCATED 100% IN CLARKE COUNTY AND CONGRESSIONAL DISTRICT 10.
GMD 241

LOCATION AND DESIGN APPROVAL DATE:

PLANS COMPLETED DATE:

REVISIONS:

DRAWING No.
60-0001

PROJECT NUMBER 0019549
CLARKE COUNTY

SCALE IN FEET
0 200 400 800

N/F
ERIC H. & KATHRYN TOMS BROWN
DB 4708 PG 130
012 003

HIGH WATER LINE IS PROPERTY LINE

PERENNIAL STREAM 1

N/F
CHRISTOPHER BACON & TRACY MERRITT
DB 4361 PG 361
PB H PG 86C
PID: 033 001A
SEE SHEET 3,4

GEORGIA POWER
124' RIGHT-OF-WAY

ESA - 25'
STREAM BUFFER

ESA - 25'
STREAM BUFFER

ESA - 25'
STREAM BUFFER

12+00 | 13+00 | 14+00 | 15+00 | 16+00 | 17+00

REQ'D R/W
DE102
STA 14+61.30, 82.00' LT

DE101
STA 14+34.80, 40.00' LT

EXIST R/W

BEGIN R/W ACQUISITION
STA 14+35.00

CR 3 / FOWLER MILL RD
N22°36'24.5"E

EXIST R/W

DE 201
STA 14+35.00, 40.00' RT

DE 203
STA 14+35.00, 86.50' RT

REQ'D R/W
DE204
STA 15+24.00, 86.50' RT
DE207
STA 15+24.00, 96.50'RT

DE205
STA 15+73.00, 86.50' RT

DE206
STA 15+73.00, 96.50' RT

STA 13+50.00
N 1442673.8781
E 2491710.2386

STA 16+50.00
N 1442950.6210
E 2491826.0569

2

SV3
N/F
LEON F ECHOLS III & KIMBERLY E ECHOLS
DB 4685 PG 259
PB H PG 86C
PID: 041 019D
SEE SHEET 3,4

SCALE IN FEET
0 20 40 80

MATCH LINE STA. 17+50.00 DRAWING No. 60-0003

PROPERTY AND EXISTING R/W LINE	BEGIN LIMIT OF ACCESS.....BLA
REQUIRED R/W LINE	END LIMIT OF ACCESS.....ELA
CONSTRUCTION LIMITS	EXISTING LIMIT OF ACCESS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	REQ'D LIMIT OF ACCESS
EASEMENT FOR CONSTR OF SLOPES	EXISTING LIMIT OF ACCESS & R/W
EASEMENT FOR CONSTR OF DRIVES	REQ'D LIMIT OF ACCESS & R/W
	ORANGE BARRIER FENCE
	ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0019549
COUNTY:CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD 241
DATE 06/03/2025 SH 2 OF 4

DRAWING No.
60-0002

GRWPLN-CE
11/05/2020

MATCH LINE STA. 17+50.00 DRAWING No. 60-0002

PERENNIAL STREAM 1

ESA - 25' STREAM BUFFER

PERENNIAL STREAM 2 (LITTLE BEAR CREEK)

GEORGIA POWER 124' RIGHT-OF-WAY

NON-BUFFERED STATE WATER A

REQ'D R/W

18+00 19+00 20+00 21+00 22+00 23+00

DE103
STA 20+70.00, 82.00' LT

DE104
STA 20+70.00, 40.00' LT

EXIST R/W

END R/W ACQUISITION
STA 20+70.00

CR 3 / FOWLER MILL RD
N22°36'24.5"E

N/F
CHRISTOPHER BACON & TRACY MERRITT
DB 4361 PG 361
PB H PG 86C
PID: 033 001A
SEE SHEET 2,4

229
STA 17+60.69, 40.00' RT

EXIST R/W

CL OF CREEK IS PROPERTY LINE

DE301
STA 20+70.00, 40.00' RT

REQ'D R/W

DE302
STA 20+70.00, 86.50' RT

228
STA 17+60.66, 72.42' RT

DE202
STA 17+62.96, 86.50' RT

STA 18+50.00
N 1443135.4600
E 2491902.4410

ESA - 25' STREAM BUFFER

PERENNIAL STREAM 2 (LITTLE BEAR CREEK)

SV2
N/F
JOESPH A & ANGELA L PATTON
DB 4376 PG 506
PB H PG 89B
PID: 041 019A
SEE SHEET 4

STA 21+50.00
N 1443412.4098
E 2492017.7626

SCALE IN FEET
0 20 40 80

PROPERTY AND EXISTING R/W LINE	BEGIN LIMIT OF ACCESS.....BLA
REQUIRED R/W LINE	END LIMIT OF ACCESS.....ELA
CONSTRUCTION LIMITS	EXISTING LIMIT OF ACCESS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	REQ'D LIMIT OF ACCESS
EASEMENT FOR CONSTR OF SLOPES	EXISTING LIMIT OF ACCESS & R/W
EASEMENT FOR CONSTR OF DRIVES	REQ'D LIMIT OF ACCESS & R/W
	ORANGE BARRIER FENCE
	ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO:0019549
COUNTY:CLARKE
LAND LOT NO:N/A
LAND DISTRICT:N/A
GMD 241
DATE 06/03/2025 SH 3 OF 4

DRAWING No. 60-0003

GRWPLN CE 11/05/2020

****
PARCEL 1
DE10001
REQ'D R/W
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
DE101	40.00	L	14+34.80	CR3/FOWLER MILL RD
	49.66		N35°08'50.18"W	
DE102	82.00	L	14+61.30	CR3/FOWLER MILL RD
	608.70		N22°36'24.49"E	
DE103	82.00	L	20+70.00	CR3/FOWLER MILL RD
	42.00		S67°23'35.51"E	
DE104	40.00	L	20+70.00	CR3/FOWLER MILL RD
	635.20		S22°36'24.49"W	
DE101	40.00	L	14+34.80	CR3/FOWLER MILL RD

REQD R/W = 26121.98 SF
REQD R/W = 0.600 ACRES
REMAINDER = +/- 13 ACRES

****
PARCEL 2
DE20001
REQ'D R/W
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
DE201	40.00	R	14+35.00	CR3/FOWLER MILL RD
	325.69		N22°36'24.49"E	
229	40.00	R	17+60.69	CR3/FOWLER MILL RD
	32.42		S67°21'11.94"E	
228	72.42	R	17+60.66	CR3/FOWLER MILL RD
	14.27		S76°36'22.22"E	
DE202	86.50	R	17+62.95	CR3/FOWLER MILL RD
	327.95		S22°36'24.49"W	
DE203	86.50	R	14+35.00	CR3/FOWLER MILL RD
	46.50		N67°23'35.51"W	
DE201	40.00	R	14+35.00	CR3/FOWLER MILL RD

REQD R/W = 15159.77 SF
REQD R/W = 0.348 ACRES
REMAINDER = +/- 15 ACRES

****
PARCEL 2
DE20002
REQ'D DRWY. EASM'T.
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
DE204	86.50	R	15+24.00	CR3/FOWLER MILL RD
	49.00		N22°36'24.49"E	
DE205	86.50	R	15+73.00	CR3/FOWLER MILL RD
	10.00		S67°23'35.53"E	
DE206	96.50	R	15+73.00	CR3/FOWLER MILL RD
	49.00		S22°36'24.49"W	
DE207	96.50	R	15+24.00	CR3/FOWLER MILL RD
	10.00		N67°23'35.53"W	
DE204	86.50	R	15+24.00	CR3/FOWLER MILL RD

REQD EASMT = 490.03 SF
REQD EASMT = 0.011 ACRES

****
PARCEL 3
DE30001
REQ'D R/W
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
229	40.00	R	17+60.69	CR3/FOWLER MILL RD
	309.31		N22°36'24.49"E	
DE301	40.00	R	20+70.00	CR3/FOWLER MILL RD
	46.50		S67°23'34.70"E	
DE302	86.50	R	20+70.00	CR3/FOWLER MILL RD
	307.05		S22°36'24.49"W	
DE202	86.50	R	17+62.95	CR3/FOWLER MILL RD
	14.27		N76°36'22.22"W	
228	72.42	R	17+60.66	CR3/FOWLER MILL RD
	32.42		N67°21'11.94"W	
229	40.00	R	17+60.69	CR3/FOWLER MILL RD

REQD R/W = 14367.63 SF
REQD R/W = 0.330 ACRES
REMAINDER = +/- 25 ACRES

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO:0019549
COUNTY:CLARKE
LAND LOT NO:N/A
LAND DISTRICT:N/A
GMD 241
DATE 06-03-2025 4 SH OF 4

DRAWING No.
60-0004

Attachment #2

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

July 17, 2023

P.I. 0019549, Clarke County
CR 3/Fowler Mill Road @ Little Bear Creek

Mayor Kelly Girtz
City of Athens, Clarke County
301 College Ave
Athens, GA 30601

Dear Mayor Girtz:

The Georgia Department of Transportation (GDOT) is pleased to inform you that your proposed project has been added to the Statewide Transportation Improvement Plan (STIP). The Project Manager assigned to this project is Brent Blocker and can be reached at (912) 290-1876 or BBlocker@dot.ga.gov and will be your primary point of contact throughout the duration of this project. The Project Manager will be contacting you in the near future regarding the development of your project schedule and advising you through the development of this project.

As the Sponsor for the above referenced project, you are receiving this letter in lieu of a Project Framework Agreement (PFA) since the Preliminary Engineering (PE) phase is 100 percent locally funded. The expectations for delivery are to follow the Department's Plan Development Process (PDP). The primary consultant firm or sub consultants hired by the Sponsor to provide services on the above-mentioned project shall be prequalified with the DEPARTMENT in the appropriate area-classes. In this case, there are no federal-aid highway program funding in the engineering and design related services contract. Therefore, the Sponsor may procure the services in accordance with its own established policies and procedures which reflect applicable State and local laws. However, in the event federal-aid highway program funding is added to the Preliminary Engineering (PE) phase, if the consultant services contract was not procured, negotiated, or administered in accordance with applicable Federal laws and regulations, the consultant services contract would not be eligible to apply towards the request for reimbursement of the federal-aid highway program funds.

PE oversight by the Department will not be required to be funded from the local government for this project. The Department will begin the Local Let approval process which includes submission of a Local Let Approval Form (LLAF).

As a reminder you are required to adhere to the guidance of the Local Administered Projects (LAP) Manual, which can be accessed via:

http://www.dot.ga.gov/PartnerSmart/Local/Documents/LAPManual/Manual/LAPManual.pdf

If you have any questions or comments, please contact your assigned project manager.

Sincerely,

Kimberly W. Nesbitt

Kimberly W. Nesbitt
State Program Delivery Administrator

C.L.B.

KWN:CLB:SHP:ddc:DDC:CBF:AMF:BB

Attachments

cc: Stephen Bailey, LPA Director, ACCGOV TPW Director
Honorable Jamie Boswell, Transportation Board Member, Congressional District 10
Rani Katreeb, ACCGOV TPW Assistant Director/LAP
Kelvin H. Mullins, District 1 Engineer
Shelley Ramey, District 1 Planning and Programming Engineer
OFM Program Development via OFMProgramDevelopment@dot.ga.gov
General Files

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

ATTACHMENT A

MADISON ATHENS-CLARKE OCONEE REGIONAL TRANSPORTATION STUDY
FY 2021-2024 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT NAME: Fowler Mill Road @ Little Bear Creek			***MTP Project / TIP #***	**Fund:**	LOC/Y908
PROJECT DESCRIPTION: This project would replace a single span bridge over Little Bear Creek			*Estimated Cost:*		$860,000
			County:		Clarke
			P.I. #:	0019549	
			GDOT Prj.#:		
Length (miles): 0.4	*# of existing lanes:* 2		*# of lanes planned:*		2
DOT District #: 1	*Congressional Dist. #:* 10		*RDC:*		Northeast Georgia
Average Daily Traffic Volume	*2018 ADT:* 4,830		*2045(projected):*		12,800
COMMENTS/REMARKS: Funds are through a mix of LOC/Y908/Y110 for later phases					

PROJECT PHASE	***SOURCE***	***FY2021***	***FY2022***	***FY2023***	***FY2024***	***TOTAL***
Preliminary Engineering ($)	Fed/State/Other			$860,000		$860,000
Right-of-Way ($)	Fed/State					$0
Construction Costs ($)	Fed/State					$0
PROJECT COST		$0	$0	$860,000	$0	$860,000
Federal Cost ($)		$0	$0	$8,000	$0	$8,000
State Cost ($)		$0	$0	$2,000	$0	$2,000
LOC Cost ($)		$0	$0	$850,000	$0	$850,000

THIS REFLECTS THE CURRENT TIP/STIP AS OF THE DATE OF THIS LETTER. ANY MODIFICATION TO THE PE PHASES MAY TRIGGER THE NEED FOR A PFA. ANY MODIFICATIONS TO THE ROW, UTL OR CST PHASES WILL BE ADDRESSED WITH THE PROJECT SPECIFIC AGREEMENTS.

Revised – February 2023

Attachment #3

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
(404) 631-1990 Main Office

September 20, 2023

The Honorable Kelly Girtz
Mayor of Athens-Clarke County
Kelly.Girtz@accgov.com
301 College Avenue, Suite 300
Athens, Georgia 30601

RE: Request for Comments on ACCGov & GDOT Bridge Replacement Project
GDOT Project PI No. 0019549, GDOT Bridge Serial No. 059-5002-0, Clarke County
Project Description: Fowler Mill Road at Little Bear Creek

Dear Mayor Girtz:

Athens-Clarke County and the Georgia Department of Transportation are preparing the planning and environmental studies for the above referenced bridge replacement candidate. We propose to close this bridge during its construction and replacement which may take 12 months.

The purpose of this letter is to solicit your input concerning the potential impact of the proposed project on the citizens in your community. Please find attached a detour map showing the location of the bridge and a proposed detour route.

To allow us to fully evaluate the concerns of all stakeholders, please respond by email using the address below to my attention within 30 days after receipt of this letter. Documenting both the beneficial or adverse impacts of the proposed project as it relates to the interest of your agency is a vital part of the required environmental documentation. Your timely response is appreciated as there are several other bridges proposed for this fiscal year's cycle.

If you have any questions or comments concerning this project, please contact Brent Blocker of the Office of Program Delivery at BBlocker@dot.ga.gov or (912) 290-1876 or contact Derick Mason of the ACCGov Transportation and Public Works Dept. at Derick.Mason@accgov.com or (762) 400-7816. Thank you for your assistance.

Sincerely,

Rani Katreeb
Interim Director, Transportation and Public Works, Athens-Clarke County
RK/RT
Attachment: Impact Form for Local Government

CC: Blaine Williams, Manager, Athens-Clarke County
Stephen Bailey, Interim Director of Capital Projects, Athens-Clarke County
Albert Shelby, III, Director of Program Delivery, Georgia DOT
Kimberly Nesbitt, State Program Delivery Administrator, Georgia DOT
Charles Robinson, Asst. State Program Delivery Administrator, Georgia DOT
Brent Blocker, Project Manager, Office of Program Delivery, Georgia DOT
PDF for Project File

Georgia Department of Transportation
Bridge Replacement Project
Detour Impact Form for Local Government/County (Clarke)
PI No. 0019549, Bridge Serial No. 059-5002-0, Clarke County

Using the attached detour map, please respond to the questions below. Please provide as much information as you feel is necessary. Please respond to all questions – use "N/A" or "Not-known" if no relevant information to question is available. If you need additional information or mapping for this project, please contact us using the information provided in the cover letter.

1. Please quantify the number of impacts anticipated by the off-site detour shown on the attached map.

   Daily Number of vehicles _____ Daily Number of Trucks _____

   Number of Residences _____ Number of Businesses _____

   Detour Length

2. Please rate the impact on service if the bridge were closed for up to a year? (Please note that any concerns identified here must be explained in #3 below, in order for the Project Designers to address the concerns)

☐ No Concerns ☐ Moderate Concerns ☐ Major Concerns

3. If concerns were identified on #2. Please specify what they are below, be as specific as possible (Conditions of detour route, location of students, new development expected, weight restrictions, etc.). *In order for the project to continue in the Preliminary Engineering phase, any concerns regarding impact on service, must be addressed by project staff. For example, if the box for "Major Concerns" is checked, a response of N/A would not be valid.*

_____

_____

_____

4. Are there any future time periods or events that you know of where bridge closure would be of particular concern? Please note the event and any details you are familiar with.

_____

_____

5. Is there anyone you feel we should contact specifically regarding this project? Please note their name, phone number, and reason we should contact them. (Separate letters and detour forms have been sent to the County EMA Director and the Superintendent of Schools.)

_____

_____

6. Are there any additional comments you have regarding the project? Are the road names referencing the names the locals would use?

_____

_____

_____

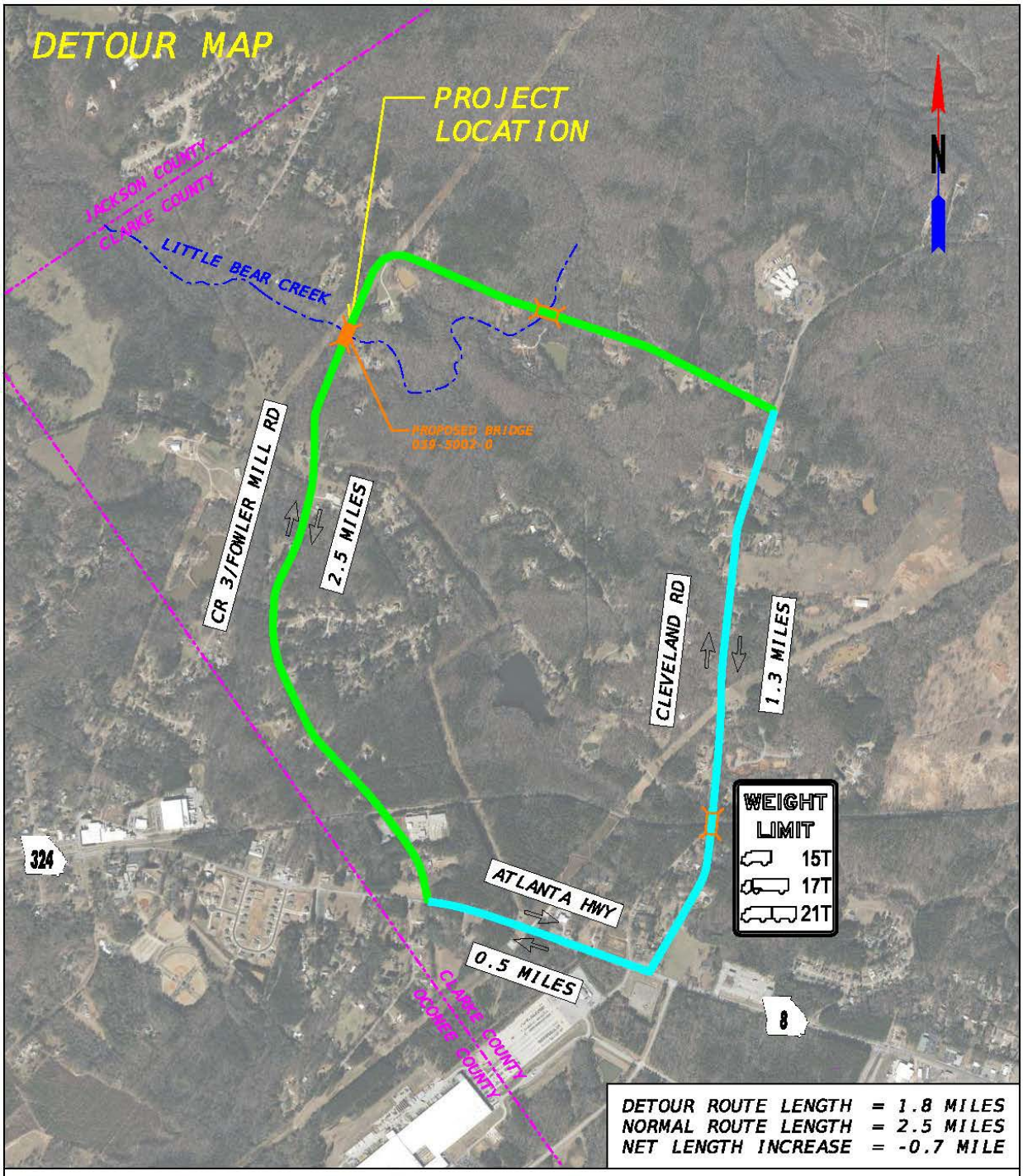
7. Estimated width of existing right-of–way at bridge _____ ft

Form Completed by (Name): _____

Title: _____

Date: _____

☐ **By checking this box, we support the bridge replacement utilizing an off-site detour**



CR3/FOWLER MILL ROAD @ LITTLE BEAR CREEK, CLARKE COUNTY

LEGEND

DETOUR ROUTE

PROJECT ROUTE

SCALE IN FEET

0 750 1500 3000

GDOT Georgia Department of Transportation

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Georgia Department of Transportation

Interoffice Memo
Office of Design Policy & Support

DATE: **4/1/2024**

FILE: P.I.# 0019549
Clarke County / GDOT District 1 - Gainesville
CR 3/FOWLER MILL ROAD @ LITTLE BEAR CREEK
Bridge Replacement

FROM: *Dave Peters* for Daniel Pass, P.E., State Design Policy Engineer

TO: SEE DISTRIBUTION

SUBJECT: **APPROVED CONCEPT REPORT**

Attached is the approved Concept Report for the above subject project.

Attachment

Distribution:
Christopher Rudd, Director of Engineering
Hiral Patel, Director of P3
Albert Shelby, Director of Program Delivery
Clement Solomon, Director, Division of Intermodal
Darryl VanMeter, Assistant Director of P3/State Innovative Delivery Administrator
Matthew Markham, Deputy Director of Planning
Kim Nesbitt, Program Delivery Administrator
Eric Duff, State Environmental Administrator
Donn Digamon, State Bridge Engineer
Alan Davis, State Traffic Engineer
Angela Robinson, Financial Management Administrator
Erik Rohde, State Project Review Engineer
Ian Rish, State Materials Engineer
Nick Fields, State Utilities Administrator
Eric Conklin, State Transportation Data Administrator
Attn: Systems & Classification Branch
Lee Howell, Statewide Location Bureau Chief
Kelvin Mullins, District 1 District Engineer
Justin Lott, District 1 Preconstruction Engineer
Yulonda Pride-Foster, District 1 Utilities Manager
Brent Blocker, Project Manager

Limited Scope
Project Concept Report

Template version: 2023.06.26

Project Type:	Bridge Replacement	P.I. Number:	0019549
GDOT District:	1	County:	Clarke
Federal Route Number:	n/a	State Route Number:	n/a
Project Number:	n/a		

This project replaces the existing bridge on CR 3/FOWLER MILL ROAD @ LITTLE BEAR CREEK, 0.75 miles north of Bogart in Clarke County, GA

3/11/2024 Submittal

Submitted for approval:

J Middleton — 01/04/2024
Janet Middleton, PE, Arcadis, U.S., Inc. — Date

01/04/2024
Rani Katreeb, PE, Athens-Clarke County, LAP Point of Contact — Date

Kimberly W. Nesbitt — 1/12/2024
State Program Delivery Administrator — Date

Brent Blocker — ddc — 1/11/2024
GDOT Project Manager — Date

Recommendation for approval:

Eric Duff/EKP* — *1/19/2024*
State Environmental Administrator — Date

Oladimeji Onabanjo/EKP* — *1/24/2024*
for State Traffic Engineer — Date

Justin Lott/EKP* — *2/7/2024*
for District Engineer — Date

Donn Digamon/EKP* — *1/21/2024*
State Bridge Engineer — Date

☒ MPO Area: This project is consistent with the MPO adopted Regional Transportation Plan (RTP)/Long Range Transportation Plan (LRTP).

☐ Rural Area: This project is consistent with the goals outlined in the Statewide Transportation Plan (SWTP) and/or is included in the State Transportation Improvement Program (STIP).

Matt Markham/EKP* — *2/2/2024*
for Division of Planning — Date

Approval:

Concur: R Christopher Rudd — 03/28/2024
GDOT Director of Engineering — Date

Approve: Meg Pickle — Digitally signed by Andrew Heath DN: C=US, E=aheath@dot.ga.gov, O=Georgia DOT, OU=Chief Engineer Office, CN=Andrew Heath Date: 2024.04.01 14:58:46-04'00' — 4/1/2024
GDOT Chief Engineer — Date

** - Recommendation on file*

Additional Recommendations:

Joshua Taylor/for the State Project Review Engineer* — *2/2/2024*
Marcela Coll/for the State Utilities Engineer* — *2/9/2024*
Alan Hood/State Airport Safety Program Manager* — *1/29/2024*

PROJECT LOCATION MAP

CR 3/FOWLER MILL ROAD @ LITTLE BEAR CREEK

PI # 0019549

Clarke County

PLANNING & BACKGROUND DATA

Prepared By: Office of Bridge Design and Maintenance **Date Completed:** *2/20/2023*
Project Justification Statement: This bridge (structure ID number 059-5002-0; County Road 3/Fowler Mill Road over Little Bear Creek) was built in 1959. The bridge consists of one span of steel girders supported on masonry abutments. The design load is unknown. The substructure is in fair condition with vertical cracking on abutment wingwalls. This bridge is scour critical. Corrosion with heavy pitting is present in the bearing areas at both abutments. The bridge was closed to traffic from 2021 to 2023 by the county due to two holes found in the deck pan and was repaired. Due to the condition of this bridge, and it being scour critical, replacement is necessary.

Existing conditions: The existing Fowler Mill Road bridge over Little Bear Creek consists of two 10-foot-wide lanes with no shoulders. The existing roadway consists of two 10-foot-wide lanes with 5-foot-wide rural, unpaved shoulders. The posted speed limit is 45 miles per hour. The existing right-of-way (ROW) is approximately 50-foot-wide throughout the project corridor. There are no bicycle lanes or sidewalks along the project. The existing bridge is 32 feet long and the deck width is approximately 22.1 foot wide. The existing bridge was closed to traffic from 2021 to June 2023 to repair deck damages.

Other projects in the area:

- 0013764- SR 8/SR 316/US 29@CR 64/ McNutt Creek Rd, Grade-Separation-Reconstruction/ Rehabilitation.
- 0013765- SR 8/SR 316/US 29@CR 263/ Mars Hill Rd, Grade-Separation-Reconstruction/ Rehabilitation.
- 0019182- SR 8/SR 316 from SR 20/ Gwinnett to SR 10/ Oconee, Signing Update- Reconstruction/ Rehabilitation.
- M005881- SR 10/US 78 from Walton County Line to SR 8, Resurfacing- Maintenance.

MPO: *Athens* **TIP #:** if applicable
Congressional District(s): *10*

Federal Oversight: ☐ **PoDI** ☒ **Exempt** ☐ **State Funded** ☐ **Other**

Projected Traffic: 24 HR T: 8.0 % Current Year (2023): 1,200
Open Year (2029): 1,325 Design Year (2049): 1,825
Traffic data source: October 2023 consultant collected counts
Traffic Projections Performed by: Arcadis, U.S. Inc.
Date approved by the GDOT Office of Planning: 11/15/2023

AASHTO Functional Classification (Mainline): Major Collector
AASHTO Context Classification (Mainline): Rural
AASHTO Project Type (Mainline): Reconstruction
Is the project located on a NHS roadway? ☒ No ☐ Yes

Complete Streets - Bicycle, Pedestrian, and/or Transit Standards Warrants:
Warrants met: ☒ None ☐ Bicycle ☐ Pedestrian ☐ Transit
Per GDOT's Design Policy Manual, the project does not meet Complete Streets Standard Warrants criteria but does meet the Complete Street Guideline Warrants criteria. Due to the proximity of Cleveland Road Elementary School (within 1.0 radial mile to the project), Pedestrian Guideline No. 1 and Bicycle Guideline No. 1 are met. The project is providing an 8-foot-wide shoulders on the bridge and 6.5-foot wide paved shoulders on the roadway to accommodate pedestrians and bicyclists and in agreement with the *Athens In Motion Bicycle and Pedestrian Master Plan (2018)*.

Is this a 3R (Resurfacing, Restoration, & Rehabilitation) Project? ☒ No ☐ Yes

Pavement Evaluation and Recommendations
Initial Pavement Evaluation Summary Report Required? ☒ No ☐ Yes
Feasible Pavement Alternatives: ☒ HMA ☐ PCC ☐ HMA & PCC

Is the project located on a Special Roadway or Network? ☒ No ☐ Yes

Do the limits of the project include one or more signalized intersections? ☒ No ☐ Yes

Is Federal Aviation Administration coordination anticipated? ☒ No ☐ Yes

DESIGN AND STRUCTURAL

Description of the proposed project: This project consists of the replacement of an existing bridge structure, Georgia DOT ID No. 059-5002-0, located on CR 3 / Fowler Mill Road over Little Bear Creek, in Clarke County. The proposed bridge will be constructed on the existing alignment. The total project length would be approximately 0.2 mile.

Major Structures:

Structure	Existing	Proposed
059-5002-0	The bridge consists of one span of steel beams on masonry retaining walls. The bridge span is approximately 32 feet. The bridge deck width is 22.1 foot wide. The bridge carries two 10-foot-wide lanes with no shoulders.	Bridge Length: Approximately 105-foot Deck Width: Approximately 41-foot wide Bridge consists of two 11-foot-wide lanes with 8-foot-wide shoulders. Bridge Elevation: Approximately +2.0 feet

Accelerated Bridge Construction (ABC) techniques anticipated: ☒ No ☐ Yes

Multiple techniques are applicable to this project, but it is unlikely that they will be utilized due to the project size and low concerns from the school district, EMSs, and the County on the off-site detour proposed.

Mainline Design Features:

CR 3 / Fowler Mill	**Functional Classification:** *Major Collector*		
Feature	**Existing**	***Policy**	**Proposed**
Typical Section:			
- Number of Through Lanes	2		2
- **Lane Width(s) (-ft)**	**10**	**11**	**11**
- **Median Width (-ft) & Type**	**n/a**	**n/a**	**n/a**
- **Shoulder Width (-ft) (Outside)**	**5**	**6**	**8 (on bridge)** 8 (6.5 paved roadway)****
- **Cross Slope (%)**	**2**	**2**	**2**
- **Outside Shoulder Slope (%)**	**6**	**6**	**6**
- **Sidewalks (-ft)**	**n/a**	**Guideline Warrant 1 Applies**	**None****
- **Bike Accommodations**	**n/a**	**Guideline Warrant 1 Applies**	**Bikeable Shoulder****
Posted Speed (mph)	45		45
Design Speed (mph)	**Unknown**	**45**	**45**
Minimum Horizontal Curve Radius (-ft)	**Tangent**	**Perform risk assessment**	**Tangent**
Maximum Superelevation Rate (%)	**2 (NC)**	**6 or 8**	**2 (NC)**
Maximum Grade (%) (Rolling)	**4.2**	**8**	**4.2**
Access Control	By Local Permit	By Local Permit	By Local Permit
Design Vehicle	unknown		WB-40
Check Vehicle	unknown		WB-40
Pavement Type	HMA		HMA

**According to current GDOT Design Policy if applicable*

***Athens-Clarke County requests 8-foot shoulders on bridge and 6.5-foot paved shoulders on roadway approaches to be consistent with the Athens In Motion Bicycle and Pedestrian Master Plan (2018).*

Design Exceptions/Design Variances to FHWA or GDOT Controlling Criteria anticipated: None

Design Variances to GDOT Standard Criteria anticipated: None

Lighting Proposed: ☒ No ☐ Yes

Off-site Detours Anticipated: ☐ No ☐ Undetermined ☒ Yes

If yes: Roadway type to be closed: ☒ Local Road ☐ State Route

Detour route selected: ☒ Local Road ☐ State Route

District concurrence with detour route: ☐ No ☒ Received *2024-02-19*

Detour presented to public: ☒ No ☐ Yes

Detour map attached. Early detour coordination responses have been received from:

a. Athens-Clarke County Mayor's Office – No Concerns / Supported
b. EMS – Low Impact / Supported
c. Clarke County School Board – Moderate Concerns / Supported
d. Athens – Clarke County Commissioner's Office – Moderate Concerns / Supported
e. City of Bogart Mayor's Office – Major Concerns / Supported only if project is expedited

The existing bridge was closed to traffic from 2021 to June 2023 to repair deck damages and utilized this detour. The public supported the detour during the recent 2021-2023 bridge/road closure for deck repairs. The moderate

concerns from the School Board pertain to students required to walk without sidewalk. No sidewalk exists currently, and this concern is not a result of the detour. The moderate concerns from the Commissioner's office will be addressed during design and construction by notifying residents impacted by the detour. The major concerns from the City of Bogart Mayor's office will be addressed by expediting the construction with the off-site detour.

Transportation Management Plan [TMP] Required: ☐ No ☒ Yes Non-Significant

INTERCHANGES AND INTERSECTIONS

Interchanges/Major Intersections: *n/a*

Intersection Control Evaluation (ICE) Required: ☒ No ☐ Yes

Roundabout Concept Validation Required: ☒ No ☐ Yes ☐ Completed

UTILITY AND PROPERTY

Railroad Involvement: n/a

Utility Involvements: Atlanta Gas Light, Athens Clarke County (Water & Sewer), AT&T, Charter Communications, Georgia Power Transmission, Jackson EMC, Vero Fiber Networks

SUE Required: ☒ No ☐Yes

Public Interest Determination Policy and Procedure recommended: ☒ No ☐ Yes

Right-of-Way (ROW): Existing width: 50 ft. Proposed width: 130 ft.
Required Right-of-Way anticipated: ☐ None ☒ Yes ☐ Undetermined
Easements anticipated: ☐ None ☐ Temporary ☒ Permanent * ☐ Utility ☒ Other*

***** *Permanent easements include the right to place utilities. Driveway easements anticipated.*

Anticipated total number of impacted parcels:		3
Displacements anticipated:	Businesses:	0
	Residences:	0
	Other:	0
Total Displacements:		0

Location and Design approval: ☐ Not Required ☒ Required

Impacts to federally managed property anticipated: ☒ No ☐ Yes ☐ Undetermined

ENVIRONMENTAL AND PERMITS

Anticipated Environmental Document: *NEPA ~ CE*

Level of Environmental Analysis – The environmental considerations are based on:

☐ A preliminary desktop or screening level environmental analysis and are subject to revision after the completion of resource identification, delineation, and agency concurrence.

☒ Completion of resource identification and delineation and are subject to revision after the completion of agency concurrence.

☐ Completion of resource identification, delineation, and agency concurrence.

MS4 Permit Compliance – Is the project located in a MS4 area? ☐ No ☒ Yes
If yes, is the GDOT MS4 Permit anticipated to apply to all or part of this project? ☒ No ☐ Yes

Is ecology water quality mitigation anticipated? ☒ No ☐ Yes
Will a Non-MS4 Detention Report be required during preliminary design? ☒ No ☐ Yes

Environmental Permits, Variances, Commitments, and Coordination anticipated:
Clean Water Act Section 404 Permit, Special Provision 107.23H, NPDES, NPDES Permit No. GAR100002

Air Quality:

Is the project located in an Ozone Non-attainment area?	☒ No	☐ Yes
Is a Carbon Monoxide hotspot analysis required?	☒ No	☐ Yes

NEPA/GEPA Comments & Information:
Field investigations confirmed the presence of two perennial streams, one non-buffered state water, suitable habitat for protected species and migratory bird habitat, and invasive species within the Environmental Survey Boundary (ESB). No historic resources eligible for listing in the National Register of Historic Places are present within the ESB. Based on a site file search and fieldwork, a Phase 1 Archaeology Resource Report has been prepared and SHPO concurrence is required. No cemeteries are located within the ESB. A Type III Noise Analysis will be prepared. No community resources or 4(f) resources, such as public parks, wildlife refuges, or public recreation areas are located within the ESB. The NEPA document may qualify for a Programmatic Categorical Exclusion.

Public Involvement: A Public Information Open House (PIOH), including detour information, is planned for spring/summer 2024.

COORDINATION, ACTIVITIES, RESPONSIBILITIES, AND COSTS

Constructability/Construction: Seasonal clearing restrictions are expected for species habitats. The road will be closed during construction and an off-site detour will be installed.

Project Meetings: Concept Team Meeting – Held 12/12/2023.

Other coordination to date: Detour coordination letters/questionnaires were sent to Local EMS, Board of Education, and County Board of Commissioners for Athens Clarke County and City of Bogart, see responses attached.

Project Activity	Party Responsible for Performing Task(s)
Concept Development	Arcadis
Design	Arcadis
Right-of-Way Acquisition	Athens Clarke County
Utility Coordination (Preconstruction)	Athens Clarke County
Utility Relocation (Construction)	Utility Owners
Letting to Contract	Athens Clarke County
Construction Supervision	Athens Clarke County
Providing Material Pits	Contractor
Providing Detours	Contractor
Environmental Studies, Documents, & Permits	Arcadis
Environmental Mitigation	N/A
Construction Inspection & Materials Testing	Athens Clarke County

Project Cost Estimate Summary and Funding Responsibilities:

	PE Activities		ROW**	Reimbursable Utilities	CST*	Total Cost
	PE Funding	Section 404 Mitigation				
Date of Estimate:	7/17/2023		10/16/2023	10/27/2023	3/11/2024	
Proposed Funding Source(s):	Federal / State / Local	Federal / State / Local	Local	Local	Federal / State / Local	
Programmed Cost:	$860,000		$200,000	$50,000	$2,500,000	$3,610,000
Estimated Cost:	$860,000	$0.00	$111,000	$29,700	$2,465,991	$3,466,691
Total Cost Difference:						($143,309)

*CST Cost includes Construction, Engineering and Inspection, Contingencies and Asphalt Fuel Price Adjustment. (Contingency of 15% used based on Guidance in Policy 3A-9 for a Bridge Replacement Project at Concept Phase.)

ALTERNATIVES DISCUSSION

Alternative selection:

Preferred Alternative: *Bridge replacement on existing alignment utilizing an off-site detour.*			
Estimated Property Impacts:	**4**	**Estimated Total Cost:**	**$3,466,691**
Estimated ROW Cost:	$111,000	**Estimated CST Time:**	**12 months**
Rationale: This alternative would close CR 3/Fowler Mill Road at the bridge and detour traffic along an off-site detour during construction. The proposed detour would redirect traffic to Atlanta Highway to Cleveland Road. This offsite detour was supported through detour coordination letters received from Clarke County School Board, Athens-Clarke County Mayor's Office, Athens-Clarke County Commissioner's Office, Clarke County Emergency Medical Services and City of Bogart. The normal distance traveled along CR 3/Fowler Mill Road is 2.5 miles. The approximate project length of this alternative is 0.2 miles. This alternative was selected as the preferred alternative. It satisfies the project justification for this project while minimizing cost, property impacts, utility, and environmental impacts.			

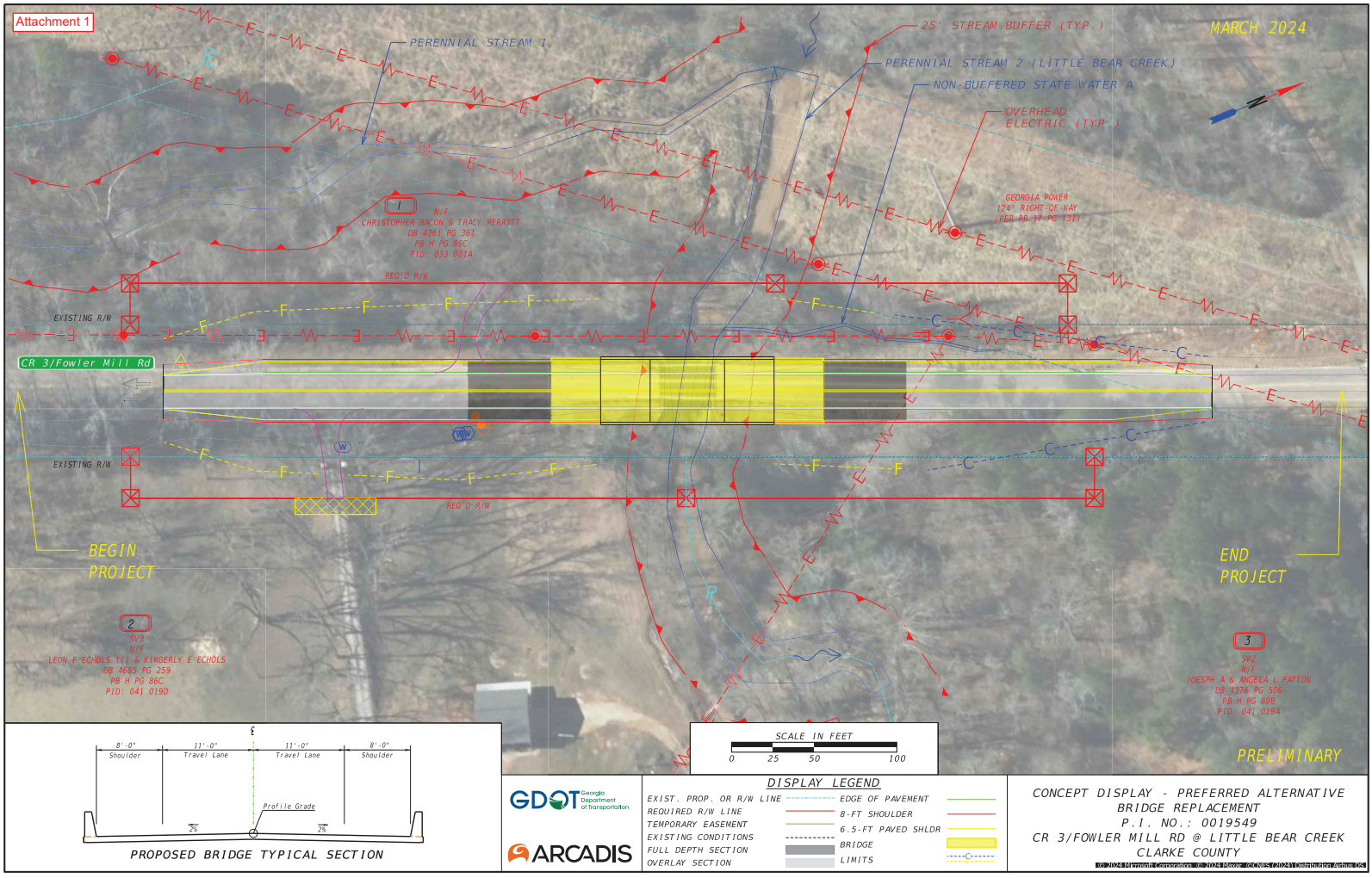
No-Build Alternative: *Leave the existing bridge in place.*			
Estimated Property Impacts:	**0**	**Estimated Total Cost:**	**$0**
Estimated ROW Cost:	**$0**	**Estimated CST Time:**	**0 months**
Rationale: This alternative would not address the need and purpose of this project and would leave a bridge that does not meet current design standards in place.			

Comments: Only one alternative was developed at the request of the Local Government Body (Athens Clarke County) since the existing bridge was closed to traffic from 2021 to June 2023 to repair deck damages and utilized the proposed off-site detour. Additionally, the County requested to reduce the preliminary engineering costs.

LIST OF ATTACHMENTS/SUPPORTING DATA

1. Concept Layout – Preferred Alternative
2. Typical sections
3. Detailed Cost Estimates:
    a. Construction Cost Estimate
    b. Right-of-Way
    c. Utilities
4. Concept Utility Report
5. Approved Traffic Forecast Summary
6. S I & A Report(s)
7. MS4 Concept Report Summary
8. Minutes of Concept Meetings
9. Signed Agreements
    a. Athens-Clarke County commitment
    b. GDOT in lieu of Project Framework Agreement
10. Detour Map
11. Early Detour Coordination Responses

Attachment 1



PROPOSED BRIDGE TYPICAL SECTION

SCALE IN FEET
0 25 50 100

GDOT Georgia Department of Transportation

ARCADIS

DISPLAY LEGEND

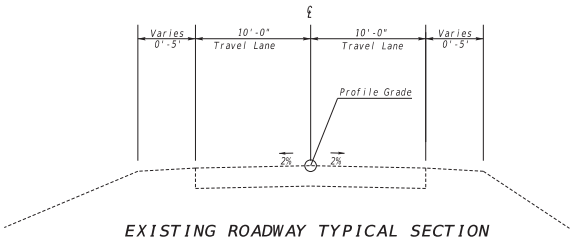
EXIST. PROP. OR R/W LINE	EDGE OF PAVEMENT
REQUIRED R/W LINE	8-FT SHOULDER
TEMPORARY EASEMENT	6.5-FT PAVED SHLDR
EXISTING CONDITIONS	BRIDGE
FULL DEPTH SECTION	LIMITS
OVERLAY SECTION	

CONCEPT DISPLAY - PREFERRED ALTERNATIVE
BRIDGE REPLACEMENT
P.I. NO.: 0019549
CR 3/FOWLER MILL RD @ LITTLE BEAR CREEK
CLARKE COUNTY

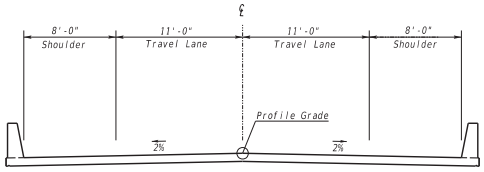
DO NOT DISTRIBUTE OR COPY THIS DRAWING WITHOUT PERMISSION FROM GDOT

3/10/2024 3:00:37 PM JMiddleton | GPLOT-ORD gplotborder-ORD.tbl | 0019549_05.dgn | GDOT | P.I. No. 0019549

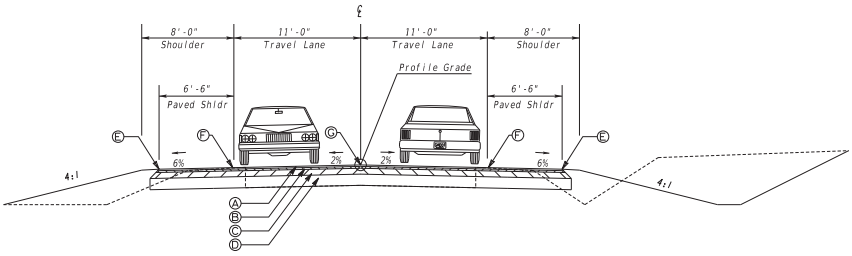
Attachment 2



EXISTING ROADWAY TYPICAL SECTION



PROPOSED BRIDGE TYPICAL SECTION



PROPOSED ROADWAY TYPICAL SECTION

Ⓐ RECYCLED ASPH CONC 9.5 MM SP, TYPE II, GP2 ONLY, INCL BITUM MATL & H LIME (135 LBS/SY)
Ⓑ RECYCLED ASPH CONC 19 MM SUPERPAVE, GP1 OR 2, INCL BITUM MATL & H LIME (220 LBS/SY)
Ⓒ RECYCLED ASPH CONC 25 MM SUPERPAVE, GP1 OR 2, INCL BITUM MATL & H LIME (330 LBS/SY)
Ⓓ GR AGGR BASE CRS, 10 INCH, INCL MATL
Ⓔ PAVEMENT SAFETY EDGE TREATMENT, SEE GA DETAIL P-7
Ⓕ INDENTION RUMBLE STRIPS - GROUND-IN-PLACE (SKIP), SEE GA DETAIL T-25
Ⓖ INDENTION CENTERLINE RUMBLE STRIPS-GROUND IN PLACE (CONTINUOUS), SEE GA DETAIL T-24
Ⓗ PVMT REINF FABRIC STRIPS, TP 2, 18 INCH WIDTH
Ⓘ RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME
Ⓙ MILL ASPH CONC PVMT, VARIABLE DEPTH

GDOT Georgia Department of Transportation

ARCADIS

REVISION DATES

TYPICAL SECTIONS
CR3/FOWLER MILL RD @ LITTLE BEAR CREEK
CLARKE COUNTY

CHECKED: DATE
BACKCHECKED: DATE
CORRECTED: DATE
VERIFIED: DATE

DRAWING No. 05-0001

SPLW-CE 11/30/2020

Georgia Department of Transportation

Interoffice Memo

FILE

PI NUMBER	0019549	PROJECT DESCRIPTION	CR 3/FOWLER MILL ROAD @ LITTLE BEAR CREEK Clarke County
OFFICE	Program Delivery		
DATE	Monday, March 11, 2024		

From: Kimberly W. Nesbitt, State Program Delivery Adminstrator

To: Erik Rohde, P.E., State Project Review Engineer
via email Mailbox: CostEstimatesandUpdates@dot.ga.gov

Subject: **REVISIONS TO PROGRAMMED COSTS**

Project Manager:	Brent Blocker
Management Let Date:	1/15/2027
Management Right of Way Date:	12/15/2025

Cost Estimate Review Iteration

Date of Submittal #1	
Date of Submittal #2	
Date of Submittal #3	

Summary of Programmed Costs and Proposed Revised Costs:

Estimate Type	Cost Estimate Amounts (T-Pro Without Inflation)	Last Estimate Date	Revised Cost Estimate
CONSTRUCTION	$2,500,000.00		$2,465,991.22
RIGHT OF WAY	$200,000.00		$111,000.00
UTILITIES	$50,000.00		$29,700.00

Explanation for Cost Change and Contingency Justification:

(Please note below if the unit prices presented in the construction cost estimate were reviewed or derived by professional estimators external to GDOT.)

The costs are being updated based on conceptual design information. A contingency of 15% has been used based on the values provided in the contingency table in Policy 3A-9 (Cost Estimating Purpose) for Bridge New/Replacement in concept phase.

The unit prices presented in the construction cost estimate were not reviewed or derived by a professional estimator external to GDOT. The unit costs were generally derived using AASHTOWare 24-month statewide item history costs. Lump sum unit costs were derived using recently let GDOT bridge replacement project bid tabulations as well as the engineer's experience.

Attachments:

Detailed Cost Estimate - AASHTOWare generated report
Right-of-Way Cost Estimate
Utility Cost Estimate
Preconstruction Status Report

Attachment 3a

Georgia Department of Transportation

Interoffice Memo

Design Phase Leader Validation of Final QC/QA for Construction Cost Estimate Used In This Revision to Programmed Costs:

Consultant Company or GDOT Design Office:	Arcadis, U.S.
Printed Name:	Janet Middleton, PE
Title:	Principle Engineer/Roadway Design Lead
Signature:	J Middleton
Date:	03/11/2024

FOR PROJECTS WITH A LOCAL SPONSOR	
If the project has a local sponsor, the project manager should ensure that the local authority completes the following validation indicating that it has reviewed the project's construction, right of way, and utilities cost estimates and whether it is in concurrence with the costs presented.	
Please select the appropriate validation below upon review of the cost estimate: ☒ I acknowledge that I have reviewed the project's construction, right of way, and utilities cost estimates and concur with the costs presented. ☐ I acknowledge that I have reviewed the project's construction, right of way, and utilities cost estimates but do not concur with the costs presented.	
Please provide an explanation for non-concurrence.	
Local Authority Name and Title:	Rani Katreeb, PE, Athens-Clarke County, LAP Point of Contact
Local Authority Signature:	
Date:	03/11/2024

Georgia Department of Transportation

Interoffice Memo

Cost Estimate Worksheet:

CONSTRUCTION COST ESTIMATE (Required base estimate entered from AASHTOWare Project Estimation and should not include E&I). →	**A**	$ 2,033,844.66
ENGINEERING AND INSPECTION (The default E&I percentage is 5.0%, but may be adjusted per project scope.) →	**D**	$ 101,692.23

Construction Cost	E&I Percentage	E&I Cost
B	C	D = B x C
$ 2,033,844.66	5%	$ 101,692.23

CONTINGENCY (Refer to the Risk and Contingencies Table included in GDOT Policy 3A-9 Cost Estimating Purpose) →	**I**	$ 320,330.53

Construction Cost	E&I Cost	Construction + E&I	Contingency Percentage	Contingency Cost
E	F	G = E + F	H	I = G x H
$ 2,033,844.66	$ 101,692.23	$ 2,135,536.89	15%	$ 320,330.53

ASPHALT FUEL PRICE ADJUSTMENT (Leave blank if not applicable) →	**Q**	$ 10,123.80

Date	Mar 2024
Regular Unleaded	$3.199/ GAL
Diesel	$4.013/ GAL
Liquid AC	$594.00/ TON

Current Asphalt Fuel Index Prices can be found at the link below:

https://www.dot.ga.gov/GDOT/pages/AsphaltCementFuelPriceIndex.aspx

(Note that the spreasheet should automatically update the liquid AC prices to the current prices, but this may take a few moments depending on your computer's capabilities)

		Tons	Percentage of Asphaltic Concrete	Tons of Asphaltic Concrete	Total Monthly Tonnage of Asphalt Cement (TMT)	Monthly Asphalt Cement Price month project let (APL)	Max. Cap	Monthly Asphalt Cement Price month placed (APM)	Price Adjustment (PA)
					M = Sum of Columns L, T & W				Q = [(P - N) / N)] x M x N
Liquid AC	Description	J	K	L = J x K		N	O	P = (N x O)+N	
	Leveling	55.00 TN	5.00%	2.75 TN	28.41 TN	$594.00/ TON	60%	$ 950.40	$ 10,123.80
	Patching								
	9.5 mm SP	162.00 TN	5.00%	8.10 TN					
	12.5 OGFC								
	12.5 PEM								
	12.5 mm SP								
	19 mm SP	260.00 TN	5.00%	13.00 TN					
	25 mm SP	65.00 TN	5.00%	3.25 TN					
Bituminous Tack Coat		Tack Coat	GL/TN	Tons					
	Description	R	S	T = R/S					
	Tack Coat	304.00 GL	232.8234 GL/TN	1.31 TN					
Bituminous Tack Coat (Surface Treatment)		SY	GL/SY	TN					
	Description	U	V	W = (U x V) / (232.8234 GL/TN)					
	Single Surface Treatment		0.20 GL/SY						
	Double Surface Treatment		0.44 GL/SY						
	Triple Surface Treatment		0.71 GL/SY						

CONSTRUCTION TOTAL COST →	**X = A+D+I+Q**	$ 2,465,991.22
RIGHT OF WAY COST →	**Y**	$ 111,000.00
UTILITIES COST (Provided by Utility Office) →	**Z = Sum of Reimbursable Costs**	$ 29,700.00

Utility Owner	Reimbursable Cost	Utility Owner	Reimbursable Cost
Atlanta Gas Light	$ -		
AT&T	$ 7,000.00		
Athens Clark County - water/sewer	$ -		
Charter Communication - telecom only	$ 4,500.00		
Georgia Power Transmission	$ -		
Jackson EMC - Power only	$ 14,200.00		
Vero Fiber Networks - telecom	$ 4,000.00		

Attachment 3a

GDOT Georgia Department of Transportation

3/11/2024

Project Cost Estimate

Processed on: 3/11/2024 11:41:49 AM

Concept Name:	0019549	**Cost Estimate Name:**	0019549
Concept Description:	CR 3 / Fowler Mill Rd over Little Bear Creek Bridge Re|	**Adhoc Pricing Total:**	$0.00
Spec Year:	21	**Typical Section Total:**	$0.00
Item History:	BHP-ALL	**Estimate Total:**	$2,033,844.66
Cost Estimate Phase:	2-DE		

ITEMS FOR CONCEPT NAME 0019549

0100 - Roadway

Line Number	Item	Quantity	Units	Price	Description	Amount
0005	150-1000	1	LS	50,000.00	TRAFFIC CONTROL - - 0019549	$50,000.00
0015	153-1300	1	EA	122,501.84	FIELD ENGINEERS OFFICE TP 3	$122,501.84
0010	210-0100	1	LS	350,000.00	GRADING COMPLETE - - 0019549	$350,000.00
0020	310-1101	540	TN	57.88	GR AGGR BASE CRS, INCL MATL	$31,255.44
0025	318-3000	33	TN	59.64	AGGR SURF CRS	$1,968.16
0060	433-1200	263	SY	298.84	REINF CONC APPROACH SLAB, INCL SLOPED EDGE	$78,593.68
0065	446-1100	50	LF	16.86	PVMT REINF FABRIC STRIPS, TP 2, 18 INCH WIDTH	$843.01
0070	456-2015	0.26	GLM	10,118.75	INDENTATION RUMBLE STRIPS - GROUND-IN-PLACE (SKIP)	$2,630.87
0075	456-2025	0.13	GLM	8,212.53	INDENTATION CENTERLINE RUMBLE STRIPS-GROUND IN PLACE (CONTINUOUS)	$1,067.63
0080	634-1200	10	EA	268.12	RIGHT OF WAY MARKERS	$2,681.16
0085	641-1100	83	LF	95.64	GUARDRAIL, TP T	$7,937.72
0090	641-1200	325	LF	34.36	GUARDRAIL, TP W	$11,166.67
0095	641-5001	2	EA	2,196.18	GUARDRAIL ANCHORAGE, TP 1	$4,392.35
0100	641-5015	2	EA	3,939.87	GUARDRAIL TERMINAL, TP 12A, 31 IN, TANGENT, ENERGY-ABSORBING	$7,879.74
0100 Total						$672,918.27

Attachment 3a

0110 - Pavement

Line Number	Item	Quantity	Units	Price	Description	Amount
0030	402-1812	55	TN	241.48	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	$13,281.58
0035	402-3102	162	TN	222.65	RECYCLED ASPH CONC 9.5 MM SUPERPAVE, TYPE II, BLEND 1, INCL BITUM MATL & H LIME	$36,069.72
0040	402-3121	65	TN	227.99	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	$14,819.53
0045	402-3190	260	TN	172.46	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2,INCL BITUM MATL & H LIME	$44,839.19
0050	413-0750	304	GL	7.99	TACK COAT	$2,428.27
0055	432-5010	500	SY	20.82	MILL ASPH CONC PVMT, VARIABLE DEPTH	$10,408.28
0110 Total						$121,846.57

0200 - Drainage

Line Number	Item	Quantity	Units	Price	Description	Amount
0105	441-0301	4	EA	3,352.23	CONC SPILLWAY, TP 1	$13,408.93
0110	550-2180	64	LF	91.98	SIDE DRAIN PIPE, 18 IN, H 1-10	$5,886.62
0115	550-4118	4	EA	904.22	FLARED END SECTION 18 IN, SIDE DRAIN	$3,616.88
0120	576-1018	200	LF	83.20	SLOPE DRAIN PIPE, 18 IN	$16,639.24
0125	603-2024	767	SY	92.85	STN DUMPED RIP RAP, TP 1, 24 IN	$71,212.84
0130	603-7000	767	SY	6.07	PLASTIC FILTER FABRIC	$4,658.83
0200 Total						$115,423.34

0300 - Temporary Erosion Control

Line Number	Item	Quantity	Units	Price	Description	Amount
0135	163-0232	1	AC	1,025.06	TEMPORARY GRASSING	$1,025.06
0140	163-0240	28	TN	266.55	MULCH	$7,463.33
0145	163-0301	2	EA	2,867.34	CONSTRUCT AND REMOVE CONSTRUCTION EXITS	$5,734.69
0150	163-0503	4	EA	840.54	CONSTRUCT AND REMOVE SILT CONTROL GATE, TP 3	$3,362.15
0155	163-0520	200	LF	32.49	CONSTRUCT AND REMOVE TEMPORARY PIPE SLOPE DRAIN	$6,497.25
0160	163-0541	4	EA	1,590.90	CONSTRUCT AND REMOVE ROCK FILTER DAMS	$6,363.60

Attachment 3a

0300 - Temporary Erosion Control

Line Number	Item	Quantity	Units	Price	Description	Amount
0165	165-0030	570	LF	1.09	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	$619.93
0170	165-0087	4	EA	189.58	MAINTENANCE OF SILT CONTROL GATE, TP 3	$758.33
0175	165-0101	2	EA	1,129.42	MAINTENANCE OF CONSTRUCTION EXIT	$2,258.84
0180	165-0110	4	EA	365.93	MAINTENANCE OF ROCK FILTER DAM	$1,463.71
0185	165-0310	1	EA	1,026.34	MAINTENANCE OF CONSTRUCTION EXIT TIRE WASH AREA (PER EACH)	$1,026.34
0190	167-1000	2	EA	490.59	WATER QUALITY MONITORING AND SAMPLING	$981.18
0195	167-1500	12	MO	831.90	WATER QUALITY INSPECTIONS	$9,982.82
0200	171-0030	1140	LF	5.83	TEMPORARY SILT FENCE, TYPE C	$6,650.49
0205	643-8200	326	LF	3.74	BARRIER FENCE (ORANGE), 4 FT	$1,218.74
0300 Total						$55,406.46

0400 - Permanent Erosion Control

Line Number	Item	Quantity	Units	Price	Description	Amount
0210	700-6910	2	AC	1,984.49	PERMANENT GRASSING	$3,968.98
0215	700-7000	4	TN	308.95	AGRICULTURAL LIME	$1,235.81
0220	700-8000	2	TN	1,509.27	FERTILIZER MIXED GRADE	$3,018.54
0225	700-8100	100	LB	4.39	FERTILIZER NITROGEN CONTENT	$438.96
0230	716-2000	18050	SY	1.52	EROSION CONTROL MATS, SLOPES	$27,456.58
0400 Total						$36,118.87

0600 - Signing

Line Number	Item	Quantity	Units	Price	Description	Amount
0235	636-1033	18	SF	29.13	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	$524.33
0240	636-1036	18	SF	32.99	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	$593.78
0245	636-1045	30	SF	29.75	HIGHWAY SIGNS, TP 2 MATL, REFL SHEETING, TP 11	$892.55
0250	636-2070	72	LF	13.98	GALV STEEL POSTS, TP 7	$1,006.32

Attachment 3a

0600 - Signing

Line Number	Item	Quantity	Units	Price	Description	Amount
0255	636-2090	14	LF	16.38	GALV STEEL POSTS, TP 9	$229.25
0260	636-5020	12	EA	110.83	DELINEATOR, TP 2	$1,329.92
0600 Total						$4,576.15

0610 - Pavement Marking

Line Number	Item	Quantity	Units	Price	Description	Amount
0265	653-1501	1060	LF	1.17	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	$1,240.00
0270	653-1502	1060	LF	1.20	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	$1,268.27
0275	654-1001	30	EA	9.02	RAISED PVMT MARKERS TP 1	$270.49
0280	657-1085	210	LF	9.97	PREFORMED PLASTIC SOLID PVMT MKG, 8 IN, CONTRAST (BLACK-WHITE), TP PB	$2,094.65
0285	657-6085	210	LF	9.94	PREFORMED PLASTIC SOLID PVMT MKG, 8 IN, CONTRAST (BLACK-YELLOW), TP PB	$2,087.59
0610 Total						$6,961.00

0801 - Bridge 1

Line Number	Item	Quantity	Units	Price	Description	Amount
0290	540-1102	1	LS	50,000.00	REMOVAL OF EXISTING BR, BR NO - - 059-5002-0	$50,000.00
0295	543-9000	1	LS	970,594.00	CONSTRUCTION OF BRIDGE COMPLETE - - Bridge 1	$970,594.00
0801 Total						$1,020,594.00

Attachment 3a

ADHOC PRICING FOR CONCEPT NAME 0019549

Attachment 3a

TYPICAL SECTIONS FOR CONCEPT NAME 0019549

Attachment 3a

TOTALS FOR CONCEPT NAME 0019549

ITEMS COST:	$2,033,844.66
TYPICAL SECTION:	$0.00
AD-HOC PRICING:	$0.00
ESTIMATED COST:	$2,033,844.66
CONTINGENCY PERCENT:	
ENGINEERING AND INSPECTION:	
ESTIMATED COST WITH CONTINGNECY AND E&I:	

CONFIDENTIALITY NOTICE: This document may contain confidential and/or privileged information. Any unauthorized duplication, disclosure,distribution/retransmission of taking of any action in reliance upon the material in this document is strictly forbidden.

Attachment 3b

GEORGIA DEPARTMENT OF TRANSPORTATION
PRELIMINARY ROW COST ESTIMATE SUMMARY

Date: 9/11/2023 Project: N/A

Revised: County: Clarke

PI: 19549

Description: CR 3/Fowler Mill Road at Little Bear Creek

Project Termini: CR 3/Fowler Mill Road at Little Bear Creek

Existing ROW: Varies

Parcels: 3 Required ROW: Varies

Land and Improvements	$24,938.25
Proximity Damage	*$0.00*
Consequential Damage	*$0.00*
Cost to Cures	*$0.00*
Trade Fixtures	*$0.00*
Improvements	*$10,000.00*
Valuation Services	$9,000.00
Legal Services	$39,525.00
Relocation	$9,000.00
Demolition	$0.00
Administrative	$28,500.00
TOTAL ESTIMATED COSTS	$110,963.25
TOTAL ESTIMATED COSTS (ROUNDED)	***$111,000.00***

Prepared By: Cheryl H. Brewer Cheryl H Brewer 9/12/2023

Print Name Signature Date

Cost Estimation Supervisor : Valencia Carter Valencia Carter 10/16/2023

Print Name Signature Date

NOTE: Superviser is only attesting that the estimate was completed using the correct information provided for the the project. The Supervisor is not attesting to property values or the accuracy of the market value estimations provided in this report. No Market Appreciation is included in this Preliminary Cost Estimate.

Comments:

allsop

Attachment 3c

ATHENS CLARKE COUNTY

SUBJECT

Project No: **N/A** Office: **District 1 - Athens**
County: **Clarke** Date: **October 27, 2023**
P.I.#: **0019549**

Description: ***CR 3/Fowler Mill Road @ Little Bear Creek in Clark County***

FROM: **Rani Katreeb, P.E., Interim Director, Transportation and Public Works**
Athens-Clark County Unified Government

TO: **Brent Blocker, GDOT Project Manager**

SUBJECT: **CONCEPT UTILITY COST ESTIMATE**

A review of utilities located on the above referenced project has been conducted based on a concept layout. Listed below is a breakdown of the anticipated reimbursable, non-reimbursable cost, and in contract costs.

Utility Owner	Reimbursable	Non-Reimbursable	In Contract/CIA	Estimate Based on
Atlanta Gas Light Company	$0.00	$0.00	$0.00	Mapping only/no conflict
AT&T(D) - telecom	$7,000.00	$0.00	$0.00	Mapping only
Athens Clark County – water/sewer	$0.00	$0.00	$60,000.00	Water Only -Mapping only
Charter Communication – telecom only	$4,500.00	$0.00	$0.00	Mapping only/no conflict
Georgia Power Transmission - power	$0.00	$0.00	$0.00	Mapping only
Jackson EMC – Power only	$14,200.00	$0.00	$0.00	Mapping
Vero Fiber Networks – telecom	$4,000.00	$0.00	$0.00	
Total 0.00%	$29,700.00	$0.00	$60,000.00	
Department Responsibility 0.00%	$0.00	$0.00	$0.00	
Local Sponsor Responsibility 100.00%	$29,700.00	$0.00	$60,000.00	

Estimates are lump sum and based on the best available information at the current stage. Unforeseen prior rights information may be provided by the Utility Company in the future which cause some non-reimbursable costs to shift to the reimbursable cost column.

If additional information is needed, please contact me at 706-613-3440 extension 6712.

cc:
Nicholas Fields, State Utilities Administrator
Yulonda Pride-Foster, District 1 Utilities Manager
Kevin DeWitt, Area Manager
Derick Mason, ACCGov Engineering Administrator
Brad McCook, ACCGov Utility Coordinator
File

DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
ADMINISTRATIVE DIVISION
P. O. Box 1868 • Athens, Georgia 30603 • (706) 613-3440 • FAX (706) 613-3444

Attachment 4

Original Version: May 24, 2013
Revision: April 5, 2018
Revision: March 16, 2023

Concept Utility Report

Project Number: N/A

District: 1

County: Clarke

Prepared by: Janet Middleton

P.I. # 0019549

Date: 2/29/2024

Project Description: CR 3/Fowler Mill Road @ Little Bear Creek in Clarke County, GA

The information provided herein has been gathered from field visits and serves as an estimate. Nothing contained in this report is to be used as a substitute for 1st Submission or SUE.

Are SUE services recommended? No

Level: ☐A ☐B ☐C ☐D

Public Interest Determination (PID):

☐Automatic ☐Mandatory ☐Consideration ☒No Use ☐Exempt

Is a separate utility funding phase recommended? No

Potential Project (Schedule/Budget) Impacts: N/A

Capital Improvement Projects (Utilities) Anticipated in the Area: N/A

Project Specific Recommendations for Avoidance/Mitigation: N/A

Right of Way Coordination: Recommend any easements be purchased as RW or with the right to place utilities

Environmental Coordination: N/A

Additional Remarks: N/A

Attachment 4

Original Version: May 24, 2013
Revision: March 8, 2018
Revision: March 16, 2023

Utilities have facilities within the project limits.

Utilities have been identified using field visits.

Facility Owner	Facility Owner Contact Email Address	Existing Facilities/ Appurtenances	General Description of Location	Facilities to Avoid *approx. limits*	Facilities Retention Recommended *approx. limits*	Comments
Atlanta Gas Light Company	Click here to enter text.	**Gas**	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
AT&T(D)	Click here to enter text.	**Telecom**	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Athens Clark County	Click here to enter text.	**Water/Sewer**	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Charter Communication	Click here to enter text.	**Telecom**	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Georgia Power Transmission	Click here to enter text.	**Power**	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Jackson EMC	Click here to enter text.	**Power**	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Vero Fiber Networks	Click here to enter text.	**Telecom**	Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.

Note: *To add additional rows, click the bottom right corner of the box above, then click the blue* + *that will appear. Please add additional rows prior to entering text.*

Attachment 5

Georgia Department of Transportation

Interoffice Memo

FILE: Clarke County
P.I. # 0019549

DATE: November 15, 2023

FROM: Matt Markham, Deputy Director of Planning

TO: Kimberly Nesbitt, State Program Delivery Administrator
Attention: Brent Blocker

SUBJECT: **Reviewed** Traffic Data Report for CR 3/Fowler Mill Road at Little Bear Creek

Per request, we have reviewed the consultant's design traffic forecast for the above project. Based on the information furnished, we find the design traffic forecast to be satisfactory, and the design traffic forecasting task to be complete for the above project. The reviewed and approved design traffic forecast for the above project is shown below.

BRIDGE- ID 059-5002-0

	2023 (Existing Year)	2029 (Base Year)	2031 (Base Year +2)	2049 (Design Year)	2051 (Design Year +2)
AADT	1200	1325	1375	1825	1875
DHV (AM/PM)	60/120	65/130	70/135	90/180	95/190
K% (AM/PM)	5.0%/10.0%	Same as Existing Year			
D% (AM/PM)	50.4%/66.8%				
24 HR. T% - S.U.	6.5%				
24 HR. T% - COMB	1.5%				
24 HR. T% - TOTAL	8.0%				
T% - S.U. (AM/PM)	8.5%/6.0%				
T% - COMB. (AM/PM)	0.5%/1.0%				
T% - TOTAL (AM/PM)	9.0%/7.0%				

If you have any questions concerning this information please contact Andre Washington at 404-631-1925.

Keith McCage
HNTB
Design Traffic Consultant to GDOT
404-946-5731
MM/KAM

Georgia Department of Transportation
Bridge Inventory Data Listing

Attachment 6

Processed Date:Feb-22-2023 22:34:17 PM

Parameters: Bridge Serial Number

Bridge Serial Number: 059-5002-0 **County: Clarke**

Location & Geography

Structure ID:	059-5002-0
200 Bridge Information:	96
*6 Feature Intersected:	LITTLE BEAR CREEK
*7A Route Number Carried:	CR00003
*7B Facility Carried:	FOWLER MILL ROAD
9 Location:	0.75 MI N OF BOGART
2 GDOT District:	1-District One- Gainesville
*91 Inspection Frequency:	24 Date: May-04-2021
92A Fracture Critical Insp. Freq:	N Date:
92B Underwater Insp Freq:	N00 Date:
92C Other Spc. Insp Freq:	N00 Date:
* 4 Place Code:	3432
*5A Inventory Route(O/U):	1
5B Route Type:	4-County highway
5C Service Designation:	1-Mainline
5D Route Number:	00003
5E Directional Suffix:	0-N/A
*16 Latitude:	33 - 57.9192
*17 Longtitude:	83 - 31.3547
98A Border Bridge:	98B: GA% 0
99 ID Number:	
*100 STRAHNET:	0-The inventory route is not a STRAHNET route.
12 Base Highway Network:	Yes
13A LRS Inventory Route:	592000300
13B Sub Inventory Route:	0
101 Parallel Structure:	N-No parallel structure exists.
*102 Direction of Traffic:	2-2 - way traffic
*264 Road Inventory Mile Post:	1.39
*208 Inspection Area:	Area 02
*104 Highway System:	0-Inventory Route is not on the NHS.
*26 Functional Classification:	17-Urban Collector
*204A Federal Route Type:	0 - Not located on a Federal Aid Route
*204B Federal Route Number:	0
105 Federal Lands Highway:	0-N/A
*110 Truck Route:	0-The inventory route is not part of the national network for trucks.
217 Benchmark Elevation:	0000.00
* Location ID No:	059-00003X-001.39N

218 Datum:	0- Not Applicable
*19 Bypass Length:	3
*20 Toll:	3-On free road. The structure is toll-free and carries a toll-free highway.
*21 Maintenance Responsibility:	2-County Highway Agency
*22 Owner:	2-County Highway Agency
*31 Design Load:	0-Unknown
37 Historical Significance:	5-Bridge is not eligible for the NRHP.
205 Congressional District:	010
27 Year Constructed:	1959
106 Year Reconstructed:	
33 Bridge Median:	0-No median
34 Skew:	0
35 Structure Flared:	0-No flare
38 Navigation Control:	0-No navigation control on waterway(bridge permit not required).
213 Special Steel Design:	0- Not applicable or other
267A Type Paint Super Structure:	2- Non-Lead Oil Alkyd System (System IV) Year : 1999
267B Type Paint Sub Structure:	0- Not Applicable Year : 1999
*42A Type of Service On:	1-Highway
*42B Type of Service Under:	5-Waterway
214A Movable Bridge:	0- No portion of the structure is movable,
214B Operator on Duty:	0
203 Type Bridge:	A- Spread footing. A. Masonry M. Steel M. Steel
259 Pile Encasement:	3
*43A Structure Type Main material:	3-Steel
*43B Structure Type Main Type:	2-Stringer/Multi-beam or girder
45 Number of Main Spans:	1
44 Structure Type Approach:	A: 0-Other B 0-Other :
46 Number of Approach Spans:	0
226 Bridge Curve:	A: Vertical: NoB: Horizontal: No
111 Pier Protection:	
107 Deck Structure Type:	6-Corrugated Steel
108A Wearing Surface Type:	6-Bituminous
108B Membrane Type:	0-None
108C Deck Protection:	0-None
265 Underwater Inspection Area:	0-No Underwater inspection required

Signs & Attachments

225 Expansion Joint Type:	00- No expansion joint.
242 Deck Drains:	0- None.
243A Parapet Location:	0- None present.
243B Parapet Height:	0.00
243C Parapet Width:	0.00
238A Curb Height:	0.0
238B Curb Material:	0- None.
239A Handrail Left:	2- Steel.
239B Handrail Right:	2- Steel.
*240 Median Barrier Rail:	0- None.
241A Bridge Median Height:	0
241B Bridge Median Width:	0
*230A Guardrail Location Direction Rear:	6- Both sides, approach and continuous.
*230B Guardrail Location Direction Fwrd:	6- Both sides, approach and continuous.
*230C Guardrail Location Opposing Rear:	0- None.
*230D Guardrail Location Opposing Fwrd:	0- None.
244 Approach Slab:	0- None.
224 Retaining Wall:	4- Masonry.
233 Posted Speed Limit:	45
236 Warning Sign:	Yes
234 Delineator:	Yes
235 Hazard Boards:	Yes
237A Gas:	00- Not Applicable
237B Water:	00- Not Applicable
237C Electric:	00- Not Applicable
237D Telephone:	00- Not Applicable
237E Sewer:	00- Not Applicable
247A Lighting: Street:	No
247B Navigation:	No
247C Aerial:	No
*248 County Continuity No.:	0
36A Bridge Railings:	0-Inspected feature does not meet currently acceptable stds. or a safety feature is required and none is provided.*
36B Transition:	0-Inspected feature does not meet currently acceptable stds. or a safety feature is required and none is provided.*
36C Approach Guardrail:	0-Inspected feature does not meet currently acceptable stds. or a safety feature is required and none is provided.*
36D Approach Guardrail Ends:	0-Inspected feature does not meet currently acceptable stds. or a safety feature is required and none is provided.*

Georgia Department of Transportation
Bridge Inventory Data Listing

Attachment 6

Processed Date:Feb-22-2023 22:34:17 PM

Bridge Serial Number: 059-5002-0 **County:** Clarke

Programming Data		**Measurements:**			**Ratings and Posting**		
201 Project Number:	0019549	*29 AADT:		720	65 Inventory Rating Method:	1-Load Factor(LF)	
202 Plans Available:	1 - No Plans Available.	*30 AADT Year:		2011	63 Operating Rating Method:	1-Load Factor(LF)	
249 Proposed Project Number:		109 % Truck Traffic:		1	66A Inventory Type:	2 - HS loading.	
250A Reconstruction Approval Status:	No	* 28A Lanes On:		2	66B Inventory Rating:	25	
250B Route Approval Status:	No	*28B Lanes Under:		0	64A Operating Type:	2 - HS loading.	
250C Approval Status Definition:	0	210A Tracks On:		0	64B Operating Rating:	43	
250D Approval Status Federal:	0	210B Tracks Under:		0	**231Calculated Loads**		**Posting Required**
251Project Identification Number:	0000000	* 48 Maximum Span Length:		32	*231A H-Modified:*	21.0	No
252 Contract Date:		* 49 Structure Length:		32	*231B Type3/Tandem:*	22.0	No
260 Seismic Number:	00000	51 Bridge Roadway Width:		20.3'	*231C Timber:*	28.0	No
75A Type Work Proposed:	31-Replacement of bridge or other structure because of substandard load carrying capacity or substantial bridge roadway geometry.	52 Deck Width:		22.1'	*231D HS-Modified:*	30.0	No
75B Work Done by:	1-Work to be done by contract	* 47 Total Horizontal Clearance:		20.2999992370605'	*231E Type 3S2:*	32.0	No
94 Bridge Improvement Cost:(X$1,000)	$36	50A Curb / Sidewalk Width Left:		0.0	*231F Piggyback:*	0.0	No
95 Roadway Improvement Cost: (X$1,000)	$32	50B Curb / Sidewalk Width Right:		0.0	261 H Inventory Rating:	16	
96 Total Improvement Cost: (X$1,000)	$79	32 Approach Rdwy. Width:		20.0'	262 H Operating Rating:	27	
76 Improvement Length:	243.0'	***229 Approach Roadway**			67 Structural Evaluation:	5	
97 Year Improvement Cost Based On:	1990	*Rear Shoulder Left: Width:*	5	*Right Width:*5.5 Type: 8 - Grass (Dirt).	58 Deck Condition:	4-POOR CONDITION - advanced section loss, deterioration, spalling or scour	
114 Future AADT:	1080	*Fwd Shoulder: Left Width:*	5	*Right Width:*5.5 Type: 8 - Grass (Dirt).	59 Superstructure Condition:	7-GOOD CONDITION - some minor problems.	
115 Future AADT Year:	2031	*Rear Pavement: Width:*	20.0	*Type:*2- Asphalt.	* 227 Collision Damage:	0	
		Forward Pavement: Width:	20.0	*Type:*2- Asphalt.	60A Substructure Condition:	6-SATISFACTORY CONDITION - structural elements show some minor deterioration.	
		Intersection Rear:	0	*Forward:*0	60B Scour Condition:	7-TRIVIAL SCOUR PRESENT â€" Some scour/wash can be found near the structural members. This scour/wash is very small or almost unnoticeable.	
Hydraulic Data		53 Minimum Vertical Clearance Over Rd:		99' 99"	60C Underwater Condition:	10-NOT APPLICABLE	
113 Scour Critical:	U-Bridge with "unknown" foundation that has not been evaluated for scour. Until risk can be determined, a plan of action should be developed and implemented to reduce the risk to users from abridge failure during and immediately after a flood event (see HEC 23).	54A Under Reference Feature:		N-Feature not a highway or railroad	71 Waterway Adequacy:	8-Equal to present desirable criteria	
216A Water Depth:	.7	54B Minimum Clearance Under:		0' 0"	61 Channel Protection Cond.:	7-Bank protection is in need of minor repairs. River control devices and embankment protection have a little minor damage. Banks and/or channel have minor amounts of drift.	
216B Bridge Height:	15.2	***228 Minimum Vertical Clearance**			68 Deck Geometry:	3	
222 Slope Protection:	1	*228A Actual Odometer Direction:*		99'99"	69 UnderClr. Horz/Vert:	N	
221A Spur Dike Rear:		*228B Actual Opposing Direction:*		99'99"	72 Approach Alignment:	8-Equal to present desirable criteria	
221B Spur Dike Fwd:		*228C Posted Odometer Direction:*		0'0"	62 Culvert:	N-Not applicable. Used if structure is not a culvert.	
219 Fender System:	0- None.	*228D Posted Opposing Direction:*		0'0"	70 Bridge Posting Required:	0-> 39.9% below	
220 Dolphin:	0-None.	55A Lateral Underclearance Reference:		N-Feature not a highway or railroad	41 Struct Open, Posted, CL:	K-Bridge closed to all traffic	
223A Culvert Cover:	0.0	55B Lateral Underclearance on Right:		0.0	* 103 Temporary Structure:	No	
223B Culvert Type:	0- Not Applicable	56 Lateral Underclearance on Left:		0.0	**232 Posted Loads**		
223C Number of Barrels:	0	10A Direction of Travel for Max Min:		0	*232A H-Modified:*	0.0	
223D Barrel Width:	0.0	10B Max Min Vertical Clearance:		99'99"	*232B Type3/Tandem:*	0.0	
223E Barrel Height:	0.0	245A Deck Thickness Main:		0.2	*232C Timber:*	0.0	
223F Culvert Length:	0.0	245B Deck Thickness Approach:		0.0	*232D HS-Modified:*	0.0	
223G Culvert Apron:	0	246 Overlay Thickness:		5	*232E Type 3s2:*	0.0	
39 Navigation Vertical Clearance:	0.0'				*232F Piggyback:*	0.0	
40 Navigation Horizontal Clearance:	0				253 Notification Date:	Feb-01-1901	
116 Navigation Vertical Clear Closed:	0.0				258 Federal Notify Date:	Feb-01-1901	

Attachment 7

P.I. Number: 0019549

PLE Evaluation

Attach the following checklist information to the Concept Report Template:

Is there a Project Level Exclusion that applies to this project: ☐ No ☒ Yes

If yes, please indicate which of the following exclusions apply:

☒ 1. Roadways that are not owned or operated (maintained) by GDOT may not require post-construction BMPs. Coordinate with the appropriate local government or entity to determine stormwater management requirements.

☐ 2. The project location is not within a designated MS4 area.

☐ 3. Maintenance and safety improvement projects whereby the sites are not connected and disturb less than one acre at each individual site. This includes projects such as repaving, bridge maintenance, maintenance projects that do not add impervious surface area, driveway access paving, shoulder paving and building, fiber optic line installation, sign addition, safety projects whereby the sites are not connected and the individual site disturbs less than one acre, and sound barrier installation.

☐ 4. Projects that have their environmental documents approved or right-of-way plans submitted for approval on or before June 30th, 2012.

5. Road projects that disturb less than 1 acre or for site development projects that add less than 5,000 ft^2 of impervious area **(Evaluate during Preliminary Design).**

☐ 6. Projects in MS4 areas added to GDOT's 2017 MS4 permit with concept approval (start of preliminary engineering) before January 3, 2018.

Attachment 8

Minutes

CONCEPT TEAM MEETING MINUTES
PI 0019549, Clarke
CR 3/Fowler Mill Road at Little Bear Creek

DATE
December 12, 2023

ORGANIZER
Brent Blocker, Project Manager
GDOT Office of Program Delivery
(912) 290-1876
BBlocker@dot.ga.gov

TIME
10:00 AM

LOCATION
MS Teams

PARTICIPANTS
See attached Attendee list

- **WELCOME**
  - Brent Blocker (OPD) welcomed everyone to the Concept Team Meeting (CTM)
- **INTRODUCTIONS OF EACH ATTENDEE**
- **PROJECT IDENTIFICATION**
  - PI 0019549, Clarke County, CR 3/Fowler Mill Road at Little Bear Creek
  - Local Let Project
  - Local Sponsor – Athens-Clarke County Unified Government (ACC)
  - Funding:
    - GDOT - CST
    - Locals – PE, ROW, UTIL
- **PROJECT SCHEDULE/ STATUS**
  - Brent updated that the project is on-schedule with no recovery plans currently needed
  - Programming schedule dates are covered in the Project Presentation
  - Draft Concept Report is one ProjectWise for review and comment
- **POWERPOINT PRESENTATION** (*added to ProjectWise after the CTM*)
  - Arcadis PM – Scott Athey
  - Arcadis Design Phase Leader – Janet Middleton

1. **PROJECT BACKGROUND**
   a. Location:
      i. Located 0.75 MI N OF BOGART
   b. Description:
      i. This project proposes to replace the existing bridge (structure ID 059-5002-0) on CR 3 / FOWLER MILL ROAD @ LITTLE BEAR CREEK
   c. Schedule:
      i. Final Concept Approval – April 2024
      ii. ROW Authorization – Dec 2025
      iii. Let Date - Jan 2027
      iv. Open to Traffic – 2029

2. **PROJECT JUSTIFICATION**
   a. Prepared By: Office of Bridge Design and Maintenance (02/202/2023)

   This bridge (structure ID number 059-5002-0; County Road 3/ Fowler Mill Road over Little Bear Creek) was built in 1959. The bridge consists of one span of steel girders supported on masonry abutments. The design load is unknown. The substructure is in fair condition with vertical cracking on abutment wingwalls. This bridge is scour critical. Corrosion with heavy pitting is present in the bearing areas at both abutments. The bridge was closed to traffic from 2021 to 2023 by the county due to two holes found in the deck pan and was repaired. Due to the condition of this bridge, and it being scour critical, replacement is necessary.

3. **EXISTING CONDITIONS**
    a. Existing Bridge
        i. **See description in Project Justification statement*
    b. Existing Roadway
        i. Major Collector – Rural
        ii. (2) – 10 ft. lanes
        iii. 5 ft. shoulders (0-ft paved)
    c. Adjacent Projects
        i. 0013764 SR 8/SR 216/US29 @ CR 64/McNutt Creek Rd Reconstruction and Rehabilitation
        ii. 0013765 SR 8/SR 216/ US 29 @ CR 263/Mars Hill Rd Reconstruction and Rehabilitation
        iii. 0019182 SR 8/SR 316 from SR 20/Gwinnett to SR 10/Oconee Reconstruction and Rehabilitation
        iv. M005881 SR 10/US78 from Walton County Line to SR 8 Resurfacing

4. **ENVIRONMENTAL**
    a. NEPA
        i. PCE is likely
    b. Natural Resources
        i. 2 perennial streams
        ii. 1 non-buffered state water
        iii. Presence of state protected species assumed, Special Provisions
        iv. ERSR approved June 2023
        v. ARDR approved August 2023
        vi. USACE Regional Permit 32 anticipated
    c. History
        i. No eligible historic properties
        ii. NHPA approved September 2023
    d. Archaeology
        i. No eligible archaeological resources
        ii. SHPO concurrence received November 2023
    e. Public Information Open House with Detour Information - August 2024
        i. Avoidance & Minimization Measures Meeting (A3M) – June 2024

5. **TRAFFIC DATA**
    a. Traffic Forecast Memo – approved 11/15/2023
        i. Existing (2023) AADT – 1200
        ii. Base Year (2029) AADT – 1325
        iii. Design Year (2049) AADT - 1825

6. **DESIGN FEATURES** (proposed)
    a. Lane Width – 11 ft. (2 lanes)
    b. Posted and Design Speed – 45 mph
    c. Shoulder Width (roadway) – 8 ft. (6.5 ft. paved)*
    d. Shoulder Width (bridge) – 8 ft.*
    e. Maximum Grade (%) – Less than 8%
    f. Complete Streets – Guidelines are met (within 1.0 mile of Cleveland Rd Elementary School), but warrants were not met.
    g. Design Variance – None anticipated

    **Note – at the request of Athens-Clarke County Unified Government to align with Local Planning documents.*

7. **PREFERRED ALTERNATIVE**
    a. Replacement on existing alignment by utilizing an off-site detour
    b. Right-of-way acquisition will be needed (4 parcels)
    c. Bridge Typical Section
        i. (2) 11 ft. lanes
        ii. 8 ft. shoulders + barrier
    d. Roadway Typical Section
        i. (2) 11 ft. lanes

ii. 8 ft. rural shoulders (6.5 ft. paved)

Note - *The conceptual design display was shared virtually with the group on-screen*

8. DETOUR

a. Off-site Detour utilized during construction
b. Detour route via Atlanta Highway/State Route 8 and Cleveland Road
   i. Detour Route Length = 1.8 miles
   ii. Normal Route length = 2.5 miles
   iii. Net Length Increase = -0.7 miles
c. Public Information Open House – anticipated in August 2024
d. Detour Early Coordination
   i. Letter packages sent to - *City of Athens, Clarke County EMS, Clarke County School Board, Clarke County Government, City of Bogart*
   ii. Replies received from all (5) Stakeholders
   iii. All support the detour if it expedites construction

Note - *Detour Map display was shared virtually with the group on-screen*

9. PROJECT COORDINATION

a. Right-of-Way
   i. Existing Width = 50 ft.
   ii. Proposed Width = 130 ft.
   iii. Potential Impacts = 4 parcels
b. Utilities (*none attached to the existing bridge*)
   i. No utilities attached to the existing bridge
   ii. SUE is not anticipated
   iii. Utility Owners:

Atlanta Gas Light	Charter Communications	Vero Fiber Networks
Athens-Clarke County Water/Sewer	Georgia Power Transmission	
AT&T	Jackson EMC (power only)	

c. Stakeholders

10. OTHER ALTERNATIVES

a. No Build Alternative
   i. Design Load Unknown
   ii. Scour Critical
   iii. Does not meet the Project Justification Statement
b. Alternative 1
   i. An additional alternative for offset alignment was not evaluated
   ii. The Local Sponsor, Athens-Clarke County requested to control project costs in alignment with the current project funding
   iii. The Offsite Detour has support
   iv. The Detour route is familiar and was utilized previously (2 yrs.) while the bridge was closed

11. PROJECT COST ESTIMATE

	PE	Section 404 Mitigation	ROW	Reimbursable Utilities	Construction	Total Cost
Programmed Cost	$860,000	$0	$200,000	$50,000	$2,500,000	$3,610,000
Estimated Cost	$860,000	$0	$111,000	$29,700	$2,482,687	$3,483,387
Total Cost Difference						($126,613)

a. Lump sum Items:
   i. 150-1000 Traffic Control - $100,000
   ii. 210-0010 Grading Complete - $500,000

iii. 540-1102 Removal of Existing Bridge @ $50/SF
iv. 543-9000 Construction of Bridge @ $225/SF

12. DISCUSSION COMMENTS

a. Office of Planning Comments – *No comments*
b. Office of Bridge Design Comments – *No comments*
c. Office of Construction Comments – *No comments*
d. State/District Right-of-Way Comments – *No comments*
e. Office of Environmental Services Comments – *No comments*
f. State/District Utilities Comments
    i. Anousheh Lawrence:
        1. Utilities will need to be coordinated by the locals
        2. If there could be an impact to the Georgia power easement, early coordination is recommended

g. Local Government Agreements – *None applicable*
h. Office of Design Policy Comments – *No comments*
i. Office of Engineering Services Comments – *No comments*
j. Office of Intermodal Comments – *No comments*
k. State/District Maintenance Comments – *No comments*
l. Office of Materials and Testing Comments – *No comments*
m. Office of Program Delivery Comments – *No comments*
n. Office of Roadway Design Comments – *No comments*
o. State/District Traffic Ops Comments
    i. Comments provided via email before the meeting and will be addressed in the Concept Report
p. District Comments
    i. Justin Lott (D1 Preconstruction):
        1. Edit the bridge width on page 4 of the Draft Concept Report
        2. Edit grade listed to the existing maximum grade on page 4 of the Draft Concept Report
        3. Check Minor Pavement Design and confirm if 10” of GAB is correct?
            a. Janet Middleton confirmed it is correct and based on region of the state
    ii. Joel Seagraves (D1 Design):
        1. Why is SUE not being performed?
            a. Brent Blocker expressed that the Utilities are the responsibility of the Local Government and not required with the project agreement.
            b. Rani Katreeb agreed and responded that Athens-Clarke County is responsible for the PE, Utilities, and R/w and GDOT is responsible for Construction.
        2. Should Accelerated Bridge Construction (ABC) be considered for this project?
            a. Ross Walker replied that typically a project of this size would not utilize those techniques with an offsite detour. It would only expedite the construction from 6 months to 3 months and the cost outweighs the benefits.
        3. Would this project utilize Box Beams?
            a. Ross Walker replied that the structural team has not investigated box beams to date, but box beams and/or Type 1 mods is something that can be considered in preliminary bridge design.
q. Additional Comments and Concerns from Attendees
    i. Brent Blocker questioned if the new TIP form was completed by the Local Government (ACC)?
        1. Rani Katreeb stated the form was completed and just approved (12/6/2023)
        2. Janet Middleton confirmed the new form will be added to the Concept Report.

13. ACTION ITEMS

a. Comments are due back on the Concept Report by 12/26/2023; however, the date was agreed to be moved to 12/31/2023 due to the Holiday.

The meeting was adjourned.

Attachment 8

ATTENDANCE LOG

Meeting	Concept Team Meeting
Project	**0019549 - CR3/Fowler Mill Road at Little Bear Ck**
Date	Tuesday, December 12, 2023
Time	10:00 a.m.
Place	MS Teams (virtual)

Name	Email	Agency/Company	Role/Office
Blocker, Brent	BBlocker@dot.ga.gov	GDOT	Program Delivery Project Manager
Athey, Scott	scott.athey@arcadis.com	Arcadis	Project Manager
Lawrence, Anousheh	ALawrence@dot.ga.gov	GDOT	District 1 Utilities
Cameron, Derrick	DCameron@dot.ga.gov	GDOT	Program Delivery
Grayson, Kimberly S	KGrayson@dot.ga.gov	GDOT	Office of Planning
Tilt, Rhonda	Rhonda.Tilt@arcadis.com	Arcadis	NEPA Lead
Lott, Justin	JLott@dot.ga.gov	GDOT	District 1 Preconstruction
Morel, Natasha	Natasha.Morel@arcadis.com	Arcadis	Roadway Lead
Middleton, Janet	Janet.Middleton@arcadis.com	Arcadis	Design Phase Lead
Walker, Ross	Ross.Walker@arcadis.com	Arcadis	Bridge Design
Folmar, Ashley	AFolmar@dot.ga.gov	GDOT	Program Delivery
Rani Katreeb	Rani.Katreeb@accgov.com	Athens-Clarke County	Public Works Director
Pecot, Patrick	Patrick.Pecot@arcadis.com	Arcadis	Bridge Lead
Seagraves, Joel S.	jseagraves@dot.ga.gov	GDOT	District 1 Design

Attachment 9a

October 5, 2022

Department of Transportation
One Georgia Center
600 West Peachtree Street, NW, 7th Floor
Atlanta, GA 30308

Attn: Russell R. McMurry, P.E. Commissioner

RE: Bridge Replacement on Fowler Mill Road at Little Bear Creek (Bridge NI# 059-5002-0)

Dear Commissioner McMurry,

The Athens-Clarke County Unified Government (ACCGov) is very excited for the partnership and commitment from GDOT expressed in letter dated April 29, 2022.

GDOT Bridge Office staff has reached to ACCGov's Transportation and Public Works (TPW) staff and confirmed GDOT's ability to fund the Construction Phase of Fowler Mill Rd Bridge if ACCGov is able to fund Preliminary Engineering, ROW, and Utility Relocation Phases cost.

I am glad to confirm that ACCGov accepts these responsibilities and is now moving forward with Preliminary Engineering Phase of the subject project. During all upcoming phases, ACCGov staff will maintain coordination with GDOT Bridge Office to insure compliance with GDOT's Plan Development Process.

Thank you for your time to meet with us on March 30, 2022, and we look forward to working with you to deliver this project. If you have any questions please feel free to contact me.

Sincerely,

Mayor Kelly Girtz
Unified Government of Athens-Clarke County, Georgia

Attest:

Cc: Jamie Boswell, State Transportation Board, 10th Congressional District
Meg Pirkle, P.E., Echief Engineer
Albert Shelby, Director of Program Delivery
Hiral Patel, P.E. Director of Engineering
Donn Digamon, P.E., State Bridge Engineer
Kelvin Mullins, District One Engineer

Unified Government of Athens-Clarke County, Georgia
301 College Avenue • Athens, Georgia 30601 • (706) 613-3010
Email: kelly.girtz@accgov.com

Attachment 9b

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

July 17, 2023

P.I. 0019549, Clarke County
CR 3/Fowler Mill Road @ Little Bear Creek

Mayor Kelly Girtz
City of Athens, Clarke County
301 College Ave
Athens, GA 30601

Dear Mayor Girtz:

The Georgia Department of Transportation (GDOT) is pleased to inform you that your proposed project has been added to the Statewide Transportation Improvement Plan (STIP). The Project Manager assigned to this project is Brent Blocker and can be reached at (912) 290-1876 or BBlocker@dot.ga.gov and will be your primary point of contact throughout the duration of this project. The Project Manager will be contacting you in the near future regarding the development of your project schedule and advising you through the development of this project.

As the Sponsor for the above referenced project, you are receiving this letter in lieu of a Project Framework Agreement (PFA) since the Preliminary Engineering (PE) phase is 100 percent locally funded. The expectations for delivery are to follow the Department's Plan Development Process (PDP). The primary consultant firm or sub consultants hired by the Sponsor to provide services on the above-mentioned project shall be prequalified with the DEPARTMENT in the appropriate area-classes. In this case, there are no federal-aid highway program funding in the engineering and design related services contract. Therefore, the Sponsor may procure the services in accordance with its own established policies and procedures which reflect applicable State and local laws. However, in the event federal-aid highway program funding is added to the Preliminary Engineering (PE) phase, if the consultant services contract was not procured, negotiated, or administered in accordance with applicable Federal laws and regulations, the consultant services contract would not be eligible to apply towards the request for reimbursement of the federal-aid highway program funds.

PE oversight by the Department will not be required to be funded from the local government for this project. The Department will begin the Local Let approval process which includes submission of a Local Let Approval Form (LLAF).

As a reminder you are required to adhere to the guidance of the Local Administered Projects (LAP) Manual, which can be accessed via:

http://www.dot.ga.gov/PartnerSmart/Local/Documents/LAPManual/Manual/LAPManual.pdf

If you have any questions or comments, please contact your assigned project manager.

Sincerely,

Kimberly W. Nesbitt

Kimberly W. Nesbitt
State Program Delivery Administrator

C.L.B.

KWN:CLB:SHP:ddc:DDC:CBF:AMF:BB

Attachments

cc: Stephen Bailey, LPA Director, ACCGOV TPW Director
Honorable Jamie Boswell, Transportation Board Member, Congressional District 10
Rani Katreeb, ACCGOV TPW Assistant Director/LAP
Kelvin H. Mullins, District 1 Engineer
Shelley Ramey, District 1 Planning and Programming Engineer
OFM Program Development via OFMProgramDevelopment@dot.ga.gov
General Files

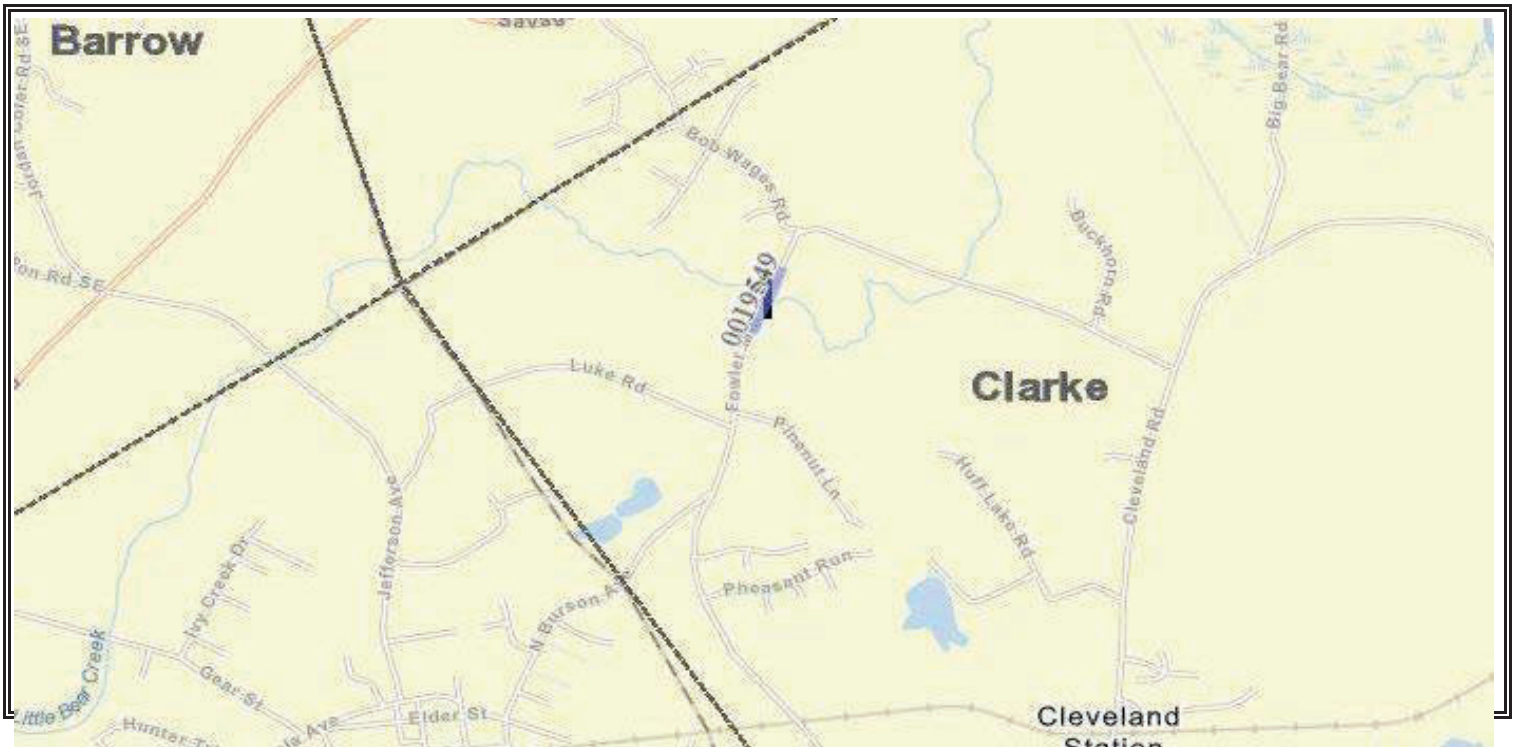
Attachment 9b

MADISON ATHENS-CLARKE OCONEE REGIONAL TRANSPORTATION STUDY
FY 2024-2027 TRANSPORTATION IMPROVEMENT PROGRAM

PROJECT NAME: CR 3/FOWLER MILL ROAD @ LITTLE BEAR CREEK		***MTP Project / TIP #:***	***FUND:*** LOC/Y110
PROJECT DESCRIPTION: Replace the existing bridges at CR3 Fowler Mill @ Little Bear Creek		*Estimated Cost:*	$2,750,000
		County:	Clarke
		P.I. #: 0019549	
		GDOT Prj#:	
Length (miles): 0.2	*# of existing lanes:* 2	*# of lanes planned:*	2
DOT District #: 1	*Congressional Dist. #:* 10	*RDC:*	Northeast Georgia
Average Daily Traffic Volume	*2018:* 2,010	*2045 (projected):*	N/A
COMMENTS/REMARKS:			

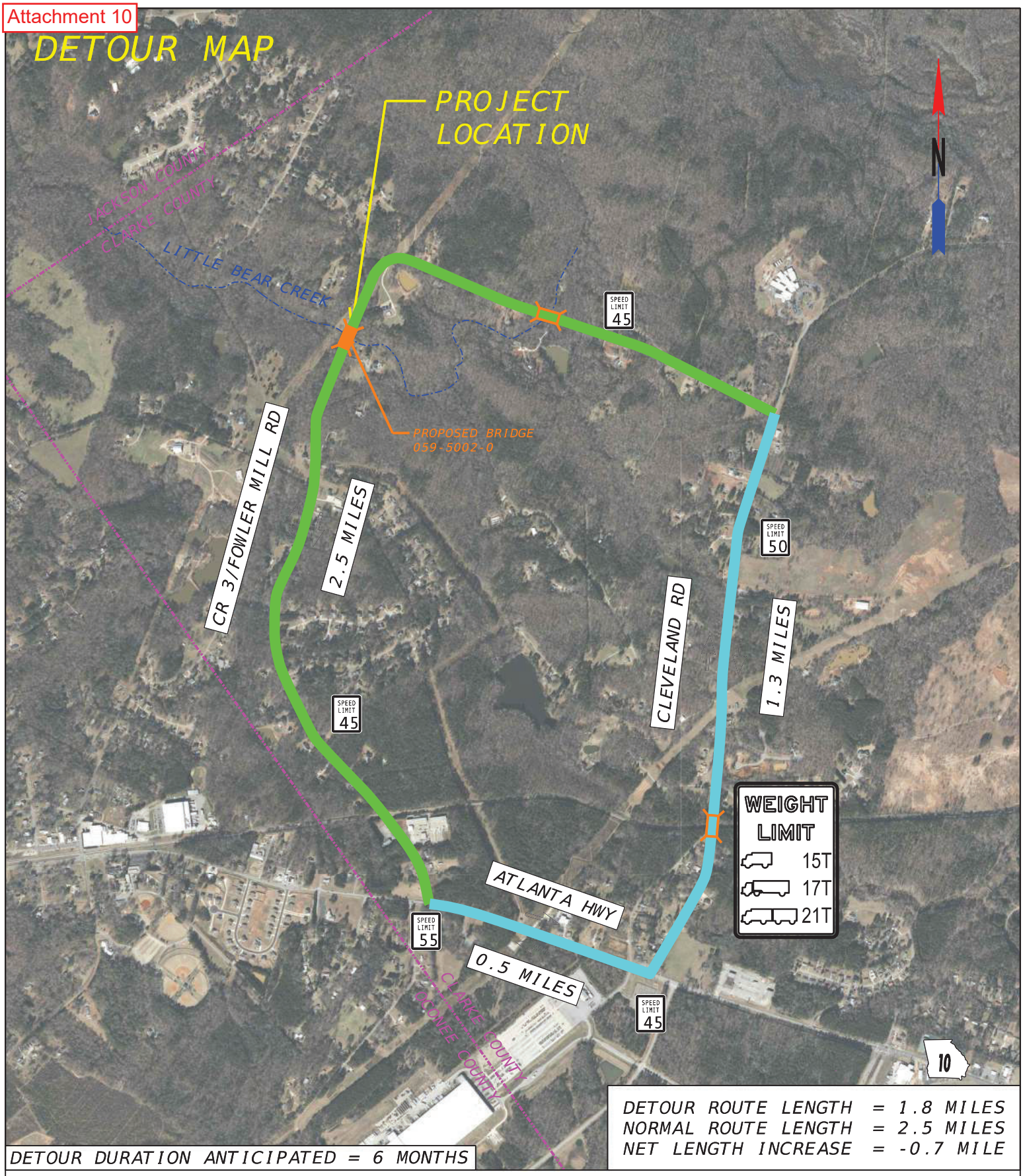
PROJECT PHASE	***SOURCE***	***FY2024***	***FY2025***	***FY2026***	***FY2027***	***TOTAL***
Utility ($)	Local			$50,000		$50,000
Right-Of-Way ($)	Local		$200,000			$200,000
Construction Costs ($)	Fed/State			$2,500,000		$2,500,000
PROJECT COST		$0	$200,000	$2,550,000	$0	$2,750,000
Federal Cost ($)		$0	$0	$400,000	$0	$400,000
State Cost ($)		$0	$0	$100,000	$0	$100,000
Local Cost ($)		$0	$200,000	$2,050,000	$0	$2,250,000
Local Cost ($)		$0	$0	$0	$0	$0

PROJECT LOCATION



Attachment 10

DETOUR MAP



DETOUR ROUTE LENGTH = 1.8 MILES
NORMAL ROUTE LENGTH = 2.5 MILES
NET LENGTH INCREASE = -0.7 MILE

DETOUR DURATION ANTICIPATED = 6 MONTHS

CR3/FOWLER MILL ROAD @ LITTLE BEAR CREEK, CLARKE COUNTY

LEGEND

DETOUR ROUTE

PROJECT ROUTE

SCALE IN FEET

0 750 1500 3000

GDOT Georgia Department of Transportation

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Attachment 11

Georgia Department of Transportation
Bridge Replacement Project
Detour Impact Form for Local Government/County (Clarke)
PI No. 0019549, Bridge Serial No. 059-5002-0, Clarke County

Using the attached detour map, please respond to the questions below. Please provide as much information as you feel is necessary. Please respond to all questions – use "N/A" or "Not-known" if no relevant information to question is available. If you need additional information or mapping for this project, please contact us using the information provided in the cover letter.

1. Please quantify the number of impacts anticipated by the off-site detour shown on the attached map.

Daily Number of vehicles 1,900 ADT Daily Number of Trucks Unknown (TBD)

Number of Residences 76 +/- Number of Businesses Unknown (TBD)

Detour Length 1.8 Miles Per Detour Map

2. Please rate the impact on service if the bridge were closed for up to a year? (Please note that any concerns identified here must be explained in #3 below, in order for the Project Designers to address the concerns)

☒ No Concerns ☐ Moderate Concerns ☐ Major Concerns

3. If concerns were identified on #2. Please specify what they are below, be as specific as possible (Conditions of detour route, location of students, new development expected, weight restrictions, etc.). *In order for the project to continue in the Preliminary Engineering phase, any concerns regarding impact on service, must be addressed by project staff. For example, if the box for "Major Concerns" is checked, a response of N/A would not be valid.*

4. Are there any future time periods or events that you know of where bridge closure would be of particular concern? Please note the event and any details you are familiar with.

Not to my understanding.

5. Is there anyone you feel we should contact specifically regarding this project? Please note their name, phone number, and reason we should contact them. (Separate letters and detour forms have been sent to the County EMA Director and the Superintendent of Schools.)

There are no additional contacts to add at this time.

6. Are there any additional comments you have regarding the project? Are the road names referencing the names the locals would use?

My office is familiar with the project and is in support of replacement under detour/roadway closure as long as the construction is expedited and the project is complete within six month.

7. Estimated width of existing right-of–way at bridge 50 ft

Form Completed by (Name): Kelly Girtz K.G.

Title: Mayor of Athens - Clarke County

Date: November 15, 2023

☑ **By checking this box, we support the bridge replacement utilizing an off-site detour**

Attachment 11

Georgia Department of Transportation
Bridge Replacement Project
Detour Impact Form for Emergency Medical Services (EMS) (Clarke)
PI No. 0019549, Bridge Serial No. 123-0022-0, Clarke County

1. Please rate the impact to Emergency Response services if the bridge were closed for up to a year.

☐ No Impact ☒ Low Impact ☐ Moderate Impact ☐ High Impact

2. If concerns were identified on # 1, please specify what they are, and be as specific as possible (examples: condition of detour routes, located in a high call volume area, closure could affect response to schools, weight restrictions, expected new development in the area, coordination with partner agency required to facilitate service). *In order for the project to continue in the Preliminary Engineering phase, any concerns regarding impact on service, must be addressed by project staff. For example, if the box for "High Impact" is checked, a response of N/A would not be valid.*

Detour could slow response times based on address

3. Are there any future time periods or events that you know of where bridge closure would be of particular concern? Please note the event and any details you are familiar with.

None

4. Is there anyone you feel we should contact specifically regarding this project? Please note their name, contact information, and reason we should contact them.

Robby Atkins, National EMS (Ratkins@priorityambulance.com) Thirty party EMS provider.

5. Are there any additional comments you have for this project? Are the road names referencing the names the locals would use?

No additional comments.

The road names listed are used by fire and emergency services and the 911 Center.

Form Completed by (Name): Mark Melvin
Title: Deputy Fire Chief
Date: 11/9/23

x **By checking this box, we support the bridge replacement utilizing an off-site detour**

Attachment 11

Georgia Department of Transportation
Bridge Replacement Project
Detour Impact Form for School Board (Clarke)
PI No. 0019549, Bridge Serial No. 059-5002-0, Clarke County

Using the attached detour map, please respond to the questions below. Please provide as much information as you feel is necessary. Please respond to all questions – use "N/A" or "Not-known" if no relevant information to question is available. If you need additional information or mapping for this project, please contact us using the information provided in the cover letter.

1. How many School Buses cross the bridge per day?

Number of Buses 4 Number of Trips 8

2. Please rate the impact on service if the bridge were closed for up to a year?

☐ No Concerns ☒ Moderate Concerns ☐ Major Concerns

3. *If concerns were identified* on #2. Please specify what they are below, be as specific as possible (Conditions of detour route, location of students, new development expected, weight restrictions, etc.). *In order for the project to continue in the Preliminary Engineering phase, any concerns regarding impact on service, must be addressed by project staff. For example, if the box for "Major Concerns" is checked, a response of N/A would not be valid.*

Students will be required to walk without a sidewalk to a location pick up point.

4. Are there any future time periods or events that you know of where bridge closure would be of particular concern? Please note the event and any details you are familiar with.

August - May (school year)

5. Is there anyone you feel we should contact specifically regarding this project? Please note their name, phone number, and reason we should contact them. (Separate letters and detour forms have been sent to the County EMA Director and the Board of Commissioners.)

swifts@clarke.k12.ga.us Shurod Swift - Director of Transportation

6. Are there any additional comments you have regarding the project? Are the road names referencing the names the locals would use? None

Form Completed by (Name): Dr. Robbie P. Hooker
Title: Superintendent
Date: 10/17/2023

☒ **By checking this box, we support the bridge replacement utilizing an off-site detour**

Attachment 11

Georgia Department of Transportation
Bridge Replacement Project
Detour Impact Form for Local Government/County (Clarke)
PI No. 0019549, Bridge Serial No. 059-5002-0, Clarke County

Using the attached detour map, please respond to the questions below. Please provide as much information as you feel is necessary. Please respond to all questions – use "N/A" or "Not-known" if no relevant information to question is available. If you need additional information or mapping for this project, please contact us using the information provided in the cover letter.

1. Please quantify the number of impacts anticipated by the off-site detour shown on the attached map.

Daily Number of vehicles _____ Daily Number of Trucks _____ Not known;

Number of Residences _____ Number of Businesses _____ ACCgov staff in Transportation + Public Works Dept. (TPW) should have estimates.

Detour Length

2. Please rate the impact on service if the bridge were closed for up to a year? (Please note that any concerns identified here must be explained in #3 below, in order for the Project Designers to address the concerns)

☐ No Concerns ☒ Moderate Concerns ☐ Major Concerns

3. If concerns were identified on #2. Please specify what they are below, be as specific as possible (Conditions of detour route, location of students, new development expected, weight restrictions, etc.). *In order for the project to continue in the Preliminary Engineering phase, any concerns regarding impact on service, must be addressed by project staff. For example, if the box for "Major Concerns" is checked, a response of N/A would not be valid.*

Residents will be variably concerned. A few were particularly upset with the previous closure for the interim repair. Please notify residents on Fowler Mill Rd, Bob Wages Rd, N Burson Ave, and the neighborhoods off those streets.

4. Are there any future time periods or events that you know of where bridge closure would be of particular concern? Please note the event and any details you are familiar with.

Only that the school year calendar is relevant for students to get to Cleveland Rd. Elementary.

5. Is there anyone you feel we should contact specifically regarding this project? Please note their name, phone number, and reason we should contact them. (Separate letters and detour forms have been sent to the County EMA Director and the Superintendent of Schools.) Janet Jones, Mayor of Bogart (706-202-1399)

Mumbi Anderson, CCSD Board of Education Rep, D6 (706-461-2355) + Staff at Cleveland Rd Elementary

Please also notify residents as noted in #3.

6. Are there any additional comments you have regarding the project? Are the road names referenced the names the locals would use? Road names are accurate.

A notable concern for residents who live between the RR tracks and the bridge (on Fowler Mill Rd and N. Burson Ave, inc. the neighborhoods off those roads) is that sometimes CSX parks a train or closes the crossings for maintenance and they get stuck needing to take a large detour. Please optimize communication with CSX.

7. Estimated width of existing right-of–way at bridge _____ ft

Form Completed by (Name): Jesse Houle

Title): Commissioner, District 6, ACC

Date: 10-19-2023

☑ **By checking this box, we support the bridge replacement utilizing an off-site detour**

Attachment 11

Georgia Department of Transportation
Bridge Replacement Project
Detour Impact Form for Local Government/County (Clarke)
PI No. 0019549, Bridge Serial No. 059-5002-0, Clarke County

Using the attached detour map, please respond to the questions below. Please provide as much information as you feel is necessary. Please respond to all questions – use "N/A" or "Not-known" if no relevant information to question is available. If you need additional information or mapping for this project, please contact us using the information provided in the cover letter.

1. Please quantify the number of impacts anticipated by the off-site detour shown on the attached map.

Daily Number of vehicles 300 Daily Number of Trucks 25

Number of Residences 600 Number of Businesses 10

Detour Length

2. Please rate the impact on service if the bridge were closed for up to a year? (Please note that any concerns identified here must be explained in #3 below, in order for the Project Designers to address the concerns)

☐ No Concerns ☐ Moderate Concerns ☑ Major Concerns

3. If concerns were identified on #2. Please specify what they are below, be as specific as possible (Conditions of detour route, location of students, new development expected, weight restrictions, etc.). *In order for the project to continue in the Preliminary Engineering phase, any concerns regarding impact on service, must be addressed by project staff. For example, if the box for "Major Concerns" is checked, a response of N/A would not be valid.*

So many of our residents and surrounding counties use this bridge on a daily basis -

4. Are there any future time periods or events that you know of where bridge closure would be of particular concern? Please note the event and any details you are familiar with.

5. Is there anyone you feel we should contact specifically regarding this project? Please note their name, phone number, and reason we should contact them. (Separate letters and detour forms have been sent to the County EMA Director and the Superintendent of Schools.) Benson's Bakery 770-725-5711

Pepsi 770-725-2900 Caterpillar 678-753-3200

6. Are there any additional comments you have regarding the project? Are the road names referencing the names the locals would use? Fowler Mill Rd., Cleveland Rd., Bob Wages Rd.

Dawage Rd., Zion Rd.

7. Estimated width of existing right-of–way at bridge 10000 ft

Form Completed by (Name): JANET G. JONES

Title: MAYOR

Date: 10/11/23

☑ **By checking this box, we support the bridge replacement utilizing an off-site detour**

Only if this project can be expedited! Large trucks are still using the temporary bridge —

Attachment #5

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

October 15, 2024

Re: Responses to Public Information Open House Comments for PI: 0019549, Clarke County, Fowler Mill Road Bridge at Little Creek

Thank you for your feedback concerning the proposed project referenced above. We appreciate your participation and the questions and comments received through the project's website. As the project develops, the proposed project plan may need to be revised. If there are significant changes to what was shown on the project's website, there will be additional public outreach. If no significant changes are proposed, the project will proceed to right-of-way (ROW) acquisition and final design. Following the completion of all ROW acquisitions, the project design would be finalized, and the project would advance to construction.

Every comment provided during the project's comment period beginning on July 19, 2024, and ending on August 19, 2024, will be made part of the project's official record. The project's website received **229** page views in total. Of the **29** respondents who formally commented, **15** were in **support** of the project, **5** were **opposed**, **2** were **uncommitted**, and **7** expressed **conditional support**.

The Georgia Department of Transportation (Georgia DOT) has prepared a single response letter that addresses all questions and comments received during the comment period which are summarized below (in *italics*) followed by our response.

- *General Support of the project.*

  Thank you for your support of the project.

- *Bridge should be replaced and made safer. Too many big trucks utilize the bridge, and it has increased degradation of the bridge. There should be a weight limit on the bridge.*

  The bridge will be replaced using the current American Association of Highway and Transportation Officials (AASHTO) Load and Resistance Factor Design (LRFD) Bridge Design Specifications. These specifications provide a standard for the legal truck load for the bridge. This bridge will not be posted for a weight limit.

- *The bridge should have been replaced or permanently repaired when it was closed two years ago. The road closing caused people to have to take longer routes. This was a failure by Georgia DOT.*

  This bridge is programmed for replacement due to the condition of the bridge. Repairs were made previously to ensure its safety until funding for full replacement was available.

- *A bicycle lane and pedestrian walkway needs to be implemented.*

  The project will provide 8-foot-wide shoulders on the bridge and 6.5-foot-wide shoulders on the roadway to accommodate pedestrians and bicyclists, in agreement with the *Athens in Motion Bicycle and Pedestrian Master Plan (2018).*

- *Six months to replace is too long. A 6-month interruption is incredibly hard.*

  Currently, construction is estimated to be 12 months and the detour is anticipated for 6 months. Due to safety and cost, it is not feasible to build the bridge without a detour.

- *There is no need to make the bridge wider or longer. It would cost less money to just replace the current bridge with a culvert to eliminate the need for support braces that would erode away over time.*

  Updating the bridge and roadway to current AASHTO standards requires a larger bridge, not a culvert, to maintain hydraulic conditions.

- *Waiting until 2027 to replace the bridge is not safe.*

  Currently, the bridge meets the posted weight limit requirements by Georgia DOT.

- *The cost for replacing the bridge is astonishing and too much for taxpayers.*

  Georgia DOT is committed to providing cost-effective transportation projects. The project is needed to address operational issues due to the current bridge not meeting current design standards, the age of the structure, and the condition of the deck.

  Cost estimates are continually updated and reviewed by Georgia DOT as the design develops, and contractual obligations are implemented to keep the project's construction on schedule. Cost estimates are developed by itemizing the materials and work that is needed for the construction of the project, including Erosion Control, ROW, Traffic Control, and Utility costs. The cost for construction items is obtained by utilizing Georgia DOT's vast historic cost database. These estimates are updated at least monthly to account for changes in unit item costs due to location within the State or due to increases/decreases in prevailing market cost.

- *Can you make construction last longer to prevent car racing?*

  Currently, construction is estimated to be 12 months and the detour is anticipated for 6 months. Please contact the local law enforcement/police department for any concerns related to illegal activities.

- *The load range for trucks needs to be made smaller and enforced.*

  The proposed bridge will be designed to accommodate all legal truck loads based on the current AASHTO LRFD Bridge Design Specifications. The Motor Carrier Compliance Division is responsible for enforcement of load limits.

- *I am concerned about Cleveland Road where it turns onto Fowler Mill Road. It is impossible to turn left onto Atlanta Highway and new houses and exits are being planned that will exacerbate the issue.*

  Improvements to Cleveland Road and Fowler Mill Road are outside of the project scope and available funding. The scope and available funding are only to replace this bridge. The detour route will continue to be evaluated throughout preliminary and final design and will be established to provide the best possible traffic flow.

- *I see no erosion of the bridge.*

  The bridge has been inspected and deemed in need of replacement. The design of the proposed bridge will meet AASHTO LRFD Bridge Design Standards.

- *During the previous detour, there was not adequate signage for the detour. Better detour signs are needed this time.*

  The detour will be signed following the current Manual on Uniform Traffic Control Devices standards.

- *I am a landowner and do not know the impacts to my property. Why is so much ROW required to be taken?*

  Please note that the proposed project alignment has not yet been finalized and the proposed ROW shown on the plans may be reduced or perhaps eliminated. In the event your property is required in total or in part, a certified appraiser from Georgia DOT's prequalified appraiser list will make a fair market value appraisal of the area to be acquired, including any damages to the remainder of the land, if applicable. The appraisal will also include values for improvements that may be required or damages that may be applicable.

  Should you be required to relocate as part of this project, a Georgia DOT representative will assist you during your relocation. To further explain the relocation program and hopefully answer any other questions you may have, we have enclosed a copy of the brochure "What Happens When Your Property is needed for a Transportation Facility".

Again, thank you for your feedback. Should you have further questions or comments, please call the project manager, Brent Blocker, at 912-290-1876 or the environmental analyst, Taylor Jordan, at 770-401-3686.

Sincerely,

Eric Duff
State Environmental Administrator

ED/hm

cc: Jamie Boswell, Georgia DOT Board Member (District 10)
Houston Gaines, State Representative (District 120)
Bill Cowsert, State Senator (District 46)
Brent Blocker, Georgia DOT Project Manager (via email)
PDF for Project File

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 20, Parks and Facilities Improvement - Subprojects #12–15, Proposed Project Concepts

DATE: ~~July 21~~ August 19, 2025

EXECUTIVE SUMMARY:

This agenda requests Mayor and Commission approve the Proposed Project Concepts and advancement of SPLOST 2020 Project 20 Subprojects #12–15, which address funding deficits of the Leisure Services Capital Asset Lifecycle Program.

BUDGET INFORMATION:

REVENUES:

$	6,566,000	Total SPLOST 2020 Project 20 Funding

EXPENSES:

CAPITAL:

$	687,934	Expensed & Encumbered
$	310,330	Designated Misc./PM Fees/ Testing Permitting
$	18,300	Available for Public Art on future subprojects
$	325,000	Designated Furniture, Fixtures, & Equipment (FF&E)
$	1,439,585	Available for Future Subprojects
$	3,784,851	Available for Subprojects #12-#15

FUNDING SOURCES: SPLOST 2020 Project 20

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that the Mayor and Commission:

a. Approve the Proposed Project Concepts for SPLOST 2020 Project 20 – Parks and Facilities Improvement – SP #12-15, as generally described in **Attachments #1 - #5** for SPLOST 2020 Project 20;
b. Authorize staff to advance SP #12-15 to the Bid and Award Phase in accordance with the approved Proposed Project Concepts for SPLOST 2020 Project 20 – Parks and Facilities Improvement – SP #12-15;
c. Declare that these SP #12-15 are not appropriate for public art, as described in Facts and Issues #4-5;
d. Authorize the increase of three vehicles to the ACCGov Fleet, as specified in Project Concept for SP #12, and subsequent inclusion in the Fleet Replacement Program; and
e. Authorize Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 program referendum. This referendum included Project 20, Parks Facilities Improvement. Collections for this SPLOST program began in April 2020.

2. On June 25, 2020, Mayor and Commission (M&C) approved $400,000 for youth development programming in the Leisure Services Department's FY21 budget. These funds were used for various youth services including the construction of Technology Labs for teens on the third floors of both Heard and Lay Community Centers.

3. On February 2, 2021, M&C approved the 2020 SPLOST Tier Funding Schedule. The SPLOST Project 20, Parks Facilities Improvement included funding programmed for SPLOST 2020 Tiers 2-12.

4. On May 4, 2021, M&C approved the Athens Culture Affairs Commission (ACAC) recommendation for the Rainbow Forest as artwork for TSPLOST 2018 Project 5 Oconee River Greenway Project.

5. On May 10, 2021, the ACAC recommended Project 20, Parks Facilities Improvement as appropriate for public art.

6. On October 5, 2021, M&C approved the SPLOST 2020 Project 20 – Park Improvement Subproject (SP) #1-Rainbow Forest Access Project Concept.

7. On October 12, 2021, staff presented to M&C the Proposed Project Concepts for SPLOST 2020 Project 20-Parks and Facilities Improvement – SP #2 – 10.

8. On November 7, 2021, M&C approved the Proposed Project Concepts for SPLOST 2020 Project 20 – Parks and Facilities Improvement – SP #2 – 10, which included:
    - Improvements to the Memorial Park Dog Park,
    - Renovations of the basketball courts at Sandy Creek Park,
    - Rehabilitation of the Bishop Park pavilion, and
    - Repairs/updates for the Skate Park of Athens, among other items.

9. On November 1, 2022, M&C approved the submission of a grant application for *Improving Neighborhood Outcomes in Disproportionately Impacted Communities,* which would cover the cost of the Heard Community Center renovations. Of the two community centers, Heard is the only one that resides in the qualified census tract.

10. On December 6, 2022, M&C approved staff to advance SP #11, Renovation of Heard and Lay Community Centers to Bid and Award. Some portions of this SP have been completed including exterior basketball court renovations, site furniture and trashcans, water

fountains, interior gym renovations, pool shade structure, and exterior building renovations including painting the building.

11. On May 18, 2023, Leisure Services staff was notified that ACCGov was awarded the *Improving Neighborhood Outcomes in Disproportionately Impacted Communities* grant for Heard Community Center Improvements.

12. On August 18, 2025, the SPLOST Oversight Committee convened and, while the committee did not have a quorum present, the attending members unanimously confirmed that the Project Concepts for Sub-Projects #12-15, are consistent with the Initial Project Statement of SPLOST 2020, Project 20 Parks and Facilities Improvement.

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 20 reads as follows:
   Project 20: Parks Facilities Improvements Project: *This project will provide for infrastructure improvements, replacements, and/or additions at various parks and Leisure Services Department facilities. Depending upon costs and funding availability, examples of eligible SP may include, but not be limited to, renovations and replacements at aquatic facilities, gym floors and tennis courts, playground improvements, athletic field renovation and improvements, lighting replacements, replacement of bridges and boardwalks, addition or replacement of park equipment including picnic tables and grills, addition and replacement of signage, repaving, equipment replacements, general improvements to park access, infrastructure, and/or erosion control issues at park areas. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.*

2. SP #2 - #11 as approved by M&C are in progress and anticipated for completion as shown below:

SP	Park(s)	Planned Completion
#2 –Dog Park Improvements	Memorial Park	Spring 2026
#3 – Water fountain replacements	Bishop and Memorial Park	July 2025
#4 – BBQ Pavilion rehabilitation	Bishop Park	Fall 2026
#5 – Shade Structure Replacement	Bishop Park	Fall 2025
#6 – Basketball Court Resurfacing	Sandy Creek Park	Fall 2025
#7 – Trail Bridge Replacement	Sandy Creek Park	Summer 2026
#8 – Ball Field Conversion	Southeast Clarke Park	Spring 2026
#9 – Skate Park Rehabilitation and Expansion	Southeast Clarke Park	Summer 2026
#10 – Greenway Wayfinding Signage	North Oconee River Greenway	July 2025
#11- Community Center Improvements	Heard and Lay Parks	Summer 2025

3. Additional projects have been identified by staff based on the Leisure Services Capital Asset Lifecycle Plan and are prioritized by their poor condition rating. Additional consideration is given to stakeholder input and potential grant or matching funds. These Park improvements focus on maintaining and extending the life of existing infrastructure — like replacing aging elevators, renovating ballfields, and adding electric vehicles for park maintenance. Instead of building new facilities, these projects help keep our current parks safe, accessible, and sustainable for the future. The projects were selected based on condition ratings and community feedback, and they align with the county's strategic goals for equity, infrastructure, and sustainability.

SP	Park(s)	Projected Cost
#12– Vehicles	• Replace Morton Theater (Forklift) • Cargo type van for Pop-Up Park, • Addition of Trails (Mini-Ex Dingo) • Beech Haven/Middle Oconee (F150 Lightning), • Park Maintenance (F150 Lightning),	$ 250,000
#13-Ballfield Renovations	All Parks: Including Holland, Walker, Bishop, Satterfield, SE Clarke, Lay, Heard, Howard	$ 1,000,000
#14- Lifecycle Program Augmentation	All Parks	$ 1,734,851
#15-Elevator Upgrade/Replacement	Lay, Heard, Lyndon House, Morton Theater	$ 800,000
Total for SP #12-#15		**$ 3,784,851**

4. The Public Art Ordinance (Sec. 1-25-6) stipulates that the funding for public art comes from 1% of the construction budgets for SPLOST projects, and projects categorized as equipment are excluded. Since SP #12-15 are either for equipment, life cycle replacements at existing facilities, the Leisure Services Department is requesting that SP #12-15 be deemed not appropriate for public art.

5. Similarly, because the nature of these SP, they do not need further design efforts. Therefore, staff is requesting to advance SP #12-15 directly to the bid and award and/or purchase phase.

6. These SP directly support several elements of the Athens-Clarke County FY26–28 Strategic Plan:
   - Goal Area 2: Identify and Close Gaps in Partnership with the Community
     - Initiative 2.B.3: Lifecycle and equipment replacements were prioritized based on condition and stakeholder input, supporting solutions-based outreach and responsive infrastructure delivery.
   - Goal Area 3: Organizational Improvement
     - Initiative 3.B.1 The Leisure Services Capital Asset Lifecycle Plan is a data-driven strategy that improves asset management, increases interdepartmental coordination, and enables ongoing performance tracking.
   - Goal Area 4: Quality, Stable, Affordable Housing for All
     - Initiative 4.C.6: By improving facilities like Lay and Heard Community Centers—especially those located in historically under-resourced neighborhoods—these projects help strengthen the surrounding communities. This aligns with broader efforts to keep neighborhoods livable and prevent displacement by maintaining key public assets that support families and community services.

- Goal Area 5: Safely Move Around Athens
  - Initiative 5.B.2: Replacement of trail bridges and athletic lighting promotes safety and usability of outdoor infrastructure for pedestrians and cyclists.
- Goal Area 6: Built and Natural Infrastructure
  - Initiative 6.A.3: These projects preserve and maintain existing park amenities and services across multiple public facilities and directly respond to infrastructure lifecycle needs.
  - Initiative 6.B.5: By replacing aging equipment with modern systems and transitioning to electric vehicles in park operations, these projects advance sustainability goals through electrification, waste reduction, and longer-term resource efficiency.

~~7. On August 18, 2025, the Proposed Project Concept will be presented to the SPLOST 2020 Oversight Committee for review and confirmation that the Proposed Project Concept is consistent with the Initial Project Statement. The results of this review will be documented in the final Agenda Report for consideration by the M&C.~~

OPTIONS:

1. Mayor and Commission:
   a. Approve the Proposed Project Concepts for SPLOST 2020 Project 20 – Parks and Facilities Improvement – SP #12– 15, as generally described in **Attachments #1 - #5** for SPLOST 2020 Project 20;
   b. Authorize staff to advance SP #12-16 to the Bid and Award Phase in accordance with the approved Proposed Project Concepts for SPLOST 2020 Project 20 – Parks and Facilities Improvement – SP #12-15;
   c. Declare that these SP #12-15 are not appropriate for public art, as described in Facts and Issues #4-5;
   d. Authorize the increase of three vehicles to the ACCGov Fleet, as specified in Project Concept for SP #12, and subsequent inclusion in the Fleet Replacement Program; and
   e. Authorize Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission do not approve the Proposed Project Concepts for SPLOST 2020 - SP #12-15, as generally described in **Attachments #1 - #5** for SPLOST 2020 Project 20.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option 1 a, b, c, d, & e

DEPARTMENT: Leisure Services

Prepared by: Julia Johnson, Project Manager

Alex Bond, Interim Director — 7/29/2025 Date

Josh Hawkins, Capital Projects Director — 7/29/2025 Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, d, & e

Bob Cowell, Manager — August 13, 2025 Date

ATTACHMENTS:

Attachment #1: Proposed Sub-Project List, #12-15
Attachment #2: Life Cycle Capital: Projects
Attachment #3: Projects by Locations
Attachment #4: Project Descriptions
Attachment #5: Location by Project

ATTACHMENT #1

SPLOST 2020 – Project 20 – Parks Facilities Improvement

The proposed sub-projects for SPLOST 2020 Project 20 will work to supplement the Lifecycle program of the Leisure Services Department and address operational gaps to better serve the community. This project is a better value for the community as the department staff reduces the Project Management overhead compared to a typical SPLOST project. Additionally, as these projects are purchasing equipment and replacing existing items, it is requested of the Mayor and Commission to remove the requirement of Public Art for these subprojects to allow the funds to make more impact. The projects are numbered to follow the existing sub-projects already approved by Mayor and Commission.

Department staff is requesting the approval of these subprojects for Bid, Award, and Construction / Purchase, as these purchases of equipment and work are on already approved park amenities.

Sub-Project #12 Vehicles – **$250,000**

The replacement of 2 vehicles and addition of 3 vehicles to Fleet:

- A replacement forklift is needed at the Morton Theatre to load-in shows. Without a forklift, sets, equipment, and props cannot make it into the theatre as the loading door is 18 feet above the street.

-A replacement vehicle is needed for the Pop-Up Park bus from transit. The new vehicle will be a smaller delivery type van making it easier to drive in communities of ACC, Electric is preferred.

-A new F150 Lighting would be purchased for Park Maintenance staff; this would be a fleet addition but needed based on the number of current staff and coverage across the county.

-A new F150 Lighting would be purchased for Middle Oconee/Beech Haven Parks to address their lack of transportation.

-A new Mini-EX Dingo-type excavator is needed for trail maintenance.

Sub-Project #13 Ballfield Renovations – **$1,000,000**

Establish and execute a 4-year reconstruction project for 31 Ballfields:

- Walker Park (**1** Diamond/baseball, **2** Rectangle/soccer/football)
- Southeast Clarke Park (**2** Diamond/baseball, **2** Rectangle/soccer/football)
- Bishop Park (**3** Diamond/baseball, **1** Rectangle/soccer/football)
- Satterfield Park (**4** Diamond/baseball, **1** Rectangle/soccer/football)
- Lay Park (**1** Diamond/baseball)
- Heard Park (**1** Recreation)
- Holland Youth Sports Complex (**7** Diamond/baseball, **6** Rectangle/soccer/football)

Sub-Project #14 Lifecycle Program Augmentation – **$1,734,851**

The FY26 Leisure Services lifecycle program prescribed a request of $2,734,851 for the department and was requested for CIP. $1,000,000 was approved with the passing of the FY26 budget. To address the gap left in the request the remaining balance is requested to address lifecycle needs for the department including renovations to pools, bridges, bleachers, water fountains, irrigation, fences, stormwater drainage, parking lots/restriping, pedestrian bridges, etc. **ATTACHMENT #2-5**

Sub-Project #15 Elevator Replacement/Upgrades – **$800,000**

The elevators in Leisure Services are all about 30 years old or older. At current, Lay Park's Elevator has been down for 2 months and parts are no longer made. Heard Park has an elevator the same age as Lay Park. Additional elevators that are at the end of their life are at the Morton Theatre, and Ware-Lyndon House.

Leisure Services Department
FY26 Capital Lifecycle Submission

TABLE 1: CIP BY PROJECT

Life Cycle Summery	Column Labels						
	FY26	FY27	FY28	FY29	FY30	FY31 - FY35	Grand Total
CIP Projects							
REPAIR & MAINT	$ 1,728,853	$ 1,612,750	$ 9,504,491	$ 67,720	$ 9,190,150	$ 1,813,950	$ 23,917,914
BRIDGES & BOARDWALKS	$ 880,000	$ 1,000,000	$ 1,040,000	$ 1,040,000	$ 1,400,000	$ 6,924,000	$ 12,284,000
PAVING	$ 80,598			$ 727,920	$ 3,127,896	$ 7,155,459	$ 11,091,873
POOL REPAIR	$ 45,400	$ 234,000	$ 111,500		$ 236,350	$ 162,700	$ 789,950
Grand Total	**$ 2,734,851**	**$ 2,846,750**	**$ 10,655,991**	**$ 1,835,640**	**$ 13,954,396**	**$ 16,056,109**	**$ 48,083,737**

Leisure Services Department
FY26 Capital Lifecycle Submission

TABLE 2: CIP BY PROJECT BY LOCATION

Life Cycle by Locations	Column Labels					
	FY26	FY27	FY28	FY29	FY30	FY31 - FY35	Grand Total
CIP Projects							
REPAIR & MAINT							
Allen House					$ 8,000		$ 8,000
Athens Creative Theater			$ 30,578		$ 180,355		$ 210,933
Ben Burton Park				$ 2,000	$ 12,500		$ 14,500
Bishop Park	$ 23,100		$ 450,000	$ 12,750	$ 6,000		$ 491,850
East Athens Educ. Dance Center	$ 160,000	$ 8,000			$ 3,400	$ 33,700	$ 205,100
Heard Park & Community Center			$ 12,865			$ 376,700	$ 389,565
Holland Youth Sports Complex	$ 303,000	$ 1,063,000	$ 297,600		$ 47,200	$ 42,000	$ 1,752,800
Howard Park & CC (Rocksprings)	$ 7,000				$ 872,700	$ 52,000	$ 931,700
Lay Park & CC		$ 33,100	$ 8,175,450		$ 12,600	$ 554,700	$ 8,775,850
Lyndon House Arts Center	$ 10,100		$ 9,648	$ 3,785	$ 89,324	$ 2,000	$ 114,857
Memorial Park		$ 12,500	$ 111,000	$ 10,500	$ 8,000	$ 91,400	$ 233,400
Morton Theatre	$ 221,953	$ 30,100	$ 166,800	$ 16,185	$ 282,446	$ 256,100	$ 973,584
Pound Street Complex		$ 2,500	$ 11,500		$ 2,500		$ 16,500
Reese & Pope Park	$ 2,500		$ 150		$ 400,000		$ 402,650
Sandy Creek Nature Center	$ 25,000		$ 18,000		$ 456,500	$ 12,500	$ 512,000
Sandy Creek Park	$ 308,000	$ 140,000	$ 107,950	$ 7,500	$ 33,300	$ 27,000	$ 623,750
Satterfield Park	$ 5,500	$ 205,550			$ 4,761,500	$ 5,400	$ 4,977,950
Southeast Clarke Park	$ 539,300	$ 18,000	$ 106,450		$ 796,000		$ 1,459,750
TOS					$ 16,000	$ 73,750	$ 89,750
TOS-Boulevard Woods					$ 368,800	$ 1,500	$ 370,300
TOS-Dudley Park	$ 20,000					$ 10,500	$ 30,500
TOS-Firefly Trail		$ 100,000			$ 164,300	$ 53,000	$ 317,300
TOS-Greenway Trail				$ 5,000	$ 306,125	$ 123,500	$ 434,625
TOS-Memorial Park			$ 1,500	$ 10,000	$ 3,000		$ 14,500
TOS-North Oconee River Park			$ 5,000		$ 80,000		$ 85,000
TOS-Sandy Creek Nature Center					$ 3,000		$ 3,000
TOS-Sandy Creek Park					$ 153,500		$ 153,500
TOS-Southeast Clarke Park					$ 2,500		$ 2,500
TOS-Walker Park					$ 116,100		$ 116,100
Walker Park	$ 103,400				$ 4,500	$ 98,200	$ 206,100
BRIDGES & BOARDWALKS							
Beech Haven						$ 520,000	$ 520,000
Memorial Park	$ 200,000		$ 200,000		$ 200,000	$ 1,600,000	$ 2,200,000
Sandy Creek Nature Center	$ 480,000	$ 400,000	$ 240,000	$ 240,000	$ 200,000	$ 904,000	$ 2,464,000
Sandy Creek Park		$ 200,000				$ 780,000	$ 980,000
Southeast Clarke Park				$ 200,000			$ 200,000
TOS-Cook's Trail Corridor	$ 200,000	$ 400,000	$ 600,000	$ 600,000	$ 600,000	$ 2,400,000	$ 4,800,000
TOS-Greenway Trail						$ 720,000	$ 720,000
TOS-Pulaski Heights Trail					$ 400,000		$ 400,000
PAVING							
Bishop Park						$ 521,508	$ 521,508
East Athens Educ. Dance Center						$ 71,013	$ 71,013
Holland Youth Sports Complex				$ 727,920			$ 727,920
Lyndon House Arts Center	$ 80,598						$ 80,598
Memorial Park						$ 144,519	$ 144,519
Sandy Creek Nature Center					$ 371,715	$ 214,500	$ 586,215
Sandy Creek Park					$ 2,756,181		$ 2,756,181

Satterfield Park							$ 431,313	$ 431,313
Southeast Clarke Park							$ 1,532,387	$ 1,532,387
TOS-Greenway Trail							$ 3,141,023	$ 3,141,023
TOS-North Oconee River Park							$ 48,600	$ 48,600
Walker Park							$ 1,050,597	$ 1,050,597
POOL REPAIR								
Bishop Park	$ 19,400	$ 600			$ 59,800			$ 79,800
Heard Park & Community Center	$ 5,000	$ 181,800			$ 80,200			$ 267,000
Howard Park & CC (Rocksprings)	$ 5,000	$ 400	$ 76,000				$ 38,250	$ 119,650
Lay Park & CC	$ 10,400	$ 46,200			$ 82,000		$ 15,250	$ 153,850
Memorial Park	$ 5,600	$ 5,000	$ 25,000		$ 14,350		$ 99,200	$ 149,150
Walker Park			$ 10,500				$ 10,000	$ 20,500
Grand Total	**$ 2,734,851**	**$ 2,846,750**	**$ 10,655,991**	**$ 1,835,640**	**$ 13,954,396**		**$ 16,056,109**	**$ 48,083,737**

Leisure Services Department
FY26 Capital Lifecycle Submission

TABLE 3: CIP BY PROJECT BY DESCRIPTION

Life Cycle by ITEMS	Column Labels					
	FY26	FY27	FY28	FY29	FY30	FY31 - FY35	Grand Total
CIP Projects							
REPAIR & MAINT							
ADA						$ 30,000	$ 30,000
Aerial Work Platform					$ 10,000		$ 10,000
Apple Ipads					$ 2,500		$ 2,500
Appliances: Commercial	$ 5,000	$ 5,000	$ 13,600		$ 5,400	$ 51,000	$ 80,000
Art Installation						$ 3,000	$ 3,000
Backstop					$ 6,000		$ 6,000
Bailey Slab Roller					$ 1,200		$ 1,200
Baldor Polisher					$ 500		$ 500
Barres						$ 6,000	$ 6,000
BBQ grill					$ 11,600		$ 11,600
Bench	$ 3,000		$ 52,500	$ 1,500	$ 69,000	$ 34,500	$ 160,500
Bench: player						$ 6,000	$ 6,000
Bike Fix It Station					$ 11,200		$ 11,200
Bike Rack					$ 6,000	$ 5,000	$ 11,000
Bleacher		$ 20,000	$ 96,600			$ 33,000	$ 149,600
Bluetooth Portable Speakers					$ 1,400		$ 1,400
Carts					$ 450		$ 450
Ceiling Mount for Projector					$ 306		$ 306
Chairs			$ 5,304				$ 5,304
Computer					$ 2,399		$ 2,399
Concrete Grinder					$ 1,000		$ 1,000
Conrad Etching Presses					$ 11,000		$ 11,000
Court surfacing					$ 120,000		$ 120,000
Crossmind Wireless Projectors					$ 750		$ 750
Curtain: Cyc						$ 1,200	$ 1,200
Curtain: fire	$ 50,000						$ 50,000
Deck surfacing	$ 25,000		$ 50,000		$ 25,000	$ 25,000	$ 125,000
Dehumidifiers					$ 1,500		$ 1,500
Delta Band Saw					$ 400		$ 400
Delta Planer					$ 400		$ 400
Display manicans					$ 5,000		$ 5,000
Dremel Scroll Saw					$ 200		$ 200
DSLR Camera					$ 2,040		$ 2,040
Dugout					$ 24,000	$ 24,000	$ 48,000
Electric Bikes					$ 8,000		$ 8,000
Elevator/Lift					$ 150,000	$ 75,000	$ 225,000
Entrance Monument Pillar					$ 12,000		$ 12,000
Entrance Monument Walls					$ 16,000		$ 16,000
Exhibit					$ 425,000		$ 425,000
Fencing	$ 466,000	$ 100,000	$ 30,000	$ 5,000	$ 307,825	$ 229,150	$ 1,137,975
Field rake					$ 9,000		$ 9,000
Field surfacing		$ 300,000				$ 37,000	$ 337,000
Fields					$ 4,697,000		$ 4,697,000
Fire Ring					$ 2,000		$ 2,000
Football equipment	$ 10,400						$ 10,400
Frames					$ 3,000		$ 3,000
Furniture	$ 12,475			$ 450	$ 1,250	$ 1,800	$ 15,975
Gallery mounted Projectors					$ 1,000		$ 1,000
Goal: basketball	$ 8,000				$ 12,000	$ 24,000	$ 44,000
Green Screen					$ 200		$ 200
Guardrail			$ 73,750				$ 73,750
Gym Floor						$ 85,000	$ 85,000
HD Looms					$ 9,100		$ 9,100
Information Kiosk	$ 10,000			$ 10,000	$ 15,000	$ 15,000	$ 50,000

Interior: walls	$	145,000													$	145,000
Kayak Single					$	7,800									$	7,800
Kayak Tandem					$	6,400									$	6,400
LaCie Mobile Drive									$	139					$	139
Ladders									$	300					$	300
Lake Fountain									$	8,000					$	8,000
Large File Cabinets									$	400					$	400
Leclerc Loom									$	2,800					$	2,800
Light System					$	22,500			$	1,256					$	23,756
Lighting Equipment	$	85,000			$	23,285			$	25,630	$	128,400			$	262,315
Lighting: outdoor	$	327,000	$	963,000	$	730,000			$	25,000	$	96,000			$	2,141,000
Lockers									$	3,600					$	3,600
Makita Router & Table									$	300					$	300
Marley: Floor Covering											$	8,500			$	8,500
Mic Stand									$	150					$	150
Mirrors											$	18,000			$	18,000
Mobile gallery Walls									$	4,000					$	4,000
Monument	$	7,500							$	287,500	$	57,500			$	352,500
Monument: repaint	$	6,000			$	4,000	$	8,000	$	2,000	$	20,000			$	40,000
Mounting for projectors									$	600					$	600
Netting			$	10,000			$	6,750							$	16,750
Office Equipment									$	200					$	200
Olympic Kilns					$	7,148									$	7,148
Ottomans	$	1,600													$	1,600
outdoor blind/platform											$	2,500			$	2,500
Paragon Enamel Kiln									$	800					$	800
Pavilion									$	200,000					$	200,000
Photo Sinks and Temperature Controls									$	3,600					$	3,600
Piano			$	8,000											$	8,000
Picnic Table	$	20,000	$	150,000					$	7,500					$	177,500
Ping Pong Table					$	600			$	600					$	1,200
Playground: repair									$	4,000					$	4,000
Playground: replace	$	350,000							$	2,150,000	$	700,000			$	3,200,000
Pneumatic Forklift									$	340					$	340
Podium									$	600					$	600
Pontoon											$	23,000			$	23,000
Pontoon Boat Trailer									$	2,500					$	2,500
Pool Table									$	1,000					$	1,000
Porch surfacing					$	10,000									$	10,000
ProAir Compressor									$	300					$	300
Production Equipment	$	1,800	$	14,100	$	8,700	$	2,750	$	49,175	$	2,900			$	79,425
Projector									$	600					$	600
Radburro Electric Trike									$	15,000					$	15,000
Railing: safety					$	7,500									$	7,500
Ramp surfacing									$	10,000					$	10,000
Rhinotech Spray Booth									$	1,000					$	1,000
Rigid Sanding Station									$	250					$	250
Rode Lavalier Mics									$	240					$	240
Rode Wireless Mic System									$	200					$	200
SawStop Table Saw									$	2,700					$	2,700
Scoreboard	$	10,000	$	10,000					$	70,000					$	90,000
Seal MasterpieceDrymount Press									$	2,000					$	2,000
Seating	$	15,000			$	120,000									$	135,000
Shed									$	3,000					$	3,000
Shelter cover			$	8,000											$	8,000
Shure Antenna Splitter and Power							$	383							$	383
Shure SLX Wireless Mic Kit							$	1,980							$	1,980
Shure SLX1 Bodypack							$	564							$	564
Shure WL93 Lavalier Mic							$	280							$	280
Signage	$	3,000	$	1,350	$	9,575	$	7,500	$	73,500					$	94,925
Small vehicle											$	10,000			$	10,000
Smartboard					$	6,000									$	6,000
Smith Acetaline Tanks & Torches									$	970					$	970
Soccer goals	$	8,000													$	8,000
Sony Headsets									$	200					$	200
Sound System	$	800			$	4,189			$	15,765					$	20,754
Sound System: Control	$	30,153					$	1,200	$	1,800					$	33,153
Sound System: Event									$	2,400					$	2,400
Sound System: Mic Wireless					$	1,000	$	3,785							$	4,785
Sound System: Speaker: balcony Fill									$	2,600					$	2,600
Sound System: Speaker: Main Speakers									$	6,000					$	6,000

Sound System: Speaker: Stage Monitors	$	200			$	600			$	1,400			$	2,200
Speakers West Gallery									$	1,000			$	1,000
Stage Rigging	$	40,000											$	40,000
Stage Rigging: Soft Goods									$	176,840			$	176,840
Stairs	$	1,400											$	1,400
Stantions									$	400			$	400
Structure/counter top									$	500			$	500
Swing											$	10,000	$	10,000
Table Top Looms									$	1,440			$	1,440
Table top mic stands									$	120			$	120
Tables	$	8,500							$	400			$	8,900
Theatre: black box					$	35,000							$	35,000
Tools	$	125											$	125
Trailer			$	2,500	$	5,500			$	2,500			$	10,500
Trash can	$	24,000			$	4,500	$	9,000	$	9,000	$	28,500	$	75,000
TV							$	1,000	$	1,550			$	2,550
UA874US Shure Directional Atenna							$	578					$	578
Video System: 30Ft Inflatable Outdoor Screen									$	5,000			$	5,000
Video System: Camera									$	1,100			$	1,100
Video System: Projector							$	5,000	$	8,665			$	13,665
Video System: Projector Lens									$	2,100			$	2,100
Video System: Projector Lerns					$	2,200	$	2,000					$	4,200
Video System: Switcher					$	1,000							$	1,000
Water fountain											$	23,000	$	23,000
Window Shades			$	16,000									$	16,000
Windscreen	$	53,900	$	4,800	$	8,165,240							$	8,223,940
BRIDGES & BOARDWALKS														
(blank)	$	880,000	$	1,000,000	$	1,040,000	$	1,040,000	$	1,400,000	$	6,924,000	$	12,284,000
PAVING														
(blank)	$	80,598					$	727,920	$	3,127,896	$	7,155,459	$	11,091,873
POOL REPAIR														
ADA	$	30,000											$	30,000
Chairs											$	250	$	250
Chemical controller			$	65,000	$	25,000							$	90,000
Deck surfacing									$	140,480	$	98,000	$	238,480
Diving board	$	7,000	$	1,000									$	8,000
Diving stand			$	4,000									$	4,000
Feature add/replace					$	76,000							$	76,000
Fencing					$	10,500			$	65,870	$	38,250	$	114,620
Filter: media			$	2,400							$	1,200	$	3,600
Filter: replace	$	5,000									$	25,000	$	30,000
Lane rope storage	$	1,400											$	1,400
Lighting: outdoor									$	30,000			$	30,000
Liner: surfacing			$	150,000									$	150,000
Pump: filtration			$	10,000									$	10,000
Signage	$	1,000	$	1,600									$	2,600
Timing system	$	1,000											$	1,000
Grand Total	**$**	**2,734,851**	**$**	**2,846,750**	**$**	**10,655,991**	**$**	**1,835,640**	**$**	**13,954,396**	**$**	**16,056,109**	**$**	**48,083,737**

Leisure Services Department
FY26 Capital Lifecycle Submission

TABLE 4: CIP BY LOCATION BY PROJECT

Life Cycle by Locations	Column Labels						
	FY26	FY27	FY28	FY29	FY30	FY31 - FY35	Grand Total
CIP Projects							
Allen House					**$ 8,000**		**$ 8,000**
REPAIR & MAINT					$ 8,000		$ 8,000
Athens Creative Theater			**$ 30,578**		**$ 180,355**		**$ 210,933**
REPAIR & MAINT			$ 30,578		$ 180,355		$ 210,933
Beech Haven						**$ 520,000**	**$ 520,000**
BRIDGES & BOARDWALKS						$ 520,000	$ 520,000
Ben Burton Park				**$ 2,000**	**$ 12,500**		**$ 14,500**
REPAIR & MAINT				$ 2,000	$ 12,500		$ 14,500
Bishop Park	**$ 42,500**	**$ 600**	**$ 450,000**	**$ 12,750**	**$ 65,800**	**$ 521,508**	**$ 1,093,158**
REPAIR & MAINT	$ 23,100		$ 450,000	$ 12,750	$ 6,000		$ 491,850
PAVING						$ 521,508	$ 521,508
POOL REPAIR	$ 19,400	$ 600			$ 59,800		$ 79,800
Lyndon House Arts Center	**$ 90,698**		**$ 9,648**	**$ 3,785**	**$ 89,324**	**$ 2,000**	**$ 195,455**
REPAIR & MAINT	$ 10,100		$ 9,648	$ 3,785	$ 89,324	$ 2,000	$ 114,857
PAVING	$ 80,598						$ 80,598
Memorial Park	**$ 205,600**	**$ 17,500**	**$ 336,000**	**$ 10,500**	**$ 222,350**	**$ 1,935,119**	**$ 2,727,069**
REPAIR & MAINT		$ 12,500	$ 111,000	$ 10,500	$ 8,000	$ 91,400	$ 233,400
BRIDGES & BOARDWALKS	$ 200,000		$ 200,000		$ 200,000	$ 1,600,000	$ 2,200,000
PAVING						$ 144,519	$ 144,519
POOL REPAIR	$ 5,600	$ 5,000	$ 25,000		$ 14,350	$ 99,200	$ 149,150
Morton Theatre	**$ 221,953**	**$ 30,100**	**$ 166,800**	**$ 16,185**	**$ 282,446**	**$ 256,100**	**$ 973,584**
REPAIR & MAINT	$ 221,953	$ 30,100	$ 166,800	$ 16,185	$ 282,446	$ 256,100	$ 973,584
Pound Street Complex		**$ 2,500**	**$ 11,500**		**$ 2,500**		**$ 16,500**
REPAIR & MAINT		$ 2,500	$ 11,500		$ 2,500		$ 16,500
Reese & Pope Park	**$ 2,500**		**$ 150**		**$ 400,000**		**$ 402,650**
REPAIR & MAINT	$ 2,500		$ 150		$ 400,000		$ 402,650
Sandy Creek Nature Center	**$ 505,000**	**$ 400,000**	**$ 258,000**	**$ 240,000**	**$ 1,028,215**	**$ 1,131,000**	**$ 3,562,215**
REPAIR & MAINT	$ 25,000		$ 18,000		$ 456,500	$ 12,500	$ 512,000
BRIDGES & BOARDWALKS	$ 480,000	$ 400,000	$ 240,000	$ 240,000	$ 200,000	$ 904,000	$ 2,464,000
PAVING					$ 371,715	$ 214,500	$ 586,215
Sandy Creek Park	**$ 308,000**	**$ 340,000**	**$ 107,950**	**$ 7,500**	**$ 2,789,481**	**$ 807,000**	**$ 4,359,931**
REPAIR & MAINT	$ 308,000	$ 140,000	$ 107,950	$ 7,500	$ 33,300	$ 27,000	$ 623,750
BRIDGES & BOARDWALKS		$ 200,000				$ 780,000	$ 980,000
PAVING					$ 2,756,181		$ 2,756,181
Satterfield Park	**$ 5,500**	**$ 205,550**			**$ 4,761,500**	**$ 436,713**	**$ 5,409,263**
REPAIR & MAINT	$ 5,500	$ 205,550			$ 4,761,500	$ 5,400	$ 4,977,950
PAVING						$ 431,313	$ 431,313
Southeast Clarke Park	**$ 539,300**	**$ 18,000**	**$ 106,450**	**$ 200,000**	**$ 796,000**	**$ 1,532,387**	**$ 3,192,137**
REPAIR & MAINT	$ 539,300	$ 18,000	$ 106,450		$ 796,000		$ 1,459,750
BRIDGES & BOARDWALKS				$ 200,000			$ 200,000
PAVING						$ 1,532,387	$ 1,532,387
TOS					**$ 16,000**	**$ 73,750**	**$ 89,750**
REPAIR & MAINT					$ 16,000	$ 73,750	$ 89,750
TOS-Boulevard Woods					**$ 368,800**	**$ 1,500**	**$ 370,300**
REPAIR & MAINT					$ 368,800	$ 1,500	$ 370,300
TOS-Dudley Park	**$ 20,000**					**$ 10,500**	**$ 30,500**
REPAIR & MAINT	$ 20,000					$ 10,500	$ 30,500

TOS-Firefly Trail			**$**	**100,000**					**$**	**164,300**	**$**	**53,000**	**$**	**317,300**
REPAIR & MAINT			$	100,000					$	164,300	$	53,000	$	317,300
TOS-Greenway Trail							**$**	**5,000**	**$**	**306,125**	**$**	**3,984,523**	**$**	**4,295,648**
REPAIR & MAINT							$	5,000	$	306,125	$	123,500	$	434,625
BRIDGES & BOARDWALKS											$	720,000	$	720,000
PAVING											$	3,141,023	$	3,141,023
TOS-Memorial Park					**$**	**1,500**	**$**	**10,000**	**$**	**3,000**			**$**	**14,500**
REPAIR & MAINT					$	1,500	$	10,000	$	3,000			$	14,500
TOS-North Oconee River Park					**$**	**5,000**			**$**	**80,000**	**$**	**48,600**	**$**	**133,600**
REPAIR & MAINT					$	5,000			$	80,000			$	85,000
PAVING											$	48,600	$	48,600
TOS-Sandy Creek Nature Center									**$**	**3,000**			**$**	**3,000**
REPAIR & MAINT									$	3,000			$	3,000
TOS-Sandy Creek Park									**$**	**153,500**			**$**	**153,500**
REPAIR & MAINT									$	153,500			$	153,500
TOS-Southeast Clarke Park									**$**	**2,500**			**$**	**2,500**
REPAIR & MAINT									$	2,500			$	2,500
TOS-Walker Park									**$**	**116,100**			**$**	**116,100**
REPAIR & MAINT									$	116,100			$	116,100
Walker Park	**$**	**103,400**			**$**	**10,500**			**$**	**4,500**	**$**	**1,158,797**	**$**	**1,277,197**
REPAIR & MAINT	$	103,400							$	4,500	$	98,200	$	206,100
PAVING											$	1,050,597	$	1,050,597
POOL REPAIR					$	10,500					$	10,000	$	20,500
Lay Park & CC	**$**	**10,400**	**$**	**79,300**	**$**	**8,175,450**			**$**	**94,600**	**$**	**569,950**	**$**	**8,929,700**
REPAIR & MAINT			$	33,100	$	8,175,450			$	12,600	$	554,700	$	8,775,850
POOL REPAIR	$	10,400	$	46,200					$	82,000	$	15,250	$	153,850
East Athens Educ. Dance Center	**$**	**160,000**	**$**	**8,000**					**$**	**3,400**	**$**	**104,713**	**$**	**276,113**
REPAIR & MAINT	$	160,000	$	8,000					$	3,400	$	33,700	$	205,100
PAVING											$	71,013	$	71,013
Heard Park & Community Center	**$**	**5,000**	**$**	**181,800**	**$**	**12,865**			**$**	**80,200**	**$**	**376,700**	**$**	**656,565**
REPAIR & MAINT					$	12,865					$	376,700	$	389,565
POOL REPAIR	$	5,000	$	181,800					$	80,200			$	267,000
Holland Youth Sports Complex	**$**	**303,000**	**$**	**1,063,000**	**$**	**297,600**	**$**	**727,920**	**$**	**47,200**	**$**	**42,000**	**$**	**2,480,720**
REPAIR & MAINT	$	303,000	$	1,063,000	$	297,600			$	47,200	$	42,000	$	1,752,800
PAVING							$	727,920					$	727,920
Howard Park & CC (Rocksprings)	**$**	**12,000**	**$**	**400**	**$**	**76,000**			**$**	**872,700**	**$**	**90,250**	**$**	**1,051,350**
REPAIR & MAINT	$	7,000							$	872,700	$	52,000	$	931,700
POOL REPAIR	$	5,000	$	400	$	76,000					$	38,250	$	119,650
TOS-Cook's Trail Corridor	**$**	**200,000**	**$**	**400,000**	**$**	**600,000**	**$**	**600,000**	**$**	**600,000**	**$**	**2,400,000**	**$**	**4,800,000**
BRIDGES & BOARDWALKS	$	200,000	$	400,000	$	600,000	$	600,000	$	600,000	$	2,400,000	$	4,800,000
TOS-Pulaski Heights Trail									**$**	**400,000**			**$**	**400,000**
BRIDGES & BOARDWALKS									$	400,000			$	400,000
Grand Total	**$**	**2,734,851**	**$**	**2,846,750**	**$**	**10,655,991**	**$**	**1,835,640**	**$**	**13,954,396**	**$**	**16,056,109**	**$**	**48,083,737**

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2011 Project 32, Costa Building Renovation – Public Art Style

DATE: ~~July 15~~ August 21, 2025

EXECUTIVE SUMMARY:
This agenda item requests Mayor and Commission approval of the recommended Public Art Style for the previously approved public art locations at the Costa Building.

BUDGET INFORMATION:

REVENUES:

$	3,520,000	SPLOST 2011 Project 32
$	5,934,149	Previously Approved Budget Amendments
$	420,000	ADDA Funded Park Improvements
$	558,000	Previously Approved Budget Amendments ARPA Funds
$	10,432,149	Total Revenue Available

EXPENSES:

CAPITAL:

$	10,175,950	Expensed and Encumbered
$	69,136	Remaining Misc. & Contingency
$	151,363	Remaining Furniture, Fixtures, & Equipment (FF&E)
$	35,700	Available for Public Art

FUNDING SOURCES:

CAPITAL: SPLOST 2011 Project 32
OPERATIONAL: $48,000/yr Costa Building, $1,000/yr for Public Art

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:
To request that the Mayor and Commission:

a. Approve the recommended Public Art Style, as generally shown in **Attachment #1,** as part of the SPLOST 2011 – Project 32, Costa Building Renovation; and

b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On November 2, 2010, Athens-Clarke County (ACC) voters approved the SPLOST 2011 Program Referendum, which included the Costa Building Renovation (SPLOST 2011 Project 32).

2. On November 1, 2011, the Mayor and Commission (M&C) approved the Master Implementation Plan and Funding Schedule for the SPLOST 2011 Program. Costa Building Renovation included funding programmed under Tiers #8 & #9.

3. On May 30, 2019, to accommodate the artist's schedule and not lose the NEA grant, Mayor Girtz authorized Andrew Salinas, then-Chair of the Athens Cultural Affairs Commission (ACAC), to begin mural installation on the west exterior wall of the Costa Building starting June 2, 2019, subject to M&C ratification at their next meeting.

4. On June 4, 2019, M&C ratified the Mayor's direction as noted in History #3.

5. In August, 2019, the Hot Corner: An Athens Legacy mural was installed on the west exterior wall of the Costa Building, facing N. Hull St.

6. On August 21, 2019, an official ribbon-cutting ceremony was held for the Hot Corner mural.

7. On July 15, 2021, M&C approved the Project Concept and designated as appropriate for public art with the budget of $35,700 as part SPLOST 2011 Project 32.

8. On December 5, 2023, M&C approved a recommendation by the ACCGov Property Committee to utilize the Costa Building for ACCGov operations. (F&I #2)

9. On June, 21, 2024, Staff and User Group (UG) met to discuss potential locations and types for public art. The UG unanimously agreed mural as the preferred art type.

10. On July 24, 2024, a survey was sent to the UG to select public art location and mural theme.

11. On August 4, 2024, survey results showed a majority support for murals on interior walls of the first-floor main lobby and exterior wall the Civic Hall building, facing the east entrance patio of the Costa Building.

12. On August 12, 2024, ACAC approved the UG selection of public art type and locations.

13. On October 1, 2024, M&C approved the public art type as mural and the art locations to be the interior walls of the first-floor main lobby and the exterior wall of the Civic Hall building, facing the east entrance patio of the Costa Building.

14. On May 16, 2025, ACCGov advertised a Call for Art, inviting professional artist to submit qualifications for a public art project at the Costa building.

15. On June 27, 2025, ACCGov received 42 submissions in response to the Call for Art.

16. On July 10, 2025, the art selection panel shortlisted three artists to create and submit final mural design proposals by August 14, 2025. (F&I #5)

17. On August 14, 2025, the art selection panel recommended the highest-scoring proposal by ~~*(To Be Determined)*~~ Waleed Johnson as the recommended Public Art Style, as generally shown in **Attachment #1**, for M&C consideration as part of SPLOST 2011 Project 32.

18. On August 15, 2025, a ribbon-cutting ceremony was held for the renovated Costa Building.

FACTS & ISSUES:

1. The Costa Building Renovation (SPLOST 2011 Project 32) has been completed, including comprehensive upgrades to the building's interior, accessibility, systems, and overall functionality.

2. M&C approved the recommendation by the ACCGov Property Committee to use the Costa Building for ACCGov operations providing offices for Economic Development, Housing and Community Development, the Inclusion Office, and potential overflow office space for Board of Elections. (History #8)

3. ACCGov issued a Request for Qualifications (RFQ) to identify professional artists to design and install a wall mural. Responding artists submitted resumes, references, and samples of past work. ACCGov received 42 submissions in response to the Call for Art (History #15)

4. The goals for including a mural in this project is to celebrate Athens' rich history and diverse community while enhancing the user experience. Evaluation criteria included:
   - Original work created by the submitting artist(s);
   - Quality art in design and execution;
   - Appropriate subject and themes for all ages;
   - Enjoyable from interior and exterior vantage points;
   - Compatible with surroundings, in scale and visibility related to the site;
   - Paint must be Sherwin Williams with a protective top coat; and
   - Requires minimal maintenance.

5. The finalist selection meeting was held at the Lyndon House Arts Center. The selection panel included ACCGov staff, ACAC members, and community residents - Michele Pearson, Cameron McGlothen, Evelyn Pinto Mira, Jessica Smith, Matt Stefek, Andrea Wellnitz, and Morgan Lyle. The panel reviewed qualifications and shortlisted the following three artists to submit final design proposal:
   - Greta McLain
   - Rafael Blanco
   - Waleed Johnson

6. Finalists were given four weeks to prepare and submit a final mural design proposal. A stipend of $350 was provided to each artist for their submission.

7. Design proposals were evaluated based on established selection criteria, including public suitability, artistic quality and originality, experience, durability, maintenance, safety, and relevance to the project theme. The finalist selection panel members are ~~(*To Be Determined*)~~Michele Pearson, Cameron McGlothen, Evelyn Pinto Mira, Jessica Smith, Matt Stefek, and Andrea Wellnitz.

8. While this recommendation does not directly advance infrastructure or service delivery goals, it does support several elements of the FY26–28 Strategic Plan:
   - Goal Area 1: Good Neighbors
     - Initiative 1.B.1: The mural is designed to celebrate Athens' diverse history and community identity, helping to build public trust and strengthen local pride.
   - Goal Area 2: Identify and Close Gaps in Partnership with the Community
     - Initiative 2.B.1 & 2.B.5: The artist selection process was led by the Athens Cultural Affairs Commission (ACAC) and included input from residents and staff, demonstrating meaningful engagement and inclusive decision-making.
   - Goal Area 4: Quality, Stable, Affordable Housing for All
     - Initiative 4.C.8 (indirectly): The Costa Building now houses the Housing and Community Development and Inclusion offices, and the addition of public art reinforces the building's role as a welcoming, community-centered civic space.

9. The anticipated project timeline is as follows:
   - M&C consideration of recommended Art Style – September 2025
   - Contract Execution – November 2025
   - Final Design Set – January 2026
   - Art Installation – March 2026

OPTIONS:

1. Mayor and Commission:
   a. Approve the recommended Public Art Style, as generally shown on **Attachment #1,** as part of the SPLOST 2011 – Project 32, Costa Building Renovation; and

   b. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission deny the approval of the recommended Public Art Style.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, & b

DEPARTMENT: Capital Project Department
Prepared by: Madhuri Angadi, SPLOST Project Administrator,

Josh Hawkins, Capital Projects Director — Date: 7/29/2025

Alex Bond, Leisure Services Interim Director — Date: 7/29/25

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b

Bob Cowell, Manager — Date: August 13, 2025

ATTACHMENTS:

Attachment #1 – Proposed Public Art Style ~~*(To be attached after selection on August 14, prior to the voting meeting.)*~~

“A CITY FOR ALL”

COSTA BUILDING MURAL

PROPOSAL SLIDES

Waleed Elharith Johnson

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05 MATERIALS

06 TIMELINE

07 MAINTENANCE

INSPIRATION

Athens’s nickname, “The Classic City,” inspired me to draw from ancient Greek art—especially the Caryatids of the Erechtheion on the Acropolis (pictured). I envisioned a mural that feels like stepping into a historic government building, filled with classical imagery, but reimagined with symbols of Athens, Georgia. The work envisions a compassionate government—one that inspires the employees who serve within it—and portrays a diverse group of people, reflecting how our Western-rooted systems can and should adapt to include and care for all.

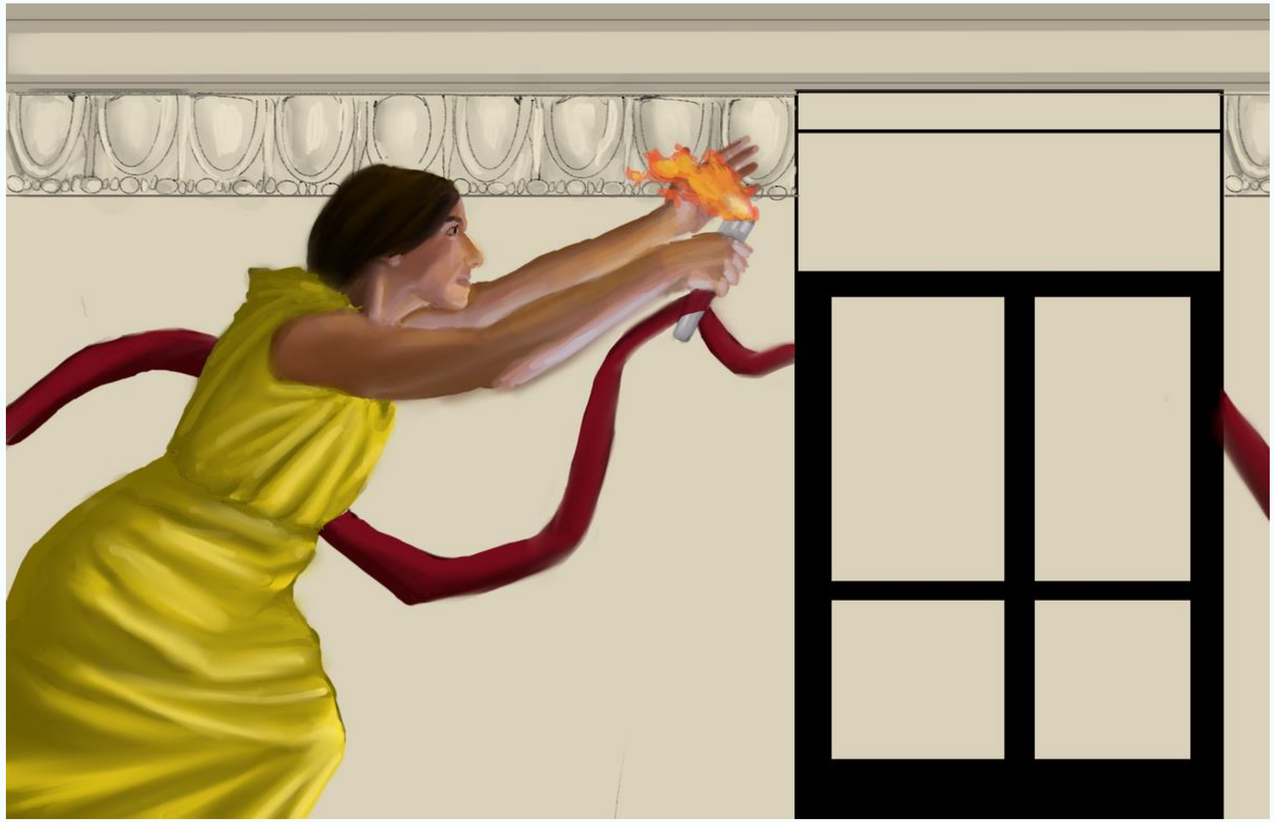
INTERIOR MURAL

LEFT WALL

When entering from the courtyard, the left wall reflects the mission of the People & Belonging Department. The central figure blends the Greek goddess Themis and Roman goddess Justitia (often pictured blindfolded), letting her blindfold fall—a deliberate act of compassion that shifts the focus from blind justice to equity. The blindfold flows through the scene, wrapping around and anchoring a leaning tree to an upright one, symbolizing the support needed for all to grow and thrive, especially those whose environments have hindered their growth.

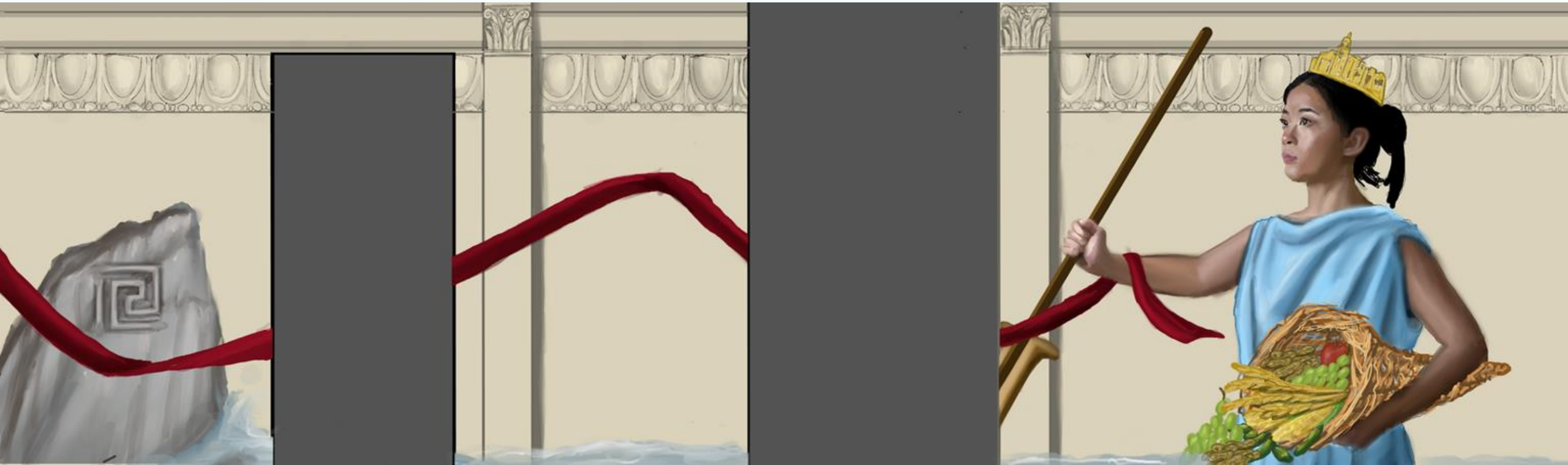
CENTER WALL

The center wall draws inspiration from William J. Thompson’s Spirit of Athens sculpture outside City Hall. A woman soars upward, torch in hand, her gaze fixed on its eternal flame—symbolizing the enduring spirit of Athens and its people at the heart of city government. Flowing behind her and wrapping around the torch is the blindfold from the left wall, now representing compassion—a subtle reminder to let it guide all that happens here.



RIGHT WALL

The right wall, inspired by the Housing & Community Development and Economic Development Departments, features Tyche—the Greek goddess of fortune and prosperity, believed to guide a city’s destiny. She holds a cornucopia overflowing with locally grown produce, symbolizing abundance as the foundation of economic growth. Her crown takes the form of City Hall. The blindfold as compassion motif continues, draped over her arm as she steers the city’s course with a rudder toward a rock engraved with the Greek key, representing unity and eternity—a strong foundation for building community.



EXTERIOR

The exterior continues the classical theme, designed to complement the Athens-Clarke County Board of Elections Building. Three marble-like figures, inspired by the Caryatids of the Erechtheion, each hold symbols of Athens, Georgia’s heritage: a lyre for its rich musical history, the owl of Athena for wisdom and higher education—honoring the University of Georgia as the first state-chartered public university—and a vase for the city’s artistic legacy. Ionic columns between the figures mirror those on the building’s street-facing facade, tying the mural seamlessly to its architecture.

BUDGET

- $3,034 - Lodging (Airbnb near downtown for month of October)
- $2,294 - Food (based on federal per diem for Athens, GA)
- $1,750 - Rental car (month of October from Hartsfield Jackson)
- $250 - Gas
- $300 - Round trip flight + checked bag (Chicago O’Hare → Hartsfield Jackson)
- $250 - Adjustable work platform for uneven ground (for use on the outside ramp)
- $3,500 - Paint
- $175 - Masonry Primer (2 gallons for exterior mural)
- $750 - Sher-Clear 1K Waterborne Acrylic Clear Coat - (4 gallons)
- $500 - Painting supplies (chip brushes, rollers, drop cloths, painter’s tape etc)
- $30 - Printing reference images
- $217 - General Liability Insurance (from Next Insurance)
- $350 - Proposal Design Fee
- $350 - Final Design Prep Work
- $1,250 - Incidentals / Unexpected Expenses (Contingency fund for unexpected things that sometimes come up when actually arriving on site)
- $20,000 - Artist Fee

Note, flights and lodging are based on an estimated max work time of 4 weeks in October 2025

MATERIALS

- Sherwin Williams Exterior Latitude Paint
- Sherwin Williams Interior Emerald Paint
- Sherwin Williams LOXON Concrete & Masonry Primer/Sealer
- Sher-Clear 1K Waterborne Acrylic Clear Coat
- Home Depot Chip Brushes
- Home Depot Rollers
- Home Depot Mixing Buckets
- Home Depot MetalTech Jobsite Series Adjustable Work Platform

TIMELINE

The estimated time for a project like this is 3 to 4 weeks. I tend to error on the side of caution for my projects so I will assume 4 weeks although it should be less time. My budget takes into account estimates of prices assuming I will start in the month of October if selected; however, I know that may not be feasible given time needed to enter a contract with the city.

MAINTENANCE

No maintenance is needed for the interior portion. For the exterior portion, for optimal UV protection the clear coat should be reapplied every few years.

THANK YOU

Thank you for your time and consideration of my proposal. I would be honored to bring this vision to life for Athens, celebrating its history, people, and spirit through art.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 11, Subprojects #12 and #13 – 2025 Solar Initiatives – Project Concepts; Fire Station #8 and Dudley Park.

DATE: ~~June 20~~ August 19, 2025

EXECUTIVE SUMMARY:

This agenda report requests approval of Project Concepts and Contract Award, for Subprojects #12 and #13 under SPLOST 2020 Project 11 – Renewable Energy. These subprojects include solar panel installations at the Fire Station #8 (SP #12) and Dudley Park (SP #13). The projects are intended to reduce energy use and utility costs at ACCGov facilities while advancing community sustainability goals.

BUDGET INFORMATION:

REVENUES:

$	658,533	Fleet Replacement Funds
$	32,678	ACCPD Forfeiture Funds
$	164,430	Grant Funds
$	31,000	Other Funds
$	13,911,800	Program Revenues SPLOST 2020 Project 11, all Tiers
$	14,798,441	Total Project Revenues all Tiers

EXPENSES:

$	3,134,259	Expensed or encumbered
$	169,054	Remaining Designated SP #1 – Costa Building Solar
$	152,860	Remaining Designated SP #6 – Electric Vehicle Infrastructure
$	313,226	Remaining Designated SP #7 - Metered Equip. Electrification
$	60,983	Remaining Designated SP#8 – LED Lighting Project Jjail)
$	157,195	Remaining Designated SP#9 – Public Safety EV Accelerator
$	1,000,000	Designated SP#10 – Building Systems & Equipment Efficiency
$	957,877	Designated SP #11 – Building Energy Retrofit
$	798,971	Budgeted for Misc., Testing, FF&E, & PM Fees
$	76,300	Available for Public Art
$	7,602,716	Available for Contingency or Future Subprojects
$	375,000	Available for Subprojects #12 & 13

OPERATIONAL: Savings are estimated to be $13,500 during the first year for Fire Station #8 and $1,200 for the first year for Dudley Park, with annual savings continuing for approximately 30 years.

FUNDING SOURCE: SPLOST 2020 Project 11 for SP #12 & #13

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that the Mayor and Commission:

a. Approve the Proposed Project Concepts for SPLOST 2020 Project 11, Renewable Energy Project, Subprojects (SP) #12 & #13, as described in Facts and Issues #2 & #5;

b. Award the on-call Solar Installation Services Contract to Solar Sun World for a Not-to-Exceed amount of $375,000 to provide and install the SPLOST 2020 Project 11, Renewable Energy Project, SP #12 & #13 at Fire Station #8 and Dudley Park;

c. Direct the Manager to have any related rebates and credits channeled back to their original funding source;

d. Approve the designation of SPLOST 2020 Project 11, Renewable Energy Project, SP #12 & #13 as not appropriate for Public Art, since they are primarily equipment installations; and

e. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On April 5, 2016, the Mayor & Commission (M&C) passed a resolution calling for the increased use of renewable energy to support operations of the Unified Government of Athens-Clarke County (ACCGov).

2. On July 3, 2018, the M&C adopted the 2018 Comprehensive Plan that was informed by the Envision Athens Action Agenda that included an environmental implementation strategy to “Increase energy efficiency, sources, and use of renewables.”

3. On May 21, 2019, the M&C passed a resolution in support of transitioning to 100% renewable energy.

4. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 Program Referendum, which included Project 11 - Renewable Energy Project.

5. On February 2, 2021, the M&C approved the 2020 SPLOST Tier Funding Schedule.

6. On August 2, 2022, the M&C voted unanimously to accept the Clean and Renewable Energy Plan, which details pathways ACCGov and the community will use to meet the renewable energy goals.

7. On January 12, 2023, Purchasing Division of the Finance Department released Request for Proposal (RFP) #01060 in accordance with the ACCGov Purchasing Ordinance requirements for the purpose of soliciting proposals from qualified firms to provide On-Call Solar Photovoltaic Systems Services for the ACCGov SPLOST Projects.

8. On January 24, 2023, a pre-proposal conference was held.

9. On February 9, 2023, proposals were received from the following 4 firms:
   a. Cherry Street Energy, LLC
   b. Energy Link LLC
   c. Solar Sun World, LLC
   d. Southern Coker Power, LLC

10. On March 7, 2023, the proposal evaluation team, met to determine the shortlisted firms for second step of the evaluation. The proposal evaluation team consisted of the following members:
    a. Director of Central Services, Andrew Saunders
    b. Sustainability Officer, Mike Wharton
    c. Facilities Management Automation Coordinator, Keith Lunsford
    d. Facilities Management Administrator, Beth Smith
    e. Energy Program and Conservation Coordinator, Aron Hall

11. On March 19, 2023, pricing sheets were submitted by the two top scored, shortlisted firms.

12. On June 6, 2023, the evaluation team met and unanimously agreed with to recommend the final selection of both Solar Sun World, LLC and the Cherry Street Energy, LLC to provide On-Call Solar Photovoltaic Systems Services for ACCGov Capital Projects.

13. On August 30, 2023, the Project 11 User Group held its first meeting. The User Group included two Athens-Clarke County residents along with representatives from the Central Services Department and the Sustainability Office. The two community representatives had previously served on the Clean and Renewable Energy Plan Community Advisory Board.

14. On July 17, 2024, Project Concept for SP #11 was presented to the SPLOST 2020 Project 11 User Group. The User Group unanimously voted to recommend this SP to the M&C.

15. On June 27, 2025, ACCGov executed an On-Call Solar Photovoltaic Systems Services with both:

a. Cherry Street Energy, LLC
b. Solar Sun World, LLC

16. On May 6, 2025, M&C adopted a budget ordinance to move $1,582,000 of SPLOST 2020 Project 11, Renewable Energy Project funds to SPLOST 2020 Project 25, East Side Library to fund the renewal energy components and the improved energy efficiency elements for the Library Project. (This adopted budget ordinance reduced the SPLOST 2020 Project 11 total budget to $15,493,800.)

17. On June 18, 2025, the User Group reviewed Proposed Project Concepts for SP #12 and SP #13 and unanimously voted to recommend approval of the Proposed Project Concepts.

18. On August 18, 2025, the SPLOST Oversight Committee convened and, while the committee did not have a quorum present, the attending members unanimously confirmed that the Project Concepts for Sub-Projects #12 and #13, are consistent with the Initial Project Statement of SPLOST 2020, Project 11 Renewable Energy.

FACTS & ISSUES:

1. The Initial Project Statement of SPLOST 2020 Project 11, Renewable Energy Project reads as follows;

   Project #11, Renewable Energy Project, *will provide funding for a variety of subprojects that serve to move the Unified Government towards 100% sustainable and renewable energy. Depending upon costs and funding availability, examples of eligible subprojects may include, but not be limited, to solar energy systems; geothermal systems; biogas systems; energy storage systems; building energy management systems; alternative fuel vehicle replacement; providing funds to electrify the ACC vehicle fleet; recharging facilities for electric vehicles; upgrades to lighting and control systems, fenestration, or other energy systems in existing facilities; solar water heating; energy storage and management systems; more efficient HVAC systems, such as geo-thermal; and/or, other renewable energy or sustainability projects defined in an approved sustainability plan as may be amended by the Mayor and Commission from time to time. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.*

2. The Proposed Project Concept for SP #12 – Fire Station #8 Solar Panel Installation would be as follows:

   This SP #12 is for the proposed installation of a dual axis tracker solar photovoltaic system panel system at Fire Station #8. A goal at this site is to be "battery ready," allowing a battery system to be installed in the future, further enhancing community resilience in the event of a grid outage. Anticipated contract award for this SP is approximately $345,000 for installation and contingency. (Potential trade tariffs could impact the overall budget depending on the exact amount of tariffs at the time of

purchase order issuance.)

3. SP #12 – Fire Station 8 includes an estimated 3 dual axis trackers. Trackers were chosen rather than rooftop because the roof was not adequately oriented to efficiently utilize solar production, was not structurally suitable for solar installation, and the dual axis trackers are both more efficient to operate and less expensive to install at this site. Installation of the trackers will necessitate the removal of 2 trees. Planted in 2004, these "parking lot" trees were inspected by ACCGov's Community Forester, Mateo Fennell, and identified as Chinese Elms. The Forester's finding are as follows:

   Chinese Elms are medium-sized deciduous trees that are invasive in both managed landscapes and our native forests. Athens-Clarke County Landscape Management uses a considerable amount of herbicide to control their aggressive seedling spread. While tolerant of urban conditions, they are prone to structural issues such as included bark, co-dominant stems, and weak branch attachments. For these reasons, the Athens-Clarke County Community Tree Council recently updated the ACC tree species list to classify Chinese Elm as "Invasive – Do Not Plant."

   I support removal of these trees and installation of solar panels, contingent on our ability to offset the lost canopy with replanting. Fire Station #8 was well planted following its construction. Available space for new trees is limited and would come at the expense of existing canopy. I recommend we replant at the nearest ACC property that can support healthy canopy growth. Depending on delivery and sourcing, I estimate replacement material at $1,000-$1,500.

   Suitable re-planting site(s) will be identified at the time of tree removal.

4. The proposed trackers will provide heat-mitigating shade that will exceed the amount of shade produced by the Chinese Elms, even in the unlikely event that were able to reach full canopy. Additionally, to facilitate biodiversity, rainwater infusion, and wildlife habitat, native flowers and grasses will be planted underneath the trackers.

5. The Proposed Project Concept for SP #13 – Dudley Park Rooftop Solar Panel Installation would be as follows:

   This SP proposes the installation of a fixed rooftop-mounted solar array system on the restroom facility at Dudley Park. The system is expected to offset a measurable portion of the facility's energy consumption and reduce long-term utility expenses. Anticipated contract award for this SP is approximately $30,000. (Potential trade tariffs could impact the overall budget depending on the exact amount of tariffs at the time of purchase order issuance.)

6. SP #12 & #13 were selected based on solar suitability, alignment with operational goals, potential to enhance community resilience, and overall energy impact. The system design will incorporate necessary structural and electrical reviews, system monitoring, and permits prior to installation. Final system sizing and configuration will be determined during

schematic design. Systems are designed for long-term operation (30+ years) with minimal maintenance.

7. The systems have an anticipated minimum 30-year operating lifecycle. The metrics for SP #12 and #13 are as follows:
    a. SP #12 Fire Station 8
        - Year 1 Production Estimate: 132,397 kWh (132.4 MWh)
        - Solar Production: 145% of the building's annual energy consumption.
        - Anticipated Savings: Approximately $13,500* in year 1
        - Anticipated Return on Investment: 15 years
        - Estimated lifetime savings: $545,000*

    b. SP #13 Dudley Park
        - Year 1 Production Estimate: 8,823 kWh
        - Solar Production: 105% of the building's annual energy consumption
        - Anticipated Savings: Approximately $1,200* in year 1
        - Anticipated Return on Investment: 13 years
        - Estimated lifetime savings: $50,000*

    **Estimated savings includes a conservative annual cost of energy inflation factor over the lifetime of the project. However, during the past 10 years, energy consumption and cost have increased at unprecedented levels. This market volatility makes accurate savings predictions challenging. Based on this volatility, it is highly likely that cost savings will be significantly higher and the number of years before return on investment is reached considerably sooner than those indicated in F&I #7.*

8. Electricity produced by solar in SP #12 and SP #13 is projected to exceed the amount of energy consumed by the building. By producing more than is used, ACCGov will receive a small "credit" as excess energy is returned to the grid. Additionally, ACCGov can offset energy consumption in other facilities that are not suitable for solar installations at this time. This will help ACCGov reach the goal of 100% clean and renewable energy for government operations by 2035 in an effective, affordable, and efficient manner.

9. Both SPs support ACCGov's carbon reduction, sustainability, and energy goals by reducing reliance on fossil fuels and lowering operational utility costs across departments. They also build upon previous renewable energy initiatives. A full summary of previously approved SP under Project 11, including cost and status, is provided in **Attachment #1**.

10. Solar Sun World was selected for this project because the other on-call solar vendor does not provide tracker systems and the Dudley Park work was more cost effective if combined with the larger Fire Station Project. Following approval, staff will initiate procurement of design and installation services for both systems using Solar Sun World, one of ACCGov's on-call solar equipment contractors.

11. Since 2017, 8 solar projects have been installed on ACCGov buildings with the following impact (in 2025 dollars):

    - FY25 Energy Cost Savings: $ 112,000
    - Energy Cost Savings (2017-June 2025): $ 446,000
    - Projected Lifetime Cost Savings (30 years): $2,746,500

12. Public Art is not recommended for SP #12 or SP #13 due to the nature of the work as primarily equipment installation, as solar infrastructure, not construction. This recommendation is consistent with the Public Art Ordinance exclusion for capital equipment installations and the other similar solar projects that have been approved.

13. These SP may be eligible for external funding sources, such as energy rebates or grant programs. Staff will evaluate and pursue funding enhancements during the design phase.

14. These SP support implementation of Tier 1 actions in the 2022 Clean and Renewable Energy Plan adopted by the Mayor and Commission (History #6).

~~15. On July 18, 2025 the Proposed Project Concept will be presented to the SPLOST 2020 Oversight Committee for review and confirmation that the Proposed Project Concept is consistent with the Initial Project Statement. The results of this review will be documented in the final Agenda Report for consideration by the Mayor and Commission.~~

16. These SP directly support several elements of the Athens-Clarke County FY26–28 Strategic Plan:
    - Goal Area 6: Built and Natural Infrastructure
        - Initiative 6.B.2: Installing solar panels at both Fire Station #8 and Dudley Park advances the Strategic Plan's call to utilize renewable energy for County operations.
        - Initiative 6.B.4: These projects demonstrate ACCGov's commitment to incorporating clean energy practices into its operations by reducing future electricity consumption from non-renewable sources.
        - Initiative 6.B.5: This investment supports sustainable design and infrastructure upgrades that reduce environmental impacts, particularly through on-site solar energy generation at a public safety facility and a park.

OPTIONS:

1. Mayor and Commission:

    a. Approve the Proposed Project Concept for SPLOST 2020 Project 11 Renewable Energy Project SP #13 & 16 as described in Facts and Issues #2 and #5;

b. Award the on-call Solar Installation Services Contract to Solar Sun World for a Not-to-Exceed amount of $375,000 to provide and install the SPLOST 2020 Project 11, Renewable Energy Project, SP #12 & #13 at Fire Station #8 and Dudley Park;

c. Direct the Manager to have any related rebates and credits channeled back to their original funding source or a clean energy lifecycle program (to be developed);

d. Approve the designation of SPLOST 2020 Project 11 SP #12 as not appropriate for Public Art; and

e. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission do not approve SP #12, SPLOST 2020 Project 11 Renewable Energy Project.

3. Mayor and Commission defined option

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c, d, & e

DEPARTMENT: Capital Projects Department, Prepared by: Mike Kajder for,

Mike Wharton — 7/19/2025
Sustainability Department Director — Date

Josh Hawkins — 7/29/2025
Capital Projects Director — Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, d, & e

August 13, 2025

Bob Cowell, Manager — Date

ATTACHMENTS:

Attachment #1 – Complete listing of Subprojects and current status

Attachment 1

Renewable Energy Sub-Project Updates (as of 7/15/2025)

1. **Sub-Project 1: Costa Building; approved 6/15/2021**
   Provide funding for solar, storage, and other building energy efficiency. Estimated size of solar system, 22.6 kW; estimated annual production, 30,711 kWh.
   - **Funding**
     - Amount Allocated: up to $250,000
     - Amount Encumbered: $80,946
     - Balance: $169,054
   - **Status:** Active – Scheduled install August 14 – September 15, 2025
   - **What has been done to date:** Received estimates from Solar Sun World for Photovoltaic System (24.88KW) installation. Solar Sun World On-Call Contract has been executed. Purchase Order is issued. Solar photovoltaic system installation to begin as soon as rooftop is ready for installation. Contractor installed conduits, conductors, and disconnect switch for Solar. Awaiting on contractor's availability for installation.

2. **Sub-Project 2: Electric Vehicle Accelerator; approved 12/7/2021 - Complete**
   Convert approximately 19 light duty vehicles to electric and provide needed charging equipment and infrastructure. The time between order and delivery 1s 18 – 24 months; This project enabled staff to order vehicles by allocating full funding for vehicles using Project 11 funds; As vehicles were received, ACCGov Fleet Management utilized available capital funds and then Project 11 funds to offset the cost difference between ICE and EVs.
   - **Funding**
     - Balance: $21,318 – To be undesignated and available for additional projects.

3. **Sub-Project 3: Memorial Park Solar; approved 3/1/2022 - Complete**
   Install an approximately 30kW solar panel system on a section of the Memorial Park Building that had recently undergone roof replacement. The system is anticipated to provide up to 40% of the buildings electrical needs.
   - **Funding**
     - Amount Allocated: up to $90,000
     - Amount Encumbered: $90,000
     - Balance: $0

4. **Sub-Project 4: Library Solar; approved 10/3/2023 – Complete**
   All 9 trackers have been installed and put into operation. Passed GA Power witness test to energize system.
   - **Funding**
     - Amount Allocated: $470,000
     - Amount Encumbered: $216,756
     - Balance: $253,244 – To be undesignated and available for additional projects.

5. **Sub-Project 5: Supplemental Funding for FY24 Electric Vehicle Purchases – approved 11/7/2023 - Complete**

There was enough capital funding in FY24 to replace an additional 9 internal combustion engine (ICE) vehicles. This sub-project enabled ACCGov fleet to obtain EV and chargers instead of having to purchase ICE replacement vehicles.

- **Funding**
    - Balance: $6,000 – To be undesignated and available for additional projects.

6. **Sub-Project 6: Funding Allocation to Support Electric Vehicle Infrastructure – approved 11/7/2023**
Provides additional funding for EV charging infrastructure as a result of being able to obtain additional support through Georgia Power Company's Make Ready program, the opportunity to add EV vehicles being purchased from other funds (ex: police and asset seizure program), and address cost arising out of unanticipated needs as chargers are being installed at sites (ex: additional panels, wiring, etc.)
    - **Funding**
        - Amount Allocated: $430,000
        - Amount Encumbered: $277,139
        - Balance: $152,860
    - **Status:** Active
    - **What has been done to date:**
        - Non-networked Level 2 chargers have been deployed at locations across the county, including but not limited to, ACCPD, 2555 Lexington Road, Fire Station #1, and ACCPD East. Staff continue to remain in contact with Georgia Power in an attempt to advance work on the approved Make Ready project. Staff have also recently selected ChargePoint equipment as the equipment to be used for publicly-accessible Level II charging.
        - Allocated $7,300 to be used as a portion of local match for Project FAST.
        - On 2/19/25, UG approved to allocate $50,000 from SP#6, to install Level III Charging stations (chargepoint) at the pre-installed concrete pad in the ACC library parking lot. EV charger has been installed.

7. **Sub-Project 7: Metered Equipment Electrification Initiative – approved 5/7/2024**
Provides funding to transition ICE metered equipment to clean energy sources. Includes a process to evaluate and establish priorities.
    - **Funding**
        - Amount Allocated: $350,000
        - Amount Encumbered: $36,774
        - Balance: $313,226
    - **Status:** Active - delayed due to Fleet Management capacity challenges and position vacancies in Sustainability; Underway
    - **What has been done to date:**
        - Preliminary discussions have been held with Fleet Management and will work the initiative into their work plan as capacity increases (hiring has been a challenge) – estimated to be sometime in November or December.
        - On 2/19/25, User Group approved to fund the difference of $37,744 (total cost $67,744) to purchase the Electric Forklift for CHARM. Fork lift has been delivered.
        - In the planning stage, developing 3 "pilot" projects, specifically
            - Electric Tractor for use at SE Clarke Park to replace gas tractor used to cut 18 acres through the growing season.

- Autonomous mower to be used at Sandy Creek Park to cut dam, dog parks, and other areas (up to 12 different "sites"), enabling staff to reduce fossil fuel use and significantly enhance productivity.
- Autonomous mower at Cedar Creek Water Reclamation Facility to be used to mow under solar array, reducing fossil fuel use, the potential to damage panels (via ride-on mowers), and enabling staff to focus on other maintenance needs, saving money and enhancing productivity.

8. **Sub-Project 8: LED Lighting Retrofit at the Jail – approved 5/7/2024**
   Replaces existing lights in the older section of the jail with LEDs with an impact of reducing annual energy consumption by approximately 1,000,000 kWh with corresponding savings of approximately $78,000.
   - **Funding**
     - Amount Allocated: $271,500
     - Amount Encumbered: $210,516
     - Balance: $60,984
   - **Status:** Nearing completion
   - **What has been done to date:** LED lights & equipment has been delivered. Installation is under way. Three sections have been completed as of 10/23/2024.
     Note: Based on preliminary savings (3 of 12 wings complete), Estimated Return on Investment 2 – 3 years. Estimated savings could be $144,000/year. Estimated cost of project is $196,000.

9. **Sub-Project 9: Public Safety EV Accelerator – approved 8/6/2024**
   Funds purchase of EVs and supplementary equipment for deployment within the ACCGov public safety fleet.
   - **Funding**
     - Amount Allocated: $660,000
     - Amount Encumbered: $502,805
     - Balance: $157,195
   - **Status:** Active – awaiting availability of vehicles
   - **What has been done to date:** 8 blazers have been purchased.

10. **Sub-Project 10: Building System and Equipment Efficiency – approved 10/3/2024**
    Funds to advance the Tier I Building and Energy Pathways identified in the Athens-Clarke County Clean & Renewable Energy Plan to increase the efficiency of building system equipment as part of life-cycle replacement, renovations, new building construction, or those designated as an emergency replacement.
    - **Funding**
      - Amount Allocated: $1,000,000
      - Amount Encumbered: $0
      - Balance: $1,000,000
    - **Status:** Active
    - **What has been done to date:**
      - Staff has contracted to have energy audits conducted on 5 of ACCGov's least efficient buildings and has applied for a grant to fund energy audits an additional 21 buildings. These will help staff identify needs and accelerate projects, along with associated energy savings.

11. **Sub-Project 11: Building Energy Retrofit – approved 10/3/2024**

Funds to advance building weatherization and/or renovation projects that can significantly enhance efficiency, lower long-term costs, and further ACCGov's goal of transforming to 100% Clean and Renewable Energy by 2035. This sub-project can fund for the increase in weatherization and renovation costs so as to meet or exceed the ACCGov Sustainable Building Policy.

- **Funding**
  - Amount Allocated: $1,000,000
  - Amount Encumbered: $42,123
  - Balance: $957,877
- **Status:** Active
- **What has been done to date:** Staff has contracted to have energy audits conducted on 5 of ACCGov's least efficient buildings and has applied for a grant to fund energy audits an additional 21 buildings. These will help staff identify needs and accelerate projects, along with associated energy savings.

12. Sub-Project #12: 2025 Solar Initiative – Fire Station #8 - Pending M&C approval

13. Sub-Project #13: 2025 Solar Initiative – Dudley Park - Pending M&C approval

14. Solar & Energy Efficiency for the East Side Library Funding – approved 6/3/2025

Funds to install solar and energy efficiency elements that are in excess of those required to meet the sustainability policy, with the goal for the library to obtain 100% of its' energy needs from clean energy sources.

- **Funding**
  - Amount Allocated: $1,582,000
  - Amount Encumbered: $0
  - Balance: $1,582,000
- **Status:** Active – Scheduled implementation late 2027
- **What has been done to date:**
  - Scope has been developed and approved by M&C; funds have been transferred to East Library Project and bid documents that include energy efficiency, solar, storage, EV chargers, and other energy saving features have been included.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Approval of Intersection Safety Improvement Project for Thomas Street at Washington Street/The Classic Center

DATE: July 18, 2025

EXECUTIVE SUMMARY:
The proposed action would authorize TPW staff to install traffic calming measures and pedestrian safety improvements at the intersection of Thomas Street at Washington Street.

BUDGET INFORMATION:

REVENUES:	$116,920	FY26 Pedestrian Safety General Capital Funds
EXPENSES:		
	$67,920	Designated for FY26 Crosswalk Improvements
	$49,000	Total Available for Thomas St at Washington St.

FUNDING SOURCE: Pedestrian Safety and Traffic Calming Improvements General Capital

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:
To request that Mayor and Commission approve installation of traffic calming measures and pedestrian safety improvements at the intersection of Thomas Street at Washington Street, as shown in **Attachment #1**.

HISTORY:

1. In 2014, pedestrian activated Rectangular Rapid Flashing Beacons (RRFB's) were installed on Thomas Street on both the southern and northern side of the intersection with Washington Street.

2. In May 2019, at the request of The Classic Center, a traffic signal warrant analysis was performed by the Transportation & Public Works Department (TPW) for the intersection of Thomas Street at Washington Street. The report concluded that a warrant was met for a traffic signal based on pedestrian volumes.

3. Between December 31, 2014 and December 31, 2024, there have been 76 intersection-related crashes at this intersection.

4. On January 17, 2025, two pedestrians were hit by an automobile while crossing the southern leg of this intersection. One of the pedestrians succumbed to injuries shortly after the crash.

FACTS & ISSUES:

1. The intersection of Thomas Street at Washington Street is currently a four-legged unsignalized intersection. The westbound approach for The Classic Center exit is stop controlled. The northbound and southbound approaches for Thomas Street are free flow. Washington Street is a one-way, westbound street that only accepts traffic from the other approaches within this intersection.

2. The posted speed limit on Thomas Street is 25 mph. The posted speed limit on Washington Street is 25 mph.

3. The two adjacent intersections on Thomas Street are signalized. These are the intersection of Thomas Street at Hancock Avenue located 307 feet to the north, and the intersection of Thomas Street at Clayton Street, situated 305 feet south of Thomas Street at Washington Street intersection.

4. This intersection regularly experiences heavy pedestrian traffic.

5. The Classic Center currently hires off-duty law enforcement to cross pedestrians and direct traffic for their events.

6. There are 2 RRFB's On Thomas Street on each side of Washington Street. All 4 of these RRFB's are approaching the end of their life cycle and require frequent maintenance. They also do not include pedestrian lighting features and are not able to be retrofitted with such fixtures.

7. TPW staff have identified short-term and long-term improvement options for this intersection. Short-term project options are low cost and are low impact infrastructure changes that can be installed by TPW staff and will increase level of safety for pedestrians at the project location. Long-term project options are higher cost and require more intensive planning, design, and construction and will yield greater intersection safety and functionality.

8. Recommended short-term improvements, to be completed in Fall 2025, as depicted in **Attachment #1** include:
   - Replacing all 4 existing RRFB's with new RRFB's which incorporate pedestrian lighting fixtures on each unit
   - Installing a pedestrian refuge island on Thomas Street on the northern side of the intersection
   - Installing curb extensions on Thomas Street and at both western corners of the intersection
   - Total materials cost is estimated at $49,000, utilizing in-house labor

9. Long-term safety improvements requiring more planning, design, and higher costs include:

- Full intersection upgrade including a traffic signal installation and pedestrian features when funding becomes available. This intersection already meets signal warrant (History #2), but there is currently no identified funding for new signalization efforts.
- Development and evaluation of lane configuration design options along this corridor
- Cost for the signalization of this intersection is estimated at approximately $1,100,000, and could be designed and completed within 9-12 months as funding is identified.

10. These recommendations support the following Mayor and Commission Strategic Commitments and Goals:
    - Goal Area 5: Safely Move Around Athens
        - B. Enhance safety for all modes of transportation

OPTIONS:

1. Mayor and Commission approve installation of traffic calming measures and pedestrian safety improvements at the intersection of Thomas Street at Washington Street, as shown in **Attachment #1**.

2. Mayor and Commission deny approval of installation.

3. Mayor and Commission Defined Option.

DEPARTMENT RECOMMENDED ACTION: Option #1

DEPARTMENT: Transportation & Public Works
Prepared by: Tim Griffeth, Traffic Engineer

Stephen Bailey
Director

07/18/25
Date

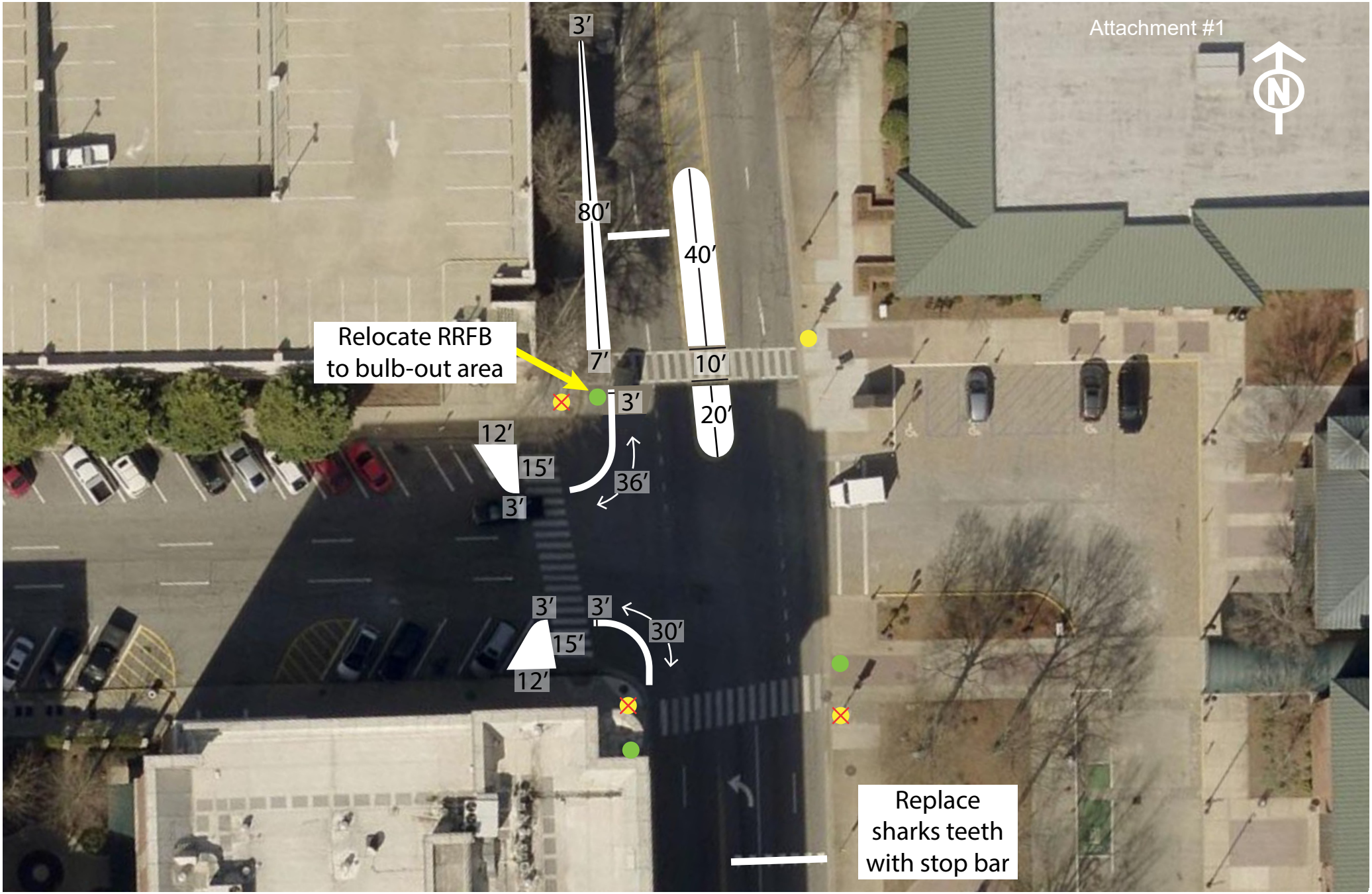
ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1

August 13, 2025

Bob Cowell, Manager Date

ATTACHMENTS:
Attachment #1: Proposed Traffic Calming and Pedestrian Safety Improvements



NOTICE:
The Department of Transportation and Public Works does not warrant the accuracy of this information. Information shown should be field verified.

LEGEND:
- Existing RRFB to be replaced
- Existing RRF to be removed
- Install new RRFB in new location

Drawing not to scale

NOTES:
- All bulbouts are two feet from back of curb for stormwater flow.
- Replace sharks teeth with stop bar
- Replace RRFBs with new fixtures with overhead lighting

Thomas Street Safety Improvements at The Classic Center

Prepared by:
The Unified Government of Athens-Clarke County
Department of Transportation and Public Works
Office of Transportation Planning (Daniel Sizemore)

Map Prepared on: April 17, 2025

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: N. Chase Street Transportation Alternative Program Grant Project - Preliminary Plans Approval and Right of Way Authorization

DATE: July 31, 2025

EXECUTIVE SUMMARY:

The proposed action would accept the Preliminary Construction Plans for North Chase Street Corridor Transportation Alternative Program Grant funded project, authorize the project to move into Right of Way Acquisition, Final Design and Bid-Award phases following the Georgia Department of Transportation Plan Development Process for Federally and State Funded Projects.

BUDGET INFORMATION:

REVENUES:	$2,800,000	TAP Grant Award (Design Phases Including Final Design)
	$1,623,694	TAP Grant Award (Anticipated for ROW Phase)
	$1,175,986	SPLOST 2011, Project 26 Chase Street SP#11
	$948,912	TSPLOST 2018, Project 11 – Chase Street SP#8
	$1,448,912	TSPLOST 2018, Project 12 – Chase Street SP#8
EXPENSES:	$2,033,320	Current Encumbered or Expenses (Design Phase)
	$23,978	Designated Project Art
	$108,244	Designated Testing, FF&E, Legal, & Misc
	$1,783,880	Set Aside for N Chase Street Construction Phase Local Match 20%
	$764,610	Designated for Future Projects & Contingency
	$3,283,472	Total Available for N. Chase Street ROW and Final Design Phases

FUNDING SOURCE: Georgia Department of Transportation, 2019 TAP Grant (80%)
SPLOST 2011, Project No. 26 (Intersections)
TSPLOST 2018, Projects 11 & 12

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request the Mayor and Commission:

a. Approve the Preliminary Construction Plans for the North Chase Street Corridor, from Oneta Street to Barber Street, as shown on **Attachment #1**;

b. Authorize staff to advance the North Chase Street Corridor Concept to the Right of Way Acquisition and Final Design Phases following the Georgia Department of Transportation Plan Development Process for State Funded Projects;

c. Approve an Amendment to Multi-Phase Master Contract RFQ 01013 to provide Preliminary Engineering & Design Services on N. Chase Street Corridor Improvement Project in the amount of $700,000, for a total new cost not to exceed $3,200,000, and a time extension up to December 31, 2028, to Alfred Benesch & Company;

d. Approve the Mayor and appropriate staff to utilize on-call design engineering consultant Alfred Benesch & Company to perform the right-of-way acquisition phase services in the amount not to exceed $258,170;

e. Authorize the Mayor and appropriate staff and agents to negotiate for and acquire the property needed for this project by gift or sale following typical Plan Development Process and Procedures set by the Georgia Department of Transportation; and

f. Authorize the Mayor and appropriate staff to execute any and all other project related documents.

HISTORY:

1. Between 2014 & 2017, Athens-Clarke County Unified Government (ACCGov) attempted the conversion of N. Chase Street from 4 lanes to 3 lanes in compliance with complete street policies and procures. Due to existing driveway cuts and the size of the vehicles in the area, the conversion was not successful necessitating additional studies on the entire corridor.

2. On August 7, 2017, N. Chase Street was reconfigured to prior conditions.

3. On August 8, 2017, Transportation & Public Works (T&PW) issued a Notice to Proceed to Toole Design Group to begin a Chase Street Corridor Study under the existing engineering and design on-call services contract with ACCGov.

4. On October 5, 2017, T&PW hosted a public forum to discuss the N. Chase Street corridor.

5. On January 17, 2018, T&PW hosted a public forum to discuss preliminary alternatives for the N. Chase Street corridor.

6. On June 12, 2018, T&PW staff presented the Chase Street Corridor Study to Mayor and Commission (M&C) at a scheduled Work Session.

7. On September 4, 2018, M&C accepted the Chase Street Corridor Plan and approved the current lane configurations on Chase Street between Boulevard and Newton Bridge Road.

8. On October 2, 2018, M&C adopted the Intersection Improvement Program Ranking Matrix, which identified the intersection of Chase Street at SR10 Inner Loop as the number two highest ranking intersection in need of improvement.

9. On October 2, 2018, M&C accepted the Bicycle and Pedestrian Master Plan, branded Athens in Motion Plan, which identifies the Barber Street Multi-Use Path as a Tier 1 improvement for both a pedestrian and bicycle connection.

10. On June 4, 2019, M&C approved the application for 2020 GDOT Transportation Alternatives Program (TAP) funds for the N. Chase Street Corridor Improvements Project.

11. On October 28, 2019, Georgia Department of Transportation (GDOT) announced that ACCGov had been a awarded the TAP Grant in the amount of $1,000,000 ($800,000 in federal funds with a $200,000 local ACC match) for the preliminary design phase of the N. Chase Street Corridor Improvements project.

12. On March 4, 2020, the Federal Highway Administration authorized the TAP funding for the N. Chase Street Corridor Project.

13. On May 13, 2020 a Project Framework Agreement for the N. Chase Street Corridor Improvement Project was executed between GDOT and ACCGov.

14. On July 9, 2020, T&PW issued a Request for Qualifications (RFQ) for preliminary engineering and design services of the N. Chase Street Corridor Improvement Project. A multi-departmental evaluation team was created to review submitted proposals.

15. On October 20, 2020, the evaluation team completed review of the finalists' submittals and determined Alfred Benesch & Company to be the top rated and selected firm.

16. On November 16, 2020, the 2011 SPLOST Citizens Oversight Committee convened, and while the committee did not have a quorum present, the attending members unanimously confirmed that the Project Concept for N. Chase Street, is consistent with the Initial Project Statement of SPLOST 2011, Project 26 Road & Bridge Improvements Project.

17. On December 1, 2020, M&C approved the designation of Alfred Benesch and Company as the most qualified firm to enter negotiation for the preliminary design of N. Chase Street Corridor Improvement Project, and awarded a Multi-Phase Scope Specific Master Contract to provide Preliminary Engineering & Design Services for a cost not to exceed $1,000,000, matching the authorized U.S. Department funding and local match of $800,000 and $200,000 respectively.

18. On March 9, 2021, the Mayor signed a Multi-Phase Project Specific Contract with Alfred Benesch & Company to provide Preliminary Engineering & Design Services for the North Chase Street TAP Grant Project.

19. Between March 24, 2021, and December 6, 2023, five separate task orders have been issued to the Benesch totalling $998,396.25 under the authorized Limited Scope Multi-Phase Master Contract with Alfred Benesch and Company (History #17).

20. On March 9, 2022, the U.S. Department of Transportation/FHWA authorized additional $317,600 in federal funding in addition to the already authorized federal funding in the amount of $800,000 for the Preliminary Engineering phase of the N Chase St TAP project, bringing the total authorized amount to $1,117,600 with a required local match of $279,400. With this authorization, the total available for Preliminary Engineering Phase is $1,397,000.

21. On June 7, 2022, M&C approved the selection of six most qualified firms to provide Professional On-Call Design Services for ACCGov Capital Improvement Projects and authorized the Mayor to execute all related documents. Alfred Benesch & Company was among the six selected firms.

22. Between February 27, 2023 and March 29, 2023, T&PW staff, in coordination with Communication department staff, advertised a public information and survey on ACCGov website (https://accgov.com/chase) to gather input regarding the Chase Street project concept. The survey received 179 responses with general support to the project concept.

23. On March 16, 2023, staff held a public meeting at the Bobby Snipes Water Resource Center where attendees had the opportunity to interact with a scaled drawing to see how different sized vehicles navigate roundabouts. Thirteen people attended the Open House including Commissioner Melissa Link.

24. On April 5, 2023, GDOT approved the N Chase St Project Concept Report authorizing the project to move forward into Preliminary Engineering Phase following GDOT's Local Administered Projects Process.

25. On May 2, 2023, M&C adopted two Budget Ordinance Amendments: 1) reallocating $1,897,824 from SPLOST 2011 Project 26 to Project 32 for the Costa Building Construction; and, 2) Allocating a total of $1,897,824, from the TSPLOST 2018 Excess Revenue, split evenly into TSPLOST 2018 Project 11 Bicycle Improvement Program and TSPLOST 2018 Project 12 Pedestrian Improvement Program designated for SP #8 Chase Street Improvements.

26. On January 16, 2024, the U.S. Department of Transportation/FHWA authorized additional $1,682,400 in federal funding in addition to the already authorized federal funding in the amount of $1,117,600 for the Preliminary Engineering phase of the N Chase St TAP project. Currently, the authorized federal share is in the amount of $2,800,000, and it requires a local match of $700,000, to fund the preliminary engineering and final design phases only.

27. On March 5, 2024, M&C:
    a. Approved the TSPLOST 2011, Project No.26, Road & Bridge Improvements – subproject #12, Project Concept for the North Chase Street Corridor, from Oneta Street to Barber Street.
    b. Authorized staff to advance the North Chase Street Corridor Concept to the Preliminary Design Phase following GDOT's Plan Development Process for State Funded Projects;

c. Approved an Amendment to Multi-Phase Master Contract to provide Preliminary Engineering & Design Services on N. Chase Street Corridor Improvement Project in the amount of $1,500,000, for a total new cost not to exceed $2,500,000, and a time extension up to December 31, 2027, to Alfred Benesch & Company;
d. Authorized the Mayor to execute a Preliminary Engineering (PE) Agreement with CSX Transportation, Inc. (CSXT), and other related documents necessary to facilitate CSXT coordination and oversight of the project with an estimated cost of $30,000; and
e. Authorized the Mayor and appropriate staff to execute any and all other project related documents, including but not limited to future agreements with GDOT to address landscaping, lighting, maintenance, and permitting.

28. Between May 29, 2024, and June 30, 2024, the project team hosted additional Pubic Information Open House (PIOH) to collect comments on N. Chase Street preliminary engineering plans in progress. The PIOH event included an online survey and one public meeting on June 20, 2025, as required by GDOT PDP process for Federally Funded Projects.

29. April 24, 2024, an Amendment to the Scope Specific Multi Phase Master Design Contract with Benesch was executed for a total new cost not to exceed $2,500,000 and a time extension up to December 31, 2027.

30. Between March 24, 2021, and May 31, 2024, six separate task orders have been issued to Benesch totaling $1,946,145.90 under the authorized Scope Specific Multi-Phase Master Contract with Alfred Benesch and Company (History #28 & #40). Additional task orders maybe negotiated up to total authorized contract in the amount of $2,500,000.

31. On July 31, 2024, a letter with Responses to Public Information Open House Comments for PI 0015390, Clarke County, County Road (CR) 1037/Chase Street, from CR 478/Barber Street to CSX #639916G (AKA N. Chase Street TAP Project) comments received was issued by GDOT's State Environmental Administrator and shared with T&PW staff (**Attachment #2**).

FACTS & ISSUES:

1. The Georgia Department of Transportation (GDOT), in partnership with the Federal Highway Administration, facilitate the Transportation Alternatives Program (TAP). This program provides an opportunity for local governments to pursue non-traditional transportation related activities such as pedestrian facilities, bicycle facilities, and pedestrian streetscape projects with the goal of improving the quality of life for citizens across the State of Georgia.

2. The goal of the Chase Street Corridor Plan is to recommend multimodal changes that provide low-stress, safe and comfortable facilities for all users.

3. The N. Chase Street Corridor Improvement Project includes the following elements of the Chase Street Corridor Improvements, as shown on the Preliminary Construction Plans on **Attachment #1**:

- Construction of ADA-accessible sidewalks on west side of Chase Street between Newton Bridge Road and Oneta Street. The sidewalk would connect pedestrian traffic between Newton Bridge Road to Chase Street Elementary School and beyond.
- Construction of a 10-ft multi-use path on the east side of Chase Street between Newton Bridge Road and Oneta Street providing a safe option for bicyclists.
- Construction of a single-lane roundabout at the intersection of Chase Street and Oneta Street. This roundabout would be designed to accommodate all turning movements from the heavy truck traffic.
- Construction of a single-lane roundabout interchange at the N Chase Street and SR10 Loop interchange. This roundabout would also be designed to accommodate the heavy truck traffic while improving both the safety and operations of the interchange.
- Pedestrian improvements at the Chase Street and Barber Street / Newton Bridge Parkway intersection to connect the Chase Street sidewalks to the planned Barber Street multi-use path.
- Conversion of the westbound Rowe Road approach to a right-in / right-out movement with truck aprons to both calm vehicular traffic and to accommodate larger truck traffic. Currently, southbound Chase Street left turning traffic can queue vehicles into the interchange creating safety and operational constraints. The conversion of Rowe Road would eliminate this conflict, and left turning traffic would have access to roundabouts to the north and south facilitating any necessary left turns via a combination of a right turn and a U-turn.

4. All Federally Funded and Locally Administered Projects (LAP) must follow the GDOT Plan Development Process (PDP) and must be in compliance with GDOT's Design Policies and Manuals, including American Association of State Highway and Transportation (AASHTO) Green Book, Roadside Design Guide, Highway Capacity Manual, and GDOT Standard Specifications and Standards & Details, and GDOT Design Policy Manual.

5. The Multi-Phase Project-Specific design contract (AKA Master Contract) with a Cost-Plus Fixed Fee compensation method is consistent with the GDOT Procurement Manual (GPM), Ver.1 (6-0-2016), and the GDOT Negotiation Manual for Engineering and Design Related Consultant Services, and as required on Federally Funded and Locally Administered Projects, and as follows:

   "Multiphase, Project-Specific contracts is for Project-Specific contracts except that the work is divided into phases such as survey, environmental, design, and right-of-way. Individual phases are negotiated (via task orders) and the work authorized, by phase. Future phases will typically be negotiated and authorized later in the contract term.

   Multiphase, Project-Specific contracts incorporate the task order concept for a specific project. The Consultant's contract is based on a general scope of work with a maximum dollar value and specifies the expertise needed for the project.

Task orders are expected to authorize phases of the project where detailed tasks and deliverables are identified." GDOT Negotiation Manual V 01.1 (1-2-2020) - Chapter 6.

"Cost plus fixed fee is a cost reimbursement payment method that provides for payment to the prime and subconsultant a negotiated fee that is fixed at the inception of the contract, together with all allowable incurred cost. Each individual consultant's fixed fee shall not vary with the actual cost in the performance of the work by the prime and/or subconsultants."

"The Maximum Allowable Compensation dollar amount will be established as an estimate of the total cost for the purpose of obligating funds and establishing a ceiling that the Consultant shall not exceed." GDOT Negotiation Manual V 01.1 (1-2-2020) - Chapter 8.

6. T&PW and ACCGov Purchasing Division advertised, received multiple statement of qualifications, completed a qualification base scoring and selection, and found Alfred Benesch & Company to be the most qualified firm, following GDOT's procurement process and policies.

7. Preliminary Design services for this project includes, but is not limited to:
   - Project Management: (On-going)
     - Coordination and Communication with GDOT and ACCGov
     - Quality Control / Quality Assurance
     - Progress Reports & Meetings with sub-contractors
     - Billing & Accounting systems approved by GDOT.
   - Preparation of a GDOT Concept report: (Complete – History #34) including a concept layout, traffic engineering study, performing environmental studies, database preparation, Environmental Site Assessment (ESA), and creation of conceptual project cost estimates for the Chase Street Corridor Improvements.
   - Public Outreach: including stakeholder meetings and a public information open house (Complete - spring 2024).
   - Preparation of Preliminary Construction Plans (In-progress)
   - Finalizing Environmental Documents and Permitting (In-Progress)
   - Preparation of Final Construction plans (Pending)
   - Right-of-Way (ROW) and easement plans and acquisitions (Pending)
   - Preparation and assistance in compiling Bid Package (Pending)

8. The prime design consultant on the project, Benesch, has been making progress and meeting major milestones following GDOT's Plans Development Process for federally and state funded projects.

9. The preliminary estimated cost of the North Chase Street Corridor Improvements is approximately $17,708,406 including all project phases and is shown below:

Phase/Activity	Federal Share (80%)	Local Share (20%)	Total	Encumbered
Preliminary Engineering	$2,560,000	$640,000	$3,200,000	$1,946,146
Permitting & Mitigation	$127,512	$31,878	$159,390	$0
ROW	$1,623,694	$405,923	$2,029,617	$0
Utilities	$2,720,000	$680,000	$3,400,000	$0
Construction	$7,135,519	$1,783,880	$8,919,399	$0
Totals	**$14,166,725**	**$3,541,681**	**$17,708,406**	**$1,946,146**

10. The initial TAP Grant award was in the amount of $800,000 with local match of $200,000 and totaling $1,000,000. The current U.S. Department of Transportation authorization for Preliminary Design (History #11, 20 & 26) totals $2,800,000 in federal funds, with required $700,000 in local match funds (totaling $3.5 million for Preliminary Design Phase). Staff does not expect the need to use all authorized funds for the design phase and anticipates shifting funds to be used in the subsequent ROW, Utility, and/or construction phases.

11. GDOT has explained that in most cases, projects that successfully move through design phase are also awarded subsequent ROW, Utility and Construction grant funds. In the case of North Chase Street, this would be an expectation of another $11,366,725 in federal funds requiring additional $2,841,681 in local match.

12. The federal authorization for ROW phase is expected in September 2025. It is expected that additional funding for Utilities and Construction will be authorized separately by the U.S. Department of Transportation, once the ROW phase is complete.

13. T&PW staff recommends allocating a total of $3,184,582 from available program funding to meet the required local match for ROW, utilities relocation, and construction anticipated through 2028.

Program Funding	Expensed/Encumbered on N. Chase TAP Project – Concept Design	Designated for N. Chase TAP Project
SPLOST 2011, Project 26 Roadway & Bridge Improvement Program – Sub-Project #12 – N. Chase Street	$476,403	$ 499,583
TSPLOST 2018, Project 11, Sub-Project #8 – N. Chase Street	$0	$948,913
TSPLOST 2018, Project 12, Sub-Project #8 – N Chase Street	$0	$1,448,912
Sub Total (20% Local Match)	**$476,403**	**$3,184,582**
Total set aside for 20% Match for the Project (with approximately 1% contingency)		**$3,573,811**

14. Staff are working with Benesch, within the current on-call engineering and design services to finalize a scope and fee for ROW acquisition services following GDOT procurement manual and including appraisals, offer packages, and negotiation efforts for the North Chase Street Corridor project.

15. The project is making good progress meeting all GDOT's milestones and is expected to reach GDOT ROW Authorization in September 2025. M&C action is needed to maintain project momentum and timely delivery.

16. The project will impact a total of 21 properties as detailed in the table below:

Parcel #	Parcel TAX I.D.	Address	Required ROW (sq-ft)	Req'd EASMT for Construction and Maintenance of Slopes (sq-ft)	Req'd EASMT for Construction of Driveway (sq-ft)
1	114B 006	1150 Chase St	2,101.36	1,792.58	275.00
2	114B 006A	135 Oneta St	8,583.22	7,920.14	276.10
3	114B 021A	205 Oneta St	866.99	3,589.09	-
4	114B 021	200 Oneta St	5,808.00	5,503.39	-
5	114B 022	1225 Chase St	5,358.11	3,663.83	786.78
6	114B 013	180 Oneta St	8,265.49	5,868.51	2,025.36
7	114B 022B	1235 Chase St	185.70	-	1,304.54
8	114B 012C	108 Rowe Rd	1,437.83	950.72	751.09
9	114B 022C	1237 N Chase St	473.59	448.39	284.33
10	114B 022D	1239 N Chase St	2,376.73	2,506.96	-
11	114B 008	1400 Chase St	3,078.89	3,164.43	-
12	114 021	N Chase St	5,346.71	11,644.70	1,024.41
13	114 021A	1430 N Chase St	4,159.87	12,453.12	834.33
14	114 036A	1435 N Chase St	1,691.35	1,176.11	-
15	114 020A	1440 N Chase St	6,880.61	1,324.86	284.79
16	114 020	1460 Chase St	1,493.26	3,247.21	529.68
17	114 035D	1455 N Chase St	-	-	1,095.91
18	114 035C	1475 N Chase St	-	-	225.00
19	114 035	165 Newton Bridge Road	1,228.20	-	-
20	114 025	110 Newton Bridge Road	560.99	-	-
21	112 003C	130 Newton Bridge Road	-	244.44	-

17. The estimated cost for the ROW phase is $2,029,617, and that includes $1,711,447 for required ROW and Easements, $258,170 for ROW acquisition Services, and $60,000 for legal and deed recording services.

18. If M&C approve the Preliminary Construction Plans for the North Chase Street Corridor Project and subsequent actions, staff will continue working with the design team to enter ROW Acquisition Phase utilizing on-call design & engineering services and the Master Contract for the preliminary engineering and design services contracts. Staff will work with the design team to amend the current master contract with Benesch to reflect maximum not to exceed amount of $3,200,000 and time extension to December 31, 2028. The project is projected to enter and complete ROW and Final Design Phases followed by Bid & Award phase and shall be brought to M&C for Bid Award to prospective contractor. The current timeline for the project is as follow:

Main Task	Begin	End	Duration (Months)
Preliminary Engineering & Design	On-Going	September 2025	2 (remaining)
ROW acquisition	October 2025	March 2027	18
Final Design	April 2027	June 2027	3
Bid & Award	July 2027	Oct 2027	4
Construction	November 2027	December 2029	26

19. If approved, the Mayor, the Manager, the County Attorney, Special Counsel, and other agents and staff shall be authorized to sign any of the documents associated with ROW and/or Easements on behalf of the governing authority of the Unified Government of Athens-Clarke County, Georgia to complete the acquisition of the property required for the N Chase Street TAP Project.

20. This project directly supports several elements of the Athens-Clarke County FY26–28 Strategic Plan:
    - Goal Area 2: Identify and Close Gaps in Partnership with the Community
        - Initiative 2.B.3**:** The project has included multiple phases of public outreach (surveys, forums, open houses) to ensure solutions-based engagement with residents and stakeholders.
    - Goal Area 3: Organizational Improvement
        - Initiative 3.B.1**:** The project follows structured performance milestones under GDOT's Plan Development Process and federal grant compliance, demonstrating interdepartmental collaboration and performance tracking.
    - Goal Area 5: Safely Move Around Athens
        - Initiative 5.A.1: The project includes new ADA-accessible sidewalks and a 10-ft multiuse path along Chase Street, addressing sidewalk gaps and improving pedestrian and bicycle connectivity.

- Initiative 5.A.4: The project connects to the Barber Street multi-use path and supports implementation of a multiuse trail plan through improved trail access and integration.
- Initiative 5.B.1: Safety improvements, such as roundabouts and truck-calibrated turning features, align with Vision Zero goals to reduce crashes and traffic fatalities.

OPTIONS:

1. Mayor and Commission:
   a. Approve the TSPLOST 2011, Project No. 26, Road & Bridge Improvements - Subproject #12, Preliminary Construction Plans for the North Chase Street Corridor, from Oneta Street to Barber Street, as shown on **Attachment #1**;

   b. Authorize staff to advance the North Chase Street Corridor Concept as generally shown on **Attachment #1** to the Right of Way Acquisition and Final Design Phases following the Georgia Department of Transportation (GDOT) Plan Development Process for State Funded Projects;

   c. Approve an Amendment to Multi-Phase Master Contract RFQ 01013 to provide Preliminary Engineering & Design Services on N. Chase Street Corridor Improvement Project in the amount of $700,000, for a total new cost not to exceed $3,200,000, and a time extension up to December 31, 2028, to Alfred Benesch & Company;

   d. Approve the Mayor and appropriate staff to utilize on-call design engineering consultant to perform the ROW acquisition phase services as required by GDOT, with hourly rate design services contract in the amount not to exceed $258,170;

   e. Authorize the Mayor and appropriate staff and agents to negotiate for and acquire the property needed for this project by gift or sale, following typical Plan Development Process and Procedures set by the Georgia Department of Transportation; and

   f. Authorize the Mayor and appropriate staff to execute any and all other project related documents.

2. Mayor and Commission do not approve the Preliminary Plans for North Chase Street Corridor Improvement Project and subsequent actions.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option 1 a, b, c, d, e and f

DEPARTMENT:

Prepared by: Rani Katreeb, PE, Assistant Director

Stephen Bailey, Director — Date: 7/30/2025

Josh Hawkins, Capital Projects Director — Date: 7/30/2025

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1 a, b, c, d, e and f

Bob Cowell, Manager — Date: August 13, 2025

ATTACHMENTS:

Attachment #1: N. Chase St. TAP Corridor Preliminary Construction Plans
Attachment #2: GDOT PIOH Response Letter

Attachment #1

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

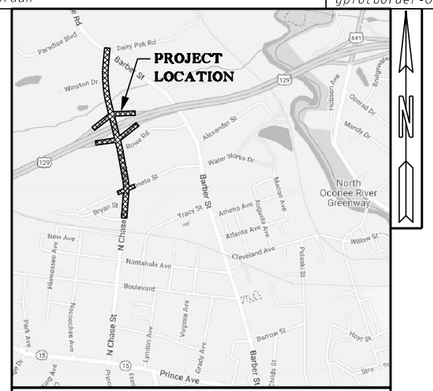
PLAN AND PROFILE OF PROPOSED
CR 1037/CHASE STREET FROM CR 478/BARBER STREET TO CSX #639916G
OPERATIONAL IMPROVEMENTS

FEDERAL AID PROJECT

N/A

ATHENS-CLARKE COUNTY

FEDERAL ROUTE No.: N/A
STATE ROUTE No.: N/A
P.I. No.: 0015390



LOCATION SKETCH

DESIGN DATA:	
TRAFFIC A.D.T.:	19,675 / 21,525 (2028/2048)
TRAFFIC A.D.T.:	19,675 / 21,650 (2030/2050)
TRAFFIC D.H.V.:	2,175
DIRECTIONAL DIST:	60%
% TRUCKS:	6%
24 HR.TRUCKS %:	6%
SPEED DESIGN:	35 MPH

LOCATION & DESIGN APPROVAL DATE: N/A

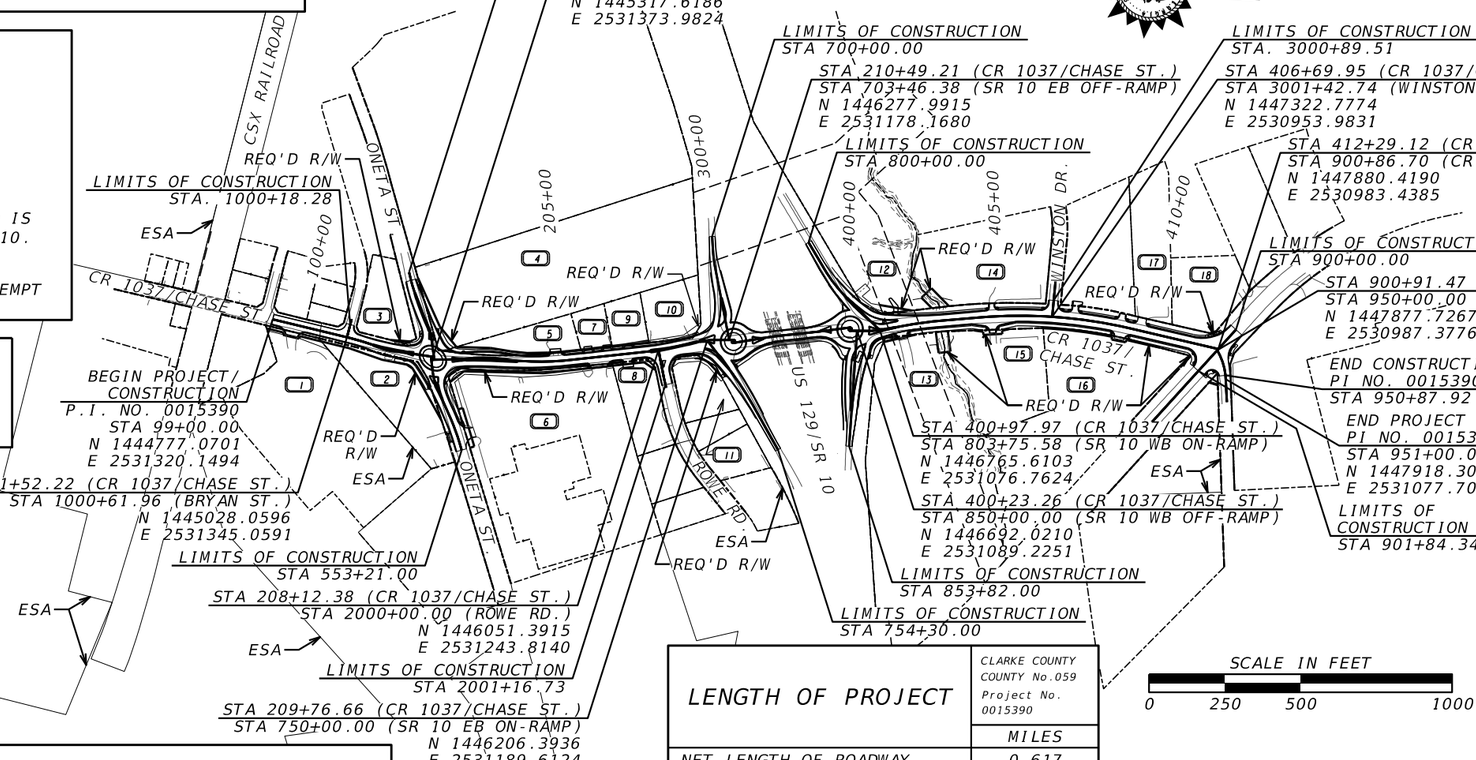
FUNCTIONAL CLASS: MINOR ARTERIAL

THIS PROJECT IS 100% IN ATHENS-CLARKE COUNTY AND IS 100% IN CONG. DIST. NO. 10.

PROJECT DESIGNATION: EXEMPT

THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

MID-POINT COORDINATES
N:1446486.160
E:2531130.025



THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

LENGTH OF PROJECT	CLARKE COUNTY COUNTY No.059 Project No. 0015390
	MILES
NET LENGTH OF ROADWAY	0.617
NET LENGTH OF BRIDGES	0.000
NET LENGTH OF PROJECT	0.617
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF PROJECT	0.617

SCALE IN FEET
0 250 500 1000

NOTE :
ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS, WRITINGS, DOCUMENTS, DRAWINGS, OR PHOTOGRAPHS USED, OR TO BE USED IN CONNECTION WITH THIS DOCUMENT, TO " STATE HIGHWAY DEPARTMENT OF GEORGIA ", " STATE HIGHWAY DEPARTMENT ", " GEORGIA STATE HIGHWAY DEPARTMENT ", " HIGHWAY DEPARTMENT ", OR " DEPARTMENT " WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION.

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2024 CONSTRUCTION STANDARDS AND DETAILS BOOK AND ATTACHED APPLICABLE REVISIONS. THE 2024 CONSTRUCTION STANDARDS AND DETAILS BOOK IS AVAILABLE AT: http://mydocs.dot.ga.gov/info/gdotpubs/ConstructionStandardsAndDetails/Forms/AllItems.aspx ANY REVISIONS CONTAINED WITHIN THIS PLAN SET SUPERSEDE THE 2024 CONSTRUCTION STANDARDS AND DETAILS BOOK WHICH THEY REVISE OR IN WHICH THERE IS A CONFLICT.

PLANS PREPARED BY:

benesch
Benesch
1005 Broad Street, Suite 200
Augusta, GA. 30901
Phone: 706.722.4114
www.benesch.com

PLANS PREPARED BY: _____ DESIGN

RECOMMENDED FOR ACCEPTANCE BY: _____ STATE DESIGN ENGINEER

DATE _____ CHIEF ENGINEER

PLANS COMPLETED	
REVISIONS	

DRAWING No. 01-0001

147 MILES ST
TM 114D1 C002
DB 5688 167

1021 N CHASE ST
TM 114D1 C001
DB 5688 167

1145 N CHASE ST
TM 114D1 C003
DB 5516 11

127 BRYAN ST
TM 114D1 D005
DB 1163 292

135 BRYAN ST
TM 114D1 D006
DB 1088 154

123 BRYAN ST
TM 114D1 D004
DB 5516 11

3
GEORGIA POWER COMPANY

BOULEVARD HISTORIC DISTRICT

MILES ST.

BRYAN ST.

EXIST. R/W

NORTH CHASE STREET
INDUSTRIAL DISTRICT
(RESOURCE 3)

TIE TO EXISTING CURB & GUTTER
STA 1000+18.90, 12.78' LT

LIMITS OF CONSTRUCTION
STA. 1000+18.28'

TIE TO EXISTING EDGE OF PAVING
STA 1000+17.64, 13.26' RT

TIE TO EXISTING EDGE OF PAVING
STA 99+00.00, 16.50' LT

99+00

100+00

101+00

1000+00

27'R

25'R

EX-1.0

EX-2.1

EX-2.0

A-20.0

12"

15"

18"

STA 99+21.24
16.50' RT

STA 101+12.13
16.50' LT

90°13'31"

STA 101+87.03
17.72' LT

RETAIN EXISTING PIPES

CR 1037/CHASE ST.

RETAIN EXISTING PIPE

DW 1
+73

36'R

39'

REQ'D R/W

BEGIN PROJECT/CONSTRUCTION
PI NO. 0015390
STA. 98+75.00
N 1444752.1922
E 2531317.6811

BEGIN MILL & OVERLAY
MATCH EXIST. WIDTH
MATCH EXIST. CROSS SLOPE
STA. 99+00.00

TIE TO EXISTING CURB & GUTTER
STA 99+00.00, 16.50' RT

TIE TO EXISTING CURB & GUTTER
STA 99+53.68, 36.93' RT

NEW ASPHALT DRIVE
GDOT DETAIL A2 (TYP.)

TIE TO EXISTING CURB & GUTTER
STA 99+92.89, 37.07' RT

STA 100+17.66
15.50' RT

STA 101+67.60
15.77' RT

500'R

STA 101+15.13
15.55' RT

STA 101+52.22 (CR 1037/CHASE ST.)
STA 1000+61.96 (BRYAN ST.)
N 1445028.0596
E 2531345.0591

1
SMV III LLC

2
GOLD KIST INC

MATCH LINE STA. 102+00.00 DRAWING No. 13-0002

984 N CHASE ST
TM 114D2 F006
DB 4948 198

954 N CHASE ST
TM 114D2 F005
DB 4948 198

1100 N CHASE ST
TM 114B 006E
DB 4908 83

1150 N CHASE ST
TM 114B 006
DB 2563 213

GEORGIA, CAROLINA, & NORTHERN RAILWAY

NORTH CHASE STREET
INDUSTRIAL DISTRICT
(RESOURCE 3)

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

GDOT
Georgia Department of Transportation

benesch
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www.benesch.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLANS
CR 1037/CHASE STREET
FM CR 478/BARBER STREET
TO CSX #639916G

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No. 13-0001

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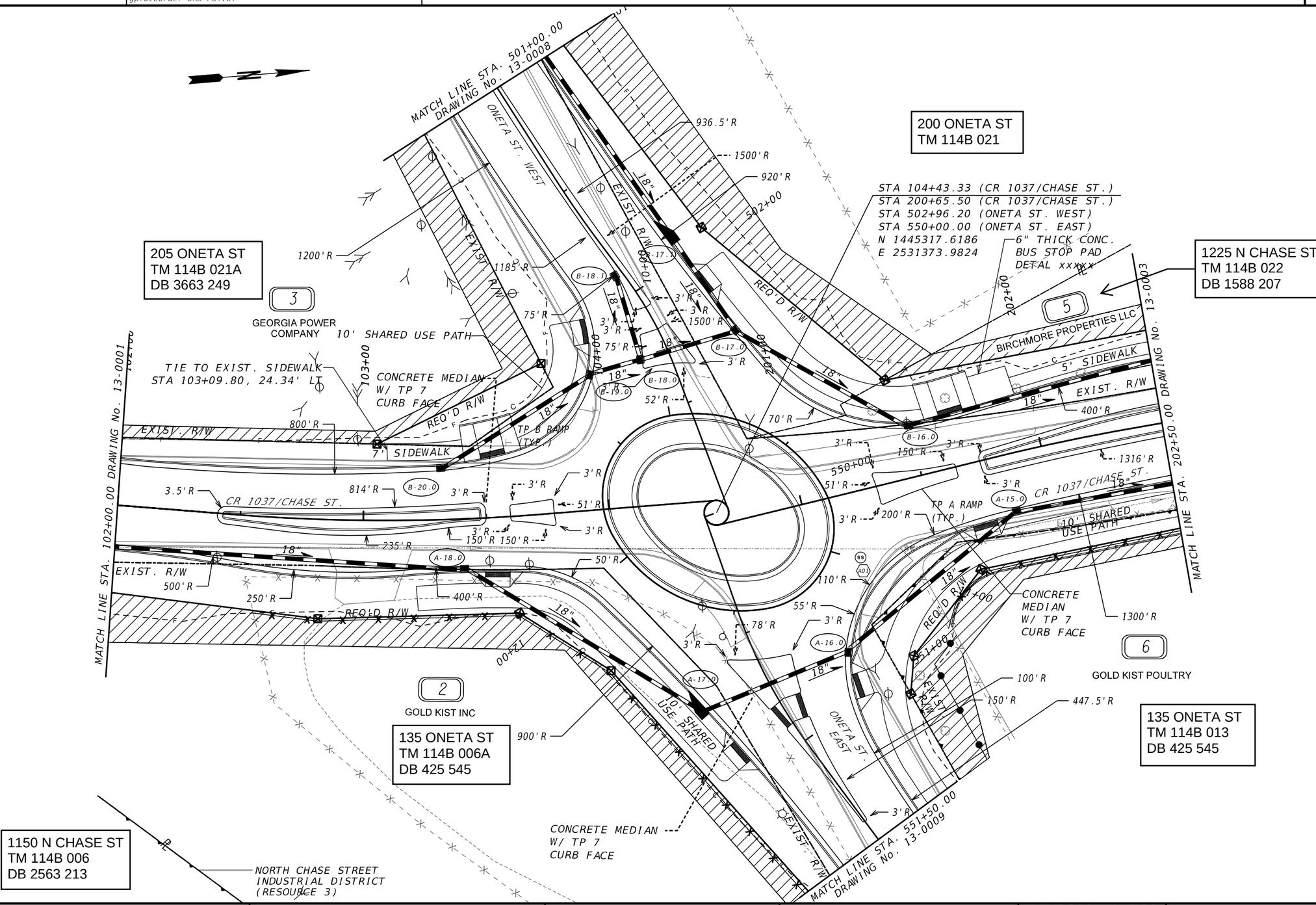
11/05/2020



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
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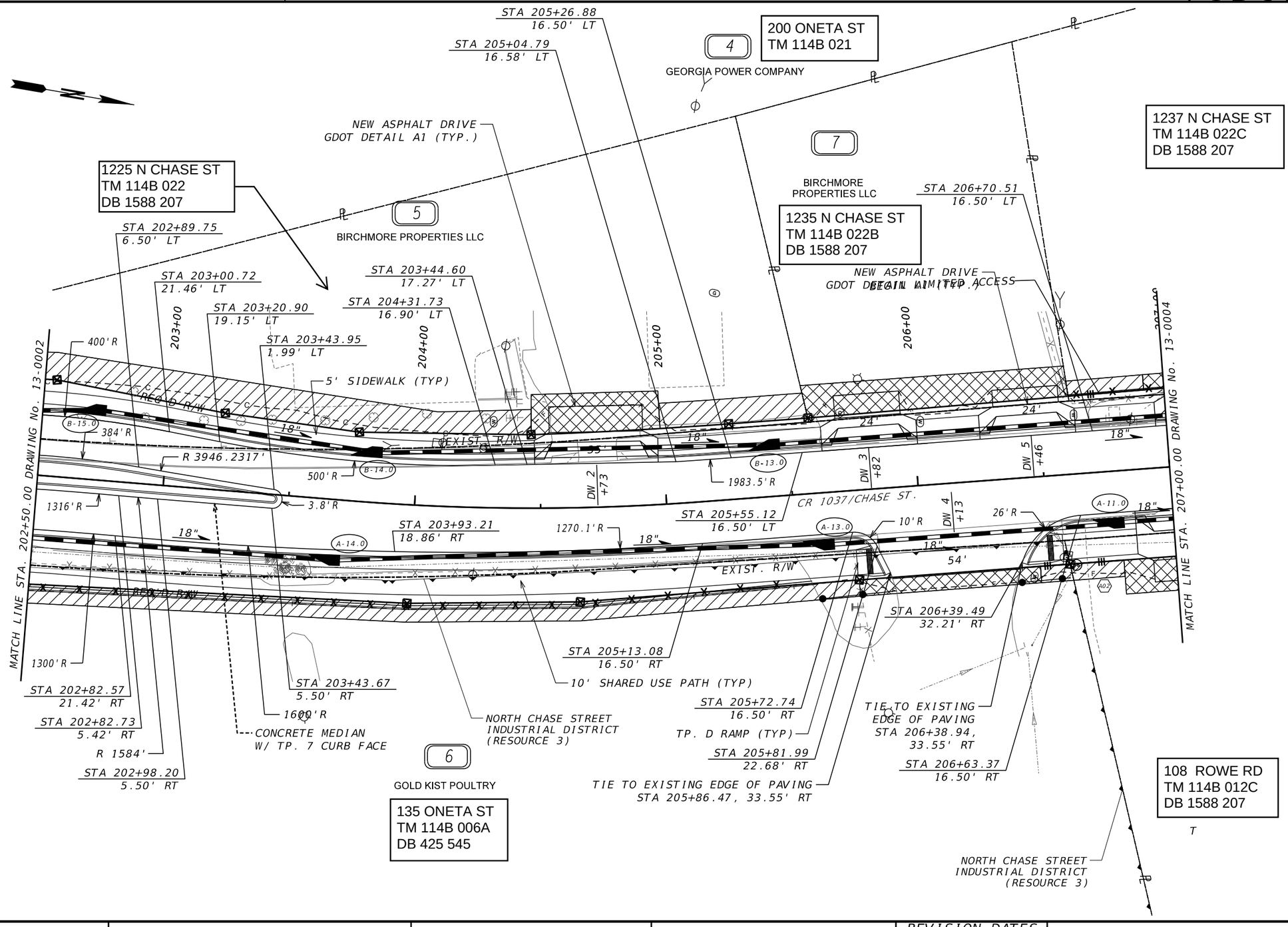

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
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TO CSX #639916G

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0003
CORRECTED:		DATE:		
VERIFIED:		DATE:		

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MATCH LINE STA. 702+00.00 DRAWING No. 13-0010

1237 N CHASE ST
TM 114B 022C
DB 1588 207

9
BIRCHMORE PROPERTIES LLC

1239 N CHASE ST
TM 114B 022D
DB 1588 207

10
BIRCHMORE PROPERTIES LLC

STA 209+76.66 (CR 1037/CHASE ST.)
STA 750+00.00 (SR 10 LP ENTRANCE RAMP)
N 1446206.3936
E 2531189.6124

STA 208+12.38 (CR 1037/CHASE ST.)
STA 2000+00.00 (ROWE RD.)
N 1446051.3915
E 2531243.8140

STA 210+49.21 (CR 1037/CHASE ST.)
STA 703+46.38 (SR 10 LP EB EXIT RAMP)
N 1446277.9915
E 2531178.1680

BEGIN GUARDRAIL
STA 301+17.00,
20.50 LT
TYPE 1 ANCHOR

CONCRETE MEDIAN W/ TP 7 CURB FACE

SR 10 LP EB EXIT RAMP

NEW ASPHALT DRIVE
GDOT DETAIL A1 (TYP.)

NEW ASPHALT DRIVE
GDOT DETAIL A1 (TYP.)

RETAIN EXISTING PIPE

RETAIN EXISTING PIPE

REQ'D R/W & L/A

EXIST. R/W

CURVE #5

CR 1037/CHASE ST.

CURVE #6

CURVE #7

CURVE #24

CURVE #25

CURVE #26

TP. D RAMP (TYP)

TP A RAMP (TYP.)

10' SHARED USE PATH

8' SHARED USE PATH

CONCRETE MEDIAN W/ TP 7 HEADER CURB

REQ'D R/W
BEGIN WALL #1
STA 209+24.06, 51.38' RT
BEGIN PAVED CONCRETE DITCH
STA 209+23.56, 53.72' RT

BEGIN LIMITED ACCESS

STA 210+63.65 (CR 1037/CHASE ST.)
STA 300+00.00 (CR 1037/CHASE ST.)
N 1446292.7195
E 2531181.1825

108 ROWE RD
TM 114B 012C
DB 1588 207

8
BIRCHMORE PROPERTIES LLC

TO EXISTING CURB & GUTTER
STA 2000+86.00, 10.43' RT

LIMITS OF CONSTRUCTION
STA. 2000+86.00

IE TO EXISTING CURB & GUTTER
STA 2000+86.00, 21.58' LT

N/F
MELVIN & VALERIE COWN
DB 898, PG 285
TAX ID:114B 008

NBSW A
1015'R
END WALL #1
STA 751+19.16, 35.20' RT

END PAVED CONCRETE DITCH
STA 751+31.50, 35.66' RT

1400 CHASE ST
TM 114B 008
DB 5649 211

11
MELVIN H JR & VALERIE W COWN

ATHENS ANIMAL

MATCH LINE STA. 207+00.00 DRAWING No. 13-0003

MATCH LINE STA. 302+00.00 DRAWING No. 13-0005

MATCH LINE STA. 752+00.00 DRAWING No. 13-0011

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

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REVISION DATES

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BACKCHECKED:		DATE:		13-0004
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VERIFIED:		DATE:		

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MATCH LINE STA. 801+50.00 DRAWING No. 13-0012

100' GEORGIA POWER EASEMENT

BEGIN LIMITED ACCESS

NBSW B

585' R

801+00

12
CHASE PRESERVE LLC
N CHASE ST
TM 114 021
DB 5057 312

25-FT STREAM BUFFER

PS 1

1435 N CHASE ST
TM 114 036A
DB 5057 312

14
ANTHONY L & DEBORAH B LONON JTROS

END TP. 2 CURB & GUTTER
STA 801+51.21, 15.03' LT
BEGIN TP. 2 CURB & GUTTER
STA 801+50.98, 14.93' RT

CONCRETE MEDIAN W/ TP 7 CURB FACE

END GUARDRAIL
STA 803+16.40, 41.58' LT
TYPE 12B ANCHOR

BEGIN GUARDRAIL
STA 401+83.17, 42.96' LT
TYPE 1 ANCHOR

STA 400+23.26 (CR 1037/CHASE ST.)
STA 850+00.00 (SR 10 LP WB EXIT RAMP)
N 1446692.0210
E 2531089.2251

3.5'R
715'R
62.5'R
585' R
803+00
402+00
403+00
400+00
RETAIN EXISTING PIPE
END GUARDRAIL
STA 302+00.00,
19.50' LT
TYPE 12A ANCHOR
200'R
SR 10 LP WB ENTRANCE RAMP
CURVE #30
CURVE #29
115'R
131.5'R
TP A RAMP (TYP.)
REQ'D R/W
2 X 96"
EXIST R/W
5' SIDEWALK
1200'R
3.5'R
DW 8 +60
216'R
3'R
4'R
62.5'R
CURVE #8
96'R
2'R
CURVE #28
86°37'3"
CURVE #31
75.5'R
2'R
90'R
51°31'25"
CURVE #9
65.1'R
850+00
712.9'R
710'R
DW 9 +69
CURVE #10
715' R
BEGIN LIMITED ACCESS
CR 1037/CHASE ST.
8' SHARED USE PATH
10' SHARED USE PATH
80'R
64.6'R
45'R
1'R
10'R
900.5'R
28'
24"
10' SHARED USE PATH
EXIST R/W
2 X 96"
END WALL #3
STA 403+95.00,
38.00' RT
1440 N CHASE ST
TM 114 020A
DB 1825 406
15
OCONEE MEDICAL GROUP PC
PS 1
25-FT STREAM BUFFER
BEGIN PAVED CONCRETE DITCH
STA 302+77.56, 42.34' RT
BEGIN WALL #2
STA 303+78.83, 40.84' RT
STA 303+87.01 (CR 1037/CHASE ST.)
STA 400+00.00 (CR 1037/CHASE ST.)
N 1446668.3106
E 2531087.2644
90'R
75'R
1000'R
1015'R
415'R
399.5'R
851+00
680'R
800.5'R
CONCRETE MEDIAN W/ TP 7 CURB FACE
SR 10 LP WB EXIT RAMP
END LIMITED ACCESS
STA 400+97.97 (CR 1037/CHASE ST.)
STA 803+75.58 (SR 10 LP WB ENTRANCE RAMP)
N 1446765.6103
E 2531076.7624
BEGIN WALL #3
STA 401+90.00
36.74' RT
1430 N CHASE ST
TM 114 021A
DB 3962 232
13
1430 CHASE STREET LLC

MATCH LINE STA. 302+00.00 DRAWING No. 13-0004
MATCH LINE STA. 851+50.00 DRAWING No. 13-0013
MATCH LINE STA. 404+00.00 DRAWING No. 13-0006

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
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VERIFIED:		DATE:		

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11/05/2020

14
ANTHONY L & DEBORAH B LONON JTROS
1435 N CHASE ST
TM 114 036A
DB 5057 312

18
FRANKLIN D ALEXANDER
1475 N CHASE ST
TM 114 035C
DB 3963 121

17
FLOWERS BAKING CO OF VILLA RICA LLC
1455 N CHASE ST
TM 114 035D
DB 4693 490

16
BRUCE E RICHBOURG
1460 CHASE ST
TM 114 020
DB 602 232

15
OCONEE MEDICAL GROUP PC
1440 N CHASE ST
TM 114 020A
DB 1825 406

RETAIN EXISTING PIPE 3000+00
TIE TO EXISTING CURB & GUTTER STA 3000+89.51, 13.68' LT
STA 3000+96.24 13.70' LT
LIMITS OF CONSTRUCTION STA. 3000+89.51
TIE TO EXISTING CURB & GUTTER STA 3000+89.51, 14.48' RT
STA 3000+98.48 14.59' RT
END LIMITED ACCESS
END GUARDRAIL STA 404+26.63, 29' LT TYPE 12A ANCHOR
5' SIDEWALK (TYP)
STA 405+51.50 19.82' LT
STA 404+03.13 19.00' LT
TP. D RAMP (TYP)
EXIST. R/W
WINSTON DR.
405+00
406+00
407+00
408+00
409+00
3001+00
TIE TO EXISTING CURB & GUTTER STA 407+34.25, 58.15' LT
TIE TO EXISTING CURB & GUTTER STA 407+07.72, 48.86' LT
TIE TO EXISTING EDGE OF PAVING STA 409+48.15, 43.20' LT
STA 409+48.15 33.00' LT
STA 409+34.15 19.00' LT
STA 409+20.68 18.97' LT
TIE TO EXISTING CURB & GUTTER STA 409+05.97, 41.44' LT
STA 409+07.00 31.45' LT
TIE TO EXISTING CURB & GUTTER STA 408+88.63, 41.44' LT
STA 407+34.25 36.69' LT
STA 407+51.77 34.59' LT
STA 408+88.06 33.59' LT
STA 407+67.40 18.85' LT
STA 408+72.47 18.86' LT
STA 407+18.56 18.95' LT
STA 406+29.71 19.31' LT
STA 405+51.22 18.18' RT
STA 404+45.49 19.36' LT
STA 404+46.11 18.64' RT
STA 407+11.64 18.97' LT
10' SHARED USE PATH (TYP)
CR 1037/CHASE ST.
REQ'D R/W
EXIST. R/W
MATCH LINE STA. 404+00.00 DRAWING No. 13-0005
MATCH LINE STA. 409+50.00 DRAWING No. 13-0007
DW 10 +71
DW 11 +43
DW 12 +97
DW 13 +02
STA 404+03.26 19.00' RT
NEW ASPHALT DRIVE GDOT DETAIL A2 (TYP.)
STA 406+69.95 (CR 1037/CHASE ST.)
STA 3001+42.74 (WINSTON DR.)
N 1447322.7774
E 2530953.9831
STA 409+32.46 19.00' RT

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
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EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
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VERIFIED:		DATE:		

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11/05/2020

1475 N CHASE ST
TM 114 035C
DB 3963 121

18
FRANKLIN D ALEXANDER

165 NEWTON BRIDGE RD
TM 114 035
DB 5659 286

19
GIBBS CAPITAL LLC

130 NEWTON BRIDGE RD
TM 112 003C

21
WESTCLOX ROCKS LLC

16
BRUCE E RICHBOURG

1460 CHASE ST
TM 114 020
DB 602 232

110 NEWTON BRIDGE RD
TM 114 025
DB 3796 306

20
SLAUGHTER PROPERTIES LLC

NEW ASPHALT DRIVE
GDOT DETAIL A2 (TYP.)
TIE TO EXISTING
EDGE OF PAVING
STA 409+76.88, 43.20' LT

STA 409+76.88
33.00' LT

STA 409+90.88
19.00' LT

STA 411+38.82
19.00' LT

STA 411+29.57
19.00' RT

5' SIDEWALK

TP. B RAMP (TYP)

EXTEND EXISTING PIPE
STA 900+91.47 (CR 478/BARBER ST.)
STA 950+00.00 (DAIRY PAK RD.)
N 1447877.7267
E 2530987.3776

END TP. 2 CURB & GUTTER
STA 900+00.00, 21.48' RT

RETAIN EXISTING PIPE

REQ'D R/W

EXIST. R/W

CR 1037/CHASE ST.

CR 478/BARBER ST.

NEWTON BRIDGE RD

DAIRY PAK RD.

MATCH LINE STA. 409+50.00 DRAWING No. 13-0006

MATCH LINE STA. 902+50.00 DRAWING No. 13-0015

MATCH LINE STA. 899+00.00 DRAWING No. 13-0014

10' SHARED USE PATH

TP. A RAMP (TYP)

TP. D RAMP

60°49'20"

70°3'43"

38'R

130'R

60'R

25'R

14'R

28'

18"

LIMITS OF CONSTRUCTION
STA. 900+00.00

BEGIN TP. 2 CURB & GUTTER
STA 900+00.00, 25.87' LT

STA 900+45.54
26.53' LT

STA 412+29.12 (CR 1037/CHASE ST.)
STA 900+86.70 (CR 478/BARBER ST.)
N 1447880.4190
E 2530983.4385

END TP. 2 CURB & GUTTER
STA 950+39.62, 20.40' LT

END CONSTRUCTION
END MILL & OVERLAY
MATCH EXIST. WIDTH
MATCH EXIST. CROSS SLOPE
STA. 950+87.92

TIE TO EXISTING EDGE OF PAVING
STA 950+87.93, 15.32' LT

END TP. 2 CURB & GUTTER
STA 950+87.92, 20.02' RT

END PROJECT
PI NO. 0015390
STA. 951+23.00
N 1447922.7379
E 2531100.2782

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

GDOT Georgia Department of Transportation

benesch
Benesch
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Augusta, GA. 30901
Phone: 706.722.4114
www.benesch.com

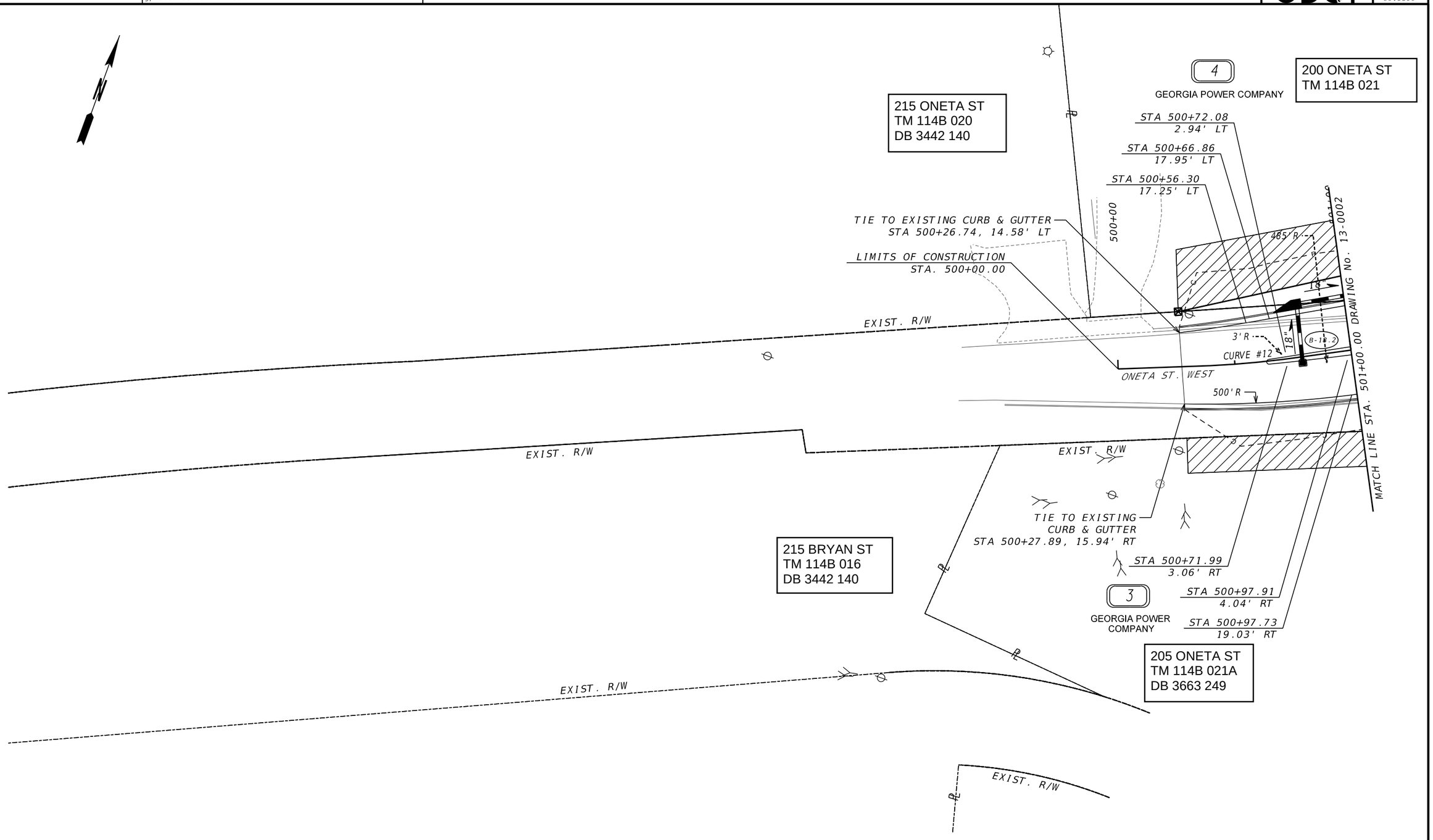
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLANS
CR 1037/CHASE STREET
FM CR 478/BARBER STREET
TO CSX #639916G

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0007
CORRECTED:		DATE:		
VERIFIED:		DATE:		

GPLN-CE
11/05/2020



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

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END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
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TO CSX #639916G

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0008
CORRECTED:		DATE:		
VERIFIED:		DATE:		

135 ONETA ST
TM 114B 006A
DB 425 545

6
GOLD KIST POULTRY

N CHASE ST
TM 114B 013X

TIE TO EXISTING EDGE OF PAVING
STA 552+61.67, 57.99' LT

STA 552+61.63
55.85' LT

NEW ASPHALT DRIVE
GDOT DETAIL A2 (TYP.)

STA 552+91.70
52.91' LT

TIE TO EXISTING EDGE OF PAVING
STA 552+92.65, 57.85' LT

STA 552+24.35
17.90' LT

10' SHARED USE PATH

STA 551+68.62
17.77' LT

STA 551+91.46
18.15' LT

TP. B
RAMP

STA 553+21.27
16.83' LT

TIE TO EXISTING
EDGE OF PAVING
STA 553+50.00, 17.17' LT

552+00

553+00

REQ'D R/W

32'

LIMITS OF CONSTRUCTION
STA. 553+50.00

NORTH CHASE STREET
INDUSTRIAL DISTRICT
(RESOURCE 3)

EXIST. R/W

40'R

TP. D
RAMP

DW 16
+77

30'R

600'R

450'R

ONETA ST. EAST

600'R

DW 15
+69

TP. D
RAMP

TIE TO EXISTING CURB & GUTTER
STA 553+20.73, 16.90' RT

36'

TIE TO EXISTING 8' SIEDWALK
STA 553+15.69, 30.44' RT

EXIST. R/W

REQ'D R/W

MATCH LINE STA. 551+50.00 DRAWING No. 13-0002

STA 551+62.01
17.50' RT

STA 552+15.01
17.49' RT

STA 552+91.34
17.14' RT

900'R

135 ONETA ST
TM 114B 006A
DB 425 545

2
GOLD KIST INC

NEW ASPHALT DRIVE
GDOT DETAIL A1 (TYP.)

165 ONETA ST
TM 114B 005
DB 1249 323

NORTH CHASE STREET
INDUSTRIAL DISTRICT
(RESOURCE 3)

1150 N CHASE ST
TM 114B 006
DB 2563 213

PROPERTY AND EXISTING R/W LINE	BEGIN LIMIT OF ACCESS.....BLA
REQUIRED R/W LINE	END LIMIT OF ACCESS.....ELA
CONSTRUCTION LIMITS	EXISTING LIMIT OF ACCESS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	REQ'D LIMIT OF ACCESS
EASEMENT FOR CONSTR OF SLOPES	EXISTING LIMIT OF ACCESS & R/W
EASEMENT FOR CONSTR OF DRIVES	REQ'D LIMIT OF ACCESS & R/W
	ORANGE BARRIER FENCE
	ESA - ENV. SENSITIVE AREA

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SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLANS
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TO CSX #639916G

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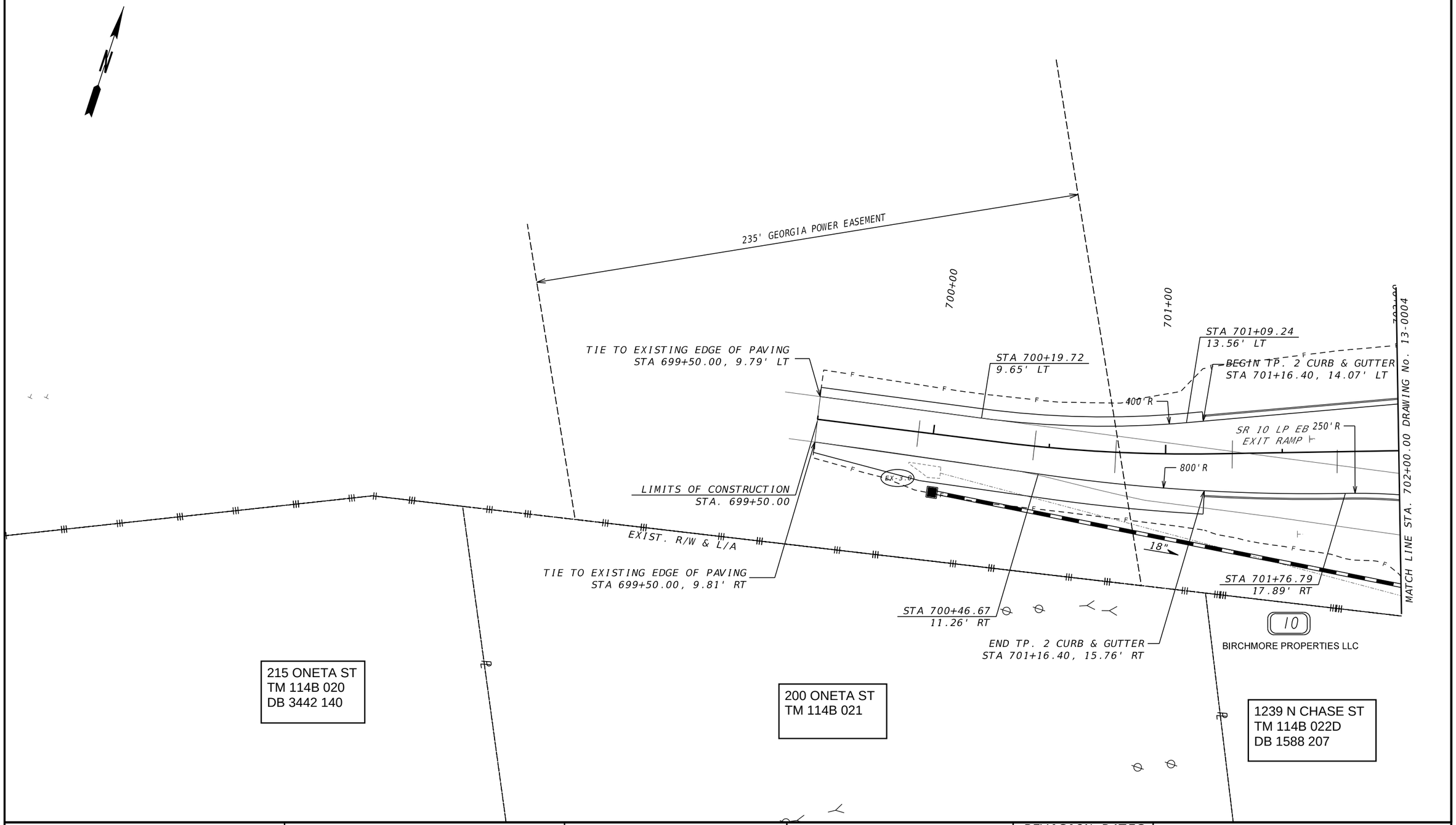
11/05/2020



PROPERTY AND EXISTING R/W LINE
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EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

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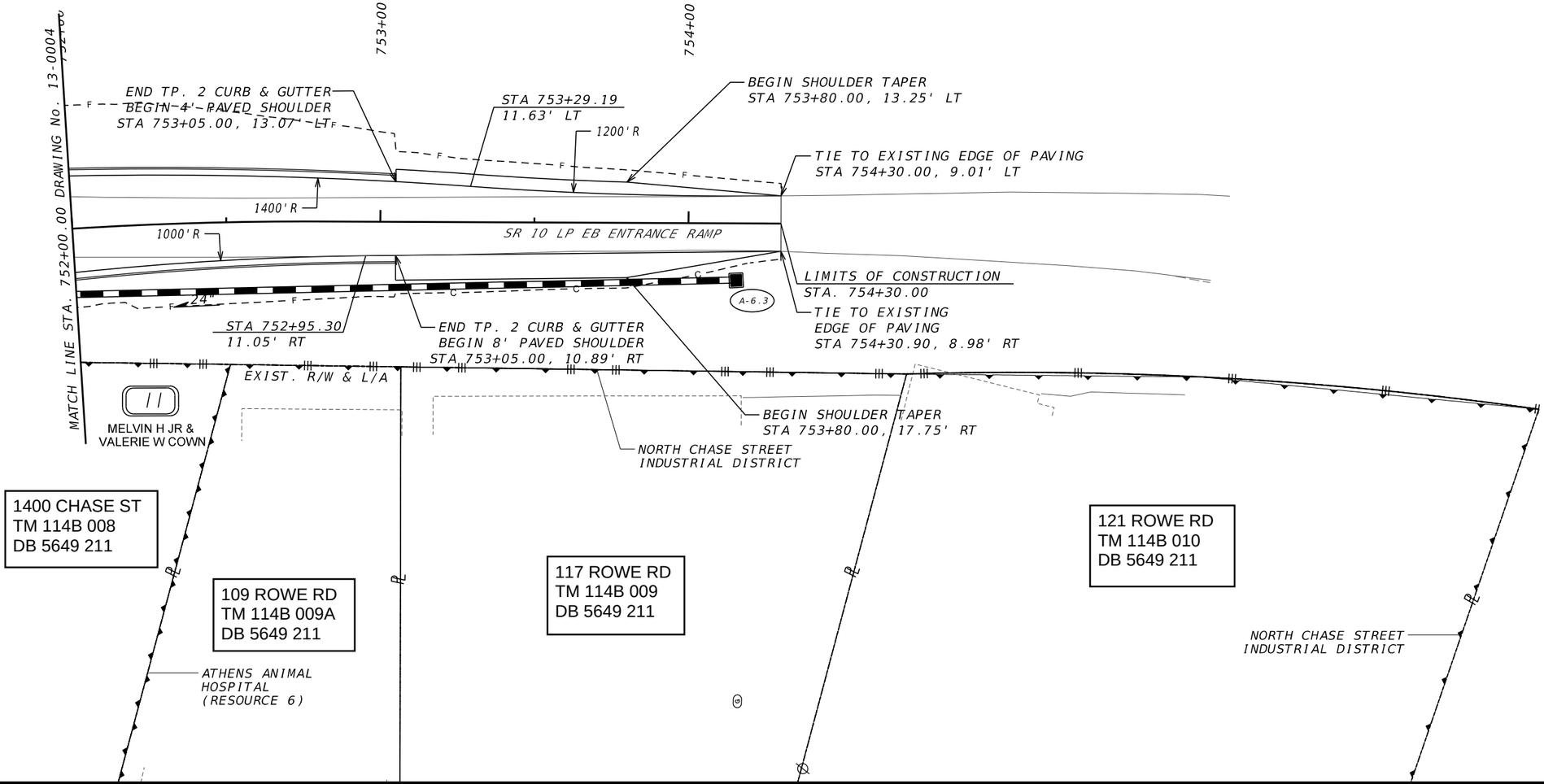

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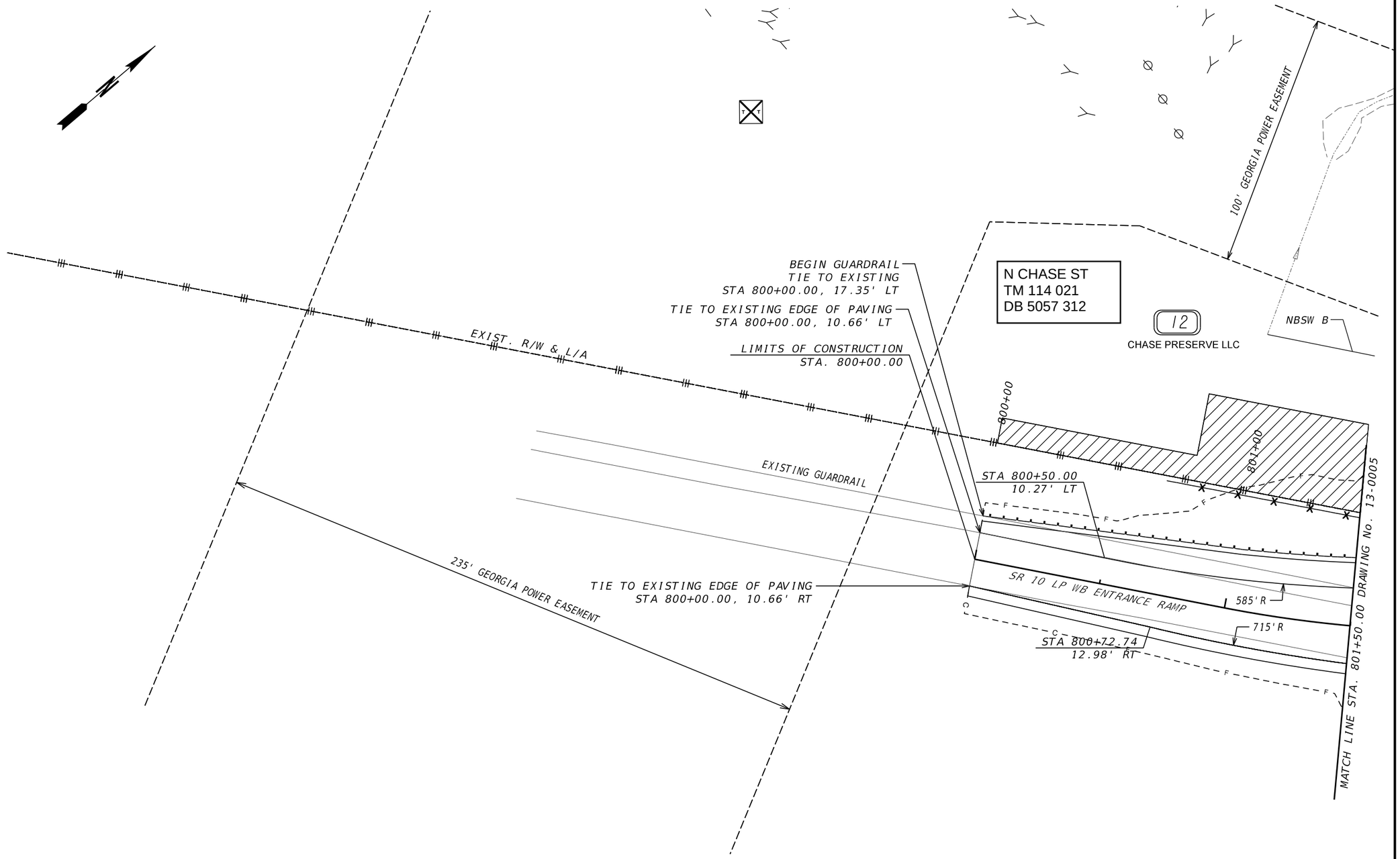
11/05/2020



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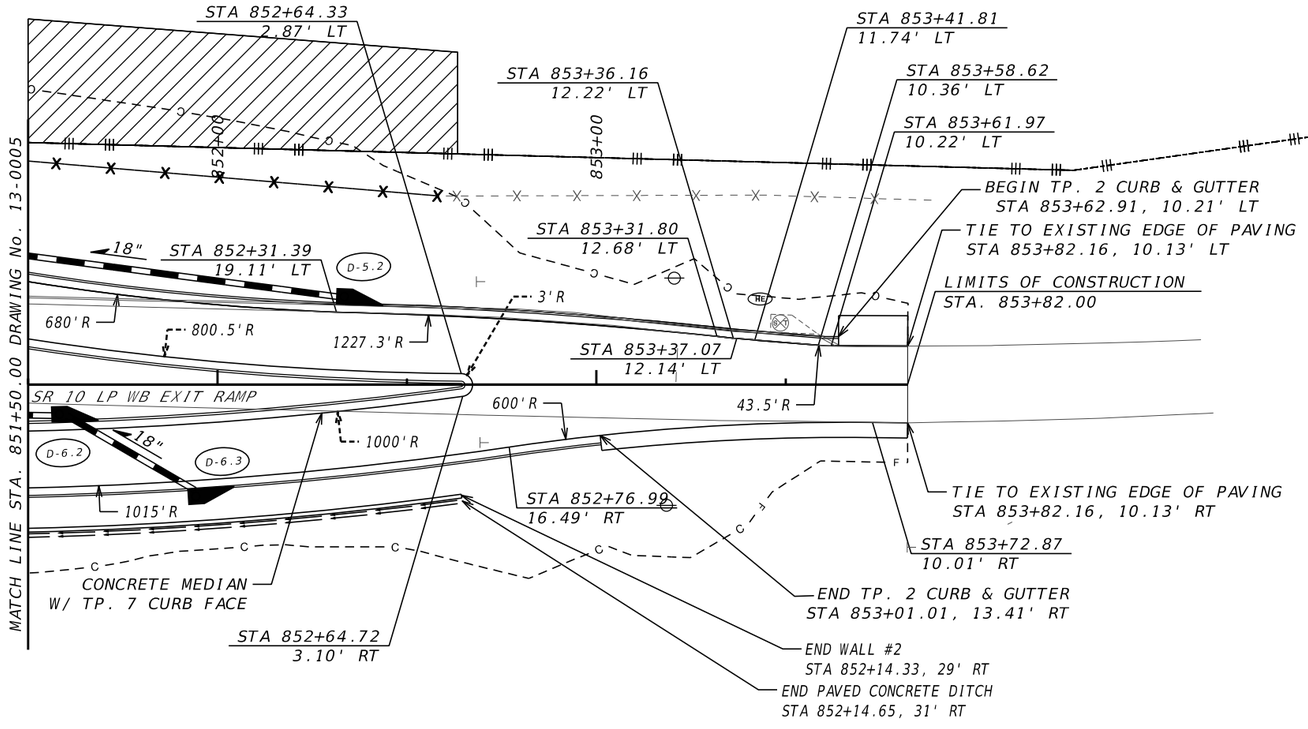
11/05/2020

13

1430 CHASE STREET LLC

1430 N CHASE ST
TM 114 021A
DB 3962 232



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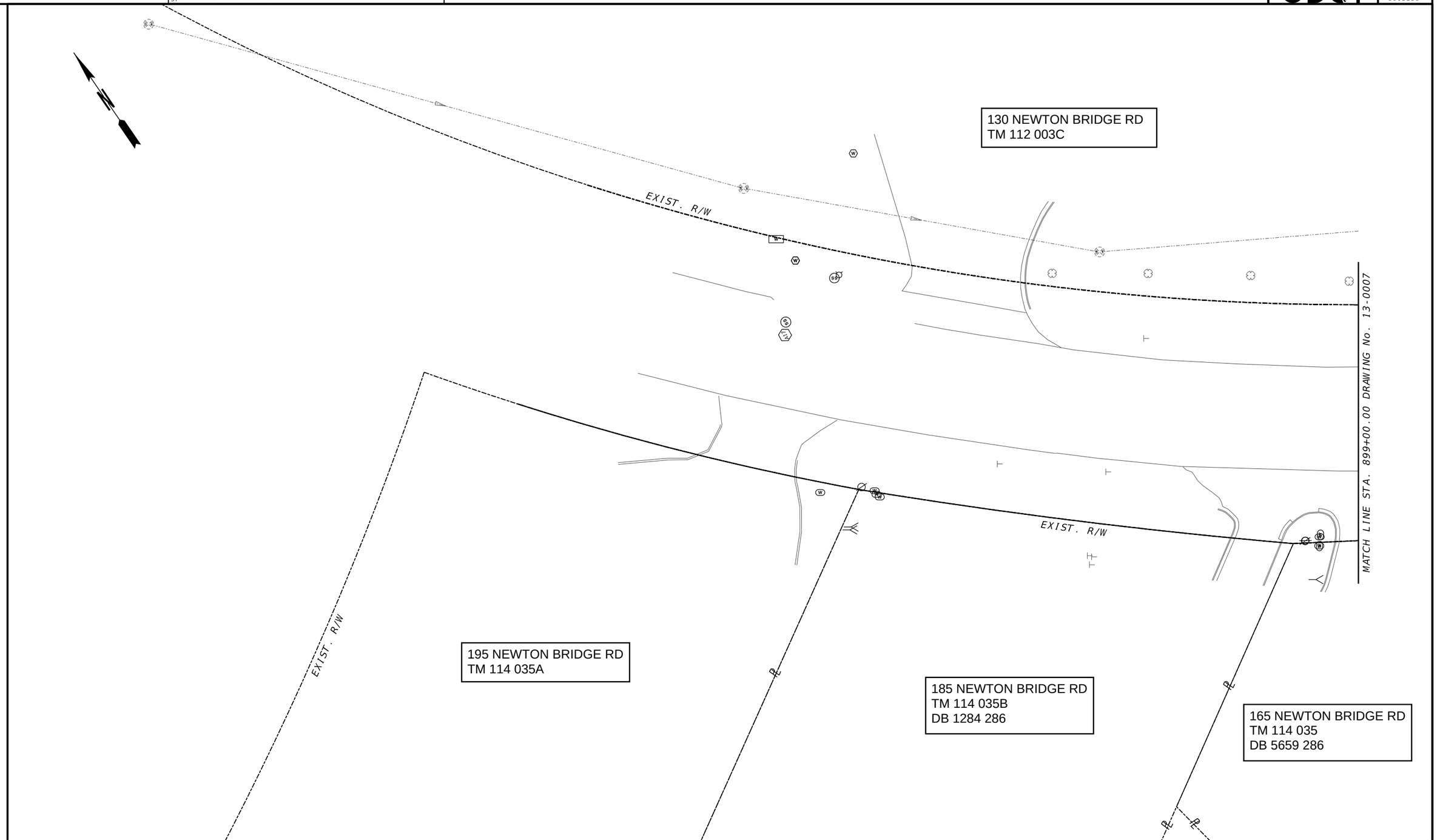

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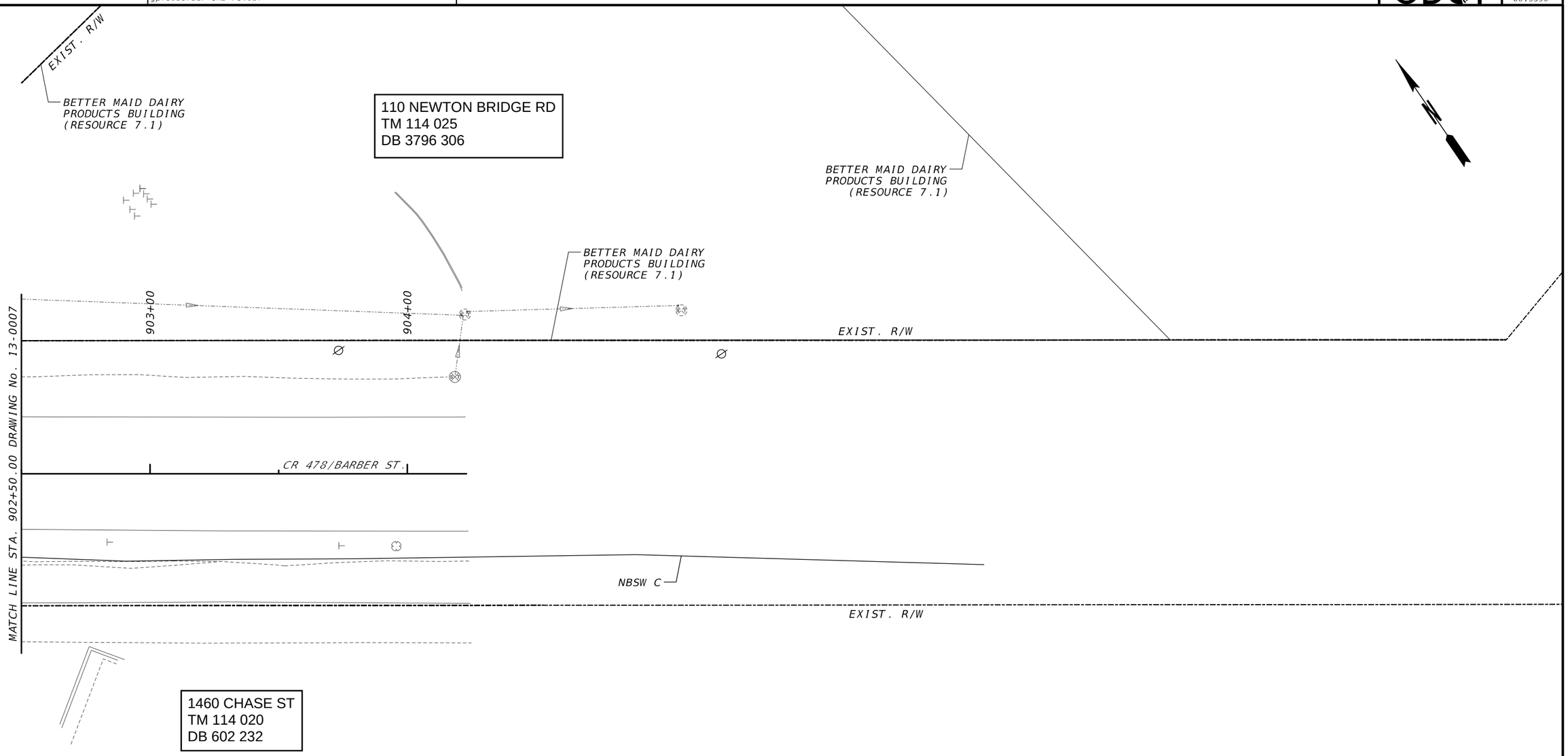

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REVISION DATES

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TO CSX #639916G

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VERIFIED:		DATE:		

GPLN-CE
11/05/2020

147 MILES ST
TM 114D1 C002
DB 5688 167

1021 N CHASE ST
TM 114D1 C001
DB 5688 167

984 N CHASE ST
TM 114D2 F006
DB 4948 198

954 N CHASE ST
TM 114D2 F005
DB 4948 198

1100 N CHASE ST
TM 114B 006E
DB 4908 83

1145 N CHASE ST
TM 114D1 C003
DB 5516 11

135 BRYAN ST
TM 114D1 D006
DB 1088 154

127 BRYAN ST
TM 114D1 D005
DB 1163 292

123 BRYAN ST
TM 114D1 D004
DB 5516 11

1150 N CHASE ST
TM 114B 006
DB 2563 213

BOULEVARD HISTORIC DISTRICT

MILES ST.

BRYAN ST.

EXIST. R/W

NORTH CHASE STREET INDUSTRIAL DISTRICT (RESOURCE 3)

BEGIN R/W ACQUISITION
CR 1037/CHASE ST.
STA. 98+87.23

LIMITS OF R/W ACQUISITION
BRYAN ST.
STA. 1000+30.40, 30.12' LT.

STA. 1000+30.40
30.12' LT.
DE20008

LIMITS OF CONSTRUCTION
STA. 1000+18.28

3
GEORGIA POWER COMPANY
SEE TABLE ON 60-0016

98+00 | 99+00 | 100+00 | 101+00 | 1000+00 | 102+00

N 1444777.0701
E 2531320.1493

N 1444876.5815
E 2531330.0224

90°13'31"

109

CR 1037/CHASE ST.

STA. 100+72.67
33.03' RT.
DE10000

DW 1 +73

80 | 75 | 39'

REQ'D R/W

TRACT 1 | TRACT 2

BEGIN PROJECT/CONSTRUCTION
PI NO. 0015390
STA. 98+75.00
N 1444752.1922
E 2531317.6811

STA. 98+87.23
34.00' RT.
DE10005

STA. 98+92.07
42.00' RT.
DE20000

ORANGE BARRIER FENCE (TYP.)

STA. 99+45.00
34.00' RT. DE10004
42.00' RT. DE10003
47.00' RT. DE30001

STA. 100+00.00
32.99' RT. DE10001
42.00' RT. DE10002
47.00' RT. DE30000

STA. 101+06.32
57.01' RT.
DE20001

STA 101+52.22 (CR 1037/CHASE ST.)
STA 1000+61.96 (BRYAN ST.)
N 1445028.0596
E 2531345.0591

STA. 101+34.19
76.88' RT.
DE20007

STA. 101+67.81
33.27' RT.
DE10010

STA. 101+61.14
56.94' RT. DE20005
76.80' RT. DE20006

2
GOLD KIST INC
SEE TABLE ON 60-0015, 0016

1
SMV III LLC
SEE TABLE ON 60-0015

MATCH LINE STA. 102+00.00 DRAWING No. 60-0003

GEORGIA, CAROLINA, & NORTHERN RAILWAY

NORTH CHASE STREET INDUSTRIAL DISTRICT (RESOURCE 3)

SCALE IN FEET
0 20 40 80

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
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ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 2 OF 26

DRAWING No. 60-0002

GRWPLN-CE 11/05/2020

4/25/2025	GPLOT-ORD	0015390_60.dgn		P.I. No.
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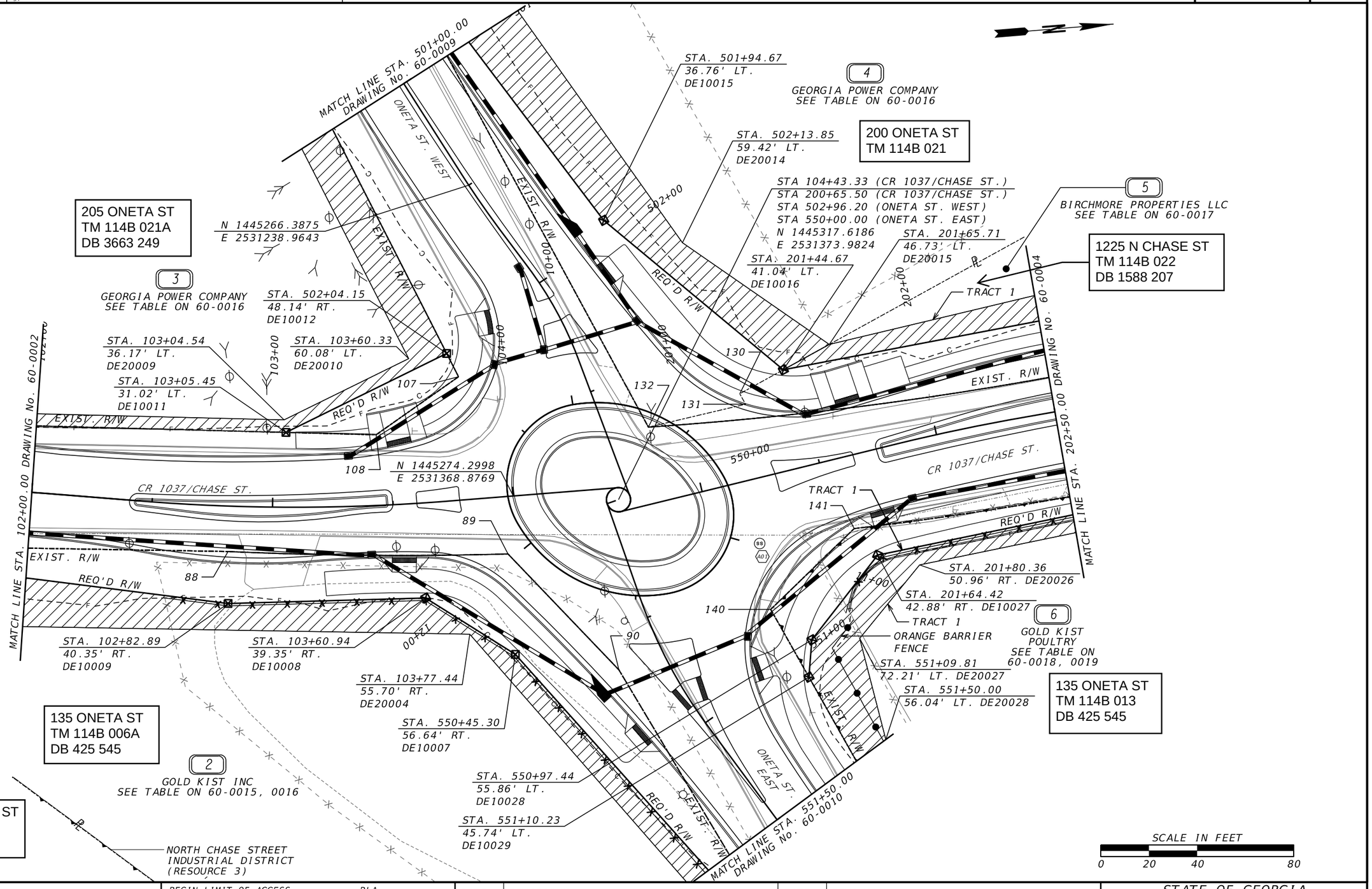

PROPERTY AND EXISTING R/W LINE	P
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	C F
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
EXISTING LIMIT OF ACCESS	
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EXISTING LIMIT OF ACCESS & R/W	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA	

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 3 OF 26

DRAWING No.
60-0003

GRWPLN-CE
11/05/2020

5/1/2025	GPLOT-ORD	0015390_60.dgn		P.I. No.
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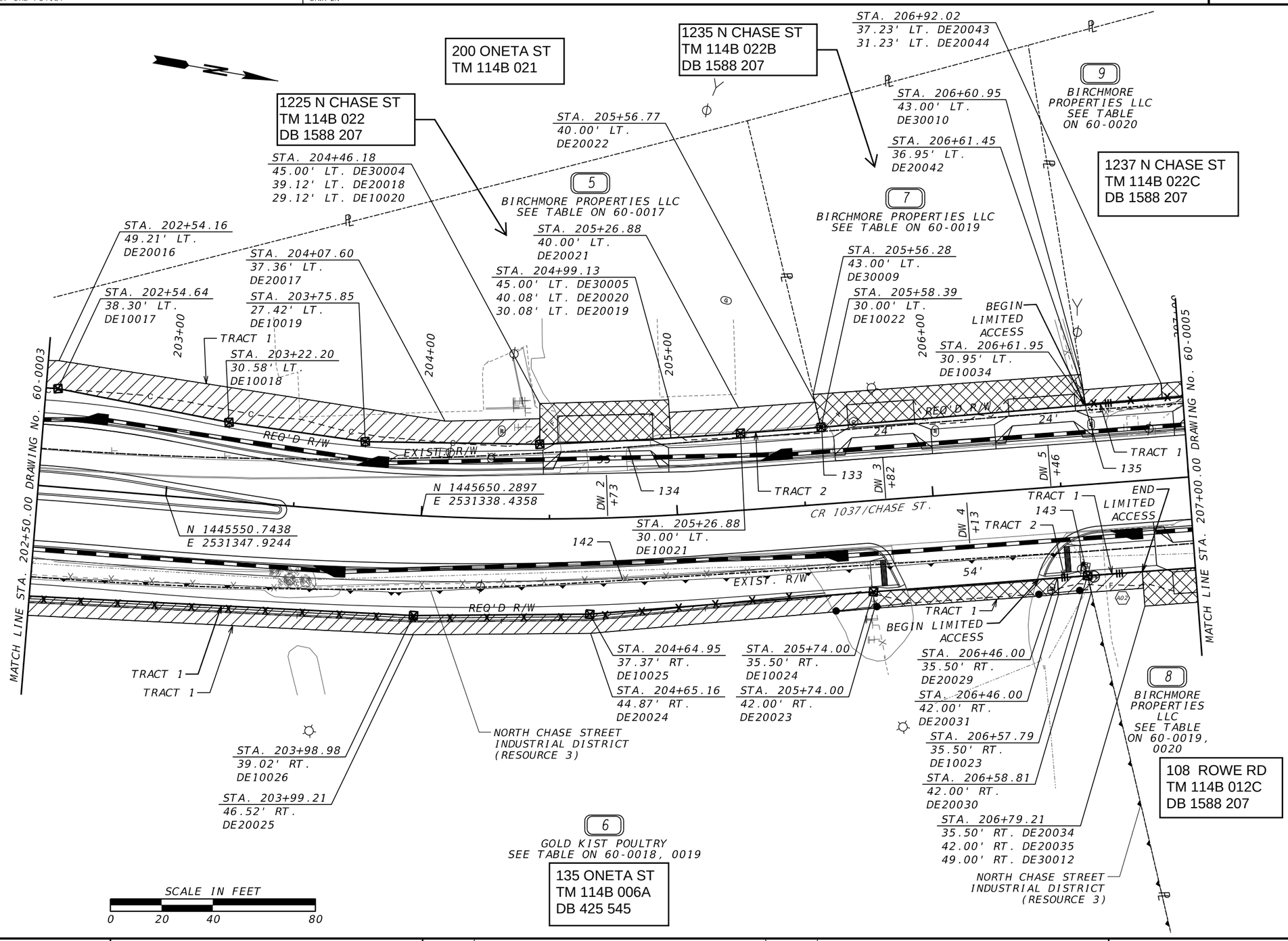

PROPERTY AND EXISTING R/W LINE	P
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	C F
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
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ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA	

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 4 OF 26

DRAWING No.
60-0004

GRWPLN-CE
11/05/2020

1237 N CHASE ST
TM 114B 022C
DB 1588 207

9
BIRCHMORE PROPERTIES LLC
SEE TABLE ON 60-0020

10
BIRCHMORE PROPERTIES LLC
SEE TABLE ON 60-0021

1239 N CHASE ST
TM 114B 022D
DB 1588 207

MATCH LINE STA. 207+00.00 DRAWING No. 60-0004

MATCH LINE STA. 702+00.00
DRAWING No. 60-0011

MATCH LINE STA. 302+00.00 DRAWING No. 60-0006

MATCH LINE STA. 752+00.00 DRAWING No. 60-0012

SR 10 LP EB EXIT RAMP

SR 10 LP EB ENTRANCE RAMP

CR 1037/CHASE ST.

ROWE RD.

LIMITS OF R/W ACQUISITION
SR 10 LP EB EXIT RAMP
STA. 702+37.52, 75.86' RT.

STA 210+49.21 (CR 1037/CHASE ST.)
STA 703+46.38 (SR 10 LP EB EXIT RAMP)
N 1446277.9915
E 2531178.1680

BEGIN GUARDRAIL
STA. 301+18.13,
20.50' LT.
TYPE 1 ANCHOR

STA. 702+37.52
75.86' RT. DE20050

STA 209+76.66 (CR 1037/CHASE ST.)
STA 750+00.00 (SR 10 LP ENTRANCE RAMP)
N 1446206.3936
E 2531189.6124

STA. 207+39.36
39.19' LT. DE20046
33.18' LT. DE20045

STA. 207+83.83
41.37' LT. DE20047

STA. 209+64.43
60.95' LT. DE10040

STA. 209+03.65
47.91' LT.
DE20049

STA 208+12.38 (CR 1037/CHASE ST.)
STA 2000+00.00 (ROWE RD.)
N 1446051.3915
E 2531243.8140

END LIMITED ACCESS

STA. 207+02.09
37.32' LT.
DE30013

STA. 207+02.26
31.33' LT.
DE10037

BEGIN LIMITED ACCESS
TRACT 2

STA. 208+66.64
40.24' LT.
DE20048

REQ'D R/W

REQ'D R/W & L/A

EXIST. R/W

24'

STA. 209+04.28
31.91' LT.
DE10039

STA. 207+84.24
35.38' LT.
DE10038

STA. 750+68.91
52.92' RT. DE20053

STA. 207+62.96
35.50' RT.
DE10036

STA. 208+69.08
53.79' RT.
DE10045

STA. 750+39.35
62.00' RT. DE10044

87°39'43"

58°17'59"

78°50'3"

N 1446262.9118
E 2531134.3674

N 1446341.9509
E 2531171.1195

STA. 750+67.90
49.61' RT.
DE10043

32'

BEGIN LIMITED ACCESS

STA. 207+34.85
35.50' RT. DE20036
42.00' RT. DE20041
49.00' RT. DE30011

STA. 207+55.15
42.00' RT.
DE20040 TRACT 2

STA. 2000+65.45
33.12' RT.
DE20039

STA. 2000+62.61
21.85' RT.
DE10035

STA. 2000+86.00
32.37' RT. DE20038
21.64' RT. DE20037

END LIMITED ACCESS

LIMITS OF CONSTRUCTION
STA. 2000+86.00

BEGIN LIMITED ACCESS

BEGIN PAVED CONCRETE DITCH
STA. 209+23.81, 53.31' RT.

BEGIN WALL #1
STA. 209+23.99,
51.83' RT.

NBSW A

END WALL #1
STA. 751+31.36,
36.43' RT.

STA. 2000+65.19
33.17' LT.
DE10046

STA. 2000+73.45
33.25' LT.
DE20054

END PAVED CONCRETE DITCH
STA. 751+31.45, 35.65' RT.

LIMITS OF R/W ACQUISITION
ROWE RD.
STA. 2000+86.00, 21.64' RT.

STA. 751+35.99
37.02' RT. DE10041
44.40' RT. DE10042

STA. 751+75.00
41.34' RT. DE20051
55.49' RT. DE20052

LIMITS OF R/W ACQUISITION
SR 10 LP EB ENTRANCE RAMP
STA. 751+75.00, 41.34' RT.

STA 210+63.65 (CR 1037/CHASE ST.)
STA 300+00.00 (CR 1037/CHASE ST.)
N 1446292.7195
E 2531181.1825

END LIMITED ACCESS

108 ROWE RD
TM 114B 012C
DB 1588 207

8
BIRCHMORE PROPERTIES LLC
SEE TABLE ON 60-0019, 0020

1400 CHASE ST
TM 114B 008
DB 5649 211

11
MELVIN H JR &
VALERIE W COWN
SEE TABLE ON 60-0021

ATHENS ANIMAL
HOSPITAL (RESOURCE 6)

SCALE IN FEET
0 20 40 80

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 5 OF 26

DRAWING No.
60-0005

GRWPLN-CE
11/05/2020

MATCH LINE STA. 801+50.00 DRAWING No. 60-0013

SR 10 LP WB ENTRANCE RAMP

TRACT 1

NBSW B

801+00

100' GEORGIA POWER EASEMENT

STA. 802+33.58
66.17' LT. DE20059
STA. 802+34.54
76.29' LT. DE10048
STA. 802+59.42
73.93' LT. DE10049
STA. 802+94.04
42.98' LT. DE10051

12
CHASE PRESERVE LLC
SEE TABLE ON 60-0022

N CHASE ST
TM 114 021
DB 5057 312

END GUARDRAIL
STA. 803+19.17,
41.58' LT.
TYPE 12B ANCHOR

TRACT 2

END LIMITED ACCESS

STA. 803+13.32
92.38' LT.
DE30014
STA. 803+19.26
107.62' LT.DE30015
STA. 401+65.47
88.00' LT.
DE20063

STA. 802+30.16
31.15' LT. DE10047
BEGIN LIMITED ACCESS
STA. 802+56.18
39.73' LT. DE10050

STA 400+23.26 (CR 1037/CHASE ST.)
STA 850+00.00 (SR 10 LP WB EXIT RAMP)
N 1446692.0210
E 2531089.2251

END GUARDRAIL
STA. 302+00.00,
19.50' LT.
TYPE 12A ANCHOR

303+00
31+00
400+00

244

REQ'D R/W & L/A

801+00

802+00

803+00

TRACT 3

STA. 401+84.75
55.33' LT. DE20062

25-FT STREAM BUFFER

BEGIN LIMITED ACCESS

PS 1

BEGIN GUARDRAIL
STA. 401+83.17, 42.97' LT.
TYPE 1 ANCHOR
STA. 402+48.84
82.38' LT. DE10054
STA. 402+63.76
94.48' LT. DE10055
STA. 402+82.03
109.85' LT.DE10061

14
ANTHONY L & DEBORAH B LONON JTROS
SEE TABLE ON 60-0023

1435 N CHASE ST
TM 114 036A
DB 5057 312

235
STA. 402+77.03
43.88' LT. DE10053
234
STA. 403+05.94
78.06' LT. DE20068
STA. 403+01.26
48.41' LT. DE10068
STA. 403+32.89
45.25' LT. DE10062

403+00

EXIST R/W

MATCH LINE STA. 302+00.00 DRAWING No. 60-0005

MATCH LINE STA. 404+00.00 DRAWING No. 60-0007

STA. 402+12.75
45.06' LT. DE10052

DW 8 +60

STA. 803+23.74
89.59' LT. DE20060

STA. 401+51.01
67.81' LT. DE20061

TRACT 2

233
STA. 403+00.03
53.13' LT. DE10014

TRACT 1

51°31'25"

32+00

850+00

STA. 401+92.35
61.79' RT. DE20067

STA. 402+15.84
39.66' RT. DE10059

STA. 402+81.53
40.80' RT. DE10058

N 1446534.6534
E 2531117.8454

86°35'51"

DW 9 +69

STA. 401+93.84
41.09' RT.
DE20064

STA. 402+72.11
91.44' RT.
DE20066

STA. 401+46.11
43.47' RT.
DE30016

STA. 403+36.89
56.84' RT. DE10065

191

28'

STA. 401+01.95
46.00' RT. DE10060

END LIMITED ACCESS

192

STA. 403+37.28
61.83' RT. DE20072

EXIST R/W

REQ'D R/W & L/A

BEGIN PAVED CONCRETE DITCH
STA. 302+77.55, 42.35' RT.

BEGIN WALL #2
STA. 302+78.83, 40.84' RT.

STA 303+87.01 (CR 1037/CHASE ST.)
STA 400+00.00 (CR 1037/CHASE ST.)
N 1446668.3106
E 2531087.2644

N 1446699.0003
E 2531188.9812

30+00

SR 10 LP WB EXIT RAMP

851+00

224

STA. 401+44.92
58.16' RT.
DE30017

BEGIN LIMITED ACCESS

END WALL #3
STA. 403+95.00,
38.00' RT.

END LIMITED ACCESS

TRACT 1

STA. 401+43.60
74.51' RT.
DE20082

BEGIN WALL #3
STA. 401+90.00,
37.72' RT.

193

194

STA 400+97.97 (CR 1037/CHASE ST.)
STA 803+75.58 (SR 10 LP WB ENTRANCE RAMP)
N 1446765.6103
E 2531076.7624

PS 1

15
OCONEE MEDICAL GROUP PC
SEE TABLE ON 60-0024

ORANGE BARRIER FENCE (TYP.)

TRACT 1

STA. 401+04.43
96.25' RT.
DE20083

13
1430 CHASE STREET LLC
SEE TABLE ON 60-0023

TRACT 2

195

196

25-FT STREAM BUFFER

STA. 403+18.49
162.85' RT.

STA. 402+85.01
164.05' RT.DE10057

STA. 402+73.56
164.28' RT.DE20065

STA. 403+
161.7
DE100

1430 N CHASE ST
TM 114 021A
DB 3962 232

1440 N CHASE ST
TM 114 020A
DB 1825 406

MATCH LINE STA. 851+50.00 DRAWING No. 60-0014

SCALE IN FEET
0 20 40 80

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 6 OF 26

DRAWING No. 60-0006

GRWPLN-CE 11/05/2020

1435 N CHASE ST
TM 114 036A
DB 5057 312

14
ANTHONY L & DEBORAH B LONON JTROS
SEE TABLE ON 60-0023

1455 N CHASE ST
TM 114 035D
DB 4693 490

17
FLOWERS BAKING CO OF VILLA RICA LLC
SEE TABLE ON 60-0025

18
FRANKLIN D ALEXANDER
SEE TABLE ON 60-0026

1475 N CHASE ST
TM 114 035C
DB 3963 121

LIMITS OF R/W ACQUISITION
WINSTON DR.
STA. 3000+79.02, 56.53' RT.

LIMITS OF CONSTRUCTION
STA. 3000+89.51

EXIST. R/W

WINSTON DR.

3000+00

STA. 404+05.34
45.53' LT. DE20069

END LIMITED ACCESS

END GUARDRAIL
STA. 404+24.44,
28.97' LT.
TYPE 12A ANCHOR

405+00

406+00

407+00

408+00

409+00

3001+00

STA. 3000+79.02
56.53' LT. DE30023

STA. 407+69.00
64.13' LT. DE30024
43.79' LT. DE30025

STA. 409+40.00
48.79' LT. DE30031
43.79' LT. DE30030

STA. 409+14.00
49.29' LT. DE30028
44.29' LT. DE30029

TRACT 1

TRACT 2

STA. 408+81.00
49.67' LT. DE30027
44.67' LT. DE30026

EXIST. R/W

18'

19'

88°25'2"

DW 11 +43

DW 12 +97

N 1447452.7216
E 2530949.8613

STA. 407+26.00
42.26' LT.
DE30022

CR 1037/CHASE ST.

N 1447154.2733
E 2530975.4899

225

228

DW 10 +71

DW 13 +02

STA. 404+53.19
51.65' RT. DE20070

EXIST. R/W

32'

REQ'D R/W

MATCH LINE STA. 404+00.00 DRAWING No. 60-0006

MATCH LINE STA. 409+50.00 DRAWING No. 60-0008

TRACT 1

TRACT 2

STA. 404+53.03
56.66' RT.
DE20071

STA. 404+52.97
58.65' RT. DE30019

STA. 404+89.00
49.24' RT. DE10064
54.24' RT. DE20074
58.67' RT. DE30018

STA. 406+43.07
43.90' RT. DE10063

STA. 406+43.11
44.26' RT. DE20076

STA. 406+43.71
48.86' RT. DE20073

STA. 406+42.46
39.26' RT. DE10073

STA 406+69.95 (CR 1037/CHASE ST.)
STA 3001+42.74 (WINSTON DR.)
N 1447322.7774
E 2530953.9831

TRACT 1

TRACT 1

STA. 408+77.65
39.63' RT. DE10072
44.63' RT. DE20075
48.58' RT. DE10071
59.39' RT. DE30021

STA. 409+26.71
39.51' RT. DE10069

STA. 409+26.70
47.83' RT. DE10070
49.51' RT. DE20079
59.39' RT. DE30020

TRACT 2

1460 CHASE ST
TM 114 020
DB 602 232

15
OCONEE MEDICAL GROUP PC
SEE TABLE ON 60-0024

1440 N CHASE ST
TM 114 020A
DB 1825 406

16
BRUCE E RICHBOURG
SEE TABLE ON 60-0024, 0025

SCALE IN FEET
0 20 40 80

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 7 OF 26

DRAWING No.
60-0007

GRWPLN-CE
11/05/2020

165 NEWTON BRIDGE RD
TM 114 035
DB 5659 286

18
FRANKLIN D ALEXANDER
SEE TABLE ON 60-0026

1475 N CHASE ST
TM 114 035C
DB 3963 121

19
GIBBS CAPITAL LLC
SEE TABLE ON 60-0026

STA. 900+04.83
46.64' RT. DE10077

STA 900+91.47 (CR 478/BARBER ST.)
STA 950+00.00 (DAIRY PAK RD.)
N 1447877.7267
E 2530987.3776

STA. 411+53.62
44.50' LT. DE10076

STA. 409+85.00
48.82' LT. DE30032
43.82' LT. DE30033

EXIST. R/W

LIMITS OF CONSTRUCTION
STA. 900+00.00

LIMITS OF R/W ACQUISITION
NEWTON BRIDGE RD.
STA. 900+04.83, 46.64' RT.

410+00
411+00
412+00
REQ'D R/W
NEWTON BRIDGE RD.
900+00
950+00
DW 14
+63
28'
253
257
258
254
230
60°49'20"
70°3'43"

STA 412+29.12 (CR 1037/CHASE ST.)
STA 900+86.70 (CR 478/BARBER ST.)
N 1447880.4190
E 2530983.4385
STA. 900+49.09
48.62' LT. DE20080

N 1447652.2317
E 2530962.7764
N 1447751.8243
E 2530971.7944

CR 1037/CHASE ST.
TRACT 2
STA. 410+41.57
39.50' RT. DE10067
STA. 411+39.48
42.58' RT. DE10074

STA. 950+66.88
19.62' LT. DE20081
END CONSTRUCTION
END MILL & OVERLAY
MATCH EXIST. WIDTH
MATCH EXIST. CROSS SLOPE
STA. 950+87.92

MATCH LINE STA. 409+50.00 DRAWING No. 60-0007

601+00

21
WESTCLOX ROCKS LLC
SEE TABLE ON 60-0026

130 NEWTON BRIDGE RD
TM 112 003C

ORANGE BARRIER FENCE

951+00

END R/W ACQUISITION
DAIRY PAK RD.
STA. 951+19.34, 26.83' RT.

STA. 410+41.41
49.50' RT. DE20078
STA. 411+44.00
47.09' RT. DE10075
STA. 411+41.47
51.63' RT. DE20077
TRACT 2
LIMITS OF CONSTRUCTION
STA. 901+84.34

1460 CHASE ST
TM 114 020
DB 602 232

16
BRUCE E RICHBOURG
SEE TABLE ON 60-0024, 0025

CR 478/BARBER ST.
STA. 901+88.24
51.99' LT. DE10079

REQ'D R/W
902+00
EXIST. R/W
DAIRY PAK RD.

END PROJECT
PI NO. 0015390
STA. 951+23.00
N 1447922.7379
E 2531100.2782

LIMITS OF R/W ACQUISITION
CR 478/BARBER ST.
STA. 901+88.33, 51.74' RT.

110 NEWTON BRIDGE RD
TM 114 025
DB 3796 306

20
SLAUGHTER PROPERTIES LLC
SEE TABLE ON 60-0026

STA. 951+19.34
26.83' RT. DE10078

BETTER MAID DAIRY PRODUCTS BUILDING
(RESOURCE 7.1)

SCALE IN FEET
0 20 40 80

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

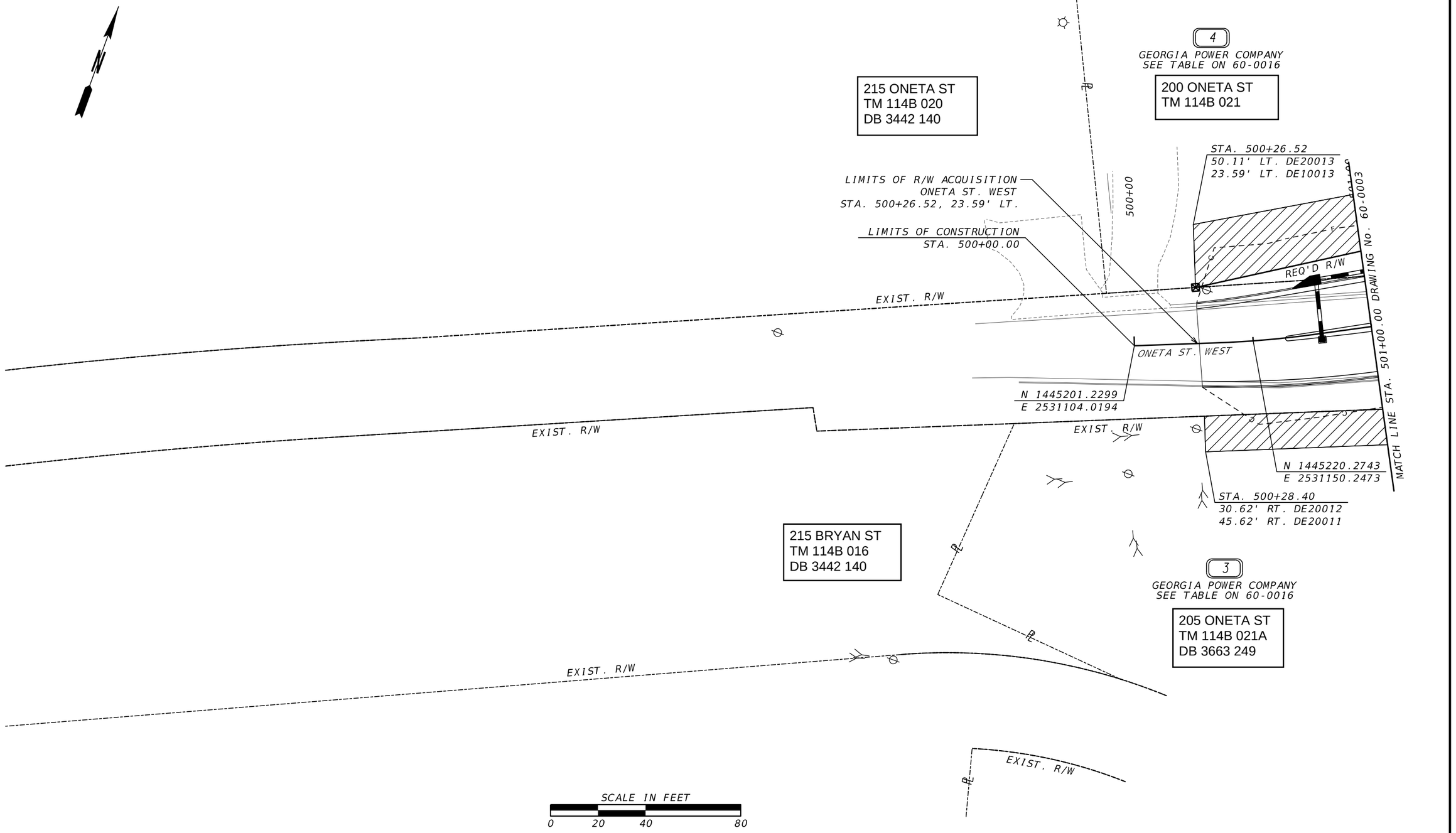
BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 8 OF 26

DRAWING No.
60-0008

GRWPLN-CE
11/05/2020



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 9 OF 26

DRAWING No.
60-0009

GRWPLN-CE
11/05/2020

135 ONETA ST
TM 114B 006A
DB 425 545

6
GOLD KIST POULTRY
SEE TABLE ON 60-0018, 0019

N CHASE ST
TM 114B 013X

STA. 551+50.00
56.04' LT.
DE20028

STA. 551+94.50
50.61' LT.
DE10031

STA. 552+42.16
71.38' LT. DE30007
45.31' LT. DE30006

STA. 552+97.25
69.63' LT. DE30008
62.98' LT. DE20033
43.63' LT. DE20032

STA. 553+49.71
44.19' LT. DE10032
29.13' LT. DE10033

TRACT 1
TRACT 2
TRACT 2
TRACT 3
552+00
553+00
REQ'D R/W
32'
DW 16 +77
ORANGE BARRIER FENCE (TYP.)
LIMITS OF CONSTRUCTION
STA. 553+50.00
EXIST. R/W
NORTH CHASE STREET
INDUSTRIAL DISTRICT
(RESOURCE 3)

STA. 551+92.69
35.67' LT.
DE10030

ONETA ST. EAST
N 1445423.9211
E 2531597.2312

DW 15 +69

N 1445445.7829
E 2531642.1845

MATCH LINE STA. 551+50.00 DRAWING No. 60-0003

36'
REQ'D R/W
EXIST. R/W
LIMITS OF R/W ACQUISITION
ONETA ST. EAST
STA. 553+49.71, 29.13' LT.

STA. 552+06.54
30.00' RT.
DE10006

STA. 552+39.62
32.49' RT. DE20002
37.49' RT. DE20003

STA. 552+97.93
32.76' RT. DE30002
37.77' RT. DE30003

135 ONETA ST
TM 114B 006A
DB 425 545

2
GOLD KIST INC
SEE TABLE ON 60-0015, 0016

165 ONETA ST
TM 114B 005
DB 1249 323

1150 N CHASE ST
TM 114B 006
DB 2563 213

NORTH CHASE STREET
INDUSTRIAL DISTRICT
(RESOURCE 3)

SCALE IN FEET
0 20 40 80

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

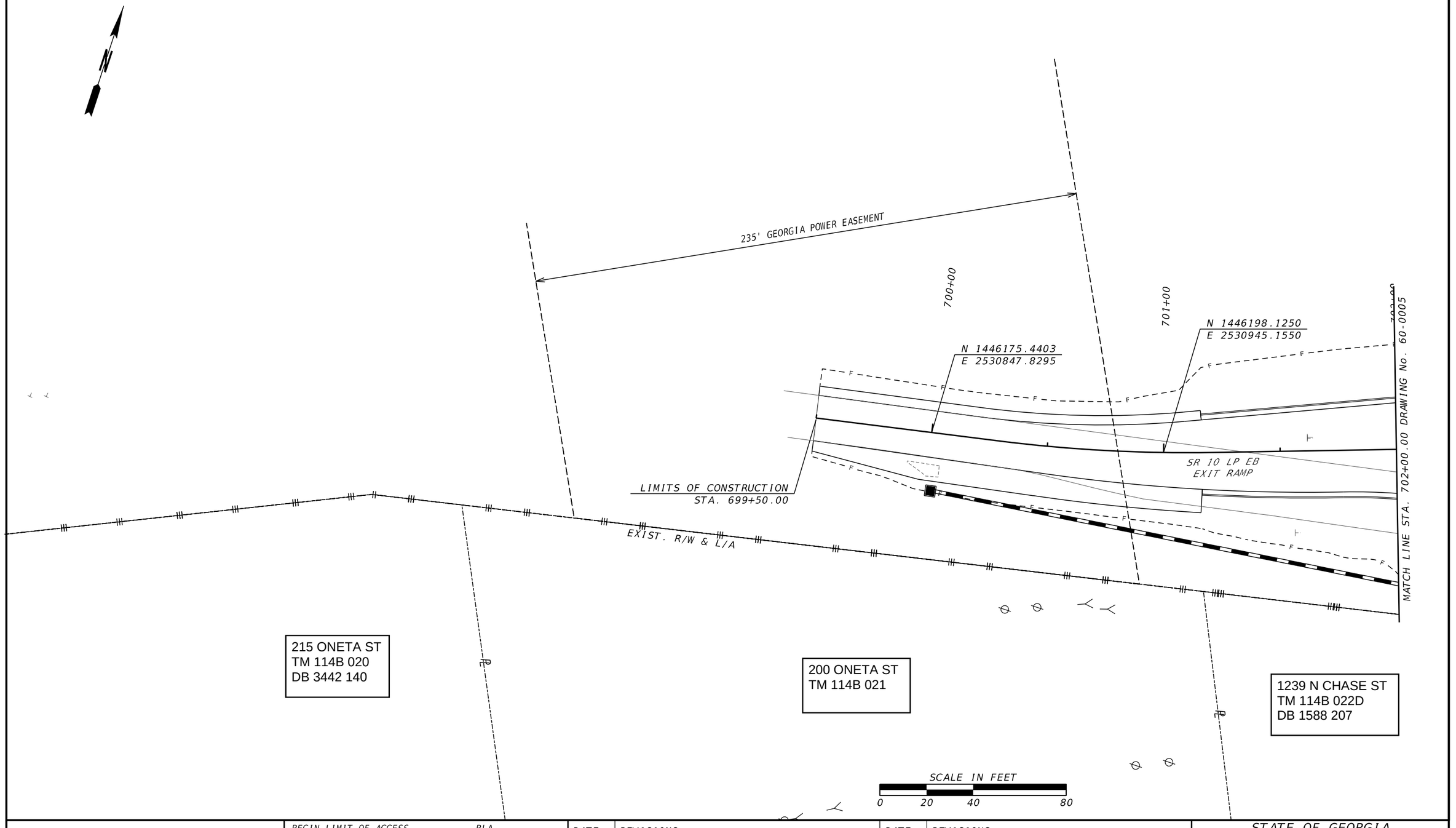
BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 10 OF 26

DRAWING No. 60-0010



PROPERTY AND EXISTING R/W LINE	P
REQUIRED R/W LINE	
CONSTRUCTION LIMITS	C F
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS	BLA
END LIMIT OF ACCESS	ELA
EXISTING LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS	
EXISTING LIMIT OF ACCESS & R/W	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA	

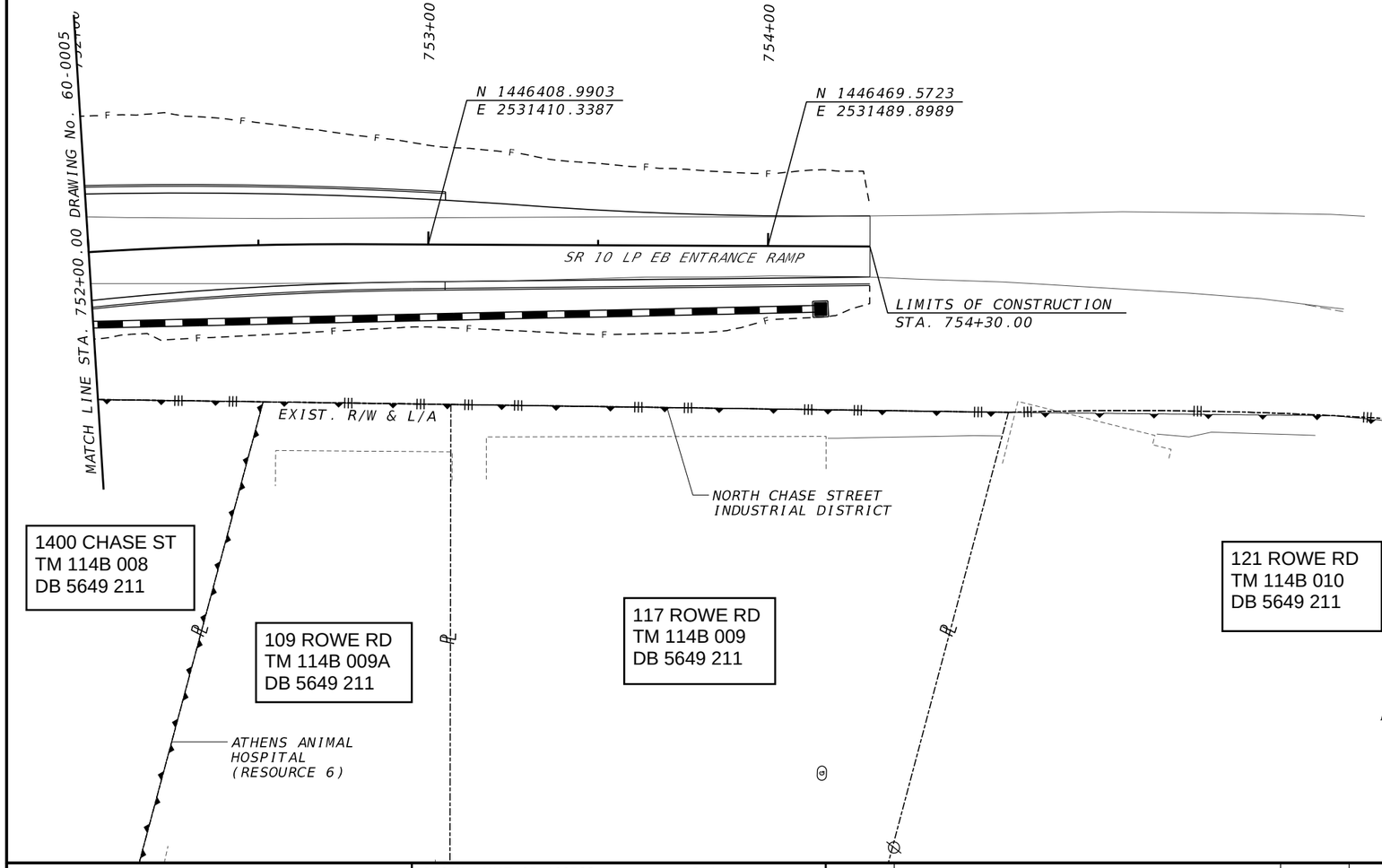
DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 11 OF 26

DRAWING No.
60-0011

GRWPLN-CE
11/05/2020



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

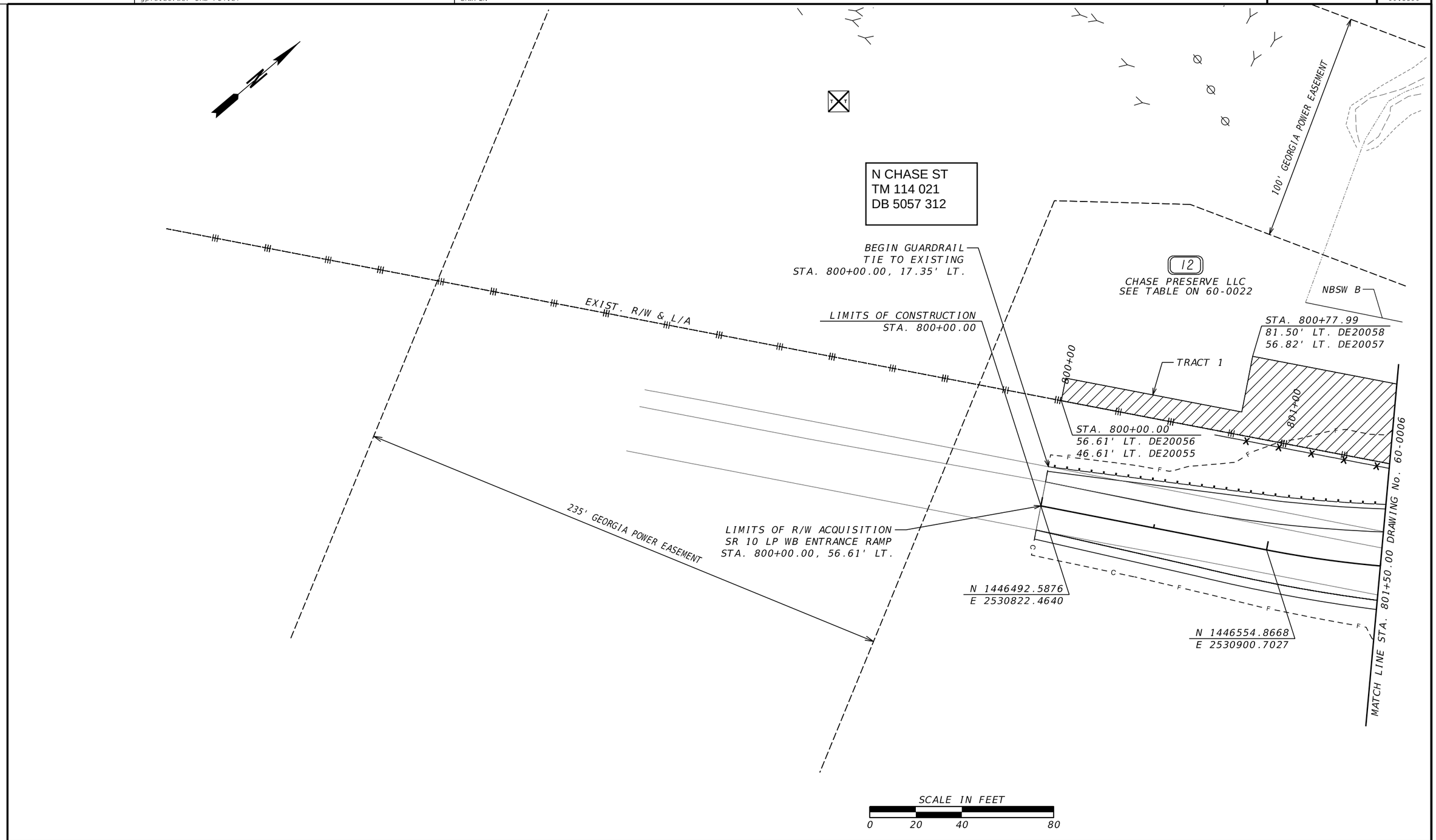
BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 12 OF 26

DRAWING No.
60-0012

GRWPLN-CE
11/05/2020



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO: 0015390
COUNTY: CLARKE
LAND LOT NO: N/A
LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 13 OF 26

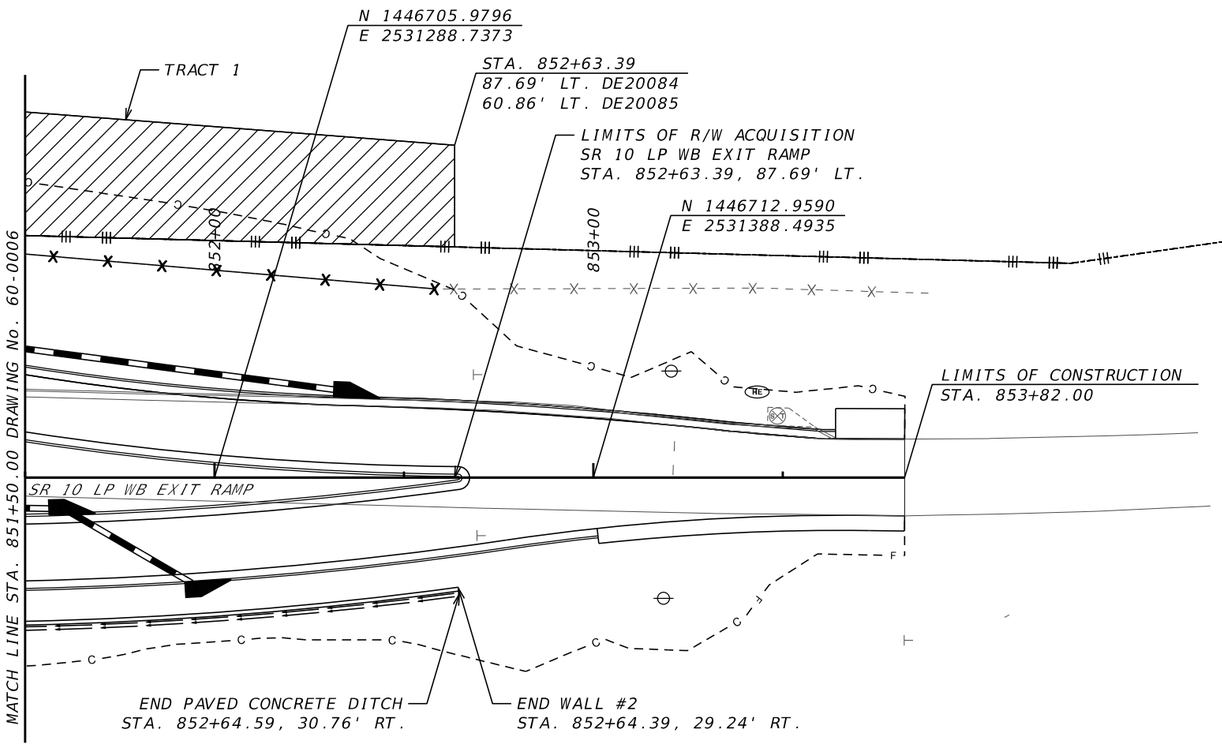
DRAWING No.
60-0013

0011
1"=40'-0"

GRWPLN-CE
11/05/2020

13
1430 CHASE STREET LLC
SEE TABLE ON 60-0023

1430 N CHASE ST
TM 114 021A
DB 3962 232



SCALE IN FEET
0 20 40 80

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
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STATE OF GEORGIA
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PROJECT NO: 0015390
COUNTY: CLARKE
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LAND DISTRICT: N/A
GMD: 216
DATE: 04/25/25 SH 14 OF 26

DRAWING No.
60-0014

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

July 31, 2024

Re: Responses to Public Information Open House Comments for PI: 0015390, Clarke County, County Road (CR) 1037/Chase Street from CR 478/Barber Street to CSX #639916G

Thank you for your feedback concerning the proposed project referenced above. We appreciate your participation and the questions and comments received through the project's website and the in-person open house. As the project develops, the proposed project plan may need to be revised. If there are significant changes to what was shown on the project's website and at the in-person meeting, there will be additional public outreach. If no significant changes are proposed, the project will proceed to right-of-way (ROW) acquisition and final design. Following the completion of all ROW acquisitions, the project design would be finalized, and the project would advance to construction.

Every comment provided during the project's comment period beginning on May 29, 2024, and ending on June 30, 2024, will be made part of the project's official record. The project's website received **270** page views in total, and **12** people attended the in-person open house held on June 20, 2024. Of the **46** respondents who formally commented, **32** were in **support** of the project, **5** were **opposed**, **2** were **uncommitted**, and **7** expressed **conditional support**.

The Georgia Department of Transportation (Georgia DOT) has prepared a single response letter that addresses all questions and comments received during the comment period which are summarized below (in *italics*) followed by our response.

- *Several respondents voiced concerns that the proposed project would not improve safety or traffic congestion at the intersections and would potentially worsen the existing conditions.*

  The proposed roundabouts are expected to improve both safety and traffic congestion at the intersections along the corridor. Roundabouts have been proven to provide a continuous flow of traffic with a reduced number of conflict points compared to traditional signalized and stop-controlled intersections. Additionally, roundabouts mitigate high-speed crashes. The proposed roundabouts are also expected to reduce traffic congestion at the intersections along the corridor, as roundabouts keep traffic flowing through an intersection especially during off-peak hours.

- *Several respondents voiced concerns about the cost of the proposed project.*

  The proposed project is funded through a Transportation Alternatives Program (TAP) Grant which was awarded to the Athens-Clarke County Unified Government. These grants are administered by the Georgia DOT as a partner with the Federal Highway Administration. The grants provide an opportunity for local governments to pursue non-traditional transportation related activities such as pedestrian facilities, bicycle

facilities, and pedestrian streetscaping projects. The Transportation Alternatives Program improves the quality of life for citizens in communities across the state by providing local governments the means to pursue projects that might not otherwise be possible. The proposed improvements along this corridor are also supported by Georgia DOT based the lack of existing pedestrian facilities at the existing SR 10 Loop interchange and the long delays and queues during the AM and PM peak hours.

- *Several respondents voiced a preference for traffic signals instead of the proposed roundabouts.*

  Traffic signals and roundabouts were both considered during concept development. The proposed roundabouts were selected as the preferred alternative due to their safety benefits and ability to accommodate traffic flow. Roundabouts are designed for vehicles to enter and travel through the roundabout at a slow speed with all vehicles traveling in the same direction. The slow speed and single direction of travel help reduce the potential for serious crashes with fewer conflict points. Roundabouts also reduce traffic congestion and can be economical to operate with less maintenance and energy costs compared to signalized intersections.

  Intersections with traffic signals and/or stop signs present a higher number of vehicular and pedestrian conflict points, higher speeds which result in a higher severity of collisions, and a higher frequency of injury and fatality collisions compared to a roundabout.

- *Several respondents voiced concerns about local drivers needing training on how to navigate a roundabout.*

  Georgia DOT has been using roundabouts for over a decade but recognizes that there are still many drivers that need awareness of how to navigate roundabouts. For this reason, the Georgia DOT has developed educational opportunities for all users. Please visit Georgia DOT's website, Roundabouts – Drivers Information (see below), for information on navigating roundabouts and other frequently asked questions:

  https://www.dot.ga.gov/GDOT/pages/RoundaboutsDrivers.aspx.

- *Several respondents voiced concerns about larger vehicles, including emergency vehicles, and their abilities to navigate a roundabout.*

  All of the roundabouts were designed to accommodate 18-wheel trucks and emergency vehicles. The Oneta Street roundabout utilizes a minimum 18-foot-wide circulatory lane and a 10-foot-wide mountable truck apron. The two interchange roundabouts both utilize a minimum 19-foot circulatory wide lane and 12-foot-wide mountable truck aprons. Roundabout geometric design checks were prepared utilizing both a WB-40 and a WB-62 (18-wheel) design vehicle. Emergency vehicles are able to navigate the roundabouts and can utilize the aprons if another vehicle is stopped in the travel (circulatory) lanes.

- *Several respondents voiced concerns about vehicles travelling to Rowe Road from Chase Street and vice versa.*

  Vehicles travelling westbound on Rowe Road and wishing to travel southbound on Chase Street would turn right onto Chase Street and enter the roundabout at the SR 10 Loop interchange and exit southbound onto Chase Street. Conversely, vehicles travelling southbound on Chase Street and wishing to travel eastbound on Rowe Road would enter the roundabout at Oneta Street and exit northbound onto Chase Street. Finally, they would turn right onto Rowe Road.

- *Many respondents voiced support for the proposed project.*

  The Georgia DOT appreciates your participation and support for the proposed project.

Again, thank you for your feedback. Should you have further questions or comments, please call the project manager, Michael Lawing, at 770-263-5945 or the environmental analyst, Alexandra Nelson, at 404-631-1224.

Sincerely,

Eric Duff
State Environmental Administrator

ED/sy

cc: Jamie Boswell, Georgia DOT Board Member (District 10)
Spencer Frye, State Representative (District 122)
Frank Ginn, State Senator (District 47)
Michael Lawing, Georgia DOT Project Manager (via email)
PDF for Project File

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Proposed Projects and Funding for FY25 Community Energy Fund Franchise Fee Allocation

DATE: July 20, 2025

EXECUTIVE SUMMARY:

A request to:

a. accept two projects to be funded by the FY25 franchise fee allocation to the Community Energy Fund: the Clean Energy Education Initiative; and the Resilience Hub/Clean Energy Infrastructure Reliability Initiative; and
b. accept the concepts for two projects: the Green Business Economic Incentive; and the proposal to work with the Athens Housing Authority to develop clean energy projects.

BUDGET INFORMATION:

REVENUES:

$	334,543	FY22 Community Energy Fund Allocation from franchise fees
$	959,366	FY23 Community Energy Fund Allocation from franchise fees
$	1,134,273	FY24 Community Energy Fund Allocation from franchise fees
$	2,201,849	FY25 Community Energy Fund Allocation from franchise fees
$	4,630,031	Total Revenues - Community Energy Fund

EXPENSES:

$	1,200,000	Encumbered 10.3.2023; Mental Health Recovery Facility Project
$	1,228,181	Encumbered 10.1.2024; Match – Charging & Fueling Infrastructure Grant
$	2,201,850	Available for Projects

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that the Mayor and Commission:

a. Accept the proposed Community Clean Energy Education Initiative (**Attachment #1**) and allocate $150,000 from funds that are available in the Community Energy Fund Special Revenue Account for this purpose;

b. Accept the proposed Resilience Hub/Clean Energy Infrastructure Reliability Initiative (**Attachment 1**) and allocate $600,000 from funds that are available in the Community Energy Fund Special Revenue Account for this purpose;

c. Accept the concept for the proposed Green Business Economic Incentive (**Attachments #1 and #2**);

d. Accept the concept proposal to work with Athens Housing Authority to develop clean energy projects as outlined in **Attachment 1**; and

e. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On February 4, 1992, the Mayor and Commission (M&C) adopted an ordinance granting Georgia Power Company an electric utility franchise and requiring franchise fee payments of 4% on gross sales. The term of the agreement is for a period of 50 years, ending February 4, 2042.

2. On February 4, 1992, the M&C adopted an ordinance granting exclusive franchise rights to Atlanta Gas Light Company for a period of 30 years. This agreement automatically renewed in 2022 for an additional 10 years. The M&C approved an amendment to modify the franchise fee calculation provisions on September 1, 1998, but left the term of the 1992 agreement in place.

3. On June 23, 1995, the M&C adopted an ordinance granting Jackson EMC, Rayle EMC, and Walton EMC an electric utility franchise and requiring franchise fee payments of 4% on gross sales. The term of the agreement is for a period of 50 years, ending June 30, 2045.

4. On April 5, 2016, the Mayor & Commission (M&C) adopted a resolution calling for the increased use of renewable energy to support operations of the Unified Government of Athens-Clarke County (ACCGov).

5. In December 2017, the Envision Athens Action Agenda was published. The Action Agenda included an action to “Increase energy efficiency, sources, and use of renewables”, and specifically set a target to reduce the amount of energy derived from fossil fuels by 30%.

6. On July 3, 2018, the M&C adopted the 2018 Comprehensive Plan that was informed by the Envision Athens Action Agenda and included an environmental implementation strategy to “Increase energy efficiency, sources, and use of renewables”.

7. On February 4, 2019, Mayor Girtz joined the Sierra Club’s Mayors for 100% Clean Energy Initiative as a first step to committing Athens-Clarke County to 100% clean energy by 2035.

8. On May 21, 2019, the M&C adopted the 100% Clean and Renewable Energy Goals, including efforts to redress historical inequities in the Athens-Clarke community through workforce development in marginalized communities and by facilitating the use of clean energy in low-income communities.

9. On March 3, 2020, the M&C authorized the establishment of the Community Energy Fund (CEF) and adopted CEF Policy/Procedure Number SUST-001. This policy caps the amount of energy-related franchise fees used for unrestricted purpose and dedicates the franchise fees collected above the cap to the Community Energy Fund.

10. On August 2, 2022, the M&C voted unanimously to accept the Clean and Renewable Energy Plan, which details pathways ACCGov and the community will use to meet renewable energy goals.

11. On June 6, 2023, the M&C allocated FY22 ($334,542) and FY23 ($959,366) franchise fee revenues to a Special Revenue Fund and accepted revisions to the Community Energy Fund Policy, as indicated in SUST-001/6.2023 Update (**Attachment #3**).

12. On October 3, 2023, the M&C approved an allocation of $1.2M from the Community Energy Fund Special Revenue Fund to add solar, battery storage, and electric vehicle chargers to the Mental Health Recovery Facility Project. The solar plus storage project is anticipated to provide as much as 80% of the facility's energy needs. Expenditure of these funds await building construction.

13. On September 12, 2024, the Finance Department added the FY24 CEF portion of the franchise fee revenues to the Special Revenue Account. The FY24 allocation was $1,134,273 bringing the unencumbered total balance to $1,228,182.

14. On October 1, 2024, the M&C allocated $1,228,181 from the CEF Special Revenue Account as the local match for the $6.1M Project FAST: Funding Athens' Sustainable Transportation; A U. S Department of Transportation, Federal Highway Administration Charging and Fueling Infrastructure Discretionary Grant Program. This program proposes to install 20 level 3 chargers and 38 level 2 chargers on 14 ACCGov-owned sites for use by both ACCGov staff and the public. The grant was awarded in January 2025 and "paused" in February 2025 by executive order from the Trump administration. This project remains "under review" and awaits a final determination from the federal government. This allocation brought the unencumbered balance of funds in the Special Revenue Account to $1.

15. On June 20, 2025, the Finance Department informed the Sustainability Department that the FY25 CEF portion of the franchise fee revenues were available for allocation. The total FY25 allocation is $2,201,849.

FACTS & ISSUES:

1. The four electric utilities that serve the Athens-Clarke County (ACC) community pay Athens-Clarke County Unified Government (ACCGov) 4% of gross sales from local energy sales. The franchise fee payment calculation for Atlanta Gas Light uses a formula that includes natural gas capacity demands by ACC customers, inflation adjustments, and Georgia Public Service Commission designated adjustments. These fees are directed into the General Fund to support public purposes.

2. Community Energy Fund Policy/Procedure Number SUST-001 adopted by the M & C on March 3, 2020 and revised as SUST-001/6.2023 Update on June 6, 2023, caps the amount of energy-related franchise fees used for unrestricted purposes and dedicates the franchise fees collected above the cap to the Community Energy Fund.

3. The goals of the Community Energy Fund Policy are to create a fund that will:
    a. Make meaningful progress towards achieving ACCGov's 2035 and 2050 community-wide 100% Clean and Renewable Energy Goal;
    b. Create a feedback mechanism where increases in utility energy costs and/or energy consumption results in a funding source to use for energy efficiency improvements and renewable energy installations to reduce energy burdens for the residents and businesses most impacted by these increases;
    c. Support energy-related economic development incentives to recruit and expand businesses in the community;
    d. Create a funding source to support the non-profit community in a transition to renewable energy through energy conservation and renewable energy projects, and to fund programs that address local poverty by supporting jobs in the clean energy economy;
    e. Amplify existing conservation programs provided by energy utilities and identify other community programs that can leverage funds for existing work with residents most vulnerable to increasing energy costs;
    f. Provide funding for Allocation Initiatives of the Community Energy Fund;
    g. Improve the efficiency of ACCGov buildings and facilities utilized extensively by the public, with a goal of establishing community resiliency hubs and buffers against increasingly frequent extreme weather events;
    h. Support green infrastructure development targeting heat mitigation, thus reducing of the need to use energy to cool structures or vehicles (ex: shade) so as to benefit the community, and
    i. Achieve these goals by creating a sustainable financial mechanism which responsibly maximizes the funds already available to this Unified Government.

4. The 100% Clean & Renewable Energy Goals adopted by the M&C incorporates five major goals, which include:
    a. Transitioning ACCGov to renewable energy by 2035;
    b. Supporting a community-wide transition to renewable energy by 2050;
    c. Implementing policies that address historical inequities in the community by supporting a local energy workforce, and by facilitating energy improvements in low-income communities;
    d. Committing to implement a plan to guide this transition; and,
    e. Encouraging the ACCGov Pension Board & Deferred Compensation Board to divest from fossil fuels.

5. After several years of generally stable demand, energy cost in Georgia has risen by more than 40% in the last 5 years. During the recently concluded Integrated Resource Planning process, Georgia Power submitted testimony anticipating an increase as much as 45% in the total amount of energy needed by the entire state by 2035. Costs are anticipated to rise accordingly.

6. ACC residents average an energy burden of about 11% - roughly three times greater than the U.S. average. Some ACC census tracts are among the state's highest for energy burden*, reaching 30%+. As energy cost continue to escalate, energy burden will continue to grow accordingly. *Energy burden is defined as the percentage of gross household income spent on energy cost.

7. The Community Energy Fund was created to help residents and businesses reduce their energy use, thereby helping to mitigate some of the anticipated environmental and economic impacts associated with energy use and production.

8. The four (4) areas recommended for funding using the FY25 CEF allocation are:
    a. Community Clean Energy Education Initiative ($150,000);
    b. Resilience Hub/Clean Energy Infrastructure Reliance Initiative ($600,000);
    c. Green Business Economic Incentive ($500,000); and
    d. Athens Housing Authority Clean Energy Projects $950,000).

9. Education is a foundational part of helping the community transition to clean energy. The M&C established a goal to have all ACCGov operations using clean and renewable energy by 2035, and for the community to make that transition by 2050. To achieve this 2035 goal, the Sustainability Department's energy-related staff and resources are extensively focused on ACCGov operations. This limits the ability of the Department, at this time, to provide significant support to the community to meet the 2050 deadline. Education information, activities, and events funded by this initiative will provide opportunities to help residents learn how to reduce energy use, lower energy costs, and facilitate the community's transition to clean energy.

10. Establishing and building Resilience Hubs is essential to long-term community sustainability. As severe weather events increase in intensity and frequency, it becomes increasingly more essential for the government to be able to continue to provide core services, even when the electric grid is damaged. In situations such as those experienced in Augusta and elsewhere in Georgia following hurricane Helene, there was widespread damage to the grid, shutting down operations throughout the area for days and weeks. This included operations that rely on fossil fuel which are not able to function because the pumps that provide the fuel were inoperable. Installing solar plus battery storage helps ensure ACCGov's essential services can continue operating even during times fossil fuels are not available to provide backup generation.

11. By way of example, ACCGov Fire Stations utilize fossil fuel generators as backups in the event of grid outage. Fire stations 2 and 4 currently have solar installations, with plans being developed for solar installations at additional Fire Stations. Current regulations require solar panels be "turned off" when the generator starts. Installing batteries and reconfiguring connections will enable the Fire Stations to utilize solar and battery storage to operate, using the generator only in the event the solar/battery fails. Thus, a Fire Station can continually operate 24/7 using clean energy sources, even in the event that damage is so widespread that fossil fuel pumps are not functioning.

    Additional information related to the 4 areas recommended for funding using the FY25 CEF allocation can be found on **Attachment #1**.

12. These projects and initiatives support the following FY26–FY28 ACCGov Strategic Plan Goals:
    - Strategic Goal Area 2: Identify and Close Gaps in Partnership with the Community
        - Initiative 2.B.4: Increase education in the business community through partnerships such as the Chamber of Commerce, Athens Area Apartment Association, Downtown Athens Business Association
        - Initiative 2.B.5: Pursue local partnerships with economic development agencies, business leaders, and community groups.
    - Strategic Goal Area 4: Quality, Stable, Affordable Housing for All
        - Initiative 4.C.10: Identify local funding sources to support affordable housing development in support of a Local Housing Fund
    - Strategic Goal Area 6 – Built and Natural Infrastructure
        - 6.B.2: Identify and prioritize opportunities to utilize renewable energy to meet ACCGov needs
        - 6.B.4: Identify opportunities to incorporate clean energy practices into all ACCGov operations

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OPTIONS:

1. Mayor and Commission:
    a. Accept the proposed Community Clean Energy Education Initiative (**Attachment #1**) and allocate $150,000 from funds that are available in the Community Energy Fund Special Revenue Account for this purpose;

    b. Accept the proposed Resilience Hub/Clean Energy Infrastructure Reliability Initiative (**Attachment 1**) and allocate $600,000 from funds that are available in the Community Energy Fund Special Revenue Account for this purpose;

    c. Accept the concept for the proposed Green Business Economic Incentive (**Attachments #1 and #2**);

    d. Accept the concept proposal to work with Athens Housing Authority to develop clean energy projects as outlined in **Attachment 1**; and

e. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission decline to adopt the Proposed Projects and Funding for FY25 Community Energy Fund Franchise Fee Allocation.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1: a, b, c, d, & e

DEPARTMENT: Sustainability Department
Prepared by: Mike Wharton

Mike Wharton, Director
Sustainability Department

7/20/2025
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1: a, b, c, d, & e

Bob Cowell,
Manager

August 13, 2025
Date:

ATTACHMENTS:

Attachment 1 - FY26 CEF Proposed Projects and Initiatives
Attachment 2 - Green Business Economic Incentive
Attachment 3 - CEF Policy_2023 Update

FY26 Proposed Projects and Initiatives
Funded Via FY25 Community Energy Fund Allocation

I. Community Clean Energy Education Initiative
   A. Proposed FY25 CEF Allocation: $150,000

   B. Vision: Allocate funding to clean and renewable energy-related educational programs, materials, curricula, activities, and events. Contract labor, local education-oriented nonprofits, media companies, and other groups will be contracted for services by the Sustainability Department. These groups will work with Sustainability, Public Information, and other ACCGov staff to develop and distribute these materials and provide programming. Examples of what would be developed include:
      1. Educational materials that help community members learn about clean energy and actions they can do to reduce energy costs and save money. Information will be disseminated through such media as websites, school curricula, flyers/mailers (ex: ACCGov water/stormwater bills), handouts, and other outlets.
      2. Practical guides and training materials for use by homeowners, businesses, ACCGov staff, etc. Examples include such topics as understanding energy bills, the energy "ecosystem" and how to lower costs; how to make homes and businesses more energy efficient; navigating utility assistance programs; understanding the pros and cons of installing solar and batteries; understanding and maintaining electric vehicles; the connection between energy production and climate change; and understanding the role of the Public Service Commission.
      3. Educational activities and events to help community members understand the energy "ecosystem", the benefits of clean energy, and how to incorporate energy reduction activities into their everyday activities to reduce costs and help mitigate climate change.

   C. Status: Once funding is allocated, actions will begin to hire and initiate proposed activities.

II. Resilience Hub/Clean Energy Infrastructure Reliability Initiative
   A. Proposed FY25 CEF Allocation: $600,000

   B. Vision: Allocate funding for projects that support the establishment of clean energy resilience hubs, such as fire stations, recreation centers, public utility facilities, public safety facilities, etc. Projects may include:
      1. Adding battery storage and associated automation to solar projects installed or being installed at ACCGov facilities to serve a resilience purpose, with the goal of ensuring continuous operations during severe weather events or other times when there is a grid outage. Additionally, this initiative enhances ACCGov long-term sustainability by helping to ensure there are active and available charging stations for electric equipment and vehicles should a grid outage occur over an extended period of time. This type of enhanced infrastructure requires a larger battery storage capacity than if the project was strictly supporting grid-energy use reduction.

C. Status: Solar panels have been installed at 2 fire stations. Sustainability, Leisure Services, and the Fire Department are evaluating additional potential resilience hub sites.

III. Green Business Economic Incentive

A. Potential FY25 CEF Allocation: $500,000

B. Vision – to use CEF funds to:

- Attract businesses and industries that have sustainability and "Clean Energy Goals" to Athens-Clarke County.
- Facilitate the adoption of clean and renewable energy goals and/or installations by existing or new businesses.
- Encourage businesses and industry to be leaders in clean energy initiatives, serving as an example to others, being willing to share information, and encouraging other businesses to adopt more sustainable/clean energy practices.

C. Status: Preliminary negotiations are underway with the Development Authority and ACCGov Attorney's Office.

IV. Athens Housing Authority Clean Energy Projects

A. Potential FY25 CEF Allocation: $950,000

B. Vision –CEF funds may be used for energy projects such as:

- Fully funding or funding a portion of the cost of enhanced energy-efficient appliances (ex: HVAC, hot water heaters, stoves, replace gas stoves, etc.).
- Fully funding or funding a portion of energy efficient retrofits (ex: lighting, windows, and insulation upgrades)
- For new construction, funding the cost difference between energy efficiencies that meet ACCGov's Sustainable Building Policy and those that achieve higher efficiencies (ex: appliances, insulation, lighting, etc.)
- Solar and Solar + Storage projects on public housing and/or qualifying Section 8 housing.

C. Status: Early stages of discussion with a full proposal to be provided in a subsequent agenda report. Potential projects need to be individually assessed and the funds tied directly to the purpose of the organization and ACCGov's energy goals; currently engaged with the organization's leadership and attorneys to determine how CEF can be used to directly benefit AHA residents and further ACCGov's energy goals.

Proposed Green Business Economic Initiative

Sustainability and Economic Development Departments

Vision:

To provide funding that

- Attracts businesses and industries that have sustainability and "Clean Energy Goals" to Athens-Clarke County.
- Facilitates the adoption of clean and renewable energy goals and/or installations by existing or new businesses.
- Encourages businesses and industry to be leaders in clean energy, serving as an example to others and being willing to share information and encourage other businesses to adopt more sustainable/clean energy practices.

Approved Funding Activities

- Installation of solar panels (priority)
- Installation of battery storage systems (a priority if paired with solar)
- Level 2 Electric Vehicle chargers that are available for public use.
- Level 2 Electric Vehicle chargers that are available for employee or business fleet use.
- Installation of energy efficient equipment (existing construction only)
- Electric equipment in lieu of fossil fuel equipment (ex: forklift, boilers).
- Additional energy efficiency activities may be proposed by the company for review.

What is expected/requested of businesses in return for funding

1. Land and improvements must be owned by the company or held in title by a public Development Authority and leased to the company.
2. Periodically share non-proprietary clean energy use data with ACCGov Sustainability Department for the purpose of enabling the Sustainability Department to track the amount of energy being used and what percentage of the energy used is generated by "clean" sources (ex. solar/battery production/energy savings). The preferred reporting cycle is monthly or quarterly, although annually may be acceptable. There is also a potential for the company to be part of ACCGov's Energy Management Software initiative. This initiative:
    a. Enables automatic data reporting and provides data, dashboards, and other non-proprietary clean energy related information designed to be useful to the company.
    b. Provides mutually agreed upon clean energy data with ACCGov for the purpose of tracking clean energy generation and progress toward Clean Energy Goals.
3. If asked, provide and/or participate in at least two (2) educational activities per year that highlight the businesses' clean energy projects or initiatives. Examples include:
    a. Presentations to other business leaders, community groups, the Chamber of Commerce, or as part of a public program,
    b. "Tours" of clean energy projects located at the business,
    c. Participation as a panelist in conferences, workshops, etc. with the goal of sharing the company's clean energy initiatives, or
    d. Similar educational programs highlighting clean energy initiatives of the business.
4. Highlight clean energy initiatives on the businesses' website and share this information with ACCGov (note: ACCGov may include this information in publications and on its' webpage). The intent is to highlight how the business and ACCGov are working together to meet Clean Energy Goals.
5. Acknowledge ACCGov/Sustainability and Economic Development support/funding for clean energy initiatives on publications.

If requested, ACCGov may provide assistance and support in the development of educational materials and publications to be used by the business.

Funding Source: Community Energy Fund (CEF)

Potential Funding Amount: $500,000

Consideration for Additional Funding: Additional Green Business Economic Initiative funding can be considered as part of a broader CEF "package" of initiatives, generally on an annual basis.

Fund Administration

- Sustainability, Economic Development, and the Managers Office establish the recommended level of Green Business Economic Initiative funding to be allocated from the CEF. Allocations are made in accordance with the vision of the Clean Energy Goals and are included as part of a broader "CEF funding package" presented to the Mayor and Commission for approval. The recommended funding package is generally presented on an annual basis, commonly in October or November of each year.
- Economic Development identifies the potential recipient of the funds and contacts Sustainability Department.
- Sustainability Department works cooperatively with Economic Development and the company to provide technical assistance, guidance as to the use of the funds, and to work out the details of energy reporting.
- Sustainability Department, in coordination with Economic Development, Finance, and the Managers Office, processes payment to the applicable Development Authority, which would provide funds pursuant to a performance and accountability agreement in order to assure compliance. Such an agreement shall provide that some measure of recovery must be applied in the event the company's goals do not, for any reason, materialize.

Attachment 3

JUNE 6, 2023 Approved Update and Revision

POLICY AND/OR PROCEDURE STATEMENT

SUSTAINABILITY OFFICE
UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

I. POLICY SUBJECT: Standards and procedures to be followed in the partial reallocation of future utility franchise fee revenue from the General Fund to a unique Project within the Special Programs Fund for the purpose of community energy projects.

FUNCTIONAL AREA: Manager's Office/Sustainability Office & Finance Department

POLICY/PROCEDURE NUMBER: SUST-001/6.2023 Update

II. POLICY STATEMENT:

As defined by this Policy, upper revenue targets are established for fees collected by the administration of utility franchise fees to energy providers--including, but not limited to Georgia Power Company, Jackson Electric Membership Corporation, Walton Electric Membership Corporation, Rayle Electric Membership Corporation, and Atlanta Gas Light Company—so as to constrain the amount directed into the Athens-Clarke County Unified Government (ACCGov) General Fund with the remainder redirected to unique Project within the Special Programs Fund known as the Community Energy Fund project (CEF). This undesignated revenue target will increase in future fiscal years at an annual rate not to exceed 1%. In support of a transition to 100% clean and renewable energy, the CEF will be used to improve building performance and reduce energy cost burdens in Athens-Clarke County for the benefit of low and moderate-income residents, businesses, and ACCGov facilities, and non-profit organizations. The distribution of CEF funds back into the community shall be directed by a CEF Funding Allocation Initiatives approved by the Mayor and Commission. Funding Allocation Initiatives will be informed by the Clean and Renewable Energy Plan.

III. POLICY TERMS:

A. Policy Goals:

The goals of this Policy are to create a fund that will:

1. Make meaningful progress towards achieving ACCGov's 2035 and 2050 community-wide 100% Clean and Renewable Energy Goal;
2. Create a feedback mechanism where increases in utility energy costs and/or energy consumption result in a funding source that is available to use energy efficiency improvements and renewable energy installations to reduce energy burdens for the residents and businesses most impacted by these increases;
3. Support energy-related economic development incentives used to recruit and expand businesses in the community;
4. Create a funding source that is available to support the non-profit community in a transition to renewable energy through energy conservation and renewable energy projects, and by funding programs that address local poverty by supporting jobs in the clean energy economy;

5. Amplify existing conservation programs provided by energy utilities and identify other community programs that can leverage funds for existing work with residents most vulnerable to increasing energy costs;
6. Provide funding for Community Energy Fund, Funding Allocation Initiatives
7. Improve the efficiency of ACCGov buildings and facilities utilized extensively by the public with a goal of establishing community resiliency hubs and buffers against increasingly extreme weather events;
8. Support green infrastructure development targeting heat mitigation, reducing of the need to use energy to cool structures or vehicles (ex: shade) so as to be of benefit to the community, and
9. Achieve these goals by creating a sustainable financial mechanism which responsibly maximizes the funds already available to this Unified Government.

B. Definitions:

1. Fiscal Year: The 12 month budgetary year used by ACCGov, ending on June 30 of each year.
2. General Fund: The primary fund used by ACCGov to record budget revenues and expenses not associated with special purpose funds.
3. Special Programs Fund: An account established by ACCGov to provide an extra level of transparency and accountability to residents by collecting funding for designated purposes. When annual revenues exceed expenses, a special programs fund carries funding forward across fiscal years.
4. Franchise Fee: An annual fee paid by privately held utilities to offset the impacts their services have on the community. The fee is typically based on the amount of utility services sold and is established in franchise agreement between each utility and ACCGov.
5. Energy Burden: The proportion of household income spent on energy services.
6. Resiliency Hubs: Community-serving facilities augmented to support residents, coordinate communication and resource distribution, reduce greenhouse gas production and carbon pollution, and mitigate extreme weather and the impacts of climate change.

C. Community Energy Fund Procedures:

The following budget allocation procedures will be followed to ensure ACCGov utility franchise fee revenue is expended in a manner that meets the aforementioned goals of this policy while ensuring transparency and accountability.

1. The ACCGov Manager (Manager) shall create a unique Project within the Special Programs Fund, which shall be funded as directed in this policy.
2. With each budget adoption, the Mayor and Commission will set the limit for undesignated franchise fee revenues and estimates for contributions into the Special Programs Fund, to the Community Energy Fund project. If energy-related franchise fees come in below the budget forecasts, a lesser amount will be allocated to the Community Energy Fund. If energy-related franchise fees come in above budget forecasts, a budget amendment will be used to allocate the additional revenue into the Community Energy Fund.

3. In the first two fiscal years of this policy, the annual upper limit on utility franchise fee General Fund receives for undesignated purposes will be held steady with the FY21 projections identified in the budgeting process.
4. Each fiscal year thereafter, the amount of utility franchise fee funds utilized in the General Fund for undesignated purposes should increase by 1% annually. The next ten years of proposed upper limits for the undesignated use of electric and natural gas franchise fees are as follows:

Fiscal Year	Undesignated Electric & Gas Franchise Fee Revenues
2021	$7,175,000
2022	$7,175,000
2023	$7,247,000
2024	$7,319,000
2025	$7,392,000
2026	$7,466,000
2027	$7,541,000
2028	$7,616,000
2029	$7,693,000
2030	$7,770,000

5. Any increase or decrease in the upper limit on franchise fee revenue going into the General Fund shall require Mayor and Commission approval.
6. As CEF revenues accumulate, the use of these funds shall be guided by the future utilization policy to be adopted by the Mayor and Commission and developed in alignment with the Clean and Renewable Energy Plan.
7. Once a utilization policy is adopted, the Sustainability Office will be responsible for the administration of the CEF, with oversight provided by the Finance Department and Attorney's Office.
8. This policy shall take effect in the 2021 fiscal year budget beginning July 1, 2020.
9. At the end of each fiscal year, the Finance Department will implement a revenue reclassification to reallocate energy utility franchise fees in excess of the upper limited established in the budget process (targets listed in Section C), from the General Fund to the Special Programs Fund revenue specifically for this project.

EXCEPTIONS:

Any and all exceptions to this policy must be approved by the Mayor and Commission of the Unified Government of Athens-Clarke County.

Recommended by: _____ **Date:** 4/27/2023

J. Michael Wharton

Sustainability Officer

Approved by: _____ **Date:** 5-10-2023

Blaine Williams

Manager

Approved by the

Mayor and Commission: _____ **Date:** 6-6-2023

~~Jean Spratlin~~ Sarah George

Acting Clerk of Commission

Effective Date: 6-6-2023

Upon approval by the Mayor and Commission of the Unified Government of Athens-Clarke County

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **REZONING PARCELS OF LAND TOTALING APPROXIMATELY 9.49 ACRES LOCATED AT 1030, 1040, AND 1060 MACON HIGHWAY AND 100, 104, 110, 120, 140, AND 150 PURITAN LANE FROM RM-1 (MIXED DENSITY RESIDENTIAL) TO RM-2 (PD) (MIXED DENSITY RESIDENTIAL, PLANNED DEVELOPMENT)**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Section 9-3-3 and Section 9-3-6 thereof, is hereby amended by changing the zoning of nine parcels of land totaling approximately 9.49 acres located at 1030 Macon Highway, 1040 Macon Highway, and 1060 Macon Highway, Athens, Georgia, and 100 Puritan Lane, 104 Puritan Lane, 110 Puritan Lane, 120 Puritan Lane, 140 Puritan Lane, and 150 Puritan Lane from RM-1 (Mixed Density Residential) to RM-2 (PD) (Mixed Density Residential, Planned Development) as shown on Attachment A hereto. Said affected parcels of land being more fully described in that certain document entitled "Existing Site Conditions," said document having an issue date of June 27, 2025, prepared by Frank Pittman, registered professional engineer, of Pittman & Greer Engineering, P.C., designated in the lower right-hand corner as "EX01," and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The subject parcels comprise approximately 9.49 acres in total and are also known as parcel numbers 132D3 009 (1030 Macon Highway), 132D3 010 (1040 Macon Highway), 132D3 011 (1060 Macon Highway), 132D3 012 (100 Puritan Lane), 132D3 013 (104 Puritan Lane), 132D3 014 (110 Puritan Lane), 132D3 015 (120 Puritan Lane), 132D3 016 (140 Puritan Lane), and 132D3 017 (150 Puritan Lane) on the Athens-Clarke County tax maps, being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.[1] The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the office of the Clerk of Commission at 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. The binding master site plan associated with this ordinance and incorporated herein by reference consists of seven sheets in total. Each sheet is titled, numbered, and dated in the lower right-hand corner as shown in the table below.

[1] The proposed planned development further includes a proposal to abandon approximately 0.61 acres of right-of-way, to be included in the 9.49 acres.

Sheet No.:	Title:	Date (most recent revision):
PD01	Master Planned Development Plan	June 27, 2025
N/A	Puritan Landing 1060 Macon Highway Clarke County, Georgia	N/A (cover page)
A201	Exterior Elevations Building 100	March 27, 2025
A202	Exterior Elevations Building 200	March 27, 2025
A203	Exterior Elevations Building 300	March 27, 2025
A204	Exterior Elevations Building 400	March 27, 2025
A205	Exterior Elevations Building 500	March 27, 2025
A206	Exterior Elevations Building 600	March 27, 2025
A207	Exterior Elevations Building 700	March 27, 2025
A208	Exterior Elevations Building 800	March 27, 2025
A209	Exterior Elevations Building 900	March 27, 2025
A210	Exterior Elevations Building 1000	March 27, 2025
A211	Exterior Elevations Building 1100	March 27, 2025
A212	Exterior Elevations Building 1200	March 27, 2025

Upon the adoption hereof, each sheet listed above shall be stamped "binding" and made available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The binding written report associated with this ordinance and incorporated herein by reference consists of fourteen pages in total (inclusive of photographs), is entitled "Puritan Village Master Planned Development Report," and is labeled as "submitted JULY 2, 2025." Upon adoption hereof, the binding written report shall be stamped "binding" and made available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

SECTION 3. The conditions of zoning associated with this ordinance are as follows:

1. The requirement in Section 9-26-3(O) of the Code of Athens-Clarke County, Georgia, for a maximum block area of three acres within the Mixed Density Residential (RM) zoning districts is waived to the extent indicated in the binding plans.

2. The applicant or developer must amend the plans for the proposed planned development to address the comments from the Athens-Clarke County Leisure Services Department as reflected in the Staff Report for this proposed planned development, dated August 7, 2025, which shall be made available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia, and is incorporated herein by reference. No permits for

development shall issue until the plans are amended as stated in this condition. Specifically, the applicant or developer must address the following comments summarized below.

- The access easement must be updated to include enough area for the trail to follow a contour line as specified by the Leisure Services Department.

- The five parking spaces allocated for the adjacent Athens-Clarke County park must be standard—not compact—parking spaces.

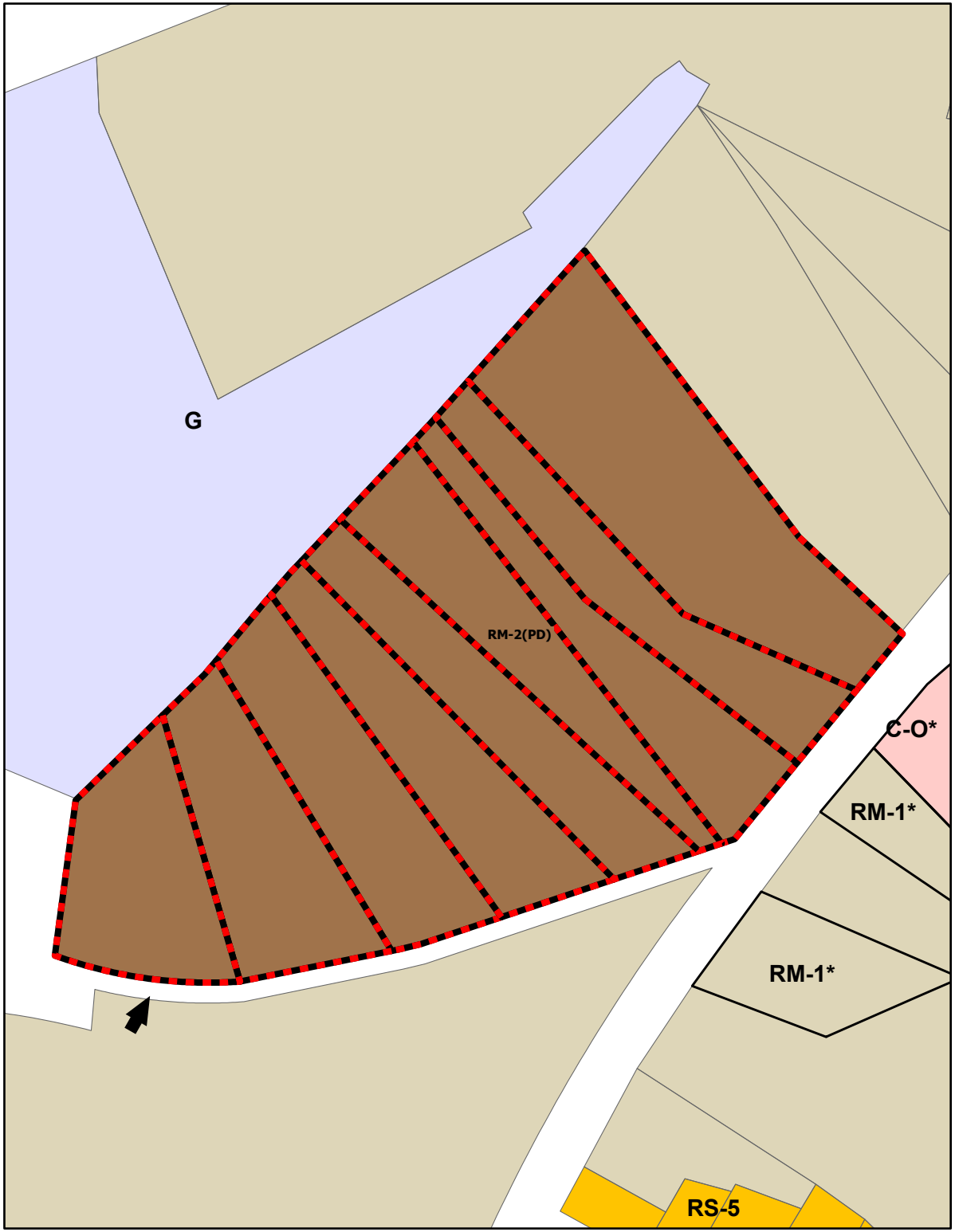
- The applicant or developer must coordinate with the Park Planning Office of the Leisure Services Department to develop and install signs for the dedicated parking spaces referenced in the bullet point directly above.

- The applicant or developer must extend the pedestrian sidewalk connection to the proposed access easement for the adjacent Athens-Clarke County park. The proposed bicycle rack must be moved to accommodate this comment.

- The applicant or developer must include a six-foot wide curb cut to allow access for utility side-by-side vehicles for maintenance at the adjacent Athens-Clarke County park.

3. The applicant or developer shall design and install a pedestrian crossing across Macon Highway, which shall conform with the then-current standards of the Athens-Clarke County Transportation & Public Works Department at the time of installation.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map
of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential *(1 unit per 10 acre density)*
- RM-1, Mixed Density Residential *(16 multi-family units per acre)*
- RM-2, Mixed Density Residential *(24 multi-family units per acre)*
- RM-3, Mixed Density Residential *(50 multi-family units per acre)*
- RS-5, Single-Family Residential *(5,000 sq. ft. min. lot area)*
- RS-8, Single-Family Residential *(8,000 sq. ft. min. lot area)*
- RS-15, Single-Family Residential *(15,000 sq. ft. min. lot area)*
- RS-25, Single-Family Residential *(25,000 sq. ft. min. lot area)*
- RS-40, Single-Family Residential *(40,000 sq. ft. min. lot area)*
- Winterville Boundary
- Bogart Boundary
- ACC Boundary

- Downtown Design Areas
  - *(DHD)*, Downtown Historic District
  - *(WD)*, West Downtown
  - *(ED)*, East Downtown
  - *(DS)*, Dougherty Street
  - *(RIV)*, River
  - *(WE)*, West End
- Airport Overlay
  - AZ1, Precision Approach Zone
  - AZ2, Larger Than Utility Runway Nonprecision Approach Zone
  - AZ3, Utility Runway Nonprecision Approach Zone
  - TZ, Transitional Zone
  - RPZ, Runway Protection Zone
  - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- Planned Development
- Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Railroads
- Special Use
- Historic Landmark

Parcel boundaries of the site are determined by legal description. The parcels shown on this map are to be used only as a guide.

100 50 0 100 200 300 Feet

ATTACHMENT A	PD-2025-04-0702 Master Planned Development 1030, 1040, & 1060 MACON HIGHWAY & 100, 104, 110, 120, 140, & 150 PURITAN LANE Frank Pittman / Pittman & Greer Engineering Macon Highway Village LLC		
613			
FROM: RM-1		TO: RM-2(PD)	
TAX PARCEL # 132D3 009, 132D3 010, 132D3 011, 132D3 012, 132D3 013, 132D3 014, 132D3 015, 132D3 016, 132D3 & 132D3 017		PLANNING COMMISSION MEETING DATE August 7, 2025	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE September 2, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: August 7, 2025	**FILE NO:** PD-2025-04-0702

LOCATION: 1030, 1040, & 1060 Macon Hwy & 100, 104, 110, 120, 140, & 150 Puritan Lane
APPLICANT: Frank Pittman / Pittman & Greer Engineering
OWNER: Macon Highway Village LLC
REQUEST: From RM-1 to RM-2 (PD) (Mixed Density Residential to Mixed Density Residential (Planned Development))
COMMISSION DISTRICT: 7

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Sarah Gehring Present				Carey McLaughlin Present	X		
Vice-Chair: Kristen Morales Absent				Taylor Pass Absent			
Jen Fleece Present	X			Alexander Sams Present	X		
Sara Beresford Present	X			Monique Sanders Present	X		
Matthew Hall Present	X			Michael Lord Present	X		
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	7	0	0

For: Justin Greer, Blake Underwood, Jeff Koon (applicants)
Against: Jason & Karen Corrigan

Discussion: The applicant presented revisions to address waiver requests and options considered based on the feedback received on the preliminary plan, including exhibits showing the constraints on conserved tree canopy. The applicant stated that breaking up the building footprints pushes more construction into the conserved tree canopy area. They also stated that this site is not appropriate for the use of the Inclusionary Zoning Program because there are few nearby destinations for folks to access, especially those using transit. The applicant stated that they have a positive management track record at the apartments next door and will be using materials recycled from the former mill in this proposal. The applicant also highlighted that the area is already zoned for multi-family. A resident voiced objections to the project due to concerns about the loss of tree canopy and habitat. They also said multi-family should be built extensively inside the [GA-10] Loop rather than outside.

Commissioner Sams disclosed that the applicant contacted him about the project, but that he had declined to comment. Commissioners noted that the Inclusionary Zoning ordinance would allow a density increase without a rezone. It was stated that participating in the Inclusionary Zoning program would offer public benefit to offset the waiver on conserved tree canopy, but otherwise, there did not seem to be a clear public benefit to granting the waiver. Commissioners said the project was asking for additional density without compensatory public benefit. Other Commissioners objected to the loss of historic mill character in the area and noted that the recycled materials would not be used in ways that are visible from the street. Commissioners clarified that the removal of invasive species would help the applicant address the need for a conserved canopy. Commissioners discussed the applicability of the Inclusionary Zoning ordinance and noted that the ordinance can be applied to all RM-zoned properties throughout the County.

Motion: Mr. Hall motioned to recommend denial. Ms. Beresford seconded the motion, which passed unanimously.

STAFF REPORT
MASTER PLANNED DEVELOPMENT
1030, 1040, & 1060 MACON HWY & 100, 104,
110, 120, 140, & 150 PURITAN LANE
PD-2025-04-0702
AUGUST 7th, 2025

APPLICANT: .....Frank Pittman / Pittman & Greer Engineering
OWNER: .....Macon Highway Village, LLC.
FUTURE LAND USE REQUEST: .....Remains *Mixed Density Residential*
ZONING REQUEST: .....From RM-1 to RM-2 (PD)
TYPE OF REQUEST: .....Type II
LOCATION: .....1030, 1040, & 1060 MACON HWY & 100, 104,
.....110, 120, 140, & 150 PURITAN LANE
TAX MAP NUMBERS: 132D3 009, 132D3 010, 132D3 011, 132D3 012, 132D3 013, 132D3 014, 132D3 015, 132D3 016, 132D3 017
COUNTY COMMISSION DISTRICT: .....District 7
PROJECT SIZE: .....9.49 Acres
PRESENT USE: .....Single-Family Residential
PROPOSED USE: .....Multi-Family Residential
PUBLIC NOTICE POSTED: .....July 23rd, 2025
STAFF RECOMMENDATION: .....***DENIAL***
PLANNING COMM. RECOMMENDATION: .....***DENIAL***
MAYOR & COMMISSION AGENDA SETTING: ...August 19th, 2025 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....September 2nd, 2025 (tentative)

I. Summary Recommendation

This proposal involves the rezone of multiple parcels from Mixed-Density Residential (RM-1) to Mixed Density Residential (RM-2) Planned Development (PD). The proposal is for a multi-family townhouse-style development. The location is made up of nine parcels to be combined into a single, 9.49-acre tract. The combined lot has steep grade changes that will require considerable clearing and grading to achieve the proposed layout.

This request does not require a change to the Future Land Use Map as it is already designated as *Mixed-Density Residential*.

The project is seeking to extend from the adjacent multi-family development that is located on the southwest side of the Puritan Lane right-of-way and includes a connection that creates a second access point for both multi-family developments. There is a request to abandon the Puritan Lane right-of-way and sell it to the developer. In return, the plan includes easements to allow the Public Utilities Department access to the sewer trunk line on McNutt's Creek, as well as maintenance and recreational access to future trails for the adjoining ACC property. The zoning change is compatible with the surrounding Mixed-Density Residential zoning. The proposal has elements that are partially

compatible with the Comprehensive Plan. It will add to the housing supply, but only offers a single housing type. The project could take advantage of Inclusionary Zoning for a density bonus and would introduce a variety of bedroom options.

Staff notes that grouping the units into 5-7 per building, such as with this proposal, requires larger foundations. On sloping sites, such as the subject property, this often requires extensive grading and retaining walls to achieve the layout. Breaking the units into smaller buildings should be considered to reduce the need for extensive clearing and grading.

The applicant has requested a conserved canopy waiver that is not supported by Staff. The applicant also needs a waiver for the maximum block size of 3 acres, though it was not requested. **Staff is recommending denial of the request**.

Suggested Conditions

Should this project be approved, Staff recommends the following conditions of approval:

1. The plans shall be amended to resolve all outstanding corrective action issues, as detailed in the Staff report for the Master Planned Development, dated August 7th, 2025.
2. The plan shall be amended to address the issues raised by Leisure Services in the master staff report:

   Access easement updated to include enough area for the trail to follow a contour line as specified by Leisure Services.

   The five parking spaces for ACC Park use changed from compact to standard size spaces.

   Developer to work with ACCGov Park Planning Office to develop and install signs for dedicated parking spaces.

   Sidewalk to be extended to provide a pedestrian sidewalk connection to ACC access easement. Bike rack location should be moved accordingly.

   Add a 6' wide curb cut to allow access for utility side-by-side vehicles when maintenance is required on the ACC Park property.
3. The applicant shall design and install a pedestrian crossing, in conformance with the standards of the Transportation & Public Works Dept and Transit in effect at the time of construction, across Macon Highway.

Planning Commission Recommendation: After hearing the applicant's revisions and options considered based on the preliminary feedback, Commissioners discussed whether the waiver provided enough to public benefit to justify the request. Commissioners concluded that the project did not provide enough public benefit to justify the conserved tree canopy waiver, especially since the applicant could achieve the desired density increase without a rezone by participating in the Inclusionary Zoning program; an option the applicant did not to use. Commissioners also objected to the loss of historic mill character. **The Commission recommends denial.**

II. Purpose of Applicant Request

A. Proposal

The applicant has requested a Planned Development and Rezone from Mixed-Density Residential RM-1) to Mixed-Density Residential (RM-2 (PD)) for the construction of townhouse-style multi-family development on multiple lots on Macon Highway and Puritan Lane. The project would have 70 2-story townhomes with a proposed unit mix of 53 three-bedroom units and 17 four-bedroom

units. The applicant has also requested for Puritan Lane to be abandoned by the Athens-Clarke County Unified Government and have the right-of-way quitclaimed to the developer. This will allow for an interconnection from the Puritan Mill development to the south, while still providing access for the Public Utilities Department to access the sewer trunk on McNutt's Creek, and opportunity for additional tree planting.

The entrance at the center of the development is now a private drive with angled parking. Half of the units have been oriented toward the private drive and toward Macon Hwy, eliminating the need for two previously requested waivers. Perpendicular, on-street parking along the connecting drives, as well as 2 small lots, provides parking for the rest of the development.

Open space is located primarily around the perimeter of the property and in the reclaimed Puritan Lane right-of-way. Another easement at the rear of the development allows for access for maintenance and future trails connecting to the adjoining ACC Property with five parking spaces reserved for public use of the park during the day.

This proposal requests relief from the conserved canopy requirement and, while not requested, also needs a waiver to allow a block size greater than 3 acres.

B. Existing Conditions

The property is located on the northwest corner of Macon Highway and Puritan Lane and currently exists as 9 separate parcels, each containing an individual single-family structure. The properties would be combined into a single 9.49-acre tract, including the 0.61-acre Puritan Lane right-of-way. The applicant seeks to move the existing houses to land owned by ACCGov or move them to other lots owned by the same property owner. The combined parcel would have 167.43 feet of road frontage along Macon Highway. The area is served by Transit Route 9, Macon Hwy/5 Points, with the only bus stop located across Macon Hwy.

The property is currently zoned RM-1, as are adjacent properties to the east, west and south. There's one parcel to the south zoned Commercial-Neighborhood (C-N) and the property to the north is owned by the Unified Government of Athens-Clarke County and is zoned Government (G). The ACC property currently has its access from Puritan Lane and requires an access agreement through the proposed project, if Puritan Lane is abandoned.

The property has significant topographic change, dropping in elevation over 100 feet from the north to the south. The steepest grade change is at the rear of the property. The project will require considerable grading and retaining walls to achieve the proposed layout.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2023 Comprehensive Plan calls for the following policies that are partially supported in this project

- *Increase the supply and variety of quality housing units, at multiple price points, in multiple locations, to suit the needs of a variety of households.*

Overall, the proposal is partially compatible with the Comprehensive Plan. While increasing the supply of housing by adding 70 multi-family units, the proposed unit mix and development form lacks variety as all of the new housing would be of one type. Projects of this size should seek to offer multiple housing types and forms, supporting a range of residents and household options.

B. Compatibility with the Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *Mixed-Density Residential*, which is described as follows:

Mixed-Density Residential

These are residential areas where higher density residential development is allowed and intended. Limited nonresidential uses designed at a neighborhood scale may be incorporated into these areas (e.g. churches, schools, daycare facilities, small businesses and offices). Buildings should be oriented towards the street and include streetscape enhancements. Their design should include connections between uses, good pedestrian connections, and compatibility with public transit. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation

No change to the Future Land Use Map is required since the proposed use is compatible with the Map. However, the project is not compatible with the character description which calls for buildings to be oriented toward the street with good pedestrian connections and easy access to public transit.

C. Compatibility with the Zoning Map

The applicant has requested a rezone from RM-1 to RM-2 (PD). The following information has been provided to compare the difference in development intensity between the existing RM-1 (Mixed-Density Residential) zoning and the requested RM-2 (Mixed-Density Residential) zone. Broadly, a comparison of scale, use, and design is offered here to help decision makers evaluate the changes that would be allowed if the request is approved. In terms of building scale, the following chart illustrates the differences in size and scale of buildings that could be constructed:

	CURRENT	**REQUESTED**
Standard	**RM-1 Zoning**	**RM-2(PD) Zoning**
Minimum Lot Size	5,000 sq. ft.	5,000 sq. ft.
Density	16 units/acre	24 units/acre
Max Lot Coverage	55%	65%
Max Building Height	30 feet	35 feet
Setbacks (side-front)	6-15 feet	6-10 feet
Conserved Canopy	35%	25%
Total Canopy	55%	50%
Parking	1-2 spaces/unit	1-2 spaces/unit

The Athens-Clarke County Zoning Ordinance includes a list of defined uses and designates where they can or cannot be established. For this request, the most noticeable difference between the current RM-1 zoning and the proposed RM-2 zoning is density. The rezone allows for 76 additional units. It also slightly reduces conserved and total tree canopy and allows an additional 5’ in building height.

It should be noted that the project could take advantage of Inclusionary Zoning which provides incentives to include affordable housing options to very-low and low-income households that will meet existing and anticipated needs of those households. A 50% density bonus, applied to the RM-1 zoning, would net the same density as the requested RM-2 zoning. The inclusionary dwelling units would need to be designed with a number of bedroom and bathroom options to accommodate diverse family sizes.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

No other plans or studies were identified.

IV. Technical Assessment

A. Environment

The Arborist has reviewed the tree management plan and offered the following comments:

Project will be expected to meet all requirements of the community tree management ordinance at time of plan review. The canopy requirements for the requested rezone of RM-2 are 50% total tree canopy cover and 25% conserved canopy cover. The applicant is requesting to conserve only 17% of the site in tree canopy with a total tree canopy of 60%. The conserved canopy area proposed by the applicant contains many invasive plant species, including Chinese privet in the forest understory. Per Section 8-7-19 (d)(10), areas dominated by kudzu or Chinese privet will not be eligible for tree canopy cover credit.

B. Grading and Drainage

The Transportation & Public Works Department has reviewed the proposal and offered no comments.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and offered the following comments:

- *ACC water and sewer are available. Capacity is available to serve the proposed concept of 27,000 GPD. Capacity is available to serve the max allowable build out of 27,331 GPD. The max allowable build out per current zoning is 18,221 GPD.*

D. Transportation

The Transportation & Public Works Department has reviewed the proposal and offered the following transportation-related comments:

- *To address the transportation network's safety, efficiency, and connectivity within this site's location and its vicinity, the Transportation & Public Works department approves this application with the condition that the applicant design and install a pedestrian crossing across Macon Highway as part of this development. This crossing will connect the new sidewalk planned to be installed, as shown on the application's site plan, with the existing sidewalk on the opposite side of Macon Highway along the frontage of 1015 Macon Highway. The installation of this pedestrian crossing will create a safe connection across Macon Highway, where two sidewalk segments would otherwise exist without any connectivity between them. This lack of connectivity increases the likelihood of unsafe conditions for pedestrians needing to cross at a location without a designated crossing. Staff views this particular location as a strategic opportunity to install a crossing adjacent to the ACC transit Route 9 stop near the Oak House Distillery, which will yield significant benefits for the transportation network's connectivity, efficiency, and safety.*

E. Fire Protection

The Fire Marshal has reviewed the proposal and offered no comments.

F. Leisure Services

Due to proximity to ACC parkland, the Leisure Services Department was asked to review and offered the following comments:

- *Access easement as shown is not sustainable for a trail without a long run of stairs. Currently, slopes shown in the easement are at 3:1 plus. To build a sustainable and accessible trail, following a contour line is recommended. The magenta line* (on the Leisure Service Plan Markup sheet) *shows the proposed location of this trail. Move easement location to envelop this line.*
- *Text call-out notes 5 parking spaces, but only 4 spaces fall within the easement hatch. All of the parking spaces for ACC Park use are shown as Compact Car Parking. Standard size spaces for public use are requested.*
- *Developer to work with ACCGov Park Planning Office to develop and install signs for dedicated parking spaces.*
- *Extend sidewalk to provide a pedestrian sidewalk connection to ACC access easement. Otherwise, when ACC Park users park in the designated parking spaces, they would have to walk in the street to access the park trail connection. Move bike rack location accordingly.*
- *A 6' wide curb cut is preferred to allow easier access for our utility side by side vehicles when maintenance is required on the ACC Park property.*

G. Compliance with the Zoning Ordinance and Development Standards

A Planned Development designation is intended to encourage development of compatible land uses on a scale larger than that of individual small parcels. This designation is used to request waivers to the required development standards in an effort to provide design flexibility to account for special circumstances unique to the design or lot, as long as the proposal meets the spirit and intent of the code. Planned Development requests include a binding application report, site plan, and architectural elevations in an effort to guarantee to the community that what is proposed will be constructed if approved. All exemptions to the zoning and development standards must be identified in the application prior to approval of a binding proposal since the development will otherwise be expected to adhere to the ordinance standards.

Requested Waivers

1. *Waiver from Section 8-7-15 – A waiver from required minimum 25% conserved tree canopy.*

   Applicant's Purpose: Allow 17% conserved tree canopy.

   Staff Opinion: The applicant states that due to steep topography, more trees will need to be cleared to provide slopes for grade tie-ins. Also, there are no existing trees in the area of Puritan Lane which is an area proposed for open space but doesn't count as conserved canopy. An alternative alignment that works with existing topography could require less grading and allow for more conserved canopy. Staff does not support this waiver.

Corrective Actions:

1. *Staff has determined that one of the blocks is larger than 3 acres; therefore, the applicant needs a waiver from Section 9-26-3.O – A waiver from the maximum block size of 3 acres. The applicant needs to request this waiver or amend the plans.*

End of Staff Report.

Reviewed Zoning Criteria Considered by Staff

The following factors have been considered as set forth in Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E.2d 830 (1977).

☒ The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.

☒ The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.

☒ The proposal will not adversely affect the balance of land uses in Athens-Clarke County.

☒ The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.

☒ The existing land use pattern surrounding the property in issue.

☒ The possible creation of an isolated district unrelated to adjacent and nearby districts.

☒ The aesthetic effect of existing and future use of the property as it relates to the surrounding area.

☒ Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

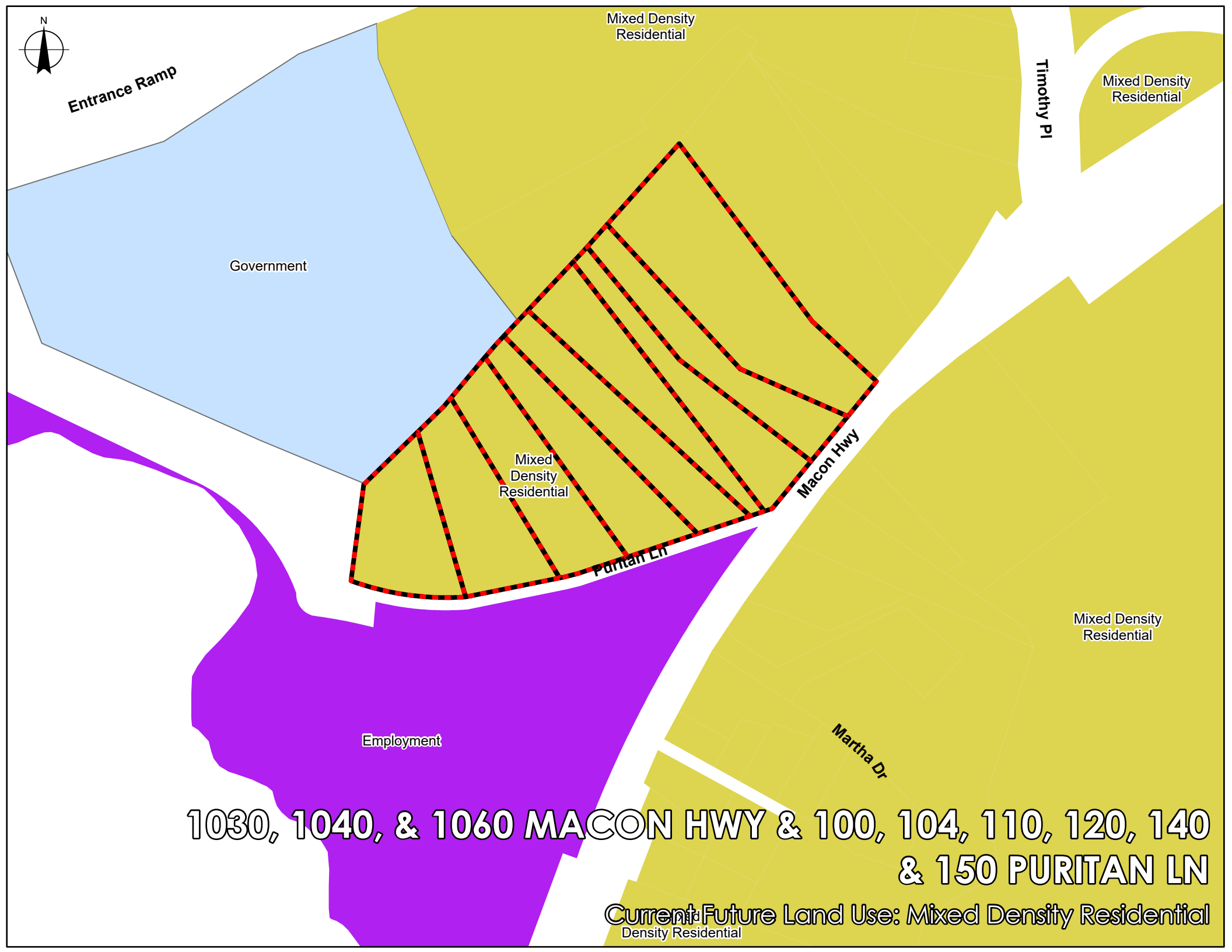
☒ Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.

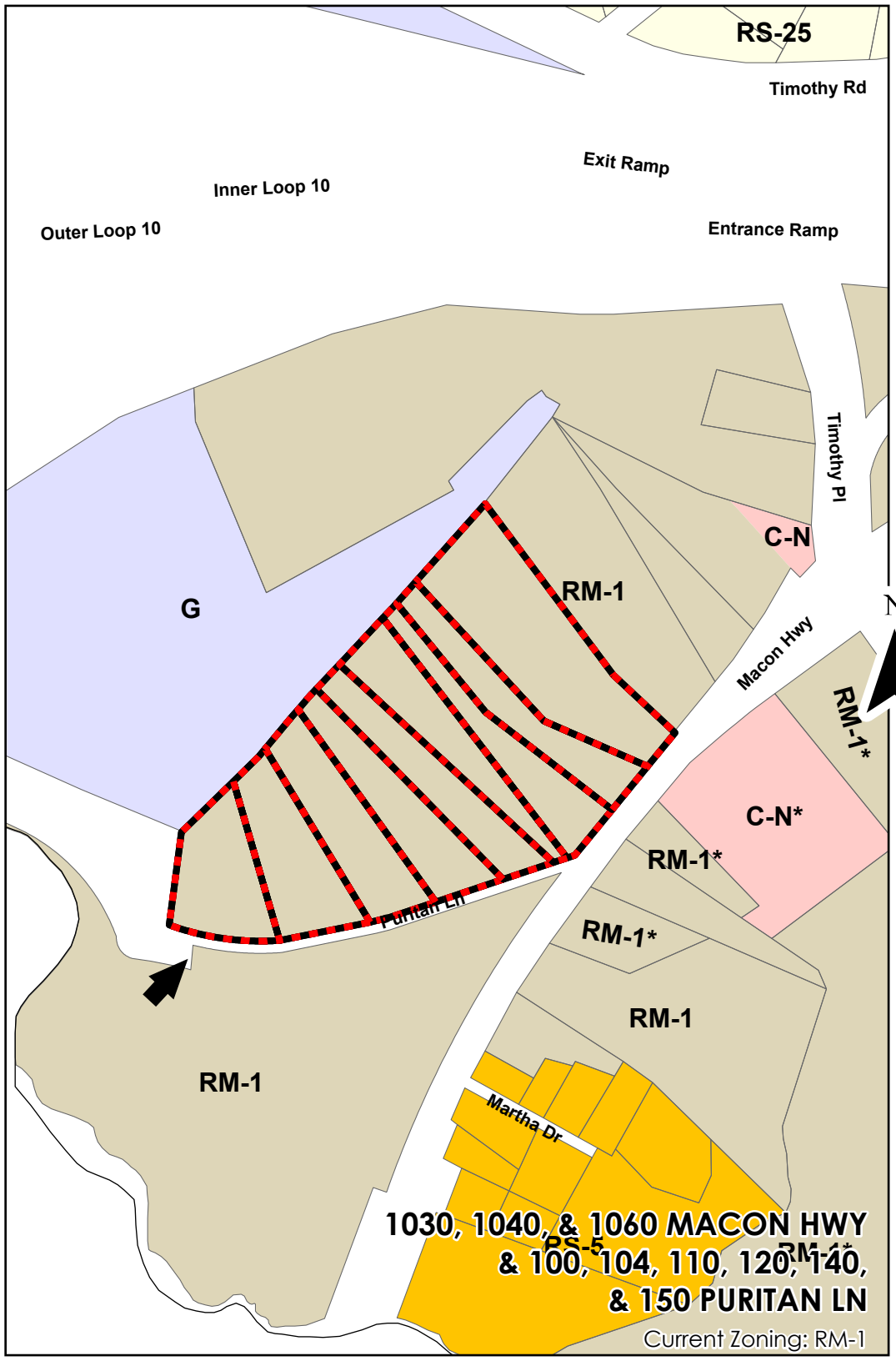
☒ Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.

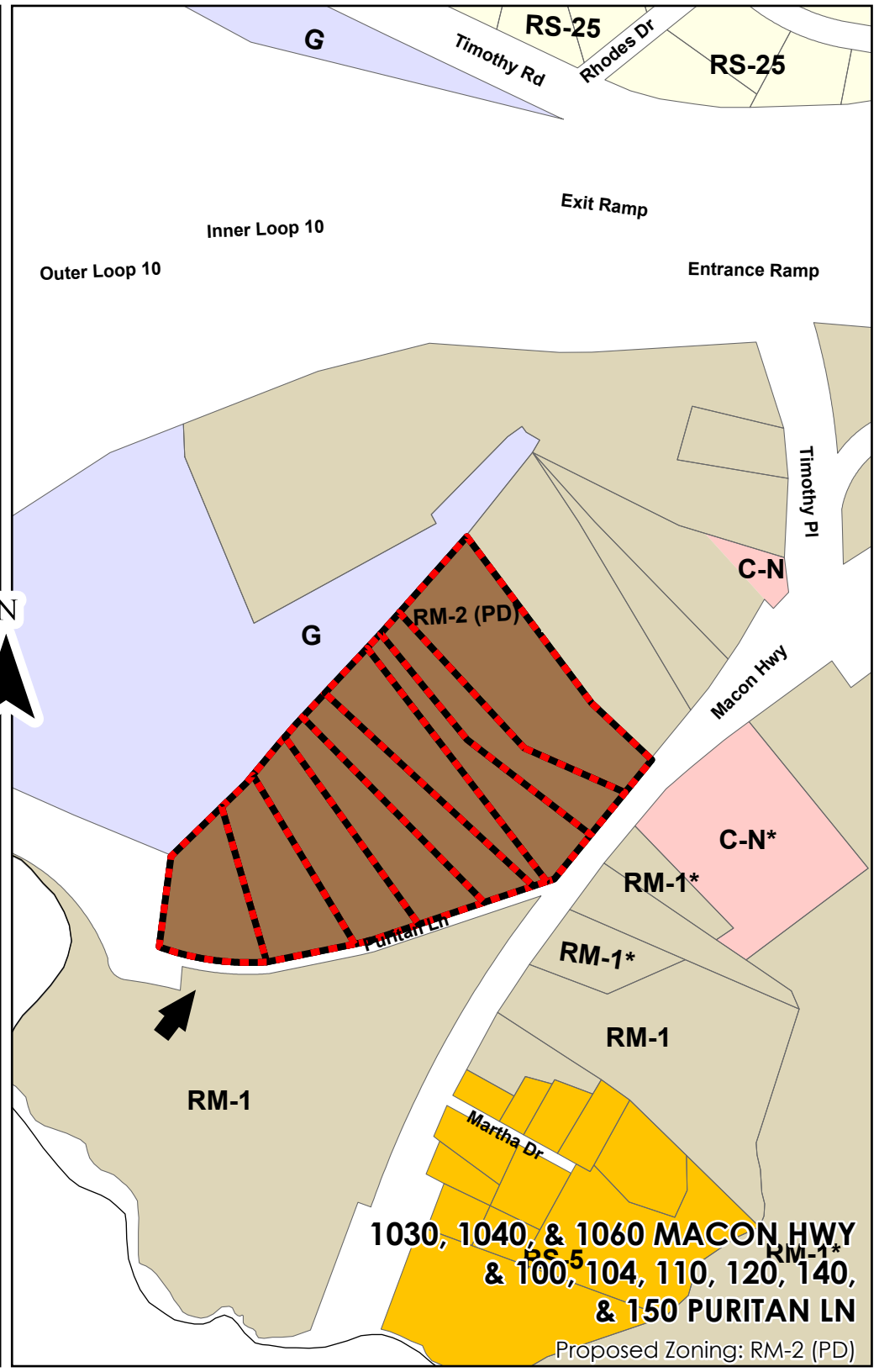
☒ Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.

☒ The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.

☒ The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.


N
Entrance Ramp
Mixed Density Residential
Timothy Pl
Mixed Density Residential
Government
Mixed Density Residential
Macon Hwy
Puritan Ln
Mixed Density Residential
Employment
Martha Dr
1030, 1040, & 1060 MACON HWY & 100, 104, 110, 120, 140 & 150 PURITAN LN
Current Future Land Use: Mixed Density Residential
Density Residential


RS-25
Timothy Rd
Exit Ramp
Inner Loop 10
Outer Loop 10
Entrance Ramp
Timothy Pl
C-N
RM-1
G
Macon Hwy
N
RM-1*
C-N*
RM-1*
Puritan Ln
RM-1*
RM-1
RM-1
Martha Dr
RS-5
RM-1*
1030, 1040, & 1060 MACON HWY
& 100, 104, 110, 120, 140,
& 150 PURITAN LN
Current Zoning: RM-1


G
Timothy Rd
RS-25
Rhodes Dr
RS-25
Exit Ramp
Inner Loop 10
Outer Loop 10
Entrance Ramp
Timothy Pl
C-N
RM-2 (PD)
G
Macon Hwy
C-N*
RM-1*
RM-1*
Puritan Ln
RM-1*
RM-1
RM-1
Martha Dr
RS-5
RM-1*
1030, 1040, & 1060 MACON HWY
& 100, 104, 110, 120, 140,
& 150 PURITAN LN
Proposed Zoning: RM-2 (PD)

BUILDING DATA

PROPOSED BUILDING AREA: 106,336.00 SF.

BUILDING 100 - FIRST FLOOR	-	4648.00 SF.
BUILDING 100 - SECOND FLOOR	-	4640.00 SF.
BUILDING 200 - FIRST FLOOR	-	4648.00 SF.
BUILDING 200 - SECOND FLOOR	-	4640.00 SF.
BUILDING 300 - FIRST FLOOR	-	4648.00 SF.
BUILDING 300 - SECOND FLOOR	-	4640.00 SF.
BUILDING 400 - FIRST FLOOR	-	4488.00 SF.
BUILDING 400 - SECOND FLOOR	-	4480.00 SF.
BUILDING 500 - FIRST FLOOR	-	4648.00 SF.
BUILDING 500 - SECOND FLOOR	-	4640.00 SF.
BUILDING 600 - FIRST FLOOR	-	4648.00 SF.
BUILDING 600 - SECOND FLOOR	-	4640.00 SF.
BUILDING 700 - FIRST FLOOR	-	4648.00 SF.
BUILDING 700 - SECOND FLOOR	-	4640.00 SF.
BUILDING 800 - FIRST FLOOR	-	4648.00 SF.
BUILDING 800 - SECOND FLOOR	-	4640.00 SF.
BUILDING 900 - FIRST FLOOR	-	4328.00 SF.
BUILDING 900 - SECOND FLOOR	-	4320.00 SF.
BUILDING 1000 - FIRST FLOOR	-	4648.00 SF.
BUILDING 1000 - SECOND FLOOR	-	4640.00 SF.
BUILDING 1100 - FIRST FLOOR	-	3608.00 SF.
BUILDING 1100 - SECOND FLOOR	-	3600.00 SF.
BUILDING 1200 - FIRST FLOOR	-	3608.00 SF.
BUILDING 1200 - SECOND FLOOR	-	3600.00 SF.

PROPOSED FAR: 0.26

PROPOSED CANOPY AREA: 21,248.00 SF.

PROPOSED BUILDING HEIGHT: <35'

OUTDOOR RECREATION SPACE

NET SITE ACREAGE: 9.49 ACRES (413,585.13 SF.)
MINIMUM REQUIRED OUTDOOR RECREATION SPACE: 15% OF NET SITE
(CAN BE PASSIVE OR ACTIVE RECREATION SPACE)
REQUIRED: 413,585.13 SF. * 15% = 62,037.77 SF.

PROPOSED: 67,162.16 SF. (16.24% OF NET SITE)

OPEN SPACE

NET SITE ACREAGE: 9.49 ACRES (413,585.13 SF.)
MINIMUM REQUIRED OPEN SPACE: 8% OF NET SITE
REQUIRED: 413,585.13 SF. * 8% = 33,086.81 SF.

PROPOSED: 67,162.16 SF. (16.24% OF NET SITE)

REZONE CONCEPT PLAN NOTES

1. DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
2. ALL CURB RADII SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED TREE MANAGEMENT PLAN.
4. SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE ATHENS-CLARKE COUNTY PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
5. ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
6. ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
7. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

PARKING DATA

REQUIRED PARKING: 140 SPACES
MIXED DENSITY DWELLINGS
TWO-BEDROOM DWELLING UNITS AND UP = 2.00 SPACES/UNIT
70 DWELLING UNITS * 2.00 SPACES = 140 SPACES

ALLOWED PARKING: 210 SPACES
MINIMUM REQUIRED PARKING +50%
140 REQUIRED SPACES * 1.50 = 210 ALLOWED SPACES

PROPOSED PARKING: 252 SPACES
STANDARD SURFACE: 147 (9'X18', 6 OF THOSE ARE HANDICAP ACCESSIBLE)
COMPACT: 42 (8'X16')(22.63% OF TOTAL, EXCLUDING ON-STREET)
ON-STREET ANGLED: 63 (9'X18', 2 OF THOSE ARE HANDICAP ACCESSIBLE)

BICYCLE PARKING:
REQUIRED: 2 BICYCLE SPACES+1 BICYCLE SPACE/20 REQUIRED PARKING SPACES
2+(140/20) = 9 REQUIRED BICYCLE PARKING SPACES
PROPOSED: 9 BICYCLE PARKING SPACES

SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 9.4946 ACRES (413,585.13 SF.)

EXISTING LOT COVERAGE: 46,084.58 SF. (11.14% OF SITE)
BUILDINGS: 16,777.80 SF. (4.06% OF SITE)
PAVING: 23,428.92 SF. (5.66% OF SITE)
CONCRETE & SIDEWALKS: 163.77 SF. (0.04% OF SITE)
GRAVEL: 5,714.09 SF. (1.38% OF SITE)

PROPOSED LOT COVERAGE: 198,979.11 SF. (48.11% OF SITE)
BUILDINGS & CANOPY: 74,464.00 SF. (18.00% OF SITE)
PAVING: 97,744.97 SF. (23.63% OF SITE)
SIDEWALKS & CONCRETE AREAS: 22,562.66 SF. (5.46% OF SITE)
GRAVEL: 4,207.48 SF. (1.02% OF SITE)

TOTAL LANDSCAPE AREA: 214,606.02 SF (51.89% OF SITE)

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

UNIT DATA

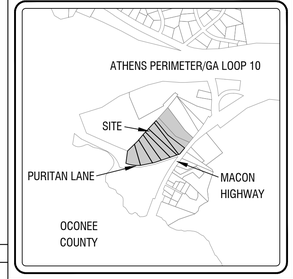
NET SITE ACREAGE: 9.49 ACRES
MAX. ALLOWED RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE
9.49 AC. * 24 UNITS PER GROSS ACRE = 227.87 UNITS (BEDS)

TOTAL PROPOSED DWELLING STRUCTURES: 12

TOTAL PROPOSED DWELLINGS: 70
PROPOSED 3 BEDROOM DWELLINGS: 53
PROPOSED 4 BEDROOM DWELLINGS: 17

PROPOSED UNITS (BEDS): 227

VICINITY MAP - SCALE: 1" = 1000'



PROJECT DATA

PROPERTY OWNER:
1120 MACON HWY LLC, ETAL
2350 PRINCE AVENUE, SUITE 2
ATHENS, GEORGIA 30608
ATTN: BLAKE UNDERWOOD, 706.340.1215

DEVELOPER:
ATHENS REAL ESTATE GROUP
2350 PRINCE AVENUE, SUITE 2
ATHENS, GEORGIA 30608
ATTN: BLAKE UNDERWOOD, 706.340.1215

AUTHORIZED AGENT:
PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE, BLDG. 400
WATKINSVILLE , GEORGIA 30677
706.419.9244

PHYSICAL ADDRESS: 1060 MACON HIGHWAY & 100, 104, 110, 120, 140, 150 PURITAN LANE

TAX PARCEL: 132D3 011, 132D3 012, 132D3 013, 132D3 014, 132D3 015, 132D3 016, & 132D3 017

TOTAL PROJECT ACREAGE: 9.4946 ACRES (413,585.13 SF.)

CONTOUR INTERVAL: 2' NOAA TOPO

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BASELINE SURVEYING RETRACEMENT BOUNDARY SURVEY FOR BLAKE UNDERWOOD, DATED 02.20.2025.

EXISTING ZONING: RM-1

PROPOSED ZONING: RM-2

EXISTING USE: MULTI-FAMILY RESIDENTIAL

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13059C0034F, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 130040, (ATHENS-CLARKE COUNTY), GEORGIA.

THERE ARE NO STATE WATERS ONSITE BUT ARE WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/24/13.

RM-2 ZONING REGULATIONS

MAX. RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE
MIN. FRONT YARD: 10 FEET
MIN. REAR YARD: 10 FEET, PLUS ONE-HALF FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25 FEET
MIN. SIDE YARD: 6 FEET
MIN. SIDE YARD ADJ. TO STREET: 10 FEET
MIN. BUILDING SEPARATION: 12 FEET
MAX. LOT COVERAGE: 65%
MIN. LANDSCAPED AREA: 35%
MAX. BUILDING HEIGHT: 35'
TOTAL TREE CANOPY COVER, CONSERVED AND PLANTED: 50%
CONSERVED TREE CANOPY COVER COMPONENT OF TOTAL: 25%

SERVICE PROVIDERS

WATER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT
SANITARY SEWER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT
ELECTRIC: GA POWER
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

PLANT LEGEND

- WILLOW OAK
- NUTTALL OAK
- OVERCUP OAK
- SHUMARD OAK
- INDIAN HAWTHORNE
- RED MAPLE
- BLACKGUM
- REDBUD

REVISIONS
DESCRIPTION
DATE

PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED No. 1478 PROFESSIONAL LANDSCAPE ARCHITECT WILLIAM J. GREER 06.27.2025

ISSUE PURPOSE

FOR REVIEW ONLY

PURITAN LANDING

9.4946 AC. - 1060 MACON HIGHWAY, ET AL.
CLARKE COUNTY, GEORGIA

SCALE 1" = 40'
0 20 40

PROJECT NUMBER
2024-024

811 Know what's below. Call before you dig.

DATE
06.27.2025

MASTER PLANNED DEVELOPMENT PLAN

PD01

P:\2024-024 Blake Underwood-190 Puritan Lane\Drawings\Rezone.dwg 7-01-25 05:10:05 PM Frank Pittman

PROJECT DATA

EXISTING CONDITIONS TAKEN FROM A SURVEY BY BASELINE SURVEYING DATED 02.20.2025, THE RECORDED PLAT, AND GOOGLE MAPS AERIAL PHOTO.

REVISIONS	
DATE	DESCRIPTION
-	-
-	-
-	-
-	-
-	-
-	-

PITTMAN & GREER
ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED No. 29620 PROFESSIONAL ENGINEER B. FRANK PITTMAN 06.27.2025

ISSUE PURPOSE

FOR REVIEW ONLY

PURITAN LANDING

9.4946 AC. - 1060 MACON HIGHWAY, ET AL.
CLARKE COUNTY, GEORGIA

SCALE 1" = 40'
0 20 40

PROJECT NUMBER
2024-024

Know what's below. Call before you dig. 811

DATE
06.27.2025

EXISTING SITE CONDITIONS

EX01

P:\2024-024 Blake Underwood-190 Puritan Lane\Drawings\Rezone.dwg 7-01-25 05:10:11 PM Frank Pittman

PARCEL 132 057
N/F
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
ZONED G

PARCEL 132D3 007
N/F
JAMES & LAURA EISENMANN
ZONED RM-1

PARCEL 132D3 008
N/F
JASON & KAREN CORRIGAN
ZONED RM-1

PARCEL 132 056
N/F
1120 MACON HWY LLC
ZONED RM-1

TRACT 1
0.80 ACRES
PARCEL #132D3 017
ZONED RM-1
D.B. 5598 PAGE 468-471
P.B. 33 PAGE 338
P.B. 6 PAGE 249
(TRACT #1)

TRACT 2
0.88 ACRES
PARCEL #132D3 016
ZONED RM-1
D.B. 5598 PAGE 468-471
P.B. 6 PAGE 249
(TRACT #2)

TRACT 3
1.03 ACRES
PARCEL #132D3 015
ZONED RM-1
D.B. 5598 PAGE 468-471
P.B. 6 PAGE 249
(TRACT #3)

TRACT 4
0.87 ACRES
PARCEL #132D3 014
ZONED RM-1
D.B. 5598 PAGE 468-471
P.B. 31 PAGE 53
P.B. 6 PAGE 249
(TRACT #4)

TRACT 5
0.87 ACRES
PARCEL #132D3 013
ZONED RM-1
D.B. 4502 PAGE 316
P.B. 6 PAGE 249
(TRACT #5)

TRACT 6
0.92 ACRES
PARCEL #132D3 012
ZONED RM-1
D.B. 4644 PAGE 163
P.B. 6 PAGE 249
(TRACT #6)

TRACT 7
0.74 ACRES
PARCEL #132D3 011
ZONED RM-1
D.B. 4502 PAGE 316
P.B. 6 PAGE 249
(TRACT #7)

TRACT 8
0.88 ACRES
PARCEL #132D3 010
ZONED RM-1
D.B. 5362 PAGE 445
P.B. 33 PAGE 316
P.B. 6 PAGE 249
(TRACT #8)

TRACT 9
1.88 ACRES
PARCEL #132D3 009
ZONED RM-1
D.B. 4489 PAGE 217
P.B. 6 PAGE 249
(TRACT #9)

0.61 ACRES
(THIS AREA REPRESENTS CLARKE COUNTY'S R/W FOR PURITAN LANE)

PURITAN LANE
(40' R/W-- 21' PAVED)

MACON HIGHWAY
(80' R/W PAVEMENT VARIES)

N/F GEORGIA DEPARTMENT OF TRANSPORTATION
A SURVEY FOR "MIKE CONWAY" BY BEN MCLEROY AND ASSOCIATES INC DATED DECEMBER 3RD 1990
GEORGIA DOT RIGHT OF WAY MAP
PROJECT NUMBER
F-051-1(12),F-002-5(22), PHASE 3 DATED DECEMBER 21, 1983

P/L PER P.B G PAGE 43D
(SEE "NORTHERN PROPERTY LINE DETAIL")

P/L PER A PLAT DONE BY DU SOUTH SURVEYING AND ENGINEERING INC FOR TDG, LLC ON 09/15/16

P/L PER GDOT PROJECT NUMBER F-051-1(12),F-002-5(22) PAGE 2 & 58A

GDOT R/W PER PROJECT NUMBER F-051-1(12),F-002-5(22) PAGE 2 & 58A

R/W PER PLAT DONE BY BASELINE SURVEYING AND ENGINEERING INC FOR "PURITAN MILL" DATED 03-11-2021

EX. FLOODPLAIN

EX. TREE LINE

EX. CABIN

EX. SHED

EX. CONCRETE PAD

EX. BRICK BUILDING

EX. CARPORT

EX. PAVED DRIVEWAY

EX. GRAVEL PARKING AREA

EX. HOUSE

EX. TREE LINE

AREA OF OVERLAP 522 SF.

1/2" REBAR @ OTP DISTURBED 15.21' O/S FROM R/W

1/2" REBAR 15' O/S FROM R/W HELD FOR ALIGNMENT

N04°35'12"E 177.84'

N04°35'12"E 15.21'

S88°17'32"W 35.85'

S87°31'36"E 44.15'

S86°37'20"E 70.64'

S72°55'38"W 129.93'

S72°45'26"W 135.14'

N35°40'59"E 67.43'

S86°26'20"E 298.42'

S86°22'42"W 100.00'

S69°41'18"E 204.62'

S69°41'18"E 340.80'

S86°58'42"W 80.00'

N36°19'38"E 50.08'

N39°43'08"E 40.04'

N 42°59'16" E 141.13'

N44°52'18"E 122.12'

N42°58'24"E 66.66'

N01°55'08"E 138.65'

N 41°41'40" E 556.69'

S 37°37'18" E 294.69'

S 41°07'14" E 396.08'

S 43°38'11" E 360.63'

S 39°18'02" E 559.52'

S 48°24'48" E 545.40'

S 47°33'32" E 485.15'

S 35°39'05" E 423.97'

S 34°41'02" E 380.74'

S 18°34'02" E 298.76'

S 11°51'07" E 14.46'

S 37°08'17" E 408.62'

1/2" OTP

1/2" REBAR

1" OTP

3/4" OTP

3/4" CTP

IPS

SPINDLE W/ COG

FP

PROPOSED TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	PERCENTAGE OF TOTAL TREE COUNT	CANOPY SIZE CATEGORY	SF. OF CANOPY	TOTAL SF. OF CANOPY
31	*Acer rubrum 'Red Sunset'*	RED SUNSET MAPLE	20%	MEDIUM	900	27,900
29	*Cercis canadensis*	EASTERN REDBUD	19%	SMALL	400	11,600
12	*Nyssa sylvatica*	BLACKGUM	8%	MEDIUM	900	10,800
20	*Quercus lyrata*	OVERCUP OAK	13%	LARGE	1,600	32,000
21	*Quercus nuttallii*	NUTTALL OAK	14%	LARGE	1,600	33,600
21	*Quercus phellos*	WILLOW OAK	14%	LARGE	1,600	33,600
18	*Quercus shumardii*	SHUMARD OAK	12%	LARGE	1,600	28,800
152	TOTAL		100%		Total:	178,300

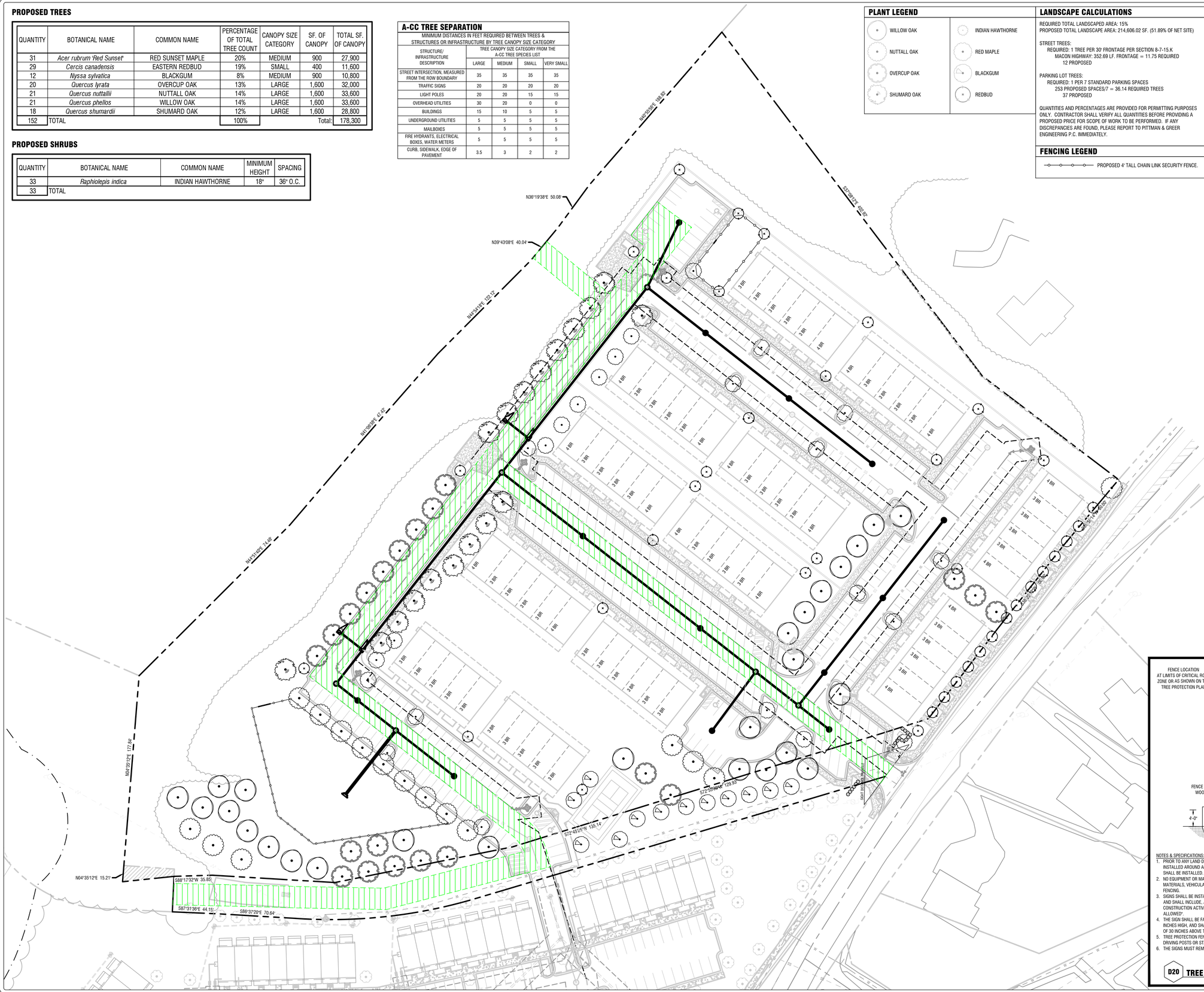
PROPOSED SHRUBS

QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM HEIGHT	SPACING
33	*Raphiolepis indica*	INDIAN HAWTHORNE	18"	36" O.C.
33	TOTAL			

A-CC TREE SEPARATION

MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES & STRUCTURES OR INFRASTRUCTURE BY TREE CANOPY SIZE CATEGORY

STRUCTURE/ INFRASTRUCTURE DESCRIPTION	TREE CANOPY SIZE CATEGORY FROM THE A-CC TREE SPECIES LIST			
	LARGE	MEDIUM	SMALL	VERY SMALL
STREET INTERSECTION, MEASURED FROM THE ROW BOUNDARY	35	35	35	35
TRAFFIC SIGNS	20	20	20	20
LIGHT POLES	20	20	15	15
OVERHEAD UTILITIES	30	20	0	0
BUILDINGS	15	10	5	5
UNDERGROUND UTILITIES	5	5	5	5
MAILBOXES	5	5	5	5
FIRE HYDRANTS, ELECTRICAL BOXES, WATER METERS	5	5	5	5
CURB, SIDEWALK, EDGE OF PAVEMENT	3.5	3	2	2



PLANT LEGEND

- WILLOW OAK
- NUTTALL OAK
- OVERCUP OAK
- SHUMARD OAK
- INDIAN HAWTHORNE
- RED MAPLE
- BLACKGUM
- REDBUD

LANDSCAPE CALCULATIONS

REQUIRED TOTAL LANDSCAPED AREA: 15%
PROPOSED TOTAL LANDSCAPE AREA: 214,606.02 SF. (51.89% OF NET SITE)

STREET TREES:
REQUIRED: 1 TREE PER 30' FRONTAGE PER SECTION 8-7-15.K
MACON HIGHWAY: 352.69 LF. FRONTAGE = 11.75 REQUIRED
12 PROPOSED

PARKING LOT TREES:
REQUIRED: 1 PER 7 STANDARD PARKING SPACES
253 PROPOSED SPACES/7 = 36.14 REQUIRED TREES
37 PROPOSED

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

FENCING LEGEND

PROPOSED 4' TALL CHAIN LINK SECURITY FENCE.

TREE CANOPY CALCULATIONS

TOTAL PROJECT ACREAGE: 9.4946 ACRES (413,585.13 SF.)

ZONING: RM-1

EXISTING TREE CANOPY: 222,391.00 SF. OR 53.77% OF SITE
TREE GROUP: 222391.00 SF.
INDIVIDUAL TREES: 0 SF.

REQUIRED CONSERVED TREE CANOPY: 25% OF SITE (103,396.28 SF.)

PROPOSED CONSERVED TREE CANOPY: 70,559.95 SF. OR 17.06% OF SITE

TOTAL INDIVIDUAL PLANTED TREE CANOPY: 178,000 SF. OR 43.04% OF SITE

REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 50% OF SITE

TOTAL TREE CANOPY (CONSERVED & PLANTED):
248,559.95 SF. OR 60.10% OF NET SITE

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

FOR SITE COVERAGE PERCENTAGES, SEE CALCULATIONS ON SITE PLAN.

PLANT MATERIALS NOTE

ALL TREE SIZES TO BE AS FOLLOWS:
DECIDUOUS TREES - 2" CALIPER
MULTI-TRUNK TREES - 1" CALIPER PER TRUNK
EVERGREEN TREES - 8' IN HEIGHT

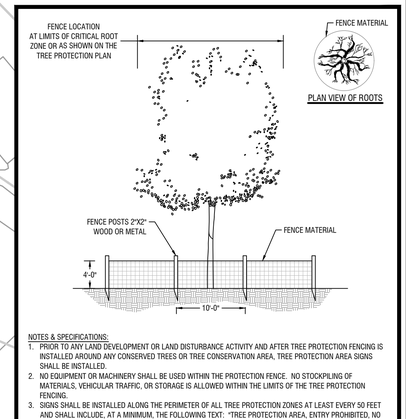
PLANTINGS AND PLANT SUBSTITUTIONS

ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO APPROVED PLANS.

SUBSTITUTIONS IN PLANT MATERIAL ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE DESIGN PROFESSIONAL OR A-CC PLANNING DEPARTMENT.

TREE MANAGEMENT PLAN NOTES

1. ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR: ATHENS REAL ESTATE GROUP BY BASELINE SURVEYING. LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.
2. SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.
3. TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL A-CC TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE & FEDERAL AUTHORITIES AT THIS TIME.
4. NO TREES WITH A DBH GREATER THAN 2" ARE LOCATED IN THE RIGHT-OF-WAY.
5. TREES PLANTED OR CONSERVED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE A-CC ARBORIST OR FORESTER.
6. THE A-CC ARBORIST OR FORESTER MUST INSPECT THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, INCLUDING DEMOLITION (WHEN PROPOSED). TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES END OR A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER. CONTRACTOR TO COORDINATE INSPECTION.
7. NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA NOR WITHIN 10' OF THE TRUNK ANY CONSERVED TREE.
8. TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" OF WATER PER WEEK.
9. STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.
10. BURLAP (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12" OF THE ROOT BALL AND TREE SHOULD BE PLANTED SO THAT TRUNK FLARE IS VISIBLE ABOVE THE GROUND.
11. PLANTED TREES SHOULD BE MULCHED IMMEDIATELY AFTER PLANTING. MULCH IS NOT ALLOWED CLOSER THAN 6" TO THE TRUNK FLARE.
12. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO SECTION 8-7-19 OF THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES.
13. ALL EXISTING TREES THAT HAVE BEEN DESIGNATED FOR CONSERVATION MUST BE PROTECTED IN ACCORDANCE WITH 8-7-19. **ALL TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.**
14. FORESTED AREAS CONTRIBUTING TOWARDS CONSERVED TREE CANOPY AND CONSERVATION CREDIT MUST REMAIN IN THEIR NATURAL, UNDISTURBED CONDITION. CLEARING OF UNDERBRUSH IS NOT PERMITTED, EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES.
15. THIS SHEET SHOWS PROPOSED TREES, BUT NOT ALL PROPOSED LANDSCAPING. SEE THE PLANT LISTS ON THE LANDSCAPE PLAN FOR TOTAL REQUIRED ONSITE PLANTINGS, INCLUDING REQUIRED LANDSCAPE BUFFERS AND SCREENING.
16. THERE ARE EXISTING FORESTED AREAS ON THIS SITE, NO INDIVIDUAL TREES HAVE BEEN INVENTORIED AND THEREFORE ARE NOT COUNTED AS SUCH IN THE CALCULATIONS.
17. THERE ARE NO AREAS ON SITE DESIGNATED FOR FOREST REGENERATION OR FUTURE FOREST(S).
18. **ALL TREES GREATER THAN 2" DBH WHICH FALL OUTSIDE OF THE DEVELOPMENT AREAS WILL BE SAVED ON THE SITE. THE DEVELOPMENT AREAS WILL BE FURTHER DEFINED BY CONSTRUCTION PLANS.**



NOTES & SPECIFICATIONS:
1. PRIOR TO ANY LAND DEVELOPMENT OR LAND DISTURBANCE ACTIVITY AND AFTER TREE PROTECTION FENCING IS INSTALLED AROUND ANY CONSERVED TREES OR TREE CONSERVATION AREA, TREE PROTECTION AREA SIGNS SHALL BE INSTALLED.
2. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
3. SIGNS SHALL BE INSTALLED ALONG THE PERIMETER OF ALL TREE PROTECTION ZONES AT LEAST EVERY 50 FEET AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING TEXT: "TREE PROTECTION AREA, ENTRY PROHIBITED. NO CONSTRUCTION ACTIVITY, MATERIALS OR EQUIPMENT STORAGE, EQUIPMENT WASHOUT, OR VEHICLE TRAFFIC ALLOWED".
4. THE SIGN SHALL BE FABRICATED OUT OF A STURDY MATERIAL, SHALL BE AT LEAST 18 INCHES WIDE BY 24 INCHES HIGH, AND SHALL BE PLACED ON A STURDY POST WITH THE BOTTOM OF THE SIGN AT A MINIMUM HEIGHT OF 30 INCHES ABOVE THE GROUND.
5. TREE PROTECTION FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
6. THE SIGNS MUST REMAIN PRESENT AT ALL TIMES DURING CONSTRUCTION.

D20 **TREE PROTECTION FENCE** NTS

REVISIONS

DATE	DESCRIPTION
. . . . .	. . . . .

PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED No. 1478 PROFESSIONAL LANDSCAPE ARCHITECT WILLIAM J. GREER 06.27.2025

ISSUE PURPOSE

FOR REVIEW ONLY

PURITAN LANDING

9.4946 AC. - 1060 MACON HIGHWAY, ET AL.
CLARKE COUNTY, GEORGIA

SCALE 1" = 40'
0 20 40

PROJECT NUMBER
2024-024

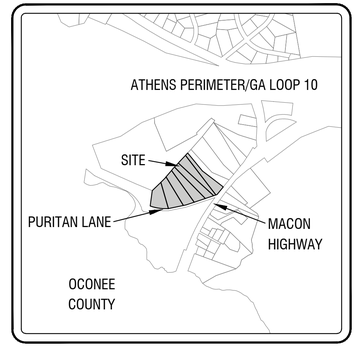
811 Know what's below. Call before you dig.

DATE
06.27.2025

NON-BINDING TREE MANAGEMENT PLAN

TMP01

P:\2024-024 Blake Underwood-190 Puritan Lane\Drawings\Rezone.dwg 7-01-25 05:10:17 PM Frank Pittman



PROJECT DATA

PROPERTY OWNER:

1120 MACON HWY LLC, ETAL
2350 PRINCE AVENUE, SUITE 2
ATHENS, GEORGIA 30608
ATTN: BLAKE UNDERWOOD, 706.340.1215

DEVELOPER:

ATHENS REAL ESTATE GROUP
2350 PRINCE AVENUE, SUITE 2
ATHENS, GEORGIA 30608
ATTN: BLAKE UNDERWOOD, 706.340.1215

AUTHORIZED AGENT:

PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE, BLDG. 400
WATKINSVILLE , GEORGIA 30677
706.419.9244

PHYSICAL ADDRESS: 1060 MACON HIGHWAY & 100, 104, 110, 120, 140, 150 PURITAN LANE

TAX PARCEL: 132D3 011, 132D3 012, 132D3 013, 132D3 014, 132D3 015, 132D3 016, & 132D3 017

TOTAL PROJECT ACREAGE: 9.4946 ACRES (413,585.13 SF.)

CONTOUR INTERVAL: 2' NOAA TOPO

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BASELINE SURVEYING RETRACEMENT BOUNDARY SURVEY FOR BLAKE UNDERWOOD, DATED 02.20.2025.

EXISTING ZONING: RM-1

PROPOSED ZONING: RM-2

EXISTING USE: MULTI-FAMILY RESIDENTIAL

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13059C0034F, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 130040, (ATHENS-CLARKE COUNTY), GEORGIA.

THERE ARE NO STATE WATERS ONSITE BUT ARE WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/24/13.

RM-2 ZONING REGULATIONS

MAX. RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE
MIN. FRONT YARD: 10 FEET
MIN. REAR YARD: 10 FEET, PLUS ONE-HALF FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25 FEET
MIN. SIDE YARD: 6 FEET
MIN. SIDE YARD ADJ. TO STREET: 10 FEET
MIN. BUILDING SEPARATION: 12 FEET
MAX. LOT COVERAGE: 65%
MIN. LANDSCAPED AREA: 35%
MAX. BUILDING HEIGHT: 35'
TOTAL TREE CANOPY COVER, CONSERVED AND PLANTED: 50%
CONSERVED TREE CANOPY COVER COMPONENT OF TOTAL: 25%

SERVICE PROVIDERS

WATER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT
SANITARY SEWER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT
ELECTRIC: GA POWER
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

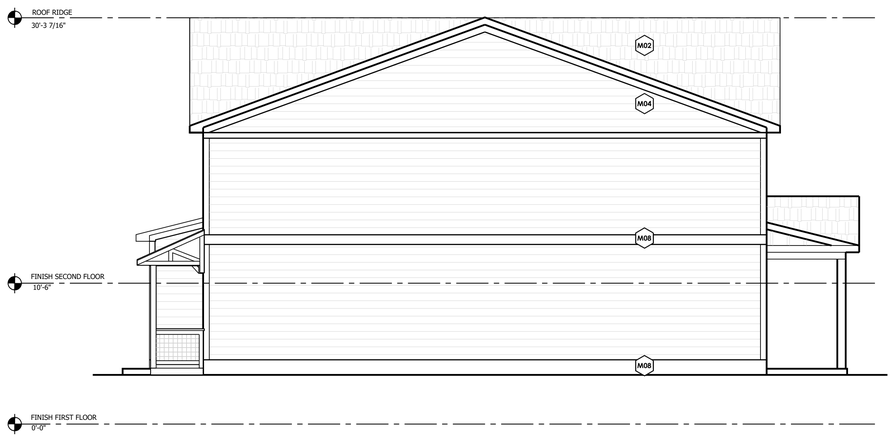
PURITAN LANDING

1060 MACON HIGHWAY
CLARKE COUNTY, GEORGIA

BUILDING 100 - FRONT ELEVATION
3/16"=1'-0"
1 A201

BUILDING 100 - REAR ELEVATION
3/16"=1'-0"
2 A201

BUILDING 100 - RIGHT ELEVATION
3/16"=1'-0"
3 A201



BUILDING 100 - LEFT ELEVATION
3/16"=1'-0"
4 A201

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 100	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	2,029 SF	19.6%
REAR FACADE	2,029 SF	25.3%
RIGHT FACADE	703 SF	0%
LEFT FACADE	703 SF	3.2%

GSWCC LEVEL II
CERTIFICATION #0000009335
EXP. 4/01/2022

REVISIONS

Date	Sequence	No.	By	Description
MM/DD/YY			MMT	REVISION DESCRIPTION

DESIGNED: JWB
DRAWN: LS/JMF
CHECKED: JWB
APPROVED: DWM/MBT

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DAVID MATHENY
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PURITAN LANDING APARTMENTS
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ATHENS, GEORGIA 30606

EXTERIOR ELEVATIONS
BUILDING 100

A201

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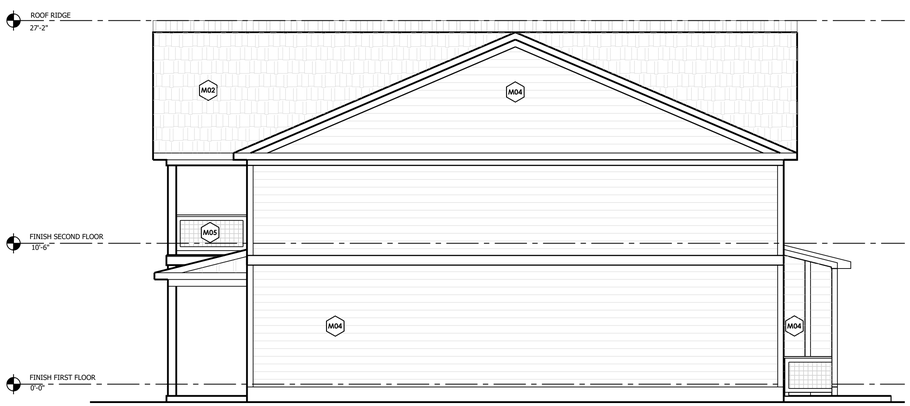
BUILDING 200 - FRONT ELEVATION
3/16"=1'-0"
1 / A202

BUILDING 200 - REAR ELEVATION
3/16"=1'-0"
2 / A202



BUILDING 200 - RIGHT ELEVATION
3/16"=1'-0"
3 / A202

BUILDING 200 - LEFT ELEVATION
3/16"=1'-0"
4 / A202

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 200	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	2,029 SF	19.6%
REAR FACADE	2,029 SF	25.3%
RIGHT FACADE	703 SF	0%
LEFT FACADE	703 SF	3.2%

GSWCC LEVEL II
CERTIFICATION NUMBER: 20009335
EXP: 4/01/2022

REVISIONS

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STATE OF GEORGIA
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MICHAEL B. THURMOND
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EXTERIOR ELEVATIONS
BUILDING 200

A202

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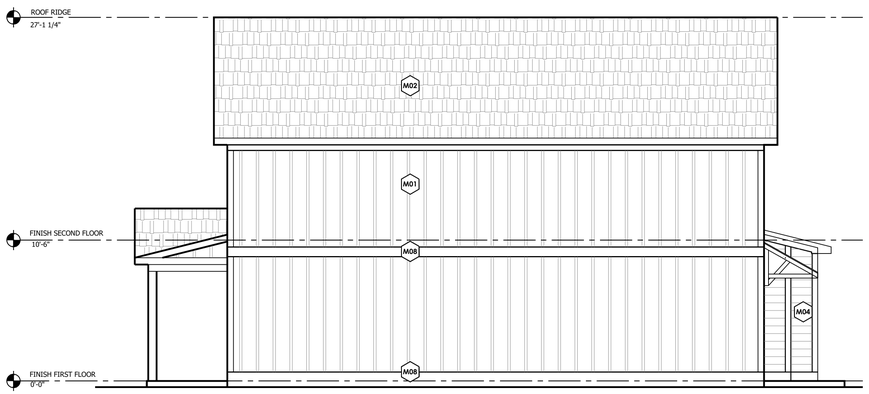
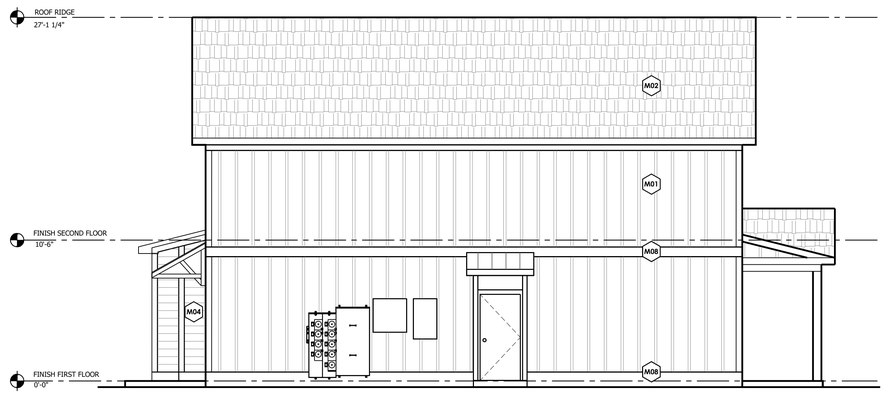
BUILDING 300 - FRONT ELEVATION
3/16"=1'-0"
1 A203

BUILDING 300 - REAR ELEVATION
3/16"=1'-0"
2 A203



BUILDING 300 - RIGHT ELEVATION
3/16"=1'-0"
3 A203



BUILDING 300 - LEFT ELEVATION
3/16"=1'-0"
4 A203

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 300	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	2,029 SF	28.2%
REAR FACADE	2,029 SF	15.6%
RIGHT FACADE	722 SF	0%
LEFT FACADE	722 SF	3.2%

GSWCC LEVEL II
CERTIFICATION # 0000009335
EXP. 4/01/2022

REVISIONS

Date	Sequence	No.	By	Description
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EXTERIOR ELEVATIONS
BUILDING 300

A203

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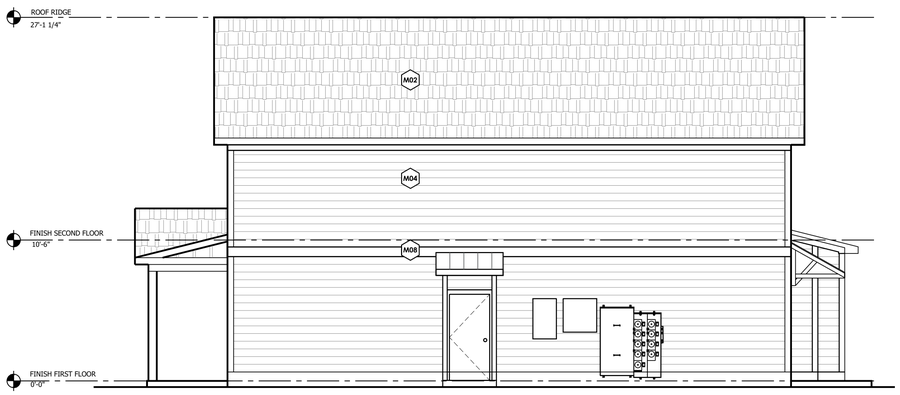
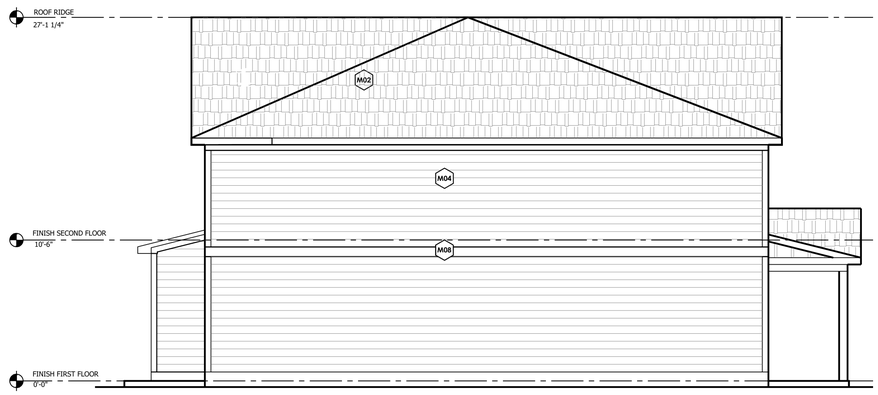
BUILDING 400 - FRONT ELEVATION
3/16"=1'-0"
1 / A204

BUILDING 400 - REAR ELEVATION
3/16"=1'-0"
2 / A204



BUILDING 400 - RIGHT ELEVATION
3/16"=1'-0"
3 / A204



BUILDING 400 - LEFT ELEVATION
3/16"=1'-0"
4 / A204

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 400	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	1,972 SF	28.7%
REAR FACADE	1,972 SF	15.6%
RIGHT FACADE	753 SF	3.1%
LEFT FACADE	753 SF	0%

GSWCC LEVEL III
CERTIFICATION #0000009335
EXP: 4/01/2027

REVISIONS

Date	Sequence	No.	By	Description
MM/DD/YYYY			MMT	REVISION DESCRIPTION

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PURITAN LANDING APARTMENTS
1060 MACON HIGHWAY
ATHENS, GEORGIA 30606

EXTERIOR ELEVATIONS
BUILDING 400

A204

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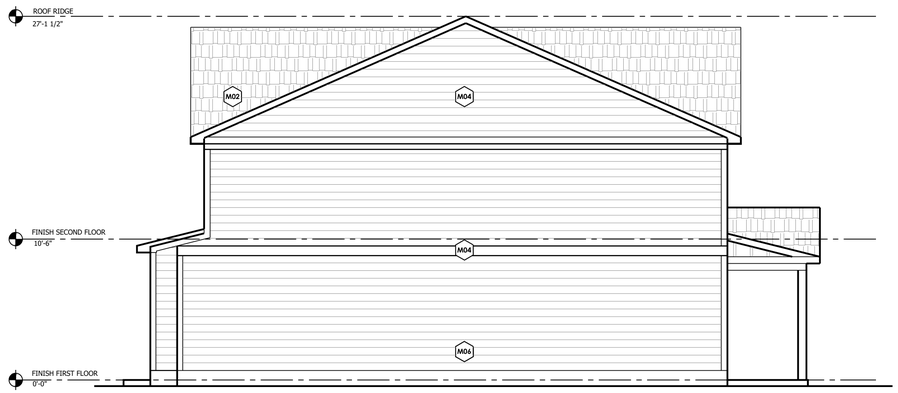
BUILDING 500 - FRONT ELEVATION
3/16"=1'-0"
1 A205

BUILDING 500 - REAR ELEVATION
3/16"=1'-0"
2 A205

BUILDING 500 - RIGHT ELEVATION
3/16"=1'-0"
3 A205



BUILDING 500 - LEFT ELEVATION
3/16"=1'-0"
4 A205

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 500	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	1,936 SF	27.5%
REAR FACADE	1,936 SF	16.1%
RIGHT FACADE	945 SF	2.4%
LEFT FACADE	945 SF	0%

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CERTIFICATION #: 16400009335
EXP: 4/01/2022

REVISIONS

Date	Sequence	No.	By	Description
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EXTERIOR ELEVATIONS
BUILDING 500

A205

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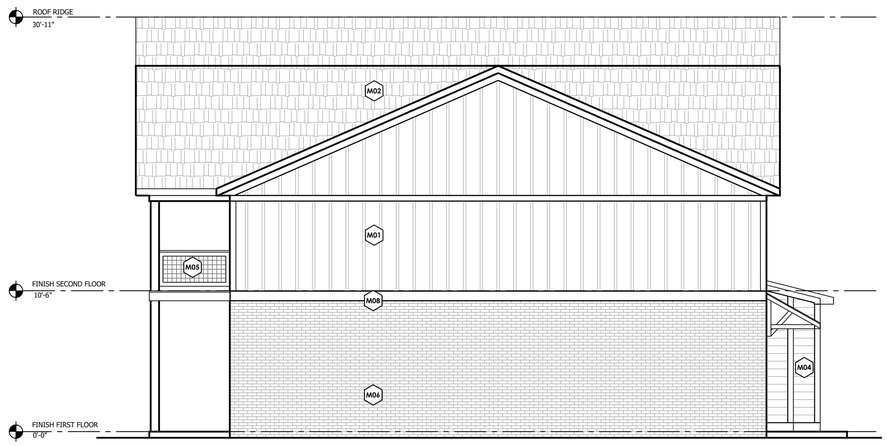
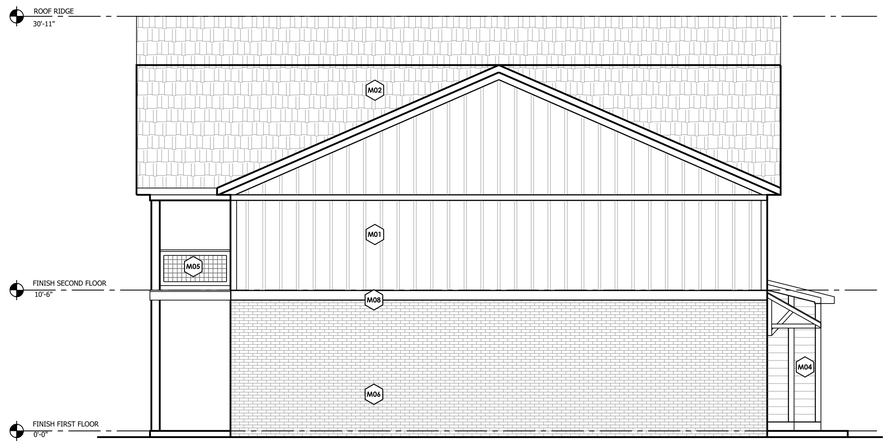
BUILDING 600 - FRONT ELEVATION
3/16"=1'-0"
1
A206

BUILDING 600 - REAR ELEVATION
3/16"=1'-0"
2
A206



BUILDING 600 - RIGHT ELEVATION
3/16"=1'-0"
3
A206



BUILDING 600 - LEFT ELEVATION
3/16"=1'-0"
4
A206

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 600	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	2,021 SF	23.6%
REAR FACADE	2,021 SF	15.4%
RIGHT FACADE	907 SF	2.3%
LEFT FACADE	907 SF	0%

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CERTIFICATE NO. 0000009335
EXP. 4/01/2027

REVISIONS

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EXTERIOR ELEVATIONS
BUILDING 600

A206

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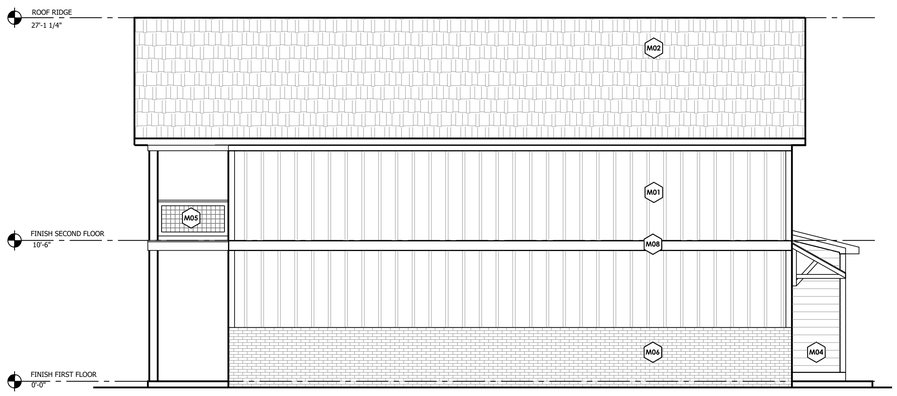
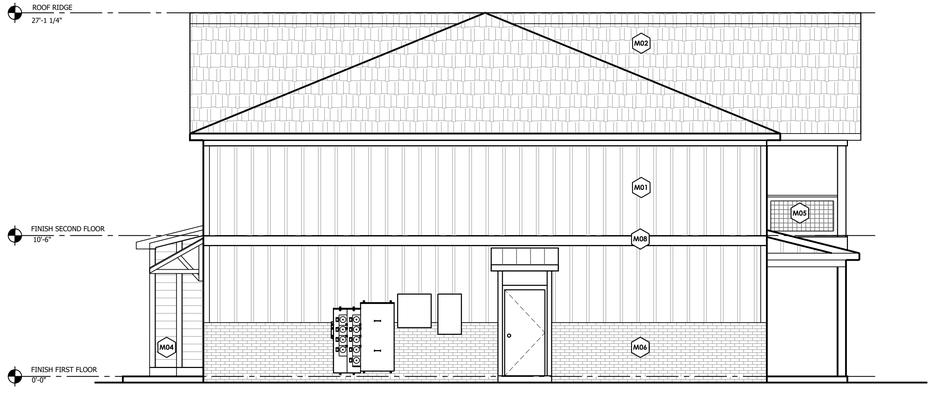
BUILDING 700 - FRONT ELEVATION
3/16"=1'-0"
1 / A207

BUILDING 700 - REAR ELEVATION
3/16"=1'-0"
2 / A207



BUILDING 700 - RIGHT ELEVATION
3/16"=1'-0"
3 / A207



BUILDING 700 - LEFT ELEVATION
3/16"=1'-0"
4 / A207

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 700	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	2,008 SF	25.6%
REAR FACADE	2,008 SF	15.5%
RIGHT FACADE	753 SF	0%
LEFT FACADE	753 SF	3%

GSWCC LEVEL III
CERTIFICATION # 0000009335
EXP. 4/01/2022

REVISIONS

Date	Sequence	No.	By	Description
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EXTERIOR ELEVATIONS
BUILDING 700

A207

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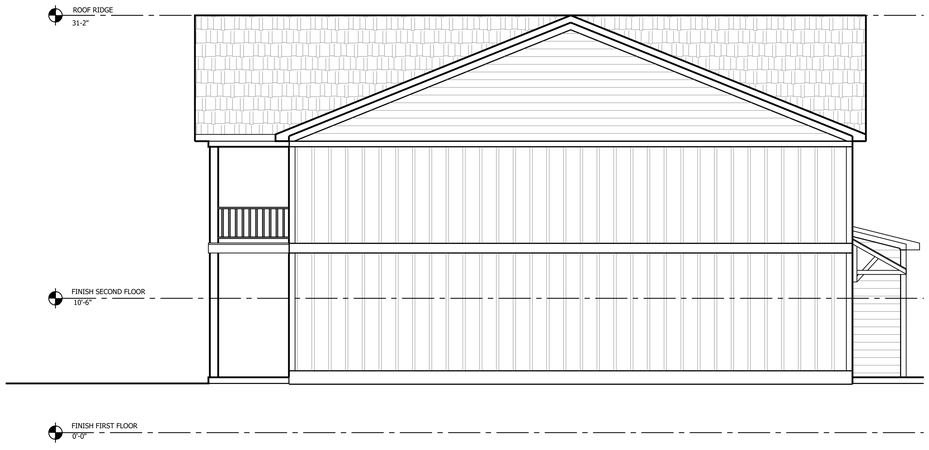
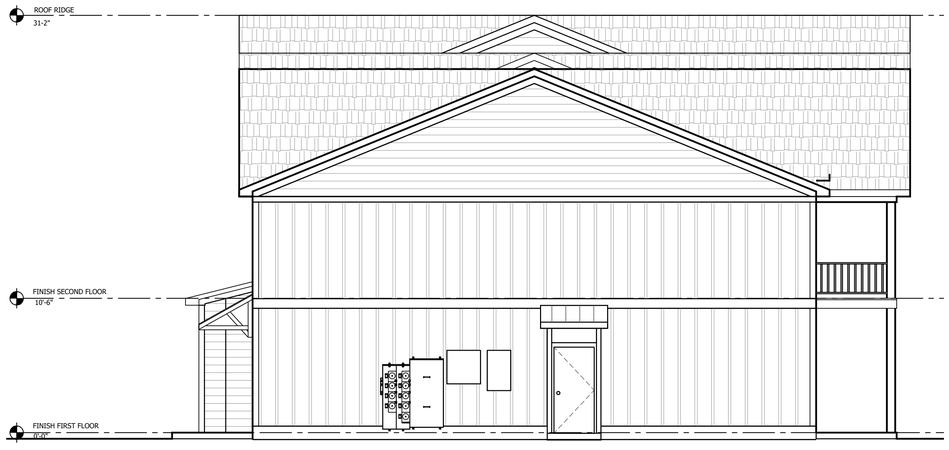
BUILDING 800 - FRONT ELEVATION 1 / A208
3/16"=1'-0"

BUILDING 800 - REAR ELEVATION 2 / A210
3/16"=1'-0"



BUILDING 800 - RIGHT ELEVATION 3 / A208
3/16"=1'-0"



BUILDING 800 - LEFT ELEVATION 4 / A208
3/16"=1'-0"

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 800	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	2,008 SF	27.3%
REAR FACADE	2,008 SF	15.5%
RIGHT FACADE	753 SF	0%
LEFT FACADE	753 SF	3%

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CERTIFICATION # 0000009335
EXP. 4/01/2027

REVISIONS

Date	Sequence	No.	By	Description
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EXTERIOR ELEVATIONS
BUILDING 800

A208

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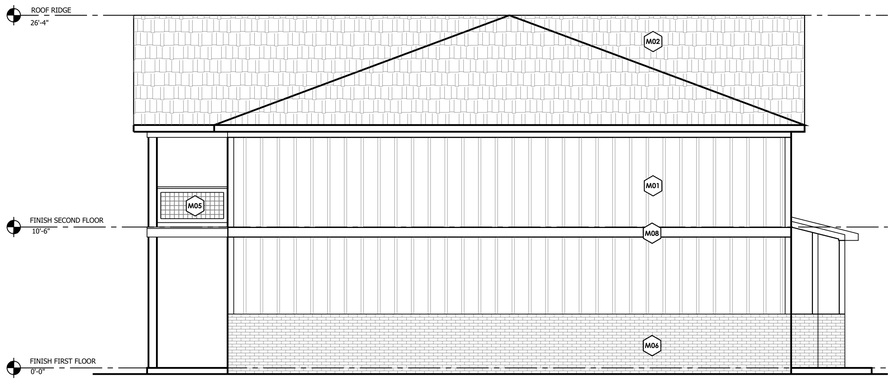
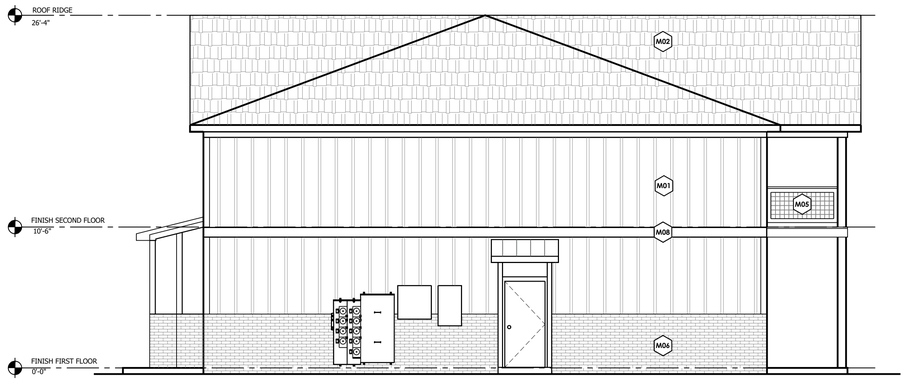
BUILDING 900 - FRONT ELEVATION
3/16"=1'-0"
1 A209

BUILDING 900 - REAR ELEVATION
3/16"=1'-0"
2 A209



BUILDING 900 - RIGHT ELEVATION
3/16"=1'-0"
3 A209



BUILDING 900 - LEFT ELEVATION
3/16"=1'-0"
4 A209

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 900	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	2,014 SF	28.4%
REAR FACADE	2,014 SF	15.5%
RIGHT FACADE	958 SF	0%
LEFT FACADE	958 SF	2.7%

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REVISIONS

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EXTERIOR ELEVATIONS
BUILDING 900

A209

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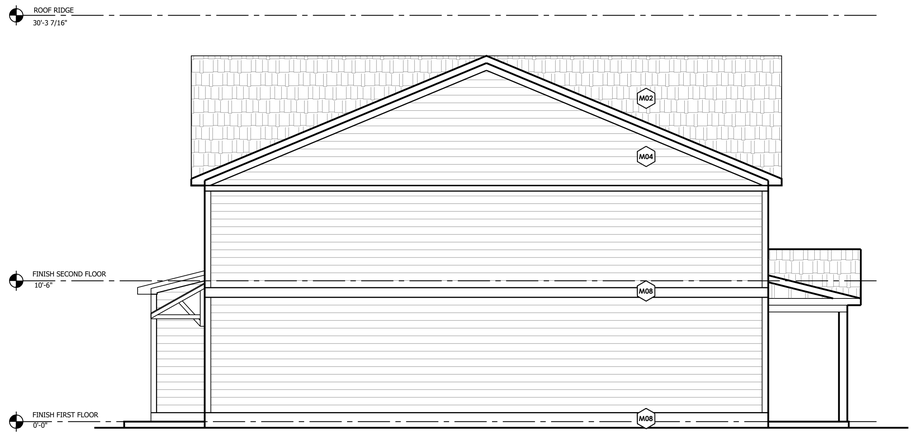
BUILDING 1000 - FRONT ELEVATION 1 / A210
3/16"=1'-0"

BUILDING 1000 - REAR ELEVATION 2 / A210
3/16"=1'-0"

BUILDING 1000 - RIGHT ELEVATION 3 / A210
3/16"=1'-0"



BUILDING 1000 - LEFT ELEVATION 4 / A210
3/16"=1'-0"

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 1000	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	2,008 SF	25.8%
REAR FACADE	2,008 SF	16.1%
RIGHT FACADE	753 SF	2.7%
LEFT FACADE	753 SF	0%

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EXTERIOR ELEVATIONS
BUILDING 1000

A210

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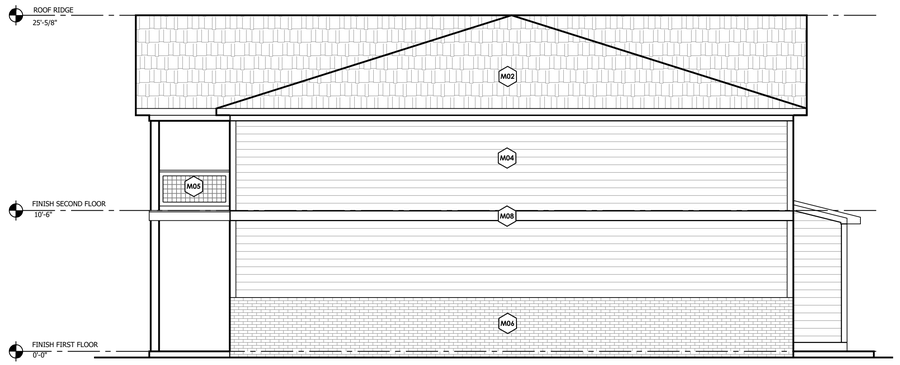
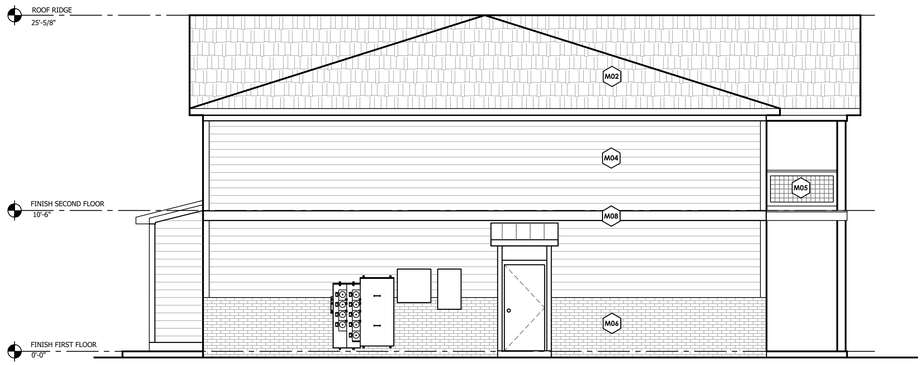
BUILDING 1100 - FRONT ELEVATION 1 / A211
3/16"=1'-0"

BUILDING 1100 - REAR ELEVATION 2 / A211
3/16"=1'-0"



BUILDING 1100 - RIGHT ELEVATION 3 / A211
3/16"=1'-0"



BUILDING 1100 - LEFT ELEVATION 4 / A211
3/16"=1'-0"

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 1100	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	1,613 SF	28.2%
REAR FACADE	1,613 SF	15.4%
RIGHT FACADE	760 SF	0%
LEFT FACADE	760 SF	3.9%

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EXP: 4/01/2022

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EXTERIOR ELEVATIONS
BUILDING 1100

A211

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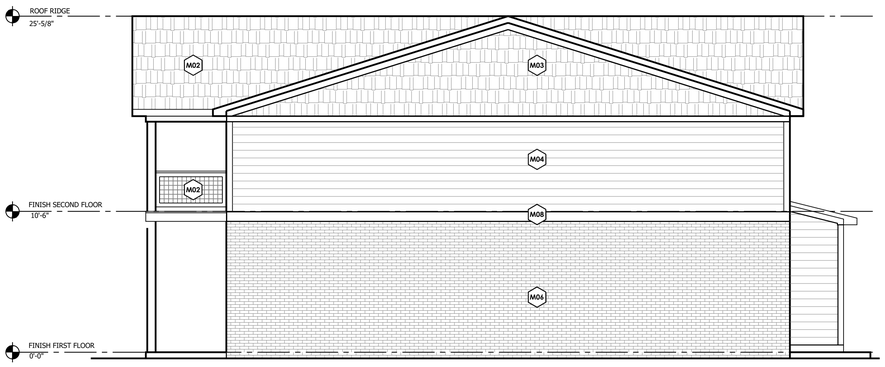
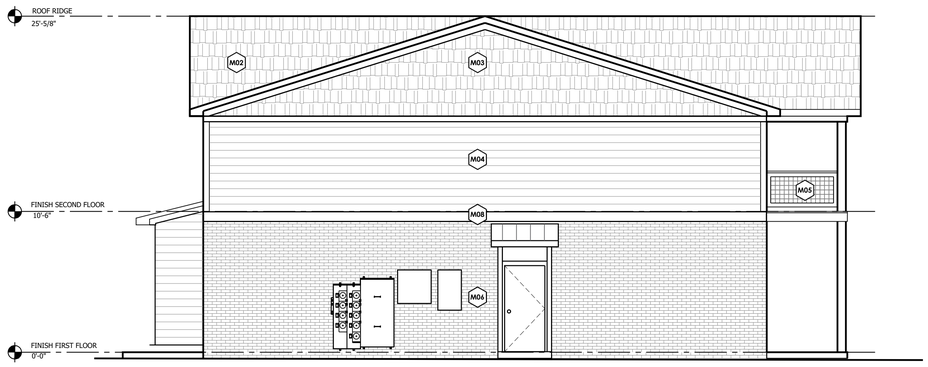
BUILDING 1200 - FRONT ELEVATION 1 / A212
3/16"=1'-0"

BUILDING 1200 - REAR ELEVATION 2 / A212
3/16"=1'-0"



BUILDING 1200 - RIGHT ELEVATION 4 / A212
3/16"=1'-0"



BUILDING 1200 - LEFT ELEVATION 3 / A212
3/16"=1'-0"

MATERIAL FINISHES

	DESCRIPTION
M01	CEMENT BOARD 24" O.C. BOARD AND BATTEND SIDING
M02	ARCHITECTURAL SHINGLES
M03	CEMENT BOARD SHAKES SIDING
M04	CEMENT BOARD LAP SIDING
M05	WIRE PANEL RAILING
M06	BRICK WATER TABLE WITH ROW LOCK
M07	EXPOSED FASTENER METAL ROOF AWNING
M08	CEMENT BOARD TRIM
M09	CEMENT BOARD FASCIA

FENESTRATION CALCULATION

BUILDING 1200	TOTAL FACADE SF	FENESTRATION %
FRONT FACADE	1,613 SF	28.2%
REAR FACADE	1,613 SF	15.4%
RIGHT FACADE	912 SF	0%
LEFT FACADE	912 SF	3.3%

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CERTIFICATE NO. PEC0009335
EXP. 4/01/2027

REVISIONS

Date	Sequence	No.	By	Description
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25054

PURITAN LANDING APARTMENTS
1060 MACON HIGHWAY
ATHENS, GEORGIA 30606

EXTERIOR ELEVATIONS
BUILDING 1200

A212

N:\25054\Architectural\CAD Files\Construction Dwgs\25054 - BUILDING ELEVATIONS.dwg
7/2/2025 11:14:41 AM

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PURITAN VILLAGE

MASTER PLANNED DEVELOPMENT REPORT (submitted JULY 2, 2025)

PROPERTY INFORMATION

Property Address: 100, 104, 110, 120, 140, 150 Puritan Lane & 1030, 1040, 1060 Macon Highway

Parcel ID: 132D3 009, 132D3 010, 132D3 011, 132D3 012, 132D3 013, 132D3 014, 132D3 015, 132D3 016, 132D3 017

Owner: 1120 Macon Highway LLC & Macon Highway Village LLC

Existing Zoning: RM-1

Proposed Zoning: RM-2 PD

Adjacent Zonings: North: G

South: RM-1 & CN

East: RM-1

West: RM-1

Existing Use: Single Family Residential lots

Proposed Use: 70 townhome style multi-family dwelling units consisting of 53 3-bedroom units and 17 4-bedroom units

Property Area: 9.49 acres (including 0.6 acres of Puritan Lane right-of-way)

INTRODUCTION

Puritan Village is a proposed townhouse style community that will bring a much desired housing component to the south Athens/Macon Highway corridor. It will provide housing opportunity along with community open space. There will be community landscaping provided with both conserved and planted trees and there will be both 3 and 4 bedroom units with surface parking. Amenities include a provided dog park, a pickleball court, and use of existing amenities at the adjacent Puritan Mill Townhome development. The community will have easy access to the 10 Loop as well as Milledge Avenue for work or school commutes and will provide a development that compliments the adjacent Puritan Mill Townhomes and River Club Apartments across Macon Highway. There are 2 proposed access points onto Macon Highway via 1 direct access and the 2nd access being through the existing Puritan Mill development.

PURITAN LANE ABANDONMENT

There is a companion request for Puritan Lane to be abandoned by Athens-Clarke County and the right-of-way quitclaimed to the developer. This dead end street only accesses this property and also has a dangerous angled connection to Macon Highway. By abandoning this roadway it allows for a better connection point from this development to Macon Highway as well as allows for an interconnection from Puritan Mill to this development. This will allow for a 2nd access point into and out of Puritan Mill which currently only has one access point. In return for receiving the right-of-way of Puritan Lane, the developer will provide an access easement through the development to access the existing future park property of Athens-Clarke County, the GDOT property along Hwy 441, and the existing ACC sanitary

sewer easement along the creek. The developer will also grant an easement to the Athens-Clarke County future park property at the northern end of the property where accessibility is easier where the ACC property does not currently have access. The developer will also grant an easement for use of 5 of the development's parking spots for use by parkgoers during daytime hours. Signs will be placed on these 5 spaces notating their allowance to be used for park access. The developer will still own and manage the parking spaces and they will not be for sole use by the park.

SITE AND PROJECT NARRATIVE

The subject property is located on Macon Highway and Puritan Lane along the northeast intersection of these 2 roadways and currently exists as 9 parcels which would be combined to create a single tract. The property currently has smaller, mostly older, single family homes on the parcels. The proposed development consists of 70 3&4 bedroom townhouse style units along with a dog park, pickleball court, and open space. Extensive landscaping including buffers and shade trees will be installed throughout the development. The stormwater management facility is proposed to be an above ground pond and could include a retaining wall as part of the pond dam. The project will be constructed in a single phase. All vehicular access to units will be via front loaded parking lots with exterior surface parking.

MOVING AND RE-USE OF EXISTING SINGLE FAMILY HOMES

Though this would not be a binding aspect of the Planned Development, the property owner is in conversations with Athens-Clarke County to allow movement of some of the existing single family homes to locations owned by Athens-Clarke County. These houses would be donated to ACC. Other houses could also be moved to other lots that are owned by the property owner.

ZONING REQUEST

This zoning request is to change the existing RM-1 zoning to RM-2 PD. The reason for the PD proposal is due to a requested waiver on conserved tree canopy but also to present a project that everyone is comfortable in knowing exactly what the developer is going to build. The proposed rezoning meets all objective criteria set forth for that use and fits the surrounding properties, as the property sits in a node of higher density multi-family developments. The rezone request does conform to the future land use map and therefore the request is considered a Type II rezone.

ARCHITECTURE

The proposed architecture includes buildings consisting of 5-7, 2 story townhome style units per building. These buildings will have cement board siding in styles of lap siding and/or board and batten design. There will be brick water tables, cement board trim and fascia board, and architectural shingle roofing. Windows and doors will be of a craftsman style. There will be some dormers on front elevations and some porches will with wire panel railings. Most buildings will be built on a level slab with some buildings having units that step with the topography.

FUTURE LAND USE MAP

The future land use map for Athens-Clarke County designates this property as Mixed Density Residential. The proposed rezoning does conform to the Future Development Map.

ADJACENT USES

Adjacent uses include Puritan Mill Townhomes to the west, single family rental homes to the east, an undeveloped Government zoned property to the North, and River Club Apartments and a fraternity house to the South.

LANDSCAPING AND BUFFERING

Landscaping will be such that it meets the ACC ordinance on tree management. This includes both conserved and proposed tree canopy throughout the development. A waiver is being requested for conserved tree canopy due to topography and lack of existing trees in areas of conservation.

ACCESS

Access for the property will be from Macon Highway via 2 access points, 1 being direct access and the 2nd being through the existing Puritan Mill development.

TRAFFIC IMPACT

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition. Traffic projections are based on the ITE code (220) Multifamily Housing (low-rise). The traffic generated is not enough to trigger a Traffic Impact Analysis.

The average rate is 6.74 trips per dwelling unit.

70 dwelling units x 6.74 trips per unit = 472 ADT

UTILITY SERVICE

Water, fire protection and sanitary sewer will be provided by Athens-Clarke County Public Utilities and a capacity letter has been received from ACC PUD. Demands for water and sewer usage is anticipated to be:

*assume water and sewer use 75 gal./resident/day

227 residential units x 75 gpd/unit = 17,025 gpd

A sanitary sewer main will be extended into the project and tie into the existing sanitary sewer manhole in the Puritan Mill development. A watermain will be extended into the development and tie into the existing watermain in Macon Highway.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor. Three double dumpster enclosures have been shown on the rezone plan which could provide up to four trash and/or recycle dumpsters for the development.

PUBLIC SERVICES

It is not anticipated that the request will cause a strain on public services. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposed rezoning.

STORMWATER MANAGEMENT AND ENVIRONMENTAL CONCERNS

As the project is developed, Stormwater Management will be provided for Runoff Reduction and Quantity per the ACC Stormwater Code and the GA State Stormwater Manual. Erosion and Sedimentation Control Plans will be submitted and adhered to, to ensure no adverse environmental impacts on the property or adjacent properties. No adverse effects are anticipated in regard to noise or air pollution from the project.

WAIVERS REQUESTED

#1 – WAIVER FROM MINIMUM CONSERVED TREE CANOPY (Section 8-7-15) – A waiver from required conserved tree canopy is being requested due to topographic issues with the site and lack of existing trees in areas that are not being developed. Due to the steep topography, trees will need to be cleared to provide slopes for grade tie-ins. Also, there are no trees in the area of Puritan Lane. This area will be a conserved, undeveloped area but there are no trees in the area to meet conservation requirements. The development plan shows 17% conserved canopy which is less than the required 25% conserved. In lieu of meeting this requirement the proposed development would provide an overall canopy of 60%, well above the required 50%.

REVISIONS FROM PRELIMINARY PD SUBMITTAL

Revisions made from staff and planning commission comments on preliminary PD submittal include.

1) Removal of requested waivers for maximum block size, requirement for 50% of residential buildings to face a street, and requirement that buildings within 75 feet of a public or private street include front entry porches oriented towards the street.

By revising the site layout to include buildings fronting Macon Highway and adding a private street through the middle of the development, these previously requested waivers were removed from the PD request. The only current requested waiver is for required conserved tree canopy.

RESPONSES TO STAFF ASSESSMENT OF INITIAL STAFF REPORT

Environment (arborist) – we are unable to meet conserved canopy requirements and therefore are asking for a waiver from this requirement. Based on the comment from arborist of existing canopy being inundated with invasives, the waiver requested may not be enough. We would like for this PD to be binding for the area shown for conserved canopy. If the arborist does not accept this area as usable that is out of our control and therefore the waiver percentage could be altered.

Transportation – The driveway entrance is 24' wide as commented on. Sidewalk and curb and gutter are shown along Macon Highway as required. Vicinity map was corrected.

Fire Protection – There are no dead-end fire access roads on the plan. All buildings are accessible from fire access roads that loop around including bldgs. 1100 and 1200 which exit through the existing development onto Macon Highway.

Planning staff review of waivers – Staff did not support the waiver for conserved tree canopy while commenting that "an alternative alignment that works with existing topology could require less grading and allow more conserved canopy". This statement is not accurate. The plan as presented works the best with the existing topography to minimize grading on this site. The existing topography is extremely challenging with a very severe elevation change across the property. The buildings and parking are laid

out such that they run with topography and not against it. Modifying how the buildings and parking are laid out to a different setup would make grading worse, not better.

NONBINDING REPRESENTATIVE PHOTOGRAPHS OF BUILDING FACADES, AMENITIES, AND COMMUNITY FEATURES

PURITAN

PLANNED DEVELOPMENT APPROVAL CRITERIA

HOW THE PROPOSED REZONING WILL CONFORM TO THE FUTURE LAND USE MAP, THE GENERAL PLANS FOR THE PHYSICAL DEVELOPMENT OF ATHENS-CLARKE COUNTY, AND ANY MASTER PLAN OR PORTION THEREOF ADOPTED BY THE MAYOR AND COMMISSION

The proposed RM-2 zoning is in conformance with the Future Land Use Map designation of Mixed Density Residential. The RM-2 zoning would compliment the surrounding properties along the Macon Highway and continue similar development in the area.

THE PROPOSED USE MEETS ALL OBJECTIVE CRITERIA SET FORTH FOR THAT USE PROVIDED IN THE ZONING ORDINANCE AND CONFORMS TO THE PURPOSE AND INTENT OF THE COMP PLAN AND ALL ITS ELEMENTS

The project meets essential objectives for the RM-2 zone by providing multi-family housing near major transportation corridors with easy access to job and school commutes. It also provides much desired housing along the Macon Highway Corridor and provides a tax boost to Athens-Clarke County.

AFFECT ON BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The proposed RM-2 PD zoning class will not adversely affect the balance of land uses in Athens-Clarke County. The existing zoning is RM-1 so there would be no change in balance of land uses, only an increase of allowed density for the property. There is currently a large shortage of housing in ACC and this will help alleviate this shortage.

PUBLIC SERVICES, WHICH INCLUDE PHYSICAL FACILITIES AND STAFF CAPACITY, EXIST SUFFICIENT TO SERVICE THE PROPOSAL

Public water and sewer are available to the site and access to the site is from a major thoroughfare (Macon Highway).

THE EXISTING LAND USE PATTERN SURROUNDING THE PROPERTY IN ISSUE

The adjacent properties in all directions are zoned RM. The proposed use would be in keeping with these surrounding properties and land use patterns.

THE POSSIBLE CREATION OF AN ISOLATED DISTRICT UNRELATED TO ADJACENT AND NEARBY DISTRICTS

This property is adjacent to RM property on both sides with most other properties in the area along the frontage of Macon Highway being RM as well. The apartment complex across Macon Highway, though zoned RM-1, actually has density that would fall under RM-2 density under current zoning standards.

THE POPULATION DENSITY PATTERN AND POSSIBLE INCREASE OR OVER-TAXING OF THE LOAD ON PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO, SCHOOLES, UTILITIES, STREETS

As shown in the proposed traffic trip generation, there will be little effect on the roadway network surrounding the property which is a major thoroughfare. Water and sewer usage will not be substantial and there is capacity at the site for the development. Schools will benefit from the increase in tax revenue generated by the project.

THE COST OF THE UNIFIED GOVERNMENT AND OTHER GOVERNMENTAL ENTITIES IN PROVIDING, IMPROVING, INCREASING OR MAINTAINING PUBLIC UTILITIES, SCHOOLS, STREETS, AND OTHER PUBLIC SAFETY MEASURES

There are no required improvements to be made by ACC and any costs associated with utility maintenance, providing, and treatment to the Unified Government would be outweighed by the increase in tax base created by this development.

THE POSSIBLE IMPACT ON THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY AND WATER QUALITY

All required erosion control and stormwater management measures will be implemented on the development to meet ACC and State of Georgia standards and ensure no adverse impacts on the environment.

WHETHER THE PROPOSED ZONING AMENDMENT WILL BE A DETERRENT TO THE VALUE OR IMPROVEMENT OF DEVELOPMENT OF ADJACENT PROPERTY IN ACCORDANCE WITH THE EXISTING REGULATIONS

We do not believe the proposed development would decrease adjacent property values. The property is adjacent to other RM zoned property, the largest of which is owned by the developer of this project.

WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING ZONING; PROVIDED, HOWEVER, EVIDENCE THAT THE ECONOMIC VALUE OF THE PROPERTY, AS CURRENTLY ZONED, IS LESS THAN IS ECONOMIC VALUE IF REZONED AS REQUESTED WILL NOT ALONE CONSTITUTE A SIGNIFICANT DETRIMENT

The property is currently zoned RM-1. Due to the topography of the property, it will be very expensive to develop the site with grading and construction of retaining walls. To overcome the development costs associated with the development, an increase in allowed density is essential.

THE AESTHETIC EFFECT OF EXISTING AND FUTURE USE OF THE PROPERTY AS IT RELATES TO THE SURROUNDING AREA

The property will be developed similar to the adjacent Puritan Mill development.

WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL

The existing topography of the property makes it difficult to develop under the existing zoning class. Allowing more density, something that is desired by ACC, would allow the development costs to be absorbed and allow the property to be developed.

Stephen Jaques

From: Molly DePriest
Sent: Wednesday, April 30, 2025 9:23 AM
To: Stephen Jaques; Marc Beechuk
Cc: Planning Internet Email
Subject: FW: [EXT]Puritan Village Zoning Hearing May 1, 2025/Response to proposal by homeowners adjacent and north

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From: Jason Corrigan [redacted]
Sent: Wednesday, April 30, 2025 9:15 AM
To: Planning Internet Email <Planning@accgov.com>
Subject: [EXT]Puritan Village Zoning Hearing May 1, 2025/Response to proposal by homeowners adjacent and north

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To Whom It May Concern;

INTRODUCTION - Concerned about DOT approvals and defined standards for entrances by road frontage, linear feet between each entrance. Traffic study and Decel and Accel lane plan, gated or not gated community? We need to be sure this is a safe entrance as we have had many near collisions just trying to enter 1010 Macon Hwy and the proposed entrance is on a blind hill. Is a second entrance needed? Refer to traffic study. What is Code for DOT right of way, decel and accel lanes? Costs to taxpayers: Impact fees, time and cost of variance meetings, approvals , commissioner meetings, DOT signoff, not to mention DEP.

SITE AND PROJECT NARRATIVE-This site currently consists of homes that are in keeping with the historic aesthetic of this community. These single homes provide a point of interest for the southern corridor into our historic town. What are the setbacks for an RM-1 or RM-2 property abutting a single family home? It would be a wonderful spot to put a greenspace and wildlife corridor between the developed property and the neighboring single family residence. There HAS to be a tree buffer(preferably existing of old growth trees) between the proposed development and the 129 year old property that is adjacent(1010 Macon Hwy.).There are very old growth trees on this property line. Would prefer to see a conserved tree canopy study along with the environmental impact. Landscape plan approval? Where will the pond dam be? Dog park will be disruptive to current landowners and need to be readdressed regarding location. *Animal waste etc. is an extreme environmental impact. This project should include DEP permits and support letters, wetland delineation requirements, setbacks from streams and rivers and environmental impact study, and the consideration of Georgia's battleground sites.

ZONING REQUEST-What are the waivers being proposed for zoning? Objection to the statement that this site sits in a higher density multi-family development. We all know this is upscale student housing and high end Airbnbs at best. Won't this require city letters of approval, an overview of utility availability and timeline for completion? This project could impact local residents for a considerable amount of time resulting in quality of

life issues. Not to mention environmental and traffic. Considering the amount of UGA growth for event venues in the local area traffic will be severely impacted.

ARCHITECTURE-Want to be sure that the future development makes a nod to the history of the area and does not potentially change the character of this Historic area. In regards to adjacent RM properties, while the property at 1010 Macon Hwy has been previously zoned for RM use, it is currently, and will continue to be in the foreseeable future a "single family residence", as well as ALL of the properties north along Macon Hwy.(up to Edwards Chapel and the dead end where the civil war monument now sits.) The proposal is not considering the most important aspect and that is direct impact to the existing neighbors. The impact to neighbors should be paramount, including the architecture.

LANDSCAPE AND BUFFERING- Is this within the scope of ACC ordinance on tree canopies? Refer to dendrology study and recommendations for wildlife protection and air quality, not to mention quality of life. The conserved tree canopy is conserved for a reason. Especially in the aforementioned zone between the proposed RM-1/2 housing and the single family property adjacent. We experience a plethora of Georgia wildlife on this property and can only dare to imagine what the lack of a mature tree canopy will do to the existing flora and fauna. We require at least a top grade mitigation in order to maintain the existing native wildlife and healthy ecosystem due to the recent development and tree clearing within the county. Again, this project should include DEP permits and support letters, wetland delineation requirements, setbacks from streams and rivers and environmental impact study, and the consideration of Georgia's battleground sites.

TRAFFIC IMPACT-This is based on a 3 year old report and Athens Clarke County and surrounding has grown exponentially in that time. Refer to comment regarding UGA stadium being built on Milledge as well as new housing, including the previous two new developments by applicant. We need a new formal traffic and impact study.

UTILITY SERVICE- This usage is assumption. How can he state this "will be" approved? There will always be more usage than estimated due to over congested housing situations which is a reality in a college town. No matter the availability there will be more tenants than rooms. This is not a lack of available housing, it is a lack of affordable housing. Also, where will the water, gas, and sewer be located? Need to see ACC approval. Refer to the need for soil and water impact studies.

PUBLIC SERVICES-Where is the proof that this will not impact public services in a negative way? Letters from public services agreeing to no strain? Where is the study that states the "large shortage of housing", and effect of land-use balance? (Just saying this does not make it true.) See above.

STORMWATER MANAGEMENT AND ENVIRONMENTAL CONCERNS-We need to see GeoTech for groundwater, impact studies, wetland delineation, and Phase 1 environmental studies. Given the slope that the applicant refers to we are concerned that standard methods of erosion control will not be effective for this site. This is of major concern to us as we have seen this area erode considerably in our 15 years of residence. Protection of soil and especially
water is of utmost importance.

WAIVERS-As stated before a waiver for the conservation of an intact tree canopy deserves a top grade wildlife mitigation impact study. 17% is not acceptable. Need to see a landscape plan, a neutral arborists report on the caliper of the trees planted and number required. A topography report on a budget is not a reason to change zoning that will negatively impact adjacent and beyond neighbors.

SUMMARY-There is no reason NOT to believe that the proposed development will decrease adjacent property values if this proposal is taken at all into consideration. Using a money saving topography report should not even be taken seriously as this is a financial decision entered into voluntarily by the Applicant. Density has nothing to do with topography except to the developer trying to amortize costs with more units. Applicant should be open and interested in the quality of life for all that will communally reside here, whether it is human, animal or plant. We have no concern for the applicant's personal gain, we just want to maintain a quality of life that includes thoughtfulness in regards to impact on neighbors(of all types), impact on water and soil, low density, and good quality development.

Let's not completely diminish what makes Athens a great place to live. Applicant and commission need to consider building a better established environment that in the long run will provide more financial gain for both, even with lower density, and help to maintain an important natural and historic corridor to our beloved city.

Thank you,
Jason and Karen Corrigan
1010 Macon Hwy. Athens, Ga. 30606

Stephen Jaques

From: Max Doty
Sent: Wednesday, July 16, 2025 10:45 AM
To: Stephen Jaques; Marc Beechuk
Cc: Planning Internet Email
Subject: FW: [EXT]Planning Commission Agenda Item -1030-1060 Macon Hwy & 100-150 Puritan Ln Master Application Report
Attachments: MasterApplicationReport_08-07-25.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: Michael McLendon [redacted]
Sent: Wednesday, July 16, 2025 10:14 AM
To: Planning Internet Email <Planning@accgov.com>; Bruce Lonnee <Bruce.Lonnee@accgov.com>; 'Alexander Sams' [redacted]; John Culpepper <John.Culpepper@accgov.com>; Mike Hamby <Mike.Hamby@accgov.com>; Judd Drake <Judd.Drake@accgov.com>
Subject: [EXT]Planning Commission Agenda Item -1030-1060 Macon Hwy & 100-150 Puritan Ln Master Application Report
Importance: High

EXTERNAL SENDER: This email originated from outside of the organization.
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The purpose of my communication is to highlight two major flaws in this proposed project and rezoning request. This rezoning request should be denied.

Traffic

The first issue deals with the assertions regarding the traffic impact of the project. As you know from previous communications, I have repeatedly called to ACC;s attention the ever-increasing volume of traffic on the old Macon Highway onto S Lumpkin and onto the Milledge Ave intersection. ACC T&PW staff have met with residents on-site concerning the traffic issue. The roadways in question here are primary routes into UGA and Athens for the public and public safety. While GDOT has plans to replace the now 75-year-old bridge over the river, there are no plans to address the legacy roadways and the lack of safety shoulders on the roadways. There are now several times during the day when the traffic is backed up from the entrance to Princeton Mill all the way to the intersection of S Lumpkin and the Old Macon Highway and then from near the entrance to Memorial Park to the red light at West Lake/S Lumpkin St. There are also backups on the Old Macon Highway.

The statement in the developer's application includes the following statement: *TRAFFIC IMPACT Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition. Traffic projections are based on the ITE code (220) Multifamily Housing (low-rise). The traffic generated is not enough to trigger a Traffic Impact Analysis. The average rate is 6.74 trips per dwelling unit. 70 dwelling units x 6.74 trips per unit = 472 ADT*

The developer's purpose here is to deflect attention away from the cumulative traffic impact of adding 229 bedrooms for what will likely be students to the current traffic volume problem. ACC's planning staff analysis of projects evaluates each one as if they are stovepipes totally isolated from the reality of the cumulative consequences of decisions. The issue here is the cumulative impact on an already burdened traffic corridor due to projects already approved and what is now being proposed. The developer is essentially asserting there will not be any substantial impact on the current traffic problem is a canard. ACC's failure to assess the cumulative impact of proposed housing and commercial developments on existing traffic issues is unacceptable and clearly is in the interest of developers not citizens.

Future Land Use Plan

The developer is basing, in part, his justification for approval based on his plan's conformance with the Future Land Use Plan which does not exist. ACC government has not approved a Future Land Use Plan so what is the legal basis for ACC allowing a developer to cite conformance with a plan that is not approved? I would like an answer to that question? The developers assertion of "providing housing opportunities" is just a way to say student housing. This rezoning proposal is just another example of an attempt to eliminate RM-1 single family housing to be replaced with high density housing circumventing formal policy.

I would like a response.

Michael H. McLendon
Princeton Mill
201-9 Hamilton Road
Athens, Georgia 30606
[redacted]

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AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **AMENDING A PLANNED DEVELOPMENT LOCATED AT 585 VINE STREET 1-5 IN THE C-N (P-D) (COMMERCIAL-NEIGHBORHOOD, PLANNED DEVELOPMENT) DISTRICT**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains:

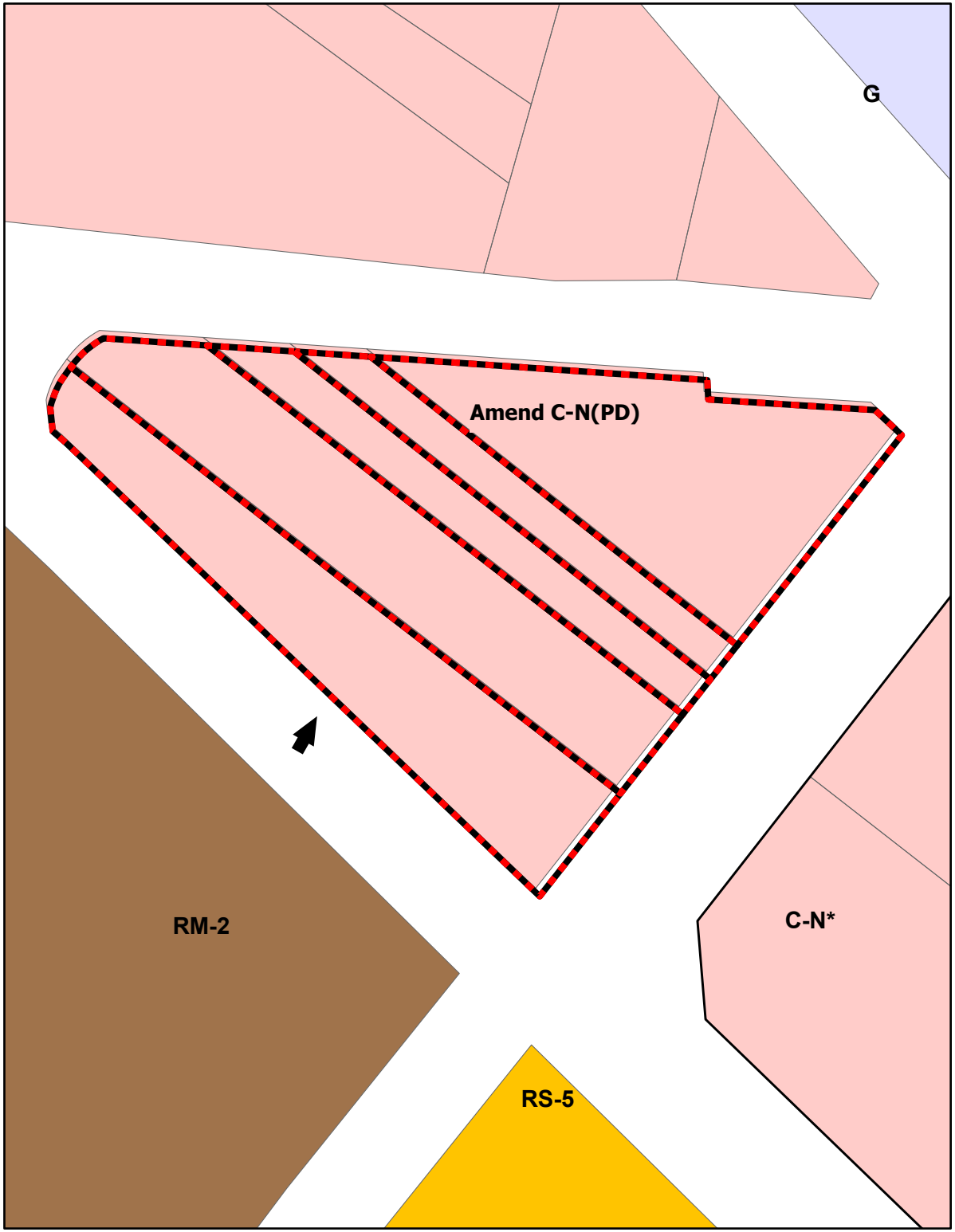
SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Section 9-3-3 and Section 9-3-6 thereof, is hereby amended by changing the zoning of five parcels of land comprising approximately 0.53 acres located at 585 Vine Street 1-5, Athens, Georgia, and shown on Attachment A hereto. Said affected parcels are more fully described in that certain document entitled "PD Site Plan," designated in the lower right-hand corner as "PD01," having an initial submittal date of November 14, 2022, being issued on June 25, 2025, prepared by Stephen H. Kesler, registered professional landscape architect, and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The subject parcels comprising approximately 0.53 acres are also known as tax parcel numbers 172A4 A001 (585 Vine Street 1), 172A4 A001A (585 Vine Street 2), 172A4 A100B (585 Vine Street 3), 172A4 A001C (585 Vine Street 4), and 172A4 A001D (585 Vine Street 5) on the Athens-Clarke County Tax Map, being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A hereto shall be noted on said Official Zoning Map in the office of the Clerk of Commission and duly noted in the minutes of the Commission meeting.

SECTION 2. The binding site plan associated with this ordinance and incorporated herein by reference is comprised of one sheet in total, with said sheet being entitled "PD Site Plan," designated in the lower right-hand corner as "PD01," having an initial submittal date of November 14, 2022, being issued on June 25, 2025, and prepared by Stephen H. Kesler, registered professional landscape architect. Upon adoption hereof, said sheet shall be stamped "binding" and made available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The binding written report associated with this ordinance and incorporated herein by reference consists of nine pages in total, is entitled "East Athens Wellness Experience – Farm to Neighborhood 585 Vine Street," and is dated July 3, 2025. Upon adoption hereof, the binding written report shall be stamped "binding" and made available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map
of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential *(1 unit per 10 acre density)*
- RM-1, Mixed Density Residential *(16 multi-family units per acre)*
- RM-2, Mixed Density Residential *(24 multi-family units per acre)*
- RM-3, Mixed Density Residential *(50 multi-family units per acre)*
- RS-5, Single-Family Residential *(5,000 sq. ft. min. lot area)*
- RS-8, Single-Family Residential *(8,000 sq. ft. min. lot area)*
- RS-15, Single-Family Residential *(15,000 sq. ft. min. lot area)*
- RS-25, Single-Family Residential *(25,000 sq. ft. min. lot area)*
- RS-40, Single-Family Residential *(40,000 sq. ft. min. lot area)*
- Winterville Boundary
- Bogart Boundary
- ACC Boundary

- Downtown Design Areas
  - *(DHD)*, Downtown Historic District
  - *(WD)*, West Downtown
  - *(ED)*, East Downtown
  - *(DS)*, Dougherty Street
  - *(RIV)*, River
  - *(WE)*, West End
- Airport Overlay
  - AZ1, Precision Approach Zone
  - AZ2, Larger Than Utility Runway Nonprecision Approach Zone
  - AZ3, Utility Runway Nonprecision Approach Zone
  - TZ, Transitional Zone
  - RPZ, Runway Protection Zone
  - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- Planned Development
- Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Railroads
- Special Use
- Historic Landmark

Parcel boundaries of the site are determined by legal description. The parcels shown on this map are to be used only as a guide.

25 12.5 0 25 50 75 Feet

ATTACHMENT A	PD-2025-07-1351 Planned Development Amendment 585 VINE STREET 1-5 Buck Bacon / W&A Engineering 585 Vine Properties LLC	
614		
FROM: C-N (PD)	TO: Amend C-N (PD)	
TAX PARCEL # 172A4 001, 172A4 001A, 172A4 001B, 172A4 001C, & 172A4 001D	PLANNING COMMISSION MEETING DATE August 7, 2025	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE September 2, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: August 7, 2025	**FILE NO:** PD-2025-07-1351

LOCATION: 585 Vine Street 1-5
APPLICANT: Buck Bacon / W&A Engineering
OWNER: 585 Vine Properties LLC
REQUEST: Amend a C-N (PD) (Commercial-Neighborhood (Planned Development))
COMMISSION DISTRICT: 3

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Sarah Gehring Present				Carey McLaughlin Present	X		
Vice-Chair: Kristen Morales Absent				Taylor Pass Absent			
Jen Fleece Present	X			Alexander Sams Present	X		
Sara Beresford Present	X			Monique Sanders Present	X		
Matthew Hall Present	X			Michael Lord Present	X		
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	7	0	0

For: Buck Bacon, Amy Kissane, Jeanine Labuzan-DeLane, Rashe Malcolm (applicants), Mildred White, Lillie Taylor, Evelyn Bloodsaw
Against: None

Discussion: The applicant discussed their amendment to the site plan, which includes a community garden, revised parking spaces per code, and subsequent Right-of-Way improvements on one half of the Triangle Plaza. The applicant relayed some of the history of their farm-to-table program, which offers fresh produce to low-income households and supports minority farmers in addition to education programs. The applicant stated that they aim to be a wellness hub that families can gather at. Residents spoke in support of the project, noted other community food programs in the neighborhood, and asked that the grant funding for the project be made transparent.

Commissioners clarified that neither the interior renovations nor the grant is the subject of Planning Commission review. They commended the applicant for their involvement in the neighborhood, stating that this program would help create an education platform with multi-generational impact and meet the Comprehensive Plan's community development objectives. Commissioners viewed the replacement of some of the impervious surface with a garden as a positive.

Motion: Ms. Beresford motioned to recommend approval. Ms Fleece seconded the motion, which passed unanimously.

STAFF REPORT
PLANNED DEVELOPMENT AMENDMENT
585 VINE STREET 1-5
PD-2025-07-1351
AUGUST 7, 2025

APPLICANT: .....Buck Bacon / W&A Engineering
OWNER: .....585 Vine Properties LLC
ZONING REQUEST: .....Amend a C-N (PD)
TYPE OF REQUEST: .....Type II
LOCATION: .....585 Vine St 1-5
TAX MAP NUMBERS: .....172A4 A001, 172A4 A001A, 172A4 A001B, 172A4 A001C, & 172A4 A001D
COUNTY COMMISSION DISTRICT: .....District 3
PROJECT SIZE: ..... 0.53 Acres
PRESENT USE: .....Commercial/Retail
PROPOSED USE: .....Commercial/Retail & Community Garden
PUBLIC NOTICE POSTED: .....July 24th, 2025
STAFF RECOMMENDATION: .....***APPROVAL***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL***
MAYOR & COMMISSION AGENDA SETTING: ...August 19th, 2025 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....September 2nd, 2025 (tentative)

I. Summary Recommendation

The applicant is asking for an amendment to the binding site plan associated with the approved 1996 Planned Development (PD) for the parcels adjacent to Nellie B Avenue, Vine Street and Gressom Street. The proposal is to decrease the existing lot coverage and the number of non-conforming parking spaces. Additionally, the plan proposes a public green space for a community garden at the corner of the lot where Vine Street and Nellie B Avenue meet. No exterior changes to the building are proposed at this time.

The project does not require a change to the Future Land Use Map, and the proposal is compatible with both the Comprehensive Plan and the Zoning Map. The proposed change to the binding site plan is to correct parking, reduce lot coverage, and increase greenspace and tree plantings. The applicant has stated that this will promote community well-being and growth, which is in line with the original intent of the Planned Development. Staff supports the proposed changes to better suit a teaching kitchen and community garden, which helps foster a community where people can learn, work, and access amenities. **Therefore, Staff recommends approval** of the request.

Planning Commission Recommendation: Commissioners discussed the proposed revisions to the binding site plan, including a community garden, revised parking spaces per code, and subsequent Right-of-Way improvements on one half of the Triangle Plaza. The applicant relayed some of the history of their farm-to-table program and indicated a desire to be a wellness hub that provides a gathering space for families, education opportunities, fresh produce, and support for minority farmers. Commissioners clarified that neither the interior renovations nor the grant is the subject of

Planning Commission review. They commended the applicant for their involvement in the neighborhood, stating that this program would help create an education platform with multi-generational impact and meet the Comprehensive Plan's community development objectives. Commissioners viewed the replacement of some impervious surfaces with a garden as a positive.

The Commission recommends approval.

II. Purpose of Applicant Request

A. Proposal

The proposed Planned Development Amendment request for 585 Vine Street 1-5 is to amend the binding site plan to accommodate a change in business in the existing building on the property and to create a community garden for the surrounding community. The proposed amendment would decrease the amount of lot coverage on the property by decreasing the number of parking spaces and other pavement as well as increase the amount of landscaping and tree plantings.

B. Existing Conditions

The subject properties are made up of five parcels, totaling 0.53 acres. There is one existing building on the property that currently has five separate units and a total of 3,925sf. The remaining sections of the parcel are paved parking and limited green space at the corner of Nellie B Avenue and Vine Street. The surrounding parcels are a mix of light commercial, single-family residential, and multi-family residential uses.

The subject properties are a part of a larger Planned Development approved in 1996 to repurpose and revitalize the corner lots along Nellie B Avenue between Vine St. and Fairview St (properties addressed as 151, 157, & 159 Nellie B Ave & 585 Vine St 1-5). In 2012, all parcels within the approved PD were rezoned from RM-1 (PD) to C-N (PD) to align with the 2000 county-wide rezone. There was an additional PD Amendment to the northern Plaza section (referred to as Site A in the original 1996 approved PD ordinance) to allow for additional storage to be constructed on the lot for an existing retail use. While this change had no relative effect on the subject Vine Street property, it is important to note due to the similar request in change to the pre-existing binding site plan.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2023 Comprehensive Plan calls for the following policies that **are** supported in this project:

- *Re-examine zoning standards to ensure that they are delivering on community objectives such as affordable housing, provision of parkland and greenspace, environmental sustainability, etc.*
- *Create appealing and inviting community gateways and corridors.*
- *Encourage the creation of publicly accessible gathering spaces within neighborhoods and development projects*

The planned development amendment reflects the 2023 Comprehensive Plan's goals through its proposed redevelopment and community outreach program. The design of the Triangle Plaza redevelopment proposes many ways to encourage community and environmental growth by focusing on the wants and needs of the surrounding neighborhood and community.

Overall, the proposal is compatible with the Comprehensive Plan.

B. Compatibility with the Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *Main Street Business*, which is described as follows:

Main Street Business

These are commercial areas where development of a storefront commercial type is encouraged. The uses are generally small-scale, but larger-scale uses can be integrated within a Main Street Business classification if a small-scale storefront is developed along the street facade, with the larger development located behind. Larger-scale uses should only be developed in instances where they are compatible with the adjacent uses. Retail and office uses should dominate the ground floors of the Main Street Business facades, with residential uses encouraged on second and third stories. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation. Walkability and pedestrian scale are important and the development should be oriented to the street with sidewalks, street trees, and pedestrian access provided.

No change to the Future Land Use Map is required since the proposed zoning action is already compatible with the Map. The proposal is compatible with the Future Land Use description for this area.

C. Compatibility with the Zoning Map

The subject properties are currently zoned C-N (PD). The applicant is requesting an amendment to the existing binding plan, but no change to the Zoning Map is required.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

There are no known conflicts with any other ACCGov plans or programs regarding the proposed amendment request.

IV. Technical Assessment

A. Environment

The Arborist has reviewed the tree management plan and recommended Approval with the following comment.

- *Potential tree spacing and species selection issues can be addressed during Construction Plans Review.*

B. Grading and Drainage

The Transportation & Public Works Department has reviewed the proposal and recommended Approval with no further comment.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and recommended Approval with the following comments:

- *ACC water and sanitary sewer is available*
- *Capacity is available*

D. Transportation

The Transportation & Public Works Department has reviewed the proposal and recommended Approval with no further comment.

E. Fire Protection

The Fire Marshal has reviewed the proposal and has recommended Approval with the following comments.

- *The Fire Marshal's Office approves this plan. The Fire Department will continue to have access to the property, and a turnaround is not required due to the multiple access points surrounding the site.*

F. Compliance with the Zoning Ordinance and Development Standards

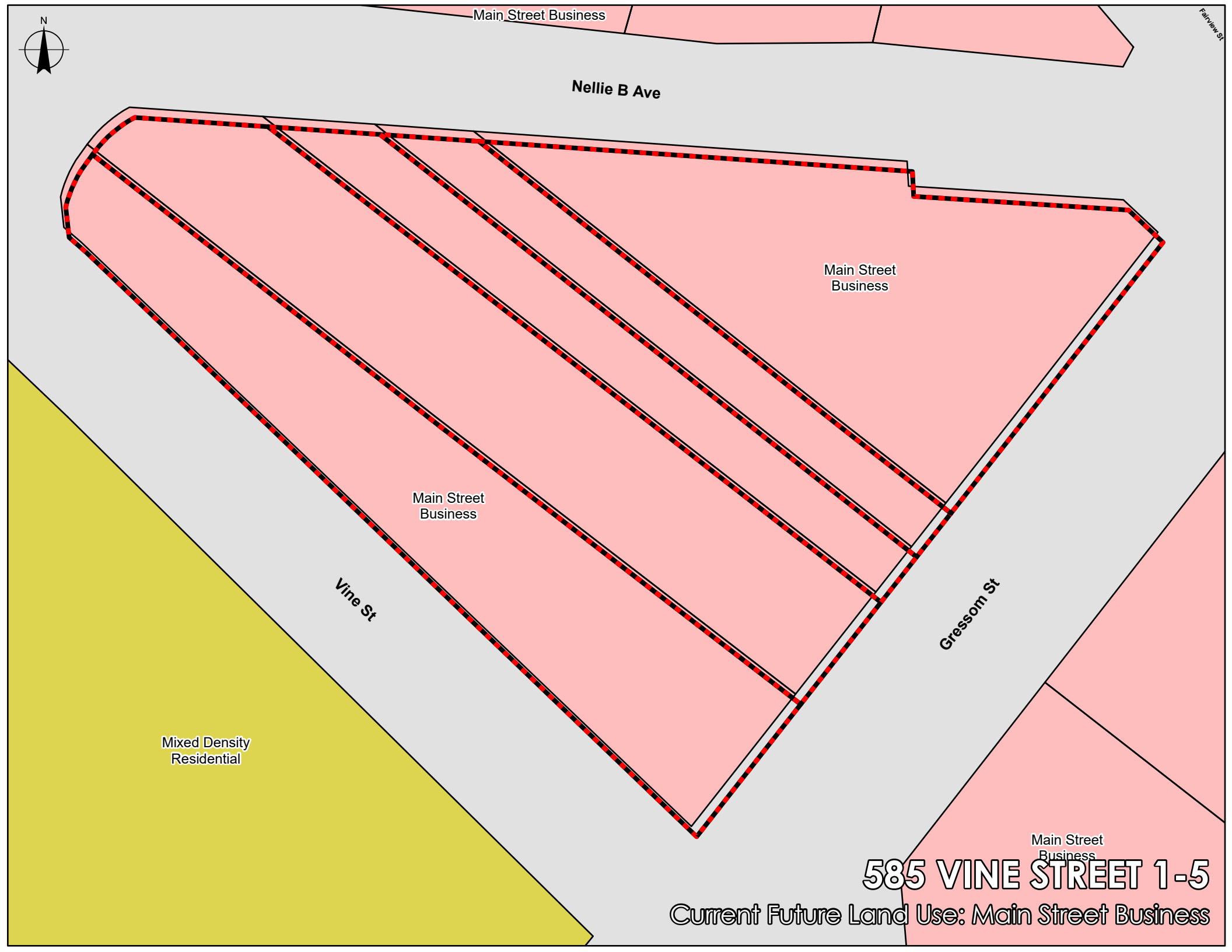
A Planned Development designation is intended to encourage development of compatible land uses on a scale larger than that of individual small parcels. This designation is used to request waivers to the required development standards in an effort to provide design flexibility to account for special circumstances unique to the design or lot, as long as the proposal meets the spirit and intent of the code. Planned Development requests include a binding application report, site plan, and architectural elevations in an effort to guarantee to the community that what is proposed will be constructed if approved. All exemptions to the zoning and development standards must be identified in the application prior to approval of a binding proposal since the development will otherwise be expected to adhere to the ordinance standards. Staff did not find any compliance issues with the project.

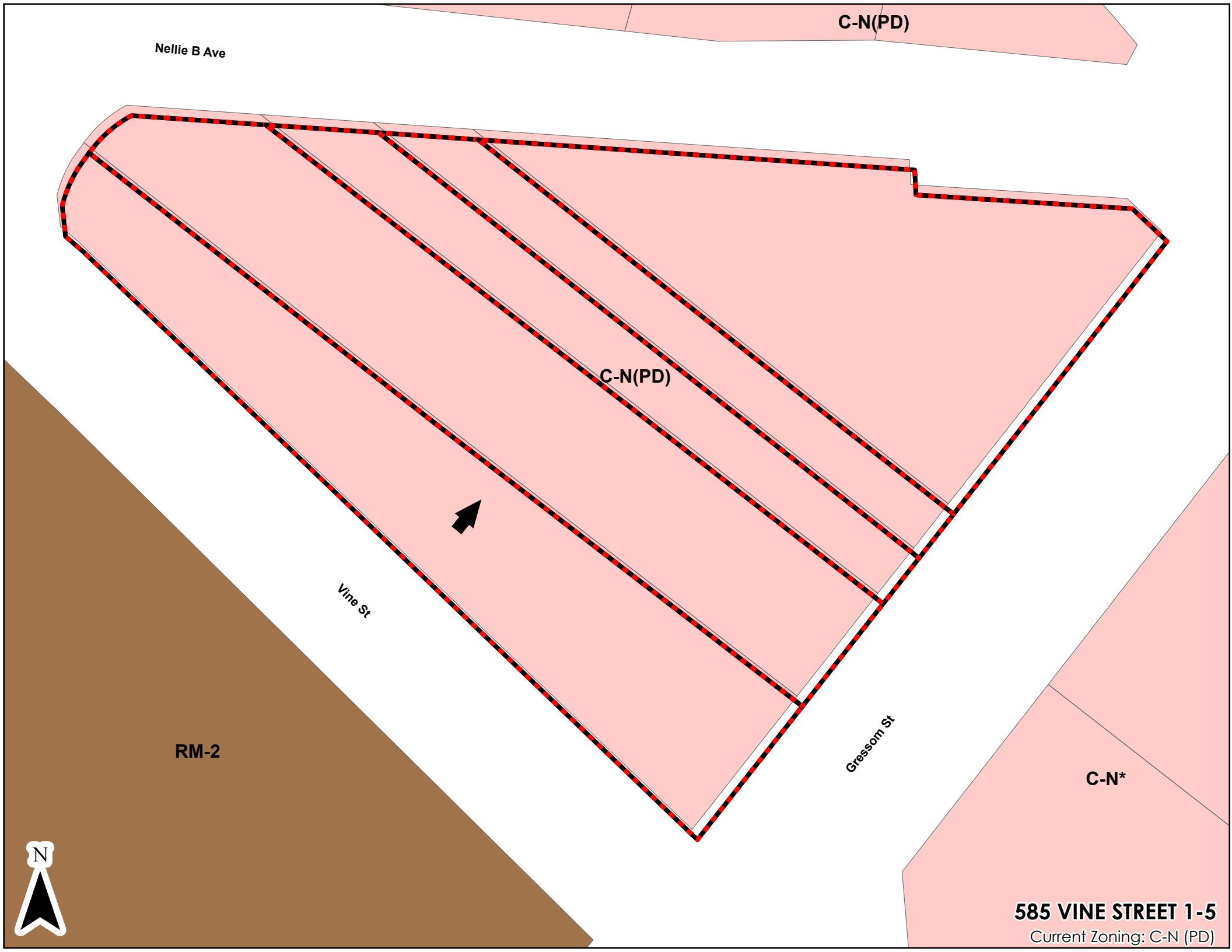
End of Staff Report.

Reviewed Zoning Criteria Considered by Staff

The following factors have been considered as set forth in Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E.2d 830 (1977).

Reviewed	
☒	The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
☒	The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.
☒	The proposal will not adversely affect the balance of land uses in Athens-Clarke County.
☒	The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
☒	The existing land use pattern surrounding the property in issue.
☒	The possible creation of an isolated district unrelated to adjacent and nearby districts.
☒	The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
☒	Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
☒	Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.
☒	Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.
☒	Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.
☒	The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
☒	The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.


N
Main Street Business
Fairview St
Nellie B Ave
Main Street
Business
Main Street
Business
Vine St
Gressom St
Mixed Density
Residential
Main Street
Business
585 VINE STREET 1-5
Current Future Land Use: Main Street Business


C-N(PD)
Nellie B Ave
C-N(PD)
Vine St
RM-2
Gressom St
C-N*
N
585 VINE STREET 1-5
Current Zoning: C-N (PD)

W&A Engineering
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING
TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT
355 Oneta Street, Suite D100 Athens, GA 30601
P: (706) 310-0400 • F: (706) 310-4011
waengineering.com

EAST ATHENS WELLNESS EXPERIENCE

585 VINE ST - CLARKE, GA

0.53 ACRES

PLAN TYPE: EXHIBIT

PROJECT NO: 220064

SCALE: 1"=60'

0 30 60 120

DATE: 07/29/2025

C-N ZONING PROJECT STANDARDS	
MAXIMUM RESIDENTIAL DENSITY (BEDROOMS / GROSS ACRE)	16
MINIMUM LOT AREA	5,000 SF
MINIMUM LOT WIDTH	50 Ft
MINIMUM LOT DEPTH	50 Ft
MINIMUM FRONT YARD	10 Ft
MINIMUM SIDE YARD	6 Ft
MINIMUM SIDE YARD, ADJACENT TO STREET	6 Ft
MINIMUM REAR YARD	10 Ft
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE	10 Ft
MAXIMUM FAR	0.75
MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS (TOTAL NET DEVELOPMENT)	75%
MINIMUM LANDSCAPED AREA (TOTAL NET DEVELOPMENT)	25%
TREE CANOPY COVER	45%
MAXIMUM BUILDING HEIGHT	65 Ft

SITE COVERAGE

TOTAL PROJECT AREA: 0.53 ACRES (22,856.2 SF)
FUTURE R.O.W.: 0.06 ACRES (2,720.4 SF)
NET SITE AREA: 0.46 ACRES (20,135.8 SF)

EXISTING SITE COVERAGE:
HARDSCAPE: 21,204 SF (92.77% OF SITE)
LANDSCAPE: 1,652 SF (7.23% OF SITE)

PROPOSED SITE COVERAGE:
PROPOSED HARDSCAPE:
PAVING: 8,853 SF
BUILDING: 4,030 SF
TOTAL COVERAGE: 12,883 SF (64% OF NET SITE)

PROPOSED LANDSCAPE AREA:
TOTAL LANDSCAPE: 7,253 SF (36% OF NET SITE)

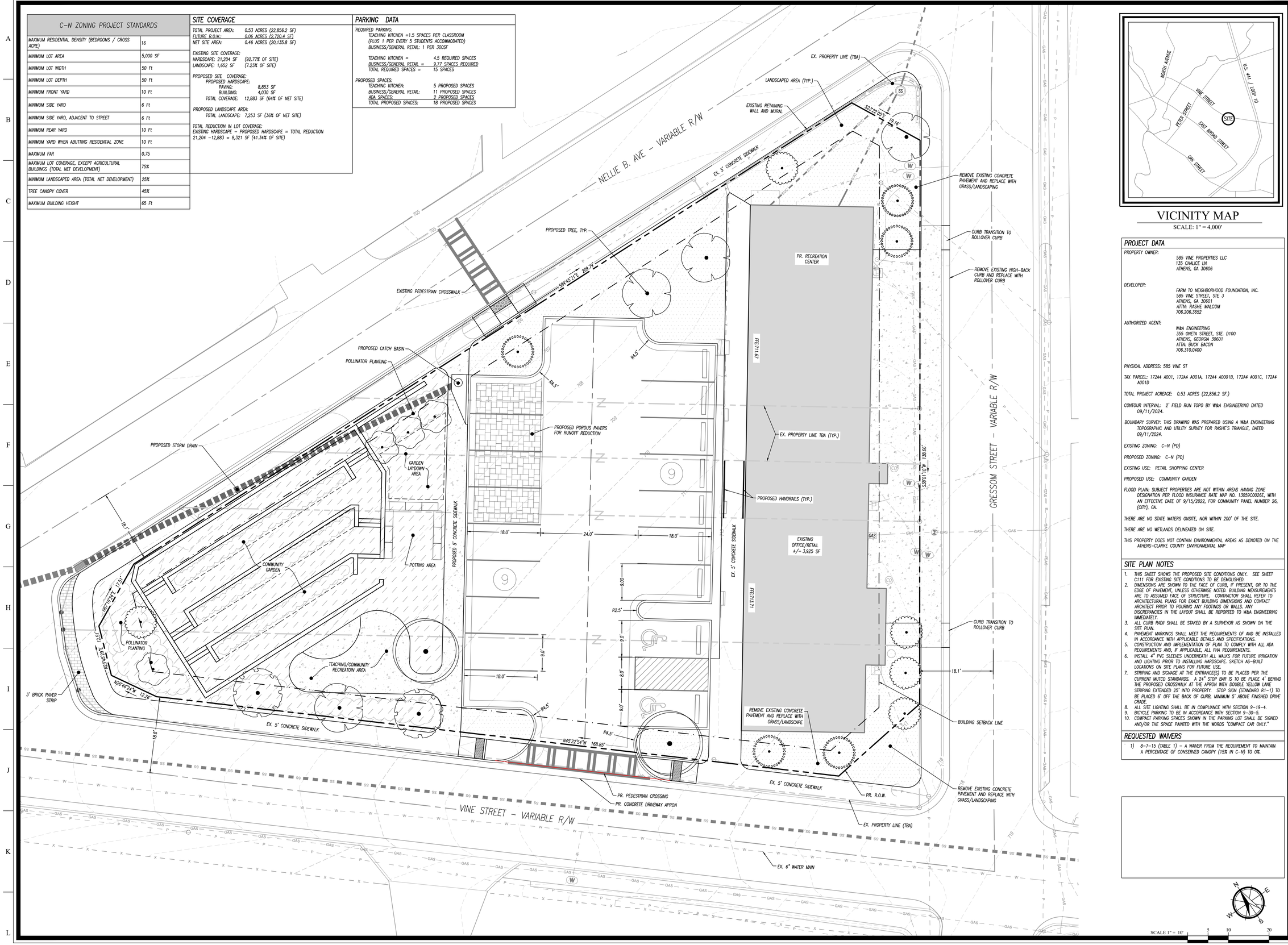
TOTAL REDUCTION IN LOT COVERAGE:
EXISTING HARDSCAPE – PROPOSED HARDSCAPE = TOTAL REDUCTION
21,204 –12,883 = 8,321 SF (41.34% OF SITE)

PARKING DATA

REQUIRED PARKING:
TEACHING KITCHEN =1.5 SPACES PER CLASSROOM
(PLUS 1 PER EVERY 5 STUDENTS ACCOMMODATED)
BUSINESS/GENERAL RETAIL: 1 PER 300SF

TEACHING KITCHEN = 4.5 REQUIRED SPACES
BUSINESS/GENERAL RETAIL = 9.77 SPACES REQUIRED
TOTAL REQUIRED SPACES = 15 SPACES

PROPOSED SPACES:
TEACHING KITCHEN: 5 PROPOSED SPACES
BUSINESS/GENERAL RETAIL: 11 PROPOSED SPACES
ADA SPACES: 2 PROPOSED SPACES
TOTAL PROPOSED SPACES: 18 PROPOSED SPACES



VICINITY MAP
SCALE: 1" = 4,000'

PROJECT DATA

PROPERTY OWNER:
585 VINE PROPERTIES LLC
135 CHALICE LN
ATHENS, GA 30606

DEVELOPER:
FARM TO NEIGHBORHOOD FOUNDATION, INC.
585 VINE STREET, STE 3
ATHENS, GA 30601
ATTN: RASHE MALCOM
706.206.3652

AUTHORIZED AGENT:
W&A ENGINEERING
355 ONETA STREET, STE. D100
ATHENS, GEORGIA 30601
ATTN: BUCK BACON
706.310.0400

PHYSICAL ADDRESS: 585 VINE ST

TAX PARCEL: 172A4 A001, 172A4 A001A, 172A4 A0001B, 172A4 A001C, 172A4 A001D

TOTAL PROJECT ACREAGE: 0.53 ACRES (22,856.2 SF.)

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING DATED 09/11/2024.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC AND UTILITY SURVEY FOR RASHE'S TRIANGLE, DATED 09/11/2024.

EXISTING ZONING: C-N (PD)

PROPOSED ZONING: C-N (PD)

EXISTING USE: RETAIL SHOPPING CENTER

PROPOSED USE: COMMUNITY GARDEN

FLOOD PLAIN: SUBJECT PROPERTIES ARE NOT WITHIN AREAS HAVING ZONE DESIGNATION PER FLOOD INSURANCE RATE MAP NO. 13059C0026E, WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER 26, (CITY), GA.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP

SITE PLAN NOTES

1. THIS SHEET SHOWS THE PROPOSED SITE CONDITIONS ONLY. SEE SHEET C111 FOR EXISTING SITE CONDITIONS TO BE DEMOLISHED.
2. DIMENSIONS ARE SHOWN TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO ASSUMED FACE OF STRUCTURE. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT ARCHITECT PRIOR TO POURING ANY FOOTINGS OR WALLS. ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO W&A ENGINEERING IMMEDIATELY.
3. ALL CURB RADII SHALL BE STAKED BY A SURVEYOR AS SHOWN ON THE SITE PLAN.
4. PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS.
5. CONSTRUCTION AND IMPLEMENTATION OF PLAN TO COMPLY WITH ALL ADA REQUIREMENTS AND, IF APPLICABLE, ALL FHA REQUIREMENTS.
6. INSTALL 4" PVC SLEEVES UNDERNEATH ALL WALKS FOR FUTURE IRRIGATION AND LIGHTING PRIOR TO INSTALLING HARDSCAPE. SKETCH AS-BUILT LOCATIONS ON SITE PLANS FOR FUTURE USE.
7. STRIPING AND SIGNAGE AT THE ENTRANCE(S) TO BE PLACED PER THE CURRENT MUTCD STANDARDS. A 24" STOP BAR IS TO BE PLACE 4' BEHIND THE PROPOSED CROSSWALK AT THE APRON WITH DOUBLE YELLOW LANE STRIPING EXTENDED 25' INTO PROPERTY. STOP SIGN (STANDARD R1-1) TO BE PLACED 6' OFF THE BACK OF CURB, MINIMUM 5' ABOVE FINISHED DRIVE GRADE.
8. ALL SITE LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 9-19-4.
9. BICYCLE PARKING TO BE IN ACCORDANCE WITH SECTION 9-30-5.
10. COMPACT PARKING SPACES SHOWN IN THE PARKING LOT SHALL BE SIGNED AND/OR THE SPACE PAINTED WITH THE WORDS "COMPACT CAR ONLY."

REQUESTED WAIVERS

1) 8-7-15 (TABLE 1) – A WAIVER FROM THE REQUIREMENT TO MAINTAIN A PERCENTAGE OF CONSERVED CANOPY (15% IN C-N) TO 0%.

N E S W

SCALE 1" = 10' 5 10 20

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-0400 • F: (706) 310-4011
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EAST ATHENS WELLNESS EXPERIENCE

CLARKE COUNTY, GA

585 VINE ST - 0.53 ACRES

Know what's below. Call before you dig. 811

REVISIONS

DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: 11/14/2022

ISSUANCE DATE: 6/25/2025

GEORGIA REGISTERED No. 1939 PROFESSIONAL LANDSCAPE ARCHITECT STEPHEN H. KESLER 6/25/2025

W&A PROJECT #: 220064

PD SITE PLAN

PD01

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
LARGE TREE				
	QUE SHU	Quercus shumardii / Shumard Oak	3 Gal	2
MEDIUM TREE				
	ACE BUE	Acer buergerianum / Trident Maple	3 Gal	4
	DIO VIR	Diospyros virginiana / Common Persimmon	3 Gal	2
SMALL TREE				
	AME ARB	Amelanchier arborea / Downy Serviceberry	3 Gal	5
	CER CAN	Cercis canadensis / Eastern Redbud	3 Gal	5
	MAL FLO	Malus floribunda / Flowering Crabapple	3 Gal	4

NOTE:
NO MORE THAN 30 PERCENT OF ANY ONE SPECIES SHALL BE PLANTED ON A LOT.

PLANTING MATERIALS NOTE

ALL TREE SIZES TO BE AS FOLLOWS:
DECIDUOUS TREES – 2" CALIPER
MULTI-TRUNK TREES – 1" CALIPER PER TRUNK
EVERGREEN TREES – 8' IN HEIGHT

TREE CANOPY CALCULATIONS

TOTAL PROJECT AREA: 0.53 ACRES (22,856.2 SF)
FUTURE R.O.W.: 0.06 ACRES (2,424.2 SF)
NET SITE AREA: 0.47 ACRES (20,432 SF)

ZONING: C–N

EXISTING TREE CANOPY: 0 SF. OR 0% OF NET SITE

REQUIRED CONSERVED TREE CANOPY: 15% OF NET SITE (3,065 SF.)

PROPOSED CONSERVED TREE CANOPY: 0 SF. OR 0% OF NET SITE

TOTAL INDIVIDUAL PLANTED TREE CANOPY: 14,200 SF. OR 69.50% OF NET SITE

REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 45% OF NET SITE

TOTAL TREE CANOPY (CONSERVED & PLANTED):
14,200 SF. OR 69.50% OF NET SITE

LANDSCAPE CALCULATIONS

ZONING: C–N

MINIMUM REQUIRED LANDSCAPE AREA: 25%
TOTAL LANDSCAPE AREA: 7,764 SF (38% OF NET SITE)

PARKING REQUIREMENTS: (1 TREE REQUIRED / 7 PARKING SPACES)
20 PARKING SPACES / 7 = 2.86 REQUIRED TREES
3 PROPOSED

STREET TREE REQUIREMENTS: (1 TREE REQUIRED / 30 LF FRONTAGE)

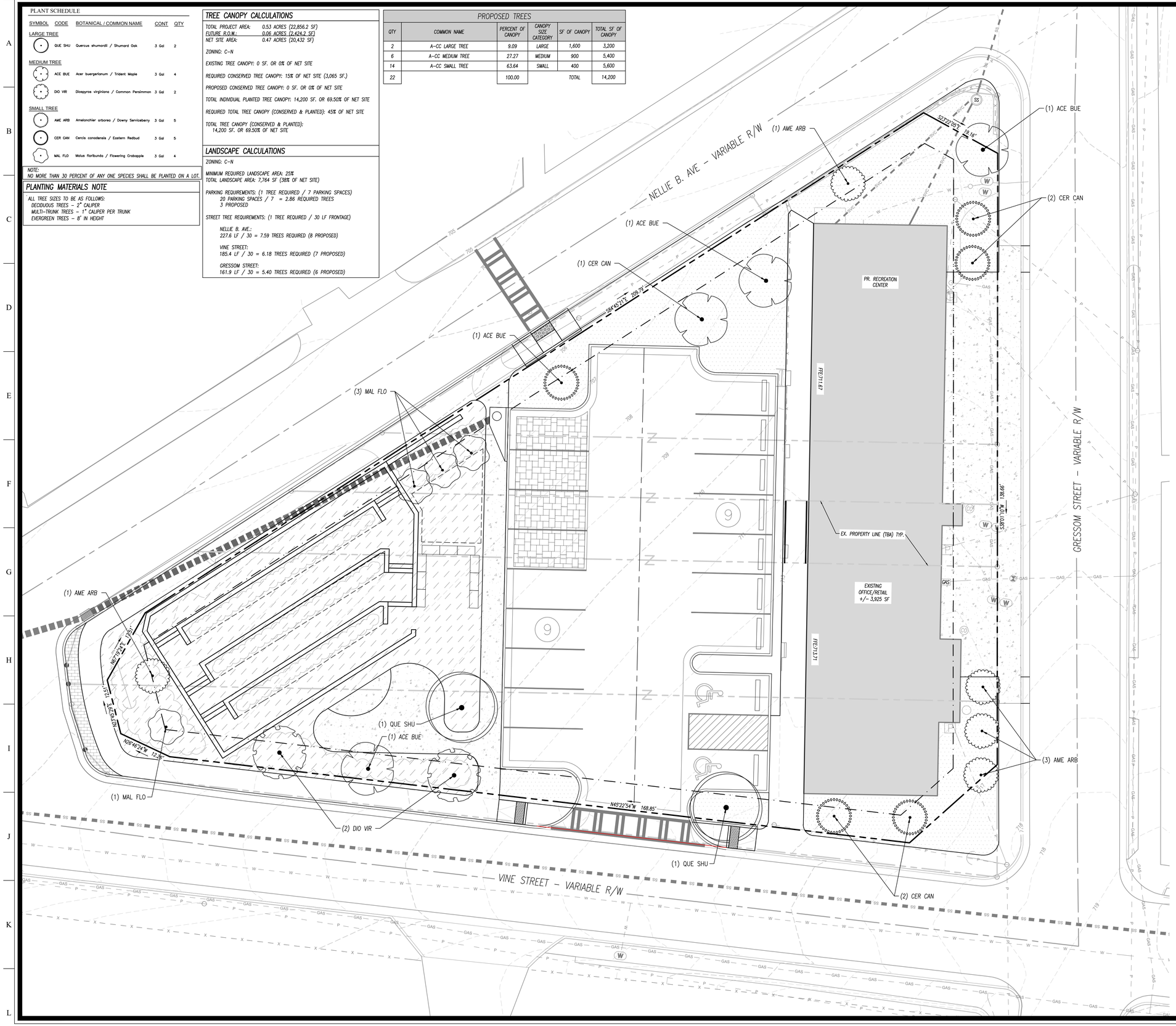
NELLIE B. AVE.:
227.6 LF / 30 = 7.59 TREES REQUIRED (8 PROPOSED)

VINE STREET:
185.4 LF / 30 = 6.18 TREES REQUIRED (7 PROPOSED)

GRESSOM STREET:
161.9 LF / 30 = 5.40 TREES REQUIRED (6 PROPOSED)

PROPOSED TREES

QTY	COMMON NAME	PERCENT OF CANOPY	CANOPY SIZE CATEGORY	SF. OF CANOPY	TOTAL SF. OF CANOPY
2	A–CC LARGE TREE	9.09	LARGE	1,600	3,200
6	A–CC MEDIUM TREE	27.27	MEDIUM	900	5,400
14	A–CC SMALL TREE	63.64	SMALL	400	5,600
22		100.00		TOTAL	14,200



SCALE 1" = 10'

PROJECT DATA

PROPERTY OWNER:
585 VINE PROPERTIES LLC
135 CHALICE LN
ATHENS, GA 30606

DEVELOPER:
FARM TO NEIGHBORHOOD FOUNDATION, INC.
585 VINE STREET, STE 3
ATHENS, GA 30601
ATTN: RASHE MALCOM
706.206.3652

AUTHORIZED AGENT:
W&A ENGINEERING
355 ONETA STREET, STE. D100
ATHENS, GEORGIA 30601
ATTN: BUCK BACON
706.310.0400

PHYSICAL ADDRESS: 585 VINE ST

TAX PARCEL: 172A4 A001, 172A4 A001A, 172A4 A0001B, 172A4 A001C, 172A4 A001D

TOTAL PROJECT ACREAGE: 0.53 ACRES (22,856.2 SF.)

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING DATED 09/11/2024.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC AND UTILITY SURVEY FOR RASHE'S TRIANGLE, DATED 09/11/2024.

EXISTING ZONING: C–N (PD)

PROPOSED ZONING: C–N (PD)

EXISTING USE: RETAIL SHOPPING CENTER

PROPOSED USE: COMMUNITY GARDEN

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13059C0026E, WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER ———————— (CITY), GA.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS–CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/03/04.

TREE MANAGEMENT PLAN NOTES

1. *ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR: POINSETT REAL ESTATE PARTNERS BY W&A ENGINEERING. LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.*
2. *SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.*
3. *TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL ACC TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE & FEDERAL AUTHORITIES AT THIS TIME.*
4. *NO TREES WITH A DBH GREATER THAN 2" ARE LOCATED IN THE R/W.*
5. *TREES PLANTED OR CONSERVED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE ACC ARBORIST OR FORESTER.*
6. *THE ACC ARBORIST OR FORESTER MUST INSPECT THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, INCLUDING DEMOLITION (WHEN PROPOSED). TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES END OR A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER. CONTRACTOR TO COORDINATE INSPECTION.*
7. *NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA NOR WITHIN 10' OF THE TRUNK ANY CONSERVED TREE.*
8. *TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" OF WATER PER WEEK.*
9. *STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.*
10. *BURLAP (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12" OF THE ROOT BALL AND TREE SHOULD BE PLANTED SO THAT TRUNK FLARE IS VISIBLE ABOVE THE GROUND.*
11. *PLANTED TREES SHOULD BE MULCHED IMMEDIATELY AFTER PLANTING. MULCH IS NOT ALLOWED CLOSER THAN 6" TO THE TRUNK FLARE.*
12. *ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO SECTION 8–7–19 OF THE ATHENS–CLARKE COUNTY CODE OF ORDINANCES.*
13. *ALL EXISTING TREES THAT HAVE BEEN DESIGNATED FOR CONSERVATION MUST BE PROTECTED IN ACCORDANCE WITH 8–7–19. ALL TREE PROTECTION FENCE(S) TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.*
14. *FORESTED AREAS CONTRIBUTING TOWARDS CONSERVED TREE CANOPY AND CONSERVATION CREDIT MUST REMAIN IN THEIR NATURAL, UNDISTURBED CONDITION. CLEARING OF UNDERBRUSH IS NOT PERMITTED, EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES.*
15. *THIS SHEET SHOWS PROPOSED TREES, BUT NOT ALL PROPOSED LANDSCAPING. SEE THE PLANT LISTS ON THE LANDSCAPE PLAN FOR TOTAL REQUIRED ONSITE PLANTINGS, INCLUDING REQUIRED LANDSCAPE BUFFERS AND SCREENING.*
16. *THERE ARE EXISTING FORESTED AREAS ON THIS SITE, NO INDIVIDUAL TREES HAVE BEEN INVENTORIED AND THEREFORE ARE NOT COUNTED AS SUCH IN THE CALCULATIONS.*
17. *THERE ARE NO AREAS ON SITE DESIGNATED FOR FOREST REGENERATION OR FUTURE FOREST(S).*
18. *ALL TREES GREATER THAN 2" DBH WHICH FALL OUTSIDE OF THE DEVELOPMENT AREAS WILL BE SAVED ON THE SITE. THE DEVELOPMENT AREAS WILL BE FURTHER DEFINED BY CONSTRUCTION PLANS.*

MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES & STRUCTURES OR INFRASTRUCTURE BY TREE CANOPY SIZE CATEGORY

STRUCTURE/ INFRASTRUCTURE DESCRIPTION	TREE CANOPY SIZE CATEGORY FROM THE ACC TREE SPECIES LIST			
	LARGE	MEDIUM	SMALL	VERY SMALL
STREET INTERSECTION, MEASURED FROM THE ROW BOUNDARY	35	35	35	35
TRAFFIC SIGNS	20	20	20	20
LIGHT POLES	20	20	15	15
OVERHEAD UTILITIES	30	20	0	0
UNDERGROUND UTILITIES	5	5	5	5
MAILBOXES	5	5	5	5
FH, ELECTRICAL BOXES, WM	5	5	5	5
CURB, SIDEWALK, EOP	3.5	3	2	2
BUILDINGS	15	10	5	5

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-0400 • F: (706) 310-4011
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EAST ATHENS WELLNESS EXPERIENCE

CLARKE COUNTY, GA

585 VINE ST - 0.53 ACRES

Know what's below. Call before you dig. 811

REVISIONS

DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: 11/14/2022

ISSUANCE DATE: 6/25/2025

GEORGIA REGISTERED No. 1938 PROFESSIONAL LANDSCAPE ARCHITECT STEPHEN H. KESLER 6/25/2025

W&A PROJECT #: 220064

TREE MANAGEMENT PLAN

L201

X:\Projects\2022\220064-Rashe's Triangle\Design\Construction\SITE-220064.dwg 6-25-25 02:57:47 PM jkitzrow

W&A ENGINEERING

355 Oneta Street, Suite D100, Athens, GA 30601 • waengineering.com • 706.310.0400

East Athens Wellness Experience – Farm to Neighborhood 585 Vine Street

July 3, 2025 – W&A File #220064

REQUEST SUMMARY

Applicant:	W&A Engineering, Georgia
Location:	585 Vine Street
Tax Parcel :	172A4 A001, A001A, A001B, A001C, A001D
Size:	0.53 Acres
Current Use:	Commercial Strip Center
Current Zoning:	C-N (PD)
Proposed Zoning:	C-N (PD)
Current FLU:	Neighborhood Center
Proposed FLU:	Neighborhood Center

INTRODUCTION

The subject property is within the Triangle Plaza Planned Development, which consists of two triangle-shaped commercial blocks bounded by Fairview Street, Nellie B Avenue, Vine Street, and Gressom Street in Athens-Clarke County (ACC) Georgia. The purpose of this submittal is to amend the existing approved Planned Development (PD) for the southern triangle, which consists of 0.53 acres located at 585 Vine Street. The changes proposed to the existing Planned Development plan include the reorganization of surface parking to reduce overall lot coverage, as well as the addition of a community garden.

DEVELOPMENT HISTORY

A Planned Development including the subject property was approved in 1996 and amended in 2015. Both the original 1996 PD and the 2015 amendment included a binding site plan with regulations regarding building location and parking, along with a binding landscaping plan (including required trees and other plantings), and a binding report which outlined regulations regarding uses, architecture, and site modifications. The subject property's underlying zoning was changed from Single-Family Residential zoning to Commercial-Neighborhood zoning in 2012.

EXISTING SITE

The subject property consists of an existing commercial strip center type building with a floor space of approximately 3,925 square feet. The remaining balance of the parcel is a paved parking area with 28 parking spaces and has limited green space, trees, or other landscape features. The existing parking area is non-conforming and is not currently ADA accessible. There is are existing mural along the northern and southern elevation of the existing building.

An aerial image of the existing site conditions is shown in **Figure 1 – Existing Site Conditions**.

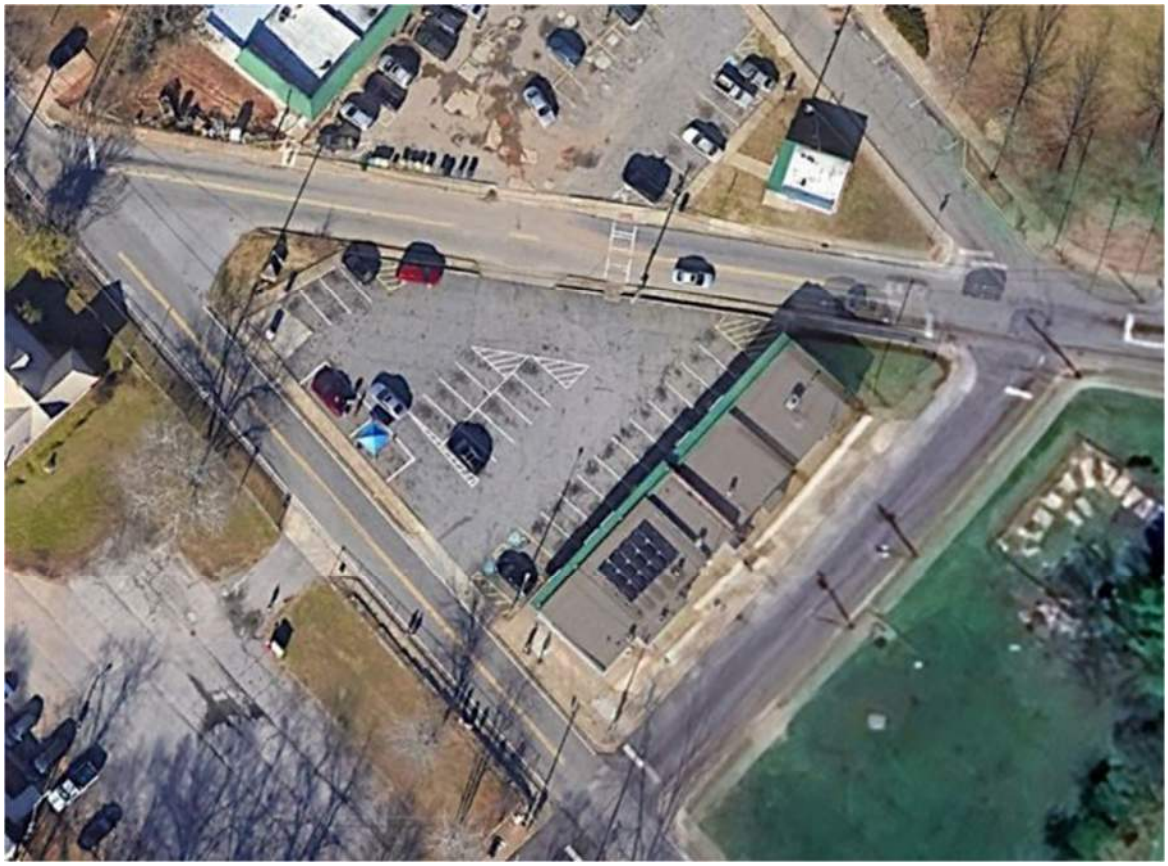


FIGURE 1 – EXISTING SITE CONDITIONS

PROPOSED DEVELOPMENT

Vision

Farn to Neighborhood (F2N) is an Athens-Clarke county-based organization focused on creating a community where everyone has access to delicious, nutritious, and affordable food choices. Under the direction of Rashe Malcolm, F2N has cultivated a network of local and minority farmers to further their mission of providing nutrition-based services to limited-income adults, families, and seniors. Through donations and profits from the sale of Bags of Delish, F2N distributed over 5,000 pounds of fruits and vegetables to low-income families in the last year alone.

Farm to Neighborhood also created the HEALTHYouth program: Empowering Youth to Cook. Grow. Thrive. Rashe and the team at F2N have also managed to cultivate over 40 community partnerships to make their programming possible.

In 2023, Farm to Neighborhood was awarded funds through the Georgia's Governor's Emergency Education Relief Fund to improve neighborhood assets like parks, recreation facilities, sidewalks, and healthy food access in communities across the state that were disproportionately impacted by the COVID-19 pandemic. The vision as proposed within the awarded grant is to create a community garden and teaching kitchen to enrich the East Athens community.

The vision has been further outlined by University of Georgia's Sustainability Certificate Program Capstone Project authored by students Rachel Chizner, Hannah Becker, and Susann Berg. The following renderings represent the planned improvements to the interior of the existing building and further represent the vision of this project.

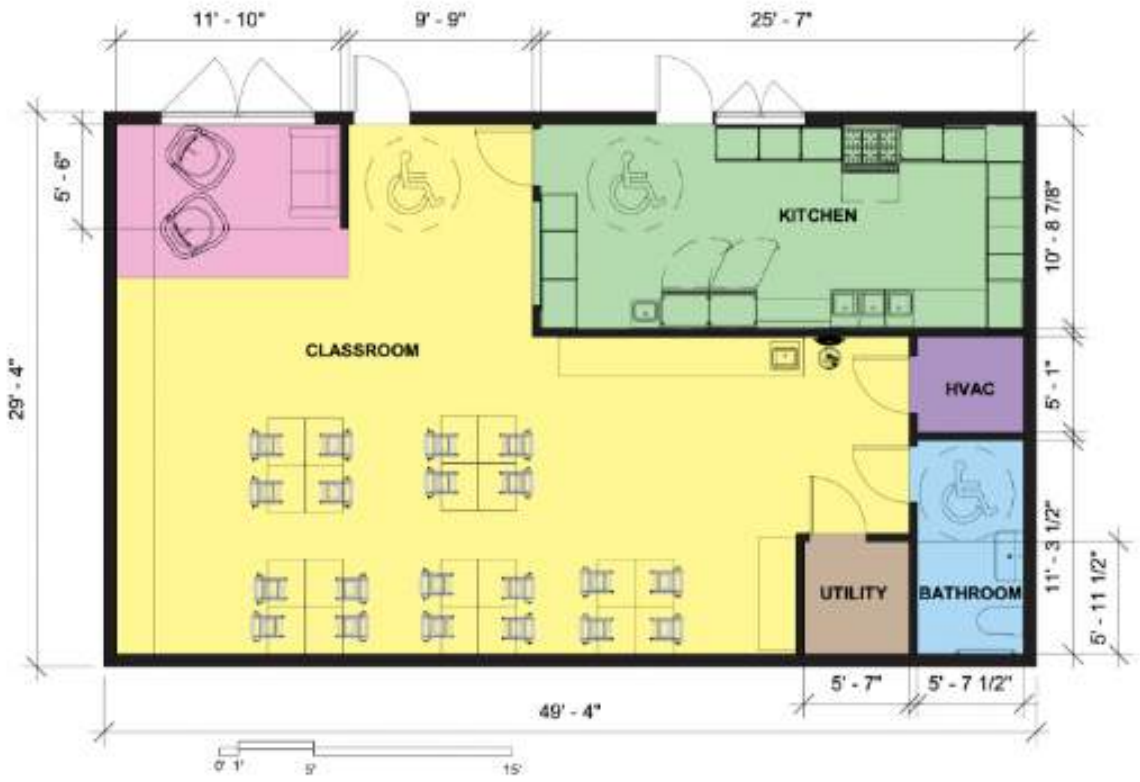


FIGURE 2 – FLOOR PLAN

FIGURE 3 – INTERIOR RENDERING

FIGURE 4 – INTERIOR RENDERING

FIGURE 5 – INTERIOR RENDERING

FIGURE 6 – INTERIOR RENDERING

Connectivity

The primary mode of transportation for users of this site is pedestrians.

There are existing public sidewalks along all three street frontages surrounding the site. There is an existing mid-block crosswalk mid-way along the site's frontage at Nellie B. Avenue. Adjacent to the site, there are existing curb ramps at the intersection of Vine Street and Gressom Street.

The proposed site plan will promote safer pedestrian access throughout the site.

The proposed site is also accessible for vehicles, transit and cyclist.

Parking

The proposed site plan reduces the number of parking spaces from 28 non-conforming parking spaces to 18 conforming parking spaces and includes two fully accessible parking spaces. Porous pavers will be incorporated into the proposed parking areas to address water quality and runoff reduction. The proposed site plan also envisions new tree plantings surrounding the reduced parking area. The overall lot coverage will be reduced from 92.77% to 64.00%.

Utilities and Public Services

The site is currently served by public water and sanitary sewer. The site is also currently served by public solid waste roll-cart services.

Public Transportation

The site is currently served by an existing bus-stop located directly across Gressom Street from the site.

Environmental and Stormwater

There are no existing environmental areas adjacent or within the limits of the site.

The Applicant held a Stormwater Concept Meeting with the Department of Transportation and Public Works on to present the project and review the strategy for managing stormwater run-off from the site. The Department of Transportation and Public Works has confirmed that the Applicant's conceptual strategy for managing stormwater is consistent with local regulations. Worth noting, the proposed site plan significantly reduces the lots impervious surfaces, thereby reducing stormwater runoff from the site.

ZONING

Currently, the property is zoned C-N (PD) (Commercial Neighborhood). The request is to amend the existing Planned Development (PD) to allow for the proposed site plan.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The 2023 Comprehensive Plan recommends the following goals, strategies, and policies which support the approval of the proposed request.

- Goal: A culture of healthy lifestyles with inclusive access to affordable, holistic and state of-the-art services and facilities for physical health, mental health, and general wellbeing.
- Strategy: Create education programs to help citizens make healthy lifestyle choices.
- Strategy: Create more opportunities for job training and preparation to help address poverty, unemployment, and underemployment
- Strategy: Create a community that is supportive of, and provides opportunities for, individuals facing limited opportunities.
- Policy: Create a community that is effectively supportive of and provides accessible and productive opportunities for individuals with limited access to opportunity and who are underrepresented in quality of life indicators such as income, food security, stable housing, community inclusion, etc.
- Strategy: Provide educational programming to enhance job skills and build a home-grown workforce in Athens-Clarke County.
- Strategy: Actively encourage and identify ways to advance local agriculture and food initiatives, including Eastside Farmer's Market, innovative community gardens, and efforts to increase access to food and eliminate food deserts.
- Policy: Evaluate, establish, and expand access to community gardens.

The 2023 Comprehensive Plan recommends the following policies which support the approval of the proposed request.

- Encourage the creation of publicly accessible gathering spaces within neighborhoods and development projects.
- Create nodal development tied to transportation, healthcare, schools, jobs, workforce, and housing.

FUTURE LAND USE MAP AND ZONING COMPADIBILITY

The Future Land Use Map indicates that the subject property is currently designated as Main Street Business. The proposed PD amendment is compatible with the Future Land Use designation and no change is proposed. No change is proposed to the underlying Commercial-Neighborhood (C-N) zoning.

REQUESTED WAIVERS FROM ORDINANCE STANDARDS

The Planned Development request seeks waivers from the following code requirements:

1. **8-7-15 (Table 1) Tree Canopy Cover** – A waiver from the conserved tree canopy cover will be required to develop the property as there is no existing tree canopy coverage.

ARCHITECTURE

No substantial changes to the existing building architecture is proposed. Images of the existing architecture are provided in the following figures:

FIGURE 7 – WESTERN FACADE

FIGURE 8 – WESTERN FAÇADE

FIGURE 9 – NORTHERN FAÇADE

FIGURE 10 – EASTERN FAÇADE

FIGURE 11 – EASTERN FAÇADE

FIGURE 12 – NORTHEN FAÇADE

CONCLUSION

The proposed amendment to the existing Planned Development reduces impervious lot coverage, increases community tree canopy, enriches community culture and diversity, provides education and job training opportunities, advances local agriculture and food initiatives, and improves community centers. The proposed amendment is an exciting opportunity for the East Athens community.

STATEMENT OF REQUEST AND LEGAL OBJECTIONS

585 Vine Properties, LLC is the owner of property located at 585 Vine Street, Athens-Clarke County, Georgia.

The request is aligned with the general goals, policies and objectives identified in the Comprehensive Plan and is in keeping with the descriptions listed in the existing Future Land Development Map.

Under these circumstances, a denial of the Request in question would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Denial of the Request would discriminate unfairly between the Appellant and others similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Denial of the Request would amount to a taking of property, in violation of the Fifth and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

For these reasons, we respectfully request Approval of this request. We also wish to preserve our rights for constitutional challenge if the case of a vote of denial to the request.

This 27th day of June, 2025.

Respectfully submitted,

_____

Buck Bacon, PMP
W&A Engineering, LLC

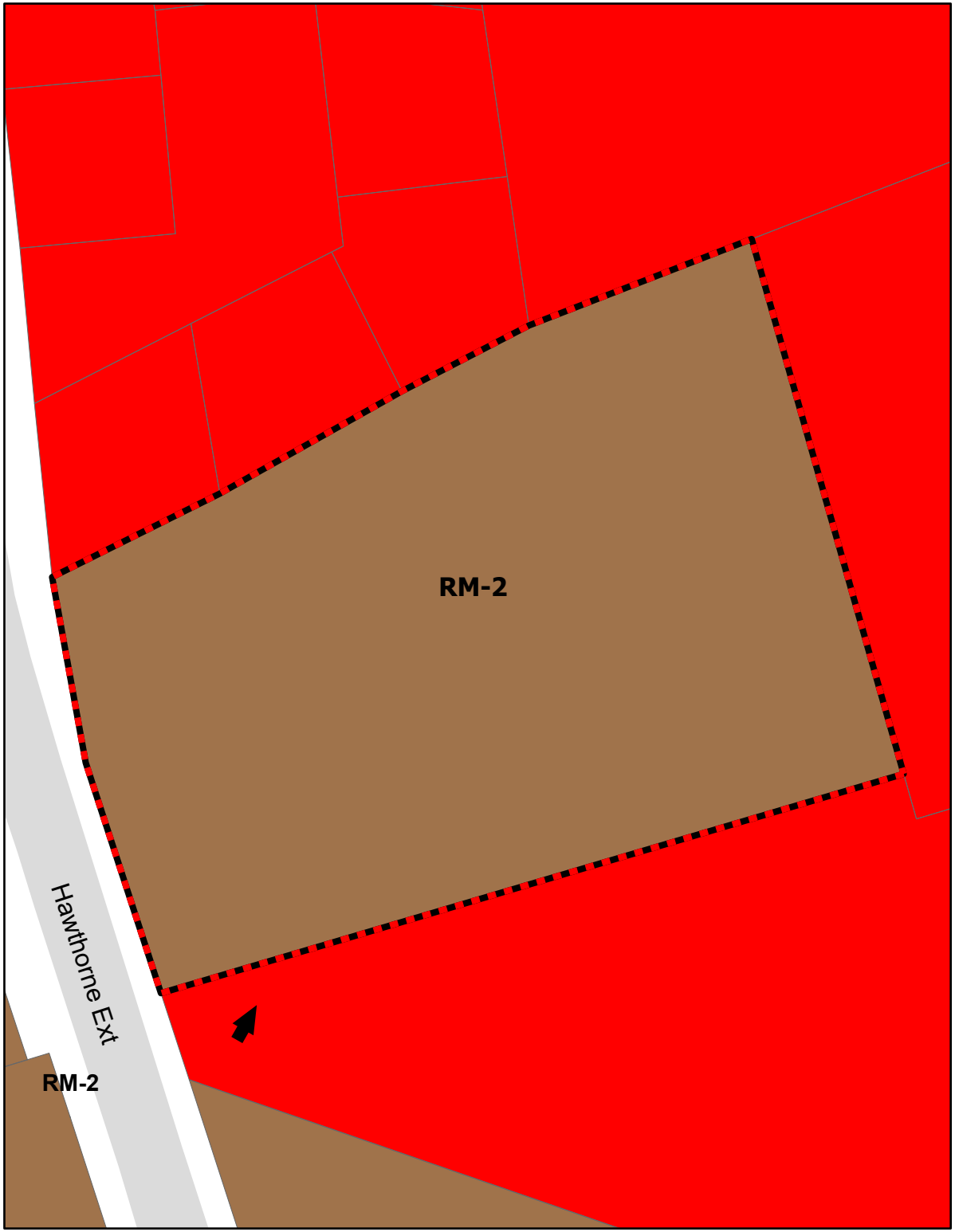
AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **REZONING ONE PARCEL OF LAND COMPRISING APPROXIMATELY 0.9 ACRES LOCATED AT 360 HAWTHORNE EXTENSTION FROM C-G (COMMERCIAL-GENERAL) TO RM-2 (MIXED-DENSITY RESIDENTIAL)**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Sections 9-3-3 and 9-3-6 thereof, is hereby amended by changing the zoning of one parcel of land comprising approximately 0.9 acres and located at 360 Hawthorne Extension from C-G (Commercial-General) to RM-2 (Mixed-Density Residential) as shown on Attachment A hereto.

The affected parcel of land is more particularly described in that certain document entitled "Zoning Exhibit For: Sean Tran, 360 Hawthorne Extension, Athens, Georgia 30606, Athens-Clarke County, 216th G.M.D.," designated in the lower right-hand corner as "Sheet 1 of 1," prepared by W&A Engineering, dated May 27, 2025, and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The affected parcel is also known as Tax Parcel Number 121B2 H002A on the Athens-Clarke County tax maps being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment on the Official Zoning Map of Athens-Clarke County as shown by Attachment A hereto shall be noted on said Official Zoning Map in the office of the Clerk of Commission, 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map
of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential *(1 unit per 10 acre density)*
- RM-1, Mixed Density Residential *(16 multi-family units per acre)*
- RM-2, Mixed Density Residential *(24 multi-family units per acre)*
- RM-3, Mixed Density Residential *(50 multi-family units per acre)*
- RS-5, Single-Family Residential *(5,000 sq. ft. min. lot area)*
- RS-8, Single-Family Residential *(8,000 sq. ft. min. lot area)*
- RS-15, Single-Family Residential *(15,000 sq. ft. min. lot area)*
- RS-25, Single-Family Residential *(25,000 sq. ft. min. lot area)*
- RS-40, Single-Family Residential *(40,000 sq. ft. min. lot area)*
- Winterville Boundary
- Bogart Boundary
- ACC Boundary

- Downtown Design Areas
  - *(DHD)*, Downtown Historic District
  - *(WD)*, West Downtown
  - *(ED)*, East Downtown
  - *(DS)*, Dougherty Street
  - *(RIV)*, River
  - *(WE)*, West End
- Airport Overlay
  - AZ1, Precision Approach Zone
  - AZ2, Larger Than Utility Runway Nonprecision Approach Zone
  - AZ3, Utility Runway Nonprecision Approach Zone
  - TZ, Transitional Zone
  - RPZ, Runway Protection Zone
  - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- Planned Development
- Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Railroads
- Special Use
- Historic Landmark

Parcel boundaries of the site are determined by legal description. The parcels shown on this map are to be used only as a guide.

30 15 0 30 60 90 Feet

ATTACHMENT A	ZONE-2025-06-1098 Rezone 360 HAWTHORNE EXTENSION Bryce Hix / W&A Engineering Sean Tran		
609			
FROM: C-G		TO: RM-2	
TAX PARCEL # 121B2 H002A		PLANNING COMMISSION MEETING DATE July 3, 2025	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE August 5, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: July 3, 2025	**FILE NO:** ZONE-2025-06-1098

LOCATION: 360 Hawthorne Extension
APPLICANT: Bryce Hix / W&A Engineering
OWNER: Sean Tran
REQUEST: From C-G to RM-2 (Commercial-General to Mixed-Density Residential)
COMMISSION DISTRICT: 2

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Matthew Hall Present				Carey McLaughlin Present	X		
Vice-Chair: Kristen Morales Present	X			Taylor Pass Present	X		
Jen Fleece Present	X			Alexander Sams Present	X		
Sara Beresford Absent				Monique Sanders Absent			
Sarah Gehring Present	X			Michael Lord Present	X		
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	7	0	0

For: Bryce Hix (applicant)
Against: None

Discussion: The applicant stated that C-G (Commercial-General) zoning is a higher-intensity zone, which is inappropriate for a residential street like Hawthorne Ext. The applicant also noted that the current C-G zoning designation is not compatible with the existing Future Land Use Map, while the requested RM-2 (Mixed-Density Residential) is compatible. A Commissioner expressed anger about the current zoning designation, stating that it was inappropriate and a legacy of racism. In addition to supporting the rezone, the Commissioner asked that other properties in the neighborhood with similar zoning be rezoned.

Motion: Ms. Morales made a motion to recommend approval. Ms. Fleece seconded the motion, which passed unanimously.

STAFF REPORT
REZONE
360 HAWTHORNE EXTENSION
ZONE-2025-06-1098
JULY 3rd, 2025

APPLICANT: .....Bryce Hix / W&A Engineering
OWNER: .....Sean Tran
FUTURE LAND USE REQUEST: .....Remain *Main Street Business*
ZONING REQUEST: .....From C-G to RM-2
TYPE OF REQUEST: .....Type II
LOCATION: .....360 Hawthorne Extension
TAX MAP NUMBERS: 121B2 H002A
COUNTY COMMISSION DISTRICT: .....District 2
PROJECT SIZE: .....0.9 Acres
PRESENT USE: .....Undeveloped
PROPOSED USE: .....Unspecified
PUBLIC NOTICE POSTED: .....June 18th, 2025
STAFF RECOMMENDATION: .....***APPROVAL***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL***
MAYOR & COMMISSION AGENDA SETTING: ...July 15th, 2025 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....August 5th, 2025 (tentative)

I. Summary Recommendation

The applicant is requesting to rezone the property from Commercial-General (C-G) to Mixed Density Residential (RM-2) on a 0.9-acre lot at 360 Hawthorne Extension. The applicant did not include a development concept in the request and is not required to do so. Therefore, Staff evaluated the request for its compatibility with the neighborhood's land uses and zoning. RM-2 zoning would allow the same level of residential density (21 bedrooms) as the current C-G zoning, but does not require ground-floor commercial.

The project is compatible with the Comprehensive Plan due to its infill location and proximity to transportation, healthcare, schools, and other resources and opportunities. The current zoning is not compatible with the Future Land Use Map, but the requested zone is compatible. Approval of the zoning request would align the property with the Future Land Use Map. It is also compatible with the surrounding Zoning Map. The requested multi-family zoning provides a residential transition opportunity between the commercial corridor along Hawthorne Avenue and the adjacent residential neighborhood. Therefore, **Staff recommends approval of the request.**

Planning Commission Recommendation: Commissioners supported the request. It was stated that C-G zoning was inappropriate, and a Commissioner asked that other similarly zoned properties in the neighborhood have their zoning re-examined. **The Commission recommends approval.**

II. Purpose of Applicant Request

A. Proposal

The applicant is requesting to rezone the property from C-G to RM-2 on a 0.9-acre lot at 360 Hawthorne Extension. The applicant did not include a development concept in the request, and is not required to do so. Staff is evaluating this request for its compatibility with the neighborhood's land uses and zoning map.

B. Existing Conditions

The property is wooded, undeveloped, and slopes downward from the eastern property line to the western line (downhill from Hawthorne Ave). The properties to the north, east, and south are all zoned C-G. The properties to the east and south contain automotive shops while the properties to north are undeveloped. The two properties to the west, across Hawthorne Extension, are zoned RM-2 with single-family homes. Athens-Clarke County Transit Routes 5 and 21 serve nearby Hawthorne Avenue. Hawthorne Avenue is a prime location for mixed-use development that provides a variety of housing options close to neighborhood-scale commercial (such as restaurants, pharmacy, day care services, etc.) and other important destinations like Bishop Park and Piedmont Athens Regional Hospital.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2023 Comprehensive Plan calls for the following policies that **are** supported in this project:

- *Infill and redevelopment should be prioritized over greenfield expansion.*
- *Create nodal development tied to transportation, healthcare, schools, jobs, workforce, and housing.*

Overall, the proposal is compatible with the Comprehensive Plan. This property is an infill location and any development of this site would ***have close proximity*** to transportation, healthcare, schools, jobs, workforce, and housing resources, such as Piedmont Athens Regional Hospital, the new medical school campus for the University of Georgia, the YMCA and Bishop Park, Oglethorpe Elementary School, and the shopping at the Beechwood/Alps area (including a full grocery store).

B. Compatibility with the Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *Main Street Business*, which is described as follows:

Main Street Business

These are commercial areas where development of a storefront commercial type is encouraged. The uses are generally small-scale, but larger-scale uses can be integrated within a Main Street Business classification if a small-scale storefront is developed along the street facade, with the larger development located behind. Larger-scale uses should only be developed in instances where they are compatible with the adjacent uses. Retail and office uses should dominate the ground floors of the Main Street Business facades, with residential uses encouraged on second and third stories. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation. Walkability and pedestrian scale are important and the development should be oriented to the street with sidewalks, street trees, and pedestrian access provided.

No change to the Future Land Use Map is required since the proposed zoning action is already compatible with the Map. In fact, the request would bring the property into alignment with the Future Land Use Map. The property's current zoning - Commercial-General (C-G) - is not compatible with the *Main Street Business* Future Land Use, but the requested RM-2 zone is compatible with *Main Street Business*. The *Main Street Business* character description focuses on commercial uses along corridors like Hawthorne Avenue, but residential uses on secondary streets like Hawthorne Extension are compatible because they provide a residential base to support the corridor's commercial uses.

C. Compatibility with the Zoning Map

The applicant has requested a rezone from C-G to RM-2. The following information has been provided to compare the difference in development intensity between the existing C-G zoning and the requested RM-2 zone. Broadly, a comparison of scale, use, and design is offered here to help decision makers evaluate the changes that would be allowed if the request is approved. In terms of building scale, the following chart illustrates the differences in size and scale of buildings that could be constructed:

	CURRENT	**REQUESTED**
Standard	**C-G Zoning**	**RM-2 Zoning**
Minimum Lot Size	2,500 sq. ft.	5,000 sq. ft.
Density	24 beds/acre	24 beds/acre
Max Lot Coverage	80%	65%
Max Building Height	65 ft.	35 ft.
Setbacks	0-10 ft.	6-10 ft.
Conserved Canopy	10%	25%
Total Canopy	40%	50%
Parking	Varies	1-2 spaces/unit

The Athens-Clarke County Zoning Ordinance includes a list of defined uses and designates where they can or cannot be established. For this request, the most noticeable difference between the current C-G zoning and the proposed RM-2 zoning is that the current zoning is focused on commercial uses while the proposed zoning limits the property to mostly residential uses. The RM zone would decrease the level of development intensity allowed on the lot compared to the C-G zone.

A large block of properties to the south and west of the subject parcel are zoned RM-2, so rezoning the property to RM-2 would be compatible with the Zoning Map.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

The Transportation and Public Works Department has secured a planning grant as part of the Federal Reconnecting Communities Program to study potential street redesign along Hawthorne Avenue. This complements the Future Land Use update, which identifies Hawthorne Avenue as a corridor with redevelopment opportunities. Rezoning the subject property at Hawthorne Extension could help position this property to contribute to redevelopment along the corridor.

IV. Technical Assessment

A. Environment

There are no designated environmental areas on the property.

The Arborist has reviewed the proposal and recommends approval with the following comment:

- *Project will be expected to meet all requirements of the community tree management ordinance at the time of development during plan review.*

B. Grading and Drainage

The Transportation & Public Works Department has reviewed the proposal and recommends approval without comment.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and recommends approval with the following comments:

- *ACC water and sanitary sewer are available*
- *Capacity is available for the proposed build-out of 990 GPD*
- *Capacity is available for the max allowable build out of 2,520 GPD per the proposed zoning*
- *The max allowable build out per the current zoning is 2,880 GPD*

D. Transportation

The Transportation & Public Works Department has reviewed the proposal and recommends approval without comment.

E. Fire Protection

The Fire Marshal has reviewed the proposal and recommends approval with the following comment:

- *The project is expected to meet all fire codes adopted at the time of the plan review.*

F. Compliance with the Zoning Ordinance and Development Standards

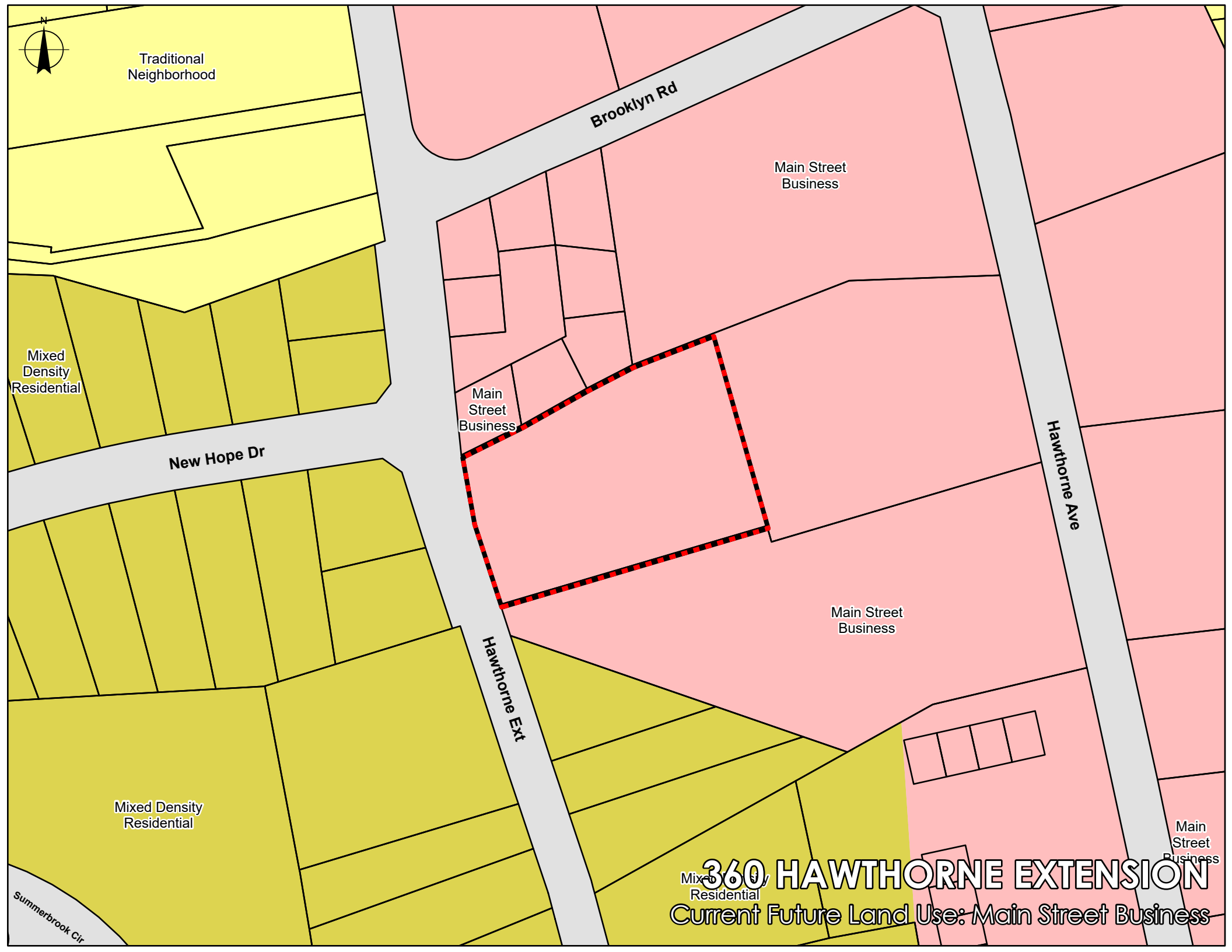
Since a concept plan is not required or proposed with this request, Staff did not review the request for compliance with the Code. If approved, any proposal will be reviewed for code compliance at the time of permitting review. The applicant has not made any waiver requests, so they will be expected to comply with all of the applicable standards. Signage and lighting are not reviewed at this stage, but the applicant is expected to adhere to those standards as well.

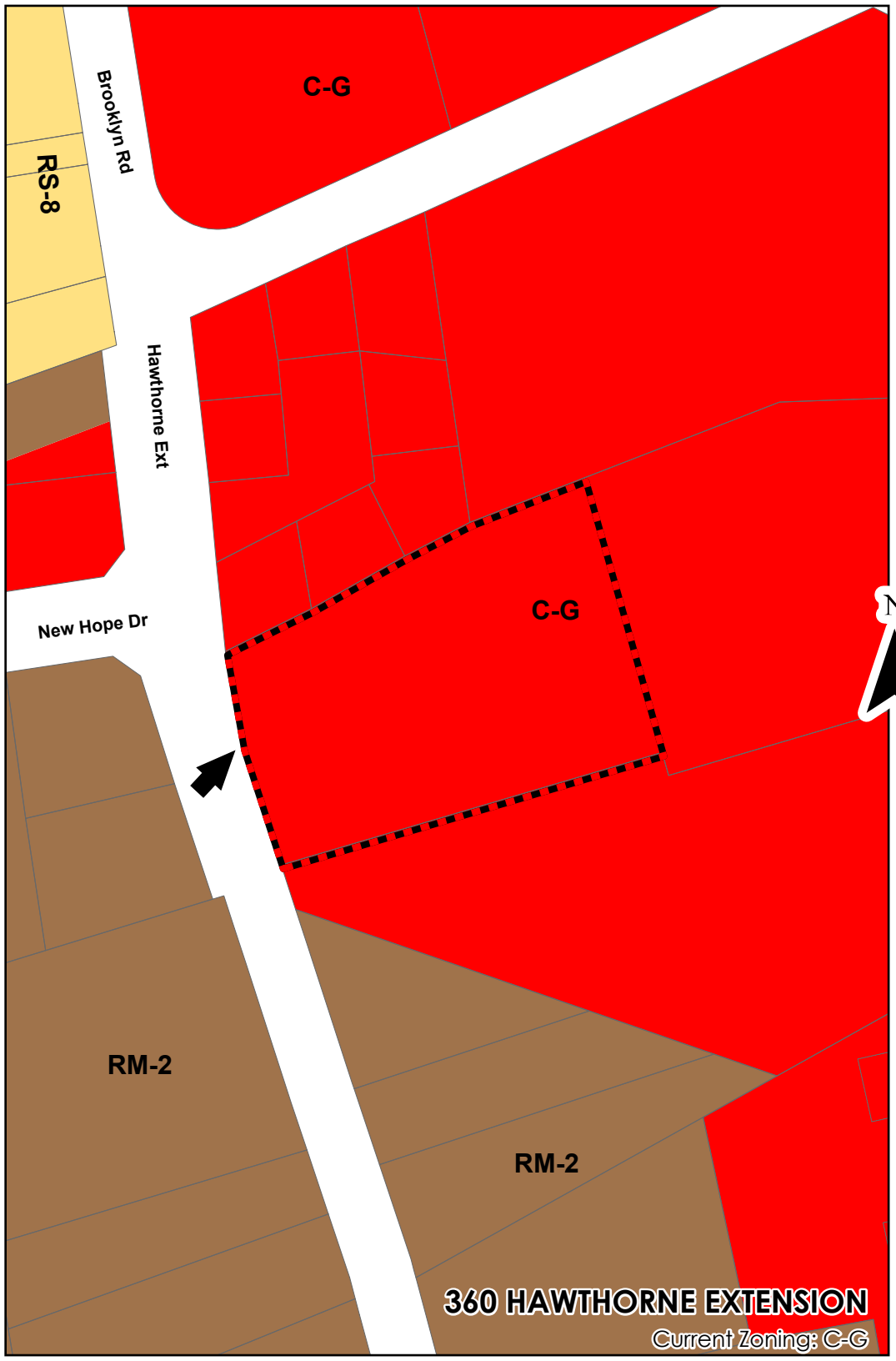
End of Staff Report.

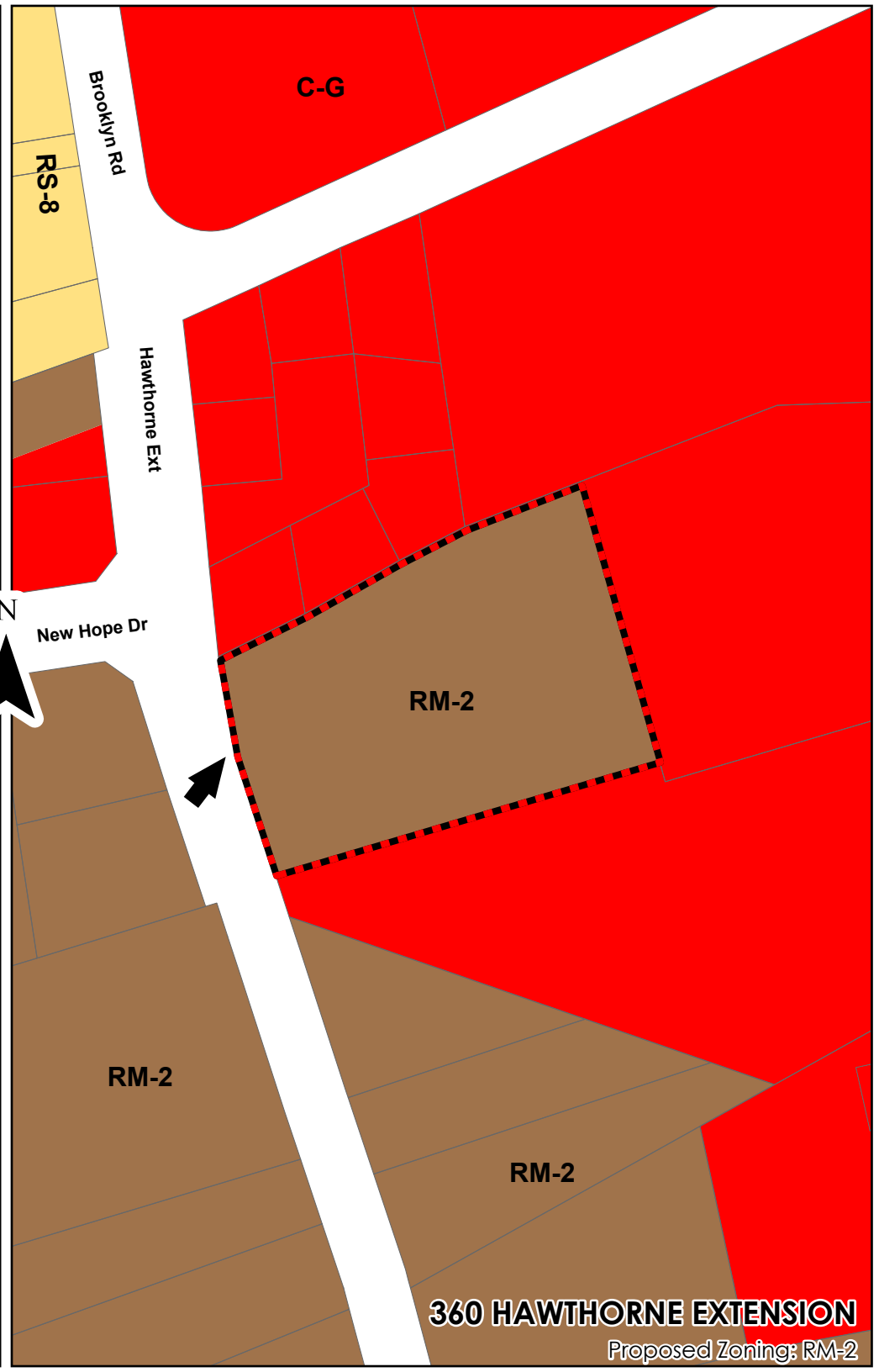
Reviewed Zoning Criteria Considered by Staff

The following factors have been considered as set forth in Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E.2d 830 (1977).

Reviewed	
☒	The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
☒	The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.
☒	The proposal will not adversely affect the balance of land uses in Athens-Clarke County.
☒	The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
☒	The existing land use pattern surrounding the property in issue.
☒	The possible creation of an isolated district unrelated to adjacent and nearby districts.
☒	The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
☒	Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
☒	Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.
☒	Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.
☒	Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.
☒	The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
☒	The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.


N
Traditional Neighborhood
Brooklyn Rd
Main Street Business
Mixed Density Residential
Main Street Business
New Hope Dr
Hawthorne Ave
Hawthorne Ext
Main Street Business
Mixed Density Residential
Summerbrook Cir
Mixed Density Residential
Main Street Business
360 HAWTHORNE EXTENSION
Current Future Land Use: Main Street Business


C-G
Brooklyn Rd
RS-8
Hawthorne Ext
New Hope Dr
C-G
RM-2
RM-2
360 HAWTHORNE EXTENSION
Current Zoning: C-G


C-G
Brooklyn Rd
RS-8
Hawthorne Ext
New Hope Dr
N
RM-2
RM-2
RM-2
360 HAWTHORNE EXTENSION
Proposed Zoning: RM-2

Hawthorne Extension – Rezoning Narrative

5/30/2025

Applicant:	W&A Engineering, Georgia for Sean D. Tran and Thuy Bui
Location:	360 Hawthorne Avenue
Tax Parcel:	121B2 H002A
Size:	0.897 acres
Current Use:	Vacant
Current Zoning:	C-G
Proposed Zoning:	RM-2
Current FLU:	Main Street Business
Proposed FLU:	Main Street Business

Project Description

The subject property is a 0.897-acre parcel located at 360 Hawthorne Avenue in Athens. The purpose of this request is to rezone the property from C-G (Commercial General) to RM-2 (Mixed Density Residential). Zoning of adjacent properties to the North, East, and South are all Commercial-General, mirroring the commercial zoning on Hawthorne Avenue. However, immediately across Hawthorne Extension from the property (and further to the south on the same side of the street) the properties are zoned RM-2.

Despite the cluster of C-G zoned properties on Hawthorne Extension, this is far from a commercial street. It is especially incompatible with the most auto-intensive commercial zoning available in Athens-Clarke County.

Public Services, Environmental Impact, and Population

Commercial-General zoning permits up to 24 bedrooms an acre (which translates to 21 bedrooms on this specific lot) and lot coverage as high as 80%. The requested RM-2 zone allows the same residential density, but the maximum lot coverage is 65%. Rezoning the property to RM-2 would lessen the permitted impact upon stormwater infrastructure, versus the existing zoning designation. The proposed rezone will have no meaningful impact on schools, as the permitted number of bedrooms remains the same as the current C-G zoning.

Public Water and Sewer are available to serve the subject property and have the capacity to serve the eventual development of the property, per an evaluation by Athens-Clarke County Public Utilities Department dated April 11, 2025.

Future Land Use Compatibility

This area falls under the Future Land Use designation of *Main Street Business*. Per Sec. 9-4-18 of the zoning ordinance, both C-G and RM-2 are compatible with *Main Street Business*. This request does not include, nor does it require, any amendment to the Future Land Use Map.

Balance of Land Uses, Land Use Pattern, and Zoning Compatibility

Land uses along this section Hawthorne Extension and Brooklyn Road are a mix of single-family and multi-family residential. The subject property is one of two relatively large parcels in the area zoned C-G that do not front on Hawthorne Avenue. It is telling that both of these commercially zoned lots are undeveloped.

The subject property does not immediately abut another RM-2 zoned parcel, thanks largely to the parcel at 455 Hawthorne Avenue, whose C-G zoning extends all the way back to Hawthorne Extension. Properties immediately to the south of 455 Hawthorne's "back yard" on Hawthorne Extension, however, are zoned RM-2. The properties across the street from the subject property are zoned RM-2, also.

Rezoning 360 Hawthorne Extension from C-G to RM-2 would not have any adverse effects upon the balance of land uses and land use pattern. Nor would it create an isolated district. It would, instead, more closely resemble the existing land uses and development pattern on this residential street. If the property were to be developed under the current C-G zoning for commercial purposes, the detriment would be to the surrounding neighborhood.

STATEMENT OF REQUEST AND LEGAL OBJECTIONS

Sean Tran and Thuy Bui are the owners of the subject property located at 360 Hawthorne Extension in Athens-Clarke County, Georgia.

The request is aligned with the general goals, policies and objectives identified in the Comprehensive Plan and is in keeping with the current Future Land Development Map. This request is an amendment to the residential portions of the existing Planned Development and does not represent a significant departure from the intent of the existing plan.

Under these circumstances, a denial of the Request in question would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Denial of the Request would discriminate unfairly between the Appellant and others similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Denial of the Request would amount to a taking of property, in violation of the Fifth and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

For these reasons, we respectfully request Approval of this request. We also wish to preserve our rights for constitutional challenge if the case of a vote of denial to the request.

This 30th day of May 2025.

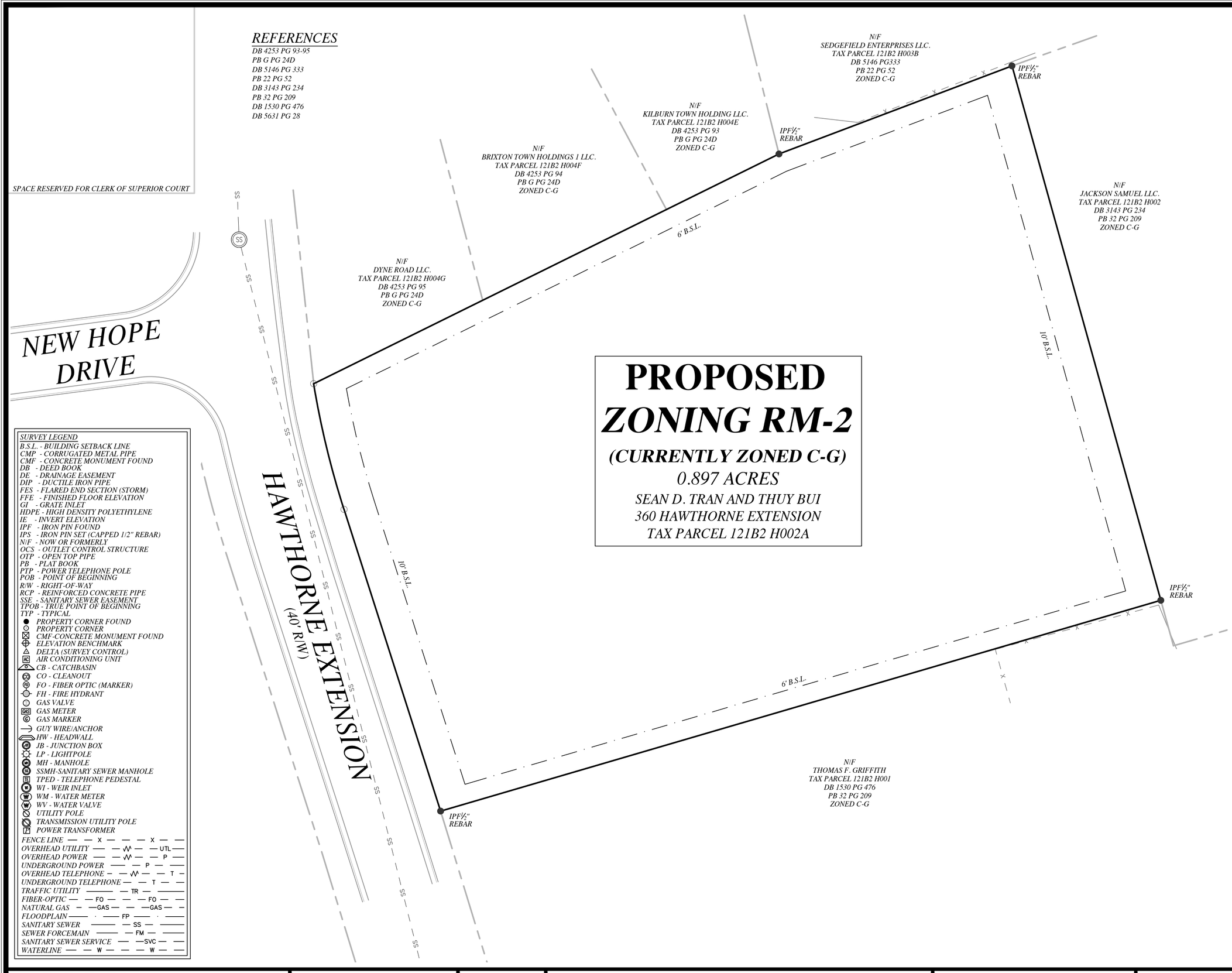
Respectfully submitted,

Scott Haines, PLA

REFERENCES

DB 4253 PG 93-95
PB G PG 24D
DB 5146 PG 333
PB 22 PG 52
DB 3143 PG 234
PB 32 PG 209
DB 1530 PG 476
DB 5631 PG 28

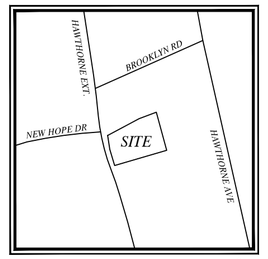
SPACE RESERVED FOR CLERK OF SUPERIOR COURT



PROPOSED
ZONING RM-2
(CURRENTLY ZONED C-G)

0.897 ACRES

SEAN D. TRAN AND THUY BUI
360 HAWTHORNE EXTENSION
TAX PARCEL 121B2 H002A



VICINITY MAP
NOT TO SCALE

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,378 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A GEOMAX ZOOM 90 3" - A5 SERIES TOTAL STATION.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 254,804.

GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 09/19/2024.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: SEAN D. TRAN AND THUY BUI
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF ZONED X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13059C0024F WITH AN EFFECTIVE DATE OF 09/15/2022 FOR COMMUNITY NUMBER 130040C, ATHENS, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.

6. THIS SITE IS PROPOSED ZONE RM-2 (CURRENTLY ZONED C-G)
MIN. LOT AREA: 5,000 S.F.
MIN. LOT WIDTH & CONTINUOUS LINEAR ST. FRONTAGE: 50'
MIN. LOT DEPTH: 80'
MIN. FRONT YARD: 10'
MIN. SIDE YARD: 6'
MIN. SIDE YARD (ADJACENT TO STREET): 10'
MIN. REAR YARD: 10' PLUS 1' FOR EACH FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25'

THE BUILDING SETBACKS SHOWN ON THIS PLAT ARE SHOWN PER THE SURVEYOR'S OPINION OF THE ABOVE REFERENCED SOURCE, AND THE SURVEYOR DOES NOT GUARANTEE OR CERTIFY THEIR LOCATION OR DIMENSION.

7. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
8. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
9. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
10. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
11. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

SURVEY LEGEND

B.S.L. - BUILDING SETBACK LINE
CMP - CORRUGATED METAL PIPE
CMF - CONCRETE MONUMENT FOUND
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DIP - DUCTILE IRON PIPE
FES - FLARED END SECTION (STORM)
FFE - FINISHED FLOOR ELEVATION
GI - GRATE INLET
HDPE - HIGH DENSITY POLYETHYLENE
IE - INVERT ELEVATION
IPF - IRON PIN FOUND
IPS - IRON PIN SET (CAPPED 1/2" REBAR)
N/F - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
OTP - OPEN TOP PIPE
PB - PLAT BOOK
PTP - POWER TELEPHONE POLE
POB - POINT OF BEGINNING
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SSE - SANITARY SEWER EASEMENT
TPOB - TRUE POINT OF BEGINNING
TYP - TYPICAL
PROPERTY CORNER FOUND
PROPERTY CORNER
CMF-CONCRETE MONUMENT FOUND
ELEVATION BENCHMARK
DELTA (SURVEY CONTROL)
AIR CONDITIONING UNIT
CB - CATCHBASIN
CO - CLEANOUT
FO - FIBER OPTIC (MARKER)
FH - FIRE HYDRANT
GAS VALVE
GAS METER
GAS MARKER
GUY WIRE/ANCHOR
HW - HEADWALL
JB - JUNCTION BOX
LP - LIGHTPOLE
MH - MANHOLE
SSMH-SANITARY SEWER MANHOLE
TPED - TELEPHONE PEDESTAL
WI - WEIR INLET
WM - WATER METER
WV - WATER VALVE
UTILITY POLE
TRANSMISSION UTILITY POLE
POWER TRANSFORMER
FENCE LINE
OVERHEAD UTILITY
OVERHEAD POWER
UNDERGROUND POWER
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE
TRAFFIC UTILITY
FIBER-OPTIC
NATURAL GAS
FLOODPLAIN
SANITARY SEWER
SEWER FORCEMAIN
SANITARY SEWER SERVICE
WATERLINE

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Oneta Street, Ste. D100
Athens, GA 30601
P: (706) 310-0400
www.waengineering.com | info@waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

0 10 20 40
SCALE 1" = 20'

N W E S
GA WEST, ZONE 1002 NAD 83

ZONING EXHIBIT FOR:
SEAN TRAN
360 HAWTHORNE EXTENSION
ATHENS, GEORGIA 30606
ATHENS-CLARKE COUNTY
216th G.M.D.

DATE: 05/27/2025	JOB NUMBER
REVISIONS	24-00397
	DRAFTED BY: AC / AE
	REVIEWED BY: JB
	SHEET 1 OF 1

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **SPECIAL USE APPROVAL IN THE RM-1 (MIXED-DENSITY RESIDENTIAL) DISTRICT FOR ONE PARCEL OF LAND LOCATED AT 159 MARLIN STREET**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The current RM-1 (Mixed-Density Residential) District is hereby amended to provide for special use approval of a Commercial Short-Term Rental. The subject parcel of land is approximately 0.16 acres, is located at 159 Marlin Street, and is known as Tax Parcel Number 163D1 D018 on the Athens-Clarke County Tax maps, being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map as shown by Attachment A hereto shall be noted on the Official Zoning Map in the office of the Clerk of Commission and duly noted in the minutes of the Commission meeting.

The subject parcel of land is more particularly described in that certain document entitled "Residential Site Plan," prepared by Adam Kilgo, and which is on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

SECTION 2. The binding site plan associated with this ordinance and incorporated herein by reference consists of five (5) pages in total. Each page is described in the table below.

Sheet No.:	Title/Description	Date:
N/A	Residential Site Plan	N/A
N/A	Photo depicting the front of the dwelling unit (East facing)	N/A
N/A	Photo depicting the left side of the dwelling unit (South facing)	N/A
N/A	Photo depicting the rear of the dwelling unit (West facing)	N/A
N/A	Photo depicting the right side of the dwelling unit (North facing)	N/A

Each sheet listed above is on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The binding written plan associated with this ordinance and incorporated herein by reference consist of three (3) pages in total, is entitled "Application Report, 159 Marlin Street, Athens, GA 30601," and is available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

SECTION 3. All ordinances or parts of ordinances in conflict therewith are hereby repealed.

The Official Zoning Map
of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential (1 unit per 10 acre density)
- RM-1, Mixed Density Residential (16 multi-family units per acre)
- RM-2, Mixed Density Residential (24 multi-family units per acre)
- RM-3, Mixed Density Residential (50 multi-family units per acre)
- RS-5, Single-Family Residential (5,000 sq. ft. min. lot area)
- RS-8, Single-Family Residential (8,000 sq. ft. min. lot area)
- RS-15, Single-Family Residential (15,000 sq. ft. min. lot area)
- RS-25, Single-Family Residential (25,000 sq. ft. min. lot area)
- RS-40, Single-Family Residential (40,000 sq. ft. min. lot area)
- Winterville Boundary
- Bogart Boundary
- ACC Boundary

- Downtown Design Areas
  - *(DHD)*, Downtown Historic District
  - *(WD)*, West Downtown
  - *(ED)*, East Downtown
  - *(DS)*, Dougherty Street
  - *(RIV)*, River
  - *(WE)*, West End
- Airport Overlay
  - AZ1, Precision Approach Zone
  - AZ2, Larger Than Utility Runway Nonprecision Approach Zone
  - AZ3, Utility Runway Nonprecision Approach Zone
  - TZ, Transitional Zone
  - RPZ, Runway Protection Zone
  - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- Planned Development
- Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Railroads
- Special Use
- Historic Landmark

Parcel boundaries of the site are determined by legal description. The parcels shown on this map are to be used only as a guide.

70 35 0 70 140 210 Feet

ATTACHMENT A	SUP-2025-05-1059 Special Use Permit 159 MARLIN STREET Adam Killgo Adam Killgo		
610			
FROM: RM-1		TO: Special Use in RM-1	
TAX PARCEL # 163D1 D018		PLANNING COMMISSION MEETING DATE July 3, 2025	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE August 5, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: July 3, 2025	**FILE NO:** SUP-2025-05-1059

LOCATION: 159 Marlin Street
APPLICANT: Adam Killgo
OWNER: Adam Killgo
REQUEST: Special Use in RM-1 (Mixed Density Residential)
COMMISSION DISTRICT: 9

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Matthew Hall Present				Carey McLaughlin Present	X		
Vice-Chair: Kristen Morales Present	X			Taylor Pass Present	X		
Jen Fleece Present	X			Alexander Sams Present	X		
Sara Beresford Absent				Monique Sanders Absent			
Sarah Gehring Present		X		Michael Lord Present		X	
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	5	2	0

For: Adam Killgo (applicant)
Against: None

Discussion: The applicant stated that they regularly visit Athens, intend to retire here eventually, and want to offset some of the expenses with purchasing the home and using it for a short-term rental when they are not visiting. The applicant explained that the street is quiet and a mix of owners along with student renters. The applicant stated that they have cleaned up the property since purchasing it and have a driveway that can hold four cars without parking on the street. It was noted that multiple commercial short-term rental special use permits have been forwarded to the Mayor & Commission with a recommendation for approval, but the issue with them is their collective impact on the housing market, not issues with individual cases. A Commissioner stated that this is a good location for commercial short-term rental since there are more rentals in the area, and that falling home prices indicate these rentals are not causing issues in the housing market. Another Commissioner objected to using Athens' housing stock for non-housing uses, to the loss of community and neighbors caused by commercial short-term rentals, and stated that concerns about the housing market are still pertinent due to the prospect of future growth. Multiple Commissioners called for revisions to the ordinance because they do not think the Special Use Permit in RM zones is the appropriate regulatory tool; commercial short-term rentals should either be allowed or not, because asking for a special use puts the Commissioners in a position of having to judge an applicant's credibility and the special use is permanent decision that stays with the property. A Commissioner supported the request because the rental season has been slow and the applicant has an Athens connection. Commissioners discussed the option of tabling the application amongst themselves and with the applicant, but the applicant wished to proceed.

Motion: Mr. McLaughlin made a motion to recommend approval. Mr. Sams seconded the motion, which passed 5-2.

STAFF REPORT
SPECIAL USE
159 MARLIN STREET
SUP-2025-05-1059
JULY 3rd, 2025

APPLICANT.....Adam Killgo
OWNER: .....Adam Killgo
ZONING REQUEST: .....Special Use in RM-1
TYPE OF REQUEST: .....Type II
LOCATION: .....159 Marlin Street
TAX MAP NUMBERS: 163D1 D018
COUNTY COMMISSION DISTRICT: .....District 9
PROJECT SIZE: .....0.16 Acres
PRESENT USE: .....Residential Single-Family
PROPOSED USE: .....Commercial Short-Term Rental
PUBLIC NOTICE POSTED: .....June 18th, 2025
STAFF RECOMMENDATION: .....***DENIAL***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL***
MAYOR & COMMISSION AGENDA SETTING: ...July 15th, 2025 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....August 5th, 2025 (tentative)

I. Summary Recommendation

The applicant is asking for a special use for a Commercial Short-Term Rental (C-STR) in a Mixed-Density Residential (RM-1) zone. The applicant is proposing to turn a single-family home into a C-STR. This proposal would not see any expansion of the improvements that currently exist on the property and the applicant has indicated that there would be a maximum occupancy of ten individuals.

Staff's analysis of this request includes concern for the cumulative impact that C-STRs create on an already stressed housing market within Athens-Clarke County (ACC). Every unit that is permitted as a C-STR is a unit that is unlikely to be available to long-term residents. Typically, Special Use requests are analyzed on an individual basis and the proposal is judged on its unique qualities and location context. These "one-offs" may not create a problem in the context of the specific request, but collectively these C-STRs could remove housing from the market in a substantial way. While the Special Use does not remove the possibility of long-term rental occupancy, the relative increase in revenue generated from STRs leads Staff to the conclusion that, in practice, these units will not be used for any occupancy other than a STR. Staff is especially concerned about losing long-term residential units in neighborhoods that have multi-modal transportation options and are close to necessary household-supportive destinations and amenities, such as this neighborhood. Some of the reasons a location is good for a C-STR are also why it's a good location for a long-term residential use, and the provision of such housing has been stated to be a community priority.

The background statements associated with the approved Short-Term Rental ordinance, adopted February 6, 2024, include the three sections below. The issues and concerns raised in these

statements provide context and guidance for the application of the Special Use criteria in the review of this request.

Section (e): "Renting residential units as STRs has impacted the housing stock in Athens-Clarke County, making housing less available and less affordable for residents or those people wishing to move to Athens-Clarke County"

Section (h): The Commission desires to exercise its zoning powers to create land use regulations and standards for STRs that reasonably and rationally address quality-of-life concerns.

Section (k): "This district [mixed density residential] is designed to provide an environment suitable for urban living. The RM district is intended for residential uses and appurtenant community services. This district is designed in such a manner that it can be applied to a wide range of areas due to the range of residential densities possible."

STR Home Occupation Applications (STR Home Occs) are allowed by-right in most zones, including at this property. Since STR Home Occs have a long-term residence requirement, their impact on unit availability for long-term occupancy in the housing market is negligible, especially compared to C-STRs.

Staff also has concerns about having a formerly single-family home being utilized primarily as a Commercial STR. Being in a multi-family zone, this property can offer housing to multiple unrelated individuals, providing access to daily and weekly needs, as well as proximity to transit and amenities.

This property, as well as all of the residential in the immediate area, has a Future Land Use designation of *Traditional Neighborhood*. This category states that commercial uses, regardless of that use's nature, should be focused along a principal or minor arterial road. In this case, the requested location does not meet that criteria.

Staff finds that the proposal is compatible with the Zoning Map and Code of Ordinances. However, it is not compatible with the Comprehensive Plan due to its potential to reduce the supply of available long-term housing. Staff also does not believe this proposal meets the Special Use criteria or the Future Land Use Map. For these reasons and those listed previously, **Staff recommends denial**.

Planning Commission Recommendation: Commissioners debated whether this location is a good location for a commercial short-term rental, with some saying it is a good location because it would fit in with the transience of nearby rentals, while others objected to the loss of community that comes with replacing long-term residents with guests. Commissioners also debated the impact of commercial short-term rentals on the housing market. Commissioners discussed tabling the case with the applicant, but the applicant wished to proceed. **The Commission recommends approval.**

II. Purpose of Applicant Request

A. Proposal

The applicant proposes turning a single-family home into a Commercial Short-Term Rental (C-STR). This C-STR would be within the existing 4-bedroom house and, according to the applicant, would have a total capacity of ten individuals. Based on the current configuration, the driveway can hold two cars. There are no proposed expansions or related improvements to the property proposed as part of this application.

B. Existing Conditions

The parcels to the north, south, east, and west are zoned Mixed Density Residential (RM-1). This house was built in 2007 as a single-family home. The property lies on a substandard street, roughly eighteen feet in width.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The following policies **are not** supported in this project:

- *Increase supply and variety of quality housing units, at multiple price points, in multiple locations, to suit the needs of a variety of households.*

Legally, the Special Use adds the option to use the unit as a short-term rental but does not prohibit using the unit for a long-term rental. However, given prevailing rents, it is unlikely that the unit would be available as a long-term residence, reducing the supply of housing. Overall, the proposal is not compatible with the Comprehensive Plan.

B. Compatibility with the Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *Traditional Neighborhood*, which is described as follows:

Traditional Neighborhood

These are medium density neighborhoods with traditional qualities including well-connected street systems, sidewalks, street trees, and a variety of housing types. Homes are often built close to the street with front porches. Garages are set back farther than the homes and porches. Traditional Neighborhood areas support single-family residences, duplexes which resemble large homes, and townhouses. Strict design standards should be implemented to ensure appropriateness of design and to protect neighborhood character. Limited commercial and other non-residential uses designed at a neighborhood scale are encouraged, but only in areas close to principal and minor arterial routes that have good access to transit.

No change to the Future Land Use Map is required since the proposed zoning action is already compatible with the Map. However, the character description states that commercial uses should be focused along a principal or minor arterial road, and neither Marlin Street nor any of the streets that Marlin is connected to carry those designations. The proposal is not compatible with the Future Land Use description for this area.

C. Compatibility with the Zoning Map

The applicant has requested a Special Use Permit in an RM-1 zone for a Commercial Short-Term Rental (C-STR). No change to the Zoning Map is required.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

The Athens-Clarke County Affordable Housing Investment Strategy Report (2023), "Housing Challenges" section specifies that "37% of all households within ACC make $50,000 or less with renters specifically having 64% making less than $50,000. The study also points out that over the past decade, "the pressure on the housing market has grown as more households (+20%) have been added than homes (+5%). Growing market pressure along with some degree of increased real estate investor activity has contributed to rents increasing significantly faster (54%) than household incomes (29%)" (pg. 8). HCD found that 8,800 rented households making under $35,000 cannot afford their rent (pg. 15). With 76% of affordable rental units in ACC being over 20 years old (pg. 83), ACC needs to expand access in order to combat most of these pressures. The data indicates ACC's housing and

rental markets have a constraint that STRs exacerbate, and the analysis of this data suggests that C-STRs do not give any relief to these housing issues. If the prime locations to purchase a property are areas that have a natural affordability, STRs become yet another practice that diminishes access to housing.

IV. Technical Assessment

A. Environment

This property does not have an environmental area on the property.

The Arborist has reviewed the tree management plan and recommended approval with the following comment:

- *ACC Arborist recommends approval. Project will be expected to meet all requirements of the community tree management ordinance at time of development during plan review.*

B. Grading and Drainage

The Transportation and Public Works Department has reviewed the proposal and recommended approval without comment.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and recommended approval with the following conditions:

- *ACC water is available. ACC sanitary sewer is available*
- *Capacity is available to serve the proposed special use*
- *Water services must be equipped with double check backflow preventors if not already equipped*

D. Transportation

The Transportation and Public Works Department has reviewed the proposal and recommended approval without comment.

E. Fire Protection

The Fire Marshal has reviewed the proposal and recommended approval with the following comment:

- *This property is classified as a one- or two-family dwelling under the 2024 edition of the Life Safety Code. The stated occupancy of two persons per bedroom is within acceptable limits. The property is not equipped with a fire sprinkler system or a fire alarm system; however, it does not fall under the jurisdiction of the Fire Marshal's Office. The fire department can access the property and will continue to provide fire protection services as needed.*

F. Compliance with the Zoning Ordinance and Development Standards

All exemptions to the zoning and development standards must be identified in the application prior to approval of a binding proposal since the development will otherwise be expected to adhere to the ordinance standards.

Special Use requests are evaluated using the following criteria:

a) *Similarity in scale, bulk, and coverage.*

The applicant is not proposing any expansions or changes to the site.

b) *Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.*

The applicant has stated that the maximum occupancy would be ten individuals, which would be unlikely to create a noticeable increase in traffic and vehicular parking. Staff notes that code requires all vehicles related to STR use to be completely on-site and there cannot be a portion of the vehicle going into the Right Of Way (ROW). Based on what Staff has seen at the site, it would be difficult to comply with this standard because of the amount of space the driveway has and because the street itself is substandard – roughly eighteen feet in width.

c) *Architectural compatibility with the surrounding area.*

The applicant is not proposing any changes to the architecture of the building.

d) *The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality, including the generation of smoke, dust, odors, or environmental pollutants.*

The request is to have a commercial short-term rental, which only affects the use of the structure.

e) *Generation of noise, light, and glare.*

The applicant is not proposing any new exterior lighting. Any new lighting would need to be reviewed by Staff to ensure compliance with the ACCGov lighting ordinance. STRs have sometimes been associated with excessive noise, but this is an issue that is handled through property management practices and enforcement of the noise ordinance. Nearby residents will be provided a 24-hour contact by the applicant in the event that a nuisance needs to be dealt with. Staff finds that this proposal has the potential to generate excessive noise, but light and glare should not be a problem.

f) *The development of adjacent properties compatible with the future development map and the zoning district.*

There is no change to the Future Land use map and there is no change to the parcel's underlying RM zoning, so this is unlikely to impact the development of adjacent properties.

g) *Impact on future transportation corridors*.

Staff does not expect this use to generate enough trips to impact the corridor.

h) *Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses.*

The surrounding area is primarily multifamily complexes and commercial uses. With a fairly transient population, both for the subject property and the surrounding area, Staff does not see the proposed STR as a deviation from the established neighborhood character. Viewed in isolation, there is no concern for this change to occur with each individual C-STR. However, Staff has concerns about the cumulative impact C-STRs may have on these neighborhoods.

i) *Other factors found to be relevant by the hearing authority for review of the proposed use.*

At the time of this report, ACCGov – through the third-party group Deckard – has identified 224 properties that have had an STR in RM-zoned properties, 97 of those being on the Legal Non-Conforming STR List. While an individual STR may not create stress on the housing market, the cumulative impact does remove housing for long-term residents. Staff is concerned that locations

that have some naturally affordable housing and are in proximity to popular destinations are at risk of losing long-term housing.

Staff also notes that under the current Special Use Criteria the language is purposefully broad in order to apply to a range of uses. This approach allows for uses to be judged on their impacts within the context of their location. For STRs, this context-specific emphasis in the criteria does not specifically account for broader community-wide impacts. C-STR uses introduce hyper-transient tenancy and singularly commercial focus into residential areas that do not typically exhibit these characteristics.

Staff's evaluation finds that the request does not meet all of the Special Use criteria.

End of Staff Report.

Reviewed Zoning Criteria Considered by Staff

The following factors have been considered as set forth in Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E.2d 830 (1977).

☒ The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.

☒ The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.

☒ The proposal will not adversely affect the balance of land uses in Athens-Clarke County.

☒ The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.

☒ The existing land use pattern surrounding the property in issue.

☒ The possible creation of an isolated district unrelated to adjacent and nearby districts.

☒ The aesthetic effect of existing and future use of the property as it relates to the surrounding area.

☒ Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

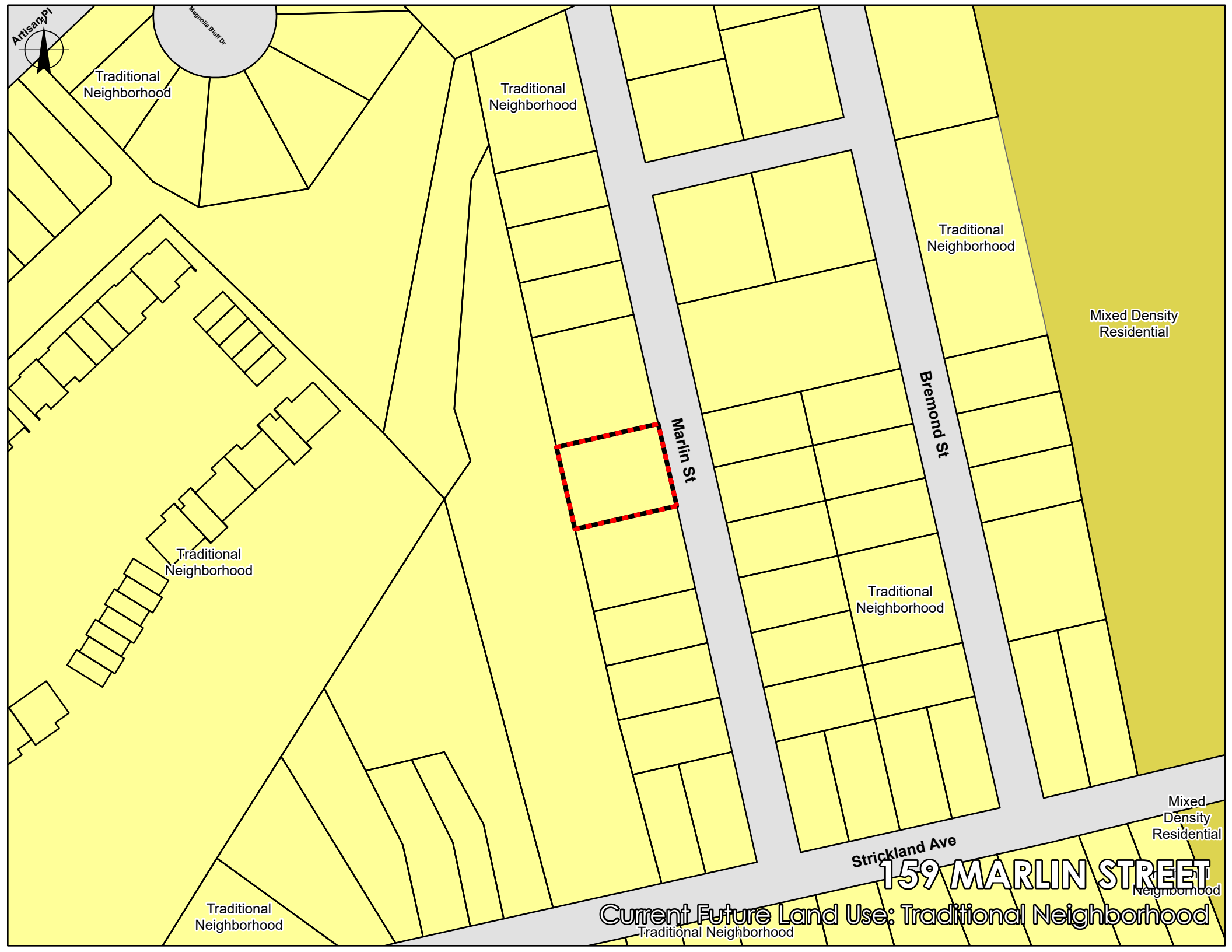
☒ Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.

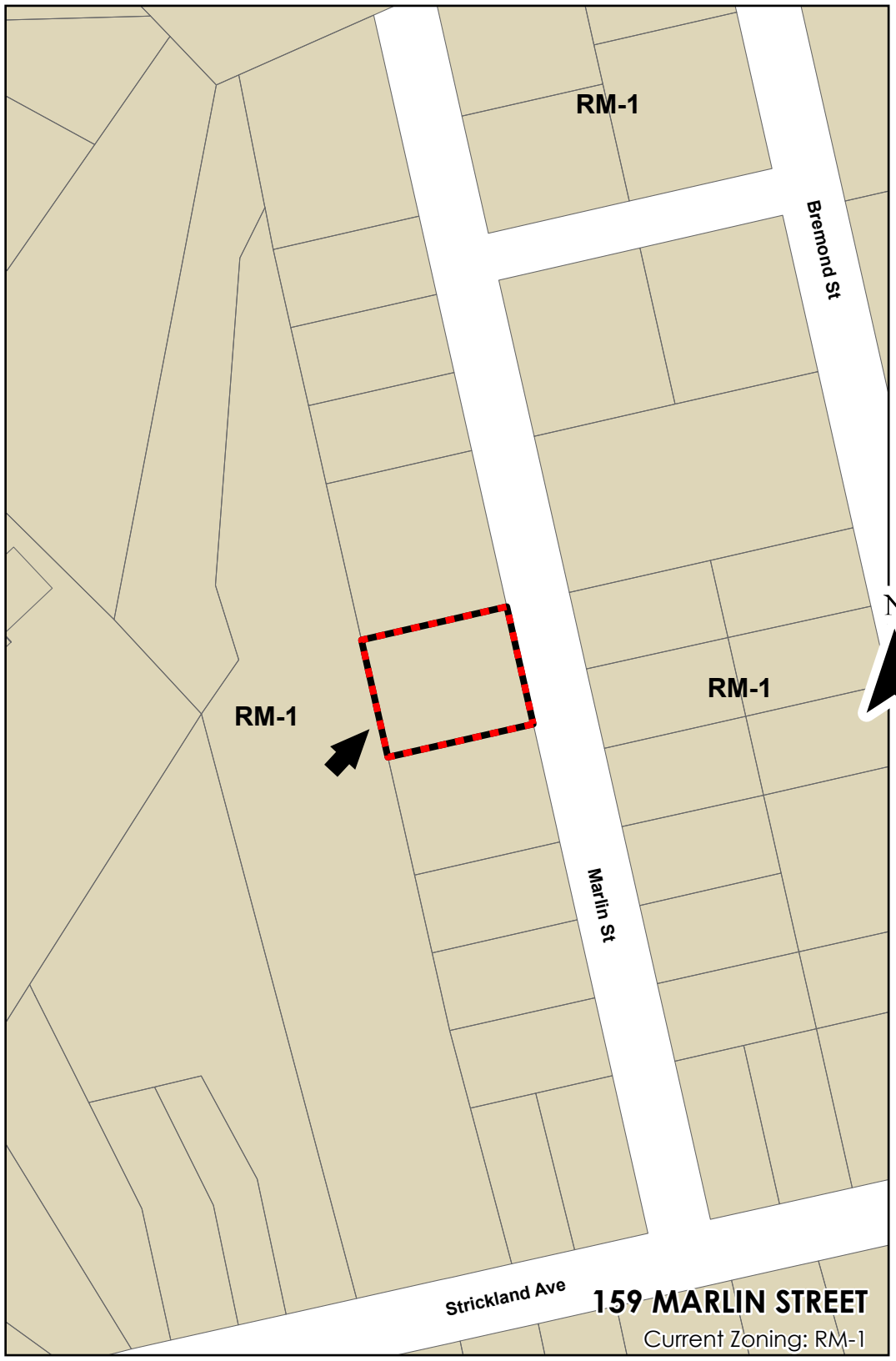
☒ Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.

☒ Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.

☒ The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.

☒ The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.


Artisan Pl
Magnolia Bluff Dr
Traditional Neighborhood
Traditional Neighborhood
Traditional Neighborhood
Traditional Neighborhood
Traditional Neighborhood
Traditional Neighborhood
Mixed Density Residential
Marlin St
Bremond St
Strickland Ave
Mixed Density Residential
Traditional Neighborhood
Traditional Neighborhood
159 MARLIN STREET
Current Future Land Use: Traditional Neighborhood


RM-1
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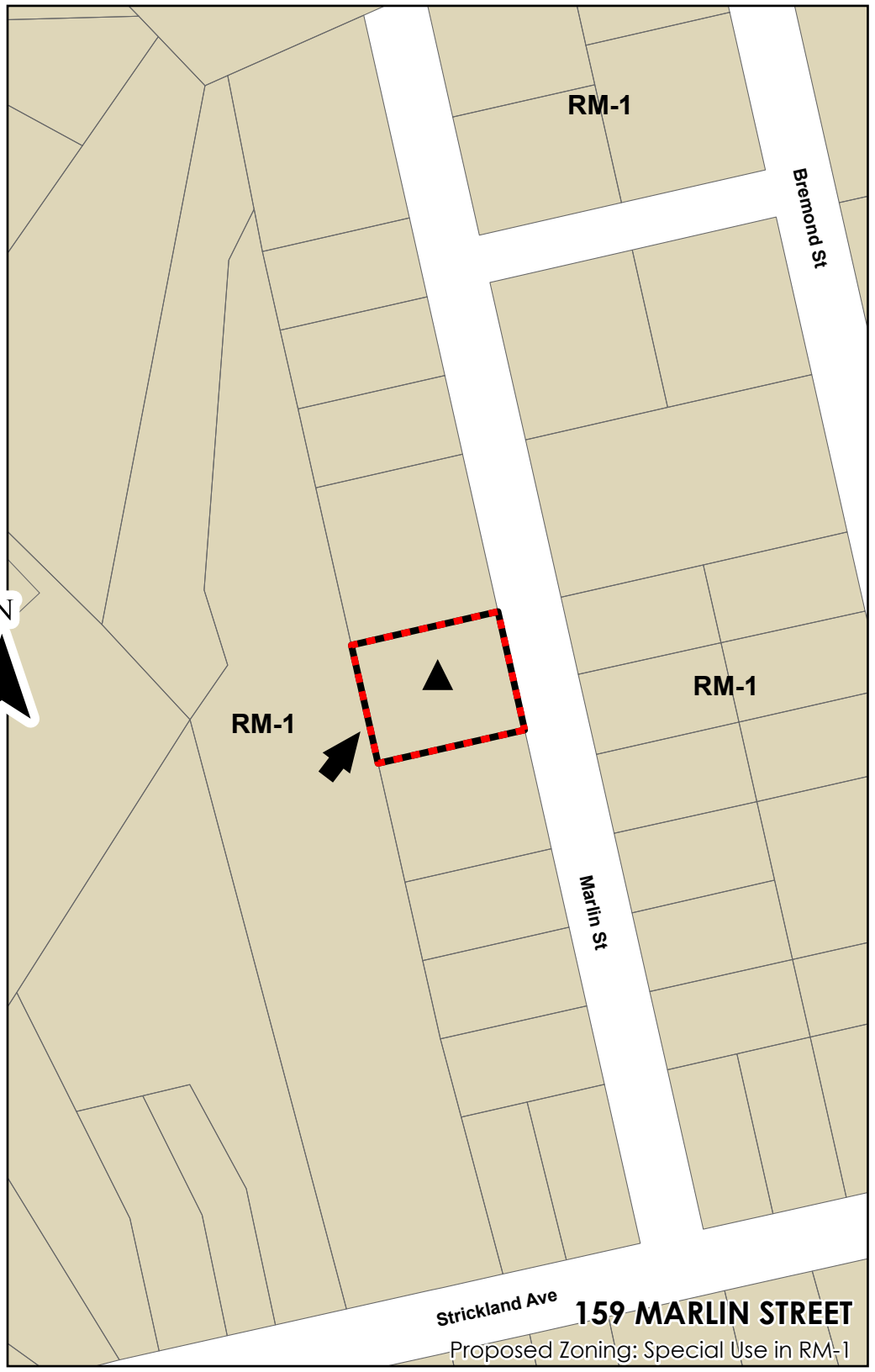
Marlin St
Strickland Ave
159 MARLIN STREET
Current Zoning: RM-1


RM-1
Bremond St
RM-1
RM-1
Marlin St
Strickland Ave
159 MARLIN STREET
Proposed Zoning: Special Use in RM-1

Application Report

159 Marlin Street, Athens, GA 30601

Project Proposed Use & Description

The property, located at 159 Marlin Street, Athens, GA 30601, was purchased by my wife and myself on March 24th, 2025. My wife is a UGA Alumni, and our daughter currently attends The University of Georgia. We intend on using the house to enjoy the Athens area, visit with our daughter and, if accepted, to allow our daughter to live there while she attends UGA Medical School. We love Athens and have always dreamed of owning our own home in the city! To offset some of our costs before our daughter is in Med School, we hope to use the home in a Short-Term Rental application to offset some of our expenses. We will also be using it ourselves during Football Season and throughout the year to enjoy the city that we so love.

General Home Information:

- 4 Bedroom, 2.5 Bath
- Maximum Number of Guests – 10
- Off-Street Parking Accommodations – 4 Car Driveway

Approval Criteria for a Zoning Action:

A. Explain how the proposed zoning action is compatible with the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.

- The existing address is not to be modified for any use other than a single-family home with the ability to use occasionally as a Short-Term Rental.

B. Is the proposed use in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant comprehensive plan policies implemented by Athens-Clarke County and with all state or federal laws?

- Yes, the property is within conformance of all standards and policies.

C. Is there adequate capacity of Athens-Clarke County facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation that can and will be provided to and through the subject property?

- Yes. All local municipalities have been contacted, and reviews have been received. They are attached within the application for review.

D. Will the zoning proposal have an adverse impact on the surrounding area? When evaluating the effect of the proposed use on the surrounding area, the following factors shall be considered:

1) Similarity in scale, bulk, and coverage.
    a. Physical dimensions of the property are to remain the same.

2) Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.
    a. Volume of traffic will be reduced, as the occupancy of the home will be limited.

3) Architectural compatibility with the surrounding area.
    a. The architecture of the home will remain the same as previously approved during the construction of the home in 2007.

4) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality, including the generation of smoke, dust, odors, or environmental pollutants.
    a. No planned site construction to take place. Existing home to remain the same.

5) Generation of noise, light, and glare.
    a. No additional noise, light or glare to be generated.

6) The development of adjacent properties compatible with the future development map and the zoning district.
    a. All adjacent properties are of the Single-Family Home use.

7) Impact on future transportation corridors.
    a. No additional impacts or constraints to be generated. The home will be partially occupied, not full-time.

8) Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses.
    a. Impact of neighborhood will be non-existent. Homes on the street are currently used as student housing.

9) Other factors found to be relevant by the hearing authority for review of the proposed use.
    a. No known factors or issues to be reviewed.

Residential Site Plan
Redrawn: Adam Killgo
Zoning: RM-1

159 Marlin Street
Athens, GA 30601

1,768 S.F. Heated
320 S.F. Front Porch

Building Height: 26'

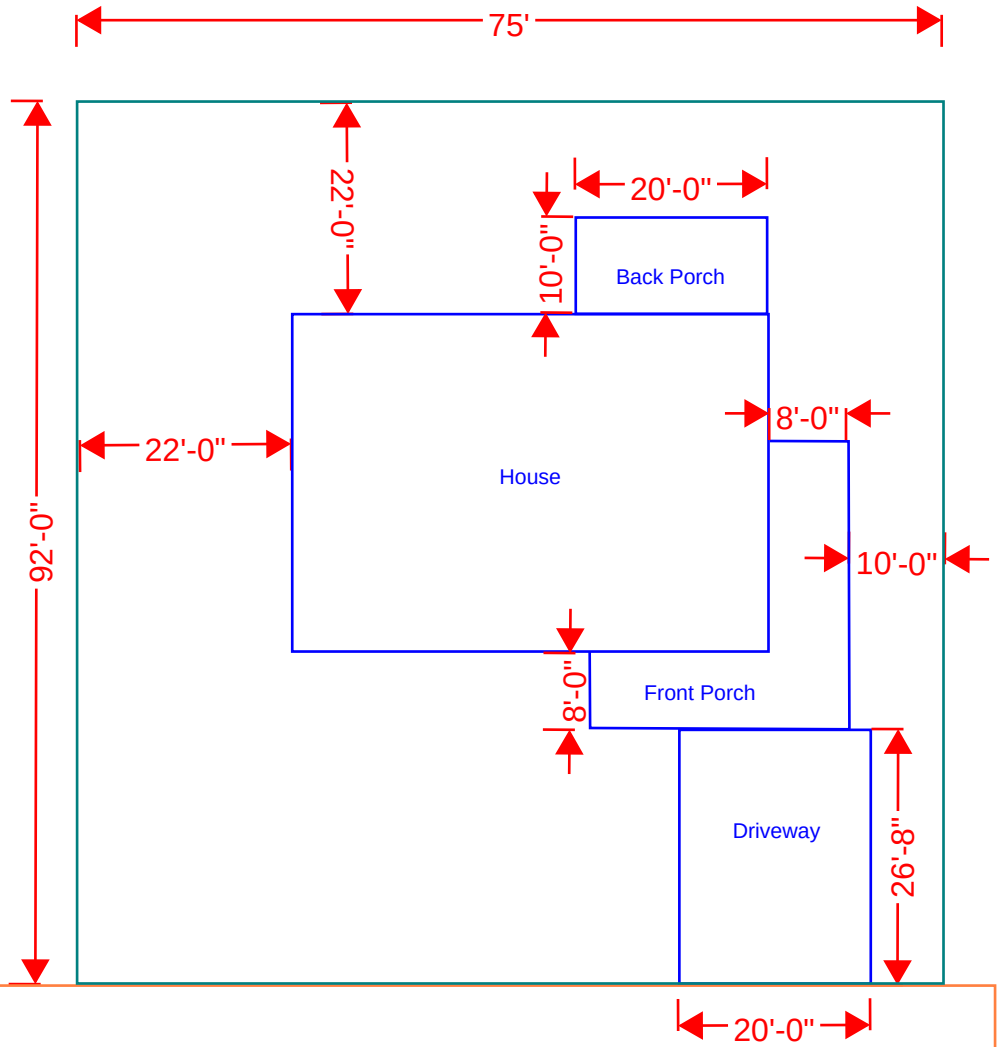
Impervious Surfaces

Driveway: 1,900 Sq/Ft
House: 1,044 Sq/Ft

Lot: 6,900 Sq/Ft
Impervious: 30%

Scale: 1" = 20'

North Arrow



Marlin Street

159

0800561
W

CDO - 08 SPLOST 2020 Project 06, Fire Station 5 Replacement
September 2, 2025
(**Myers)**

a. Authorize the Mayor to accept the Option Purchase Agreement (Attachment #1) in the amount of $487,000 authorizing a fee-simple acquisition of approximately 7.52 acres, from Philip E. Koehler, identified as tax parcel 303 010J (4730 Old Lexington Road) to meet the needs of the Fire Station #5 Relocation Project (SPLOST 2020 Project #06, Sub-Project #1); and,

b. Direct ACC Management to implement the following conditions:

- Minimizes the footprint of the facility
- Fully pursues ACC lighting ordinances, including full-cutoff and fully shielded fixtures
- Uses planted buffers, berms, or other tactics to minimize the visual impact of the project from neighboring properties
- Ensures that fuel and material storage on-site is managed to eliminate impacts to neighboring residents, agriculture, and wildlife

c. Authorize the Mayor and appropriate staff to execute all related documents.

CDO - 08 SPLOST 2020 Project 06, Fire Station 5 Replacement
September 2, 2025
(Davenport)

a. Mayor and Commission deny the Option Purchase Agreement (Attachment #1) in the amount of $487,000 authorizing a fee-simple acquisition of approximately 7.52 acres, from Philip E. Koehler, identified as tax parcel 303 010J (4730 Old Lexington Road) to meet the needs of the Fire Station #5 Relocation Project (SPLOST 2020 Project #06, Sub-Project #1); and

b. Direct ACC management to have the fire department to look outside their desired red circle excluding those properties and to use government or for sale properties available while providing adequate coverage considering future needs and coverage while also considering recommendations from the international fire association union report; and

c. Direct ACC Fire Department and appropriate staff and committees to consider recommendations from the International Fire Fighters Association's recent report https://gis.iaff.org/portal/apps/storymaps/stories/b7250e395e394af08587112727de0c39

d. Authorize the Mayor and appropriate staff to execute all related documents.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 06, Fire Station #5 Replacement, Property Acquisition

DATE: ~~July 21, 2025~~ August 25, 2025

EXECUTIVE SUMMARY:
The proposed action is to grant the Mayor authority to sign the Option Purchase Agreement for approximately 7.52 acres from identified as tax parcel 303 010J (4730 Old Lexington Road) to meet the needs of the Fire Station #5 Relocation Project.

BUDGET INFORMATION:

REVENUES:

$	6,063,260	SPLOST 2020 Project 06
$	6,063,260	Total Revenue Available

EXPENSES:
CAPITAL:

$	612,262	Expensed & Encumbered
$	275,000	Designated for Design Services
$	3,150,000	Designated for Construction
$	227,105	Designated Misc./PM Fees/ Testing/Permitting
$	31,500	Designated Public Art
$	375,000	Designated Furniture, Fixtures, & Equipment (FF&E)
$	905,393	Designated Contingency
$	487,000	Available for Land Acquisition Services

OPERATIONAL: $12,000/yr

FUNDING SOURCE:
CAPITAL: SPLOST 2020 Project 06
OPERATIONAL: General Fund

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:
To request that the Mayor and Commission:

a. Authorize the Mayor to accept the Option Purchase Agreement (**Attachment #1**) in the amount of $487,000 authorizing a fee-simple acquisition of approximately 7.52 acres, from Philip E. Koehler, identified as tax parcel 303 010J (4730 Old Lexington Road) to

meet the needs of the Fire Station #5 Relocation Project (SPLOST 2020 Project #06, Sub-Project #1); and,

b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. In 1974, Fire Station #5 was constructed and commissioned into service. The station operates 24/7/365 and is located at 1090 Whit Davis Road. The station served as the headquarters for Clarke County.

2. On August 6, 2019, Mayor and Commission (M&C) approved the SPLOST 2020 project and budget; adopted a resolution calling for a referendum on November 5, 2019.

3. On November 5, 2019, Athens-Clarke County (ACCGov) voters approved the SPLOST 2020 Program Referendum. This Referendum included the Fire Station #5 Replacement (SPLOST 2020 Project 06).

4. On May 12, 2021, Athens Cultural Affairs Commission (ACAC) approved a recommendation that SPLOST 2020 Project 06, Sub-Project #1 Fire Station #5 Replacement be designated as appropriate for public art with a budget amount of 1% of the proposed construction budget.

5. In May 2022, ACCGov Manager Williams selected the User Group Members to help ensure ACCGov long term goals are promoted during the Project Development process. The User Group Members are:

    - Jeffery Scarbrough
    - Mark Melvin
    - Nate Moss
    - Rick Vaughn
    - Gavin Hassemer

6. On July 11, 2022, a Request for Qualifications (RFQ) /Request for Proposals (RFP) was released for Professional Design Services to assist with Site Selection, Project Concept, Schematic Design, Design Development, Bid & Award, and Construction Administration Services.

7. On September 28, 2022, the User Group completed the interview process and scored the shortlisted firms, selecting Wiley|Wilson as the highest ranked design firm.

8. On November 4, 2022, M&C approved Wiley|Wilson as the design firm to assist with site selection, schematic design, design development drawings, and construction administration services. M&C also approved the ACAC recommendation that the project was appropriate for public art with a budget of $31,500.

9. On December 7, 2022, the User Group and Design Firm agreed to move forward with presenting the Site Selection Criteria and Project Concept for M&C approval.

10. On February 7, 2023, M&C voted to approve the Major Project Site Selection process and approved the Project Concept for Fire Station #5.

11. From February 13, 2023, through November 7, 2023, staff conducted the first round of the Major Project Site Selection Process.

12. On November 7, 2023, M&C voted to deny all the Proposed Candidate Sites that had been recommended by the Site Selection Committee (SSC) and directed staff to re-start the Major Site Selection Process.

13. On December 11, 2023, staff met with the SSC to review the Site Selection Criteria and requested staff to re-evaluate the criteria with the User Group.

14. On January 15, 2024, the SSC voted to proceed with the adjustments and requested that staff move forward with presenting the revised Site Selection Criteria to M&C.

15. On February 13, 2024, the revised Site Selection Criteria was presented to the M&C in a regularly scheduled Work Session.

16. On March 18, 2024, the online survey opened for public input for the Site Selection Criteria.

17. On March 28, 2024, an in-person public input session was held at Fire Station 7 to the public to review the Fire Station 5 Site Selection Criteria and ask any questions about the project. Twelve residents signed in, but there were approximately 25 residents in total that attended the in-person public input session.

18. On April 7, 2024, the on-line public survey closed for the Revised Site Selection Criteria, with 53 responses received.

19. On April 8, 2024, the public comments received regarding the Site Selection Criteria were reviewed with the Site Selection Committee. The Site Selection Committee unanimously voted to recommend the proposed Site Selection Criteria to move forward for an M&C consideration.

20. On June 8, 2024, M&C approved the revised Site Selection Criteria and to allow staff to move to Phase II to identify the Potential Sites.

21. On August 12, 2024, staff presented the User Group recommendation for the top 9 potential sites.

22. From September 9, 2024, to October 5, 2024, staff collected public input on the top nine Potential Sites. A total of 65 responses were received in the online survey and the public input meetings.

23. On October 21, 2024, staff presented the top three Candidate sites recommended by the User Group to the SSC and reviewed public input. The SSC voted to recommend the proposed Candidate Sites to M&C for consideration.

    4730 Old Lexington Road
    Owner: Philip E. Koehler
    Tax Id Parcel: 303 010J

    0 Morton Road
    Owner: M&C Investment Group, LLC
    Tax Id Parcel: 303 010A

    1185 Morton Road
    Owner: Morton Road Properties, LLC
    Tax Id Parcel: 303 008

24. In October 2024, at one of the public input sessions, the property owner of 4730 Old Lexington Road contacted the Unified Government of Athens-Clarke County (ACCGov) about the potential interest in selling their property. ACCGov staff communicated with the Property Owner but no formal offer was made.

25. On December 9, 2024, the property owner of 4730 Old Lexington Road contacted ACCGov and notified staff that they were not interested in selling the property.

26. On February 13, 2025, staff presented the M&C the revised Site Selection Criteria **(Attachment 2)** to the M&C. The work session main topics are provided below and can be viewed at https://youtu.be/_JtsWXKLjFY?t=10887.

    - Criteria for Fire Station location selection
    - Response time comparison
    - Development of ACCGov coverage area
    - Services provided at this Station
    - Number/type of calls
    - Revised Site Selection Criteria

27. On February 18, 2025, M&C authorized staff to proceed to communicate with the resident, potential property seller, at 985 Morton Road and provide an Option to Purchase agreement. The property owner later declined.

28. On April 15, 2025, M&C authorized staff to proceed with sending the three Candidate site property owners an Option to Purchase agreement, with the potential offer amounts, to identify owners that were interested in selling all or a portion of their parcel.

29. On April 29, 2025, letters were mailed to the top three Candidate Sites property owners with an offer to purchase a portion or all of their parcel.

30. On May 13, 2025, Mr. Philip Koehler signed the Option Purchase Agreement **(Attachment #1)**. ACCGov commenced immediately with completing the required due diligence work.

FACTS & ISSUES:

1. The Initial Project Statement of SPLOST 2020 Project 06 reads as follows:

   SPLOST 2020 Project 06 Fire Station #5 Replacement *- This project will provide funding for the construction of a replacement fire station for the current Fire Station #5 located at 1090 Whit Davis Road. This project includes land acquisition, design, construction, fueling station, station equipment, and other related costs to meet facility standards for a suburban design comparable to previous design prototypes that provides adequate space for current and future expansion. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.*

2. The Major Site Selection process had been completed through Stage II, recommending Candidate Sites to the M&C. M&C denied all recommended candidate sites (History #12) and required the Major Site Selection process be restarted.

3. As part of restarting the Site Selection Process, the User Group reviewed and reworked the Site Selection Criteria based on the feedback received from the initial public engagement from M&C during the previous voting meeting (History #12), and the M&C Work Session (History #15). Further, the SSC reviewed and recommended revised Site Selection Criteria to the M&C. On February 13, 2025 (History #26), staff presented the M&C the revised Site Selection Criteria **(Attachment 2)** to the M&C. The work session main topics are provided below and can be viewed at https://youtu.be/_JtsWXKLjFY?t=10887:

   - Criteria for Fire Station location selection
   - Response time comparison
   - Development of ACCGov coverage area
   - Services provided at this Station
   - Number/type of calls
   - Revised Site Selection Criteria

4. After completing a second round of the Major Project Site Selection Process, there were three the properties that met all of the key "Must Have" project requirements, and several of the higher-level standards of "Highly Wanted" and "Nice to Have" (**Attachment #2**). The SSC recommended that three properties, as listed in History #23, be considered by the M&C as Candidate Sites. M&C directed staff to extend Purchase Options to all of the property owners recommended by the SSC to determine the property owners' interest in selling any or all of their property for the new Fire Station #5.

5. On April 29, 2025, letters of interest were sent to each of the property owners as directed by the M&C (History #~~28~~29). All of the properties are within the ideal Service Delivery Area, as recommended by the Fire & Emergency Services Department. The letters included the following for each property:
   - Acreage that ACCGov was interested in purchasing;
   - The offered value of the property; and
   - Draft Option to Purchase Agreement with the following conditions:
     - Option would be valid for no less than 120 days;
     - ACCGov would have the opportunity to conduct survey, geotechnical investigations, conduct soils survey for septic, title search, Phase I Environmental Assessment; and,
     - To present the option to M&C for consideration.

6. On May 13, 2025, Phillip Koehler (owner of, 4730 Old Lexington Road, Tax Id Parcel: 303 010J) executed an "*Option to Purchase Agreement*" to sell the complete Parcel 303 010J, approximately 7.52 acres (History #~~29~~30). The Option will expire on Wednesday, September 10, 2025. The parcel meets all of the site selection *Must Have* criteria and several of the *Highly Wanted* criteria. Additionally, although not specific listed criteria, the property does not have any inhabited buildings and very limited trees to be removed.

7. The Owner is interested in selling all of the 7.5-acre parcel. Acquiring the additional acreage will allow for the larger natural buffers and flexibility in the design layout. The concept layout (F&I #11)~~At the likely station layout for the site, there would be~~ allows for over 600 feet between the closest dwelling and the new station.

8. Fire Station #2 property was appraised at approximately $56,000 per acre in 2016. Adjusted at 3% inflation for each year since the equivalent value in today's cost would be approximately $74,000 per acre. The proposed negotiated purchase price for the requested

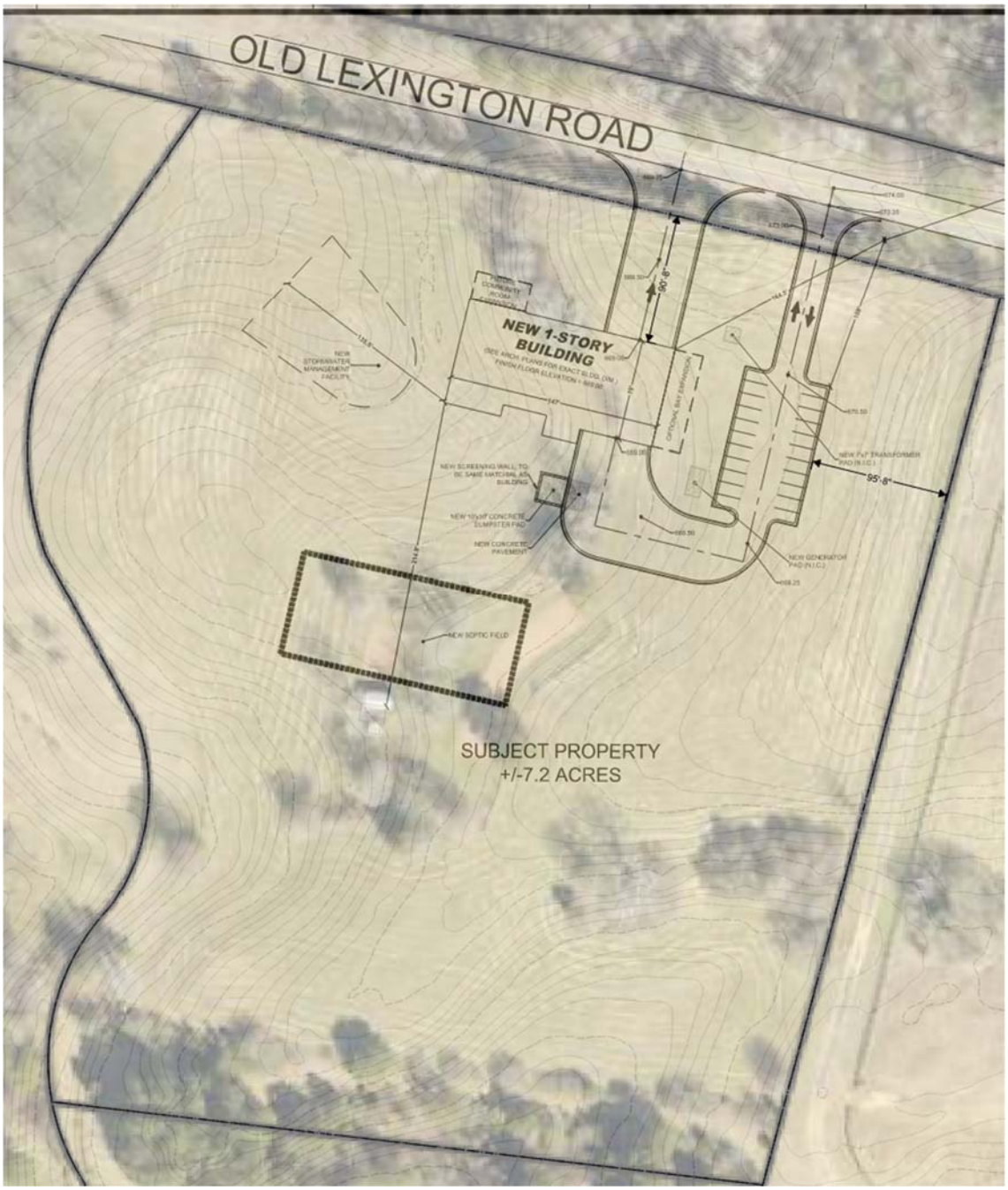
parcel is $487,000 ($64,760/ac), which is ~$9,000 per acre less than adjusted price paid for Fire Station #2.

9. Staff has completed the above noted due diligence (i.e., conducted survey, geotechnical investigations, conduct soils survey for septic, title search, and Phase I Environmental Assessment). Nothing was found to note about Parcel 303 010J, and it meets all of the requirements for a new Fire Station #5. After acquisition of the property, staff will proceed with the Schematic Design, which will include public engagement on the design elements for the exterior of the station. Also, request for rezoning of the property from Agricultural-Residential (AR) to Government (G) will be brought forward at that time.

10. Currently the proposed project schedule is as follows:
    - Option Expires, if not accepted by Mayor — September 10, 2025
    - Site Acquisition — September 2025
    - Project Schematic Design and rezone — Early 2026
    - Final Design and Permitting — Late spring 2026
    - Construction Notice to Proceed — Summer 2026
    - Project Completion — Winter 2027

11. The next project phase, Schematic Design, will provide interior and exterior visual details for consideration by M&C. Staff will hold in-person public engagement session(s) to request input from the community about the facility design, including elements such as lighting, landscape, and exterior building esthetics. The site layout of the building, parking, paving, septic, stormwater, etc will be finalized during this next phase of Schematic Design. Examples, of the required ordinances or design standards that will be met or exceeded, include:
    - Tree Management Ordinance for tree canopy, conserved and restored;
    - Land Disturbance guidelines;
    - Stormwater Ordinances for water quality and quantity;
    - Lighting Ordinances for governing any light trespass;
    - Sustainability Policy requirements protecting open natural spaces;
    - Planning Ordinances; and,
    - All other applicable building codes.

    While the layout provided, below, is a conceptual layout and will be updated as the design progress through the next design phase, it is an example of how the facility might generally fit on the site. It is the general areas within the site to be used for the various components of the project. The intent is to keep as much of new elements as close to the road as possible:



12. This project directly supports several elements of the Athens-Clarke County FY26–28 Strategic Plan:
    - Goal Area 3: Organizational Improvement
        - Initiative 3.B.1: The methodical site selection process for Fire Station #5 demonstrates performance-based decision-making using criteria such as response time analysis, environmental constraints, and long-range service planning.
    - Goal Area 6: Built and Natural Infrastructure

- Initiative 6.A.3: Acquiring this site supports the efficient design and placement of a critical public safety facility, aligning with ACCGov's goal to maintain government infrastructure that meets current and future needs. The selected parcel also allows for buffers, reduced site impact, and future adaptability.
- Initiative 6.B.4: Preserving existing tree cover and minimizing site disturbance reflects ACCGov's commitment to sustainability and clean energy principles in public facility planning.

OPTIONS:

1. Mayor and Commission:

   a. Authorize the Mayor to accept the Option Purchase Agreement (**Attachment #1**) in the amount of $487,000 authorizing a fee-simple acquisition of approximately 7.52 acres, from Philip E. Koehler, identified as tax parcel 303 010J (4730 Old Lexington Road) to meet the needs of the Fire Station #5 Relocation Project (SPLOST 2020 Project #06, Sub-Project #1); and,

   b. Authorize the Mayor and appropriate staff to execute all related documents.

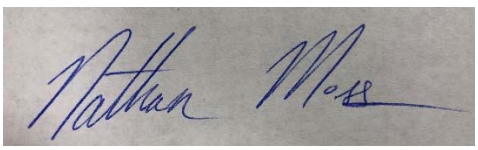
2. Mayor and Commission:
   a. ~~deny~~ Deny the Option Purchase Agreement (**Attachment #1**) in the amount of $487,000 authorizing a fee-simple acquisition of approximately 7.52 acres, from Philip E. Koehler, identified as tax parcel 303 010J (4730 Old Lexington Road) to meet the needs of the Fire Station #5 Relocation Project (SPLOST 2020 Project #06, Sub-Project #1); and,

   b. Direct staff to re-start the Major Project Site Selection Process based on a different service delivery area.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

DEPARTMENT: Capital Projects Department & Fire Department
Prepared by: Daniel Garren, for ACC Fire Department



Nate Moss, Fire Chief

7/22/2025
Date:

7/22/2025

Josh Hawkins, Capital Projects Director Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b

August 13, 2025

Bob Cowell, Manager Date:

ATTACHMENTS:

Attachment #1: Option to Purchase Agreement for 4730 Old Lexington Road
Attachment #2: M&C Work Session Presentation on the Site Selection Criteria

STATE OF GEORGIA.

OPTION AGREEMENT

This Option Agreement ("Option"), dated this _____ day of _____, 2025, by and between Philip E. Koehler ("Optionor"), and the Unified Government of Athens-Clarke County, Georgia, a body politic and corporate and a political subdivision of the State of Georgia, ("Optionee"),

W I T N E S S E T H:

For and in consideration of the sum of One Thousand and no/100ths Dollars ($1000.00) (the "Option Payment") this day paid to the undersigned Optionor by the above named Optionee, the receipt and sufficiency of which is hereby acknowledged, Optionor does hereby convey and grant unto Optionee an option, irrevocable for one hundred twenty days (120) days from the date of execution of this Option, to purchase from Optionor the following described tract of land:

The tract, or parcel of land, lying and being in Athens-Clarke County, Georgia, G.M.D. 218, and being an approximately 7.52-acre parcel (Tax ID 303 010J) as generally described, depicted and shown as TRACT A upon a plat of survey recorded in Plat Book 21, Page 20 in the Office of the Clerk of Superior Court of Athens-Clarke County; a copy of said plat being attached hereto as Exhibit "A" and incorporated herein by reference (the "Option Parcel") and the 7.52-acre parcel located at 4730 Old Lexington Road. The method for determining Option Parcel is set forth in Paragraph 3 of this Option. The Option Parcel shall be conveyed together with all and singular, the rights, easements, hereditaments thereunto belongings or in anywise appertaining and all buildings, fences, structures, and any and all other improvements of whatever nature.

The Option granted herein is granted upon the following terms and conditions:

1. Option Payment. The Option Payment shall be the consideration paid by Optionee to Optionor for this Option and is non-refundable for any reason, and the Optionor shall be entitled to the Option Price without refund of any nature to the Optionee whether or not the Option is exercised, except as follows:

Optionor warrants and represents that it is the sole fee-simple owner of the Option Parcel and that it is entitled to grant this Option and to convey the Option Parcel without lien, encumbrance, claim, or interest of any third party of any nature, except such liens, encumbrances, claims, and interests disclosed in Paragraph 3 hereinafter, and that title to the Option Parcel is marketable as that term is defined in Paragraph 3 hereinafter, and that Optionor has no notice (actual or implied) or knowledge (actual or implied) of any matter which would prevent Optionor from complying with the terms and conditions of this Option, including without limitation the terms and conditions of Paragraph 3 hereinafter. In the event and whether or not the Option is exercised, if one or more of the foregoing warranties and representations should prove to be false, then Optionee shall be entitled to full refund of the Option Payment, in addition to any other damages or relief to which Optionee might be entitled.

2. Option period. The Option herein shall be irrevocable for a period of 120 calendar days from the date of Optionor's execution hereof (the "Option Period"). If not exercised, the Option shall automatically and without notice terminate at 5:00 P.M. on the last day of the Option. The Option may be exercised at any time during the Option Period by written notice of exercise of Option delivered by Optionee to Optionor. The notice of exercise of option must be delivered no later than 5:00 P.M. on the last day of the Option.

3. Terms of sale; Closing. In the event that the Option is exercised by Optionee, this Option shall ripen into a contract for sale and purchase, without the necessity for any further writing, with the following terms and conditions:

A. Determination of boundaries of Option Parcel. Prior to the exercise of the Option, Optionee shall engage a Georgia registered land surveyor to survey the Option Parcel owned by Optionor and the surveyor shall describe a parcel containing approximately 7.52-acres, which shall be the Option Parcel and which shall conform to the general dimensions and geometry shown in Exhibit A. A plat of the Option Parcel shall be submitted to Optionor prior to or at the time of Optionee's exercise of the Option. The plat shall include all requirements necessary for approval by the Athens-Clarke County Planning Department. Optionor shall have 10 days from delivery of the proposed survey to object to the proposed Option Parcel, and any objections shall be made in writing and delivered to Optionee. In the event of a disagreement with respect to the proposed parcel, the parties shall negotiate in good faith to resolve such differences. In the event that the disagreement cannot be resolved after such good faith negotiation, then Optionor shall have the option of revoking the Option herein granted and returning the Option Payment to Optionee, thus terminating the Option. In the event that the Option Parcel as described in the plat is acceptable to Optionor, then the plat and a legal description thereof shall be deemed to be the legal description for this Option and for all closing documents including the limited warranty deed.

B. Purchase price. The purchase price of the Option Parcel of the agreed upon Option Parcel shall be the sum of the Four Hundred Eighty-Seven Thousand and no/100ths Dollars ($487,000.00) (the "Purchase Price"). The Purchase Price shall be paid by Optionee's attorney's trust account check delivered at Closing as hereinafter defined, but the Option Payment shall be credited to the Purchase Price.

C. Title matters. Optionor agrees to convey the Option Parcel to Optionee by limited warranty deed and to convey thereby to Optionee good, valid and marketable title in fee simple to the Option Parcel. Good, valid and marketable title as used herein shall mean title which a title insurance company licensed to do business in the state of Georgia will insure at its regular rates, subject only to standard exceptions unless otherwise specified herein. Optionor shall convey the Option Parcel subject only to: (1) zoning ordinances and federal, state or local laws, ordinances, rules or regulations affecting the Option Parcel, (2) general utility, natural gas and petroleum pipelines, sewer and drainage easements of record, (3) all matters shown or referenced on Exhibit A , (4) such matters as would be revealed by a current and accurate survey and/or a careful visual and physical inspection of the Option Parcel.

D. Inspection rights. During the Option Period and up to the Closing Date, Optionee and its agents, engineers, surveyors, appraisers, attorneys, auditors and other representatives shall have the right to enter the Option Parcel to inspect, examine, survey, appraise, and otherwise do that

which, in the sole opinion of Optionee, is necessary to determine the boundaries and condition of the Option Parcel, to determine the suitability of the Option Parcel for the uses intended by Optionee, and to evaluate, audit and assess the condition, previous ownership and uses of the Option Parcel to determine that all requirements of applicable federal, state or local environmental laws, statutes, rules, regulations, requirements and ordinances have been complied with. Optionee agrees not to do or suffer to be done anything whereby the Option Parcel may be encumbered by a materialman's lien or other lien or be damaged in the course of exercising its rights under this paragraph ("Inspection Rights"). In the event of any damage or alteration to the Option Parcel caused by Optionee by exercise of Optionee's Inspection Rights, Optionee shall restore the Option Parcel to the condition existing prior to such damage or alteration, except for normal, commonly encountered effects or alterations associated with the conduct of such Inspection Rights where and when performed by reputable professionals in accordance with the highest standards prevailing in the environmental and engineering professions, including without limitation the installation of groundwater monitoring or testing wells.

E. Closing. The closing of the sale hereunder (the "Closing") shall take place within the 30 days from and after the exercise of this Option by Optionee (the "Closing Date") at the offices of Optionee's counsel in Athens, Georgia or at such other place as may be agreed upon by the parties in writing. Possession of the Option Parcel shall be delivered at Closing free of any leases or claims of occupancy by any person.

F. Tax proration. Ad valorem taxes for the Option Parcel for all prior years shall have been paid in full at the time of closing, and all such taxes for the year in which closing occurs shall be prorated as of the date of closing using the best available information at that time, and such proration shall be final. In the event that such taxes are due and payable at the time of closing, then such taxes shall be paid from the closing proceeds with Optionor and Optionee being responsible for each party's pro rata share.

G. Forest products; land disturbing activity; conservation use. Optionor shall not remove any timber or forest products from the Option Parcel or engage in any land disturbing activity on the Option Parcel prior to closing except as reasonably necessary to protect improvements on adjoining property or to mitigate or prevent insect damage. Should the Option Parcel be subject to any conservation use valuation assessment ("CUVA") or any other similar favorable ad valorem property tax treatment based upon the agricultural and/or forestry aspects of the Option Parcel, the Optionor shall be solely responsible for any penalty or early termination payment that may be assessed against the owner of the Option Parcel by virtue of the sale anticipated herein.

H. No brokers. Optionor and Optionee each hereby represent and warrant to the other that no party has asserted a claim for or is entitled to a real estate commission or other fee resulting from the execution of this Option or the transaction contemplated hereunder. The provisions of this paragraph shall survive the rescission, cancellation, termination or consummation of this Option.

I. Additional conditions of the option. The option agreement hereunder shall be subject to the following conditions: Acceptance of the Option by the Mayor and Commission.

J. Additional conditions of closing. The closing hereunder shall be subject to the following conditions: none. *K. Optionee's remedy upon breach.* In the event that Optionor shall default

hereunder, then Optionee's sole and exclusive remedy for such breach shall be an action for specific performance.

4. Miscellaneous Provisions.

A. Time is of the essence in this Option.

B. Any condition or stipulation not fulfilled at the Closing Date and those matters specifically identified hereinabove shall survive the Closing and the execution and delivery of the deeds to be given hereunder until such time as said conditions or stipulations are fulfilled.

C. The effective date hereof shall be the date that Optionor executes this Option as evidenced by the signatures of Optionor's duly authorized officers.

D. Any notices required hereunder shall be by hand delivery or by United States Certified Mail–Return Receipt Requested as follows:

To Purchaser (Optionee):

Unified Government of Athens-Clarke County
Office of the Manager
301 College Ave, Suite 101
Athens, GA 30601

Voice: (706) 613-3020
Fax: (706) 613-3029

With copy to:

Judd Drake, Esq.
Office of the Attorney
P.O. Box 427
Athens, GA 30603
Voice: (706) 613-3035
Fax: (706) 613-3037

To Seller (Optionor):

Philip E. Koehler
150 Clyde Road
Athens, GA 30605

With copy to:

_____
_____
_____
_____

E. This Option shall inure to the benefit of and be binding upon the parties hereto, their heirs, successors, personal representatives and assigns.

F. This Option supersedes all prior discussions and agreements between Optionor and Optionee with respect to the Option Parcel and contains the sole and entire understanding between Optionor and Optionee. All promises, inducements, offers, solicitations, agreements, commitments, representations and warranties heretofore made between such parties are merged into this Option. This Option shall not be modified or amended in any respect except by written instrument executed by, or on behalf of, each of the parties to this Option.

G. Optionee shall not assign its rights under this Option.

Continued to next page .....

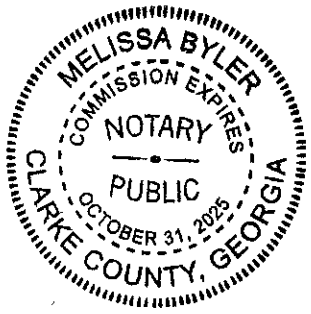
In Witness Whereof, Optionor has executed this instrument under seal as of the effective date provided above.

By: Philip E Koehler
Philip E. Koehler

Signed, sealed and delivered in the presence of:

Melissa Byler

Melissa Byler
Notary Public



Date of Execution: 5/13/2025

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Acceptance by Optionee

The undersigned Optionee acknowledges acceptance of this Option and agrees to be bound by its terms.

Unified Government of Athens-Clarke County

By: _____
Mayor – Kelly Girtz

Attest: _____
Clerk – Jean Spratlin

Date of Execution: _____

Seal:

SPLOST 2020 Project 06
Fire Station #5 Replacement
Proposed Revised
Site Selection Criteria

Mayor & Commission Work Session

February 13, 2024

Presented by:

- Daniel Garren, SPLOST Project Administrator
- Nate Moss, Fire Chief

Presentation Agenda

Purpose: To present a revision of the Site Selection Criteria for the Fire Station #5 Replacement to provide critical fire and emergency services for the residents located on the eastside of Athens, Georgia.

- Project History (Slides 4-5)
- Fire & Emergency Standards for Fire Station Location (Slides 6-7)
- Fire Station 5 Current & Proposed Response Times (Slides 8-10)
- Development of ACC Fire Station Coverage Area (Slides 12-17)
- Fire Station Services Provided (Slides 18-19)
- Review of Properties Outside of Search Area (Slides 19-24)
- Revised Site Selection Criteria (Slides 25-27)
- Distribution Map of Public Input Response & Attendance (Slide 28)
- Updated Site Selection Timeline (Slide 29-30)
- Project Budget (Slide 31)
- Questions (Slide 32)

SPLOST 2020 Project 06 - Initial Project Statement

Project 06, Fire Station #5 Replacement, This project will provide funding for the construction of a replacement fire station for the current Fire Station #5 located at 1090 Whit Davis Road. This project includes land acquisition, design, construction, fueling station, station equipment, and other related costs to meet facility standards for a suburban design comparable to previous design prototypes that provides adequate space for current and future expansion. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.

Athens-Clarke County Fire & Emergency Mission Statement

Athens-Clarke County Fire & Emergency Services Department takes pride in providing prompt, dependable, and professional services to reduce the impact of emergencies in our community with dedication to education and training.

Project History

- In 1974, Fire Station #5 was constructed and commissioned into service. The station operates 24/7/365 and is located at 1090 Whit Davis Road. The station served as the headquarters for Clarke County. ~49 years old
- On August 6, 2019, M&C approved the SPLOST 2020 project and budget; adopted a resolution calling for a referendum on November 5, 2019.
- On November 5, 2019, Athens-Clarke County (ACC) voters approved the SPLOST 2020 Program Referendum. This Referendum included the Fire Station #5 Replacement (SPLOST 2020 Project 06).
- On May 12, 2021, ACAC recommendation that SPLOST 2020 Project 06, Sub-Project #1 Fire Station #5 Replacement be designated as appropriate for public art (Attachment #1) with a budget amount of 1% of the proposed construction budget.
- In May 2022, ACCGov Manager Williams selected the User Group Members to help ensure ACCGov long term goals are promoted during the Project Development process.
- On December 7, 2022, the User Group agreed to proceed forward in presenting the Site Selection Criteria to Site Selection Committee.

Project History

- On February 7, 2023, M&C voted to approve the Site Selection process and approved the Project Concept for Fire Station #5.
- On March 13, 2023, the Site Selection Committee met to review the public input comments received from the on-line survey and in-person public forum.
- On April 4, 2023, Mayor & Commission approved the Site Selection Criteria and approved staff to proceed with Stage II of the Site Selection process.
- On June 12, 2023, Staff presented to the Site Selection Committee a list of potential sites using the approved site selection.
- On July 20, 2023, Public input forum was held at Fire Station #7 to receive public input concerning the site selection criteria.
- On October 10, 2023, in the M&C work session Staff presented the proposed Candidate Sites.
- On November 7, 2023, M&C voted to deny the Proposed Candidate Sites and requested staff to re-evaluate the Site Selection Criteria.
- On January 15, 2024, the Site Selection Committee voted to proceed with the Site Selection Criteria revisions and requested that staff move forward to present the revised Site Selection Criteria to M&C.

Fire & Emergency Standards for Fire Station Location

- In the 2020 referendum for Fire Station #5, the need to maintain or improve the fire station response was identified as a requirement for the new fire station.

- NFPA (National Fire Protection Association) – This is the agency that establishes industry-wide safety standards for fire & emergency services.

- NFPA 1710
  - 4.1.2.1 – Fire Departments shall establish the performance objectives for the first-due response zones that are identified by the AHJ (Authorities Having Jurisdiction).
  - Standards for response times shown in Figure D.1 in NFPA 1710.
    - Fire Emergency Initial Response Time – 80 secs for turnout time and 240 seconds for first-due engine. 5 minutes and 20 second response time.
    - EMS Emergency Response Time - 60 secs for turnout time and 240 seconds for first-due engine. 5 minutes response time.
    - NFPA 1710 provides standard for fire & emergency service response time to an incident rather than dictate the service to be provided to a number of residents.
    - Alarm answer & processing time standards fall under NFPA 1221 and shall not be included in the calculation of the response times.

- The location of the fire department is one element that can be controlled by the governing body. This will dictate how the fire station is able to provide adequate response times for fire & emergency services to residents based on the NFPA 1710 standards.

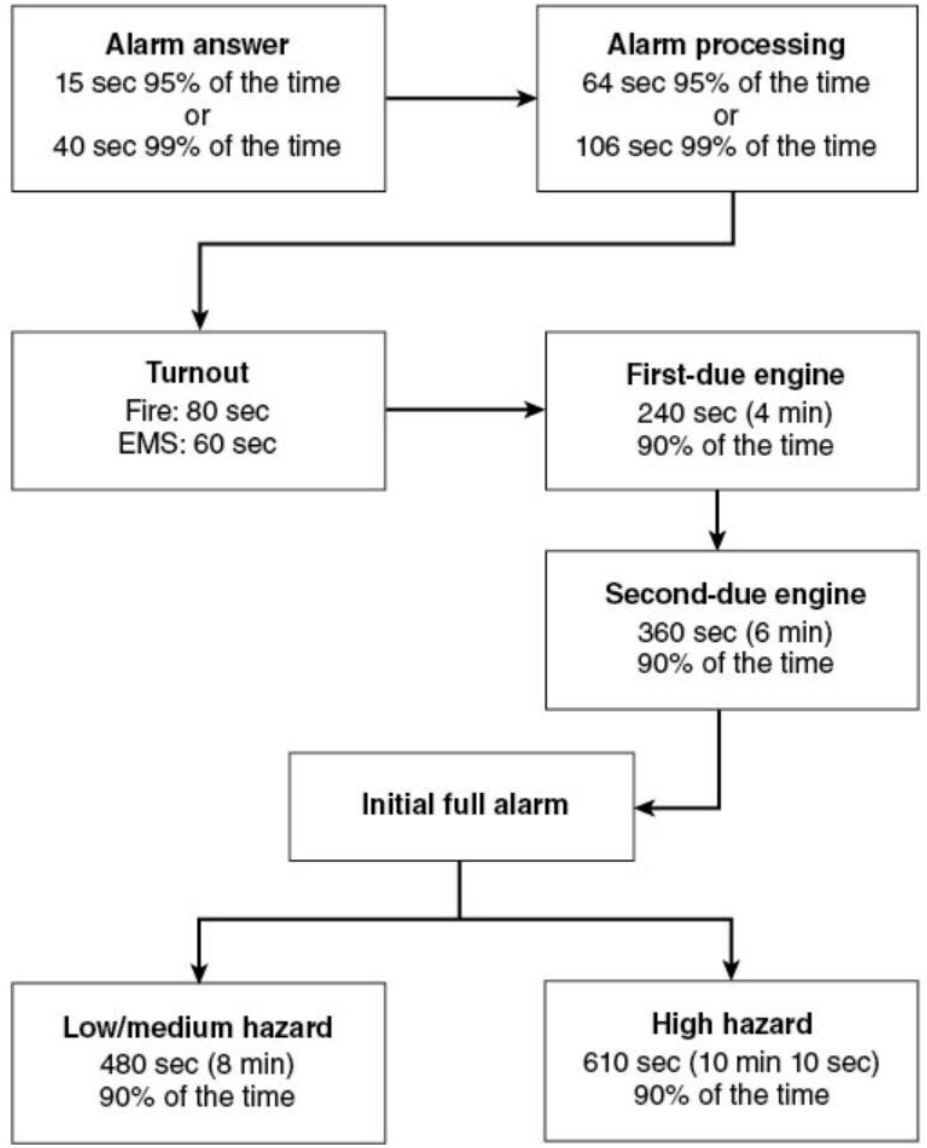


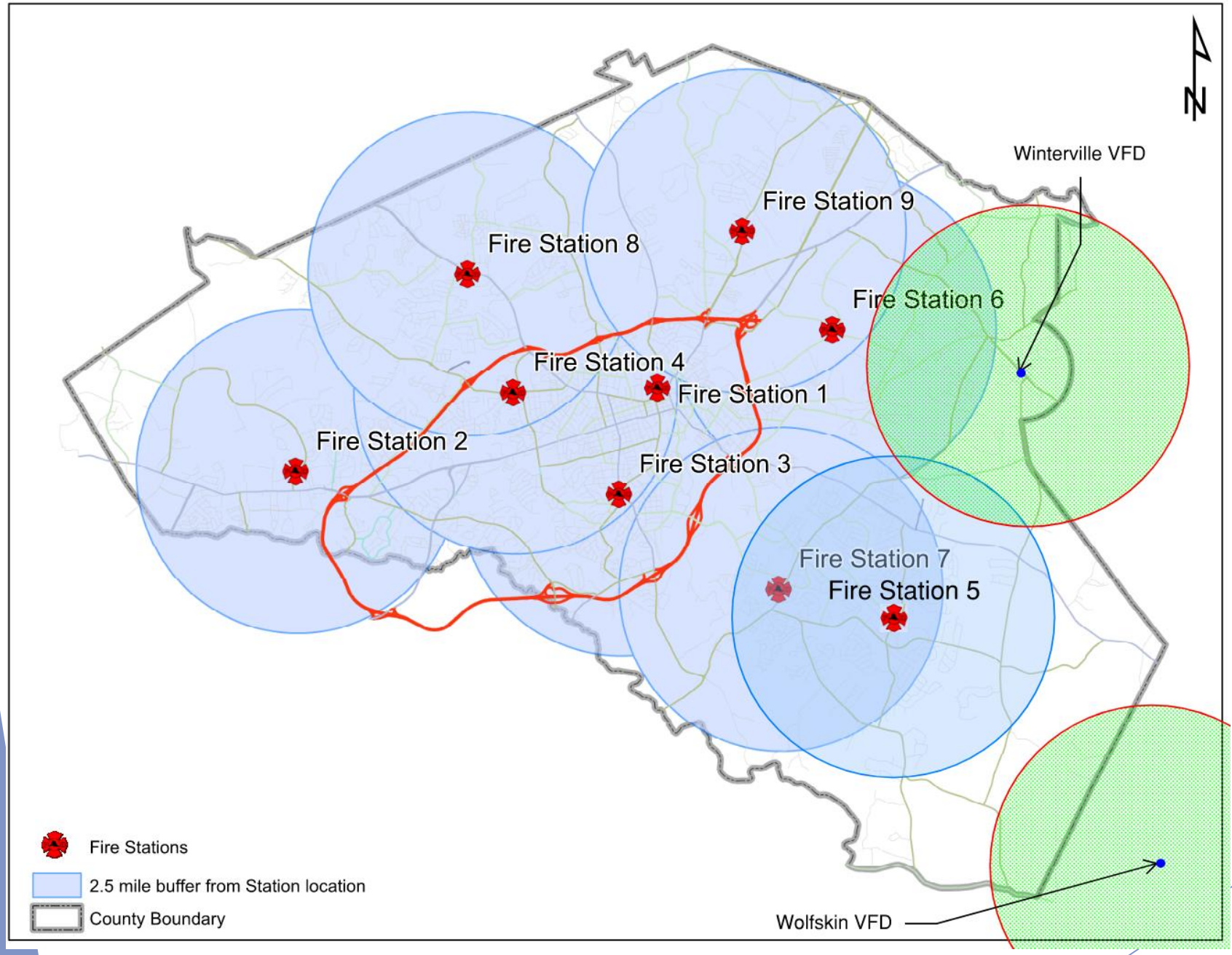
Figure D.1 (NFPA 1710)

Fire & Emergency Standards for Fire Station Location

- ISO (Insurance Services Office)
  - Evaluates the fire & emergency services and the ability to protect the community it serves.
  - Establishes a PPC rating (Public Protection Classification) based on the standards set by NFPA and AWWA (American Water Works Association).
    - 50% comes from the quality of your local fire department, including staffing levels, training, and proximity of the firehouse.
    - 40% comes from the availability of water supply, including the prevalence of fire hydrants and how much water is available for putting out fires.
    - 10% comes from the quality of the area's emergency communication systems (911).
    - An extra 5.5% comes from community outreach, including fire prevention and safety courses.
  - Response times equates to 10% of the overall PPC rating. The fire station location and performance of the fire fighters directly affects how this element of the criteria is scored.
  - ISO does not dictate the location of where a Fire Station should be located. It analyzes the Fire Station location and how it is capable of meeting the response time criteria established by NFPA 1710.

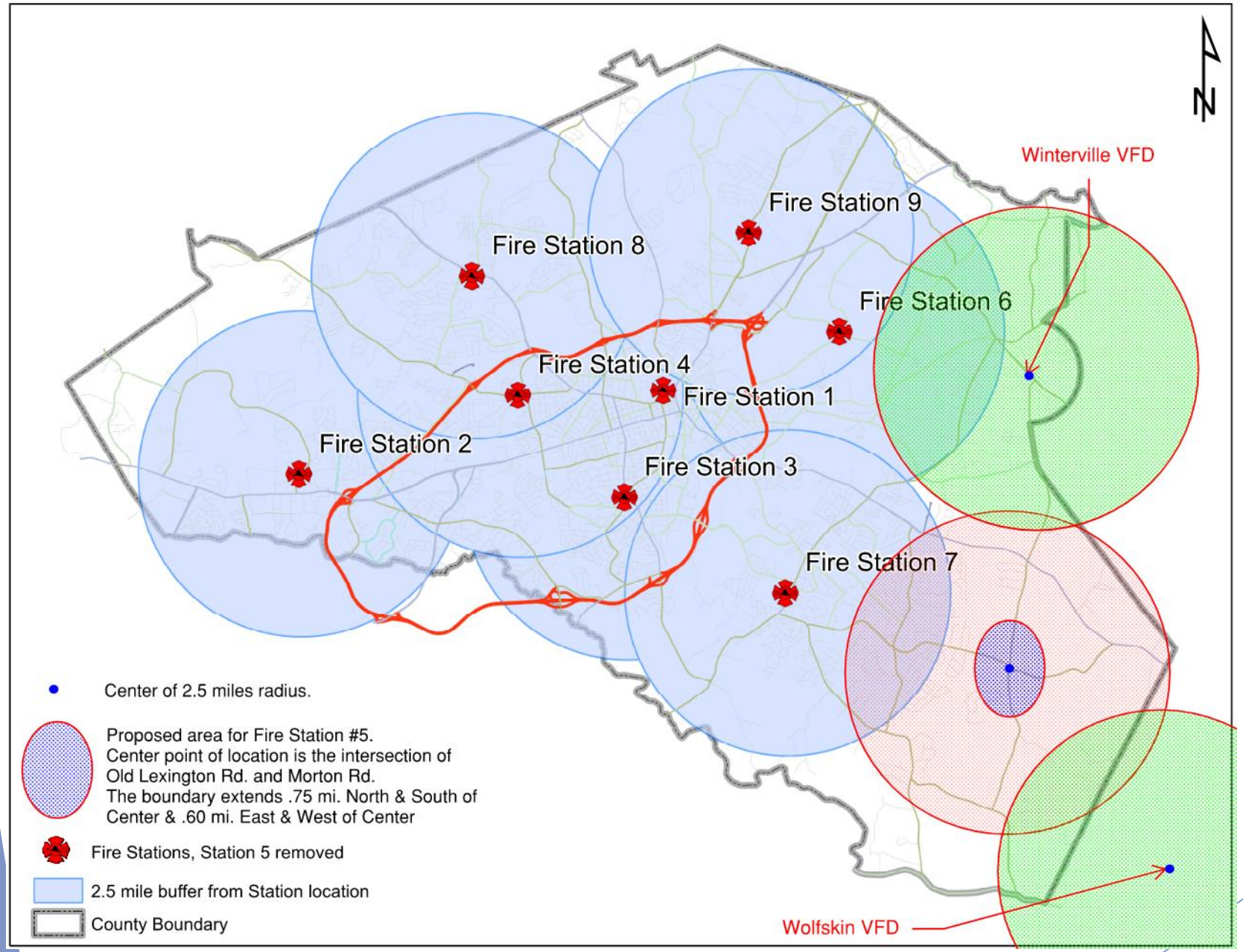
- GA Rules & Regulations 205-1-2-.02.3.b - Rules of Firefighter Standards and Training Council
  - These fire departments shall be responsible for a defined area of operations depicted on a map located at the responding fire station(s). This area of operations as depicted on the map shall have been approved and designated by the governing authority of the applicable county, municipality, or other political subdivision in the case of any county, municipal, or private corporation fire department.

Current Fire Station Coverage Map



- Fire Station 5 has 50% overlap with Fire Station 7.
- Fire Station 5 has 26,000 residents within the 2.5 mile radius.
- Out of 26,000, there are 21,000 residents served within the 2.5 radius of Station 5 & 7.
- Approximately 1,500 residents outside of the 2.5 coverage radius on the Southeast side.
- Approximately 60 calls responded by Fire Station 5 outside of the 2.5 mi coverage radius.

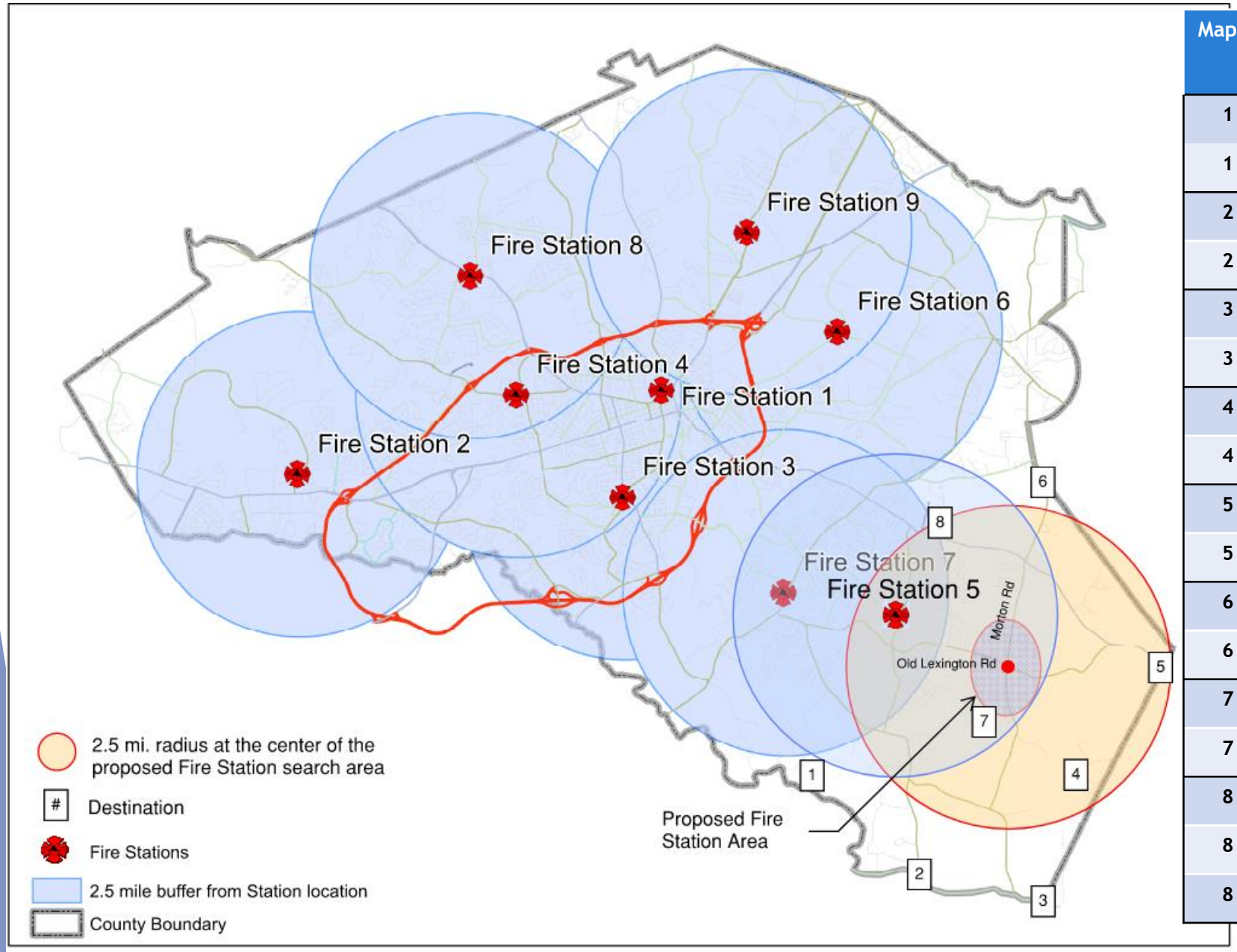
Proposed Fire Station #5 Search Area



Benefits of Relocating Fire Station 5 to the Area

- Maintain or improve response times based on the NFPA 1710 standards.
- Expectation to retain an ISO rating of 1/1x and continue to maintain lower insurance premiums throughout the county.
- Provides service to approximately 800 additional residents that were not previous in the coverage area.
- Improving quality of life by better distribution of services
- Efficient use of ACC fire/emergency services

Fire Station 5 Current & Proposed Response Times



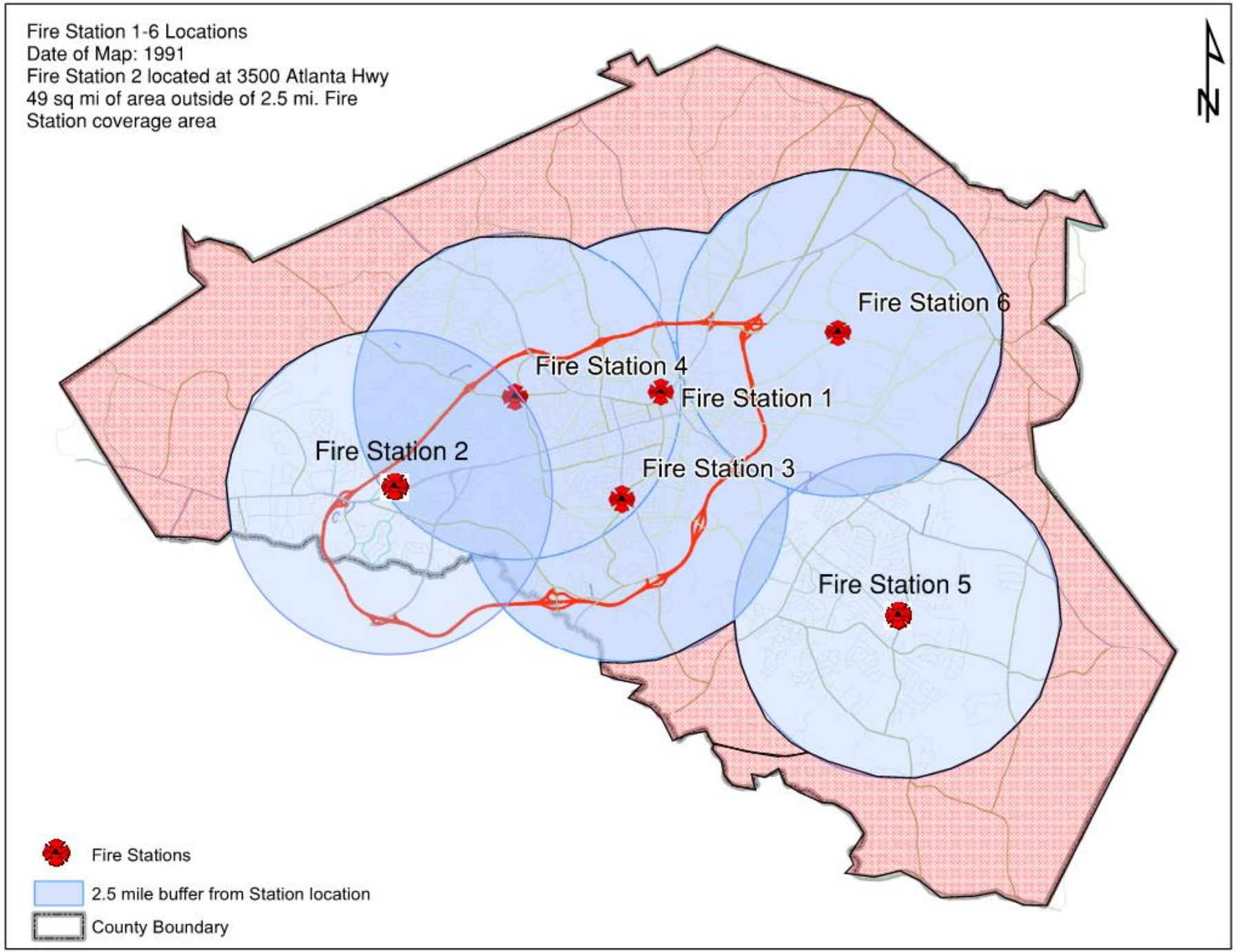
Map #	Station	Destination	Travel Time
1	**Current Station**	198 Deer Ridge	**8 minutes**
1	**Proposed Station**	198 Deer Ridge	**8 minutes**
2	**Current Station**	1033 Barnett Shoals Rd.	**7 minutes**
2	**Proposed Station**	1033 Barnett Shoals Rd.	**7 minutes**
3	**Current Station**	4799 Bob Godfrey Rd.	10 minutes
3	**Proposed Station**	4799 Bob Godfrey Rd.	**4.2 minutes**
4	**Current Station**	330 Nellie Maes Rd.	14 minutes
4	**Proposed Station**	330 Nellie Maes Rd.	**9 minutes**
5	**Current Station**	6590 Lexington Rd.	8 minutes
5	**Proposed Station**	6590 Lexington Rd.	**4 minutes**
6	**Current Station**	395 Robert Hardeman Rd.	7 minutes
6	**Proposed Station**	395 Robert Hardeman Rd.	**4 minutes**
7	**Current Station**	205 Blue Heron Dr.	8 minutes
7	**Proposed Station**	205 Blue Heron Dr.	**4 minutes**
8	**Current Station**	155 Weatherly Woods Dr.	**8 minutes**
8	**Proposed Station**	155 Weatherly Woods Dr.	10 minutes
8	**Fire Station 7**	155 Weatherly Woods Dr.	**8 minutes**

Development of Athens-Clarke County Fire Station Coverage Area

- Fire Station 1 – Constructed in 1978
- Fire Station 2 – Constructed in 2021*
- Fire Station 3 – Constructed in 2003*
- Fire Station 4 – Constructed in 2003*
- Fire Station 5 – Constructed in 1974
- Fire Station 6 – Constructed in 1981
- Fire Station 7 – Constructed in 1999*
- Fire Station 8 – Constructed in 2003*
- Fire Station 9 – Constructed in 2007*

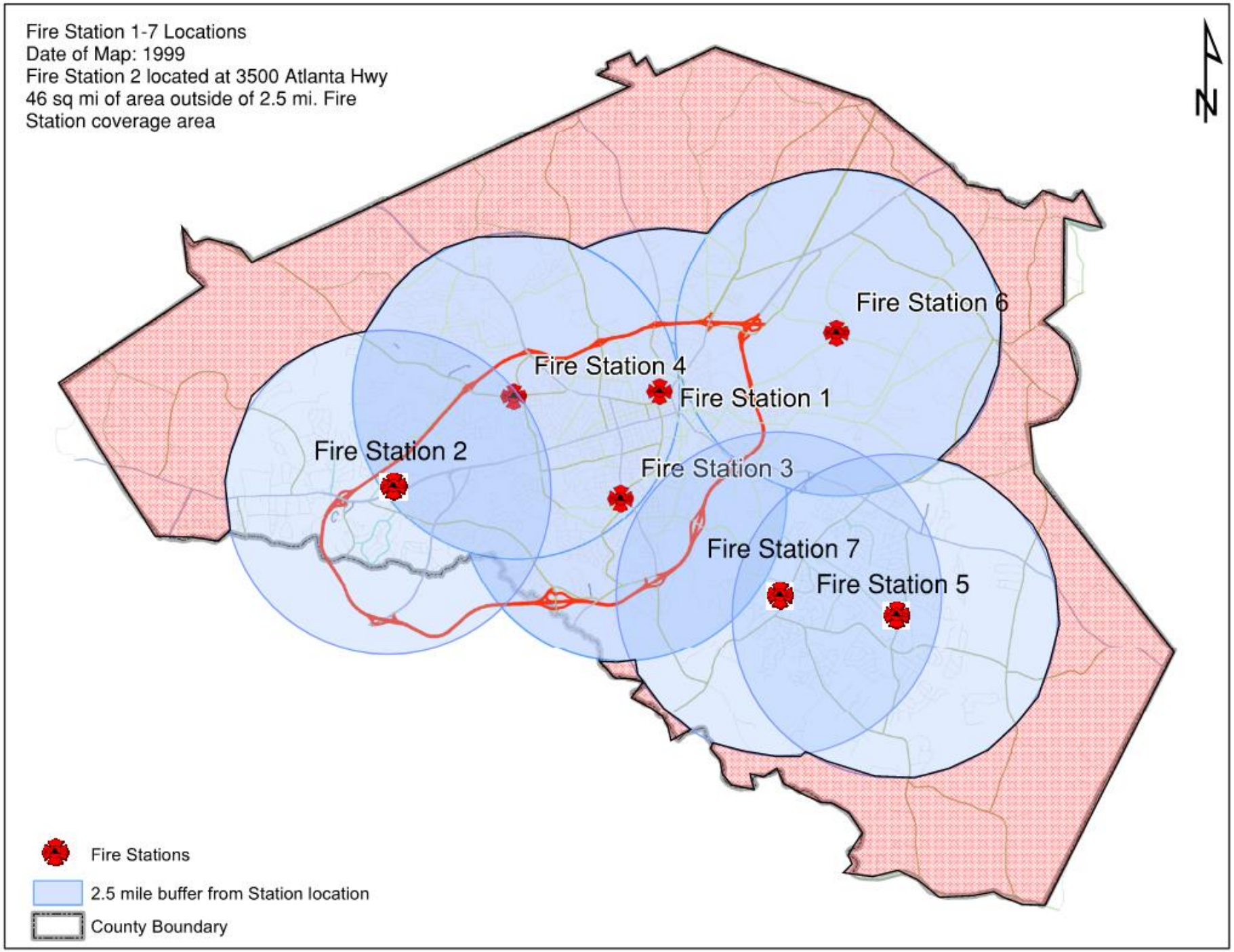
*Fire Station constructed after the adoption of the Unified Government of Athens-Clarke County

- Unified Government of Athens-Clarke County Established in 1991
  - Population in 1990 was approximately 87,000 residents
  - Population in 2000 was approximately 100,266 residents
  - Population in 2010 was approximately 115,452 residents
  - Population in 2020 was approximately 127,315 residents



In 1991, there was approximately 49 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage.

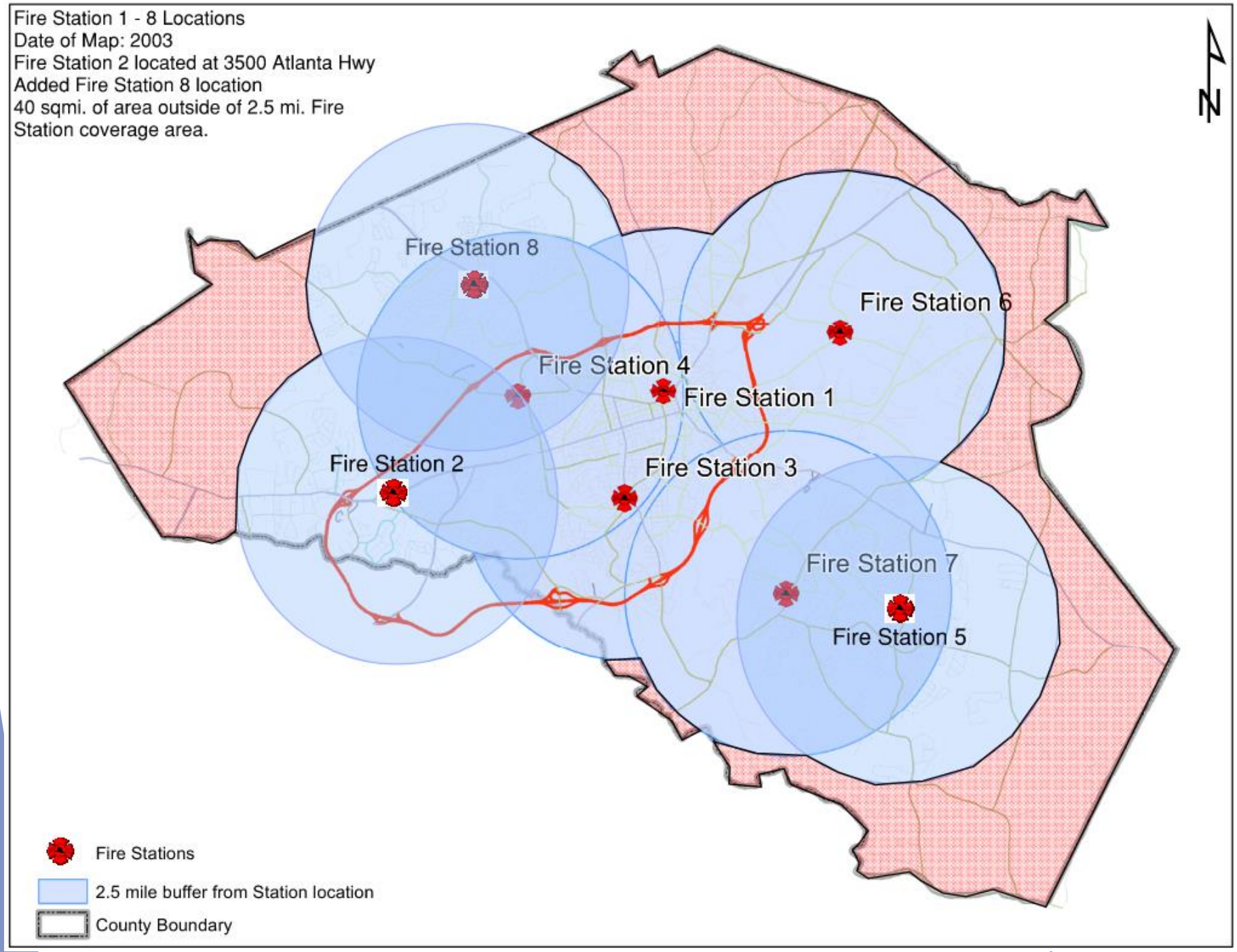
Population – 87,000



In 1999, there was approximately 46 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage.

The addition of Fire Station 7 reduced the uncovered area by 3 sq. mi.

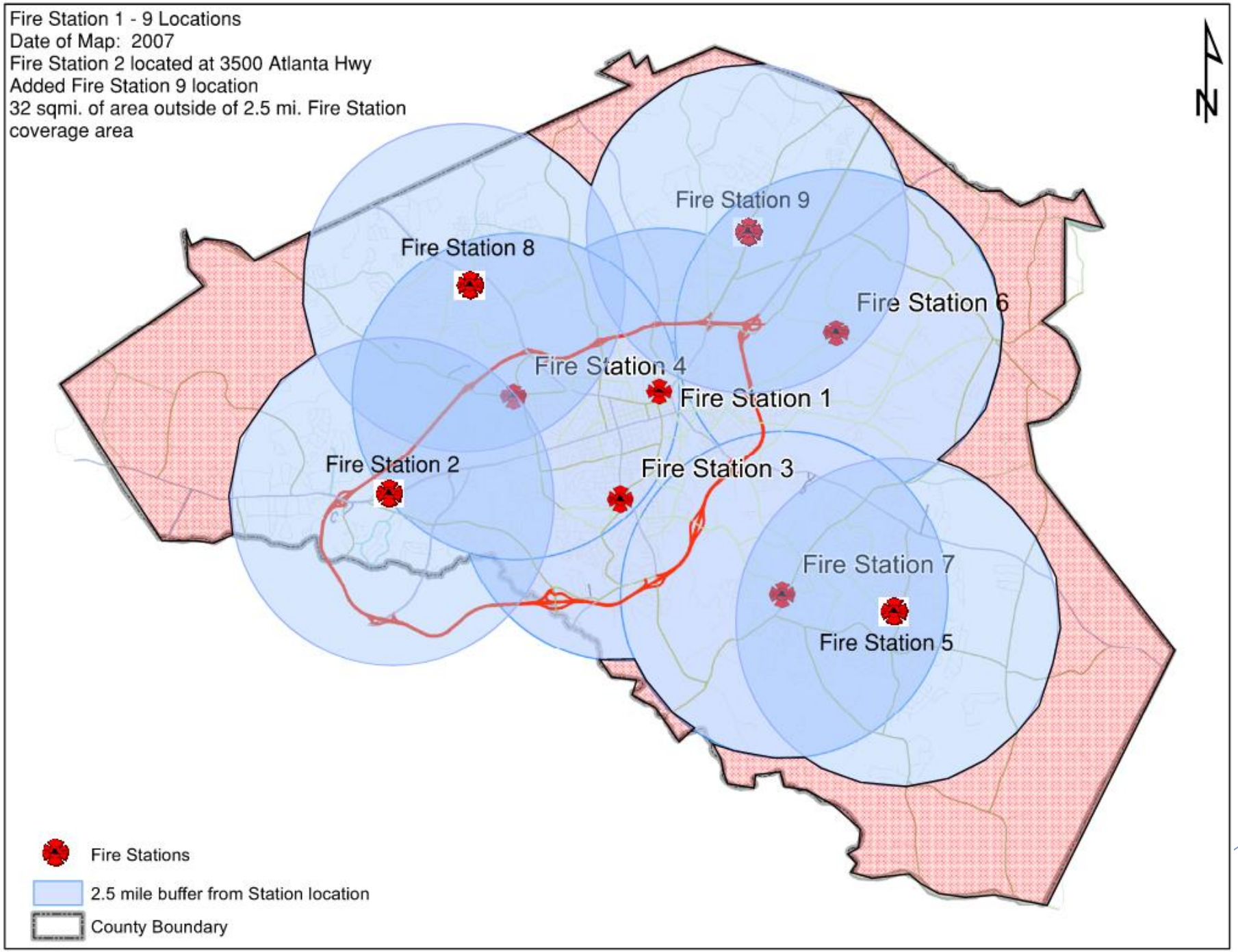
Population – 100,266



In 2003, there was approximately 40 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage.

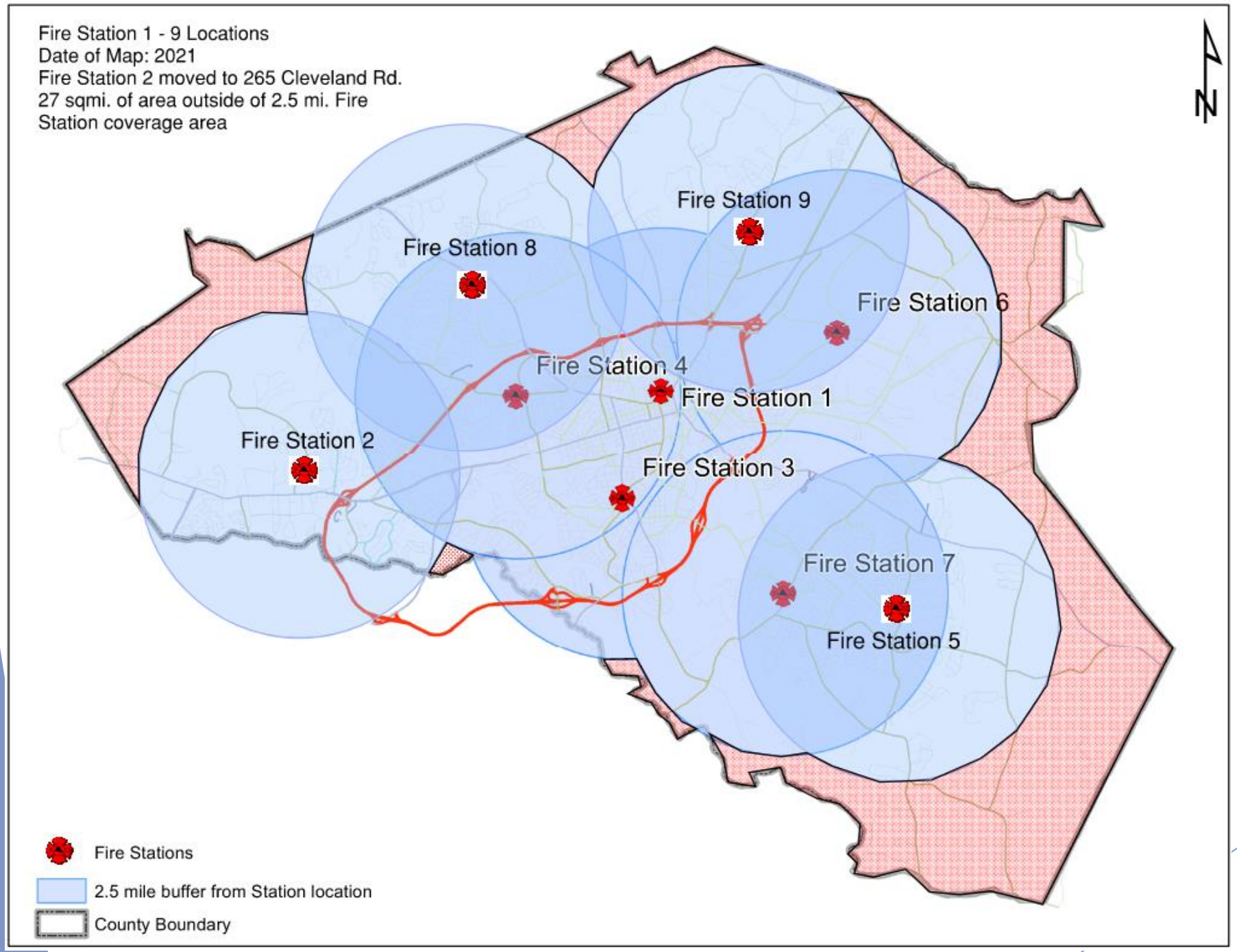
The addition of Fire Station 8 reduced the uncovered area by 6 sq. mi.

Population – 105,320



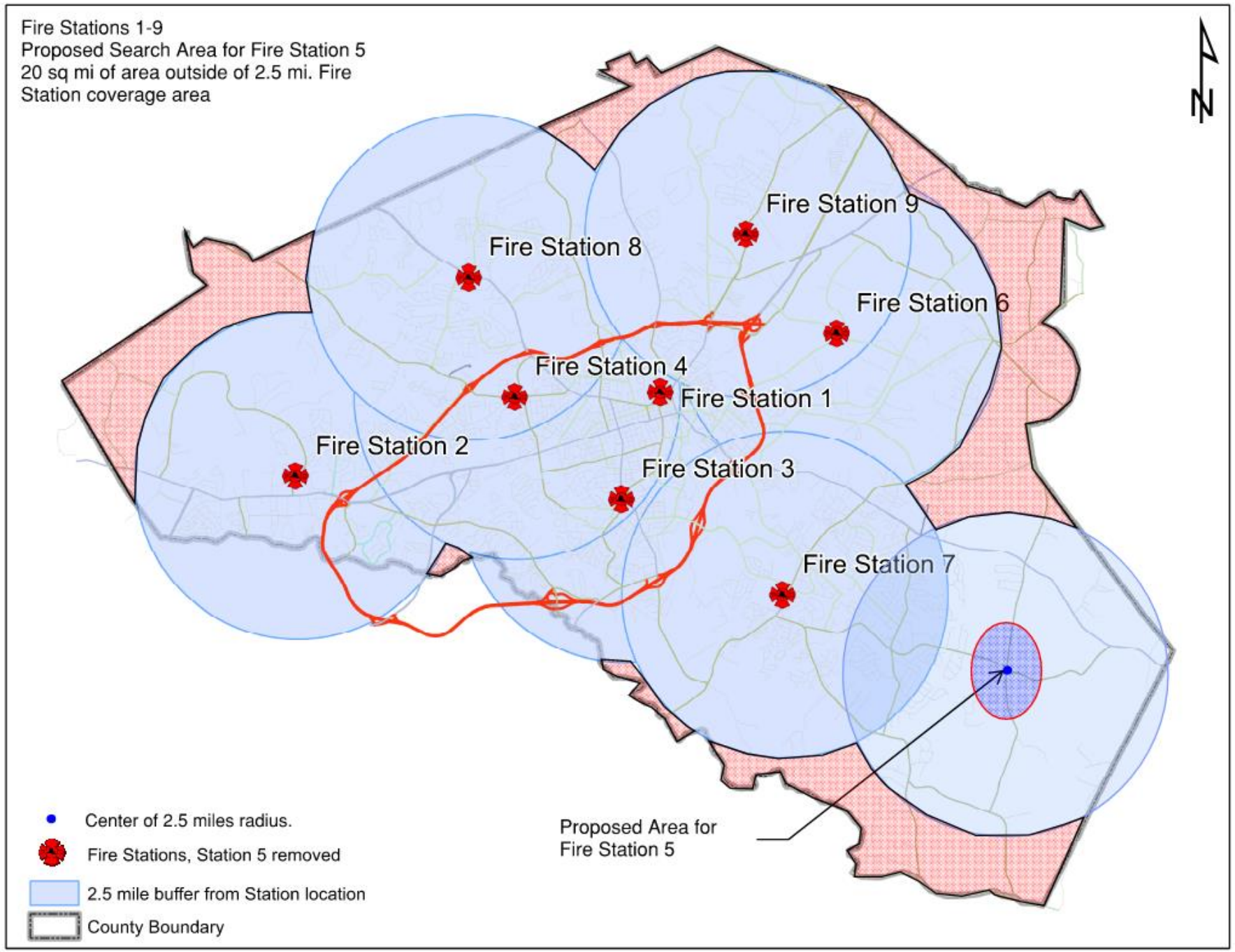
In 2007, there was approximately 32 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage. The addition of Fire Station 9 reduced the uncovered area by 8 sq. mi.

Population – 113,271



Currently, there was approximately 27 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage. The relocation of Fire Station 2 reduced the uncovered area by 5 sq. mi.

Population – 127,315



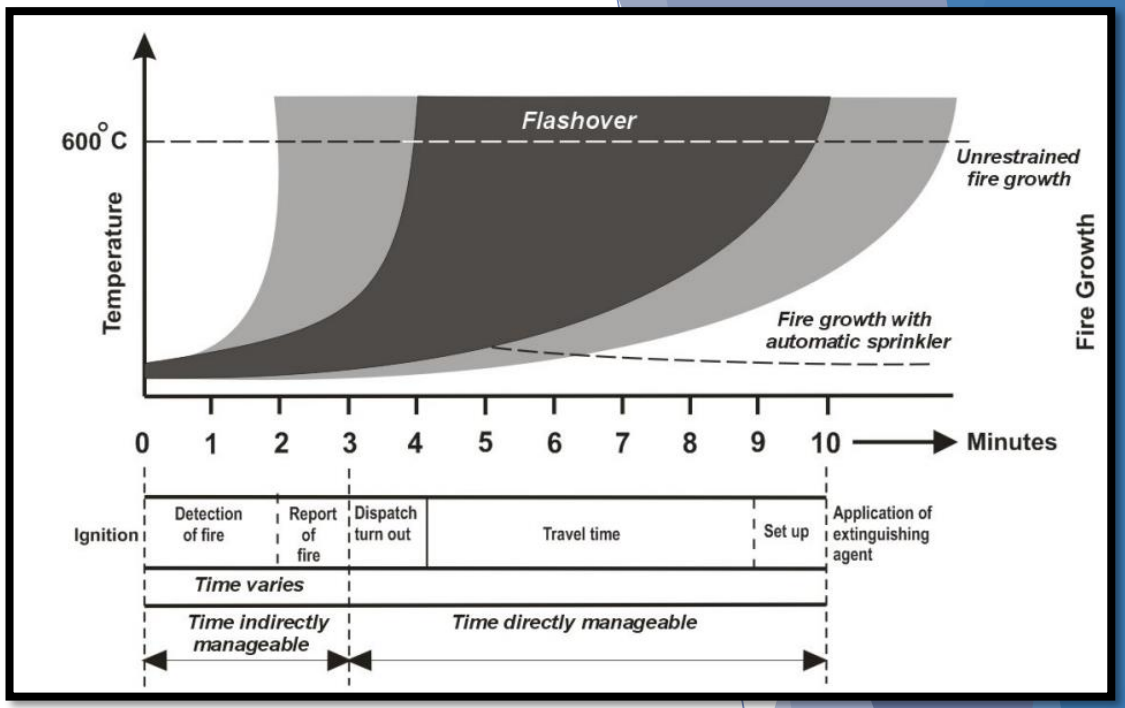
This map identifies approximately 20 sq. mi out 122 sq. mi within ACC that was outside of the 2.5 mi. radius of Fire Station coverage. The relocation of Fire Station 5 reduced the uncovered area by 7 sq. mi.

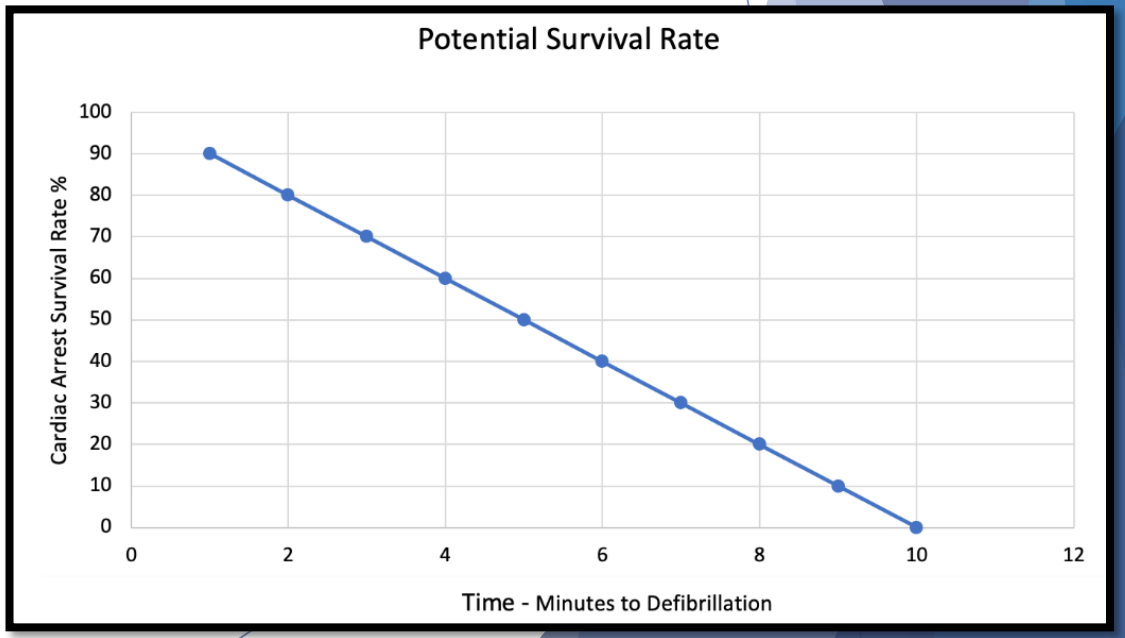
Coverage are reduced to 20 sq. mi from 49 sq. mi since 1991.

Population – 128,711

ACC Fire and Emergency Services

- Fire/Rescue Services
  - Structure/brush fire
    - Today's homes burn faster due to synthetic materials, larger open spaces, and lightweight construction materials.
  - Vehicle extractions
  - Investigations
- Emergency Medical Services
  - All ACC Fire Fighters are EMT trained to provide initial care
  - 60% of all Fire Department calls are medical emergencies.
  - Cardiac Arrest – Every minute without CPR reduces chance of survival 7-10%
  - A person can bleed to death in as little as 5 minutes depending on severity.
- Available Specialty Services in ACC
  - Hazmat Response Team
  - High-angle rescue
  - Water rescue
  - Rope rescues

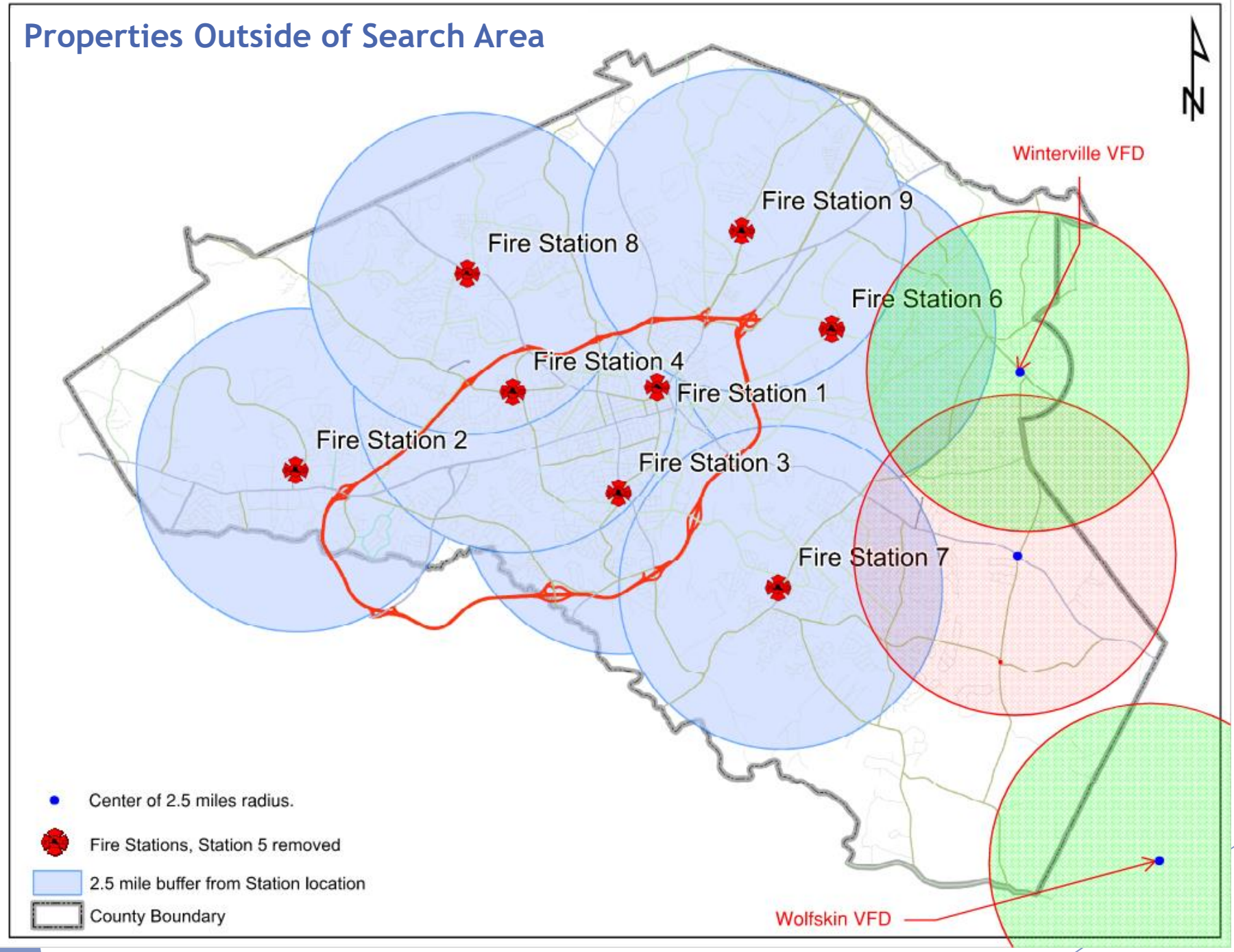




Benefits for Fire Station #5 Relocation

- Better utilize the ACC Fire & Emergency services
  - Expanding services to cover Southeast Athens
  - Efficiently utilizing the Fire & Emergency Services of Athens
  - Decreasing response times in underserved areas of East Athens
- Improve quality of life by providing equal level of Fire & Emergency services to all ACC resident.
- Decrease amount of overlap between station #5 and #7 which allows for better distribution of services throughout ACC.
  - Currently 50% of Fire Station #7 overall laps with Station #5.
  - Maintain ACC ISO (Insurance Services Office) rating 1
  - Maintaining an ISO of 1 (highest available) keeps property insurance rates lower for all ACC residents.
  - The Wolfskin & Winterville VFD Automatic Aid Agreement is required to maintain an ISO 1.
  - The next ISO evaluation will be completed FY2024 and evaluations are conducted every 4-5 years
- Fire Stations are not a gateway for future development.

Properties Outside of Search Area



Intersection of Morton Road and Lexington Road

- Athens Clarke County Landfill
- 5225 Lexington Road, 9.97 acres located at Lexington Rd and Morton Rd
- 5335 Lexington Road, 18.9 acres located at Lexington Rd and Morton Rd

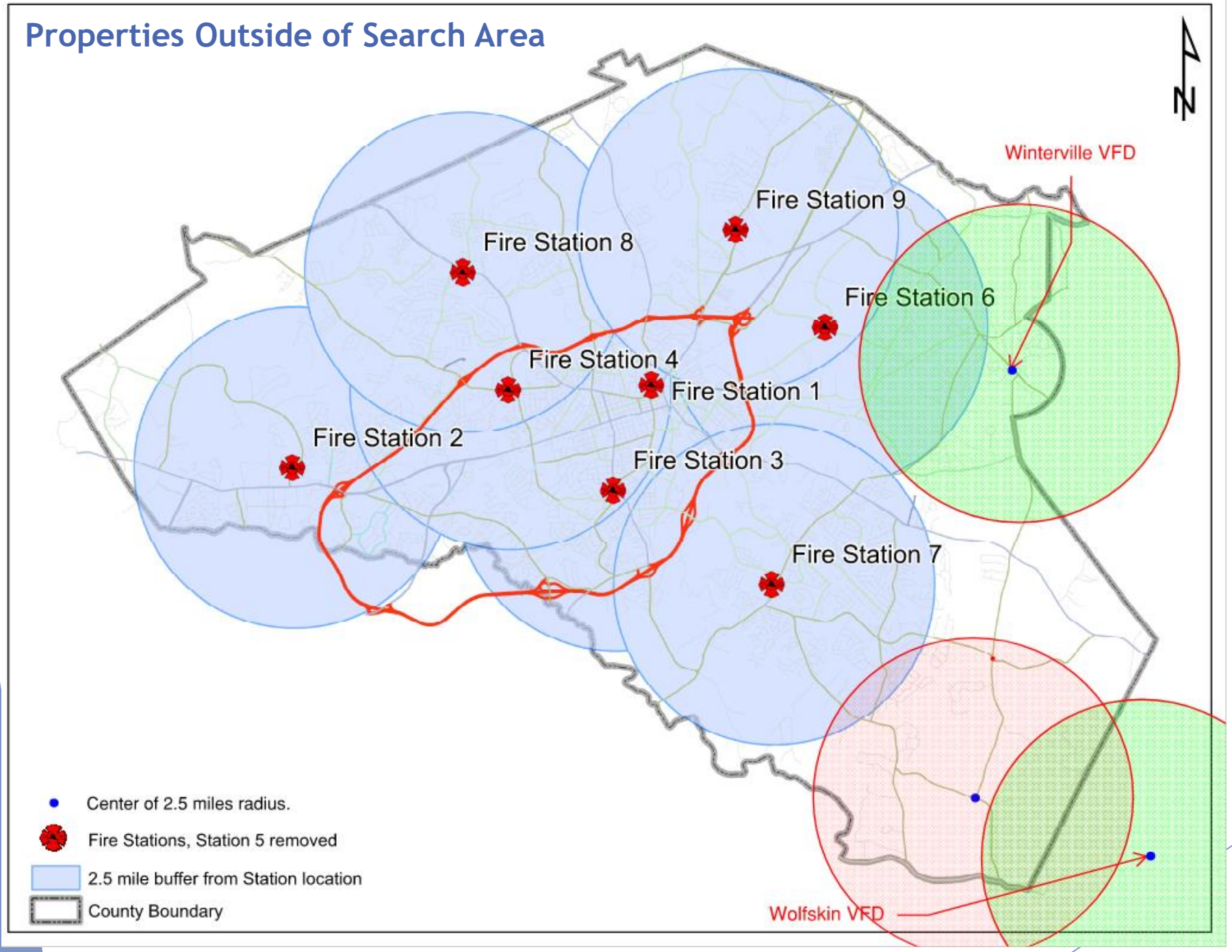
Pros:

- Closer to density towards the north
- On Major Road
- Potential ACC owned land

Cons:

- Leaves a large area of Southeast Athens outside of the 2.5mi radius.
- Large area of the circle outside of the county limits
- Landfill buffers prevent the construction of this facility.

Properties Outside of Search Area



Intersection of Morton Road and Belmont Road

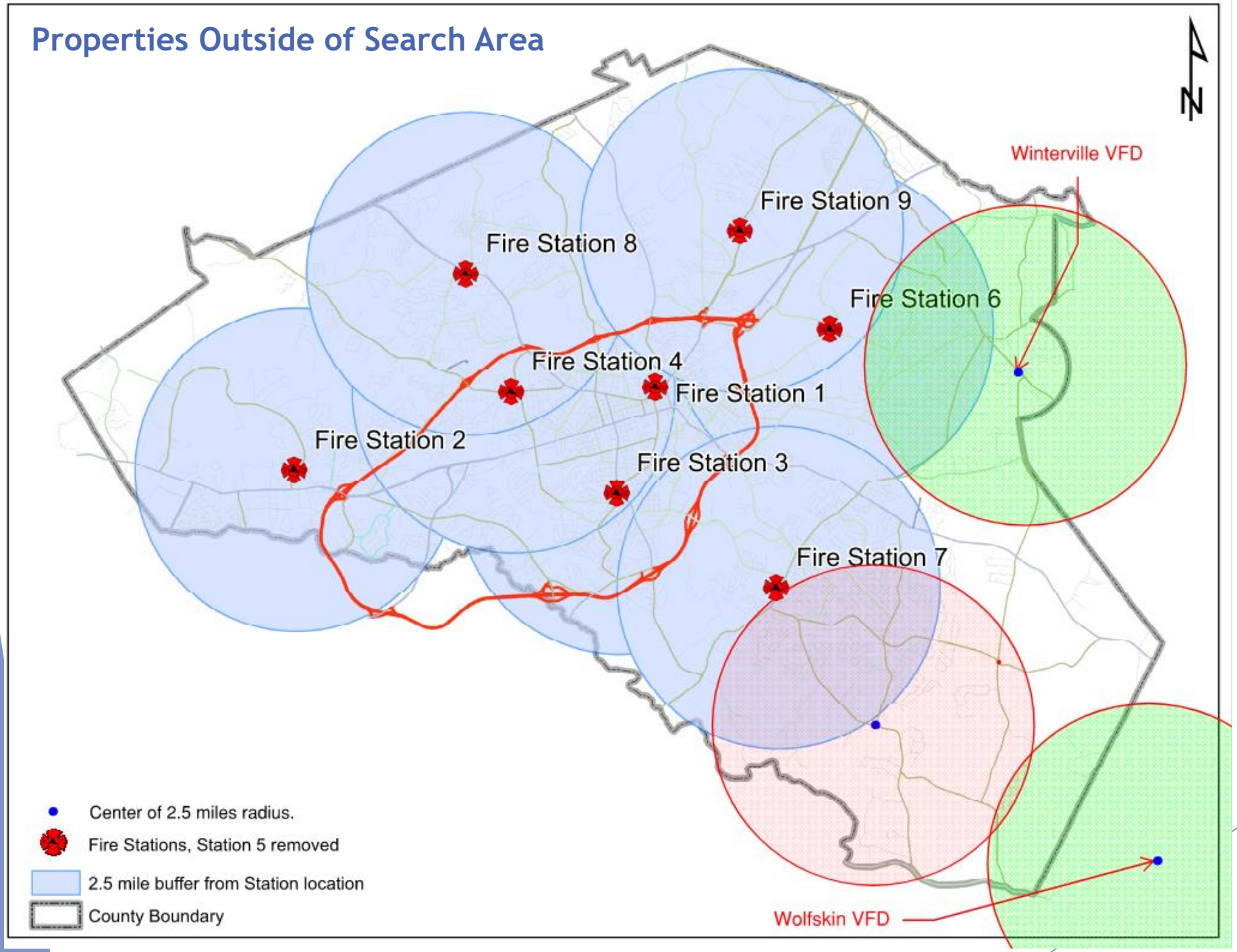
Pros:

- Increase coverage of the Southern area of Athens.
- Located at arterial road intersection.

Cons:

- Over 25% of the 2.5mi coverage range outside of the county limits
- Leaves a large coverage gap in the Northeast corner along Lexington Rd.

Properties Outside of Search Area



Intersection of Barnett Shoals and Whit Davis

- Near the ACC Cedar Creek Water Reclamation Facility

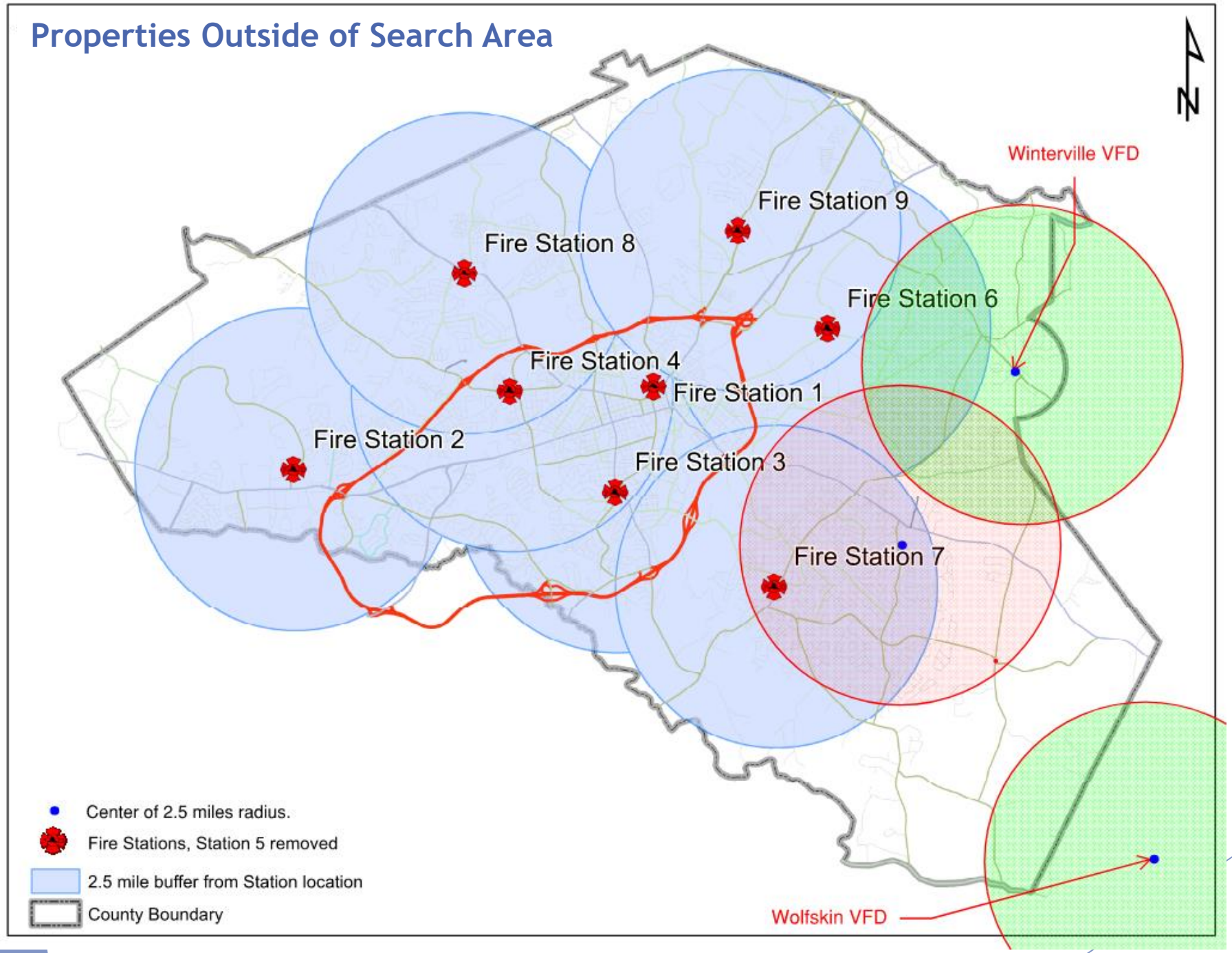
Pros:

- Possible ACC owned land
- Located at arterial road intersection.

Cons:

- Leaves a large coverage gap in the Northeast corner along Lexington Rd.
- Significant overlap of coverage with Fire Station #7.

Properties Outside of Search Area



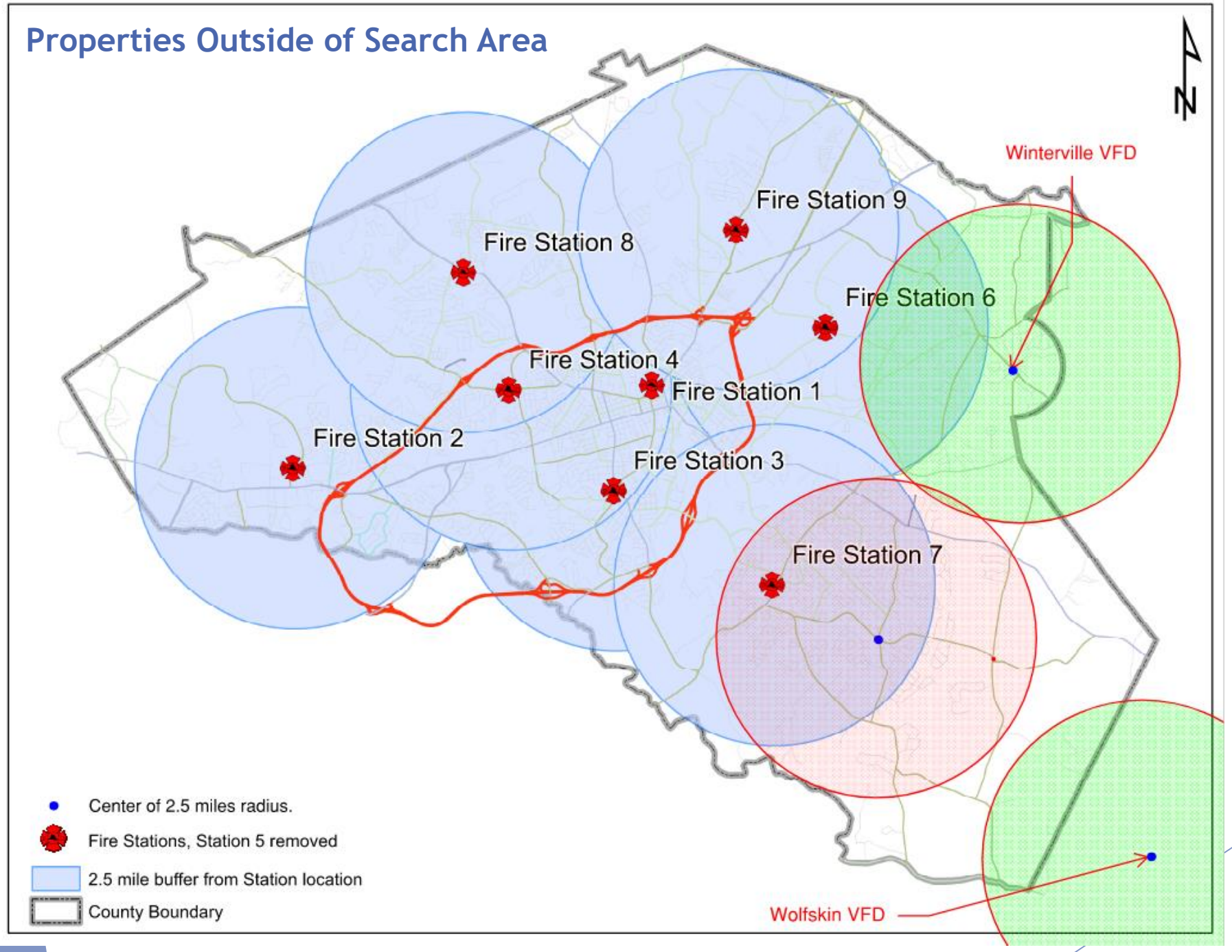
Southeast Clarke Park

Pros:

- Closer to population density towards the northern side of the County
- ACC owned land

Cons:

- Leaves a large coverage gap in the Southeast area of Athens.
- Large area of the circle overlaps Fire Station 7
- Transit Station currently being consider at this location.
- Pedestrian traffic due to the proximity of the park.



Intersection of Whit Davis and Old Lexington Road

- Near Whit Davis Elementary School
- 1450 Whit Davis, owned by the Board of Education

Pros:

- Closer to population density towards the northern side of the County
- BOE owned land

Cons:

- Leaves a large coverage gap in the Southeast area of Athens.
- Large area of the circle overlaps Fire Station 7
- School Zone

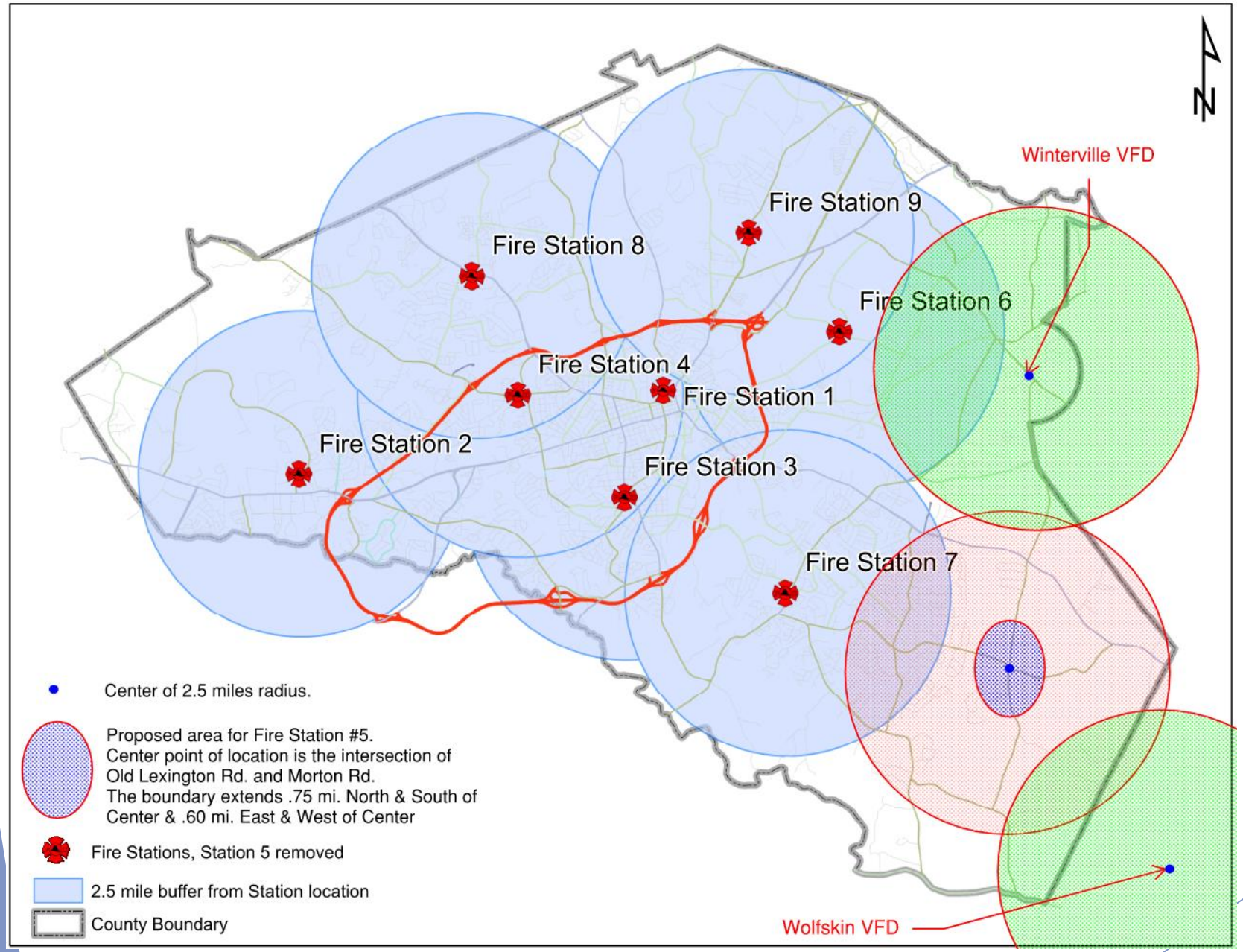
Revised Site Selection Criteria – Technical Values

Criteria	Must Have (MH)	Highly Wanted (HW)	Nice to Have (NH)
Technical Values			
Property Area	2.5 Acres	2.5-3.5 Acres	3.5-4.5 Acres
Location/ Accessibility	~~Any negative impact on ERDs acceptable~~	Meets all Must Have +	Meets Highly Wanted +
	No negative impact to ISO rating	N/A	N/A
	Pull through access to apparatus bays.	~~Supports service of future land use density~~	All access may be signal controlled
	300 feet minimum sight distance	N/A	Corner lot with access from both streets
Site Utilities:	Public Water, Septic Compatible	Ready access to utilities for electrical, phone, internet, cable infrastructure.	All Utilities Available at Site
Site Ownership	No State or Federal owned or protected lands	Owned by Government Agency, Property Trade, Long-term ground lease	Owned by ACC Unified Government
Street Type	Urban/Local	Collector	Arterial
~~Zoning~~	~~Minimum impact to adjacent property while promoting public health, safety, and general welfare.~~	~~Commercial, Government, Parks~~	~~Avoid Single Family~~
Site Topography	~~8~~ 20% or less grade variation	~~2-4~~ 10-20% or less grade variation	~~2~~ Less than 10% grade variation
	(Rolling terrain)	(Gentle terrain)	(Flat terrain)
Site Permitting: (Environmental & Building/Construction)	Permittable w/ acceptable mitigation	Permittable w/ minor mitigation	Standard Permitting/no mitigation

Revised Site Selection Criteria – Community Values

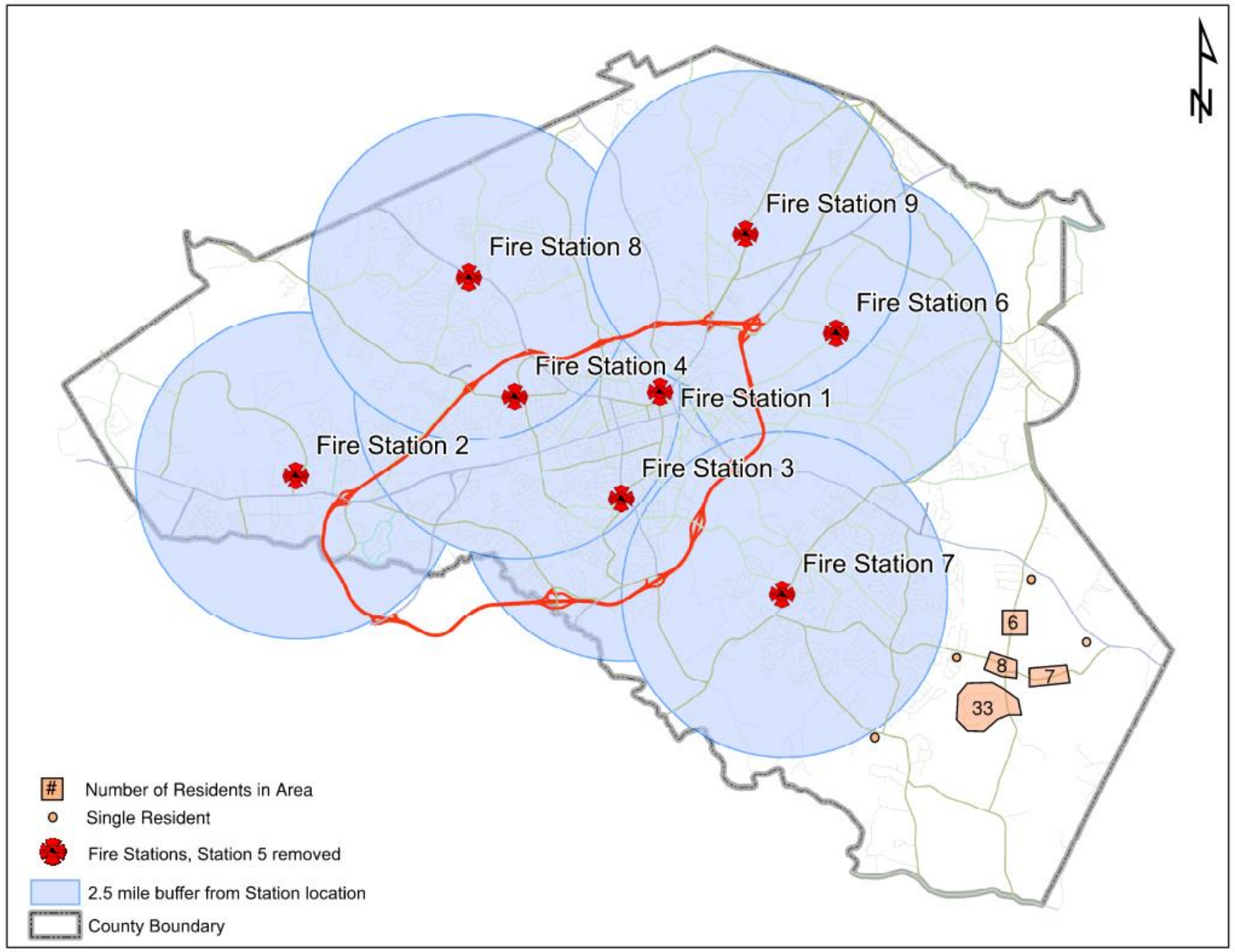
Criteria	Must Have (MH)	Highly Wanted (HW)	Nice to Have (NH)
Community Values			
Station Visibility :	Station visible from roadway	Station maximum of 100 feet from ROW	Station maximum of 60 feet from ROW
Adjacent Property:	~~Acceptable station functions with minimum impacts to adjacent property~~ Station located 300 feet from Adjacent Resident Home	~~No limitations on station functions with no impact to adjacent property~~ 400 feet from Adjacent Resident Home	~~Supportive functions to adjacent property~~ 500 feet from Adjacent Resident Home
Economic Impacts:	Costs within existing site value May not remove resident from current CUVA (Conservation Use Valuation Assessment) status	Costs within existing site value plus positive community impact	Costs less than existing site value plus positive community impact
Community Environment:	Minimum adverse impact: ~~Site Characteristics~~ Maintain natural barriers (trees/topography)	No adverse impacts	Positive impacts: Improves site
	No traffic operational impacts		~~Enhances future development~~
	~~Air Quality / Noise~~		
	~~Future development~~		
~~**Joint Development:**~~	~~N/A~~	~~Future potential to support joint development / other functions~~	~~Immediate support possible~~
~~**Proximity to bus stop**~~	~~N/A~~	~~Near potential future bus stop at site location~~	~~Something unique or above the previous standard~~
*** Zoning will not be impacted by the construction of a Fire Station**			
"Must Have" items - Minimum for the site/project to be a Success			
"Highly Wanted" items - Not required but would be a good option			
"Nice to Have" items - Not requirement but would make for an ideal, best possible, option			

Proposed Fire Station #5 Search Area



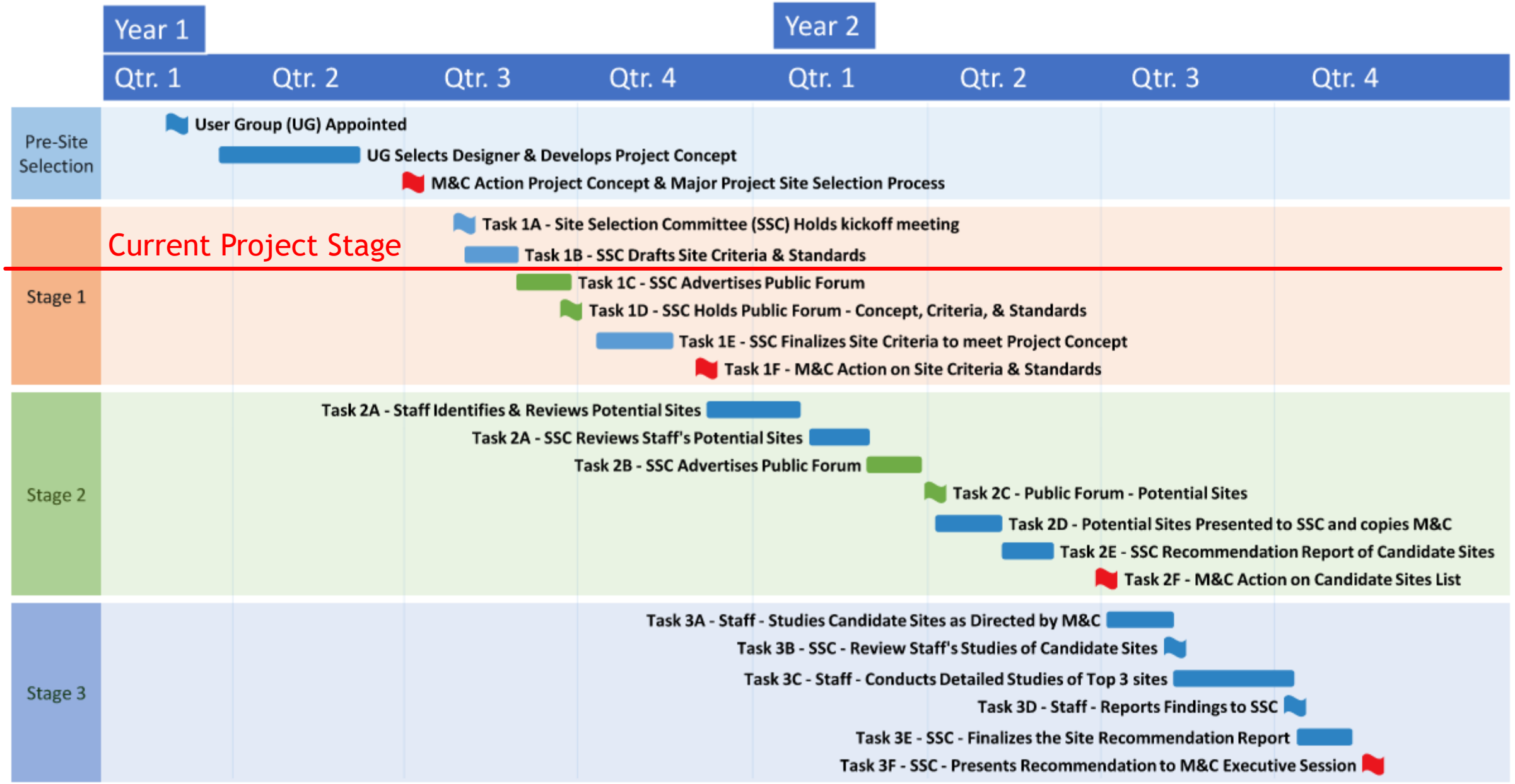
- Proposed search area for this fire station is based on the recommendation provided by the User Group, ACC Fire Department, and Site Selection Committee.
- Maintain or improve response times based on the NFPA 1710 standards.
- Expectation to retain an ISO rating of 1/1x and continue to maintain lower insurance premiums throughout the county.
- Provides service to approximately 800 additional residents that were not previous in the coverage area.
- Improving quality of life by better distribution of services
- Efficient use of ACC fire/emergency services

Distribution Map of Public Input Response & Attendance



- 70 Residents were counted between the two in-person public input sessions for the proposed Potential Sites, proposed Candidate Sites, and M&C Meetings.
- During public input, the majority of the comments were not in favor of the fire station located in the proposed search area.
- Number of residents were not counted twice.
- 12 of 70 residents location were unknown and could not be documented in the map.

Major Project Site Selection Process – Timeline



Next Steps & Updated Project Schedule

M&C vote on Site Selection Criteria	March 2024
Site Selection Criteria for Public Input	March 2024
Review Public Input with Site Selection Committee	April 2024
Provide Potential Project Sites to SSC	Spring 2024
Public Input for Potential Sites	Summer 2024
Provide recommendation to SCC for Candidate Sites	Summer 2024
Provide Candidate Site recommendation to M&C	Summer 2024

Site Selection- Project Budget

Proposed Project Funding	
Original SPLOST 2020 Project 06 Budget	$ 6,063,260
Total Proposed Project Funding	$ 6,063,260

Proposed Project Budget	
Expensed & Encumbered (Design Fees)	$ 446,341
Construction	$ 3,150,000
Testing, Misc., Permitting, Utilities, PM Fees	$ 379,209
Public Art	$ 31,500
Furniture, Fixtures, & Equipment	$ 525,000
Project Contingency	$ 1,031,210
Land Acquisition	$500,000

Questions?

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 17, Beech Haven Park Improvements Project, Property Acquisition

DATE: June 6, 2025

EXECUTIVE SUMMARY:
The proposed action is to approve an Option Purchase Agreement for the property known as 4 Beech Haven Drive.

BUDGET INFORMATION:

REVENUES:

$	4,471,740	SPLOST 2020 Project #17 Beech Haven Park (All Tiers)

EXPENSES:

Capital

$	709,659	Expensed or Encumbered
$	19,000	Designated Public Art
$	400,000	Designated Additional Design Services
$	397,210	Designated Testing, FF&E, PM, & Misc.
$	1,800,000	Designated Park Property Construction
$	395,871	Designated Contingency
$	**750,000**	**Available for Land Acquisition and Capital Improvements**

Operating

$	7,500	Landscape Maintenance
$	57,300	Building Maintenance and Contracts
$	10,000	Utilities
$	**74,800**	**Estimated Annual Operating Impact**

FUNDING SOURCE: SPLOST 2020 Project 17 Beech Haven Park Improvements Project

COMMISSION ACTION REQUESTED: September 2, 2025

PURPOSE:
To request that Mayor and Commission:

a. Authorize the Mayor to accept the Option Purchase Agreement (**Attachment #1**) in the amount of $600,000 for the property known a 4 Beech Haven Drive (Tax Parcel 121 005), for the SPLOST 2020 Project 17, Beech Haven Park Improvements Project;
b. Approve and additional allocation of $150,000 from SPLOST 2020 Project 17 to provide for capital improvements for 4 Beech Haven Drive;

c. Approve the recommendation of the Athens Cultural Affairs Commission, as noted in **Attachment #2,** for SPLOST 2020 Project 17 Beech Haven Park Improvements Project to be designated appropriate for public art with the budget of $19,000; and,
d. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. In 1910, Charles and Effie Rowling purchased approximately 280 acres along the Middle Oconee River, which became their summer retreat and included various hand-built features still present today. The family named this retreat Beech Haven.

2. Between 2008 and 2019, Athens-Clarke County (ACCGov) acquired approximately 149 acres of protected greenspace in and around Beech Haven using a combination of grants, SPLOST funding, and donations.

3. On November 16, 2018, the Athens Heritage Foundation (commonly known as Historic Athens) proposed a SPLOST 2020 project for the Beech Haven Park Improvements Project with a proposed budget of $13.7 million.

4. On February 27, 2019, the Foundation submitted a revised $6.08 million project scope at the request of the SPLOST Advisory Committee, removing the bridge, restrooms, and parking lot.

5. On August 6, 2019, the Mayor and Commission (M&C) approved the SPLOST 2020 referendum, which included Project 17 at a reduced $4.56 million budget.

6. On November 5, 2019, Athens-Clarke County voters approved SPLOST 2020, which included the Beech Haven Park project.

7. On February 2, 2021, the M&C approved the SPLOST 2020 funding tier schedule, allocating $4,471,740 to Project 17, across multiple fiscal years with $3.5M in FY30 & 31.

8. On May 10, 2021, the Athens Cultural Affairs Commission (ACAC) recommended the project as suitable for public art, per ACC Code Section 1-25-6.

9. In March 2023, Manager Williams appointed the User Group members for Project 17.

10. Between July and December 2024, staff and the User Group worked with Lose Design to refine scoping for master plan and special studies (RFQP #25006).

11. On December 3, 2024, the M&C approved a $450,000 design contract to Lose Design.

12. In February 2025, Leisure Services' staff was notified that the owner was preparing to list the property for sell and began conversation with the owner about the possibility of ACCGov purchasing the property as part of the Beech Haven Park property.

13. On April 15, 2025, the M&C supported the Manager's recommendation authorizing staff to negotiate an Option to Purchase for 4 Beech Haven Drive at a maximum of $605,000.

14. On May 30, 2025, staff sent the finalized Option Agreement to the property owner.

15. On June 24, 2025, the property owner executed the purchase option agreement, for $600,000, initiating the 90-day due diligence period.

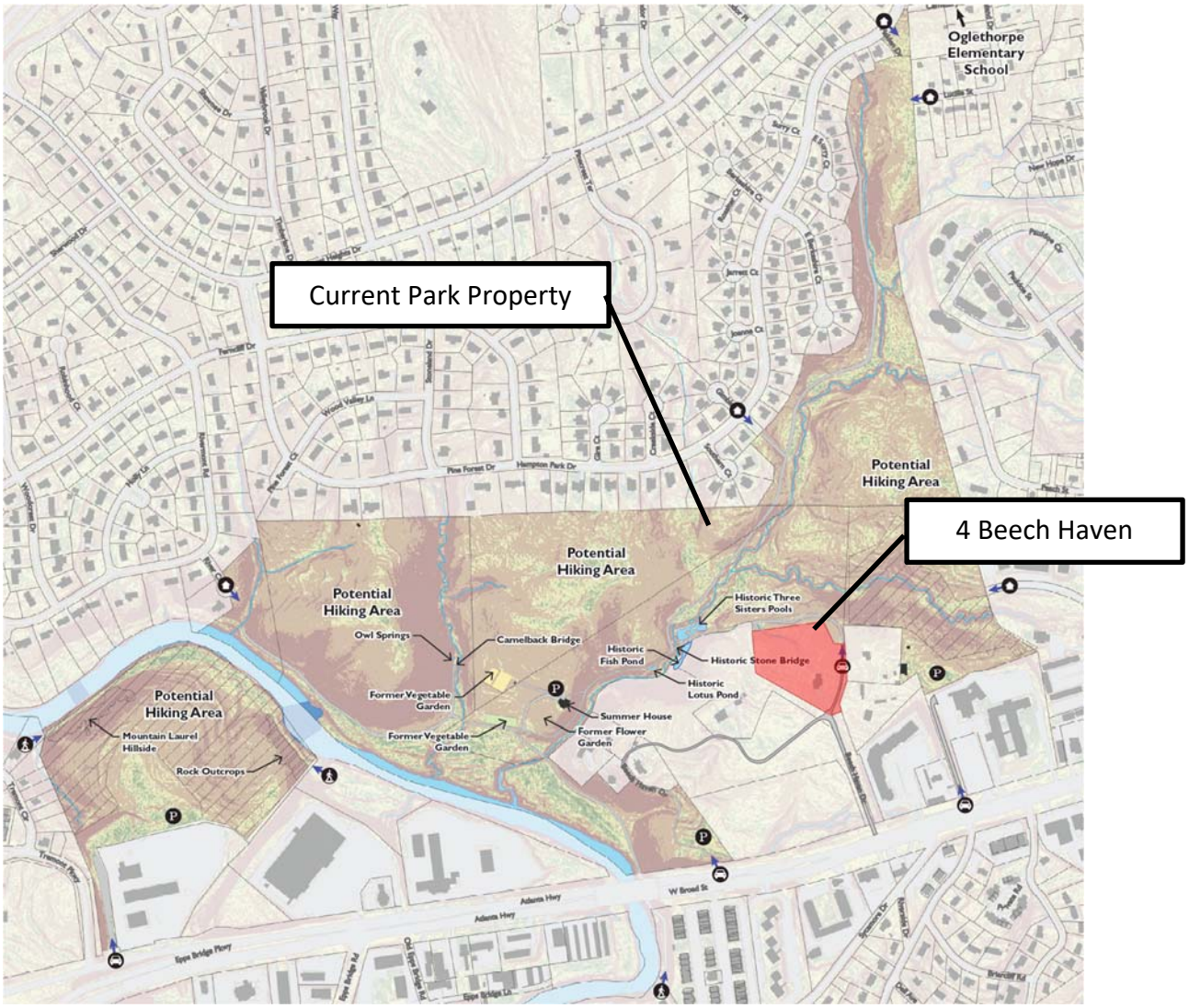
FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 17 Beech Haven Park Improvements Project reads as follows:

   Project 17 Beech Haven Park Improvements Project: *This project will include the design, construction, and/or installation of improvements to Beech Haven Park. Depending upon costs and funding availability, examples of eligible sub-projects or amenities may include, but not be limited to, a multi-use paved bridge over the Middle Oconee River; multi-use trails; restoration of the historic house; picnic pavilion(s); restrooms; play areas; signage; hiking trails and trail bridges; boardwalks; neighborhood access points; ADA accessibility; additional land; park office, and other general infrastructure improvements, park structures, or roadways, in accordance with the Beech Haven Park master plan as may be amended by the Mayor and Commission from time to time. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.*

2. The 4 Beech Haven Drive property is part of the original historic tract and borders the existing 149 acres of ACCGov-owned parkland, offering continuity in park planning and access. (See map on the following page.)

3. The property includes 3.926 acres and a 2,792 square-foot home suitable for reuse as a park office, directly supporting the Initial Project Statement's reference to "additional land" and a "park office." Purchase of the property and the existing house benefits the overall park in the following ways:
   - Eliminates the need to construct new office space elsewhere on park grounds by utilizing the existing house for staff offices; which, better supports oversight of the natural features, provides a level of site security by having a daily presence of operational staff on the property;
   - Using the existing structure for the operational office allows the Master Plan process to move forward without requiring alternate park space solutions, reducing complexity and potential cost increases; and
   - Constructing equivalent new office space would likely far exceed the cost of acquiring and adapting the existing structure for office space.



4. The Option Purchase Agreement includes a 90-day due diligence period to allow staff to identify and assess any property issues before accepting the Option Purchase Agreement. The Option Purchase Agreement expires September 19, 2025, at 5:00 P.M.

5. The due diligence period includes the following inspections and is scheduled to be completed no later than September 12, 2025:
   - Property Survey;
   - Standard Phase 1 Environmental Site Assessment (ESA);
   - Standard Home/Structure Inspection report;
   - Termite Letter;
   - Onsite well inspection & testing (mechanical & water quality report);
   - Septic Tank / Drain field inspection report;
   - Mold/Air Quality report;
   - Lead Paint/Asbestos testing report;

- Roof Inspection report;
- Infrared inspection; and
- Equipment inspection (HVAC/water heater, etc.).

6. Upon completion of the due diligence period, if any reports revealing concerns that would reverse the purchase recommendation, staff will notify the Manager's Office and withhold execution of the Option Agreement.

7. Up to $150,000 in designated funding for 4 Beech Haven property will be utilized to correct immediate needs identified during the due diligence period and support establishing office space for assigned staff from the Leisure Service Department at 4 Beech Haven.

8. The property has an estimated annual operating impact of $74,800, which is inclusive of landscape care, facility maintenance, and utilities. If the property is acquired, this amount would need to be accounted for as a SPLOST operating impact in the FY27 budget. This amount is within the estimated annual operating impact of $179,000 that was projected when this SPLOST project was proposed in 2019.

9. Upon completion of the purchase, the Master Plan process will continue as outlined below:
   - Programming Charette with User Group — October 2025
   - Historic & Cultural Resources — November 2025
   - Environmental/Ecological Resources — November 2025
   - Multi-Public Input Sessions and Plan Refinement — November 2025 - March 2026
   - M&C consideration of Preferred Concept Elements — April 2026
   - M&C consideration of the Master Plan — July 2026

10. This project directly supports several elements of the Athens-Clarke County FY26–28 Strategic Plan:
    - Goal Area 2: Identify and Close Gaps in Partnership with the Community
      - Initiative 2.B.3: This project responds to community-supported planning priorities by expanding access to parkland and recreational opportunities in a historically significant area of the county.
    - Goal Area 3: Organizational Improvement
      - Initiative 3.B.1: Reusing the existing home on the property as a park office reduces future construction needs and supports more efficient infrastructure planning and operational oversight within park grounds.
    - Goal Area 5: Safely Move Around Athens
      - Initiative 5.A.4: Although it doesn't specifically connect to the ORGC trail system, this acquisition allows for future integration of trail connections and maintenance. It also provides access improvements to nearby neighborhoods as envisioned in the park plan and broader trail network.
    - Goal Area 6: Built and Natural Infrastructure

- Initiative 6.A.3: The purchase enhances the long-term implementation of the Beech Haven Park Master Plan by preserving a key piece of land and enabling site-responsive management and programming.

OPTIONS:

1. Mayor and Commission:
   a. Authorize the Mayor to accept the Option Purchase Agreement (**Attachment #1**) in the amount of $600,000 for the property known a 4 Beech Haven Drive (Tax Parcel 121 005), for the SPLOST 2020 Project 17, Beech Haven Park Improvements Project;
   b. Approve and additional allocation of $150,000 from SPLOST 2020 Project 17 to provide for capital improvements for 4 Beech Haven Drive;
   c. Approve the recommendation of the Athens Cultural Affairs Commission, as noted in **Attachment #2**, for SPLOST 2020 Project 17 Beech Haven Park Improvements Project to be designated appropriate for public art with the budget of $19,000; and,
   d. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission deny acceptance of the Property Purchase Agreement for the property known a 4 Beech Haven Drive (Tax Parcel 121 005).

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option 1a, b, c, & d

DEPARTMENT: Leisure Services
Prepared by: J. Derek Doster, SPLOST Project Administrator

Alex Bond, Interim Leisure Services Director — June 23, 2025 — Date

Josh Hawkins, Capital Projects Director — June 23, 2025 — Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1a, b, c, & d

August 13, 2025

Bob Cowell, Manager — Date

ATTACHMENTS:
Attachment #1 - Option Agreement
Attachment #2 - ACAC Letter

Attachment #1

STATE OF GEORGIA.

OPTION AGREEMENT

This Option Agreement ("Option"), dated this 24th day of June, 2025, by and between Pinckney Alston Steiner IV ("Optionor"), and the Unified Government of Athens-Clarke County, Georgia, a body politic and corporate and a political subdivision of the State of Georgia, ("Optionee"),

W I T N E S S E T H:

For and in consideration of the sum of Five Thousand and no/100ths Dollars ($5,000.00) (the "Option Payment") this day paid to the undersigned Optionor by the above named Optionee, the receipt and sufficiency of which is hereby acknowledged, Optionor does hereby convey and grant unto Optionee an option, irrevocable for ninety days (90) days from the date of execution of this Option, to purchase from Optionor the following described tract of land:

The tract, or parcel of land, lying and being in Athens-Clarke County, Georgia, G.M.D. 218, and being an approximately 3.926-acre tract (Tax ID 121 005) as generally shown as Tract 1 on a survey for: Pinckney A. Steiner III (Tract 1) and Athens-Clarke County (Tract 2) by Ben McLeroy & Associates recorded on April 4, 2013 in Plat Book H Page 261 in the Office of the Clerk of the Superior Court of Athens-Clarke County, Georgia. Said parcel is the subject of this Option (the "Option Parcel") as generally described as Tract 1 on the drawing hereto as Exhibit A. The Option Parcel shall be conveyed together with all and singular, the rights, easements, hereditaments thereunto belongings or in anywise appertaining and all buildings, fences, structures, and any and all other improvements of whatever nature.

Also conveyed is a perpetual non-exclusive easement for ingress and egress to and around the above-referenced tract or parcel of land with said easement depicted and shown on Exhibit A attached hereto and being identified thereon as a *60' Private Access Easement* beginning at the north right of way line of US 29 & 78 Highway – also known as the Atlanta Highway. Also conveyed is the right but not the obligation to maintain and improve this easement for ingress and egress.

The Option granted herein is granted upon the following terms and conditions:

1. Option Payment. The Option Payment shall be the consideration paid by Optionee to Optionor for this Option and is non-refundable for any reason, and the Optionor shall be entitled to the Option Price without refund of any nature to the Optionee whether or not the Option is exercised, except as follows:

Optionor warrants and represents that it is the sole fee-simple owner of the Option Parcel and that it is entitled to grant this Option and to convey the Option Parcel without lien, encumbrance, claim, or interest of any third party of any nature, except such liens, encumbrances, claims, and interests disclosed in Paragraph 3 hereinafter, and that title to the Option Parcel is marketable as that term is defined in Paragraph 3 hereinafter, and that Optionor has no notice

(actual or implied) or knowledge (actual or implied) of any matter which would prevent Optionor from complying with the terms and conditions of this Option, including without limitation the terms and conditions of Paragraph 3 hereinafter. In the event and whether or not the Option is exercised, if one or more of the foregoing warranties and representations should prove to be false, then Optionee shall be entitled to full refund of the Option Payment, in addition to any other damages or relief to which Optionee might be entitled.

2. Option period. The Option herein shall be irrevocable for a period of 90 calendar days from the date of Optionor's execution hereof (the "Option Period"). If not exercised, the Option shall automatically and without notice terminate at 5:00 P.M. on the last day of the Option. The Option may be exercised at any time during the Option Period by written notice of exercise of Option delivered by Optionee to Optionor. The notice of exercise of option must be delivered no later than 5:00 P.M. on the last day of the Option.

3. Terms of sale; Closing. In the event that the Option is exercised by Optionee, this Option shall ripen into a contract for sale and purchase, without the necessity for any further writing, with the following terms and conditions:

A. Determination of boundaries of Option Parcel. Prior to the exercise of the Option, Optionee shall engage a Georgia registered land surveyor to survey the tract owned by Optionor from which the Option Parcel shall be taken, and the surveyor shall describe a parcel containing approximately 3.926-acres, which shall be the Option Parcel and which shall conform to the general dimensions and geometry shown in Exhibit A. A plat of the Option Parcel shall be submitted to Optionor prior to or at the time of Optionee's exercise of the Option. The plat shall include all requirements necessary for approval by the Athens-Clarke County Planning Department. Optionor shall have 10 days from delivery of the proposed survey to object to the proposed Option Parcel, and any objections shall be made in writing and delivered to Optionee. In the event of a disagreement with respect to the proposed parcel, the parties shall negotiate in good faith to resolve such differences. In the event that the disagreement cannot be resolved after such good faith negotiation, then Optionor shall have the option of revoking the Option herein granted and returning the Option Payment to Optionee, thus terminating the Option. In the event that the Option Parcel as described in the plat is acceptable to Optionor, then the plat and a legal description thereof shall be deemed to be the legal description for this Option and for all closing documents including the limited warranty deed.

B. Purchase price. The purchase price of the Option Parcel shall be Six Hundred Thousand and no/100ths Dollars ($600,000.00) (the "Purchase Price"). The Purchase Price shall be paid by Optionee's attorney's trust account check delivered at Closing as hereinafter defined, but the Option Payment shall be credited to the Purchase Price. The parties acknowledge that a change in the parcel area noted on Exhibit A shall be cause for a purchase price increase or decrease.

C. Title matters. Optionor agrees to convey the Option Parcel to Optionee by limited warranty deed and to convey thereby to Optionee good, valid and marketable title in fee simple to the Option Parcel. Good, valid and marketable title as used herein shall mean title which a title insurance company licensed to do business in the state of Georgia will insure at its regular rates, subject only to standard exceptions unless otherwise specified herein. Optionor shall convey the Option Parcel subject only to: (1) zoning ordinances and federal, state or local laws, ordinances,

rules or regulations affecting the Option Parcel, (2) general utility, natural gas and petroleum pipelines, sewer and drainage easements of record, (3) all matters shown or referenced on Exhibit A attached hereto, (4) such matters as would be revealed by a current and accurate survey and/or a careful visual and physical inspection of the Option Parcel.

D. Inspection rights. During the Option Period and up to the Closing Date, Optionee and its agents, engineers, surveyors, appraisers, attorneys, auditors and other representatives shall have the right to enter the Option Parcel including structures to inspect, examine, survey, appraise, and otherwise do that which, in the sole opinion of Optionee, is necessary to determine the boundaries and condition of the Option Parcel, to determine the suitability of the Option Parcel for the uses intended by Optionee, and to evaluate, audit and assess the condition, previous ownership and uses of the Option Parcel to determine that all requirements of applicable federal, state or local environmental laws, statutes, rules, regulations, requirements and ordinances have been complied with. Optionee agrees not to do or suffer to be done anything whereby the Option Parcel may be encumbered by a materialman's lien or other lien or be damaged in the course of exercising its rights under this paragraph ("Inspection Rights"). In the event of any damage or alteration to the Option Parcel caused by Optionee by exercise of Optionee's Inspection Rights, Optionee shall restore the Option Parcel to the condition existing prior to such damage or alteration, except for normal, commonly encountered effects or alterations associated with the conduct of such Inspection Rights where and when performed by reputable professionals in accordance with the highest standards prevailing in the environmental and engineering professions, including without limitation the installation of groundwater monitoring or testing wells.

E. Closing. The closing of the sale hereunder (the "Closing") shall take place within the 30 days from and after the exercise of this Option by Optionee (the "Closing Date") at the offices of Optionee's counsel in Athens, Georgia or at such other place as may be agreed upon by the parties in writing. Possession of the Option Parcel shall be delivered at Closing free of any leases or claims of occupancy by any person.

F. Tax proration. Ad valorem taxes for the Option Parcel for all prior years shall have been paid in full at the time of closing by Optionor, and all such taxes for the year in which closing occurs shall be prorated as of the date of closing using the best available information at that time, and such proration shall be final. In the event that such taxes for the year in which closing occurs are due and payable at the time of closing, then such taxes shall be paid from the closing proceeds with Optionor and Optionee being responsible for each party's pro rata share.

G. Forest products; land disturbing activity; conservation use. Optionor shall not remove any timber or forest products from the Option Parcel or engage in any land disturbing activity on the Option Parcel prior to closing except as reasonably necessary to protect improvements on adjoining property or to mitigate or prevent insect damage. Should the Option Parcel be subject to any conservation use valuation assessment ("CUVA") or any other similar favorable ad valorem property tax treatment based upon the agricultural and/or forestry aspects of the Option Parcel, the Optionor shall be solely responsible for any penalty or early termination payment that may be assessed against the owner of the Option Parcel by virtue of the sale anticipated herein.

H. No brokers. Optionor and Optionee each hereby represent and warrant to the other that no party has asserted a claim for or is entitled to a real estate commission or other fee resulting from the execution of this Option or the transaction contemplated hereunder. The provisions of

this paragraph shall survive the rescission, cancellation, termination or consummation of this Option.

I. Additional conditions of the option. The option agreement hereunder shall be subject to the following conditions: Acceptance of the Option by the Mayor and Commission.

J. Additional conditions of closing. The closing hereunder shall be subject to the following conditions: none.

K. Optionee's remedy upon breach. In the event that Optionor shall default hereunder, then Optionee's sole and exclusive remedy for such breach shall be an action for specific performance.

4. Miscellaneous Provisions.

A. Time is of the essence in this Option.

B. Any condition or stipulation not fulfilled at the Closing Date and those matters specifically identified hereinabove shall survive the Closing and the execution and delivery of the deeds to be given hereunder until such time as said conditions or stipulations are fulfilled.

C. The effective date hereof shall be the date that Optionor executes this Option as evidenced by the signatures of Optionor's duly authorized officers.

D. Any notices required hereunder shall be by hand delivery or by United States Certified Mail–Return Receipt Requested as follows:

To Purchaser (Optionee):

Unified Government of Athens-Clarke County
Office of the Manager
301 College Ave, Suite 101
Athens, GA 30601

Voice: (706) 613-3020
Fax: (706) 613-3029

With copy to:

Judd Drake, Esq.
Office of the Attorney
P.O. Box 427
Athens, GA 30603
Voice: (706) 613-3035
Fax: (706) 613-3037

To Seller (Optionor):

Pinckney A. Steiner IV
4 Beech Haven Drive
Athens, GA 30606

With copy to:
M. John Costantino, Esq.
22 N. Main Street, Bldg. B
Watkinsville, GA 30677
Voice: (706) 395-5307

E. This Option shall inure to the benefit of and be binding upon the parties hereto, their heirs, successors, personal representatives and assigns.

F. This Option supersedes all prior discussions and agreements between Optionor and Optionee with respect to the Option Parcel and contains the sole and entire understanding between Optionor and Optionee. All promises, inducements, offers, solicitations, agreements, commitments, representations and warranties heretofore made between such parties are merged into this Option. This Option shall not be modified or amended in any respect except by written instrument executed by, or on behalf of, each of the parties to this Option.

G. Optionee shall not assign its rights under this Option.

Continued to next page .....

In Witness Whereof, Optionor has executed this instrument under seal as of the effective date provided above.

By: Pinckney Alston Steiner, IV, by M. John Costantino, A-I-F
Pinckney Alston Steiner IV (L.S.)

Signed, sealed and delivered in the presence of:

Natalie Sheridan
Notary Public

Date of Execution: 6/24/25

Continued to next page .....

Acceptance by Optionee

The undersigned Optionee acknowledges acceptance of this Option and agrees to be bound by its terms.

Unified Government of Athens-Clarke County

By: _____
Mayor – Kelly Girtz

Attest: _____
Clerk – Jean Spratlin

Date of Execution: _____

Seal:

BK: 5676

Deed Doc: POA
Recorded 02/13/2025 04:17PM
Elisa Zuzio
Clerk Superior Court Athens-Clarke County, Ga.
BK 05676 PG 0521-0522
Penalty:

STATE OF GEORGIA

ATHENS-CLARKE COUNTY

THIS INSTRUMENT WAS PREPARED BY AND
SHOULD BE RETURNED TO:
COSTANTINO LAW, LLC
22 NORTH MAIN STREET, BLD B
WATKINSVILLE, GEORGIA 30677

SPECIFIC POWER OF ATTORNEY
FOR SALE OF REAL ESTATE BY AN INDIVIDUAL

Know all men by these presents that I, **Pinckney Alston Steiner IV,** do hereby make, constitute, and appoint **M. John Costantino,** as my true and lawful attorney in fact, for me and in my name, place and stead, to sell and convey the real property consisting of 8.93 acres, more or less, located at 10 Beech Haven Drive in Athens-Clarke County, Georgia, also known as Tax Parcel Number 121 004B according to the Tax Assessor of Athens-Clarke County, Georgia and; and, all the real property consisting of 3.93 acres, including all improvements thereon, known as 4 Beech Haven Drive in Athens-Clarke County, Georgia, also known as Tax Parcel Number 121 005according to the Tax Assessor of Athens-Clarke County, Georgia, both of which are more particularly described in Exhibit "A" included herewith.

Said attorney in fact is authorized, in my name to make, execute and acknowledge all instruments and/or documents necessary to effect said sale, including, but not limited to, execution of a settlement statement, owner's affidavit, Warranty Deed and any and all other loan documents, affidavits or documentation necessary to facilitate the completion of said sale.

I hereby authorize said attorney in fact to request, demand, sue for, collect, recover and receive all monies which may become due and owing to me by reason of said sale. I hereby revoke all powers of attorney heretofore made by me authorizing any person to do any act relative to the Property and hereby ratify and confirm whatsoever the herein appointed attorney in fact may do by virtue hereof.

All rights, powers and authority of said attorney in fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect as of the execution of this power of attorney and such rights, powers and authorities shall remain in full force and effect until written termination is recorded in the Office of the Clerk of the Superior Court of the county in which the Property is situate or the **31st day of December, 2025,** whichever first occurs.

This Power of Attorney shall not terminate on disability of the principal and shall survive and continue in full force and effect, should I for any reason be declared insane, or should I be physically unable to take any such actions, or incompetent, hereby ratifying and confirming all acts performed by my attorney-in-fact irrespective of my future mental condition. The attorney-in-fact is hereby authorized to indemnify and hold harmless any third party who accepts and acts under the Power of Attorney.

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand and affixed his/her seal to this power of attorney on the 6th day of February, 2025.

Signed, sealed and delivered
in the presence of:

Witness

Eric J. Bratt
Consul
U.S. Department of State
Notary Public

Pinckney Alston Steiner IV (Seal)
Pinckney Alston Steiner, IV

People's Republic of China)
Municipality of Shanghai) s.s.
Consulate General of the)
United States of America)

Subscribed and sworn by Pinckney Alston Steiner IV
before me this day: 06 FEB 2025
Signature:
Title/Post: American Consulate General Shanghai China

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

EXHIBIT A

Legal Description

Parcel # 1 - 10 Beech Haven Drive (TPID 121 004B)

All that tract or parcel of land lying and being in Clarke County, Georgia, containing 8.931 acres, more or less, and referred to as "Tract 1" on that certain plat of survey entitled "Survey for John Alden Ross (Tracts 2 & 3)" by Traditions Surveying, dated September 8, 2021 and recorded in Plat Book J, Page 160 of the real estate records of the Clerk of Superior Court for Athens-Clarke County, Georgia. This being the same property known as 10 Beech Haven Drive according to the present system of numbering property in Athens-Clarke County, Georgia.

Parcel #2 - 4 Beech Haven Drive (TPID 121 005)

All that tract or parcel of land lying and being in Clarke County, Georgia, containing 3.93 acres, more or less, and referred to as "Tract 1" on that certain plat of survey entitled "Survey for Pinckney A. Steiner III (Tract 1) and Athens-Clarke County (Tract 2)" by Ben McLeroy, Georgia Registered Land Surveyor Number 1184, dated December 12, 2012 and recorded in Plat Book H, Page 261 of the real estate records of the Clerk of Superior Court for Athens-Clarke County, Georgia. This being the same property known as 4 Beech Haven Drive according to the present system of numbering property in Athens-Clarke County, Georgia.

Attachment #2

ATHENS
Cultural
Affairs
COMMISSION

May 12, 2021

To SPLOST, Mayor & Commission,

At our May meeting (May 10, 2021), the Athens Cultural Affairs Commission (ACAC) met, discussed, and voted on the SPLOST 2020 project list, and the following are our determinations of which SPLOST 2020 projects should have a public art component.

We find the following projects suitable for public art:
Project 1: Facilities Space Modernization
Project 2: Affordable Housing
Project 3: Classic Center Arena
Project 6: Fire Station #5 Replacement
Project 10: Environmental Mitigation & Restoration
Project 11: Renewable Energy
Project 13: Holland Youth Sports Complex Improvements
Project 15: Sandy Creek Nature Center Exhibit
Project 16: Memorial Park Improvements
Project 17: Beech Haven
Project 18: Tallassee Forest Nature Preserve
Project 19: Bishop Park
Project 20: Parks Facilities Improvements
Project 21: Bear Hollow Zoo Improvements
Project 23: Athens Youth & Community Facilities
Project 24: Animal Shelter Improvements
Project 25: East Side Public Library
Project 26: Recovered Material Processing & Reuse
Project 28: Mental Health Recovery Facility
Project 29: Welcome Center Access Improvements

(Suitable for Public Art, continued)
Project30: Airport Capital Improvements
Project 31: Vincent Drive Sidewalk
Project 32: Tallassee Road Connector
Project 33: Jackson Street Art Walk
Project 34: Water Trails
Project 35: Live Stream Pipe Replacement

We find the following projects unsuitable for public art:
Project 4: SPLOST Bond Debt Service
Project 5: Fire Department Equipment
Project 7: E911 Phone System Replacement
Project 8: Public Safety Vehicle & Equipment
Project 9: Mobile Medical Services Facility
Project 12: Greenspace Acquisition & Sustainability
Project 14: Athens West Park
Project 22: Broadband Connectivity Enhancement
Project 27: Facilities Equipment/Systems Replacement
Project 36: City of Winterville Projects
Project 37: Town of Bogart Projects

ACAC is in our 10th year, and it has taken a lot of intergovernmental collaboration to get where we have. We thank the SPLOST Office, Mayor & Commission, and various ACCGov employees for their continued advocacy, work, and imagination as we all work to build an Athens that "looks how it feels." ACAC pledges to continue its devotion to enhancing the aesthetic development of built environment throughout our county, through these SPLOST projects and beyond.

Sincerely,

Andrew Salinas
Athens Cultural Affairs Commission, Chairperson

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: TSPLOST 2023 Project 26, W. Broad & Hancock Neighborhood Pedestrian Improvements Program – Proposed Project Concepts

DATE: ~~July1~~ August 19, 2025

EXECUTIVE SUMMARY:

This agenda item requests Mayor and Commission approval of the Proposed Project Concepts for TSPLOST 2023 Project 26, W. Broad & Hancock Neighborhood Pedestrian Improvements Program. It also requests authorization to advance the Project Concepts to the Preliminary Plan Phase and the use of Pond & Company to complete the work.

BUDGET INFORMATION:

REVENUES:

$	1,470,000	TSPLOST 2023 Project 26 (All Tiers)

EXPENSES:

CAPITAL:

$	19,334	Expensed & Encumbered
$	171,000	Designated Design Fees
$	161,666	Designated Testing, Misc. & PM Fees
$	397,000	Designated Land Acquisition
$	5,000	Designated Public Art
$	130,000	Designated Project Contingency
$	586,000	Available for Construction

FUNDING SOURCE: TSPLOST 2023 Program Revenues

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that the Mayor and Commission:

a. Approve the Proposed Project Concepts for TSPLOST 2023 Project 26, W. Broad & Hancock Neighborhood Pedestrian Improvements Program, as listed on **Attachment #1** and as generally described in the Fact and Issues;

b. Authorize staff to advance the proposed subprojects (SP) to the Preliminary Plan Phase based on funding availability;

c. Authorize the staff to continue using the on-call design engineers, Pond & Company, to provide Preliminary Plans, in accordance with the approved Project Concepts, with hourly contract in the amount not to exceed $171,000;

d. Approve the Athens Cultural Affairs Commission (ACAC) recommendation that the TSPLOST 2023 Project 5, W. Broad & Hancock Neighborhood Pedestrian Improvements Program is appropriate for Public Art with a proposed budget of $5,000 as noted on **Attachment #2**; and,

e. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. In February 2013, the UGA Center for Community Design and Preservation, in partnership with the Athens Land Trust (ALT), began a renewed effort to understand area needs and resident desires for the future, publishing the report: A Participatory Community Improvement Planning Process for the Brooklyn/Rocksprings Neighborhood. https://www.accgov.com/7383/West-Broad-Initiative

2. On March 16, 2017, a feasibility study and analysis of the W. Broad Study Areas was published. It identified a wide array of potential community and facility enhancements in cooperation with Clarke County School District, Athens Housing Authority, ACCGov, and ALT. (Copy of the report is available at https://www.westbroadrising.com/wp-content/uploads/2018/04/170525_WestBroad_Document_HR_draft.pdf).

3. On November 7, 2017, the voters of Athens-Clarke County approved the TSPLOST 2018 Program Referendum, which included Project 13 W. Broad Area Pedestrian Improvements.

4. In October 2018, Athens in Motion produced their report with strategic goals that included more bikeable and walkable community including pedestrian projects on W. Hancock Ave, Henderson Ext/Pedestrian Bridge, Waddell/Clarke Central/Dearing, Evans St/Hancock Ave/ Waddell Ext., and Rose St/Magnolia Street. Additionally, they recommended that ACCGov consider a comprehensive crosswalk upgrade program for the W. Broad neighborhood including ADA curb ramps. (Copy of the report is available at https://www.accgov.com/7604/Athens-In-Motion-Bicycle-Pedestrian-Mast).

5. On January 25, 2019, the W. Broad Area Pedestrian Improvements User Group met to fully understand the varying plans that exist and to begin to glean a list of proposed projects out of the varying plan recommendations. The User Group consisted of Kent Kilpatrick, Drew Raessler, Stephen Bailey, Heather Benham, and Ella Willingham.

6. On March 4, 2019, staff attended and conducted a presentation and prioritization activity at the Hill Chapel Baptist Church in conjunction with W. Broad Rising – Sustainability Solutions and the ALT. Over 42 members of the W. Broad neighborhood participated in the activity and the overall discussion about where they'd like to see the pedestrian improvements implemented.

7. On May 14, 2019, in conjunction with W. Broad Rising – Sustainability Solutions and the ALT, the User Group held a second public meeting with the community at the Rocksprings Park Community Center. The proposed Project Concepts were reviewed. Input from the audience

was received on the concepts as well as other types of pedestrian improvements that the community wanted to see as part of the project. The meeting was attended by over 40 people, and none in attendance expressed opposition to the idea of the roundabout, but they wanted to see more design options.

8. On September 29, 2021, the ALT presented the *W. Broad and W. Hancock Roundabout* project to the TSPLOST 2023 Advisory Committee (TSAC). The submitted project requested funding for the design and construction of the roundabout at the intersection of W. Broad and W. Hancock Avenue. The submitted budget for this project was $2.97 million.

9. Also on September 29, 2021, a resident presented the W. *Hancock Neighborhood Bike, Traffic, and On-Street Parking* project to the TSAC. The submitted project requested funding for the study, design, and landscape, retaining wall, pedestrian, bicycle, traffic, and parking improvements along the Hancock corridor. The submitted budget for this project was $4.38 million.

10. On February 8, 2022, M&C approved, by commission-defined option (CDO), a final TSPLOST 2023 Project List, which included Project 26, W. Broad & Hancock Neighborhood Pedestrian Improvements, with a full budget of $1,500,000. The Initial Project Statement for the included project is listed below in F&I #1.

11. On May 10, 2021, the Athens Cultural Affairs Commission (ACAC) offered a recommendation in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6, to the M&C related to the use of public art for TSPLOST 2023, Project 26, W. Broad & Hancock Neighborhood Pedestrian Improvements, **Attachment #2.**

12. On June 7, 2022, M&C approved the on-call design services contracts with the six firms, after completion of a competitive procurement process, held in accordance with the ACCGov Purchasing Policies. The firms were evaluated and selected based on technical abilities, experiences, resources, references, interviews, and overhead & profit/cost multipliers provided by each of the firms. The M&C approved the following firms to provide on-call engineering services:

    - Alfred Benesch & Company
    - Arcadis US, Inc.
    - Atlas Technical Consultants, LLC
    - KCI Technologies, Inc.
    - Pond & Company
    - Prime Engineering, Inc.

13. On November 30, 2024, the Manager appointed the following members to the TSPLOST 2023 Project 26, W. Broad & Hancock Neighborhood Pedestrian Improvement Project User Group:

    <u>TSPLOST 2023 W. BROAD & W. HANCOCK User Group Member</u>

Resident Member	Krysia Ara
Resident Member	Kim Cherewick
Transportation & Public Works (TPW), Director	Stephen Bailey
TPW, Traffic Engineer	Tim Griffeth
TPW, Planning, Bike, Ped & Safety Coordinator	Daniel Sizemore

14. On December 4, 2025, the TSPLOST 2023 Project 26, W. Broad & Hancock Neighborhood Pedestrian Improvemetns User Group held its kick-off meeting.

15. On April 25, 2025, the User Group voted to request a traffic count at four intersections to help formulate the Proposed Project Concepts. Staff engaged on-call engineering firm, Pond & Company to collect the traffic data. TPW staff has completed the warrant study.

16. On July 17, 2025, the User Group voted to recommend the Proposed Project Concepts to M&C for consideration.

17. On August 18, 2025, the TSPLOST Oversight Committee convened and, while the committee did not have a quorum present, the attending members unanimously confirmed that the Project Concepts for W. Broad & Hancock Neighborhood Pedestrian Improvements, are consistent with the Initial Project Statement of TSPLOST 2023, Project 26 W. Broad & Hancock Neighborhood Pedestrian Improvements.

FACTS & ISSUES:

1. The initial project statement for the TSPLOST 2023 Project W. Broad & reads as follows:

   TSPLOST 2023 Project 26, W. Broad & Hancock Neighborhood Pedestrian Improvements Program: *This program includes capital improvements for bicycle and pedestrian safety improvements within the general vicinities of the W. Broad Area and Hancock neighborhoods. Depending upon actual costs and funding availability, improvements may include, but are not limited to: traffic calming, speed bumps, speed tables, sidewalks, pedestrian and street lighting, traffic signals, parking improvements, and/or traffic management devices to improve safety and pedestrian movement within the neighborhoods. This project is a continuation of the TSPLOST 2018 Project 13 W. Broad Area Pedestrian Improvements Project. To the extent allowed by law, budgeted project funds may be used as matching funds for leveraging grant opportunities. Additionally, to the extent allowed by law, other funding sources, including, but not limited to, grants, may be utilized to offset and/or reduce the project budget. Any unspent project funds that accrue as a result of the receipt of grants or other funding sources may be assigned to other approved TSPLOST projects.*

2. The User Group (UG) reached consensus that the project area would be generally bounded by Alps Road on the west, Milledge Avenue on the east, W. Broad Street and The Plaza/Glenhaven Avenue on the north and Baxter Street on the south. Most of the streets within bounded area are typical residential roads with curb and gutter and on-street parking, with the exceptions of Baxter Street, W. Broad Street, Rocksprings Street, and W. Hancock

Avenue. Street widths vary. Sidewalks exist on both sides of Milledge Avenue, Baxter Street, W. Broad Street, S. Rocksprings Street, and one side of N. Rocksprings Street and W. Hancock Avenue. The remaining sidewalks within the bounded neighborhoods, either do not exist or are not contiguous.

3. The UG reviewed the previous studies and additional data from departments about the corridors (Transit, Planning, Traffic Engineering, etc.). Based on the previous studies and additional data, the UG developed and are providing M&C with a recommended prioritized list of specific transportation related improvement projects that meet the TSPLOST Initial Project Statements and that equitably enhances the project area. Some members of UG took several walks and bike rides through the area developing ideas to be consider.

4. The Proposed Project Concepts (**Attachment #1**) are based on elements intended to increase pedestrian, bicycle, and vehicular safety opportunities. This Proposed Project Concept list has projects distributed in three categories – "Must Have," "Highly Wanted," and "Nice to Have." While the User Group is aware that there is currently not enough funding to complete all 15 subprojects (SP), they felt it important to recommend this entire list for potential future funding and adjacent opportunities.

5. Eight of the 15 could potentially be funded with this budget. Some of the Must Haves can be completed by in-house forces without any design effort. Some requires assistance from the on-call design firm. As the design progresses, staff will be able to understand project costs more and what can be accomplished within the project budget. Those projects, generally shown in Attachment #1, are as follows:

    - G2: W. Hancock Avenue and N. Rocksprings Street Intersection Improvements: This SP replaces the existing traffic signal with an all-way stop and refreshed pavement markings.

    - P2: Sidewalk gap on Reese Street and N. Chase Street: The construction of the Publix development includes sidewalks along W. Broad Street, N. Milledge Avenue and most of N. Chase Street, Reese Street. However, it is leaving a gap in the sidewalks; which this SP would complete at the intersection N. Chase Street and Reese Street. Thereby, completing sidewalks for the entire block. To complete this SP, land acquisition, will be required to install retaining walls, utility relocates, and the sidewalks. Currently all of this corner property is owned by Athens Land Trust.

    - P7: Refresh bicycle lane pavement markings on W. Hancock Avenue: This SP would refresh the bicycle lane pavement markings on W. Hancock from N. Milledge Avenue and to W. Broad Street. This would be done in conjunction, as a change order, to the existing TPW paving and markings contract and, if approved, would move directly into the implementation phase.

- V2: Glenhaven Avenue and Indale Avenue Area Intersection Improvements: This SP creates an all-way stop and adds speed signage.

- G3: W. Hancock Avenue & Dearing Street Extension - mid-block crossing: This SP is to install a mid-block crossing connecting the sidewalk along W. Hancock Avenue and the HT Edwards Learning Center. An all-way stop was not warranted, so this tool will be used to bring more attention to pedestrians crossing this street, especially children.

- V1: This SP would create an all-way stop at N. Chase Street and Reese Street. It also adds speed humps along N. Billups Street from W. Broad Street to Cobb Street

- P4: Sidewalk gap on Paris Street - Henderson Extension to Waddell Street: This SP is to install sidewalk along Paris Street connecting Henderson Extension to Waddell Street.

- P5: Sidewalk gap on Henderson Extension - Paris Street to Columbus Avenue: This SP is to install sidewalk along Henderson Extension connecting Paris Street to Columbus Avenue and Christine W. Howard Park & Community Center.

6. It is anticipated that many of the sidewalk projects will be designed/constructed as a single SP #1 (P2, P4 and P5). The others items can likely be completed using in-house forces as a single SP #2 (G2, P7, V2, G3, and V1).

7. The total of the Conceptual Estimate for the Must Have SP, **Attachment #1**, is approximately $735,000; which exceeds the current construction budget of $586,000. As the Preliminary Plans are developed, the designs will be based on the available budgets but will include some elements as additive alternates that could be incorporated by using some of the project contingencies or in the event construction is less than the conceptual estimate.

8. The Highly Wanted and Nice to Have SP, **Attachment #1**, are provided as part of the Proposed Project Concepts in the event that additional funding, Riverview grant funding for example, can be obtained. If additional funding could be obtained, then these Proposed Project Concepts would be advanced to the preliminary design phase in priority order.

9. The next time SP #1 will be brought back to M&C is for consideration of the Preliminary Plans for approval and the request to enter into land acquisition. The schedule for that next M&C action and the other next steps for the Must Have Projects would be as follows:
    - SP #1 Surveying would begin immediately and be completed — Fall 2025
    - Preliminary Plans to M&C for consideration — Spring 2026
    - Final Plans and coordination/permitting — Summer 2026
    - Land acquisition completed (dependent on M&C approval) — Summer 2026
    - Construction Bidding completed — Fall 2026

10. SP-2 would be scheduled into staff workflow. Some will be very easy to implement; some may take a bit more time. Most should likely be completed within six months from M&C approval.

~~11. On August 18, 2025, the Proposed Project Concepts will be presented to the TSPLOST 2023 Oversight Committee for confirmation that the concepts are consistent with the Initial Project Statement for TSPLOST 2023 Project 26, W. Broad & Hancock NeighborhoodHancock Neighborhood Pedestrian Improvements Program. The agenda report will be updated with the results prior to the September 2, 2025 vote meeting.~~

12. This project directly supports several elements of the Athens-Clarke County FY26–28 Strategic Plan:
    - Goal Area 5: Safely Move Around Athens
        - Initiative 5.A.1: The project supports sidewalk and intersection upgrades within a dense activity corridor, helping close pedestrian gaps and improve walkability.
        - Initiative 5.B.1: The roundabout is designed to reduce vehicle speeds, improve crossing safety, and lower crash risk at a location with known pedestrian conflict — advancing Vision Zero strategies.
        - Initiative 5.B.2: While not specifically trails, this project supports the goals of this initiative, of improvement safety, with new crosswalks and improved traffic flow at the roundabout promote safer and more predictable movement for all users, especially pedestrians and cyclists.
    - Goal Area 6: Built and Natural Infrastructure
        - Initiative 6.A.1: This project invests in long-term transportation infrastructure at a key intersection near schools, transit routes, and public facilities, improving access in an older, established neighborhood.
        - Initiative 6.B.4: Use of dark-sky compliant lighting and preservation of tree canopy reflect sustainability and reduced environmental impact in public infrastructure design.

OPTIONS:

1. Mayor and Commission:
    a. Approve the Proposed Project Concepts for TSPLOST 2023 Project 26, W. Broad & Hancock Neighborhood Pedestrian Improvements Program, as listed on **Attachment #1** and as generally described in the Fact and Issues;

    b. Authorize staff to advance the proposed subprojects (SP) to the Preliminary Plan Phase based on funding availability;

    c. Authorize the staff to continue using the on-call design engineers, Pond & Company, to provide Preliminary Plans, in accordance with the approved Project Concepts, with hourly contract in the amount not to exceed $171,000;

d. Approve the Athens Cultural Affairs Commission (ACAC) recommendation that the TSPLOST 2023 Project 5, W. Broad & Hancock Neighborhood Pedestrian Improvements Program is appropriate for Public Art with a proposed budget of $5,000 as noted on **Attachment #2**; and,

e. Authorize the Mayor and appropriate staff to execute all related documents.

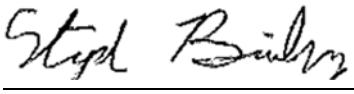
2. Mayor and Commission deny approval of the Proposed Project Concepts on **Attachment #1**.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c, d & e

DEPARTMENT: Transportation and Public Works and Capital Projects
Prepared by: Diana Jackson, TSPLOST Project Administrator for,

Josh Hawkins, Capital Projects Director — 7/29/2025 Date



Stephen Bailey, Transportation & Public Works Director — 7/30/2025 Date

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ADMINISTRATIVE COMMENTS:

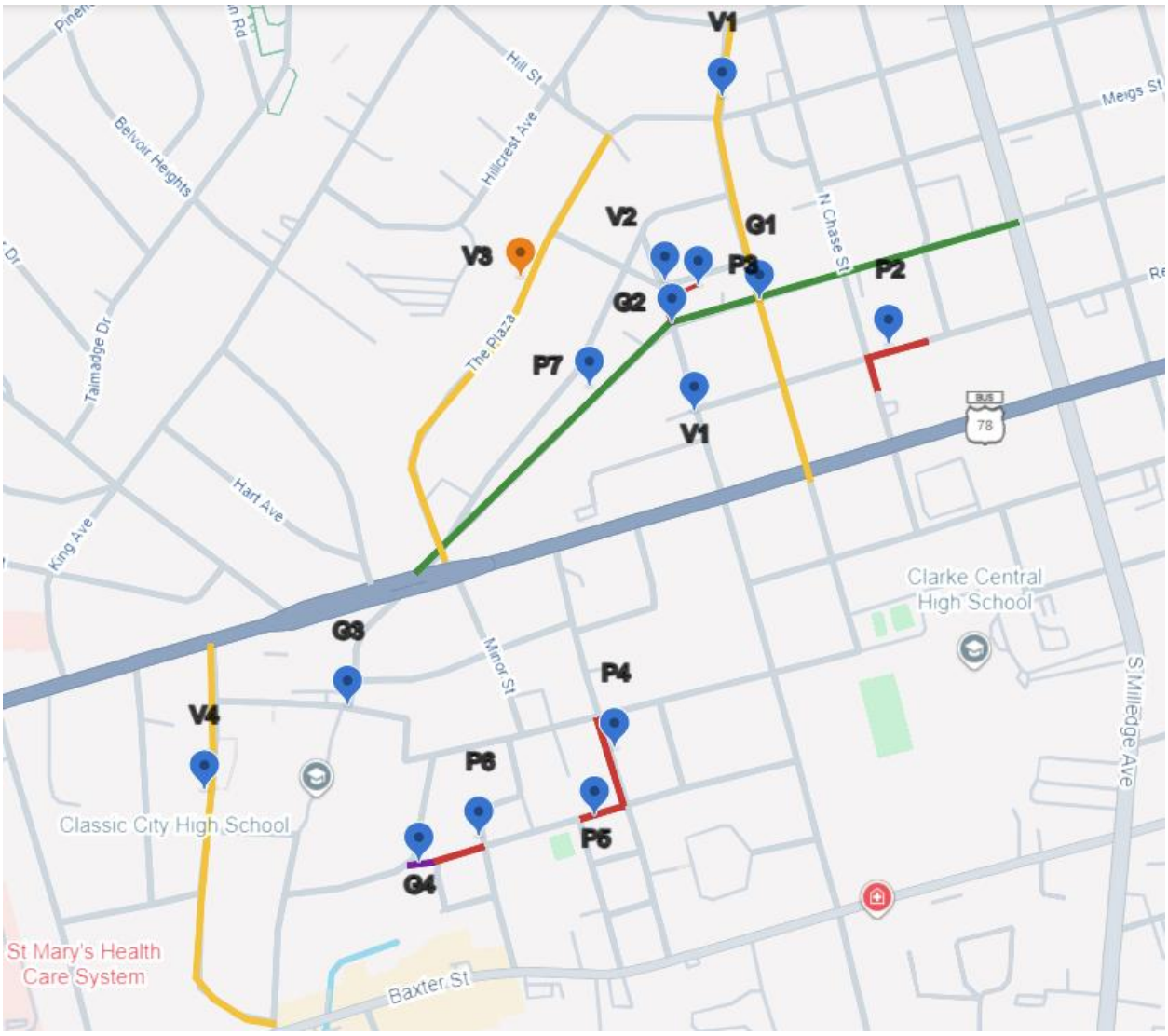
ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, d & e

Bob Cowell, Manager — August 13, 2025 Date

ATTACHMENTS:
Attachment #1: Proposed Project Concept
Attachment #2: ACAC Letter regarding projects recommended for Public Art

Attachment #1

Map of improvements shown geographically



Costs are shown in dollar signs:

$: <$25,000

$$: $25,000-$75,000

$$$: >$75,000

Attachment #1

Must Haves – G2: W Hancock Ave and N Rocksprings St Intersection Improvements

- Create all-way stop and refresh pavement markings Cost: $

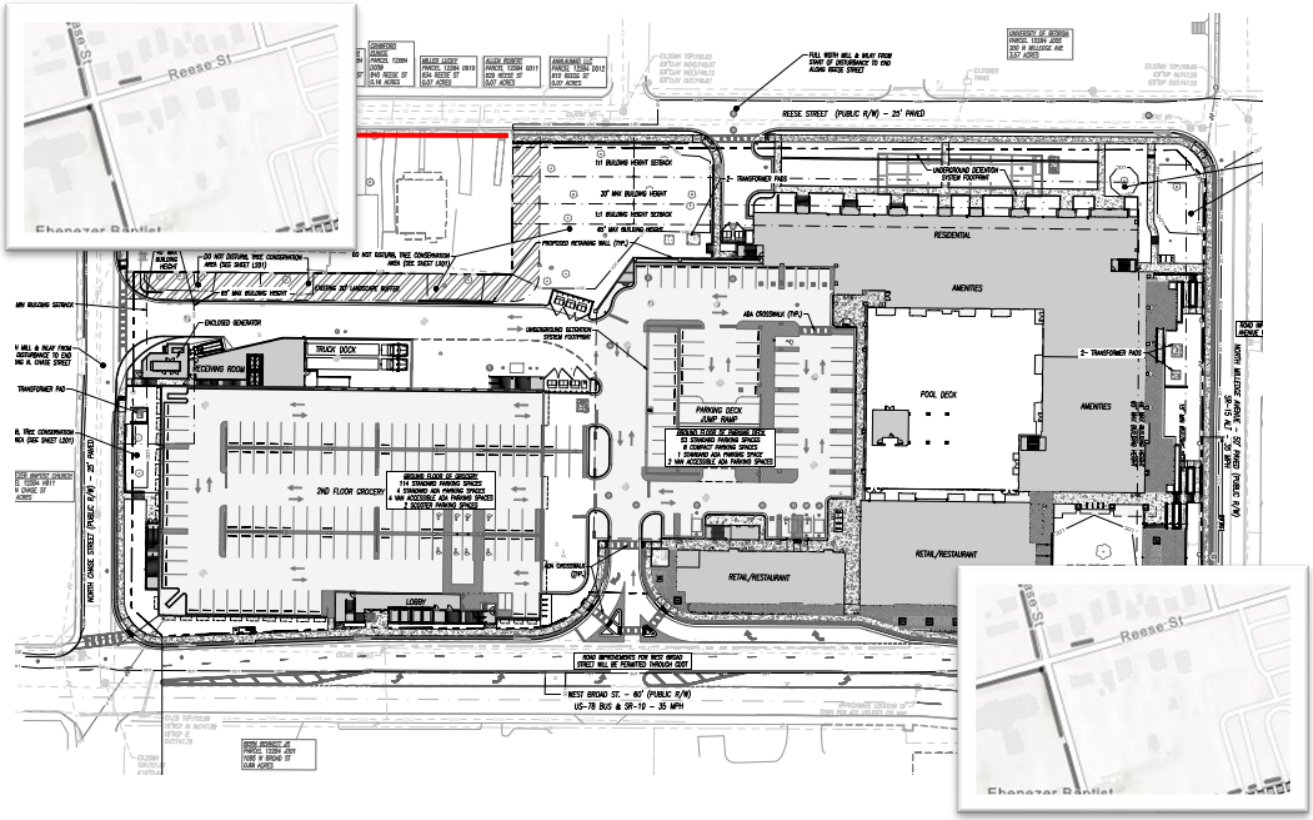
Notes:

- This improvement removes the signal creating visual improvements.
- Refreshes markings.
- Eliminates $5,000 in annual O&M costs

Attachment #1

Must Haves – P2: Sidewalk gap on Reese St and N Chase St (where new Publix is)

- Install new sidewalk to complete the block Cost: $$$



Notes:

- Athens Land Trust owns this single parcel containing four houses.
- Improves ADA access at corners.
- Adds a low retaining wall.
- Minor utility relocates required.

Attachment #1

Must Haves – P7: Refresh bicycle lane pavement markings on W Hancock Ave

- From N. Milledge Ave to W Broad St Cost: $

Notes:

- This improvement refreshes bike lanes on both sides of the street.
- Approximately 3,300 feet in length

Attachment #1

Must Haves – V2: Glenhaven Ave and Indale Ave Area Improvements

- Create all-way stop and add speed signage Cost: $

Notes:

- This improvement adds stops signs and stop bars only.
- No sidewalks or crosswalks.
- Effort is mostly for speed control.

Attachment #1

Must Haves – G3:W Hancock Ave & Dearing Ext

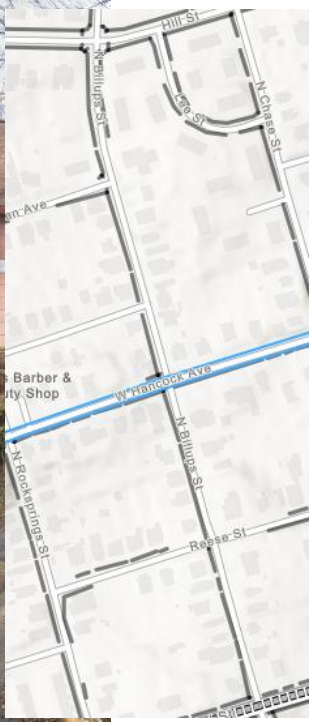
- Install a mid-block crossing across Dearing Extension tying W Hancock to HT Edwards Learning Center Cost: $$

Note: This improvement will be a raised crosswalk not a RRFB due to ongoing maintenance costs.

Attachment #1

Must Haves – V1: N Chase St and Reese St/N Billips St

- Create all-way stop
- Install speed humps along N Billups St from W Broad St to Cobb St Cost: $$



Attachment #1

Notes:

- This improvement will include ADA access on corners that have sidewalks.
- Install crosswalk markings.
- Speed humps along approximately 2,100 feet of roadway.

Attachment #1

Must Haves – P4: Sidewalk gap on Paris St

- Install new sidewalk from Henderson Ext to Waddell St Cost: $$$

Notes:
- This improvement will include ADA access on corners that have sidewalks.
- Install crosswalk markings.
- Ties into P5 sidewalk and Christine W. Howard Park sidewalk.

Attachment #1

Must Haves – P5: Sidewalk gap on Henderson Ext

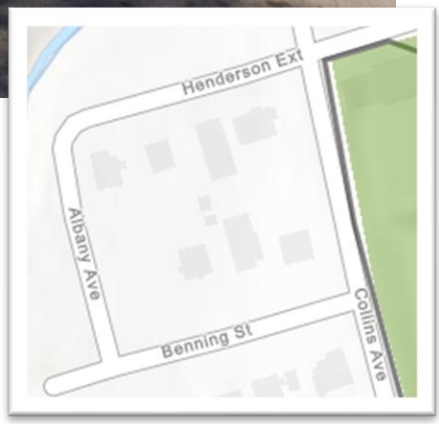
- Install new sidewalk from Paris St to Columbus Ave Cost: $$$

Notes:
- This improvement will include ADA access on corners that have sidewalks.
- Install crosswalk markings
- Ties into P4 sidewalk and Christine W. Howard Park sidewalk.

Attachment #1

Highly Wanted – P6: Sidewalk gap on Henderson Ext

- Install new sidewalk from Collins Ave to Albany Ave Cost: $$$



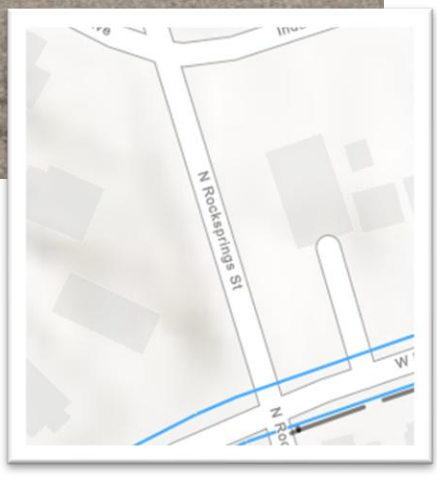
Notes:

- This improvement will include ADA access on corners that have sidewalks.
- Install crosswalk markings
- Ties Christine W. Howard Park sidewalk to Henderson Extension bridge.

Attachment #1

Highly Wanted – P3: Sidewalk gap on N Rocksprings St

- Install new sidewalk from W Hancock Ave to Indale St Cost: $$$



Notes:
- This improvement will include ADA access on corners that have sidewalks.
- Ties to W Hancock sidewalk.

Attachment #1

Highly Wanted- V3: Traffic Calming on The Plaza

- Install speed humps from W Broad St to Hill St Cost: $$$

Note:
- This improvement will install speed humps along approximately 2,400 feet of roadway.

Attachment #1

Highly Wanted- V4: Traffic Calming on Evans St

- Install speed humps from W Broad St to Baxter St Cost: $$$

Note:
- This improvement will install speed humps along approximately 2,000 feet of roadway.

Attachment #1

Nice to Have – G1: W Hancock Ave and N Chase St Intersection Improvements

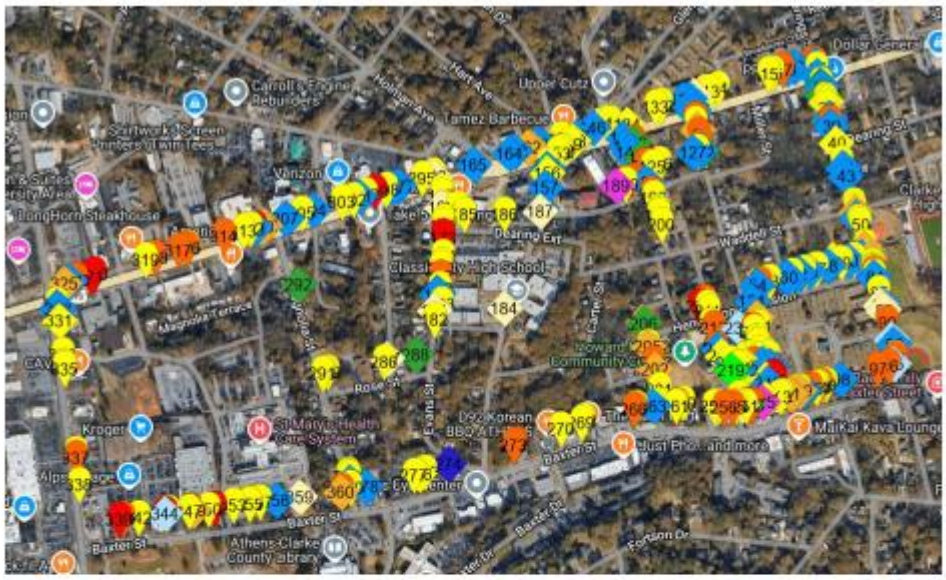
- Repair pavement and refresh pavement markings Cost: $$

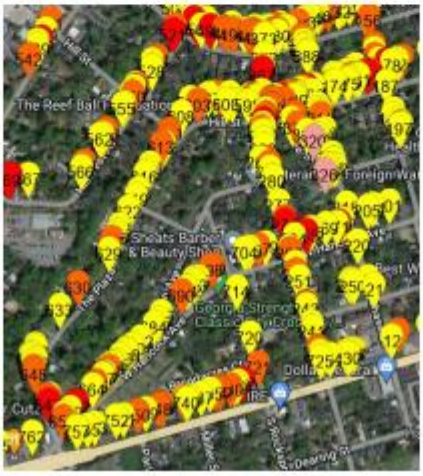
Note:
- This improvement repairs degraded paving and refreshes pavement markings.

Attachment #1

Nice to Have – P1: Sidewalk maintenance W Broad & W Hancock Ave Neighborhoods

- Repair sidewalks in situ in entire project area Cost: $$



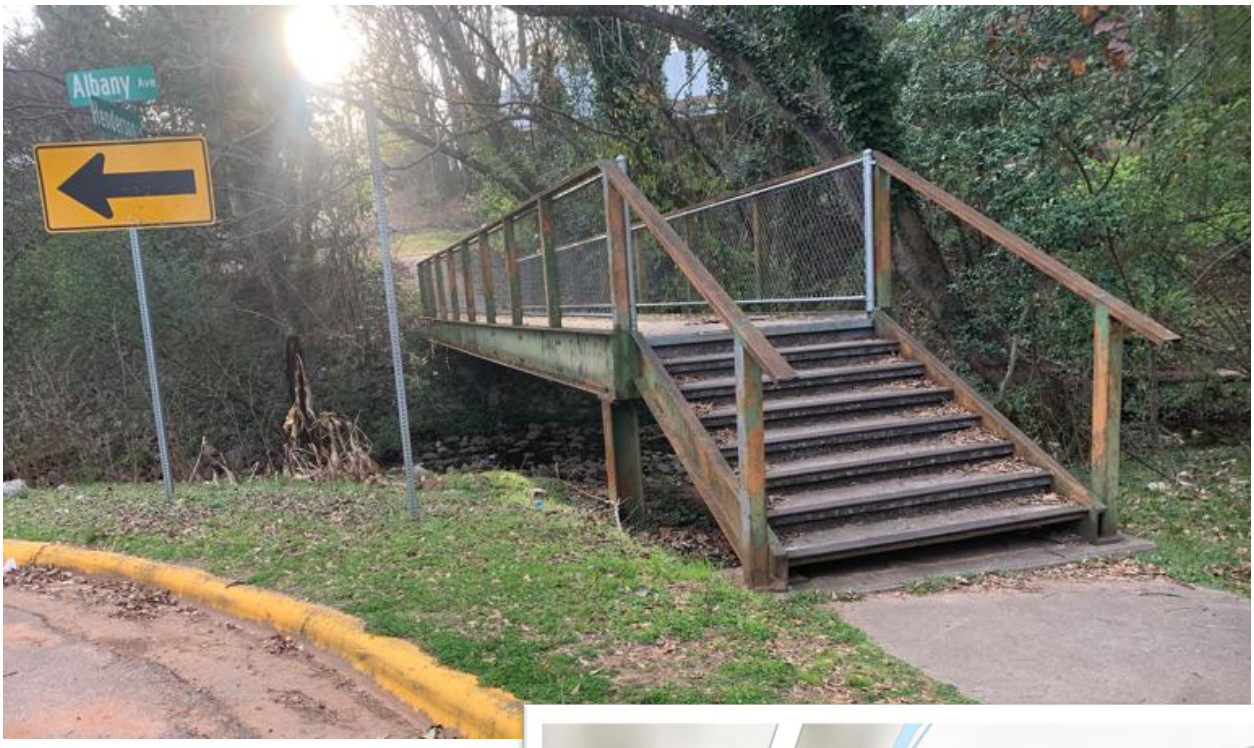


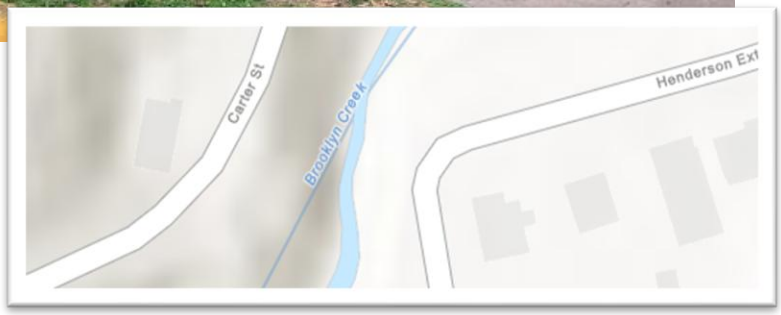
Note:
- This improvement repairs sidewalk hazards by grinding edges of pavement.

Attachment #1

Nice to Have – G4: Henderson Ext Pedestrian Bridge Replacement

- Replace bridge with ADA accessible fiberglass bridge
- May require a ramp on Albany side of bridge
- Staff could apply for a Riverview Grants Cost: $$$





Notes:

- This improvement will replace the existing bridge with a new bridge that includes ADA access.
- Ties to P6 sidewalk and Christine W. Howard Park sidewalk.

ATHENS Cultural Affairs COMMISSION

Feb 13, 2024

To SPLOST, Mayor & Commission,

At our February meeting (February 12, 2024), the Athens Cultural Affairs Commission (ACAC) met, discussed, and voted on the TSPLOST 2024 project list.

We find the following projects suitable for public art:
Project 2: Lexington Road Corridor Improvements
Project 3: Lexington Road Sidewalk Gap
Project 4: Atlanta Highway / W. Broad Street
Project 5: Prince Avenue / Jefferson Road
Project 6: Timothy Road / Mitchell Bridge Road Corridor
Project 11: MLK Parkway Oconee River Greenway
Project 12: E. Athens Neighborhood Greenway Connectors
Project 13: E. Athens Neighborhood Pedestrian Imp.
Project 14: N. Athens Transportation Improvements
Project 15: Sycamore Drive Pedestrian Improvements
Project 16: Westchester Neighborhood Pedestrian Imp.
Project 17: Stonehenge Neighborhood Pedestrian Imp.
Project 18: Firefly Trail Project
Project 23: Greenway Trail Safety Improvements Project
Project 25: Bicycle and Pedestrian Improvements Program
Project 26: W. Broad & Hancock Neighborhood Ped. Imp.
Project 27: Five Points Intersection Safety Improvements
Project 29: Smithonia & Smokey Road Pedestrian Imp.

We find the following projects unsuitable for public art:
Project 1: Winterville Storm Drainage Improvements
Project 7: E. Athens Neighborhood Ped. Lighting Safety
Project 8: E. Athens Neighborhood Traffic Management
Project 9: E. Athens Neighborhood Pavement Rehab.
Project 10: E. Athens Neighborhood Transit Improvements
Project 19: ACCGov Public Transit Operations Program
Project 20: Electrify the Fleet Program
Project 21: Pavement and Bridge Maintenance Program
Project 22: Culvert and Live Stream Pipe Replacement
Project 24: Historic District Street Signage Project
Project 28: College Square Pedestrian Plaza Project
Project 30: Traffic Safety Infrastructure Improvements
Project 31: Neighborhood Traffic Management Program
Project 32: Traffic Signage Replacement Program
Project 33: City of Winterville
Project 34: Town of Bogart

We thank the SPLOST Office, Mayor & Commission, and Leisure Services Arts Division for their continued advocacy, work, and support as we all work to build an Athens that reflects its community. ACAC pledges to continue its devotion to enhancing the aesthetic development of built environment throughout our county, through these TSPLOST projects and beyond.

Sincerely,

Victoria Prevatt

Victoria Prevatt
Athens Cultural Affairs Commission, Chairperson

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: ADDA Community Event Program Funding Request for FY26

DATE: July 18, 2025

EXECUTIVE SUMMARY: The Athens Downtown Development Authority is requesting Mayor and Commission approval of the proposed FY26 Community Events Program event list. The FY26 budget provides $250,000 from the Hotel-Motel Tax Special Revenue Fund to support these events.

BUDGET INFORMATION:

REVENUES:

EXPENSES:

ANNUAL:	$250,000
CAPITAL:	
OTHER:	

FUNDING SOURCE: Hotel-Motel Tax Special Revenue Fund

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that the Mayor and Commission approve the list of events shown in **Attachment #1** for the Athens Downtown Development Authority's FY26 Community Events Program.

HISTORY:

1. On March 4, 1997, the Mayor and Commission approved the Community Events Program (CEP). The CEP established a partnership between the Unified Government of Athens-Clarke County (ACCGov) and the Athens Downtown Development Authority (ADDA) for ADDA to host a seasonal calendar of high-quality community events, primarily utilizing the Central Business District as a community stage and representing themes endorsed by the Mayor and Commission.

2. On January 8, 2025, the ADDA released the FY26 CEP Guidelines and Applications with a deadline of February 28, 2025.

3. On June 10, 2025, the Mayor and Commission adopted the ACCGov FY26 Annual Operating and Capital Budget, which included $250,000 from the Hotel-Motel Tax Special Revenue Fund for the CEP.

4. On June 17, 2025, the ADDA board voted to finalize approval of the proposed FY26 CEP list of events and budget shown in **Attachment #1**.

FACTS & ISSUES:

1. As approved by the Mayor and Commission in 1997, the CEP program:
    a. requires Mayor and Commission approval of the annual list of proposed events;
    b. allows ADDA to reprogram unexpended funds from one approved event to another within the same fiscal year; and,
    c. requires Mayor and Commission approval of any modification to the list of events during the year.

2. CEP events are intended to promote the community and provide added value to the community at large, visitors, and citizens. Hotel-motel tax revenues are designated as the funding source for the CEP. ADDA utilizes these funds to cover the costs of labor, materials, and services associated with approved events. Unexpended CEP funds lapse at the end of each fiscal year.

3. The FY26 allocation for the CEP is $250,000. This represents an increase from the historical annual funding of $60,000. In total, the ADDA distributed $250,000 of the $250,000 allocated in FY25 (**Attachment #2**). If there had been any unspent funds, that amount would have been returned to the Hotel-Motel Special Revenue Fund for reallocation in future budget.

4. Each year, ADDA sends out request forms to various organizations that would like to hold events downtown. Each organization's request must include an itemized budget, proof of non-profit status, and a description of the benefits of the events to downtown Athens. Additionally, ADDA's guidelines typically limit an event's funding request to no more than 50% of the event's total budget. In FY26, a total of $276,081 in CEP funding requests were received by the ADDA. Every event that submitted a CEP request was provided with some level of funding (**Attachment #3**).

5. This recommendation supports the following Mayor and Commission Strategic Commitment:
    - Goal Area 2 Identify and Close Gaps in Partnership with the Community

---

OPTIONS:

1. Mayor and Commission approve the list of events shown in **Attachment #1** for the Athens Downtown Development Authority's FY26 Community Events Program.

2. Mayor and Commission do not approve the list of events for the FY26 Community Events Program.

3. Mayor and Commission defined the option.

DEPARTMENT RECOMMENDED ACTION: Option #1

DEPARTMENT: Central Service
Prepared by: David Lynn, ADDA Director of Planning and Outeach, and James Alexander

James Alexander, Interim
Central Services Director

7/18/25
Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1

Bob Cowell, Manager

August 13, 2025
Date

ATTACHMENTS:
Attachment 1 FY26 Funding Request
Attachment 2 FY25 Funding Allocation
Attachment 3 FY25 FY26 Funding Comparison

Attachment #1

Event / Program Name	FY 26 Recommendation
African-American Film Festival	$ 2,500
Athens Film Festival	$ 5,000
Athens Symphony Orchestra and Chorus	$ 5,000
AthFest Music & Arts Festival 2026	$ 35,000
Black Market and Business Exp	$ 12,500
Ciné's Annual Health Film Series	$ 500
Classic City Marathon	$ 10,000
Dancefx's Storybook Adaptation	$ 1,000
Downtown Culinary Showcase (DCS)	$ 10,000
Farmers Market / Wednesday Market	$ 10,000
Hot Corner Festival	$ 15,000
International Street Festival	$ 4,000
Jewish Film Festival	$ 4,000
LatinxFest 2025	$ 15,000
Milonga Tropical - 2025/2026 Season	$ 2,000
MLK Parade and Music Fest	$ 15,000
Parade of Lights	$ 5,000
Pride Parade	$ 15,000
Ritmos y Raíces: Athens Dance Weekender	$ 1,000
Scam Jam 2025	$ 500
Theater Diversity Project	$ 1,000
Twilight	$ 35,000
Vic Chesnutt Songwriter of the Year Awards	$ 1,000
Wild Rumpus Parade & Spectacle	$ 35,000
Winter Community Market (WCM)	$ 10,000

Attachment #2

EVENT	APPROVED AMOUNT	PAID OUT	CHECK#
Athens Anti-Discrimination Mov – Black Market	$15,000	$10,000	#1602
		$5,000	#1456
Athens Road Runners – Classic City Marathon	$10,000	$6,500	#1541
		$3,500	#1601
AthFest Educates	$35,000	$35,000	#1607
CULINARY KITCHEN DOWNTOWN CULINARY SHOWCASE	$10,000	$10,000	#1424
FARMERS MARKET	$10,000	$10,000	#1435
Hot Corner Association	$15,000	$15,000	#1597
INTERNATIONAL STUDENT LIFE	$5,000	$5,000	#1557
JEWISH FILM FEST	$4,000	$4,000	#1582
LATINXFEST	$15,000	$15,000	#1448
May Day event (canceled)	$1,000		
MILONGA	$2,000	$2,000	#1514
MLK PARADE	$15,000	$15,000	#1533
MORTON THEATRE	$7,000	$7,000	#1523
PARADE OF LIGHTS -LEISURE SERVICES	$6,000	$5,000	#1600
		$1,000	#1510
PRIDE PARADE	$15,000	$15,000	#1584
SYMPHONY ORCHESTRA, INC	$5,000	$5,000	#1502
Twilight – c/o Community Rocks	$35,000	$35,000	#1567
WILD RUMPUS	$35,000	$35,000	#1455
WINTER COMMUNITY MARKET	$10,000	$10,000	#1517
	$250,000	$249,000	

Attachment #3

Event / Program Name	Request	FY 25 Award	FY 26 Recommendation
African-American Film Festival	$ 5,826		$ 2,500
Athens Film Festival	$ 15,000		$ 5,000
Athens Symphony Orchestra and Chorus	$ 6,000	5,000	$ 5,000
AthFest Music & Arts Festival 2026	$ 15,000	40,000	$ 35,000
Black Market and Business Exp	$ 15,000	10,000	$ 12,500
Ciné's Annual Health Film Series	$ 6,255		$ 500
Classic City Marathon	$ 15,000	6,500	$ 10,000
Dancefx's Storybook Adaptation	$ 12,500		$ 1,000
Downtown Culinary Showcase (DCS)	$ 15,000	15,000	$ 10,000
Farmers Market / Wednesday Market	$ 20,000	10,000	$ 10,000
Hot Corner Festival	$ 15,000	15,000	$ 15,000
International Street Festival	$ 7,000	5,000	$ 4,000
Jewish Film Festival	$ 6,000	4,000	$ 4,000
LatinxFest 2025	$ 15,000	15,000	$ 15,000
Milonga Tropical - 2025/2026 Season	$ 2,000	2,000	$ 2,000
MLK Parade and Music Fest	$ 15,000	15,000	$ 15,000
Parade of Lights	$ 5,000	5,000	$ 5,000
Pride Parade	$ 15,000	15,000	$ 15,000
Ritmos y Raíces: Athens Dance Weekender	$ 10,000		$ 1,000
Scam Jam 2025	$ 2,500		$ 500
Theater Diversity Project	$ 8,000		$ 1,000
Twilight	$ 15,000	40,000	$ 35,000
Vic Chesnutt Songwriter of the Year Awards	$ 5,000		$ 1,000
Wild Rumpus Parade & Spectacle	$ 15,000	35,000	$ 35,000
Winter Community Market (WCM)	$ 15,000	10,000	$ 10,000

ATTACHMENT #1

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND COMMISSION OF ATHENS-CLARKE COUNTY:

WHEREAS, on July 2, 2019, at a regularly scheduled meeting, Mayor and Commission of the Unified Government of Athens-Clarke County ("Mayor and Commission") voted and approved the project concept for Hawthorne Avenue at Oglethorpe Avenue intersection improvement project, and authorized staff to move into the Preliminary Design Phase and execute any and all other project-related documents with a commission defined option that directed staff to coordinate installation of sidewalk within Bishop Park, all pursuant to an agenda report with attachment presented to the Mayor and Commission at such meeting, such agenda report and the minutes of such meeting being incorporated herein by reference; and

WHEREAS, on August 1, 2023, at a regularly scheduled meeting, the Mayor and Commission voted and approved the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements Preliminary Plans and Right-of-Way (ROW) Plans, and authorized staff to advance the project into Final Design, ROW Acquisition, and Construction Advertisement Phases, all pursuant to an agenda report with attachments presented to the Mayor and Commission at such meeting, such agenda report and the minutes of such meeting being incorporated herein by reference; and

WHEREAS, the improvements to be constructed on the Hawthorne Avenue at Oglethorpe Avenue intersection improvement project are in accordance with current local and state design standards. Intersection Improvements as described hereinabove are for transportation purposes and are intended to be used for enjoyment by the public and for the passage of vehicles; and

WHEREAS, the Mayor and Commission of Athens-Clarke County, Georgia have specifically determined and found that it is in the public interest and for a public purpose to construct the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements as described hereinabove; and

WHEREAS, the Unified Government shall engage in negotiations with all of the property owners whose property or interests therein is needed for construction of the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements and desires to acquire such rights-of-way and easements through voluntary conveyance from such owners where reasonably possible; and

WHEREAS, construction of the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements cannot proceed without the necessary rights-of-way and easements from all property owners, and

WHEREAS, the Mayor and Commission further find that the acquisition of the necessary rights-of-way and easements is an integral component of the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements and such acquisition is necessary and appropriate to meet the needs of the citizens of Athens-Clarke County and that the use of eminent domain to acquire the necessary rights-of-way and easements is required for the completion of the Hawthorne Avenue at

Oglethorpe Avenue Intersection Improvements; and

WHEREAS, Article 9, Section 2, Paragraph 5 of the Georgia Constitution authorizes local governments to exercise the power of eminent domain for any public purpose; and

WHEREAS, pursuant to Section 23-2-140 of the Official Code of Georgia, the Unified Government is authorized to acquire land, in fee simple, or in any lesser interest, under the procedures set forth in Article 1 of Chapter 3 of Title 32 of the Official Code of Georgia; and

WHEREAS, the Mayor and Commission have determined that in order to accomplish the public purpose of the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements, it is necessary to exercise the right of eminent domain to acquire such rights-of-way and easements; and

WHEREAS, all questions of necessity, public purpose and public convenience with respect to the acquisition and construction of the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements and the necessity of acquiring through eminent domain the rights-of-ways, permanent and temporary construction easements hereinabove described are hereby determined and established by the Mayor and Commission of Athens-Clarke County;

WHEREAS, the necessary rights-of-ways, permanent and temporary construction easements are more specifically shown on the proposed construction plans ROW Plan section and entitled "Right-Of-Way of Proposed Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements Athens-Clarke County" sheet 60-0001 ~~to 60-0013,~~ dated June 12, 2024, made by Alfred Benesch, and approved by T&PW Department Director, as may be amended from time to time for corrections and technical adjustments, attached hereto as Exhibit A; and being collectively referred to hereafter as the "Right-of-Way Plans"; and

NOW, THEREFORE, BE IT HEREBY RESOLVED that condemnation of the above-described rights-of-ways and easements for the public purpose stated hereinabove as shown on the Right-of-Way Plans is hereby approved and authorized and that the acquisition procedure shall proceed under Title 32 of the Official Code of Georgia, as the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements' schedule of completion requires acquisition of such rights-of-ways and easements quickly and without delay. Time is of the essence.

IT IS FURTHER RESOLVED that the Right-of-Way Plans be kept on file at the Unified Government of Athens-Clarke County, SPLOST Program Management Office, and that any interested party may obtain a copy of same by writing to the Unified Government of Athens-Clarke County, SPLOST Program Management Office at 301 College Avenue, Athens, Georgia, 30601, and paying a nominal cost therefor.

IT IS FURTHER RESOLVED that the Unified Government of Athens-Clarke County and its employees and agents may negotiate for and acquire the property needed for this project by gift, sale, or condemnation, and that the County Attorney and other proper agents or attorneys of

the County, including but not limited to Special Counsel Gregory C. Sowell, Attorney at Law, is hereby directed to prepare the necessary deeds, easements, closing documents, petitions, and/or declarations of taking, and/or orders and any other documents required to effectuate the foregoing.

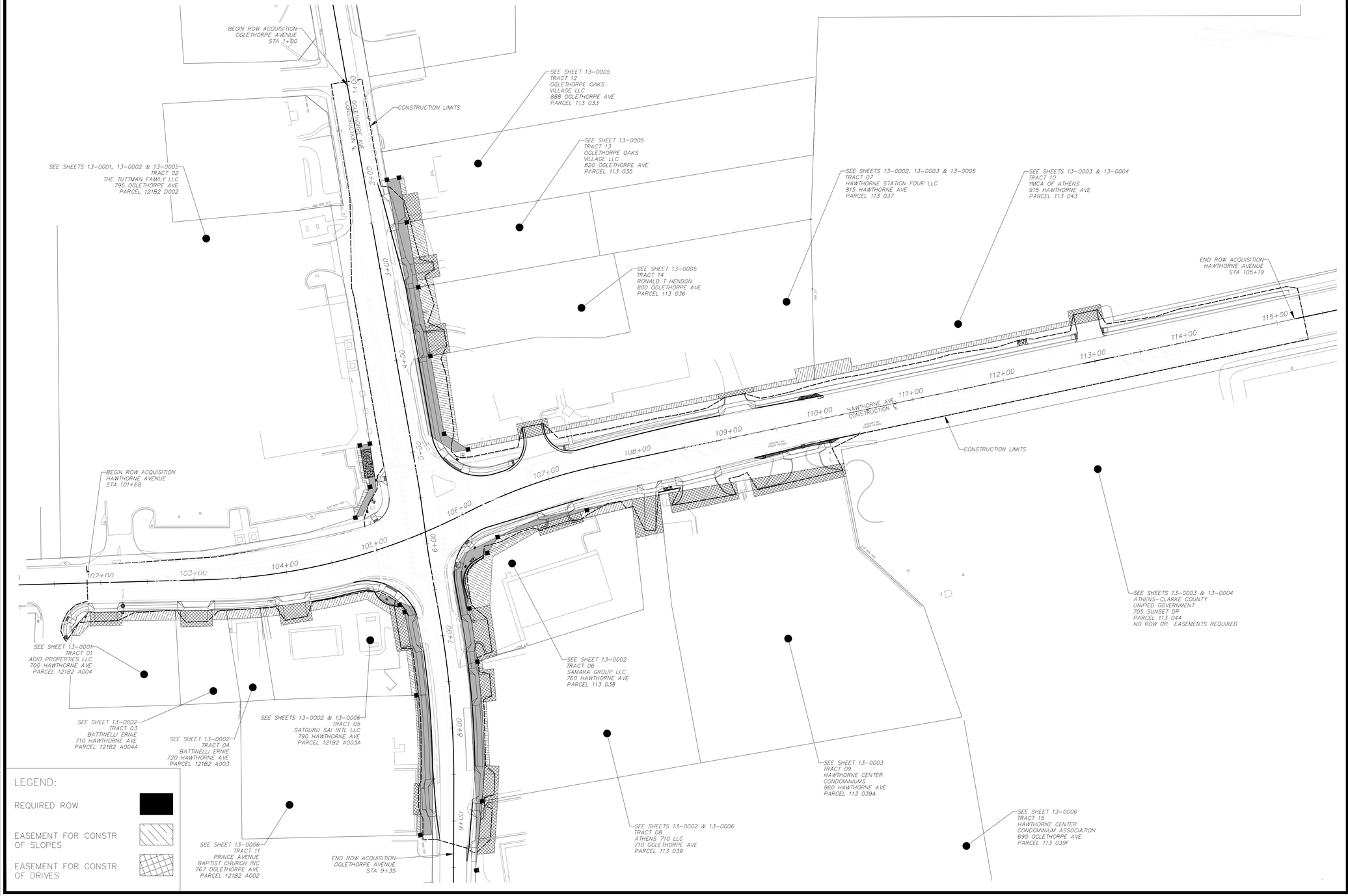
IT IS FURTHER RESOLVED that the Mayor of the Unified Government of Athens-Clarke County, the Manager, the County Attorney, Special Counsel, and other agents as aforesaid, are authorized to sign any of the documents referenced in the preceding paragraph on behalf of the governing authority of the Unified Government of Athens-Clarke County, Georgia to complete the acquisition of the property required for the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements.

SO RESOLVED, this ___ day of September, 2025.

APPROVED: _____
Kelly Girtz, Mayor

ATTEST: _____
Shemekia Armstrong, Deputy Clerk of Commission

EXHIBIT A



benesch
Alfred Benesch & Company
1005 Broad Street, Suite 200
Augusta, GA 30901
P 706.722.4114
www.benesch.com

REV. NO.	DATE	DESCRIPTION
0001	9/29/2022	ADDED BIKE INTERSECTION STRIPING

REVISION BLOCK

ATHENS-CLARKE COUNTY, GA

SHEET TITLE: RIGHT OF WAY PLANS OVERVIEW

PROJECT NAME: HAWTHORNE & OGLETHORPE INTERSECTION IMPROVEMENT TPW# 6340

SCALE 50 0 50 IN FEET

PROJECT INFORMATION

JOB NO:	19019004
DRAWN BY:	BB
CHECKED BY:	EH
DRAWING FILE:	19019004E.DWG
DRAWING SCALE:	1" = 50'
ORIGINAL RELEASE DATE:	JUNE 12, 2024

Sheet: 60-0001

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Hawthorne Avenue and Oglethorpe Avenue Intersection Improvement Project – ROW Acquisition and Eminent Domain Resolution

DATE: July 18, 2025

EXECUTIVE SUMMARY: This agenda item requests Mayor and Commission adopt a resolution authorizing the use of eminent domain, as necessary, to acquire of rights-of-ways and/or easements to support the Hawthorne Avenue and Oglethorpe Avenue Intersection Improvement Project.

BUDGET INFORMATION:

REVENUES:	$	1,700,000	Awarded GEORGIA STRA GTIB Grant
	$	1,094,306	SPLOST 2011, Project 26 (All Tiers) – Sub-Project #1
	$	2,794,306	Total Revenues for SPLOST 2011, Project 26 – SP#1
EXPENSES:	$	357,296	Encumbered and/or Expensed
	$	7,144	Designated for Public Art
	$	200,000	Designated for Testing and Project Management
	$	1,700,000	Designated for Construction (GTIB Funds)
	$	$69,000	Utility Relocation Costs
	$	194,866	Designated Project Contingency Funds
	$	266,000	Total available for Hawthorne Ave and Oglethorpe Ave ROW Acquisition Phase

FUNDING SOURCE: Georgia Transportation Infrastructure Bank Grant FY25
SPLOST 2011, Project 26 – Road & Bridge Improvements – SP#1

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request that Mayor and Commission:

a. Adopt a resolution (**Attachment #1**) to authorize the acquisition of rights-of-ways, permanent and temporary construction, maintenance of slopes, and driveway easements, as generally shown on **Attachment #2**, by eminent domain, as necessary; and,
b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. Since 1992, the Unified Government of Athens-Clarke County (ACCGov) has delivered intersection improvement projects as identified by staff, public, MACORTS plans, and other sources.

2. On November 2, 2010, Athens-Clarke County citizens approved the SPLOST 2011 Program Referendum which included Road and Bridge Improvements (SPLOST 2011, Project 26).

3. In October 2017, Transportation & Public Works (T&PW) staff began work on a comprehensive Intersection Improvement Program to better identify and prioritize intersection improvement projects.

4. From March 21 to June 28, 2018, T&PW staff gathered crash and volume data for 31 high priority intersections as identified by GDOT, MACORTS, and T&PW staff.

5. On July 11, 2018, MACORTS Policy Committee approved the addition of a county-wide Local Intersection Improvement Program as part of the Transportation Improvement Plan.

6. On August 14, 2018, T&PW staff brought forward the completed Intersection Improvement Program during the August Mayor and Commission (M&C) Work Session.

7. On October 2, 2018, M&C adopted the Intersection Improvement Program Ranking Matrix, which included Hawthorne Avenue at Oglethorpe Avenue as the top-rated project in need of improvement (**Attachment #3**).

8. On June 24, 2019, the SPLOST Citizens Oversight Committee met and was presented the proposed project concept for Project 26, Roadway and Bridge Improvements. There was not a quorum present, but of those in attendance, there was unanimous agreement that the proposed concept was in compliance with the Initial Project Statement of SPLOST 2011, Project 26.

9. On July 2, 2019, M&C approved Hawthorne Avenue at Oglethorpe Avenue intersection improvement concept plans with a commission defined option that directed staff to coordinate installation of sidewalk within Bishop Park.

10. On February 11, 2020, ACCGov issued a Purchase Order to on-call design firm, Alfred Benesch & Company, to develop proposed Intersection Improvement concept plans for Hawthorne Avenue and Oglethorpe Avenue intersection.

11. On April 22, 2021, T&PW staff contacted impacted property owners and tenants and provided project information along with the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvement Plans.

12. On June 22, 2021, Athens in Motion Commission (AiMC) reviewed the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements Plans, and voted unanimously recommending improvements to move forward per ACCGov Capital Improvement Process.

13. On July 1, 2021, the Athens Cultural Affairs Commission (ACAC), in accordance with Athens-Clarke County Code Ordinance Section 1, Title I, Chapter 1-25-6, Additional Funding for Public Art, offered a recommendation to the SPLOST office and M&C recommending SPLOST 2011 Project 26 suitable for public art (**Attachment #4**).

14. On August 3, 2021, M&C expressed concerns with how the proposed project would tie into the future anticipated roadway diet by 3-laning the 4-lane roadway on Hawthorne Ave (From Oglethorpe Ave to Prince Ave), and voted unanimously to table the preliminary engineering plans approval agenda until uncertain date.

15. On November 12, 2021, T&PW issued a change order to existing preliminary engineering & design task with on-call design consultant Benesch and sub-consultant Tool Design Group to provide analysis and recommendations for a potential road diet along Hawthorne Avenue from Oglethorpe Ave to Prince Avenue to provide a multimodal corridor and to show how it overlaps with the current proposed project.

16. On On May 18, 2022, on-call consultant Benesch provided a project memo with multiple alternatives for roadway configurations that was shared with staff and AiMC (**Attachment #5**) for review and comments (Facts & Issue No 9).

17. On May 24, 2022, AiMC reviewed Benesch's project memo dated May 18, 2022, and recommended to move forward on exploring concepts with the consultant to add bike lanes along Oglethorpe Ave (from Prince Ave to Mitchell Bridge Rd), including the intersection of Oglethorpe Ave and Hawthorne Ave, in order to connect existing bike lanes that currently end near Sunset Drive and start back up near the ACCGov Fire Station #4, while making efforts to ensure minimal impact to surrounding businesses.

18. On May 25, 2022, and per request from former Commissioner Tim Denson, T&PW staff provided a brief update on the Hawthorne Ave and Oglethorpe Ave Intersection Improvement project. Additional information was provided in a T&PW Memo to Manager Blaine Williams on September 27, 2022 (**Attachment #6**).

19. On June 7, 2022, M&C approved the newly revised Complete Street Policy presented by T&PW and AiMC.

20. On July 12, 2022, T&PW issued a second change order to existing preliminary engineering & design task with on-call design consultant Benesch and Sub-consultant Tool Design Group to incorporate bicycle lanes on Oglethorpe Ave and other minor modifications based on the design consultant memo (History #16).

21. On July 27, 2022, T&PW staff reviewed schematics for bicycle lanes on Oglethorpe Ave and determined to move forward with preliminary engineering and design including bicycle facilities on Hawthorne Ave and within the limits of the project.

22. On September 27, 2022, T&PW staff sent a Memo to Manager Blaine Williams with updates on the Preliminary Engineering Plans Progress and next steps (**Attachment #6**).

23. On June 7, 2023, T&PW and the design team hosted an impacted property owners' meeting at Bishop Park, 705 Sunset Drive, and presented the proposed Hawthorne Ave and Oglethorpe Ave Intersection Improvement project's details, timeline, and impact to property.

24. On August 1, 2023, M&A approved Preliminary Construction Plans for Hawthorne Avenue at Oglethorpe Avenue Intersection Improvement, authorized staff to acquire the necessary right-of-way and easements, to prepare final construction plans, and to subsequently enter into the bid phase for this project.

25. On September 5, 2023, M&C authorized T&PW staff to submit a Reconnecting Communities and Neighborhoods (RCN) Planning Grant Application to fund the Connect Athens (Planning) Project on Hawthorne Avenue and Oglethorpe Avenue Corridors. The proposed planning project limits extend to the limits of each corridor. Identified projects within Connect Athens Project would tie-in directly to the intersection improvement project at Hawthorne Ave and Oglethorpe Ave project.

26. On March 13, 2024, T&PW staff received an award letter from USDOT RCN Grant Program to ACCGov's RCN Planning Grant for the Connect Athens Project. The Connect Athens Project will receive FY2023 RCN Program grant in the amount of $800,000, while the project is estimated to be in the amount of $1,000,000 (requires 20% local match in the amount of $200,000).

27. On December 3, 2024, M&C accepted the Fiscal Year 2023 RCN Planning Grant fund and authorized the Mayor and appropriate staff to sign all related documents.

28. On January 7, 2025, M&C authorized T&PW staff to apply for the Georgia Transportation Infrastructure Bank Grant, administered by State Road and Tollway Authority, in the amount of $1,700,000 to fund 70% of the Hawthorne Ave and Oglethorpe Avenue Intersection Improvement Project value, and accept the 2025 GTIB Grant if awarded.

29. On July 1, 2025, T&PW staff received notification of the GTIB Grant Award in the requested amount of $1,700,000 to support the Hawthorne Ave and Oglethorpe Ave Intersection Improvement Project (**Attachment #7**).

FACTS & ISSUES:

1. The initial SPLOST 2011 Project Statement for **Project 26, Road & Bridge Improvements**, reads as follows:

   The Road and Bridge Improvement and Replacement program will provide continuation of roadway and intersection improvements that are identified in the Long-Range Transportation Plan and the Transportation Improvement Program. Improvements include road widening

and/or realignment, sight distance improvements, pedestrian and bicycle lane improvements, construction of additional through and turn lanes, new signalization, improved alignment of cross streets, various bridge and bridge culvert improvements and repairs, and resurfacing and preventive maintenance of roadways as necessary to preserve and extend the life of existing roadways. Project expenses may be used as a local funding match to leverage state and federal transportation improvement grants.

2. The following criteria were used to develop the Intersection Improvement Program Ranking Matrix (**Attachment #3**):
   - Safety and Crash Rate: combines crash severity index and Highway Safety Manual data to create normalized crash rates per million vehicle miles entering the intersection
   - Current Level of Service and Highway Sufficiency Rating: Uses the Highway Capacity Manual to grade each intersection's level of service
   - Current and Future Volume to Capacity Ratios: measures capacity of a facility against current and projected volumes
   - Inclusion in MACORTS Plans: projects identified as regional priorities by the Metropolitan Planning Organization
   - Active Transportation: included within primary network of the Bike/Ped Master Plan
   - Transit Network: intersection is on one or more ACC Bus Routes
   - Economic Impact: increased score if location is within HCD Opportunity Zone, area targeted for redevelopment per Economic Development, or adjacent to primarily commercial properties

3. According to the Ranking Matrix, the following intersections have been identified as the ten highest rated in Athens-Clarke County (with current progress noted):
   - Oglethorpe Avenue at Hawthorne Avenue - (Preliminary Engineering & Design Phase)
   - SR10 Loop (Inner) at Chase Street - (Concept Development Phase)
   - Tallassee Road at Mitchell Bridge Road - (Concept Development Phase)
   - Hawthorne Avenue at Old Epps Bridge Road
   - Alps Road at Baxter Street
   - Lumpkin Street at West Lake Drive
   - North Avenue at MLK Jr Parkway
   - Timothy Road at US 441 Highway
   - College Station Road at Barnett Shoals Road
   - SR10 Loop (Inner) at College Station Road

4. The intersection of Hawthorne Avenue and Oglethorpe Avenue was rated as the intersection most in need of improvement. Over the most recent five years, the intersection accounted for 151 total crashes with 60 resulting in injuries.

5. The intersection of Hawthorne Avenue and Oglethorpe Avenue operates at a Level of Service (LOS) C during the peak hours. LOS is a measure of traffic delay with LOS A correlating to no

travel impacts from congestion and LOS F correlating to compounding queues. LOS C typically represents acceptable delays during peak hour conditions.

6. The operational safety improvements at the intersection of Hawthorne Avenue and Oglethorpe Avenue, as shown in **Attachment #7**, includes the following:
    a. Rebuilding the intersection to include flashing yellow arrow signal heads for the left turn movements and backplates on all signal heads to improve visibility;
    b. Eliminating wide turns to reduce right turn traffic speeds on the northbound turn lanes;
    c. Installation and replacement of sidewalks within the limits of the project;
    d. Permissive left turn prohibitions on movements with high crash experience during peak hour traffic;
    e. Restriping the pavement to improve sight distance for the northbound and southbound lanes; and
    f. Restriping the pavement to include one receiving lane for northbound traffic and creating a short two-way left turn lane to accommodate midblock left turns into the YMCA and other driveways along Hawthorne Avenue just north of Oglethorpe Avenue.
    g. Add 5 feet bicycle lanes on Oglethorpe Ave, within the projects limits while maintaining minimal property impacts.

7. At the impacted property owners meeting, property and business owners (tenants) have expressed to T&PW staff support of the proposed operational improvements to the Hawthorne Avenue and Oglethorpe Avenue Intersection Improvements project.

8. The ACAC met and reviewed the Hawthorne Avenue and Oglethorpe Avenue Intersection Improvements project and advised that this project is appropriate for public art (History #13). The public art budget is $7,144, which is 1% of the construction cost estimate for the Hawthorne Avenue and Oglethorpe Avenue Intersection Improvements project in the amount of $714,400.

9. Per direction from M&C, the consultant design team along with T&PW staff has generated multiple alternatives for roadway diet on Hawthorne Ave, from Oglethorpe Ave to Prince Ave, (History No. 16) reducing the 4-lane roadway to a 3 lane roadway with enhanced bike and pedestrian facilities. The design team has confirmed that future roadway diet and improvements, despite type of facility chosen for future roadway diet, will have minimum impact to proposed intersection improvements (See **Attachment #5**).

10. Eligible RCN Planning Grant activities awarded to ACCGov include activities to support future construction projects and to allow for innovative community planning in order to address localized transportation challenges. Connect Athens Project will aim to address:
    - Public engagement activities, including community visioning or other place-based strategies for public input into project plans.
    - Planning studies to assess the feasibility of removing, retrofitting, or mitigating an existing eligible dividing facility to reconnect communities, including assessments of:

- Current traffic patterns on the facility and the surrounding street network.
- Capacity of existing transportation networks to maintain mobility needs.
- Alternative roadway designs or other uses for the right-of-way including green infrastructure or other nature-based solutions.
- The project's anticipated impact on mobility of freight and people.
- The project's anticipated impact on safety.
- The estimated cost to restore community connectivity and to convert the facility to a different design or use, compared to any expected maintenance or reconstruction costs.
- The project's anticipated economic impact and development opportunities.
- The project's anticipated environmental, public health, and community impacts.

- Other planning activities in advance of the project, such as:
  - Conceptual and preliminary engineering or design and planning studies that support the environmental review for a construction project.
  - Developing local anti-displacement policies and community benefit agreements.
  - Associated needs such as locally-driven land use and zoning reform, transit-oriented development, housing supply, in particular location-efficient affordable housing, managing gentrification and neighborhood change, proposed project impact mitigation, green and open space, local history and culture, access and mobility barriers, jobs and workforce, or other necessary planning activities as put forth by the applicant that do not result in construction.

11. The awarded RCN Planning grant is in the amount of $800,000, for a project total of $1,000,000. The original grant application proposal included the following:

Task 1: Initiate Project and Coordinate Throughout	$40,000
Task 2: Involve the Community (Continuous and Ongoing)	$170,000
Task 3: Collect and Compile Data	$40,000
Task 4: Identify Existing Corridor Conditions	$90,000
Task 5: Conduct Road Safety Audit	$80,000
Task 6: Evaluate Future Conditions and Document Needs	$140,000
Task 7: Identify Safety Improvement Strategies and Programs	$70,000
Task 8: Identify Improvement Projects and Anticipated Benefits	$310,000
Task 9: Prepare Project Documentation	$60,000
Total	**$1,000,000**

12. A Grant Agreement with USDOT RCN Program has been executed. The RCN project is in the solicitation for qualifications phase and a Request for Qualification is in progress to solicit qualification/proposals from prospective qualified planning and design firms on the Connect Athens Project for a cost not to exceed $1,000,000. If successful, award is planned to be considered by M&C in December 2025.

13. The updated project cost for the Intersection Improvement at Hawthorne Ave and Oglethorpe Ave including estimated construction cost (future construction bid) is as follow:

Description	Expensed / Encumbered	Future Expense
Engineering & Design	$258,300	$40,000
ROW	$98,996	$236,004
Utility Relocation / Reimbursable cost		$69,000
Construction Contract*		$1,541,161
Material Testing (Project)		$150,000
Cons. Contingency (10% of Cons. Cost)*		$154,116
Program Management		$50,000
Public Art – Hawthorne @ Oglethorpe		$7,144
Sub Totals	$357,296	$2,247,425
Total Project Cost / Value		**$2,604,721**
Local Funding		**$904,721**
GTIB Grant Funds*		**$1,700,000**

* GTIB funds to support 100% of construction cost and equal to 67% of project cost / value.

14. Currently the Hawthorn Ave and Oglethorpe Ave Intersection Improvement Project is in the Land Acquisition & Final Design Phase and expected to enter into Bid Award in December 2025.

15. The Georgia Transportation Infrastructure Bank (GTIB) is a grant and low-interest loan program administered by the State Road and Tollway Authority (SRTA). Since inception, GTIB has provided over $216 million in grants and loans to highly competitive transportation projects that have enhanced mobility and driven economic development in local communities throughout Georgia. (https://www.srta.ga.gov/gtib/)

16. The 2025 SRTA GTIB program:
    a. Accepted grant applications and loan applications (combined loan/grant applications will also be accepted) from November 12, 2024 through January 14, 2025.

    b. The ACCGov Award to the Project met the program's Preferred Applications conditions:
        i. Projects providing clear economic development benefits
        ii. Projects that will be completed in the near-term as a result of GTIB investment.
        iii. Projects with significant matching funds.
    c. Loans may be repaid with LMIG funds (required local matching funds must be provided) – Not applicable.
    d. A $250 application fee was mailed and received by SRTA within 2 weeks of submitting an electronic application.

17. Per SRTA, the GTIB Investment Objectives are:
    a. Make an additional funding resource available to government entities, particularly at the local level, in order to accelerate transportation project delivery.
    b. Invest in projects that:
        i. Demonstrate a high degree of local commitment (e.g., matching funds, inclusion in local, regional and/or state plans).
        ii. Address critical local and state transportation needs including economic development and mobility.
        iii. Include innovative transportation solutions.
        iv. Are close to the start of, at, or under construction.
    c. Demonstrate a high degree of feasibility.

18. Per GTIB Grant Program Guidelines:

    "No grant may receive more than 25% of available grant funds ($16 million is available in 2025), please refer to the Frequently Asked Questions section of the main GTIB website for available funding. There is currently no minimum threshold for grant requests. There is a cap on grant requests above $2 million. For these grant requests, the maximum grant that can be applied for is 33 percent of the total project value. For grant requests under $2 million, there is no cap, however, higher match amounts (excluding state funds) will improve grant application competitiveness."

19. The SPLOST 2011, Project 26, Roads & Bridges budget is very limited due to competing projects facing exponential cost increase in the last 4 years. For example, the N. Chase Street Transportation Alternative Program (TAP) funded project estimated cost today is $15 million, and it requires a 20% local match in the amount of $3 million dollars. The N. Chase TAP project is expected to go into construction in summer 2027. Any surplus funding from SPLOST 2011 Project 26 Sub-Project 1 will be recommended to support N. Chase Street TAP Project. Staff has submitted a proposal for future TSPLOST 2026 that, if approved, will fund the Road and Intersection Improvement Program.

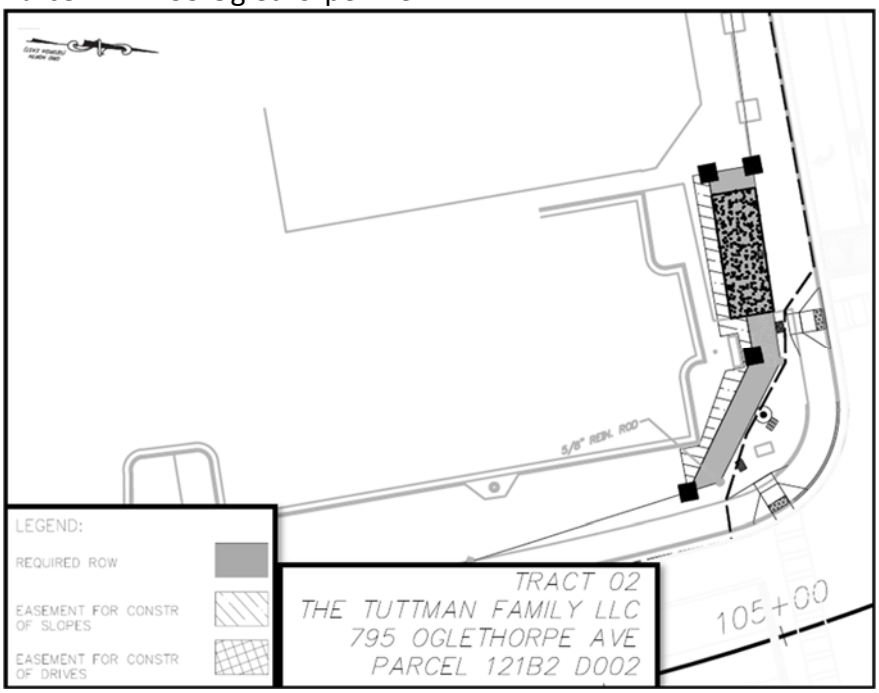
20. The GTIB Grant awarded to ACCGov, in the amount of $1,700,000, should cover the construction cost of the Hawthorne @ Oglethorpe Project, and it includes 10% construction contingency. The awarded amount is approximately 67% of total project cost / value (estimated at $2,564,721), and the total local match is estimated at 33% of the project estimated value in the amount of $864,721 (see F&I # 13).

21. Typically, the "spend down period" for GTIB Grants from SARTA in 5 years. Staff will work with SRTA GTIB staff to finalize and execute the awarded GTIB Grant Agreement in the near future.

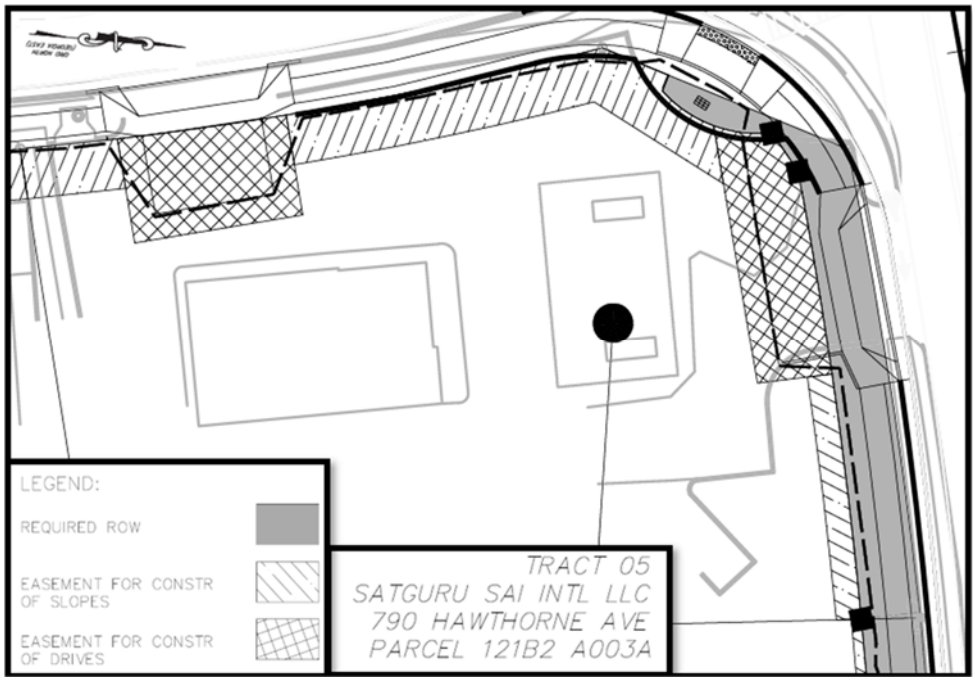
22. There are 15 parcels that require acquisition on the Awarded Project. Currently, 9 out of 15 parcels have been settled / acquired, three parcels are in progress and have verbal agreements, leaving 2 parcels/portions of parcels remaining to be acquired.

TRACT NO.	TAX PARCEL I.D.	ADDRESS	REQUIRED R/W (SF)	TEMPORARY EASEMENT FOR SLOPES (SF)	TEMPORARY EASEMENT FOR DRIVES (SF)	Status
1	121B2 A004	700 HAWTHORNE AVE	-	825	505	Closed
2	121B2 D002	795 OGLETHORPE AVE	675	290	-	Pending
3	121B2 A004A	710 HAWTHORNE AVE	-	215	560	Closed
4	121B2 A003	720 HAWTHORNE AVE	-	360	-	Closed
5	121B2 A003A	790 HAWTHORNE AVE	1220	1350	1445	Pending
6	113 038	760 HAWTHORNE AVE	2120	2700	1780	In Progress
7	113 037	815 HAWTHORNE AVE	1745	3170	740	In Progress
8	113 039	710 OGLETHORPE AVE	1645	400	2360	Closed
9	113 039A	860 HAWTHORNE AVE	-	-	3180	In Progress
10	113 043	915 HAWTHORNE AVE	-	1820	565	In Progress
11	121B2 A002	767 OGLETHORPE AVE	1900	270	240	Closed
12	113 033	888 OGLETHORPE AVE	640	100	500	Closed
13	113 035	820 OGLETHORPE AVE	885	785	605	Closed
14	113 036	800 OGLETHORPE AVE	895	725	700	Closed
15	113 039F	690 OGLETHORPE AVE	230	-	1010	Closed

23. The two remaining parcels/portions of parcels remaining to be acquired include:
    121B2 D002 (0.6 % of parcel #2 for ROW only), 121B2 A003A (6.7% of parcel #5 for ROW only).
    Parcel #2 – 795 Oglethorpe Ave



Parcel #5 – 790 Hawthorne Ave:



24. Staff and the on-call Design Professional are following GDOT ROW Acquisition Process which includes these steps that have already been completed:
    - Met with impacted parcel owners (History #27)
    - Sent letters noting parcel owner's rights
    - Appraised parcels by 3rd party certified appraisal firm (Owner had the right to be present)
    - Prepared and provided offer packages to parcel owners
    - Addressed concerns/counter offers from parcel owners
    - Work with Closing Attorney / staff for closings

25. Staff will continue pursuing voluntary acquisition efforts and discussions with property owners for the needed parcels along the corridor to support safe vehicle and pedestrian movement through the intersection where owner is amenable and there are no title issues.

26. There are several situations that limit staff ability to acquire the necessary rights-of-way and easements through the preferred typical contact/negotiate/execute acquisition method. These situations are, and may not be limited to:
    - Parcels title owner's failure to return contact requests with staff, to discuss the project (staff has visited property, left notices, and sent certified mail);
    - Parcel has title concerns (e.g. current occupant not title owner, deceased title owner, and/or title owner's location is not known);
    - Parcel is subject to Federal Tax Lien; and/or,
    - Parcel title owner is not willing to participate in the project.

27. The proposed Eminent Domain Resolution is for the entirety of the Hawthorne Ave and Oglethorpe Ave Intersection Improvement as generally described in F&I #6, as generally shown in the Exhibit A to **Attachment #1**.

28. The use of Eminent Domain, while not the preferred method of acquisition, is appropriate to address the concerns previously noted and to allow conclusion of the acquisition efforts in a reasonable time frame to support the transportation upgrades and safety improvements at Hawthorne Ave and Oglethorpe Ave Intersection Improvements project.

29. Upon approval of the Eminent Domain Resolution, staff and appropriate professionals will:
    - ✓ Continue to work with parcel owners for voluntary participation
    - ✓ Address concerns/counter offers from parcel owners
    - ✓ Only and after legal counsel's opinion that all voluntary participation efforts have been exhausted, where no title issues are present, will action from the court be exercised.

30. To date, the total amount for design & engineering task orders with on-call design & engineering consultant, Benesch, is $258,300. Due to lengthy ROW acquisition efforts and modifications to design needed, additional design funding is needed to carry the project forward into final design, bid-award, and construction phases and is estimated at $40,000. If agenda is approved, staff will proceed with utilizing on-call design consultant Benesch through the completion of the project with added engineering and design task with a cost not to exceed $40,000.

31. If the ROW acquisition is not complete in a timely manner, ACCGov will risk losing the Grant Award from GTIB in the amount of $1,700,000.

32. The anticipated schedule for the Intersection Improvement Project is:
    - Complete Land Acquisition — Winter 2025
    - Project Bid & Award — Spring 2026
    - Project Completion — Spring 2027

33. This project directly supports several elements of the Athens-Clarke County FY26–28 Strategic Plan:
    - Goal Area 2: Identify and Close Gaps in Partnership with the Community
        - Initiative 2.B.3**:** The project has included multiple phases of public outreach (surveys, forums, open houses) to ensure solutions-based engagement with residents and stakeholders.
    - Goal Area 5: Safely Move Around Athens
        - Initiative 5.A.1: The project includes new ADA-accessible sidewalks and a 5-foot bicycle facility on Oglethorpe Ave, addressing sidewalk gaps and improving pedestrian and bicycle connectivity.

- Initiative 5.B.1: Safety improvements with updated ADA accessibility, traffic movement and new signal equipment, align with Vision Zero goals to reduce crashes and traffic fatalities.

OPTIONS:

1. Mayor and Commission:
   a. Adopt a resolution (**Attachment #1**) to authorize the acquisition of rights-of-ways, permanent and temporary construction, maintenance of slopes, and driveway easements, as generally shown on **Attachment #2**, by eminent domain, as necessary; and,
   b. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission do not adopt a resolution to authorize the acquisition of rights-of-ways and other easements by eminent domain, and subsequent actions.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a and b

DEPARTMENT: Transportation & Public Works
Prepared by: Rani Katreeb, PE, Assistant Director

Stephen Bailey
Director

July 31, 2025
Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a and b

Bob Cowell, Manager

August 13, 2025
Date

ATTACHMENTS:

Attachment #1: Eminent Domain Resolution
Attachment #2: Preliminary Engineering Plans
Attachment #3: Intersection Improvement Program Matrix
Attachment #4: ACAC SPLOST 2011 #26 Recommendations
Attachment #5: Consultant Memo - Hawthorne @ Oglethorpe Project
Attachment #6: T&PW Memo to Manager - Hawthorne @ Oglethorpe Project
Attachment #7: SRTA GTIB Grant Award Notification

Attachment #2

benesch
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www.benesch.com

REV. NO.	DATE	DESCRIPTION

REVISION BLOCK

ATHENS-CLARKE
COUNTY, GA

SHEET TITLE:
RIGHT OF WAY PLANS
OVERVIEW

PROJECT NAME
HAWTHORNE & OGLETHORPE
INTERSECTION IMPROVEMENT

SCALE 0 0 0 IN FEET

PROJECT INFORMATION

JOB NO:	19019004
DRAWN BY:	BB
CHECKED BY:	EH
DRAWING FILE:	19019004E.DWG
DRAWING SCALE:	1" = 20'
ORIGINAL RELEASE DATE:	July 27, 2022

Sheet:
60-0001

Intersection Evaluations Report

Total Score	Intersection ID	Safety Score	LOS Score	Current V/C Score	Future V/C Score	Tip/LRTP Score	Active Transport Score	Transit Score	Econ Score
94.0	Oglethorpe Ave,Hawthorne Ave	40.0	9	7.5	7.5	5	10	10	5
87.0	Entrance Ramp,Exit Ramp,N Chase St (Inner Loop)	40.0	12	7.5	7.5	0	10	10	0
73.1	Estelle Ave,Mitchell Bridge Rd,Tallassee Rd	34.1	9	0	0	5	10	10	5
73.0	Old Epps Bridge Rd,Hawthorne Ave	40.0	3	0	0	5	10	10	5
71.0	Alps Rd,Baxter St	40.0	6	0	0	0	10	10	5
61.5	North Ave,Dr MLK Jr Pkwy	30.5	6	0	0	0	10	10	5
59.7	Timothy Rd,US 441 Hwy (North)	36.7	3	0	0	0	10	10	0
59.6	West Lake Dr,S Lumpkin St	4.6	15	7.5	7.5	5	10	10	0
54.6	Barnett Shoals Rd,College Station Rd	21.1	6	0	7.5	0	10	10	0
49.1	Riverbend Rd,S Milledge Ave	20.1	9	0	0	0	10	10	0

Total Score	Intersection ID	Safety Score	LOS Score	Current V/C Score	Future V/C Score	Tip/LRTP Score	Active Transport Score	Transit Score	Econ Score
48.9	E Dougherty St,College Ave	20.9	3	0	0	0	10	10	5
47.7	Entrance Ramp,Exit Ramp,College Station Rd (Inner Loop)	6.2	9	0	7.5	5	10	10	0
46.8	S Lumpkin St,S Milledge Ave	18.8	3	0	0	0	10	10	5
46.6	E Broad St,Foundry St	21.1	3	7.5	0	0	0	10	5
46.2	Entrance Ramp,Exit Ramp,College Station Rd (Outer Loop)	9.7	9	0	7.5	0	10	10	0
45.0	Rowe Rd,N Chase St	5.0	15	0	0	0	10	10	5
45.0	W Hancock Ave,W Broad St	16.5	6	0	7.5	0	0	10	5
44.5	College Station Rd,E Campus Rd	8.0	9	0	7.5	0	10	10	0
40.1	Athena Dr,Old Hull Rd	12.1	3	0	0	0	10	10	5
38.3	College Ave,Ruth St,Dr MLK Jr Pkwy	20.3	3	0	0	0	10	0	5
36.9	River Rd,College Station Rd	13.9	3	0	0	0	10	10	0

Total Score	Intersection ID	Safety Score	LOS Score	Current V/C Score	Future V/C Score	Tip/LRTP Score	Active Transport Score	Transit Score	Econ Score
35.4	N Thomas St,E Hancock Ave	17.4	3	0	0	0	0	10	5
33.5	Entrance Ramp,Exit Ramp,N Chase St (Outer Loop)	10.5	3	0	0	0	10	10	0
33.4	N Thomas St,E Strong St	15.4	3	0	0	0	0	10	5
33.1	College Station Rd,Riverbend Rd	5.1	3	0	0	5	10	10	0
32.8	Barnett Shoals Rd,Whitehall Rd	19.8	3	0	0	0	10	0	0
32.6	Whit Davis Rd,Cedar Shoals Dr	6.6	6	0	0	0	10	10	0
31.5	College Ave,Cleveland Ave	13.5	3	0	0	0	10	0	5
30.8	Lavender Rd,Tallassee Rd	12.8	3	0	0	5	10	0	0
26.1	Oneta St,N Chase St	3.1	3	0	0	0	10	10	0
18.3	Moores Grove Rd,Athens Rd,Cherokee Rd	0.3	3	0	0	0	10	0	5

Attachment #4

ATHENS
Cultural
Affairs
COMMISSION

July 1, 2021

To SPLOST, Mayor & Commission,

The Athens Cultural Affairs Commission (ACAC) met, discussed, and voted that SPLOST 2011 Project #26 is suitable for public art.

Sincerely,

Andrew Salinas
Athens Cultural Affairs Commission, Chairperson

MEMORANDUM

To: Stephen Bailey, Director
Athens-Clarke County

From: John Walker, P.E., PTOE
Olivia Zuvanich, E.I.
Kimley-Horn and Associates, Inc.

Date: February 28, 2022

RE: ***Traffic Engineering Memo – Road Diet***
Hawthorne Avenue from Oglethorpe Avenue to Prince Avenue (SR 15)

Kimley-Horn and Associates, Inc. is pleased to provide this memorandum regarding the anticipated road diet/traffic capacity analysis for the approximate 0.75-mile segment of Hawthorne Avenue from Oglethorpe Avenue to Prince Avenue (SR 15) in Athens-Clarke County, Georgia. The purpose of this memo is to determine the feasibility of converting the existing four-lane, undivided roadway (two lanes northbound and two lanes southbound) to a reduced three-lane section (one lane northbound and one lane southbound with a center Two-Way Left-Turn Lane (TWLTL) and designated bike lanes) along Hawthorne Avenue from Oglethorpe Avenue to Prince Avenue (SR 15). The intent of the road diet is to provide a corridor that is more conducive to pedestrians and bicyclists along the corridor. Note: Hawthorne Avenue, south of Oglethorpe Avenue, is currently a three-lane section.

This memo will summarize the analyses of the following three (3) scenarios during the AM, Mid-day (MD) and PM peak hours:

1. Estimated 2021 Traffic Conditions
2. Horizon Year 2033 No-Build Traffic Conditions (Existing laneage)
3. Horizon Year 2033 Build Traffic Conditions (Road Diet)

TRAFFIC DATA COLLECTION

Within the limits of this memo, this segment of Hawthorne Avenue, a minor arterial with a posted speed limit of 35 MPH, is maintained by Athens-Clarke County (meaning it is not a GDOT state route). GDOT counts (GDOT count station 059-0376) taken south of Prince Avenue (SR 15) indicate an average daily traffic (ADT) of approximately 15,700 vehicles per day in August 2019 (prior to COVID-19 impacts on traffic). Kimley-Horn collected counts at the same location in November 2021. The raw, unadjusted collected counts indicate an ADT of approximately 14,800 vehicles per day. **Figure 4** illustrates the project location and corridor study limits.

Vehicle and bicycle peak hour turning movement counts were performed on November 30, 2021 for the following study intersections:

1. Hawthorne Avenue at Oglethorpe Avenue (signalized)
2. Hawthorne Avenue at Hawthorne Park (signalized)
3. Hawthorne Avenue at Prince Avenue (SR 15) (signalized)

The peak hours for each intersection are listed below in **Table 1**.

Table 1: Intersection Peak Hours			
Intersection	**AM Peak Hour**	**MD Peak Hour**	**PM Peak Hour**
1. Hawthorne Avenue at Oglethorpe Avenue	8:00 – 9:00	12:00 – 1:00	4:30 – 5:30
2. Hawthorne Avenue at Hawthorne Park	7:45 – 8:45	12:00 – 1:00	4:15 – 5:15
3. Hawthorne Avenue at Prince Avenue (SR 15)	7:30 – 8:30	11:30 – 12:30	4:45 – 5:45

Additionally, **Figure 5** summarizes the 13-hour pedestrian and bike count data that was collected along Hawthorne Avenue at the following two (2) locations:

1. Main YMCA Entrance
2. Bell's near transit Stop ID 10182 (955 Hawthorne Avenue) and Stop ID 10522 (Hawthorne Medical Center IB)

Note: there are no existing crosswalks, protected bike facilities, or protected pedestrian facilities at either location.

The intent of the road diet is to provide a corridor that is more conducive to pedestrians and bicyclists along the corridor. This comprehensive data was collected in order to capture pedestrians or bicyclists that travel along or that cross Hawthorne Avenue. **Figure 5** illustrates the count locations and data.

ANALYSIS ASSUMPTIONS

COVID-19 Adjustment

Due to COVID-19's impact on traffic, historical data was used to develop the Estimated 2021 traffic conditions. Average Daily Traffic (ADT) volumes collected in 2021 and Annual Average Daily Traffic (AADT) volumes from GDOT's Traffic Analysis & Data Application (TADA) were used to compare typical traffic volumes in the vicinity of the project site. The volume comparison between Kimley-Horn collected data and GDOT Count Station 059-0376 is shown in **Figure 1**

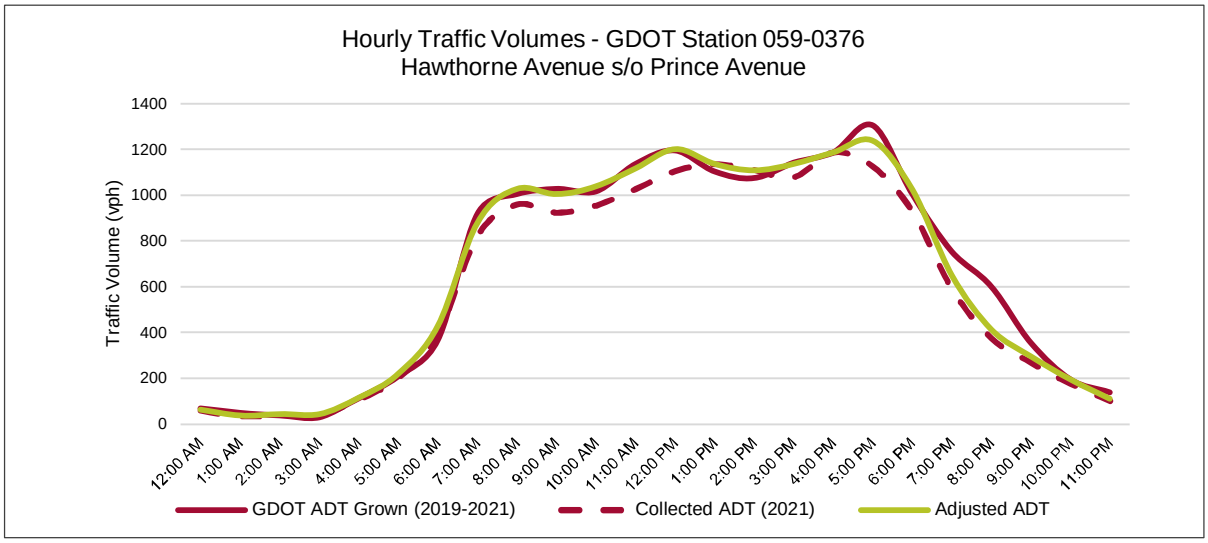


Figure 1: Hawthorne Avenue Volume Comparison

The COVID-19 adjustment calculations are shown in a tabular format in **Table 2**.

Table 2: COVID-19 Adjustment Calculations						
	GDOT (2019)	**GDOT (2021)***	**KHA (2021)**	**Volume Difference**	**Percent**	**Factor**
Daily	15,700	16,100	14,800	-1,300	-8%	1.09
AM	1,009	1,029	960	-69	-7%	1.07
MD	1,174	1,198	1,137	-61	-5%	1.05
PM	1,281	1,307	1,188	-119	-9%	1.10

*GDOT 2021 reflects the calculated GDOT 2019 ADT data grown at 1.0% per year for two (2) years.

Background Growth

Traffic volumes for future conditions are proposed to be based on annual traffic growth and population growth estimates. The growth rate for the area was calculated using historical traffic count data obtained from GDOT's Traffic Analysis and Data Application (TADA) database along the study roadway network, as well as population estimates from the U.S. Census Bureau for Athens-Clarke County and the Governor's Office of Planning and Budget for Athens-Clarke County.

Based on the results of this analysis, a background growth rate of 0.75% was used to project traffic to Horizon Year 2033 conditions. Horizon Year 2033 No-Build conditions are illustrated in **Figure 6**.

CAPACITY ANALYSES

Intersection Level-of-Service (LOS) Analysis

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the study intersection using *Synchro, Version 11.* The program uses methodologies contained in the *Highway Capacity Manual, 6th Edition* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

LOS for signalized intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

The results of the LOS analysis for the Existing and Proposed (3-Lane with TWLTL) laneage conditions for the AM, MD, and PM peak hours are summarized for the in **Table 3**. The *Synchro* analysis reports are available upon request.

Table 3: Intersection LOS Summary
LOS (Delay in Seconds)

Intersection	Approach	Estimated 2021			Horizon Year 2033 No-Build (4-Lane Undivided)			Horizon Year 2033 Build (3-Lane with TWLTL)		
		AM Peak	MD Peak	PM Peak	AM Peak	MD Peak	PM Peak	AM Peak	MD Peak	PM Peak
1. Hawthorne Avenue at Oglethorpe Avenue*	Overall	B (17.3)	B (19.2)	C (30.7)	C (20.1)	C (20.1)	D (35.0)	C (20.1)	C (20.1)	D (35.0)
2. Hawthorne Avenue at Hawthorne Park	Overall	A (4.5)	A (6.3)	A (8.3)	A (4.8)	A (6.5)	A (8.8)	A (8.4)	A (8.4)	B (12.5)
3. Hawthorne Avenue at Prince Avenue (SR 15)*	Overall	C (28.7)	C (28.4)	C (34.9)	C (30.9)	C (30.9)	D (41.5)	C (30.9)	C (30.9)	D (41.5)

TWLTL=Two-Way Left-Turn Lane
*Note: At each endpoint for the corridor (Intersections 1 and 3), the laneage is not changing between no-build and build. At Intersection 2, the laneage does change with the proposed road diet. From **Table 3**, the intersection continues to operate an acceptable LOS.

As shown in **Table 3**, the analysis indicates that the study intersections currently operate at an acceptable overall LOS during the AM, MD, and PM peak hours under Estimated 2021 and projected Horizon Year 2033 existing laneage (4-Lane Undivided) conditions.

Under proposed laneage (3-Lane with TWLTL) conditions, the study intersections are projected to continue operating at an overall acceptable level-of-service during the AM, MD, and PM peak hours.

Segment LOS Analysis

Roadway segments can be rated for operational effectiveness in terms of volume-to-capacity. This defines whether a roadway segment is currently below capacity and can handle additional traffic, or if the roadway segment is over capacity and approaching unstable flow. The capacity of a roadway can vary depending on the prevailing roadway and traffic control conditions.

For the purposes of this traffic engineering study, approximate volume thresholds and LOS, based on industry standards, were used to project Horizon Year 2033 segment performance, daily and hourly, under No-Build (4-Lane Undivided) and Build (3-Lane with TWLTL) conditions.

Table 4 summarizes the total daily volume and LOS for the roadway segment under Horizon Year 2033 No-Build and Build conditions. Note: the total daily volume is the same between future conditions while the potential roadway capacity is different, due to changes in roadway laneage and geometry.

Table 4: Roadway Segment Daily Capacity Summary
Horizon Year 2033 Daily Volume (LOS)

Roadway Segment	Daily Volume	Horizon Year 2033 No-Build (4-Lane Undivided)	Horizon Year 2033 Build (3-Lane with TWLTL)
Hawthorne Avenue *From Oglethorpe Avenue to Prince Avenue (SR 15)*	19,054	LOS D	LOS F*

PM peak hour, see **Figure 3.*

Figure 2 illustrates the projected Horizon Year 2033 No-Build hourly roadway volume with the capacity thresholds and LOS included.

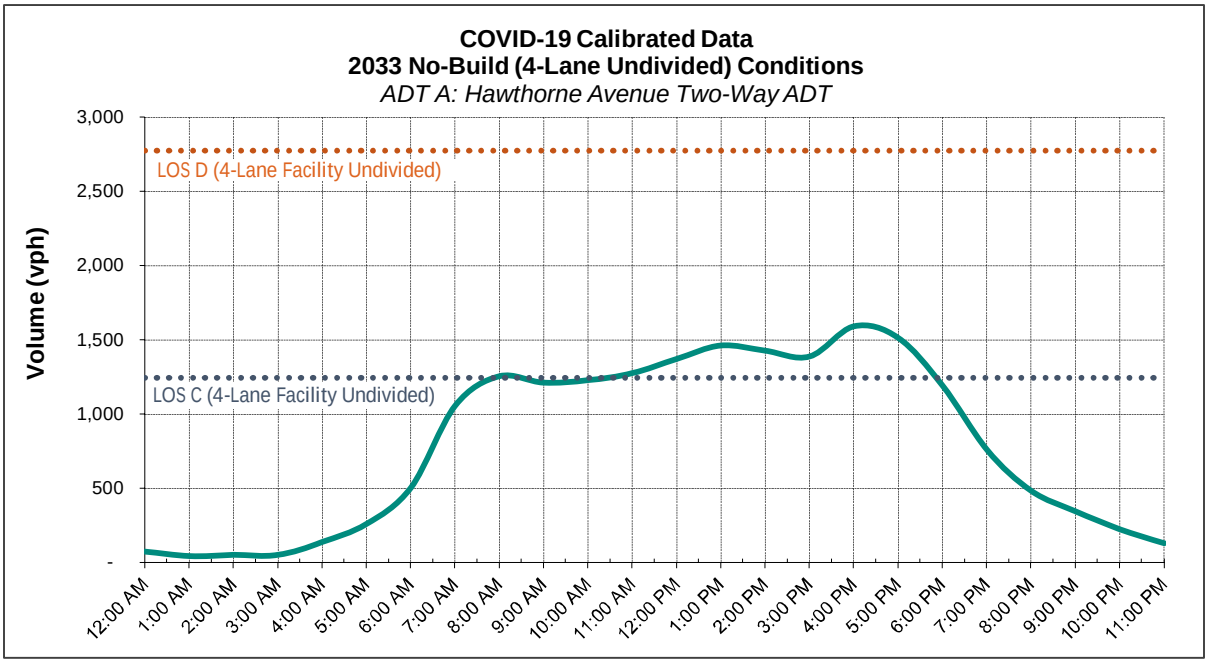


Figure 2: Horizon Year 2033 No-Build (4-Lane Undivided) Hourly Segment Capacity

Similarly, **Figure 3** illustrates the projected Horizon Year 2033 Build (Road Diet) hourly roadway volume with the capacity thresholds and LOS included.

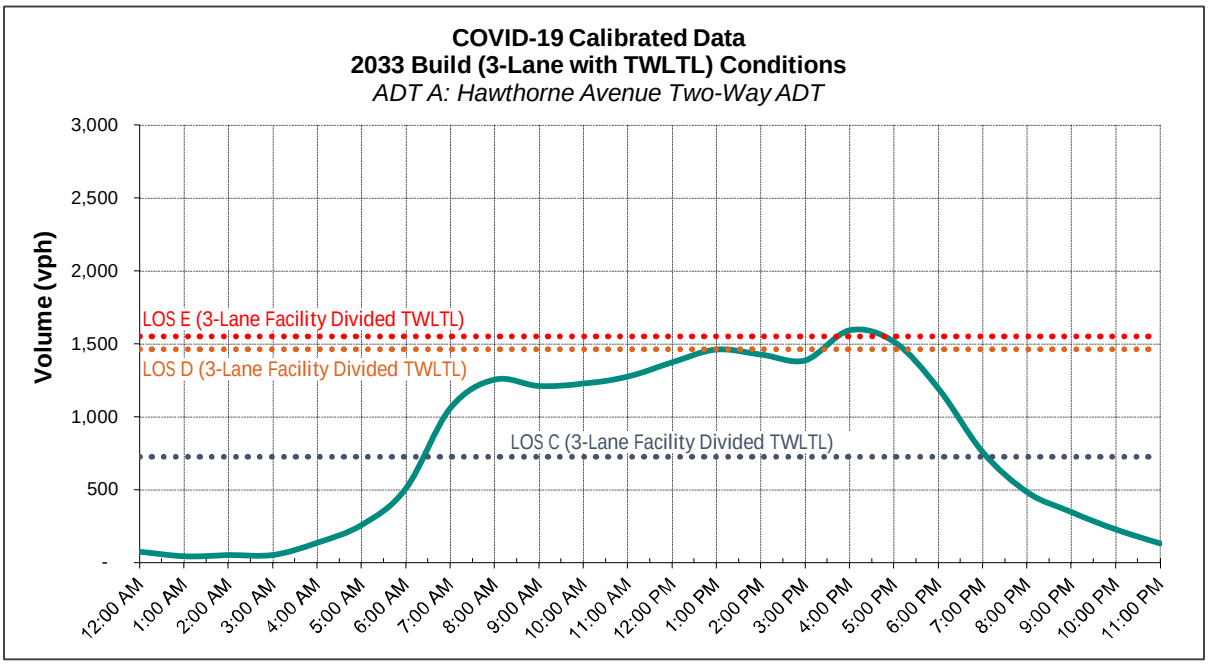


Figure 3: Horizon Year 2033 Build (3-Lane with TWLTL) Hourly Segment Capacity

ADDITIONAL CONSIDERATIONS

As Hawthorne Avenue is being considered for a road diet, it is possible to consider an intersection road diet at the Hawthorne Avenue at Prince Avenue (SR 15) intersection (Intersection 3). For example, the south leg (Hawthorne Avenue) is currently 6 lanes (2 departure lanes and 4 approach lanes). The following additional considerations provide level-of-service information on a possible road diet that considers a reduction from 6-lanes to 5-lanes.

It is important to note that these changes affect Prince Avenue (SR 15), an on-system state route, and would require coordination with GDOT prior to implementation.

The analysis for the Horizon Year 2033 Build Improved laneage conditions included the following:

- Single Northbound right-turn lane (remove 1 right-turn lane along Hawthorne Avenue)
- Single Westbound left-turn lane (remove 1 left-turn lane along Prince Avenue (SR 15))
    - Includes updating westbound left-turn phasing from Protected-Only to Protected-Permissive phasing with Flashing Yellow Arrow (FYA).
- Free-Flow Eastbound right-turn along Prince Avenue (SR 15) onto Hawthorne Avenue

Note: This improved scenario assumes that the segment of Hawthorne Avenue at this intersection is 5 lanes and would taper to the proposed 3-Lane with TWLTL section farther south.

The results of the LOS analysis for the Horizon Year 2033 Build Improved laneage conditions for the AM, MD, and PM peak hours are summarized for the in **Table 5**. The *Synchro* analysis reports are available upon request.

Table 5: Intersection LOS Summary – Improved
LOS (Delay in Seconds)

Intersection	Approach	Horizon Year 2033 Build Improved		
		AM Peak	MD Peak	PM Peak
3. Hawthorne Avenue at Prince Avenue (SR 15)	Overall	B (17.5)	B (18.5)	C (34.3)

SUMMARY

The purpose of this memo was to determine the feasibility of converting the existing four-lane, undivided roadway (two lanes northbound and two lanes southbound) to a reduced three-lane section (one lane northbound and one lane southbound with a center Two-Way Left-Turn Lane (TWLTL) and designated bike lanes). This memo summarized the intersection and segment capacity analyses for the approximate 0.75-mile segment of Hawthorne Avenue from Oglethorpe Avenue to Prince Avenue (SR 15) in Athens-Clarke County, Georgia.

It was found that the study intersections currently operate at an acceptable overall Level-of-Service (LOS) under Estimated 2021 conditions during the AM, Mid-day (MD) and PM peak hours and were projected to continue operating at an acceptable overall LOS under Horizon Year 2033 No-Build (4-Lane Undivided) conditions. Additionally, under Horizon Year 2033 Build (3-Lane with TWLTL) conditions, the study intersections were projected to operate at an acceptable overall LOS during the AM, MD, and PM peak hours. It should be noted that, although the intersection of Hawthorne Avenue at Prince Avenue (SR 15) (Intersection 3) operates at an acceptable overall LOS, the mainline approach (northbound along Hawthorne Avenue) was projected to operate at LOS E during the PM peak hour.

It was found that when looking at the overall total daily volume of the Hawthorne Avenue study segment, the Horizon Year 2033 No-Build (4-Lane Undivided) conditions, the segment is projected to operate at an acceptable LOS. However, under Horizon Year 2033 Build (3-Lane with TWLTL) conditions, the segment is projected to operate below an acceptable LOS.

It is important to note that an hourly segment analysis was conducted to provide detail to the daily segment capacity under Horizon Year 2033 Build (3-Lane with TWLTL) conditions. This represented the total volume throughout the day. It was found that, under Horizon Year 2033 No-Build (4-Lane Undivided) conditions, the study segment was projected to operate at an acceptable LOS, maintaining LOS D for the majority of the day. Similarly, under Horizon Year 2033 Build (3-Lane with TWLTL) conditions, the study segment was projected to continue operating at LOS D for the majority of the day but was projected to operate at LOS E or worse for approximately two (2) hours during the PM peak, consistent with the LOS approach analysis at the intersection of Hawthorne Avenue at Prince Avenue (SR 15) (Intersection 3). Detailed *Synchro* reports are available upon request.

We hope this information is helpful. Please contact me at (470) 273-3181 should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

John D. Walker
Project Engineer

Olivia Zuvanich, E.I.
Project Analyst

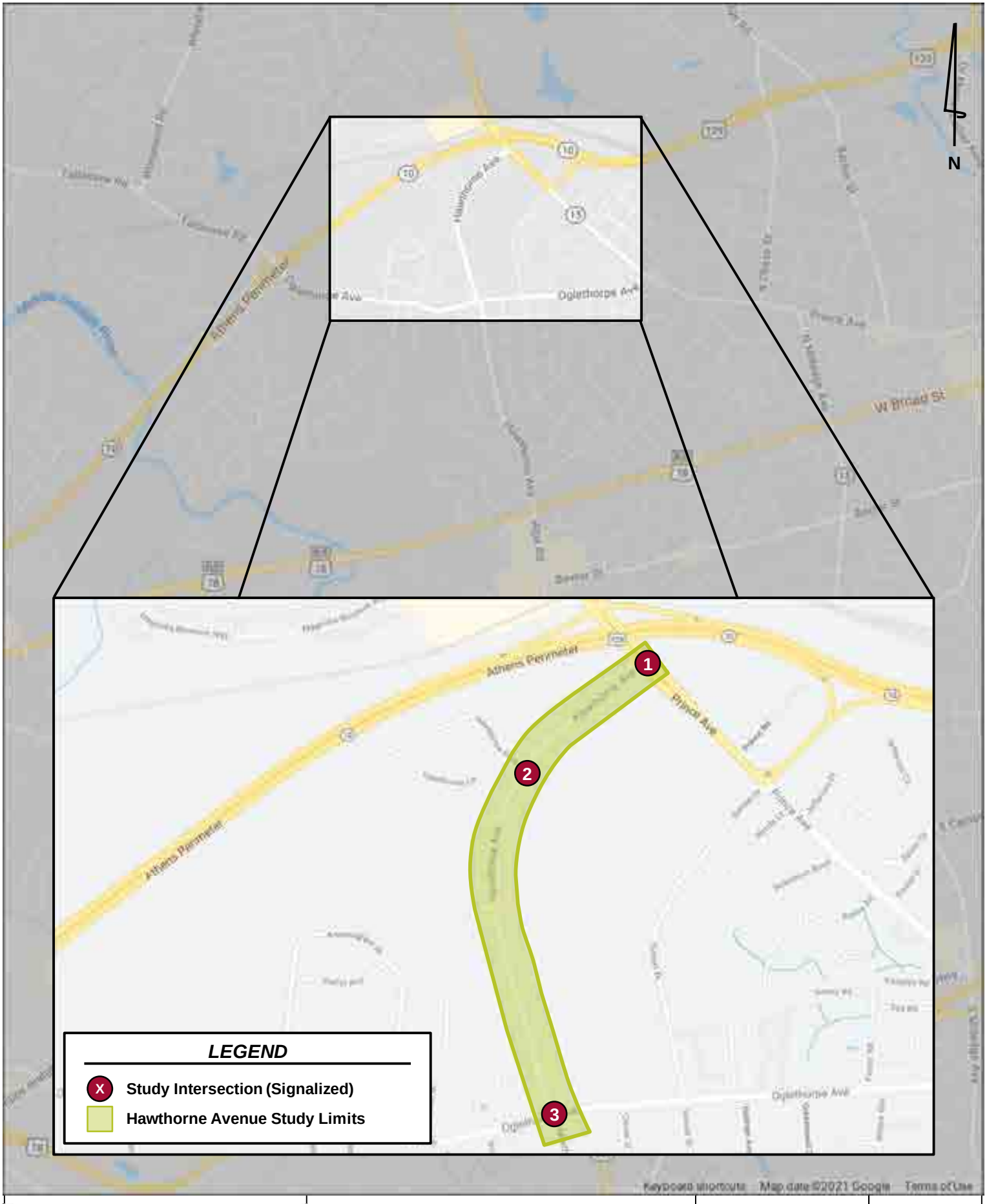
Attachments:

- Figure 4: Project Location Map
- Figure 5: Traffic Count Location Map
- Figure 6: Horizon Year 2033 No-Build Conditions

Available upon request:

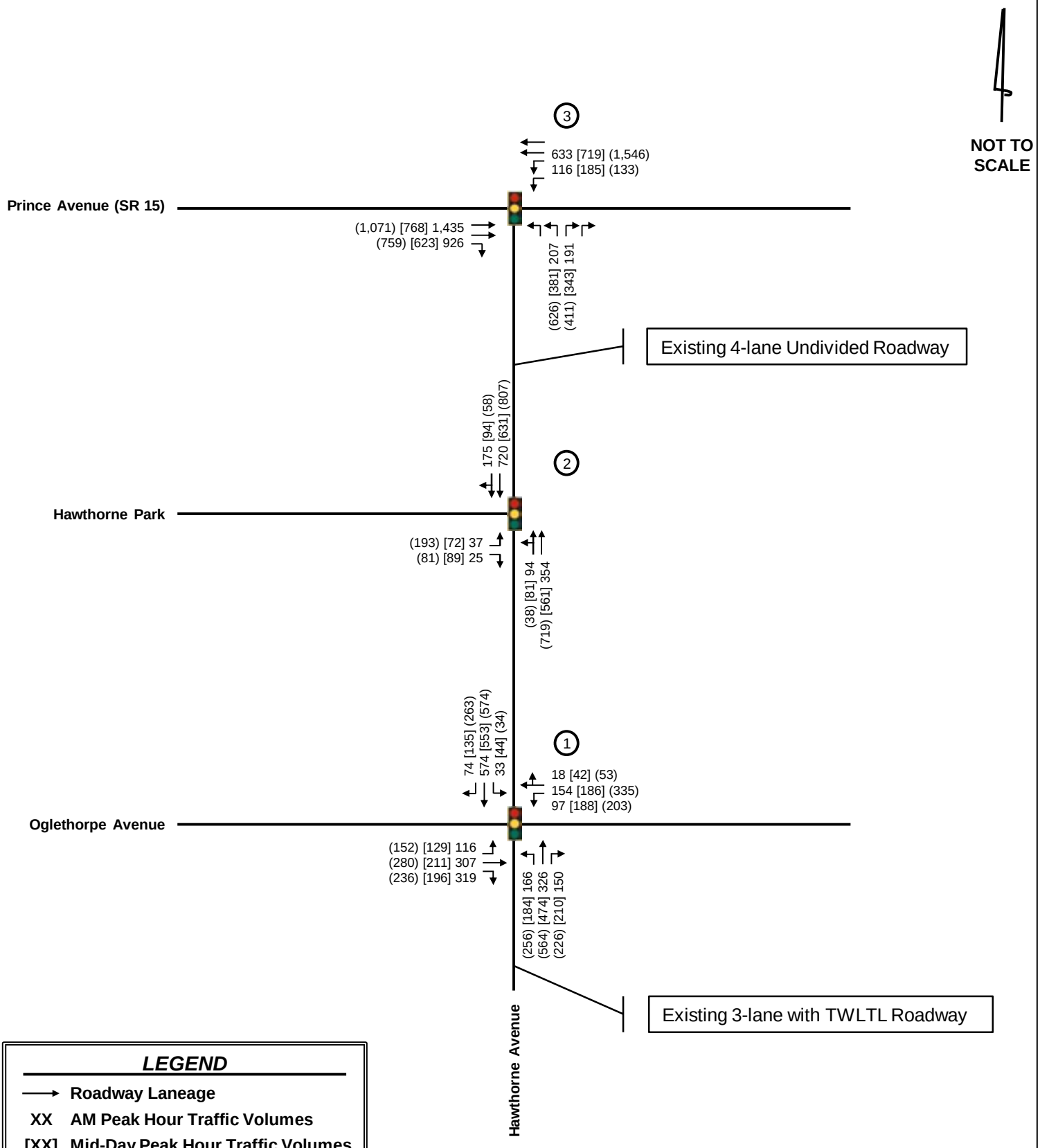
- *Synchro* Analysis Reports
- Raw Traffic Counts

kimley-horn.com | 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009 | 770 619 4280



Kimley»Horn	*Hawthorne Avenue* **Traffic Engineering Memorandum**	**Location Map**	**Figure 4**

Kimley»Horn	*Hawthorne Avenue* **Traffic Engineering Memorandum**	**Traffic Count Location Map**	**Figure 5**



*Traffic volumes were grown at 0.75% per year for twelve (12) years.
Note: This represents the traffic volumes for No-Build and Build conditions.

Kimley»Horn	***Hawthorne Avenue*** **Traffic Engineering Memorandum**	**Horizon Year 2033 No-Build Conditions**	**Figure 6**

HAWTHORNE AVENUE - ALTERNATIVE CONCEPTS

Introduction

A decision matrix has been created as a tool to illustrate the trade-offs of each proposed alternative for bicycle and pedestrian facilities along Hawthorne Avenue and to compare the proposed alternatives to one another. Two overarching categories comprise the decision matrix—construction and maintenance costs along with user comfort. Funding availability may limit the potential for costly design alternatives (such as utility relocation). User comfort for people walking and bicycling along Hawthorne Avenue is an important consideration for corridor concept design. Framing the decision matrix within these categories will assist Athens-Clarke County and relevant stakeholders in choosing the design that provides the highest quality bicycle and pedestrian facilities while considering financial impacts.

DECISION MATRIX CATEGORIES & SCORE			
CATEGORY		LEAST → MOST	
TYPE	DESCRIPTION	◍○○○○	◍◍◍◍◍
Traffic Delay	Based on transit stops, vehicle queuing, congestion, and lane repurposing.	Concept has the least impact on vehicle delay compared to other alternatives.	Concept has the most impact on vehicle delay compared to other alternatives.
Traffic Calming	Based on lane repurposing and lowering of vehicle speeds.	Concept will provide least amount of traffic calming.	Concept will provide the most amount of traffic calming.
Conflict Reduction	Based on the concept's ability to reduce conflicts between vehicles, bicyclists, and pedestrians.	Concept will provide minimal reduction in conflicts between users.	Concept will produce the greatest reduction in conflicts between users.
Bike/Ped Access	Based on the concept's ability to provide or create new access for bicyclists and pedestrians along the corridor.	Concept produces the smallest improvement in corridor access.	Concept results in the largest increase in corridor access.
Bike/Ped Comfort	Based on the enhancements perceived by bicyclists and pedestrians.	Concept produces the smallest improvement in user comfort.	Concept results in largest improvement to user comfort.
ROW & Property Impacts	Based on the need to acquire adjacent right-of-way.	Concept has the smallest impact to ROW.	Concept has the greatest impact to ROW.
Construction Costs	Based on concept material type, material amount, and constructibility.	Concept is the least expensive alternative.	Concept is the most expensive alternative.
Maintenance Costs	Based on the municipality's ability to maintain the concept.	Concept requires lowest level of maintenance.	Concept requires highest level of maintenance.
Driveway Crossings	Based on the number of driveway crossings and treatments needed based on the concept.	Concept has the smallest amount of crossings.	Concept has the largest number of crossings.

COMBINED DECISION MATRIX OF ALL CONCEPTS

	COMFORT					COST			
	Traffic Delay	Traffic Calming	Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Driveway Crossings
CONCEPT 1 2-WAY SEPARATED BIKE LANE (EAST SIDE)	◔◔◔○○	◔◔◔○○	◔◔◔○○	◔◔○○○	◔◔◔◔○	◔○○○○	◔◔○○○	◔◔◔○○	◔○○○○
CONCEPT 2 2-WAY SEPARATED BIKE LANE (WEST SIDE)	◔◔◔○○	◔◔◔○○	◔◔○○○	◔○○○○	◔◔◔◔○	◔○○○○	◔◔◔○○	◔◔◔○○	◔◔◔○○
CONCEPT 3 DIRECTIONAL SEPARATED BIKE LANE	◔◔◔◔◔	◔◔◔◔◔	◔◔◔◔○	◔◔◔○○	◔◔◔○○	◔○○○○	◔◔◔○○	◔◔◔◔○	◔◔◔◔◔
CONCEPT 4 SHARED USE PATH (EAST SIDE)	◔○○○○	◔○○○○	◔◔◔◔◔	◔◔◔◔◔	◔◔◔◔◔	◔◔◔◔◔	◔◔◔◔◔	◔◔○○○	◔○○○○
CONCEPT 5 SHARED USE PATH USING EXISTING LANE (EAST SIDE)	◔◔◔◔○	◔◔◔○○	◔○○○○	◔◔◔◔◔	◔○○○○	◔○○○○	◔◔○○○	◔◔◔○○	◔○○○○

* This preliminary concept is for planning purposes only. Field verification, detailed intersection design, signal modifications, right-of-way impacts, site condition assessments, engineering analysis, and design are necessary prior to implementing recommendations contained herein.

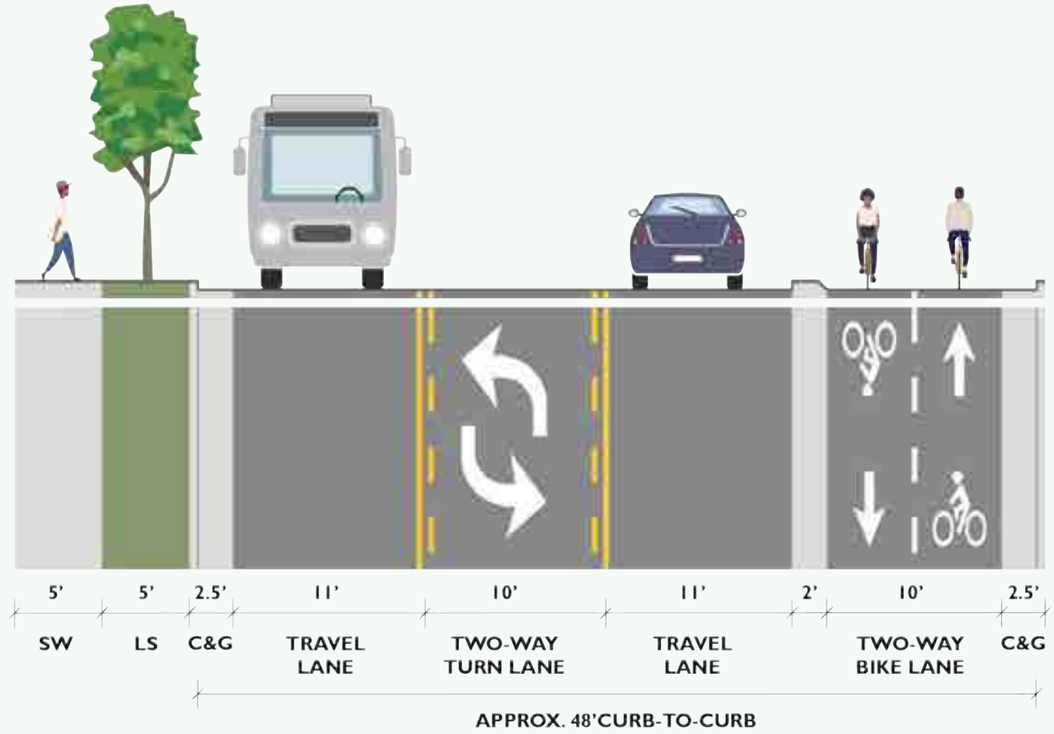
CONCEPT 1

TWO-WAY SEPARATED BIKE LANE (EAST SIDE)

CONCEPT NOTES

- This concept repurposes an existing lane into a two-way separated bike lane, which will increase the traffic calming along the corridor.
- Placement of the bike facility on the east reduces the number of driveway crossings and increases bicycle access along the corridor when compared to a two-way facility placed on the west.
- The 2’ street buffer increases safety and comfort of bicyclists, but the concept does introduce a contra-flow bicycle movement.
- This concept results in 8 driveway crossings.
- Preliminary construction cost estimate ≈ $585,000.

TYPICAL SECTION



* Preliminary Concept - *Not for Construction.* Existing dimensions are based off GIS/Aerial mapping
** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

COMFORT					COST			
Traffic Delay	Traffic Calming	Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Driveway Crossings
◍◍◍○○	◍◍◍○○	◍◍◍○○	◍◍○○○	◍◍◍◍○	◍○○○○	◍◍○○○	◍◍◍○○	◍○○○○

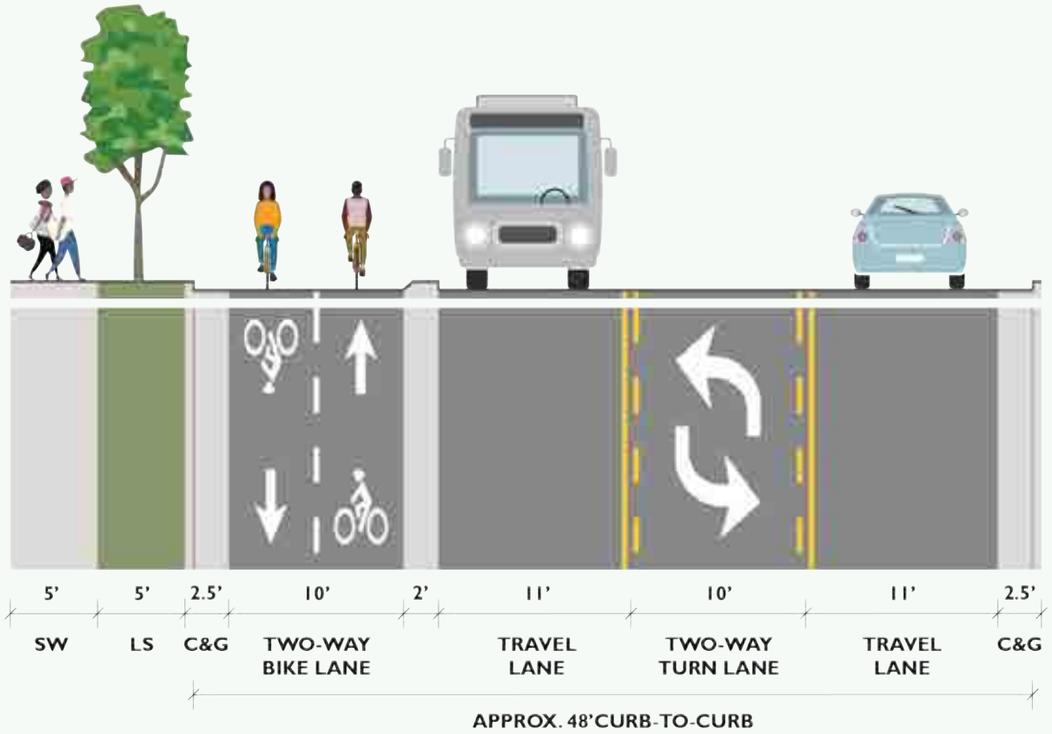
CONCEPT 2

TWO-WAY SEPARATED BIKE LANE (WEST SIDE)

CONCEPT NOTES

- This concept repurposes an existing lane into a two-way separated bike lane, which will increase the traffic calming along the corridor.
- Placement of the bike facility on the west increases the number of driveway crossings and decreases bicycle access along the corridor when compared to a two-way facility placed on the east due to all bike/ped facilities being located on the west.
- The 2' street buffer increases safety and comfort of bicyclists, but the concept does introduce a contra-flow bicycle movement.
- This concept results in 9 driveway crossings and 1 intersection crossing.
- Preliminary construction cost estimate ≈ $600,000.

TYPICAL SECTION



* Preliminary Concept - *Not for Construction.* Existing dimensions are based off GIS/Aerial mapping
** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

COMFORT					COST			
Traffic Delay	Traffic Calming	Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Driveway Crossings
◍◍◍○○	◍◍◍○○	◍◍○○○	◍○○○○	◍◍◍◍○	◍○○○○	◍◍◍○○	◍◍◍○○	◍◍◍○○

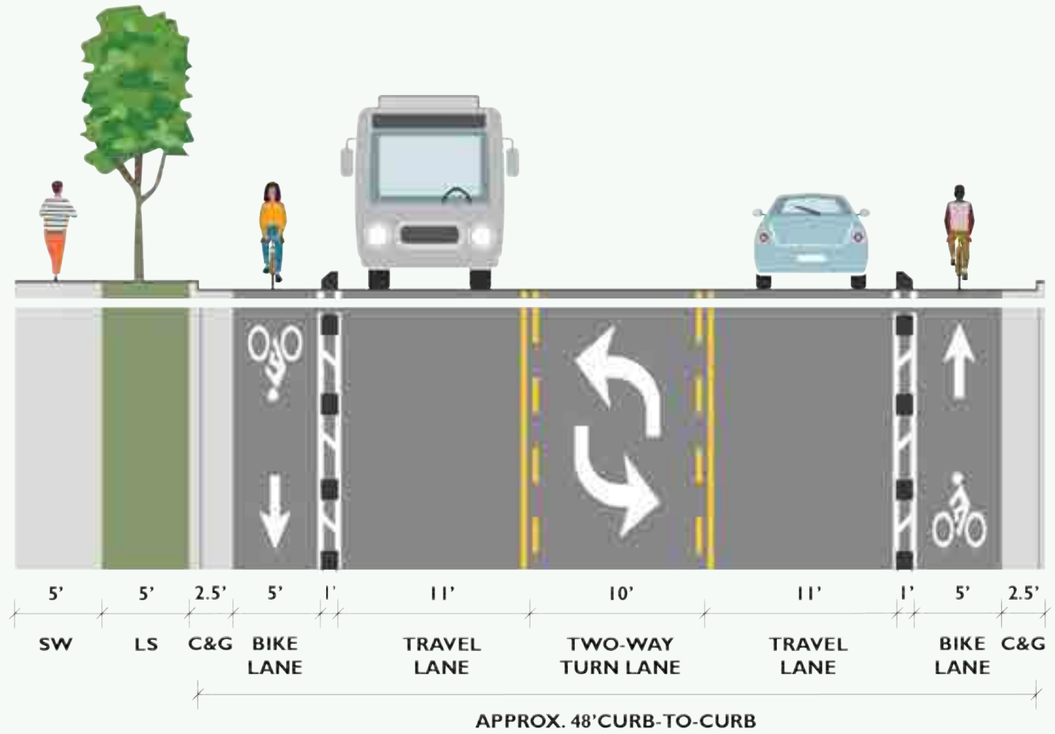
CONCEPT 3

DIRECTIONAL SEPARATED BIKE LANES

CONCEPT NOTES

- This concept repurposes an existing lane into directional separated bike lanes, which will increase the traffic calming along the corridor.
- Directional bike lanes will increase the total number of crossings, but will provide the greatest amount of access for bicyclists along the corridor.
- When compared to a two-way facility, the directional bike lanes will remove any contra-flow bicycle movements but the 2' street buffer will be replaced with 1' street buffer. This reduced street buffer is less than the preferred minimum (2') due to constraints.
- This concept results in 17 driveway crossings and 1 intersection crossing.
- Preliminary construction cost estimate ≈ $600,000.

TYPICAL SECTION



* Preliminary Concept - *Not for Construction.* Existing dimensions are based off GIS/Aerial mapping

** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

COMFORT					COST			
Traffic Delay	Traffic Calming	Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Driveway Crossings
◍◍◍◍◍	◍◍◍◍◍	◍◍◍◍○	◍◍◍○○	◍◍◍○○	◍○○○○	◍◍◍○○	◍◍◍◍○	◍◍◍◍◍

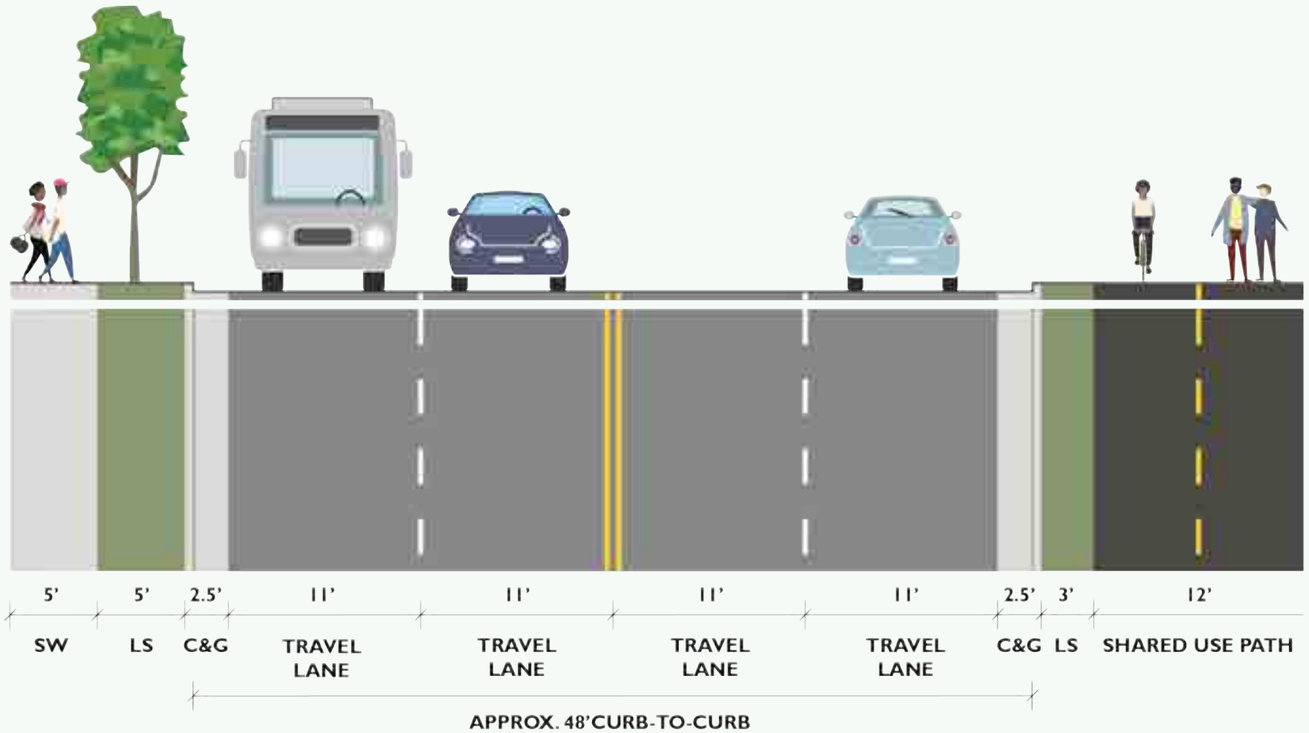
CONCEPT 4

SHARED USE PATH (EAST SIDE)

CONCEPT NOTES

- This concept retains current street configuration which will not have an impact of traffic calming efforts.
- This concept minimizes conflicts between vehicles and bicyclists by creating a shared use path, which greatly increases user comfort and safety, although driveway crossings are a potential crash risk. Shared use paths also carry the potential for conflicts between bicyclists and pedestrians.
- This concept will require ROW acquisition, but will increase pedestrian access along the eastern part of the corridor.
- This concept results in 8 driveway crossings.
- Preliminary construction cost estimate ≈ $1,400,000.

TYPICAL SECTION



* Preliminary Concept - *Not for Construction.* Existing dimensions are based off GIS/Aerial mapping
** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

COMFORT					COST			
Traffic Delay	Traffic Calming	Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Driveway Crossings
◍○○○○	◍○○○○	◍◍◍◍◍	◍◍◍◍◍	◍◍◍◍◍	◍◍◍◍◍	◍◍◍◍◍	◍◍○○○	◍○○○○

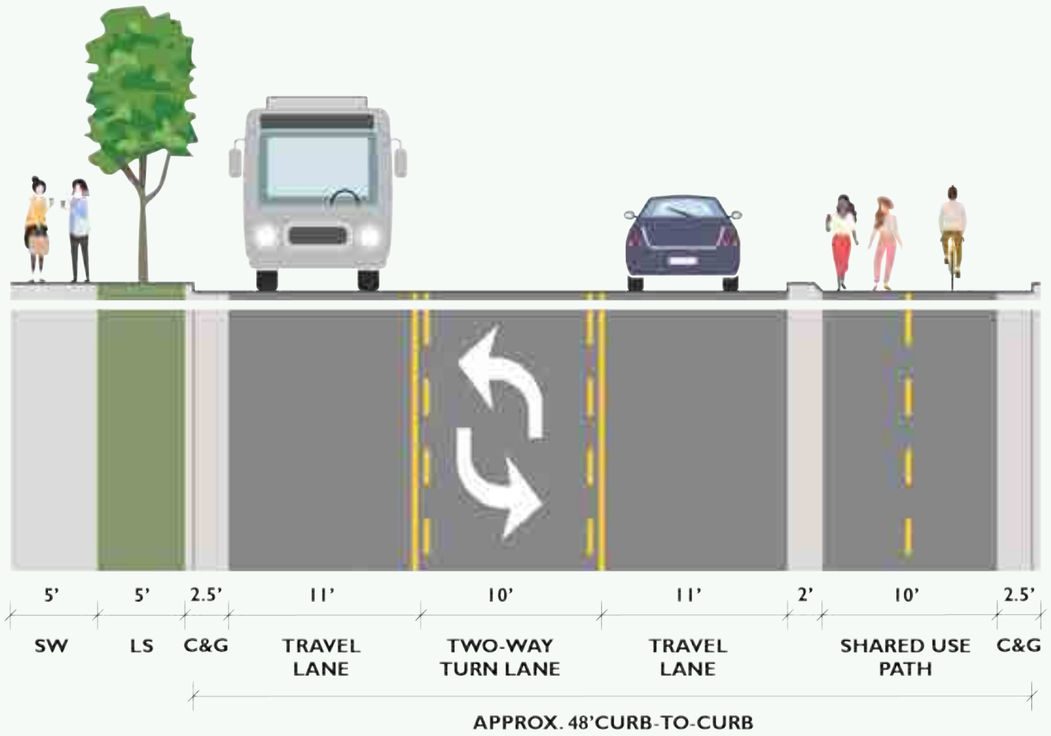
CONCEPT 5

SHARED USE PATH USING EXISTING LANE (EAST SIDE)

CONCEPT NOTES

- This concept repurposes an existing lane into a shared use path, which will increase traffic calming along the corridor.
- Similar to Concept 4, this will increase pedestrian access along the eastern part of the corridor. However, the shared use path will be constrained to 10' from 12', which increases the risk of user conflicts and moves users closer to vehicle traffic.
- This concept does allow for phasing possibilities where the shared use path could be turned into a two-way bike lane if another shared use path is built in the future.
- This concept results in 8 driveway crossings.
- Preliminary construction cost estimate ≈ $585,000.

TYPICAL SECTION



* Preliminary Concept - *Not for Construction.* Existing dimensions are based off GIS/Aerial mapping
** Street buffer treatments are for illustrative purposes. A variety of options are available for street buffers.

DECISION MATRIX

COMFORT					COST			
Traffic Delay	Traffic Calming	Conflict Reduction	Bike/Ped Access	Bike/Ped Comfort	ROW & Property Impacts	Construction Costs	Maintenance Costs	Driveway Crossings
◍◍◍◍○	◍◍◍○○	◍○○○○	◍◍◍◍◍	◍○○○○	◍○○○○	◍◍○○○	◍◍◍○○	◍○○○○

EAST-SIDE TWO-WAY SBL OPTION

This preliminary concept is for planning purposes only. Field verification, site condition assessments, engineering analysis, and design are necessary prior to implementing recommendations contained herein.

SCALE 1" = 20'

DIRECTIONAL SBL OPTION

This preliminary concept is for planning purposes only. Field verification, site condition assessments, engineering analysis, and design are necessary prior to implementing recommendations contained herein.

START MOSTLY EXISTING LINEWORK

8' SUP

8' SUP

8' SUP

8' SUP

SIGNAL POLE

UPGRADE E/W CROSSING AND ISLAND TO BE SHARED USE

OGLETHORPE AVENUE

SCALE 1" = 20'

SUP OPTION

This preliminary concept is for planning purposes only. Field verification, site condition assessments, engineering analysis, and design are necessary prior to implementing recommendations contained herein.

utility pole; can fit
8' SUP behind pole

OGLETHORPE
AVENUE

SCALE 1" = 20'

ATHENS-CLARKE COUNTY, GEORGIA
INTER-DEPARTMENTAL MEMORANDUM

To: Blaine Williams, Manager, ACCGov

From: Stephen Bailey, Director, Transportation & Public Works SB

Date: September 27, 2022

Subject: Hawthorne Ave at Oglethorpe Ave Intersection Improvement – Preliminary Engineering Plans Progress & Next Steps

The purpose of this memo is to provide an update on the ongoing design efforts for the intersection improvement project at Hawthorne Ave and Oglethorpe Ave in light of Complete Street Policy and based on recommendations from Athens-In-Motion Commission.

HISTORY:

1. On October 2, 2018, M&C adopted the Intersection Improvement Program Ranking Matrix, which included Hawthorne Avenue at Oglethorpe Avenue as the top rated project in need of improvement.

2. On June 24, 2019, the SPLOST Citizens Oversight Committee met and was presented the proposed project concept for Project #26, Roadway and Bridge Improvements. There was not a quorum present, but of those in attendance, there was unanimous agreement that the proposed concept was in compliance with the Initial Project Statement of SPLOST 2011, Project #26.

3. On July 2, 2019, M&C approved Hawthorne Avenue at Oglethorpe Avenue intersection improvement concept plans with a commission defined option that directed staff to coordinate installation of sidewalk within Bishop Park. https://www.youtube.com/watch?list=PLeQe7ilDuV5IVL88jXlJvEr6EQ0kzw6QF&v=1pyqNkK8fis

4. On June 16, 2020, T&PW Streets & Drainage staff completed sidewalk installation within Bishop Park.

5. On February 11, 2020, ACCGov issued a Purchase Order to on-call design firm, Alfred Benesch & Company (Benesch), to develop proposed Intersection Improvement concept plans for Hawthorne Avenue and Oglethorpe Avenue intersection (SP#3).

6. On April 22, 2021, T&PW staff contacted impacted property owners and tenants and provided project information along with the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvement Plans (Attachment #1).

7. On June 22, 2021, Athens in Motion (AiM) Commission reviewed the Hawthorne Avenue at Oglethorpe Avenue Intersection Improvements Plans (Attachment #1), and

voted unanimously recommending improvements to move forward per ACCGov Capital Improvement Process https://www.youtube.com/watch?v=VYacGUVQxss.

8. On July 1, 2021, the Athens Cultural Affairs Commission (ACAC), in accordance with Athens-Clarke County Code Ordinance Section 1, Title I, Chapter 1-25-6, Additional Funding for Public Art, offered a recommendation to the SPLOST office and M&C recommending SPLOST 2011 Project #26 suitable for public art (Attachment #2)

9. On August 3, 2021, M&C expressed concerns with how the proposed project will tie into future anticipated roadway diet by 3-laning the 4-lane roadway on Hawthorne Ave (From Oglethorpe Ave to Price Ave), and voted unanimously to table the preliminary engineering plans approval agenda until uncertain date.

10. On November 12, 2021, T&PW department issued a change order notice to proceed to Benesch to develop concepts and traffic analysis for Bicycle & Pedestrian Improvements on Hawthorne Ave, from Oglethorpe Ave to Price Ave to determine the level of impact on proposed intersection improvements on Hawthorne Ave and Oglethorpe Ave.

11. On May 18, 2022, on-call consultant Benesch provided a project memo with multiple alternatives for roadway configurations that was shared with staff and AIMC (Attachment #3) for review and comments.

12. On May 24, 2022, AIMC reviewed Benesch's project memo dated May 18, 2022, and recommended to M&C to move forward on exploring concepts with the consultant to add bike lanes along Oglethorpe Ave (from Prince Ave to Mitchell Bridge Rd), including the intersection of Oglethorpe Ave and Hawthorne Ave, in order to connect existing bike lanes that currently end near Sunset Drive and start back up near the ACC Fire Station #4, while making efforts to ensure minimal impact to surrounding businesses.

13. On May 25, 2022, and per request from Commissioner Denson, T&PW staff provided a brief update on the Hawthorne Ave and Oglethorpe Ave Intersection Improvement project as follow:

    "*Per direction from M&C the consultant design team along with TPW staff has generated multiple alternatives for roadway diet on Hawthorne Ave, from Oglethorpe Ave to Prince Ave, reducing the 4 lane roadway to 3 lane roadway with enhanced bike and pedestrian facilities. The design team has confirmed that future roadway diet and improvements, despite type of facility chosen for future roadway diet, will have minimum impact to proposed intersection improvements.*
    In light of Complete Street Policy currently on M&C agenda for approval in June, AIMC will be reviewing the current preliminary design plans on May 24, 2022, and are expected to recommend to staff and to M&C further analysis and design to add bike facilities along Oglethorpe Ave with the goal to identify feasibility and magnitude of cost prior to finalizing and seeking M&C preliminary plans approval.

A memo from TPW department to the Manager's Office is underway and will be shared with elected official to inform of next steps and updated project timeline with ETA for Preliminary Plans Approval Agenda to M&C".

14. On June 7, 2022, M&C approved the newly revised Complete Street Policy presented by TPW and championed by AIMC and the TPW Bike Ped Coordinator.

15. On July 12, 2022, T&PW issued a Notice to proceed to Benesch to include bicycle lane schematics and designs on Hawthorne Ave into the Project's Preliminary Plans.

16. On July 27, 2027, T&PW staff reviewed schematics for bicycle lanes on Oglethorpe Ave (revised September 26, 2022 - Attachment #4) and determined to move forward with preliminary engineering and design including bicycle facilities on Hawthorne Ave and within the limits of the project.

FACTS & ISSUES:

1. The following criteria were used to develop the Intersection Improvement Program Ranking Matrix (Attachment #5):
   - Safety and Crash Rate: combines crash severity index and Highway Safety Manual data to create normalized crash rates per million vehicle miles entering the intersection
   - Current Level of Service and Highway Sufficiency Rating: Uses the Highway Capacity Manual to grade each intersection's level of service
   - Current and Future Volume to Capacity Ratios: measures capacity of a facility against current and projected volumes
   - Inclusion in MACORTS Plans: projects identified as regional priorities by the Metropolitan Planning Organization
   - Active Transportation: included within primary network of the Bike/Ped Master Plan
   - Economic Impact: increased score if location is within area targeted for redevelopment

2. According to the Ranking Matrix, the following intersections have been identified as the ten highest rated (with current progress noted):
   - Oglethorpe Avenue at Hawthorne Avenue - (Preliminary Engineering & Design Phase)
   - SR10 Loop (Inner) at Chase Street - (Concept Development Phase)
   - Tallassee Road at Mitchell Bridge Road - (Concept Development Phase)
   - Hawthorne Avenue at Old Epps Bridge Road
   - Alps Road at Baxter Street
   - Lumpkin Street at West Lake Drive
   - North Avenue at MLK Jr Parkway
   - Timothy Road at US 441 Highway
   - College Station Road at Barnett Shoals Road
   - SR10 Loop (Inner) at College Station Road

3. The intersection of Hawthorne Avenue and Oglethorpe Avenue was rated as the intersection most in need of improvement. Over the most recent five years, the intersection accounted for 151 total crashes with 60 resulting in injuries.

4. The intersection of Hawthorne Avenue and Oglethorpe Avenue operates at a Level of Service (LOS) C during the peak hours. LOS is a measure of traffic delay with LOS A correlating to no travel impacts from congestion and LOS F correlating to compounding queues. LOS C typically represents acceptable delays during peak hour conditions.

5. The operational safety improvements at the Intersection of Hawthorne Avenue and Oglethorpe Avenue, as shown in Attachment #1, includes the following:
   a. Rebuilding the intersection to include flashing yellow arrow signal heads for the left turn movements and backplates on all signal heads to improve visibility;
   b. Eliminating wide turn to reduce right turn traffic speeds on the northbound turn lanes;
   c. Installation and replacement of sidewalks within the limits of the project;
   d. Permissive left turn prohibitions on movements with high crash experience during peak hour traffic;
   e. Restriping the pavement to improve sight distance for the northbound and southbound lanes; and
   f. Restriping the pavement to include one receiving lane for northbound traffic and creating a short two-way left turn lane to accommodate midblock left turns into the YMCA and other driveways along Hawthorne Avenue just north of Oglethorpe Avenue.

6. Impacted property and business owners (tenants) have expressed to T&PW staff support of the proposed operational improvements to the Hawthorne Avenue and Oglethorpe Avenue Intersection Improvements project, as shown on Attachment #1.

7. Benesch design team completed a traffic study along Hawthorne Ave, from Oglethorpe Ave to Prince Ave, and developed multiple roadway diet concepts for the 4-lane roadway. The Traffic Report was made a part of the project memo (Attachment #3) and it can be summarized as follow:

   a. The study intersections currently operate at an acceptable overall Level-of-Service (LOS) conditions during the AM, Mid-day (MD) and PM peak hours and were projected to continue operating at an acceptable LOS under Horizon Year 2033 No-Build (4-Lane Undivided) conditions.

   b. Under Horizon Year 2033 Build (3-Lane) conditions the study intersections were projected to operate at an acceptable overall LOS during the AM, MD, and PM peak hours. And noted that although the intersection of Hawthorne Avenue at Prince Avenue (SR 15) operates at an acceptable overall LOS, the mainline approach (northbound along Hawthorne Avenue) was projected to operate at LOS E during the PM peak hour.

c. The overall total daily volume of the Hawthorne Avenue study segment, the Horizon Year 2033 No-Build (4-Lane Undivided) conditions, the segment is projected to operate at an acceptable LOS while maintaining LOS D for the majority of the day.

d. Under Horizon Year 2033 Build (3-Lane) conditions, the study segment was projected to continue operating at LOS D for the majority of the day but was projected to operate at LOS E or worse for approximately two (2) hours during the PM peak, consistent with the LOS approach analysis at the intersection of Hawthorne Avenue at Prince Avenue (SR 15).

8. The current 3-Lane roadway on Hawthorne Ave, from W. Broad Street to Oglethorpe Ave, carries a little over 19,400 Average Daily Travel (ADT) (2019 GDOT data), while the segment from Oglethorpe Ave to Prince Ave carries a little over 14,300 ADT (2019 GDOT Data). T&PW staff along with on-call consultant Benesch believes, even though implementing a roadway diet is more likely to reduce level of service, as noted in Facts & Issues #8, expected delays would be similar or less than the current delays experienced for the segment between W. Broad Street and Oglethorpe Ave.

9. In addition, Benesch design team along with Toole Design Team sub consultant, studied 5 different concepts for bicycle and pedestrian accommodation consistent with the newly revised Complete Street Policy and current ACC master plans. The study determined that future roadway diet regardless of the recommended/M&C approved concept, will have minor impact to the preliminary plans presented to M&C on August 3, 2021 (History #3).

10. AIMC recommendation to M&C (History Item #14) included developing concept plans along Oglethorpe Ave in order to connect existing bike lanes from Sunset Drive to Fire Station #4 while ensuring minimal impact to surrounding businesses in this effort.

11. Staff are working with the on-call design consultant, Benesch, to complete the preliminary Engineering Plans including bicycle facilities within the intersection improvement limits as shown on the revised concept plans (Attachment #4).

12. Staff are in the process of submitting a Reconnecting Communities (RC) Planning Grant application for Hawthorne Ave corridor. If the application is awarded, staff do not anticipate direct impact to the Hawthorne Avenue and Oglethorpe Ave Intersection Improvement Project. RC Planning Grant Application agenda is scheduled to be presented for M&C consideration and approval on October 4, 2022. Staff hopes that this planning grant, paired with future GDOT's commitment to improving the corridor in the future, will lead to substantial improvements along this corridor in the next 5-10 years.

NEXT STEPS:

1. T&PW staff are awaiting draft preliminary engineering plans and revised construction cost estimate from the on-call design consultant and will begin permitting and internal reviews December 2022.

2. T&PW staff will present the intersection improvement plans with bicycle lanes to AIMC and seek input.

3. T&PW staff will present the preliminary engineering plans to M&C in Winter 2022-2023 seeking approval and authorization to move forward with ROW acquisition followed by Bid Award Phase.

Stephen Bailey,

Director, Transportation and Public Works

Attachments: (May have a different attachment # in the Agenda)

1. ~~Hawthorne Ave and Oglethorpe Ave Intersection Improvement Original Plans Date~~d A~~pril 30, 20~~21.
2. ACAC SPLOST 2011 #26 Recommendations Dated July 1, 2021
3. Project Memo from Benesch consultant Dated May 18, 2022
4. ~~Hawthorne Ave and Oglethorpe Ave Intersection Improvement Revised Plans W Bike Lanes Dated July 27, 2022 & revised September 26, 2022~~.
5. Intersection Matrix for top worst intersections in ACCGov 2018

Edits Made My TPW 06-28-2023

Cc:

Rani Katreeb, Assistant Director, Transportation and Public Works

Daniel Sizemore, Bike & Pedestrian Safety Coordinator

Robert Cheshire, Director of Capital Projects, Office of the Manager

Keith Sanders, Program Administrator, SPLOST

Derek Doster, Project Administrator, SPLOST

Attachment #7

STATE ROAD & TOLLWAY AUTHORITY

STATE OF GEORGIA

Brian P. Kemp, Governor
Chairman

Jannine Miller
Executive Director

July 1, 2025

Mr. Rani Katreeb
Assistant Director
Athens-Clarke County Unified Government
120 West Dougherty Street
Athens, GA 30601

Mr. Katreeb,

On behalf of the State Road and Tollway Authority, I would like to congratulate you on your Georgia Transportation Infrastructure Bank (GTIB) grant award in the amount of $1,700,000 for the Hawthorne Avenue and Oglethorpe Avenue Intersection Project. GTIB was created for projects like yours, which improve mobility, spur economic development and enable local communities to thrive.

As a next step, GTIB administrators will send contracts for signature. You can expect to receive the contracts within four weeks. Please note that the City will be required to draw down loan funds prior to grant funds as stated in the loan contract.

Please return the contracts at your earliest convenience. If at any time you have questions about your contracts, invoicing, or any questions related to the program, please let Graham or me know.

Also, please reach out to us if you are considering a press release or media event related to the project so that we can work together to increase distribution and show the state's proud commitment to the project.

Once again, congratulations on your awards. We are proud to be a funding partner of the project!

Sincerely,
David Cassell
Strategic Programs Administrator

Attachment #8

AN ORDINANCE TO AMEND THE AMERICAN RESCUE PLAN ACT (ARPA) PROGRAM BUDGET SO AS TO PROVIDE ADDITIONAL FUNDING FOR THE CENTER FOR RACIAL JUSTICE AND BLACK FUTURES AND FOR AFFORDABLE HOUSING; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the American Rescue Plan (ARP) Coronavirus State and Local Fiscal Recovery Funds Special Revenue Fund to provide additional funding for the Center for Racial Justice and Black Futures and for Affordable Housing; and for other purposes.

Said Operating and Capital budget is hereby amended as follows:

American Rescue Plan – CSLFRF Special Revenue Fund:

EXPENDITURES	
Decrease:	
Economic Justice Coalition (EJC)	
- Workforce Support	$150,000
EJC – Homeless CAN Training	Up to $280,556
Total	Up to $430,556
Increase:	
Center for Racial Justice and Black Futures	$140,000
Affordable Housing	Up to $290,556
Total	Up to $430,556

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: ARPA Funding Recapture and Reallocation Report

DATE: ~~July 21, 2025~~ ~~August 20, 2025~~ August 25, 2025

EXECUTIVE SUMMARY:

This agenda report reviews the status of eight ARPA-funded contracts that are at risk of recapture for not meeting expenditure thresholds. Staff does not recommend recapture from active projects but are recommending recapture of approximately $425,000 from two grants forfeited by a local partner. This report outlines the next steps the Mayor and Commission can take to reallocate recaptured funds.

BUDGET INFORMATION:

REVENUES:

$ 4,865,085 Total Awarded to Agencies Subject to Recapture in this Agenda

EXPENSES

$ 4,032,445.71 Amount Not Recommended for Recapture
$ 140,000 Recommended for Center for Racial Justice and Black Futures
$ 290,555.42 Recommended for Additional Reallocation

FUNDING SOURCE: American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds

COMMISSION ACTION REQUESTED ON: September 2, 2025

PURPOSE:

To request Mayor and Commission:

a. Accept the recommendation to not recapture up to $4,032,445.71 of ARPA funding previously contracted to the following agencies and, in so doing, accept their Action Plans to meet next expenditure deadline (**Attachment #1**):
   i. ACC High School Completion Initiative: Education Matters program
   ii. Athens Homeless Coalition: various programs
   iii. First American Bank and Trust: down payment assistance
   iv. Athens Area Chamber of Commerce (includes request to change payment structure from reimbursement to advanced payments): various programs
   v. Quality Care for Children: support for owners of childcare businesses
   vi. Joint Development Authority of Athens-Clarke County Unified Government and the City of Winterville: small business grants
   vii. Georgia Cooperative Development Center: co-op business support
b. Approve recapture of $150,000.00 of ARPA funding previously contracted to the Economic Justice Coalition for their Workforce Support contract (**Attachment #1 and #3**);

c. Approve recapture of up to $280,555.42 of ARPA funding previously contracted to the Economic Justice Coalition for their Homelessness CNA Training contract (**Attachment #1 and #3**)
d. Authorize a contract amendment to change the payment method of the Athens Area Chamber of Commerce contract from reimbursement to monthly equal installment payments for the remainder of their program period, starting in September 2025, as requested in the agency's Action Plan (**Attachment #2**);
e. Amend the intergovernmental agreement (**Attachment #7)** with the Classic Center Authority to provide $140,000 in recaptured ARPA funds for the Center for Racial Justice and Black Futures.
f. Direct the Manager to return with recommendations on how to reallocate up to $290,555.42 in recaptured ARPA funds for affordable housing using Strategy 1 as described in Facts and Issues #16; ~~and,~~
g. Adopt the attached Budget Amendment Ordinance **(Attachment #8)**; and,
h. Authorize Mayor and staff to execute all related documents.

HISTORY:

1. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The $1.9 trillion package is intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.

2. In mid-March 2021, ACCGov was granted $57.6 million of ARPA Coronavirus State and Local Fiscal Recovery Funds (SLFRF) funding to allocate across defined categories by virtue of being both a city and a county.

3. On January 6, 2022, the U.S. Department of the Treasury released the Final Guidance for ARPA SLFRF.

4. On March 1, 2022, the Mayor and Commission (M&C) approved an initial budget allocating ARPA State and Local Recovery Funds to various programs including, but not limited to, a budget of $11,000,000 for Affordable Housing, $5,000,000 to address homelessness; $7,000,000 for Youth Development & Violence Prevention activities; and $4,000,000 for Business Development and Workforce Support. This action included a strategic planning process, Request for Proposals (RFPs), associated timeline, and appointment of advisory committees. The initial ARPA allocation has been adjusted through various M&C actions since 2022.

5. On December 13, 2022, under suspension of rules, the M&C unanimously approved staff's recommendation for ARPA Phase 1 Affordable Housing Phase contracts and the adoption of associated ordinances as per Mayor defined option. The proposed projects were a result of a competitive two-step RFP that resulted in a total of 9 applications for funding. All contracts were executed in 2023.

Agency	Contract Amt.
Acceptance Recovery Center (ARC), Prince Ave. repair & weatherization	$250,000
Athens Area Habitat for Humanity (AAHH), Micah's Creek new construction	$1,500,000
Athens Community Council on Aging, (ACCA) repair & weatherization	$415,000
Athens Land Trust (ALT), new construction	$2,750,000
Athens Land Trust (ALT), repair & weatherization	$415,000
East Athens Development Corporation (EADC), new construction & housing counseling program	$800,000

6. On May 11, 2023, BGCA submitted an unsolicited proposal to serve as facilitators of youth development and violence prevention, and workforce development programming for ACC.

7. On June 6,2023, M&C approved grant funding totaling $2.875M for ARPA Youth Development and Violence Prevention activities.

8. On October 3, 2023, the Affordable Housing Investment Strategy (AHIS) was accepted by the M&C through a Commission Defined Option (CDO).

9. On October 3, 2023, the Strategic Plan to Reduce and Prevent Homelessness was accepted by the M&C through a CDO.

10. On January 2, 2024, the M&C approved a CDO to make initial awards from the ARPA homeless funding allocation, while also approving the release of a solicitation for an additional $2,830,000 in in ARPA homeless funding and $195,000 in ARPA workforce funding for homelessness and healthcare supports. These initial awards included:

Agency	Contract Amt.
Athens Homeless Coalition	$1,080,000
Salvation Army Center	$550,000
ACCGov – Warming Shelter Implementation	$500,000
Funding available for RFPs	$2,830,000

11. On May 7, 2024, the M&C approved staff's funding recommendation for a total of up to $2,990,433 of ARPA Homelessness funding. The proposed projects were a result of a competitive RFP that resulted in a total of 11 applications for funding. These contract awards included:

Agency - Program	Contract Amt.
ABHS – Encampment Crisis Response Team	$200,000
Athens Area Habitat for Humanity – Family Promise Habitat Expansion	$163,110
Divas Who Win Freedom Center Inc – She Works Employment Initiative	$200,250
Family Promise of Athens – Diversion Program	$200,000

ABHS – Low-Barrier Shelter, Mitchell Bridge (*Administered by SPLOST)*	$1,403,779
Project Safe, Inc. – Emergency Shelter Improvement	$142,618
The Athens Wellness Clinic – Healthcare for the Homeless	$184,455
Economic Justice Coalition – CNA Training with Above and Beyond Homecare Cooperative	$400,000

12. On May 13, 2024, during a Special Called Session, the M&C approved a CDO to approve staff's proposed FY25 Annual Action Plan V for submission to HUD, with the following amendment: "Provide full funding of youth development programs proposed using a combination of CDBG and ARPA Youth Development & Violence Prevention funding as follows. These contracts were executed in 2024."

Agency - Program	**CDBG Amount**	**ARPA Amount**
ACC High School Completion – Education Matters Program	$30,000	$20,000
Georgia Conflict Center – Restorative Justice Program	$30,000	$4,200
Chess & Community Conference – Project Rewire	$0	$46,894
YWCO – Summer Girls Camp	$0	$30,000

13. On August 6, 2024, the M&C approved a CDO to accept the Business Development & Workforce Support Strategic Plan, accept the funding allocation plan for the Business Development and Workforce Plan, and accept the Chamber of Commerce AthensAchieves! plan and allocate $2,346,680 to the Chamber of Commerce for the purposes of implementing the plan to include the following three additional subrecipients in addition to the ones listed in the original proposal. These included:

Agency - Program	**Contract Amt.**
Athens Area Chamber of Commerce (AACOC)	$1,089,280
Clarke County Mentor Program – Subgrantee as Proposed by AACOC	$25,000
Books for Keeps - Subgrantee as Proposed by AACOC	$50,000
Boys and Girls Club of Athens - Subgrantee as Proposed by AACOC	$300,000
Goodwill - Subgrantee as Proposed by AACOC	$242,000
Envision Athens - Subgrantee as Proposed by AACOC	$10,000
Minority Business Nonprofit Association - Subgrantee as Proposed by AACOC	$105,400
Destined – AACOC Subgrantee Designated by M&C	$300,000
Education Matters Network - AACOC Subgrantee Designated by M&C	$75,000
Athens Area Chamber of Commerce – Additional Funding Designated by M&C	$150,000

14. On September 17, 2024, during a Special Called Session, the M&C unanimously approved to accept staff's recommendations regarding ARPA funding for agencies that submitted proposals in response to the Business Development & Workforce Support CDO with the removal of funding for One Breath CNA for $75,000.

Agency	Contract Amt.
Economic Justice Coalition	$150,000
Georgia Center for Employee Ownership	$150,000
Georgia Cooperative Development Center	$150,000
Joint Development Authority of ACCGov and City of Winterville	$100,000
Quality Care for Children	$300,000
~~One Breath CNA~~ *(not funded by M&C)*	~~$75,000~~

15. On October 1, 2024, the M&C adopted a resolution to approve the plan for the periodic recapture of unspent ARPA funds following the ARPA obligation deadline (December 31, 2024) (**Attachment #6**).

16. On October 1, 2024, M&C awarded an additional $300,00 to the BGCA Youth Development and Violence Prevention program. M&C also awarded $300,000 to BGCA for ARPA Workforce Development funding as a subcontractor to the Chamber of Commerce, also in support of youth development.

17. On October 3, 2024, the Housing & Community Development Department (HCD) Department sent a letter to subrecipients of ARPA funding administered by HCD to inform them of the M&C's approval of the resolution to periodically recapture unspent ARPA funds.

18. Between October 3 and December 31, 2024, HCD worked closely with ARPA subrecipients, the Manager's Office, and the Attorney's Office to execute amendments to 18 previously-executed ARPA contracts to include recapture language. HCD and Economic Development (ED) also ensured that recapture language was incorporated into all ARPA contracts that had not yet been executed (**Attachment #4 and 5**).

19. On November 6, 2024, the M&C approved an Intergovernmental Agreement (IGA) with the Classic Center Authority to allocate $1,150,000 in ARPA funds and $100,000 in ACCGov General Funds to support the creation of the Center for Racial Justice and Black Futures.

20. On March 4, 2025, the M&C unanimously denied the recapture of unspent ARPA funds from Athens Land Trust (new construction) and East Athens Development Corporation contracts, and accepted the agencies' plans for using the required 50% of ARPA funds by June 30, 2025.

21. In March 2025, HCD staff began to hold monthly installment advanced payments allowable under the Economic Justice Coalition (EJC) ARPA Homeless contract because of non-compliance issues, including:
    a. In accordance to CFR 200.305(b)(1) and Section 3.J.7 of the ACCGov-EJC contract, ACCGov has the ability to hold payments if the agency more than 2 months' worth of average program operating funds in their account in unspent/unreported ARPA funding.
    b. Since March 2025, EJC had been an average of 3-4 months late on required monthly financial and performance.

c. Despite comprehensive communication and technical assistance from staff, EJC's subgrantee Above & Beyond Homecare Cooperative (A&B) had continued to spend ARPA funding on activities that are crucial to the program but are disallowed/ineligible under ARPA and contractual obligations. A&B had also been unable to demonstrate a sustainable ability to secure non-ARPA funding to cover key program functions.

22. On June 3, 2025, the M&C approved the project concept for the Center for Racial Justice and Black Futures.

23. During budget deliberations in June of 2025, the M&C stated their desire to prioritize ARPA recapture funds to cover the 2026 lease fees for the Center for Racial Justice and Black Futures.

24. In June 2025, HCD staff discovered that between December 2024-May 2025, the EJC's subgrantee A&B spent approximately $13,000 of ARPA funding on ineligible or disallowed expenses (per contract budget and/or ARPA regulations), and A&B did not have another source of funding to cover these costs. These discrepancies were not discovered until June 2025 due to agency's severe delay in reporting. By end of June 2025, A&B was able to make sufficient non-ARPA deposits into their account to offset the majority of the disallowed amount. However, the agency has not been able to secure a sustainable non-ARPA source of funding.

25. Between June and July 2025, the agencies subject to recapture via this agenda item submitted an Action Plan to meet their next ARPA expenditure deadline (combined in **Attachments #2**). Action Plans included a request from the Athens Area Chamber of Commerce to change their contract payment method from reimbursement to monthly advance installment payments.

26. On July 7, 2025, staff received a written request from EJC to terminate their Workforce Development contract; on July 31, 2025, EJC provided an additional request to terminate their Homelessness contract (**Attachment #3)**.

27. In August 2025, HCD will enter into a repayment agreement with EJC for total ineligible and/or disallowed expenses made by their subgrantee A&B through June 30, 2025. The repayment plan will be a maximum of 6 months. This repaid funding is included in the "up to $280,555.42" referenced in this agenda and will be available for the M&C to reallocate to other eligible activities.

FACTS & ISSUES:

1. The U.S. Treasury Department requires that ARPA SLFRF funds be obligated and contracted by December 31, 2024 and spent by December 31, 2026.

2. The M&C, through various actions since 2021, have allocated ARPA funding toward a variety of programs and activities benefitting Athens-Clarke County residents. All ARPA funds were obligated by the federal deadline of December 31, 2025. On July 10, 2025, the ACCGov

Finance Department reported that 70.82% of all ARPA funds were expended through June 30, 2025. [Note that FY25 has not fully closed yet, so there may be additional June expenditures may be added at a later date].

3. ARPA contracts are administered by several ACCGov departments with support of the inter-departmental "ARPA Team". Specific to contracts subject to recapture via this agenda report:
   a. The Economic Development Department (ED) is responsible for the administration of ARPA Business Development & Workforce Support contracts.
   b. The Housing & Community Development Department (HCD) is responsible for the administration of ARPA contracts focused on Affordable Housing, Homelessness and Youth Development & Violence Prevention. HCD staff has provided comprehensive training and support to the ED staff focused on contracting and grant administration.

4. Since contract execution, HCD and ED staff have provided extensive and comprehensive technical assistance to all ARPA subrecipients to help ensure adherence to contracted scope of work, timelines and budget. Technical assistance was provided over the phone, via email and during virtual and in-person meetings.

5. The Resolution to Approve a Plan for the Periodic Recapture of Unspent ARPA Funds Following the ARPA Obligation Deadline adopted by M&C on October 1, 2024 (**Attachment #6**) provides that agencies should meet specific expenditure targets that varied by the age of their contract and the amount of time remaining until the December 31, 2026, spending deadline. These targets include:

Contract Execution Year	**Expenditure Targets**			
	Jan 1, 2025	**July 1, 2025**	**Jan 1, 2026**	**July 1, 2026**
2023	25%	50%	75%	-
2024	-	25%	50%	75%

6. HCD and ED staff recommend <u>denying</u> the recapture of unspent ARPA funds from ACC High School Completion Initiative, Athens Homeless Coalition, First American Bank & Trust, Athens Area Chamber of Commerce, Georgia Cooperative Development Center, Joint Development Authority of Athens-Clarke County Unified Government and the City of Winterville, and Quality Care for Children, because:
   a. The agencies have generally shown organizational and financial capacity to carry out ARPA-funded programs under all eligible regulations, and
   b. The agencies' submitted Action Plans to meet the next expenditure deadline (**Attachment #2**) are reasonable based on their existing capacity.

7. ED staff recommends approval from M&C to change the payment method of the Athens Area Chamber of Commerce (AACC) contract from reimbursement to monthly equal installment payments for the remainder of their program period, starting in September 2025, as requested in the agency's Action Plan (**Attachment #2)**. This will help alleviate pressure on the AACC's ability to implement their own workforce programs *and* serve as a pass-through entity to its subgrantee agencies implementing their own programs.

8. ED staff recommends the recapture of $150,000 of unspent ARPA Business Development & Workforce Support funds from the contract with Economic Justice Coalition (EJC) per the agency's request on June 20, 2025 (**Attachment #3**).

9. HCD staff recommends the recapture of up to $280,555.42 of unspent ARPA Homelessness funds from the contract with Economic Justice Coalition (EJC), through which they subgrant the majority of funds to the Above & Beyond Homecare Cooperative (A&B) for a CNA Training program, per the agency's request on July 31, 2025 (**Attachment #3).** The final amount available for recapture will be determined after staff reviews and approves the agency's final reports for July 2025, which are due to HCD by August 12, 2025.

10. Via this agenda report, eight ARPA subrecipient agreements are eligible for recapture (i.e., not meeting expenditure goals); however, the majority of ARPA subrecipients have met their expenditure deadlines and are on track with performance goals (**Attachments #4 and #5**).

Agency	**Award**	**Expenditure Goal for 6/30/25**	**% Spent as of 6/30/25**	**Admin. Dept.**
Met 6/30/25 Expenditure Deadline				
Acceptance Recovery Center: repair & weatherization of Price Ave property	$250,000	50%	97%	HCD
Advantage Behavioral Health Services: encampment response	$200,000	25%	33%	HCD
Athens Land Trust: new for-sale affordable housing	$2,750,000	50%	51%	HCD
Athens Area Habitat for Humanity: new affordable housing for sale	$1,500,000	50%	54%	HCD
Athens Community Council on Aging: owner occupied repair	$415,000	50%	55%	HCD
Athens Land Trust: owner-occupied home repair	$415,000	50%	99%	HCD
East Athens Development Corporation: new rental affordable housing	$800,000	50%	69%	HCD
Historic Athens: owner-occupied home repair	$531,600	25%	57%	HCD
Athens Area Habitat for Humanity: Family Promise/Habitat shelter expansion	$163,110	25%	44%	HCD
Athens Wellness Clinic ("Nurses Clinic"): healthcare for unsheltered homeless	$184,455	25%	55%	HCD
Divas Who Win: employment for homeless	$200,250	25%	44%	HCD

Family Promise of Athens: homeless diversion	$200,000	25%	45%	HCD
Project Safe: emergency shelter improvements	$142,618	25%	39%	HCD
Salvation Army: shelter improvements and case management	$550,000	25%	76%	HCD
Boys & Girls Cubs of Athens: youth programs	$3,175,000	50%	59%	HCD
Chess & Community: Project Rewire	$46,894	25%	82%	HCD
YWCO: summer camp for girls	$30,000	25%	33%	HCD
Economic Justice Coalition: CNA training with Above & Beyond Homecare Cooperative • Agency submitted request on 7/31/25 to terminate contract as of 7/31/25.	$400,000	25%	28%	HCD
Georgia Center for Employee Ownership: creation of employee-owned businesses through succession planning	$150,000	25%	33%	ED
Did not Meet 6/30/25 Expenditure Deadline				
ACC High School Completion Initiative: Education Matters program	$20,000	25%	0%	HCD
Athens Homeless Coalition: various programs	$1,080,000	25%	21%	HCD
First American Bank and Trust: down payment assistance	$718,400	25%	13%	HCD
Athens Area Chamber of Commerce: various programs	$2,346,680	25%	13%	ED
Quality Care for Children: support for childcare business owners	$300,000	25%	14%	ED
Joint Development Authority of ACC and City of Winterville: small business loans	$100,000	25%	0%	ED
Georgia Cooperative Development Center: business purchasing/marketing co-op, and/or secondary co-op outreach and training	$150,000	25%	6%	ED

11. Based on federal regulations governing ARPA funding, ACCGov can re-obligate unspent ARPA funds by using one of three strategies:
    a. <u>Strategy 1: Amend Existing ARPA Contracts to Authorize the Use of Unspent Funds.</u> ACCGov may, (a) authorize a change order to cover the increased costs of an existing ARPA-funded project with unspent ARPA funds; or (b) amend existing ARPA contracts to reprogram unspent ARPA funds so long as "the amended contract is within substantially

the same scope and for substantially the same purpose as the contract that was incurred by December 31, 2024." (ARPA FAQ 17.16, p. 102).

b. Strategy 2: Authorize Replacement Contracts for Substantially the Same Purpose. The "replacement contract" must be with an already existing or an entirely new vendor so long as the "the replacement contract or subaward [is] within substantially the same scope and for substantially the same purpose as the contract that was entered into by December 31, 2024." (ARPA FAQ 17.17, p. 103).
c. Strategy 3: Reclassify Unspent ARPA funds for Use in a Different Eligible Project that has Already Been Obligated. This option is available so long as the (A) the project is eligible to receive ARPA/SLFRF funds and (B) the original funds for the project were obligated prior to December 31, 2024 (ARPA FAQ 17.19, p. 104).

12. Because of the limited time remaining and the complexity involved, staff advise that *Strategy 2: Authorize Replacement Contracts for Substantially the Same Purpose* would have a high risk of failure and is thus not recommended for Mayor and Commission consideration.

13. Based on prior statements by the M&C during FY26 budget development, staff recommend that the M&C use Strategy 1 to amend the intergovernmental agreement (IGA) with the Classic Center Authority to reallocate $140,000 in recaptured ARPA funds dedicated to the Center for Racial Justice and Black Futures to accomplish the following things:
    a. Provide $40,000 in additional ARPA funds to pay the 2026 lease fee for the facility; and
    b. Provide $100,000 in ARPA funds to offset the $100,000 in General Funds currently allocated to project.

14. If the M&C approve this recommendation, the total commitment to the Center for Racial Justice and Black Futures will increase from $1,250,000 to $1,290,000. This action will also displace $100,000 in General Funds in a capital budget that would subsequently be available to meet other needs.

15. If the M&C approve the additional ARPA funding to the Center for Racial Justice and Black Futures, there will be up to $290,555.42 in additional ARPA funds for reallocation using Strategy 1 or Strategy 3. Staff are using this agenda report to seek guidance from the M&C on which strategy they wish to use to reallocate recaptured ARPA funds.

16. *Strategy 1: Amend Existing ARPA Contracts to Authorize the Use of Unspent Funds* will have higher chances of success if it is used earlier in the recapture process. The closer a Strategy 1 reallocation action is to the December 31, 2026 deadline, the higher the risk is that funds will be go unspent. Therefore, the M&C should prioritize Strategy 1 reallocations now if they wish to use that approach. If the M&C wish to reallocate funds using Strategy 1, staff recommend the following criteria be used to screen existing projects for eligibility:
    a. The project exceeds its target spending pace and still has an open contract and purchase order;
    b. The project is currently in compliance with performance, expenditures, and reporting requirements;

c. The project has staff and organizational capacity to efficiently utilize funds; and,
d. The host agency is interested in receiving additional ARPA funds.

17. Based on these criteria, staff recommend that reclaimed ARPA funds be allocated to affordable housing projects if the M&C wish to use Strategy 1 at this time. Candidate projects include both new construction and rehabilitation. If the M&C direct the Manager to reallocate funds using Strategy 1, staff will conduct an expedited solicitation of eligible contracts and return to the M&C with funding recommendations in November of 2025.

18. Alternatively, *Strategy 3: Reclassify Unspent ARPA funds for Use in a Different Eligible Project that has Already Been Obligated* can be used to reallocate recaptured ARPA funds to meet ACCGov's key capital lifecycle needs. Under this strategy, the M&C can reallocate funds to existing eligible purchase orders, which thereby displaces the other funds used to initiate those purchase orders. Staff will hold key purchase orders open through December 31, 2026, so Strategy 3 remains a viable "shovel ready" option as recaptured funds come available over the remainder of the ARPA period. If the M&C directs the Manager to reallocate funds using Strategy 3, staff recommend those funds be dedicated to the purchase order for the aerial ladder truck that is due for delivery to the Fire Department before the end of 2025. Doing so would free up fleet replacement funds that can be used to address a multimillion capital backlog within the organization.

19. This agenda meets the following FY26-30 ACCGov Strategic Plan Goals, Strategies, and/or initiatives:
    a. Strategy 2A: Partner to develop tools and relationships to increase awareness of and access to Athens' workforce and workplace development opportunities
    b. Strategy 2B.4: Increase education in the business community through partnerships such as the Chamber of Commerce, Athens Area Apartment Association, Downtown Athens Business Association
    c. Strategy 2.B.5: Pursue local partnerships with economic development agencies, business leaders, and community groups
    d. Strategy 4C: Preserve and increase the supply of affordable housing, and improve equitable housing opportunities in identified disinvested or underinvested areas.

OPTIONS:

1. Mayor and Commission:
    a. Accept the recommendation to not recapture up to $4,032,445.71 of ARPA funding previously contracted to the following agencies and, in so doing so, accept their Action Plans to meet next expenditure deadline (**Attachment #1**):
        i. ACC High School Completion Initiative: Education Matters program
        ii. Athens Homeless Coalition: various programs
        iii. First American Bank and Trust: down payment assistance
        iv. Athens Area Chamber of Commerce (includes request to change payment structure from reimbursement to advanced payments): various programs
        v. Quality Care for Children: support for owners of childcare businesses

vi. Joint Development Authority of Athens-Clarke County Unified Government and the City of Winterville: small business grants
vii. Georgia Cooperative Development Center: co-op business support

b. Approve recapture of $150,000.00 of ARPA funding previously contracted to the Economic Justice Coalition for their Workforce Support contract (**Attachment #1 and #3**);
c. Approve recapture of up to $280,555.42 of ARPA funding previously contracted to the Economic Justice Coalition for their Homelessness CNA Training contract (**Attachment #1 and #3**);
d. Authorize a contract amendment to change the payment method of the Athens Area Chamber of Commerce contract from reimbursement to monthly equal installment payments for the remainder of their program period, starting in September 2025, as requested in the agency's Action Plan (**Attachment #2**);
e. Amend the intergovernmental agreement (**Attachment #7)** with the Classic Center Authority to provide $140,000 in recaptured ARPA funds for the Center for Racial Justice and Black Futures;
f. Direct the Manager to return with recommendations on how to reallocate up to $290,555.42 in recaptured ARPA funds for affordable housing using Strategy 1, as described in Facts and Issues #16; and,
g. Authorize Mayor and staff to execute all related documents.

2. Mayor and Commission:
   a. Accept the recommendation to not recapture up to $4,032,445.71 of ARPA funding previously contracted to the following agencies and in so doing, accept their Action Plans to meet next expenditure deadline (**Attachment #1**):
      i. ACC High School Completion Initiative: Education Matters program
      ii. Athens Homeless Coalition: various programs
      iii. First American Bank and Trust: down payment assistance
      iv. Athens Area Chamber of Commerce (includes request to change payment structure from reimbursement to advanced payments): various programs
      v. Quality Care for Children: support for owners of childcare businesses
      vi. Joint Development Authority of Athens-Clarke County Unified Government and the City of Winterville: small business grants
      vii. Georgia Cooperative Development Center: co-op business support
   b. Approve recapture of $150,000.00 of ARPA funding previously contracted to the Economic Justice Coalition for their Workforce Support contract (**Attachment #1 and #3**);
   c. Approve recapture of up to $280,555.42 of ARPA funding previously contracted to the Economic Justice Coalition for their Homelessness CNA Training contract (**Attachment #1 and #3**);
   d. Authorize a contract amendment to change the payment method of the Athens Area Chamber of Commerce contract from reimbursement to monthly equal installment payments for the remainder of their program period, starting in September 2025, as requested in the agency's Action Plan (part of **Attachment #2**);

e. Amend the intergovernmental agreement (**Attachment #7)** with the Classic Center Authority to provide $140,000 in recaptured ARPA funds for the Center for Racial Justice and Black Futures;
f. Reallocate up to $290,555.42 of the recaptured ARPA SLFRF funding using Strategy 3 as outlined in Facts and Issues #18; ~~and~~,
g. Adopt the attached Budget Amendment Ordinance **(Attachment #8)**; and,
h. Authorize Mayor and staff to execute all related documents.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option **#**1 a, b, c, d, e, f, ~~&~~ g, & h

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DEPARTMENT: Housing and Community Development and Economic Development Department
Prepared by: Alejandra Calva, HCD Assistant Director

Melinda Lord — 07/21/2025
Melinda Lord, HCD Director — Date

Ilka McConnell — 7/21/25
Ilka McConnell, Interim Assistant Manager / Economic Development Director — Date

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ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option **#**1 a, b, c, d, e, f, & g

8/13/25
Bob Cowell, Manager — Date

ATTACHMENTS:

Attachment #1: Q2 ARPA Funds Recapture Information

Attachment #2: Combined Action Plans Submitted by ACC High School Completion Initiative, Athens Homeless Coalition, First American Bank & Trust, Athens Area Chamber of Commerce, Quality Care for Children, Joint Development Authority of ACCC and City of Winterville, and Georgia Cooperative Development Center

Attachment #3: Economic Justice Coalition Requests to Terminate its Workforce Support Contract and its Homelessness Contract

Attachment #4: Expenditure and Performance Report for Active HCD ARPA Contracts

Attachment #5: Expenditure Report for Active ED ARPA Contracts

Attachment #6: Resolution of the Commission of Athens-Clarke County to Approve a Plan for the Periodic Recapture of Unspent ARPA Funds Following the ARPA Obligation Deadline, and for other purposes

Attachment #7: First Amendment of the Intergovernmental Agreement Related to the Athens-Clarke County Center for Racial Justice and Black Futures

Attachment #8: Budget Ordinance to Amend ARPA Program Budget

Attachment #1 – Q2 ARPA Funds Recapture Information

1. ARPA Contracts Subject for Recapture via this Agenda Report, based on Expenditures through June 30, 2025:

Agency	Award	Spent through 6/30/25	Remaining funds as of 7/1/25	Expenditure Goal for 6/30/25	% Spent as of 6/30/25	Staff Recommendation
ACC High School Completion Initiative	$20,000	$0	$20,000	25%	0%	HCD – Deny Recapture
Athens Homeless Coalition	$1,080,000	$225,481.30	$854,518.70	25%	21%	HCD – Deny Recapture
First American Bank and Trust	$718,400	$95,500	$622,900	25%	13%	HCD – Deny Recapture
Athens Area Chamber of Commerce	$2,346,680	$308,186.46	$2,038,493.54	25%	13%	ED – Deny Recapture
Quality Care for Children	$300,000	$44,141.91	$255,858.09	25%	14%	ED – Deny Recapture
Joint Development Authority	$100,000	$0	$100,000	25%	0%	ED – Deny Recapture
Georgia Cooperative Development Center	$150,000	$9,324.62	$140,675.38	25%	6%	ED – Deny Recapture
Economic Justice Coalition (Workforce Support)	$150,000	$0	$150,000	25%	0%	ED – Approve Recapture of $150,000

2. ARPA Contracts Subject to Recapture via this Agenda Report, based on non-compliance concerns outlined in Agenda History #20-21 and History #23, and Agency's request to terminate the contract (Fact & Issue #9):.

Agency	Award	Spent through 6/30/25	Remaining funds as of 6/30/25	Staff Recommendation
Economic Justice Coalition (Homelessness)	$400,000	$119,444.58	Up to $280,555.42 (Agency will submit its July expenditures report mid-August, following contract's reporting deadlines)	HCD – Approve Recapture of up to $280,555.42

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Athens-Clarke County High School Completion Initiative

855 SUNSET DR., SUITE 12, ATHENS, GA 30606 - 706-850-2626 -
EDUCATIONMATTERS1470@GMAIL.COM

Samantha Gambuti
County Development Specialist/HCD
Unified Government of Athens-Clarke County

June 3, 2025

Re: ARPA Funding Action Plan

Dear Ms. Gambuti,

This letter outlines the A-CC High School Completion Initiative, Inc.'s (HSCI) plans for spending $20,000 in American Rescue Plan Act funds received in FY'25. Further, it requests an extension until June 30, 2026 to use the money for the operation of our youth development programs.

I. Obstacles impacting our program and spending during FY'25:
   A. HSCI's decision not to spend the $20,000 was not caused by any obstacles. Instead, it was a business decision that we felt would allow us to serve Clarke County youth beyond June 30, 2025.
   B. The $30,000 in CDBG funds granted to HSCI was sufficient for the operation of our after-school programs through FY'25. But, it left nothing to support programs youth need at the most critical time of the year - summer.
   C. The agreement signed by HSCI and the Unified Government, dated November 25, 2024, said ARPA funds have until December 2026 to be spent. Based on that knowledge, we decided to use those dollars for summer and fall youth development programming. Impending Federal budget cuts appear to make that decision both frugal and insightful.

II. Strategy to meet the next expenditure deadline:
   A. HSCI holds an eight-week-long summer journalism camp at our studio. That is coupled with journalism career presentations at summer camps sponsored by other Clarke County youth-serving organizations.
   B. Two weeks into the 2025-26 CCSD school year, the Education Matters Youth Reporters program relaunches for children in grades 3-5. Staff orientation is planned for the first week in August.
   C. The budget for spending the funds includes hiring a full-time Project Manager. The annual salary is $24.000 with 33.3% of their time devoted to this ARPA funded project. The person hired for this position became a participant in our program at the age of 11. He stayed with us though high school graduation and was employed by HSCiI during the summers while in college. A resident of

Bethel Homes, he recently graduated college. HSCI offered the position because of their familiarity with our programs and the targeted population. The job also provides their first step towards escaping poverty. Which is another desired use of ARPA funds.

D. The budget:
    1. Personnel and Benefits - $8,619.37
    2. Contractors site staff - $10,800.00
    3. Supplies - 580.63
    4. The projected expenditure by quarters:
        a) July - September 2025 - $4500.00
        b) October - December 2025 - $5760.00
        c) January - March 2026 - $6475.00
        d) April - June 2026 - $3265.00

III. FY'25 program achievements

A. Exposed 72 youth to journalism as a career and how to use the who.what, why, when, where and how of the field to become better readers and writers.
B. Collected test results reveal, 83% of the participants improved ELA scores from the fall to spring taking of the iReady exam.
C. 12 students raised their reading scores by 1 grade level
D. 5 students raised their reading scores by 2 grade levels
E. 1 student raised their reading score by 3 grade levels

Hopefully, this explanation meets your needs. Please contact me with any questions at the email above.

Sincerely,

Richard Dunn-Senior

Richard E. Dunn-Senior,
Founder and Executive Director
A-CC High School Completion Initiative, Inc.

ATHENS
HOMELESS COALITION

Athens Homeless Coalition
Spending Plan
July 2025 to December 2025

As of June 30, 2025, $231,282 of our awarded amount has been expended. Our two current fixed costs are payroll and rent, the balance of those payments for July to December totals $ 118,800. We plan on started up the Flexible Housing Fund in July and anticipate total payments of $197,000 from July to December related to that fund. These payments will be made for the following categories:

Security and utility deposits
Rent and utility arrears
Eviction prevention
Housing application fees
Housing and program fees for recovery programs
Temporary hotel stay- only applicable if housing has already been secured for the immediate future.

At the end of December, we anticipate that 50.66% of the awarded amount of $1,080,00 will be expended.

Sincerely,

Sally Kimel, LCSW
Board Chair
Athens Homeless Coalition

Memorandum

To: Alejandra Calva, MSW, MPH, CHES®
Community Impact Administrator (ARPA)
Athens-Clarke County Unified Government
Housing & Community Development

From: Rhodes McLanahan

Date: 6/27/2025

Re: ARPA Down Payment Assistance Program – Expenditure Benchmark Update and Pipeline Outlook

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Pursuant to the First Amendment to the ARPA Subrecipient Agreement between the Unified Government of Athens-Clarke County and First American Bank & Trust, this memo provides a status update on ARPA fund expenditures and outlines our confidence in meeting future contractual benchmarks.

As of July 1, 2025, First American Bank & Trust has expended approximately 13.29% of our total ARPA allocation under the Down Payment Assistance Program, which falls short of the 25% benchmark required per Section 11(E)(2)(a) of the amended agreement. We acknowledge this shortfall and submit this update to affirm our commitment to the program and to provide evidence that corrective action is underway.

The following pipeline contains loans with an extremely high confidence of closing. The pipeline does not include future potential "market" transactions where there is no additional subsidy available for homebuyer (ex: ALT, AHA, or Habitat). Additionally, the Bank intends to reimburse Athens Land Trust $2,500 once the 25% threshold has been reached and additional $2,500 for each subsequent 25% level being reached for a total of $10,000 which was included in our proposal for the HOME Program.

Current Pipeline ($613,000):

Athens Land Trust

Address	Buyer (if known)	Price	HOME funds	FHLB Funds est.
245 North Rocksprings Street	J.L.	$85,000	$8,500	$17,500
244 Dublin	A.E.	$110,000	$11,000	$17,500
250 Dublin	D.P.	$115,000	$11,500	$17,500
230 Dublin	J.G.	$110,000	$11,000	$17,500
260 Dublin	T.S.	$110,000	$11,000	$17,500
270 Dublin	C.H.	$110,000	$11,000	$17,500
Hawthorne Ext 2026	TBD	$110,000	$11,000	$17,500
Hawthorne Ext 2026	TBD	$115,000	$11,500	$17,500

Hawthorne Ext 2026	TBD	$110,000	$11,000	$17,500
Hawthorne Ext 2026	TBD	$110,000	$11,000	$17,500
Hawthorne Ext 2026	TBD	$110,000	$11,000	$17,500
			$119,500	**$192,500**

Habitat for Humanity

Address	Buyer (if known)	Price	HOME funds	FHLB Funds est.
175 Dublin	S.D.	$396,555	$25,000	$17,500
??	N.S.	$288,650	$25,000	$17,500
124 Booker St		??	$25,000	$17,500
130 Booker St		??	$25,000	$17,500
130 Carpenter Cir	B.	??	$25,000	$17,500
694 Branch		??	$25,000	$17,500
519 N Peter St		??	$25,000	$17,500
187 W Carver St		??	$25,000	$17,500
			$200,000	**$140,000**

Athens Housing Authority

Address	Buyer (if known)	Price	HOME funds	FHLB Funds est.
5 in 2025			$125,000	$87,500
5 in 2026			$125,000	$87,500
			$250,000	**$175,000**

Market Transactions

Address	Buyer (if known)	Price	HOME funds	FHLB Funds est.
270 Spalding Cir	T.C.	$185,000	$18,500	$17,500
215-217 Rustwood	B.C.	$257,000	$25,000	$17,500
			$43,500	**$35,000**

Our current pipeline includes multiple down payment assistance loans scheduled for closing between July and December 2025 in partnership with Athens Land Trust and Habitat for Humanity. These loans are expected to materially increase disbursement levels and bring total expenditures closer to being back on track with contract targets by year-end.

Based on this pipeline and our strong relationships with local affordable housing partners, we are confident that all ARPA funds will be fully expended by the program's final deadline of December 31, 2026.

Strategic Adjustments Under Consideration

To further support program success, we are actively evaluating a request to increase the per-home down payment assistance cap for non-subsidized homes funded under the HOME program. This adjustment would align with rising housing costs and enhance our ability to reach low- and moderate-income homebuyers who are currently just beyond affordability thresholds.

We will coordinate with HCD on any proposed contract amendments or HOME program adjustments as appropriate and remain committed to ensuring compliance, timely fund deployment, and maximum impact for Athens-Clarke County residents.

Please do not hesitate to reach out with any questions or if further documentation is required. We appreciate your continued partnership.

Sincerely,

Rhodes McLanahan
CEO
First American Bank & Trust
(706) 354-5093
Rhodes@fabt.bank

ATHENS AREA
CHAMBER OF COMMERCE

16 June 2025

Dear Dr. McConnell, Economic Development Director,

The Athens Area Chamber of Commerce (Athens Achieves) receiving ARPA funds focused on business development and workforce support will not meet the ARPA Workforce Development Grant July 1st recapture benchmark (25% expenditure) outlined in the contract between the Unified Government of Athens-Clarke County and the Athens Area Chamber of Commerce, Inc. under section titled "Change Order to Periodically Recapture or Reprogram Unspent ARPA Funds."

Please see the below plan to bring the program up to the next expenditure deadline: 50% by January 1, 2026 as well as an explanation of barriers during this first period.

Recent Obstacles:

1. Delay in executing Contracts with subgrantees
2. Administrative and procurement process delays due to guidelines requiring each subgrantee to have an approved procurement policy
3. Requiring each subgrantee to complete a more thorough and updated budget narrative
4. Using a reimbursement payment method to execute funding needs

Progress Markers:

1. Hiring/contracting of Chief Workforce Development Officer
2. Subgrantee contracts drafted and executed
3. Identified and contracted vendor for web development of job portal
4. Establishment of internal review team for reimbursement requests
5. Updated budgets and budget narratives for each subgrantee
6. Updating several sub-grantees from the current "reimbursement method" to an "advance payment method" allowing quicker, and consistent access to funding
7. Please note: Worlds of Work will be a one-time event scheduled for March 2026

25% Spending Plan

The following actions will be completed before October 1, 2025:

Action	Projected Cost
Updating several sub-grantees from the current "reimbursement method" to an "advance payment method" allowing quicker, and consistent access to funding including Destined, Inc. and Athens-Clarke High School Completion Initiative	$125,000
Fall programming will begin for several subgrantees including Clarke County Mentor Program and Books For Keeps	$75,000

246 W Hancock Ave.
Athens, GA 30601
706-549-6800
www.athensga.com

Job portal development will continue as we finalize the platform preparing for launch in January 2026	$55,000
Total:	**$255,000**

50% Spending Plan

The following actions will be completed before January 1, 2026:

Action	Projected Cost
Job portal will go live – January 2026	$150,000
Workforce navigators will be hired in October 2025	$50,000
Apprenticeship programming	$50,000
Total:	**$250,000**

The Athens Area Chamber of Commerce, through its workforce initiative Athens Achieves, respectfully requests an amendment to its current contract to transition from a reimbursement model to an advance payment model. After meeting with key stakeholders and evaluating our operational needs, it has become clear that this change is necessary to address ongoing cash-flow challenges. The reimbursement structure has placed a significant financial burden on the Chamber, which has had to front substantial costs for critical initiatives before receiving payment. Shifting to an advance model will ensure the continued success and sustainability of our workforce development efforts while enhancing our ability to serve the community efficiently.

We are confident in our ability to complete this spending plan by the above deadlines in addition to the increase in programming that will begin in Q1 and Q2 of FY26

Sincerely,

Alvie Coes, III

Alvie Coes III, EdD
Chief Workforce Officer
Athens Achieves

246 W Hancock Ave.
Athens, GA 30601
706-549-6800
www.athensga.com

July 3, 2025

Dear Alvie Coes, III
Chief Workforce Officer – Athens Achieves

The A-CC High School Completion Initiative, Inc. receiving ARPA funds focused on business development and workforce support will not meet the ARPA Workforce Development Grant July 1st recapture benchmark (25% expenditure) outlined in the contract between the Unified Government of Athens-Clarke County and the Athens Area Chamber of Commerce, Inc. under section titled "Change Order to Periodically Recapture or Reprogram Unspent ARPA Funds".

Please see the below plan to bring the program up to the next expenditure deadline: 50% by January 1, 2026 as well as an explanation of barriers during this first period.

Recent Obstacles:

1. The delay in fully implementing the A-STEAM program. This was caused by CCSD getting a grant from NASA which siphoned the kids from our program.
2. The start of our initiative was delayed until February to accommodate CCSD.
3. Due to a lack of employment soft skills, we fired half of the high school students in the media program.

Progress Markers:

1. We successfully launched Athens Pupils (formerly Kids County News).
2. Every student produced at least one news video.
3. 82% of the students in the Youth Reporters program increased their iReady ELA scores.

25% Spending Plan

The following actions will be completed before October 1, 2025:

Action: Move at least $20,000 from the equipment category and disburse among personnel positions.

Participants for Education Matters Youth Reporters and Athens Pupils are ready to begin in August and will get paid.

The initial cost for renewal of insurance policies is $2,000 and must be paid by August.

Hire a full-time program manager and increase the project administrator salary with 50% of their salary paid for via the grant.

All programs operating as designed

Projected Cost: $10,650.00

Total: $56,200.00

50% Spending Plan

The following actions will be completed before January 1, 2026:

Action: Take the youth on two trips. One to an HBCU and the other to STEM or media facility.

Purchase equipment needed to complete the video studio.

Projected Cost: $18,700.00

Total: $37,500.00

We are confident in our ability to complete this spending plan by the above deadlines.

Sincerely,

Rick Dunn

July 11, 2025

Dear Alvie Coes, III
Chief Workforce Officer – Athens Achieves

Minority Business and Nonprofit Association receiving ARPA funds focused on business development and workforce support will not meet the ARPA Workforce Development Grant July 1st recapture benchmark (25% expenditure) outlined in the contract between the Unified Government of Athens-Clarke County and the Athens Area Chamber of Commerce, Inc. under section titled "Change Order to Periodically Recapture or Reprogram Unspent ARPA Funds".

Please see the below plan to bring the program up to the next expenditure deadline: 50% by January 1, 2026 as well as an explanation of barriers during this first period.

Recent Obstacles:

To date, we have not spent 25% of our allocated ARPA funding primarily due to the complex and sometimes inconsistent reimbursement requirements, evolving grant compliance standards, and the need to adjust our plans quickly to meet shifting community priorities. Specifically, several projects and initiatives funded through ARPA operate on a reimbursement basis, which means we must first spend organizational resources and then await reimbursement. This has posed cash flow challenges and slowed down the pace of implementation in certain areas.

In addition, the frequent pivots required to stay aligned with changing federal or local guidelines have necessitated program redesigns and re-approvals, extending timelines for disbursement and spending. We remain committed to ensuring that all expenditures meet full compliance with ARPA regulations and best practices, which sometimes requires additional review and administrative steps to protect the integrity of the funds. We continue to work diligently to address these challenges and fully utilize the remaining funds in ways that maximize community impact while meeting all compliance and reporting requirements.

25% Spending Plan

The following actions will be completed before October 1, 2025:

Action/Projected Cost

- Recoup March 2025, May 2025 and June 2025 reimbursements from the Chamber of Commerce.
- Ask for 3-month advancement for Q3 of 2025.
- Hire program coordinator by August 25th, 2025.

Total: $26,321.46

690 Highway 29 N, Suite 115 Box 107, Athens, GA 30601
Info@TheMBNA.org Office: 702-900-6622

50% Spending Plan

The following actions will be completed before January 1, 2026:

Action/Projected Cost

- Host weekly “The Circle Live” networking sessions virtually
- Host workshop and seminars for Athens Clergy and Nonprofits
- Host industry specific workshops.
- Staff Salary

Total: $26,378.54

We are confident in our ability to complete this spending plan by the above deadlines.

Sincerely,

Keisha V. Ryals, MBA
Program Director
Minority Business & Nonprofit Association
director@thembna.org
(702) 900-6262

Books for Keeps, Inc.
m: P.O. Box 49761 Athens, Georgia 30604
p: 706-352-9173
www.booksforkeeps.org

July 1, 2025

Alvie Coles III
Athens Area Chamber of Commerce
246 West Hancock Avenue
Athens, Georgia 30601

Dear Alvie Coes III,

Books for Keeps receiving ARPA funds focused on business development and workforce support will not meet the ARPA Workforce Development Grant July 1st recapture benchmark (25% expenditure) outlined in the contract between the Unified Government of Athens-Clarke County and the Athens Area Chamber of Commerce, Inc. under section titled “Change Order to Periodically Recapture or Reprogram Unspent ARPA Funds”.

Please see the below plan to bring the program up to the next expenditure deadline: 50% by January 1, 2026 as well as an explanation of our use of funds during this first period.

Our plan has always been to use the funds for our programming during the 2025-2026 school year, and as our work to prepare for that has only just begun, we have not asked for funds before June 1, 2025.

Our programmatic progress Markers:

1. 120 children at Stroud and Fowler Elementary enrolled in the program by September 15, 2025.
2. 120 volunteers recruited and trained to mentor these students by September 15, 2025.
3. New school coordinator hired by August 1, 2025 to replace the staff member who left in early May.

25% Spending Plan
We expect to request reimbursements for the work of our program manager on the program each month June 1, 2025 through October 1, 2025.
Total: $15,000

50% Spending Plan
We expect to request reimbursements for the work of our program manager on the program each month June 1, 2025 through January 1, 2026.
Total: $25,000

We are confident in our ability to complete this spending plan by the above deadlines.

Sincerely,

Ruthi Hortsch, Ph.D.
Executive Director, Books for Keeps
ruthi@booksforkeeps.org

7/3/2025

Dear Alvie Coes, III
Chief Workforce Officer – Athens Achieves

The [The Boys & Girls Clubs of Athens] receiving ARPA funds focused on business development and workforce support will not meet the ARPA Workforce Development Grant July 1st recapture benchmark (25% expenditure) outlined in the contract between the Unified Government of Athens-Clarke County and the Athens Area Chamber of Commerce, Inc. under section titled "Change Order to Periodically Recapture or Reprogram Unspent ARPA Funds".

Please see the below plan to bring the program up to the next expenditure deadline: 50% by January 1, 2026 as well as an explanation of barriers during this first period.

Recent Obstacles:

1. Staffing
2. Program Development
3. Program Materials
4. Transportation
5. Staff Training
6. Data Assessments

Progress Markers:

1. Completed the following process updates
    a. Tracking Attendance
    b. Tracking Job Placement & Employer/Partners
    c. Tracking Pace for Graduation (Future Force, GED, High School Diploma)
2. Program revisions
    a. Rotations of Clubs
    b. Staffing Rotations
    c. Pathway Rotations
    d. Program Overview Revisions connecting Future Force, Next Gen, and Youth Force to College (Ie. Trade School, 2yr, 4yr, Technical, Traditional), Industries, and Entrepreneurship Opportunities

25% Spending Plan

The following actions will be completed before October 1, 2025:

Action Projected Cost

1. Hire Director of Workforce Development
2. Develop Rotation of BGC Athens Units through Youth Force Program
3. Recruit Program Instructors to manage pathways
4. Re-Establish Partnerships
5. Recruit Future Force through Community Partners

Total: **$75,000**

50% Spending Plan

The following actions will be completed before January 1, 2026:

Action Projected Cost

1. Purchase Supplies needed for Pathways
2. Transportation for College and Industry Tours based on Pathways
3. Future Force Graduations & Stipends
4. Incentives for BGC Athens Members
5. Keystone & Torch Club Conference Preparations

Total: **$150,000**

We are confident in our ability to complete this spending plan by the above deadlines.

Sincerely,

Dr. Shawonna Coleman

July 3, 2025

Dear Alvie Coes, III
Chief Workforce Officer – Athens Achieves

The Clarke County Mentor Program (receiving ARPA funds focused on business development and workforce support) will not meet the ARPA Workforce Development Grant July 1st recapture benchmark (25% expenditure) outlined in the contract between the Unified Government of Athens-Clarke County and the Athens Area Chamber of Commerce, Inc. under section titled "Change Order to Periodically Recapture or Reprogram Unspent ARPA Funds".

Please see the plan below to bring the program up to the next expenditure deadline: 50% by January 1, 2026, as well as an explanation of barriers during this first period.

Recent Obstacles:

1. Per our program delivery model, our grant activities and initiatives are oriented around the Clarke County School District schedule. Our in-school mentoring program operates primarily between August and May. Therefore, we anticipate that most grant focused activities will be more concentrated within that reporting timeline.

Progress Markers:

1. We plan to complete the following between now and the January 26 benchmark period:
   July – resume planning work and report accordingly on staff time spent toward grant activities and materials purchased
   August/September – focus on school based mentoring objectives, begin to roll-out training, resources, and materials to mentors.
   September-January – continued focus on grant specific mentoring objectives as well as monitoring and tracking progress.
2. We do not anticipate any program revisions as we are on-track with our grant activities timeline as outlined above.

25% Spending Plan

The following actions will be completed before October 1, 2025:

Actions Total Projected Cost $5,000 (plus $ 1,482.31 already received =25%)

- Identify and prepare career exploration activities and materials for mentoring
- Provide mentors with resources, support, and training around career awareness and exploration activities with mentees.
- Provide on-going match support and data tracking for mentors and mentees engaged in career awareness/exploration mentoring activities.

50% Spending Plan

The following actions will be completed before January 1, 2026:

Actions Total Projected Cost $6,500 (plus funds received will reflect 50% of total)

- Identify and prepare career exploration activities and materials for mentoring
- Provide mentors with resources, support, and training around career awareness and exploration activities with mentees.
- Provide on-going match support and data tracking for mentors and mentees engaged in career awareness/exploration mentoring activities.

We are confident in our ability to complete this spending plan by the above deadlines.

Sincerely,

Executive Director
Clarke County Mentor Program

7.1.25

Dear Alvie Coes, III
Chief Workforce Officer – Athens Achieves

Goodwill of North GA, receiving ARPA funds focused on business development and workforce support, will not meet the ARPA Workforce Development Grant July 1st recapture benchmark (25% expenditure) outlined in the contract between the Unified Government of Athens-Clarke County and the Athens Area Chamber of Commerce, Inc. under section titled "Change Order to Periodically Recapture or Reprogram Unspent ARPA Funds".

Please see the below plan to bring the program up to the next expenditure deadline: 50% by January 1, 2026 as well as an explanation of barriers during this first period.

Recent Obstacles:

1. We have spent over 50k over the first six months of the program. There are two main reasons we have not spent more. First, we did not actually start recruiting participants into the program until March, as the initial contract process did not allow for enrollments in January or February. Based on our enrollment pattern since March, we will exceed 50% by January 1st. The second and primary reason we have not shown more of a drawdown is that it took until June for there to be clarity on the reimbursement process. As a result, we are still in the process of resubmitting our reimbursement requests for March through June. We are hopeful this process has finally been ironed out and that we can proceed with more confidence as to what documentation is required and acceptable. That said, based on these reimbursement guidelines, we will not be able to capture a full 5k tuition per participant as initially anticipated, and as a result will need to recruit more participants than originally projected.

Progress Markers:

1. Held numerous meetings with AA staff to clarify reimbursement process.
2. We have not revised the program; we did not start enrolling until two months in. Based on current enrollment patterns we will meet or exceed the 50% goal by January.

25% Spending Plan

The following actions will be completed before October 1, 2025:

Action: we have already enrolled 9 new starts for this reporting period

Projected Cost: 30k-40k

Total: **$ 30-40k in addition to 50k plus reimbursement in progress**

50% Spending Plan

The following actions will be completed before January 1, 2026:

Action: enroll 20 additional participants minimum from August to December

Projected Cost: 60-80k; this coupled with already spent funds and 9 current enrolments should take us over 50%

Total: **$~150k**

We are confident in our ability to complete this spending plan by the above deadlines.

Sincerely,

Jeremy Smith

Regional Manager, Career Navigation

Goodwill of North Georgia

July 16, 2025

Dear Alvie Coes, III
Chief Workforce Officer – Athens Achieves

Destined, Inc. receiving ARPA funds focused on business development and workforce support did not meet the ARPA Workforce Development Grant July 1st recapture benchmark (25% expenditure) outlined in the contract between the Unified Government of Athens-Clarke County and the Athens Area Chamber of Commerce, Inc. under section titled "Change Order to Periodically Recapture or Reprogram Unspent ARPA Funds". However, by July 1st, 2025, Destined has spent approximately $105,032.75 (35%) out of our budgeted $300,000; but our latest spending reimbursement report for June is pending approval from Athens Achieves/Athens Chamber of Commerce..

Please see the below plan to bring the program up to the next expenditure deadline: 50% by January 1, 2026 as well as an explanation of barriers during this first period.

Recent Obstacles:

1. **Reimbursement-Based Funding Structure**
   The primary challenge has been the reimbursement nature of the grant. Our summer camp program, which accounts for the majority of our expenses (e.g., payroll, field trips, food, and activities), was heavily weighted in June. Unfortunately, we lacked sufficient startup capital to operate at full capacity while awaiting reimbursement. During this period, we focused spending on essential areas—especially youth mentor compensation—until alternative funding and subsequently advancement guidance could be obtained.
2. **Lack of Initial Guidance**
   Another challenge was a lack of clarity regarding grant expectations and compliance benchmarks. Specifically, we were not informed at the outset that certain expenditure benchmarks would be required, or that there would be potential consequences for not meeting them. We believe benchmarks tied to program phases (e.g., Spring 2025 Tutoring, Summer 2025 Camp, Fall 2025 Tutoring), as detailed in our narrative report, may offer a more effective framework than fixed-date deadlines.

Progress to Date

- Completed various program and process revisions
- Finalized curriculum and staffing for Fall 2025 Tutoring
- Submitted reimbursement request for June expenditures

Updated Spending Plan

By October 1, 2025 – Target: +$35,000 (Total: ~$140,000 or 47%)
Planned expenditures will include:

- Payroll for July, August, and September
- Equipment purchases (e.g., computers)
- Fall 2025 tutoring supplies
- Insurance and accounting services

By January 1, 2026 – Target: +$20,000 (Total: ~$160,000 or 53%)
Anticipated expenses include:

- Continued payroll
- Educational materials and operational costs for tutoring programming

We are confident that we will meet the 50% expenditure requirement by January 1, 2026. We remain committed to transparency and to the goals of this workforce development initiative. Thank you for your continued support and guidance as we work toward fulfilling the mission of Destined, Inc.

Sincerely,

Q. Daniel Elder
Finance Director
Destined, Inc.

MEMORANDUM
TO: Ilka McConnell, Director
FROM: Monique Reynolds, Vice President, ECE Business Support & Sustainability
DATE: June 30, 2025
RE: ARPA Fund Spend-Down Plan for Athens-Clarke County Milestone Reporting

In accordance with Section 11. E.a. of the contract, this memo outlines Quality Care for Children's (QCC) plan to ensure the timely and effective use of ARPA funds awarded by Athens-Clarke County. Specifically, this plan details how QCC will meet the 50% fund spend-down milestone by the January 1, 2026, deadline as required in the first quarterly report to the Mayor and Commission.

QCC was awarded $300,000 in ARPA funds to implement a two-year Early Childhood Education (ECE) Business Support Initiative. This initiative aims to provide up to 40 licensed child care providers, either in center-based or family child care home settings, with access to business coaching, operational support, and training in financial sustainability. A unique aspect of this project includes support for new start-up licensed care, in partnership with the Professional Family Child Care Alliance of Georgia. The program is designed to build capacity and improve financial management among child care providers using proven strategies, including the use of child care management software (CCMS), financial literacy training, and a coaching model focused on sustainability and the Iron Triangle of ECE business operations: full enrollment, timely and full fee collection, and revenue that meets or exceeds the cost per child.

As of the end of RR5, QCC has expanded 11.72% of the $300,000 allocation, with one month remaining in that period. We are confident that our program design and upcoming activities will allow us to meet the required 50% spend-down by January 1, 2026.

To date, nine providers have been recruited into the program for FY25. We have a second recruitment push scheduled for July 2025 to onboard an additional 11 providers, bringing us to our first-year goal of 20 participating providers. Each enrolled provider receives extensive business coaching and, after completing core training modules, receives technology and software support valued at $30,000 total—$14,300 in technology devices and $15,700 in child care automation software ($1,500 per program). These disbursements are scheduled to be made upon completion of financial health training, which will occur before December 30, 2025.

In addition to provider stipends, several additional program costs will be incurred between July and December 2025. These include $6,000 for business financial health assessments, $3,980 for the renewal of our Provider Resource Hub in September, $1,500 in staff travel expenses in July, and $250 in dues and fees in September. The remaining administrative fees will be drawn down over the next six months through program management and implementation costs.

To ensure timely spend-down and maximize impact, we have outlined a comprehensive monthly schedule of activities. In July, we will finalize provider recruitment, conduct outreach, and begin onboarding through visits and virtual communication. A kick-off event will be held to introduce the "Preparing for Business Financial Success" curriculum. Each provider will complete an initial Business Financial Health Assessment using QCC's specialized budgeting tool. In August, training will focus on the benefits of

automation and technical assistance to help providers effectively use their CCMS systems. Monthly business coaching meetings will begin in earnest.

In September, providers will continue receiving technical support while being introduced to the Provider Resource Hub and its tools. Dues and fee assessments will be processed this month as well. October's focus will shift to marketing and outreach, with providers developing tailored marketing plans and establishing a digital presence. In November, professionalism and staff retention strategies will be introduced, and providers will receive toolkits to support hiring and internal development. December will focus on fiscal management and final budget planning. Providers will complete their end-of-year business health assessment and receive their software and technology stipends. By the end of December, all year-one participants will have completed the required financial training, allowing QCC to report meaningful data and demonstrate progress on key performance metrics.

Our goal is to have all 20 providers actively engaged by fall 2025, with at least 50% of total ARPA funds obligated or expended by January 1, 2026. We anticipate the following outcomes by that date: at least 70% of providers will have increased or maintained full enrollment, 80% will have eliminated bad debt, and 95% will have improved revenue or decreased expenses to better meet per-child costs. These performance outcomes will be measured using QCC's Business Financial Health Assessment tool, which is administered at the start and end of each provider's participation.

QCC remains deeply committed to the goals of this initiative and to ensuring that ARPA funding is used responsibly and effectively. Our coaching model is rooted in real-time data collection, evidence-based practices, and meaningful, individualized support. We look forward to collaborating with the Mayor and Commission, and with your office, to demonstrate strong progress at the upcoming reporting milestone.

Please feel free to contact me if additional details or clarification are needed.

Sincerely,

Monique Reynolds

QUALITY CARE for CHILDREN

Monique D. Reynolds
Vice President, ECE Business Support Services
M: 470-558-7919
3 Corporate Blvd. NE, Suite 230, Atlanta, GA 30329
Provider Resource Hub: https://www.providerresourcehub.org/
Provider Business Exchange: https://www.facebook.com/groups/GAQCC

JDA

Joint Development Authority of the Unified Government of Athens-Clarke County and The City of Winterville

AUTHORITY MEMBERS

Erica Cascio
Chair

Stephanie Lynn
Treasurer

Steven Catani
Secretary

Timothy Pierce-Tomlinson

Amanda Mooney

Mayor Dodd Ferrelle

Mayor Kelly Girtz

July 2025

ARPA Workforce Development

The Joint Development Authority of Athens-Clarke County and City of Winterville will not meet the ARPA Workforce Development Grant July 1st recapture benchmark (25% expenditure) due to the JDA quarterly meeting schedule and legal representation transition.

During the May 28, 2025 Special Called Meeting, the JDA finalized the ARPA Small Business Grant program under guidance from new attorney Emily Escoe. Once finalized the grant program will follow the Scope of Work drafted in the approved IGA.

The goal is to disperse the entire $100,000 allocated funds by the next recapture benchmark set in December 2025.

Below are the target deadlines for the JDA Small Business Grant Program.

Target deadlines:

- Open Application Window: August 7, 2025
- Close Application Window: 30 days after application opening.
- Application Scoring Window: September 2 – 9
- Approval of Applications: September 10-12
- Notification of Loan or Grant Recipients via e-mail: Up to 1 week after scoring complete
- Distribution of Funds via check: Target date – Within 1 week of notification

Awardees will be contacted using the e-mail address or cell number regarding issuance of funding.

Date June 18, 2025

Dear Dr. McConnell, Economic Development Director,

The Georgia Cooperative Development Center, receiving ARPA funds focused on business development and workforce support will not meet the ARPA Workforce Development Grant July 1st recapture benchmark (25% expenditure) outlined in the contract between the Unified Government of Athens-Clarke County and the Athens Area Chamber of Commerce, Inc. under section titled "Change Order to Periodically Recapture or Reprogram Unspent ARPA Funds".

Please see the below plan to bring the program up to the next expenditure deadline: 50% by January 1, 2026 as well as an explanation of barriers during this first period.

Recent Obstacles:

1. Extra demands in completion of external projects, while preparing for new capacity demands of ARPA work.
2. Process bumps, misdirection and confusion regarding reimbursable expenses caused pause, delays and reconsideration of capacity, work, etc. With more clarity offfered, we were able to move forward.

Progress Markers: Noted below under actions and spending plans

1. Although reimbursements was not submitted between Feb and May, work had begun in Feb and March and more aggressively in April and May. The work will continue with more hours per week than originally scheduled in a portion of Q3 and moreso, in Q4.
2. Q1 Project timelines and hiring were done in previous months as well as some of the collateral design and printing.
3. We will continue with Q1 work in Q3 to finalize catch up in Q4 with Q2 work by December 31, 2025.

25% Spending Plan: The following actions will be completed before October 1, 2025: Adding labor hours as needed and accelerating deliverables to catch up.

Actions: (Q1) Q3 (Months 6-7) June / July

- **Program Kickoff and Planning**
  - Finalize project plan and timeline Done
  - Recruit and hire program manager and outreach/training coordinators Done
  - Set up project management tools and communication channels In Process
  - Develop key performance indicators (KPIs) for monitoring and evaluation In Process
- **Outreach Initiatives: Preparation**
  - Design and print outreach materials (brochures, videos, social media content) 50% Done
  - Schedule initial community meetings, webinars, and workshops In Process
  - Establish partnerships with local chambers of commerce, business associations, and community organizations In process and ongoing

- ## (Q2) Q3 (Months 8-9) August / September
  - **Outreach Initiatives: Implementation**
    - Launch community meetings, webinars, and workshops to introduce cooperative business models
    - Distribute informational materials to target groups
  - **Training Programs: Preparation**
    - Develop curriculum for workshops and training sessions on cooperative principles
    - Create online training modules
    - Schedule initial training sessions
  - **Networking and Collaboration: Preparation**
    - Plan networking events and develop an online collaboration platform
    - Establish mentorship program structure and recruit mentors
    -

Total: **Cumulative Labor $ 16,934 Deliverables $20,566 = 37,500**

50% Spending Plan The following actions will be completed before January 1, 2026: Adding labor hours as needed and accelerating deliverables to catch up.

Actions: Q3/Q4 (Months 10-11) (Launch Co-op Month) October / November

- **Training Programs: Implementation**
  - Conduct first series of workshops and training sessions
  - Launch online training modules
  - Provide one-on-one consulting services to businesses
- **Networking and Collaboration: Implementation**
  - ○ Organize initial networking events
  - ○ Launch online collaboration platform
- ○ Begin mentorship program

Marketing Support: Preparation

○ Develop joint marketing strategy framework
○ Identify and procure shared marketing resources

◦ **Q4/Q4 (Months 11-12) November / December**

- **Marketing Support: Implementation**
  - Assist businesses with brand development, market research, and promotional campaigns
  - Support participation in trade shows and business expos ○
- **Monitoring and Evaluation: Ongoing**
  - Collect and analyze data from outreach and training activities
  - Conduct participant surveys and feedback sessions
  - Produce quarterly progress reports for stakeholders

Total: as of 1/1/2026 Q4 Cumulative Labor $ 33,868 Deliverables $41,132 = $75,000

We are confident in our ability to complete this spending plan by the above deadlines. Thank you for your consideration.

Sincerely,

Ahzjah Netjer Simons

Co-Director, Georgia Cooperative Development Center

Georgia.coop

LA@georgiacoopdc.org

Economic Justice Coalition

A New Vision for Economic Fairness

The Peoples' Agenda

July 7, 2025

Dear Athens-Clarke County Unified Government.

The Economic Justice Coalition (EJC) respectfully submits this letter as formal notice of our decision to terminate our Workforce Development ARPA-funded grant contract with the Athens-Clarke County Unified Government, effective July 1, 2025, for the full contract amount of $150,000.

After careful consideration, our organization has determined that we are not currently in a position to fulfill the obligations of this contract to the standard that both our team and your office expect and deserve. The decision-making process involving subcontractors was delayed beyond what we had anticipated, and as a result, we grew increasingly concerned about our ability to meet spending expectations within the grant timeline. Additionally, there was some confusion in correspondence that further impacted our confidence in our ability to administer this program effectively.

While this decision was not made lightly, it reflects our commitment to upholding the integrity of our work and our responsibility to manage public funds with full accountability. We would like to clarify that EJC has not spent any of the funds associated with this grant and is not seeking any reimbursement under the terms of this contract.

Please accept our sincerest apologies, as this termination does not reflect the work ethic or values of our organization. We are incredibly grateful to have received this funding opportunity and hold deep respect for the mission and support provided by the Mayor and Commission. However, we believe that stepping away at this time is the most responsible course of action to ensure that ARPA funds are ultimately used to their fullest potential.

Thank you for your understanding and continued support of our work. Should you need any additional documentation or further clarification, please do not hesitate to contact us.

With gratitude,

Aissatou Sabara
Executive Director

Economic Justice Coalition is a 501(c)(3) non-profit organization.

P.O. Box 1225 Athens, 30603 | info@ejcathensga.org
www.economicjusticecoalition.org | (706) 549 - 1142

Economic Justice Coalition

A New Vision for Economic Fairness

July 31, 2025

To: Housing & Community Development Department under the authority of Athens-Clarke County Unified Government

From: The Economic Justice Coalition Economic Justice Coalition (EJC) respectfully submits this letter as a formal request for a termination for convenience of our Above and Beyond Home Care Co-Op ARPA-funded grant contract with the Athens-Clarke County Unified Government, effective July 31st, 2025.

After careful consideration, our organization has determined that we are not currently able to fulfill the obligations of this contract to the standard that both our team and your office expect and deserve. As a result, we would like to ask for a termination of convenience outlined under Section 11, D of our contract with ACC Gov. This contract has had a few problems over the past few months that fell under noncompliance within our agreement; and we as the fiscal sponsors of Above and Beyond have decided it would be best to terminate the contract.

Although we're working diligently to resolve all remaining issues, we wanted to ensure that nothing like this will happen again in the future. The best way for us to do that currently is to ultimately terminate the contract. While this decision was not made lightly, we hope it reflects our commitment to upholding the integrity of our work and our responsibility to manage public funds with full accountability. We are aware that under this contract and our fiscal responsibility over Above and Beyond that we owe the Athens-Clarke County Unified Government money and will be entering into a repayment plan to ensure that the debt is recovered.

Please accept our sincerest apologies, as this termination does not reflect the work ethic or values of our organization. We are incredibly grateful to have received this funding opportunity and hold deep respect for the mission and support provided by the Mayor and Commission. However, we believe that stepping away currently is the most responsible course of action to ensure that ARPA funds are ultimately used to their fullest potential.

Thank you for your understanding and continued support of our work. Should you need any additional documentation or further clarification, please do not hesitate to contact us.

With gratitude,

Aissatou Sabara,
Executive Director

Aissatou Sabara

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Attachment 4

Overview of EXPENDITURES of Active ARPA Contracts Administered by HCD, as of: 6/30/2025

Performance Dashboards for all Projects Available via www.accgov.com/ARPA

* Includes all expenditures reported through date indicated above, including those currently under review for eligibility and approval.

Affordable Housing

#	Agency	Project	Contract Executed	Program Period Start Date	Program Period End Date	% of Program Period Completed	Contract Amount	Spent To Date*	% Of Funding Spent*	First Review Deadline For ARPA Recapture (Per 10/1 Resolution)	2023 Contracts Met First Expenditure Deadline (25% on 1/1/25)	2023 Contracts Met 2nd Expenditure Deadline (50% on 7/1/25)	2023 Contracts Risk of Not Meeting 3rd Expenditure Deadline (75% by 1/1/26)	2024 Contracts Met First Expenditure Deadline (25% on 7/1/25)	2024 Contracts Risk of Not Meeting 2nd Expenditure Deadline (50% by 1/1/26)
1	Acceptance Recovery Center	Repair & Weatherization of Prince Ave property	Original: 11/2/23 Amendment: 12/3/24	1/1/23	12/31/26	62%	$250,000.00	$242,773.76	97%	January 2025	Yes	Yes	None - already met goal	n/a	n/a
2	Athens Area Habitat for Humanity	Build 10 new homes for sale	Original: 10/3/23 Amendment: 5/1/24 11/22/24	1/1/23	12/31/26	62%	$1,500,000.00	$814,819.26	54%	July 2025	n/a, due to substantial scope change on amendment executed 5/1/24			Yes	Low
3	Athens Community Council on Aging	Homeowner-occupied Repair	Original: 8/21/23 Amendment: 11/22/24	1/1/23	12/31/26	62%	$415,000.00	$229,879.98	55%	January 2025	Yes	Yes	Low	n/a	n/a
4	Athens Land Trust	Homeowner-occupied Repair	Original: 10/3/23 Amendment: 11/22/24	1/1/23	12/31/26	62%	$415,000.00	$414,999.00	100%	January 2025	Yes	Yes	None - already met goal	n/a	n/a
5	Athens Land Trust	Build 10 new homes for sale	Original: 10/25/23 Amendment: 11/22/24	1/1/23	12/31/26	62%	$2,750,000.00	$1,393,825.73	51%	January 2025	No – 4% spent	No - 42% spent	Low	n/a	n/a
6	East Athens Development Corporation	Build 2 new rental homes + Financial Education Program	Original: 12/6/23 Amendment: 12/5/24	8/1/23	12/31/26	56%	$800,000.00	$552,818.73	69%	January 2025	No – 8% spent	Yes	Low	n/a	n/a
7	First American Bank & Trust	AJMP Down Payment Assistance	Original: 6/4/24 Amendment: 11/22/24	3/6/24	12/31/26	47%	$718,400.00	$95,500.00	13%	July 2025	n/a	n/a	n/a	No	Low to Medium - agency presents solid plan, but dependent on housing market
8	Historic Athens	AJMP Homeowner-occupied Repair	Original: 2/6/24 Amendment: 11/22/24	1/1/24	12/31/26	50%	$531,600.00	$303,500.89	57%	July 2025	n/a	n/a	n/a	Yes. Total spent does not include $50K in advanced payment.	Low

Homelessness																
#	Agency	Project	Contract Executed	Program Period Start Date -	End Date	% of Program Period Completed	Contract Amount	Spent To Date*	% Of Funding Spent*	First Review Deadline For ARPA Recapture (Per 10/1 Resolution)	2023 Contracts Met First Expenditure Deadline (25% on 1/1/25)	2023 Contracts Met 2nd Expenditure Deadline (50% on 7/1/25)	2023 Contracts Risk of Not Meeting 3rd Expenditure Deadline (75% by 1/1/26)	2024 Contracts Met First Expenditure Deadline (25% on 7/1/25)	2024 Contracts Risk of Not Meeting 2nd Expenditure Deadline (50% by 1/1/26)
9	Advantage Behavioral Health Services	Encampment crisis response	Original: 9/16/2024 Amendment: 12/5/2024	5/7/24	12/31/26	43%	$200,000	$66,074.15	33%	July 2025	n/a	n/a	n/a	Yes	Low
10	Athens Area Habitat for Humanity	Family Promise Habitat expansion	Original: 9/16/2024 Amendment: 12/3/2024	5/7/24	12/31/26	43%	$163,110	$71,735.04	44%	July 2025	n/a	n/a	n/a	Yes	Low
11	Athens Homeless Coalition	Staff, Lived Experience, Coordinated Entry, Homelessness Support Fund	Original: 5/10/2024 Amendment: 11/22/2024	1/3/24	12/31/26	50%	$1,080,000	$223,987.77	21%	July 2025	n/a	n/a	n/a	No	Low, based on Plan
12	Athens Wellness Clinic ("Nurses Clinic")	Healthcare for unsheltered homeless	Original: 9/6/2024 Amendment: 11/22/2024	5/7/24	12/31/26	43%	$184,455	$101,690.04	55%	July 2025	n/a	n/a	n/a	Yes	None - already met goal
13	Divas Who Win	She Works employment initiative	Original: 10/28/24 Amendment: Recapture language in main contract	5/7/24	12/31/26	43%	$200,250	$88,430.68	44%	July 2025	n/a	n/a	n/a	Yes	Low
14	Economic Justice Coalition	Above & Beyond Homecare Cooperative	Original: 12/3/24 Amendment: Recapture language in main contract	5/7/24	12/31/26	43%	$400,000	$111,149.52	28%	July 2025	n/a	n/a	n/a	Yes	Medium to High, based on current capacity challenges and lack of non-ARPA funding to suppport critical program expenses not covered by contract.
15	Family Promise of Athens	Diversion program	Original: 8/23/24 Amendment: 11/22/24	5/7/24	12/31/26	43%	$200,000	$90,622.06	45%	July 2025	n/a	n/a	n/a	Yes	Low
16	Project Safe	Emergency Shelter Improvements	Original: 9/6/24 Amendment:11/22/24	5/7/24	12/31/26	43%	$142,618	$55,459.30	39%	July 2025	n/a	n/a	n/a	Yes	Low
17	Salvation Army	Shelter improvements and case management	Original: 6/27/24 Amendment: 11/22/24	3/6/24	12/31/26	47%	$550,000	$420,730.82	76%	July 2025	n/a	n/a	n/a	Yes	None - already met goal

Youth Development and Violence Prevention															
#	Agency	Project	Contract Executed	Program Period Start Date - End Date		% of Program Period Completed	Contract Amount	Spent To Date*	% Of Funding Spent*	First Review Deadline For ARPA Recapture (Per 10/1 Resolution)	2023 Contracts Met First Expenditure Deadline (25% on 1/1/25)	2023 Contracts Met 2nd Expenditure Deadline (50% on 7/1/25)	2023 Contracts Risk of Not Meeting 3rd Expenditure Deadline (75% by 1/1/26)	2024 Contracts Met First Expenditure Deadline (25% on 7/1/25)	2024 Contracts Risk of Not Meeting 2nd Expenditure Deadline (50% by 1/1/26)
18	ACC-High School Completion Initiative	CDBG Proposal, Education Matters	Original: 10/3/24 Amendment: 12/12/24	7/1/24	6/30/26	50%	$20,000	$0.00	0%	July 2025	n/a	n/a	n/a	No	Medium - agency presents solid plan, but dependent on partnerships
19	Boys and Girls Club of Athens	Delinquency Prevention Initiative	Original: 11/8/23 Amendment: 3/29/24, 12/12/24	8/1/23	12/31/26	56%	$3,175,000	$1,884,005.20	59%	January 2025	Yes	Yes	Low	n/a	n/a
20	Chess & Community	CDBG Proposal, Project Rewire	Original: 11/22/24 Amendment: Recapture language in main contract	7/1/24	12/31/26	40%	$46,894	$38,441.69	82%	July 2025	n/a	n/a	n/a	Yes	None - already met goal
21	YWCO	CDGB Proposal, Summer 2025 program	Original: 10/10/2024 Amendment: Recapture language in main contract	7/1/24	12/31/25	66%	$30,000	$9,973.80	33%	July 2025	n/a	n/a	n/a	Yes	Low
Closed Contracts Since Last Update															
None															

Overview of PERFORMANCE of Active ARPA Contracts Administered by HCD (as of 3/31/25)

Performance Dashboards for all Projects Available via www.accgov.com/ARPA

* Includes status updates submitted by agencies on activities completed by date listed above.

Affordable Housing

#	Agency	Project	Project Status	Notes
1	Acceptance Recovery Center	Repair & Weatherization of Prince Ave property	On Track	All repairs in original scope have been completed successfully (window/door replacement, attic insulation replacement, new solar package, replaced water-damaged wall) as well as other pressing repairs to property (bathroom repairs and fixing a fence damaged while installing solar package). Per scope of work, Agency is on track for using remaining funds (~$7K) to assist program participants with rental/utility costs. More data available in the ARPA Affordable Housing Outcomes Dashboard.
2	Athens Area Habitat for Humanity	Build 10 new homes for sale	On Track	As of 6/30/2025, construction of 1 new "in-fill lot" homes on Peter Street has been completed, with dedication ceremony that took place on 3/26/25. AAHH continues to work on the other 4 "in-fill lot" homes: 2 properties on Branch St and Booker St properties: footers and foundation complete, with scheduled delivery of modular house to be placed on foundation in FY25Q4. Completed grading lot on a separate lot on Booker St., and began grading on W. Carver St. lot. Micah's Creek Updates: The Micah's Creek Site Development Plans were approved by ACC Planning Dept 02/25/2025. This includes the site design for Infrastructure with full recombination plat. Regarding lot placement, One doc offers lot numbers; the other doc offers which size house goes on the individual lots. Because Micah's Creek will be developed in phases, ACC planning approval is needed for final plat that includes lot numbers and addresses. Additional zoning and building permits maybe required for each phase. Habitat plans to begin Micah's site development infrastructure construction in the 3rd or 4th quarter 2025.

3	Athens Community Council on Aging	Homeowner-occupied Repair	On Track	Since the last report, ACCA completed two more home repair projects—one major kitchen renovation and one minor weatherization project under $5,000 (for a total of 1 major renovation, 15 minor home repairs, adn 2 minor age-in-place modifications). The kitchen renovation addressed safety hazards by replacing falling cabinets, broken flooring, damaged appliances, and deteriorated subflooring. The weatherization project involved replacing a decades-old, nonfunctional HVAC unit with an energy-efficient model under warranty. Currently, they have two major renovations underway, expected to finish in early July. One involves extensive exterior and interior repairs, including roofing, siding, window replacement, subfloor repairs, leak remediation, and a full bathroom update. The other includes a roof and decking replacement, window upgrades, ceiling repairs, and improved lighting for a visually impaired resident. Last quarter, they calso provided housing cousneling activities with 29 individuals. Ineligible applicants were referred to other organizations for potential assistance. They also vetted two new vendors, both approved to complete program projects.
4	Athens Land Trust	Homeowner-occupied Repair	On Track	As of 6/30/2025 agency has surpassed the program goal of 12 repairs and spent most of their ARPA funding. To date, Agency has completed 44 minor home repairs (up to $25K each), 4 major renovations (more than $25K each) and 4 minor age-in-place modifications. These included: electrical work, repairs to exterior, HVAC, plumbing & roofs, remediation, and improvements for mobility and energy efficiency. Agency has elected to keep $1 in their PO in case recaptured ARPA funding is available to them before 12/31/26. More data available in the ARPA Affordable Housing Outcomes Dashboard.

#	Agency	Project	Project Status	Notes
5	Athens Land Trust	Build 10 new homes for sale	Back On Track	As of 6/30/2025, all houses were dried-in with drywall, roofing, siding, and rough-ins for electrical, plumbing, and HVAC completed. Interior painting was underway, and remaining trade work was being scheduled for final installations. Decks had been installed, temporary power was available, and water was accessible on site. Grading vendors were met with to discuss landscaping details and finalize bids. At that time, all houses were approximately 85% complete. Five families toured the construction site, selected homes, and chose paint colors. They held one-on-one meetings with potential homebuyers to explain how to maintain "ready to go" status and reviewed updated pay stubs. They also provided an overview of the construction phases and discussed next steps in preparation for closing in late summer. Two new potential buyers were added to this phase after rotating others out of the current construction cycle. They conducted interviews for the Housing Specialist position and extended an offer. Information session attendance increased, likely due to growing interest in the homes and the visibility of ongoing construction and model units. Additionally, they observed a rise in vendor interest, with several vendors reaching out after passing by the active construction site.
6	East Athens Development Corporation	Build 2 new rental homes + Financial Education Program	Back On Track	As of 6/30/2025 EADC reports, substantial progress was made in the housing construction at both 224 and 228 Fairview Street. Foundation work and structural framing were completed, followed by the installation of roofing and exterior siding. Window and door installations were also finalized, achieving full enclosure and enabling interior work to move forward. Interior work included electrical and plumbing system installations, with all related fixtures now in place. Drywall, painting, cabinetry, and flooring have also been completed. Landscaping efforts began with debris removal and lawn grading, berms, sod and drainable systems all of which are now finished. Key utility inspections have been passed, and punch lists were created to address minor outstanding tasks ahead of final walkthroughs. A second walkthrough will be conducted to ensure completion of the remaining work and to verify any minor repairs at both properties.

7	First American Bank & Trust	AJMP Down Payment Assistance	Low affordable housing inventory has made it difficult for DPA-qualified residents to close	As of 6/30/2025 First American Bank and Trust continued efforts to expand access to homeownership through outreach, collaboration, and financial support. Staff held multiple conversations with realtors, prospective buyers, and key housing partners, including the Athens Housing Authority, Athens Land Trust, and ENVISION Athens. A podcast was recorded with Cameron McGlothen from the ACCGov People & Belonging Department, and discussions with Michelle Tucker Pearson explored purchases via estate planning. Rhodes also presented a brief HOME Program overview at the 4th Annual Fair and Affordable Housing Summit and GICH Meeting hosted by Jeff Bishop. Since April, the bank has successfully provided down payment assistance (DPA) to 5 households. Notably since the last report, and as per stipulations in their contract, HCD Director approved for FABT to (1) update eligibility criteria by raising the Clarke County AMI limit to 120% for individuals within QCTs (remains at 65% for outside QCTs)and the HUD AMI limit to 80%, and (2) increase assistance cap for qualified participants to $45,000. More data available in the DPA Program Outcomes Dashboard.
8	Historic Athens	AJMP Homeowner-occupied Repair	On Track	As of 6/30/2025 Historic Athens reports they focused on closing out the fiscal year by completing their final project—a full roof replacement, new gutters, and replacement of damaged siding. To preserve the historic character of the home, they carefully matched and painted the new siding. They also began preparations for their first FY26 project, including site assessments, scope confirmation, contractor coordination, and clearing the site for construction. In reflecting on the past year, they identified ways to improve both internal processes and community impact, aiming to enhance program effectiveness and the overall client experience.

Homelessness				
#	Agency	Project	Project Status	Notes
9	Advantage Behavioral Health Services	Encampment crisis response	On Track	As of 6/30/2025 Throughout Q2, staff conducted consistent outreach to 25–34 encampments across Athens each month. Across this period, 23 encampments involving over 100 individuals triggered CCRT protocol, resulting in 19 total camp closures. A total of 22 individuals were assisted in exiting unsheltered homelessness through a variety of placements including CCRT housing, permanent supportive housing (PSH), residential treatment, extended-stay hotels, reunification with family, and other temporary housing options. Notably, several high-barrier clients—including a chronically unsheltered couple and a pregnant young adult—were placed in stable housing environments. Staff also coordinated closely with ACCPD, Creature Comforts, and concerned citizens to develop collaborative camp closure plans and strengthen community understanding of unsheltered homelessness. Additionally, staff prepared individuals for severe winter weather, provided regular updates on shelter and warming options, and presented on the CCRT model at a national homelessness conference. Internal milestones included initiating plans for a structured 12-week camp closure timeline and successfully transitioning the program's first CCRT client into a Housing Choice Voucher unit with permanent rental assistance and case management.
10	Athens Area Habitat for Humanity	Family Promise Habitat expansion	On Track	As of 6/30/2025 the construction manger for this project resigned and the AAHFH team will review the former Construction Superintendent's timesheets and paystubs for April and May following his resignation. Additionally, renovation work will resume as the subcontractor recovers from a recent stroke and hospital stay.

11	Athens Homeless Coalition	Staff, Lived Experience, Coordinated Entry, Homelessness Support Fund	On Track	As of 6/30/2025 the Athens Homeless Coalition made major strides in launching a trauma-informed Coordinated Entry system. The newly developed Athens Coordinated Entry (ACE) tool was reviewed by a trauma expert, piloted through Advantage Behavioral Health's Day Service Center and Street Outreach teams, and used with over 75 participants. Feedback from the pilot informed final revisions before the official launch. A Coordinated Entry Committee of providers and community members guided the process, and new policies and procedures were created to support the updated system. The Flexible Housing Fund (FHF) was also formally established this quarter. Informed by service providers and individuals with lived experience, the Coalition developed clear eligibility criteria, application forms, and a review process that balances rapid response with accountability. A separate bank account, finalized budget, and outreach materials were put in place to support fund implementation and ensure community awareness.
12	Athens Wellness Clinic ("Nurses Clinic")	Healthcare for unsheltered homeless	On Track	As of 6/30/2025, the clinic has serve 227 unique individuals, including 47 since the last quarterly report. Every month, they continue to serve "repeat" clients. To date, the program has prevented 449 ER visits; provided 219 primary care visits, 31 dental visits and 29 behavioral health visits; and provided medication to 190 inividuals and 115 labs/imaging. In June, a female patient receiving breast cancer treatment obtained housing, and a patient with a serious foot wound was allowed an extended stay at the Salvation Army shelter to continue treatment. Outreach was conducted at Our Daily Bread and in encampments alongside the ABHS Street Outreach Team.

#	Agency	Project	Project Status	Notes
13	Divas Who Win	She Works employment initiative	On Track	During the last quarter, the She Shines program had no new enrollments, with 13 participants completing Phase 1 and continuing 30-day follow-ups. Six active interns gained hands-on experience through various tasks, including boutique operations and sustainability center duties such as sorting clothing donations. Ten participants maintained employment across retail, childcare, and food service sectors, with one promoted to a management position at Three Buddies restaurant. Participants completed training in customer service, resume building, workplace dress codes, managing emotions, and interview skills. Two participants secured temporary housing. Interns supported peers by assisting with sign-ins and facilitating boutique shopping. All interns are on track to complete their 250-hour paid internships. One intern secured employment with a nonprofit supporting mothers involved in DFCS custody cases, and another received a job offer to join staff as a transporter for the She Roars program after completing internship hours. Additionally, one intern earned credentials from the Georgia Department of Behavioral Health to work in the mental health field. Preparations for the upcoming She Works class, scheduled to launch in June, are underway, with strong interest from prospective participants.
14	Economic Justice Coalition	Above & Beyond Homecare Cooperative	Challenges with meeting reporting deadlines, ability to secure non-ARPA funding to support critical non-ARPA eligible expenses.	As of 6/30/25, A&B reports having trained 4 previously homeless individuals as CNAs, and having served 20 individuals who have received home care services by the trained CNAs. A&B and CNAs have done significant outreach to identify additional CNA candidates and individuals who could benefit from tehir services. Two CNAs have been selected to be motivators/ambassadors to inspire additional CNAs in training. A&B and EJC have experienced significant personnel changes since December, including new ED for EJC and the loss of program intake coordinator at A&B. Staff has provided significant and comprehensive TA to EJC and its subgrantee Above & Beyond, particularly surrounding late reporting, and lack of non-ARPA funding to support critical program expenditures not covered by ARPA. More data available in the ARPA Homelessness Dashboard.

15	Family Promise of Athens	Diversion program	On Track	As of 6/30/2025 Family Promise of Athens assisted a total of 19 families experiencing or at risk of homelessness. In January, four families (15 individuals) were served, all relocating within Athens-Clarke County. Three exited local shelter programs, while one was referred by CCSD. One referral could not be served due to income ineligibility. In February, six new families were added to the program, with four moving into new housing. A total of eight referrals were received, though contact was lost with two families. Services included application assistance, fee payments, landlord advocacy, employment-related documentation support, and payment of past-due bills. In March, five new families began receiving assistance; three of them were housed by month's end. Two additional families, initially not diverted in February, secured housing in March. Throughout the quarter, the program facilitated housing for a total of eight families, covering costs such as first month's rent, security deposits, and utility setup. Services were provided in collaboration with both private and commercial landlords. Two of the families assisted in March were survivors of domestic violence and were placed in secure housing environments. Staff also supported a grandmother moving out of hotel living with her grandchildren and a father transitioning from sleeping in his vehicle to stable housing with his children.
16	Project Safe	Emergency Shelter Improvements	On Track	As of 6/30/2025 all planned shelter improvement items have been completed. Residents participated in support services including domestic violence support groups, self-care outings, and communal activities such as shared meals. All residents who exited the shelter in April transitioned into safe or permanent housing and had secured employment or another source of income. Project Safe began evaluating and pricing new shelter furnishings, with that process completed by the end of May. Additional shelter upgrades included a new washer and dryer, living room updates, décor improvements, and new small kitchen appliances. Resident engagement activities during the quarter included game nights, a children's Superheroes camp, an adult support group brunch, and trips to the thrift store.

17	Salvation Army	Shelter improvements and case management	On Track	As of 6/30/2025 The Salvation Army completed a full renovation of the shelter and began upgrades to administrative office space. The shelter has reopened and is now fully operational. Renovations included a complete update of the manger area, featuring new finishes, lighting, and layout improvements. On the men's side, one apartment unit was renovated, including updates to flooring, paint, kitchen, and bathroom facilities. A new phone system was installed to enhance communication quality and operational efficiency. Work remains in progress on several planned improvements, including the replacement of the HVAC system, installation of new metal-frame bunk beds, and the addition of secure personal lockers for residents. Staff development continued this quarter, with the case worker and social service manager attending housing training sessions hosted by the Georgia Department of Community Affairs (DCA) in Savannah and by ACC Government. In addition, staff and volunteers received training on identifying and reporting suspected abuse involving children and vulnerable adults. This training covered types of abuse, warning signs, mandatory reporting requirements, proper documentation, confidentiality, and trauma-informed response protocols.

Youth Development and Violence Prevention				
#	Agency	Project	Project Status	Notes
18	ACC-High School Completion Initiative	CDBG Proposal, Education Matters	Challenges with partnerships, expected to overcome in summer 2025	As of 6/30/2025 Agency has continued to run into challenges implementing program, including school sites not following through with executed MOUs. Agency used up FY25 CDBG funding first (since there's no carry-forward after 6/30/24) and then will begin spending ARPA in FY26 as described in their Action Plan. They are aware of recapturing provisions. Performance data on this program is available via the FY25 CDBG Public Services Dashboard (since the majority of funding received was CDBG).
19	Boys and Girls Club of Athens	Delinquency Prevention Initiative	On Track	As of 6/30/2025, BGCA has served a total of 427 unique individuals and 742 served total (cumulative over program period, goal is 1,400). The agency reports an average of 480 participants at 6 locations supported by ARPA funding (goal = 380). Based on pre- and post-surveys administered to BGCA participants, as well as records provided by CCSD for 95% of BGCA club participants: • 45% of BGCA youth that are elementary & middle school students have exceeded expected reading growth (goal = 50%). BGCA participants average iReady reading growth = 66% vs. CCSD's average for demographically-matched sample = 72%). • 42% of BGCA youth that are elementary & middle school students have exceeded expected growth in math. BGCA participants average iReady math growth = 55% vs. CCSD's average for demographically-matched sample = 58%). • 17% of BGCA participants demonstrated CCSD-reported behavioral incidents vs. 15% of the CCSD average percent of students with behavior incidents (within demographically-matched sample) • 84% of BGCA participants show a satisfactory school attendance measured as >90% of days (goal = 80%). BGCA participants avg absences is 6.0% vs. 7.3% CCSD average BGCA has also sub-granted $565,000 in ARPA funding to 9 youth development & violence prevention service providers: ACC high School Completion Initiative, Chess & Community, Clarke County Mentor Program, Cultivating a Lifetime of Legacy, Divas Who Win Freedom Center, Get STEMulated, Juvenile Offender Advocate, United Community Outreach, Young Women's Christian Organization. Staff working with BGCA to secure performance report for these agencies. BGCA has also subcontracted with Northeast GA Food Bank, EADC, and Fun Fit & Fabulous, to enhance DPI programming at BGCA locations. More data available in the ARPA BGCA Outcomes Dashboard.

#	Agency	Project	Project Status	Notes
20	Chess & Community	CDBG Proposal, Project Rewire	On Track	As of 6/30/2025 Chess and Community students participating in the debate program focused on building core debate skills, voice control, and public speaking techniques. Activities included voice warm-ups, reflective discussions on the role of debate, and analysis of speaking styles through a viewing of The Great Debaters. Students also completed a “Hot Spot” exercise to enhance critical thinking and conflict resolution. The Demosthenians from UGA facilitated interactive sessions where students explored and practiced their preferred speaking styles. These skills were applied in student-led debates. Prior to the 12th Annual Conference, students practiced improvisation and public speaking; on the day of the event, they presented alongside student peers from Nigeria. The Robotics Program (Pawn Accelerator) also launched this quarter. Students were divided into three teams and tasked with completing a NASA-themed challenge. Each team created a company name, logo, and robot design, and began building and coding their robots. Teams collaborated to develop and rehearse presentations aligned with challenge requirements. Each student was assigned a speaking role, and final presentations—up to 10 minutes in length—were delivered before an audience and NASA judges, showcasing their robots and project concepts. The Robotics Program concluded successfully, and planning is underway for the next student engagement initiative: a book club focused on reading and discussion to support literacy and critical thinking.

21	YWCO	CDGB Proposal, Summer 2025 program	On Track	As of 6/30/2025, the YWCO Girls Club is a six-week summer camp for girls ages 4–12 from low-income families, hosted this year at Holston Elementary School. The 2025 camp runs from June 2 through July 11, and serves 184 registered participants. In May, the leadership team focused on staff hiring, scheduling, coordinating with guest speakers and community partners, arranging transportation and field trips, ordering supplies, and managing registration in partnership with Clarke County. Staff training was held May 27–29, followed by a parent orientation on May 29. In June, campers participated in swimming, games, arts and crafts, performing arts, and educational field trips. Seven-year-olds received progressive swim lessons with an emphasis on water safety. Academic support included daily reading instruction led by two certified teachers, with third graders focusing on Dolch sight word mastery. The D.E.A.R. to Me program provided daily read-aloud sessions by counselors and guests, with books also sent home for family engagement. Eight-year-olds completed a week-long puppetry project culminating in a performance during Parent Night. Camp operations paused on June 19 for the Juneteenth holiday. Additional registrations continued through the month. End-of-camp assessments are scheduled for the week of July 9, with demographic and output data to be compiled post-camp.
Closed Contracts Since Last Update				
None				

Attachment 5: Expenditure Report for Active ED ARPA Contracts

Overview of EXPENDITURES of Active ARPA Contracts Administered by Economic Development, as of: **6/30/2025**

Performance Dashboards for all Projects Available via www.accgov.com/ARPA

* Includes all expenditures reported through date indicated above, including those currently under review for eligibility and approval.

Business Development & Workforce Support

#	Agency	Project	Contract Executed	Program Period Start Date	Program Period End Date	% of Program Period Completed	Contract Amount	Spent To Date*	% Of Funding Spent*	First Review Deadline For ARPA Recapture (Per 10/1 Resolution)	2023 Contracts Met First Expenditure Deadline (25% on 1/1/25)	2023 Contracts Met 2nd Expenditure Deadline (50% on 7/1/25)	2023 Contracts Risk of Not Meeting 3rd Expenditure Deadline (75% by 1/1/26)	2024 Contracts Met First Expenditure Deadline (25% on 7/1/25)	2024 Contracts Risk of Not Meeting 2nd Expenditure Deadline (50% by 1/1/26)
1	Athens Area Chamber of Commerce	Athens Achieves (Athens Area Chamber)	Original: 12/17/24	9/17/24	12/31/26	25%	$2,346,680.00	$363,186.46	15%	July 2025	n/a			No - 15% spent	Moderate - has provided a catch up plan
2	Economic Justice Coalition	Workforce Education and Rights	Original: 12/12/24	9/17/24	12/31/26	25%	$150,000.00	$0.00	0%	July 2025	n/a			No - 0% spent	High - Has requested to terminate contract for convenience
3	Georgia Center for Employee Ownership	Support Employee Ownership	Original: 12/5/24	9/17/24	12/31/26	25%	$150,000.00	$48,801.81	33%	July 2025	n/a			Yes	Low
4	Georgia Cooperative Development Center	Startup for and Support of Existing Cooperatives	Original: 12/18/24	9/17/24	12/31/26	25%	$150,000.00	$9,324.62	6%	July 2025	n/a			No - 6% spent	Moderate - has provided a catch up plan
5	Joint Development Authority of ACCGov & Winterville	Small Business Grant Program	Original: 12/13/24	9/17/24	12/31/26	25%	$100,000.00	$0.00	0%	July 2025	n/a			No - 0% spent	Moderate - Plan to expend funds in one round of grants in September 2025
6	Quality Care for Children	Child Care Provision Services	Original: 12/3/24	9/17/24	12/31/26	25%	$300,000.00	$44,141.91	15%	July 2025	n/a			No - 14% spent	Moderate - has provided a catch up plan

Closed Contracts Since Last Update

None

Overview of PERFORMANCE of Active ARPA Contracts Administered by Economic Development (as of 6/30/25)

Performance Dashboards for all Projects Available via www.accgov.com/ARPA

* Includes status updates submitted by agencies on activities completed by date listed above.

Business Development & Workforce Support

#	Agency	Project	Project Status	Notes
1	Athens Area Chamber of Commerce	Athens Achieves (Athens Area Chamber)	Some program startup efforts and timelines will unevenly distribute expenditures to later periods. Challenges managing requirements of subrecipients.	The Chamber is conducting three programs (expenditures through June 30 in parentheses): 1. Athens Achieves (Athens Area Chamber) (25.49%) has hired the Chief Workforce Officer and continues to invest in development of Job Portal (two Job Portal Navigator positions are scheduled to be hired in the Fall). 2. Apprenticeship Program (0%) set to begin in the upcoming months. 3. World of Works (0%) is a one-time program scheduled for 2026. The Chamber has contracted with 8 subrecipients for programs in Athens. 1. Envision Athens (99.37%) has completed its second-chance event. 2. ACC High School Completion (10.8%) will increase spending by hiring staff and purchasing videography equipment - expenditures in this program will be higher during the school year. 3. Books for Keeps (0%) will apply its allocations to the Program Manager salary with the purpose of recruiting 120 volunteers for the local elementary school partners and plans to submit backdated requests. 4. Boys & Girls Club (6.51%) will increase focus on Pathways and Youth Force programs. 5. Clarke County Mentor Program (5.93%) focuses on the school year and will spend accordingly. 6. Destined (21.22%) is centered around the academic year and summer sessions with an expected increase in funding staff positions during the school year. 7. Goodwill (0.8%)continues to work with the Chamber to establish program reporting procedures and expects spending targets to be met once backdated reimbursement requests are forwarded to the ARPA team. 8. MBNA (0%) was asked to revised procedures to eliminate potential conflicts of interest, and they are in the hiring process for a Program Coordinator. With the exception of Envision Athens, all entities above have submitted expenditure catch-up plans for the remainder of calendar year 2025.
2	Economic Justice Coalition	Workforce Education and Rights	Has requested to terminate contract for convenience	Following a staffing change in December 2024, EJC has reconsidered their workforce contract and requested to terminate for convenience. No funds were expended or requested in regards to this contract.
3	Georgia Center for Employee Ownership	Support Employee Ownership	On Track	GACEO has consistently submitted monthly reimbursement requests, and provides performance measurement materials from conferences, email distributions, and presentations. Activities include hiring an outreach coordinator, providing radio interviews, attending networking events, working with the Chamber, visiting local businesses to educate about employee ownership, and cultivating business lists for the Athens area.

4	Georgia Cooperative Development Center	Startup for and Support of Existing Cooperatives	Has worked through some confusion about the scope of the contract and is on track to start program.	GCDC has hired their Program Manager and Outreach Coordinators and is actively working on their marketing materials. Cooperative business models will be introduced through webinars, community meetings, and workshops beginning in August and September. Completion of the first round of programs and beginning of monitoring their service delivery will begin around November.
5	Joint Development Authority of ACCGov & Winterville	Small Business Grant Program	Anticipated distribution of all funds by December 2025.	The JDA continues with the original plan to distribute all funds over a brief period. In September, applications for small businesses will be accepted, with a scoring period in October, and announcement of awards before October 31st. JDA will request advance payment of the full $100,000 prior to distributing awarded amounts.
6	Quality Care for Children	Child Care Provision Services	Participation has been lower than anticipated.	As of July 1, nine child care facilities were enrolled out of a planned 20 with another recruiting event planned to increase participation. Following a portion of the training curriculum, each participating facility will receive software, equipment, and support valued at $1,500 ($30,000 for 20 participants) to be distributed by December 30. Program goals by that deadline include "70% of providers will have increased or maintained full enrollment, 80% will have eliminated bad debt, and 95% will have improved revenue or decreased expenses to better meet per-child costs."
Closed Contracts Since Last Update				
None				

A RESOLUTION OF THE COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA, TO APPROVE A PLAN FOR THE PERIODIC RECAPTURE OF UNSPENT ARPA FUNDS FOLLOWING THE ARPA OBLIGATION DEADLINE; AND FOR OTHER PURPOSES.

WHEREAS, on March 11, 2021, the American Rescue Plan Act (Public L. 117-2, hereinafter referred to as "ARPA") was enacted, through which fifty-seven million, five hundred and eight-eight thousand, and eight-hundred and forty-three dollars and 00/100 cents ($57,588,843.00) in funding (the "Prime Award") was allocated to the Unified Government of Athens-Clarke County, Georgia, ("ACCGov") to respond to the public health emergency with respect to the Coronavirus Disease 2019 or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality; and

WHEREAS, since ACCGov's receipt of the Prime Award, the Mayor and Commission have authorized multiple contracts with subrecipients and vendors to utilize ARPA funds for various purposes authorized by law; and

WHEREAS, all ARPA funds must be obligated by December 31, 2024 (the "Obligation Deadline"), and must be expended by December 31, 2026 (the "Expenditure Deadline") in order to avoid ACCGov having to return unobligated or unexpended ARPA funds to the U.S. Department of the Treasury; and

WHEREAS, there is reason to believe that some subrecipients and/or vendors may not currently be on track to expend the entire amount of ARPA funds obligated to them by the Expenditure Deadline; and

WHEREAS, to avoid having to return unexpended funds, ACCGov may recapture certain unexpended funds from subrecipients and/or vendors who appear unlikely to be able to use said funds by the Expenditure Deadline and then may re-obligate said funds following the Obligation Deadline under certain circumstances; and

WHEREAS, the Mayor and Commission wish to adopt a uniform and defined plan to authorize the periodic recapture of ARPA funds that are at risk for not being expended by the Expenditure Deadline;

NOW, THEREFORE, BE IT RESOLVED THAT the Commission does hereby adopt the ARPA Funding Recapture Plan, attached hereto as **Exhibit "A"** and incorporated herein by reference.

BE IT FURTHER RESOLVED the Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this Resolution; and,

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution or in the Exhibit attached hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution; and,

BE IT FURTHER RESOLVED the Commission grants the Mayor and the County Attorney the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution; and,

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2024.

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

By: _____
Mayor

Attest: _____
Clerk of Commission

(SEAL)

EXHIBIT "A"

For ARPA projects contracted in 2023:

- **As of January 1, 2025 (Q1)**: For ARPA projects that have not expended 25% of their approved budget by the end of Quarter 1 of 2025-2026, HCD will notify agency/agencies of its intent to propose contract termination and will draft an agenda to present to Mayor and Commission for approval. Agenda setting session would occur in February 2025 and Voting session would occur in March 2025. If approved, HCD will terminate the contract effective April 2025 for immediate reallocation.
- **As of July 1, 2025 (Q2)**: For ARPA projects that have not expended 50% of their approved budget by the end of Quarter 2 of 2025-2026, HCD will notify agency/agencies of its intent to propose contract termination and will draft an agenda to present to Mayor and Commission for approval. Agenda setting session would occur in August 2025 and Voting session would occur in September 2025. If approved, HCD will terminate the contract effective October 2025 for immediate reallocation.
- **As of January 1, 2026 (Q3)**: For ARPA projects that have not expended 75% of their approved budget by the end of Quarter 3 of 2025-2026, HCD will notify agency/agencies of its intent to propose contract termination and will draft an agenda to present to Mayor and Commission for approval. Agenda setting session would occur in February 2026 and Voting session would occur in March 2026. If approved, HCD will terminate the contract effective April 2026 for immediate reallocation.

For ARPA projects contracted in 2024:

- **As of July 1, 2025 (Q1)**: For ARPA projects that have not expended 25% of their approved budget by the end of Quarter 1 of 2025-2026, HCD will notify agency/agencies of its intent to propose contract termination and will draft an agenda to present to Mayor and Commission for approval. Agenda setting session would occur in August 2025 and Voting session would occur in September 2025. If approved, HCD will terminate the contract effective October 2025 for immediate reallocation.
- **As of January 1, 2026 (Q2)**: For ARPA projects that have not expended 50% of their approved budget by the end of Quarter 2 of 2025-2026, HCD will notify agency/agencies of its intent to propose contract termination and will draft an agenda to present to Mayor and Commission for approval. Agenda setting session would occur in February 2026 and Voting session would occur in March 2026. If approved, HCD will terminate the contract effective April 2026 for immediate reallocation.
- **As of July 1, 2026 (Q3)**: For ARPA projects that have not expended 75% of their approved budget by the end of Quarter 3 of 2025-2026, HCD will notify agency/agencies of its intent to propose contract termination and will draft an agenda to present to Mayor and Commission for approval. Agenda setting session would occur in August 2026 and Voting session would occur in September 2026. If approved, HCD will terminate the contract effective October 2026 for immediate reallocation.

FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT RELATED TO THE ATHENS-CLARKE COUNTY CENTER FOR RACIAL JUSTICE AND BLACK FUTURES

This First Amendment to the Intergovernmental Agreement dated November 8, 2024, related to the Athens-Clarke County Center for Racial Justice and Black Futures is made and entered into as of the effective date hereinafter described, by and between the **CLASSIC CENTER AUTHORITY FOR CLARKE COUNTY,** (the "Authority"), a public body corporate and politic created and existing under the laws of the State of Georgia and the **UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA**, (the "Unified Government"), a consolidated government and a political subdivision of the State of Georgia;

W I T N E S S E T H:

WHEREAS, on November 8, 2024, the Authority and the Unified Government entered into the Intergovernmental Agreement dated November 8, 2024, related to the Athens-Clarke County Center for Racial Justice and Black Futures (the "2024 IGA"); and

WHEREAS, as part of the 2024 IGA and in consideration for the Authority's duties and obligations thereunder and the Authority's having agreed to contract with the Athens Clarke County Center for Racial Justice and Black Futures, Inc. (the "CRJBF) to operate the Center for Racial Justice and Black Futures (the "Project") for recreation, civic, cultural, and educational purposes, the Unified Government agreed to provide up to $1,150,000 in ARPA SLFR funds and up to $100,000 in General Funds to the Authority for a total amount of up to $1,250,000 to provide for the creation of the Project; and

WHEREAS, the Authority and the Unified Government desire to enter this First Amendment to the 2024 IGA (the "First Amendment") for the following purposes:

(a) To amend Section 3 of the 2024 IGA to replace the $100,000 in General Funds with $100,000 in ARPA SLFR Funds and to provide an additional $40,000 in ARPA SLFR Funds to the Authority to cover CRJBF's sublease payments to the Authority for FY26; and

(b) To amend Section 5 of the 2024 IGA to provide that the $44,121 of Linnentown play production funds shall be utilized by the Authority as a credit against the CRJBF's sublease payments to the Authority for FY27;

NOW, THEREFORE, in consideration of the premises, the mutual covenants, promises, agreements, representations and warranties contained in this First Amendment, and other good and

valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby covenant, promise, agree, represent and warrant as follows:

1. Capitalized Terms. All capitalized terms used but not otherwise defined in this First Amendment shall have the meanings ascribed to such terms in the 2024 IGA.

2. Amendment to Section 3. Section 3. of the 2024 IGA shall be deleted in its entirety and replaced with the following:

"**Section 3. Provision of ARPA SLFR Funds by the Unified Government; Review and Audit.** The Unified Government does hereby approve and authorize a commitment to the Authority of ARPA SLFR funds in the amount of up to $1,250,000 to provide for the implementation of the Project. Upon the submission of acceptable and proper documentation of the costs for the Project, (the "Project Costs"), no more frequently than monthly, the Unified Government, acting thru its Manager or his designee, shall advance said ARPA SLFR funds for the payment of the Project Costs. Project Costs may include, but not be limited to, costs related to design, construction, project management, fixtures and furnishings. If any portion of the ARPA SLFR funds are not used for implementation of the Project, said funds may be used to support ongoing rent, maintenance, or operational costs CRJBF incurs during the term of the subsequent lease between Authority and CRJBF."

Pursuant to Section 5, the Unified Government does hereby approve and authorize a commitment to the Authority of ARPA SLFR funds in the amount of $40,000 to cover CRJBF's sublease payments to the Authority for FY26.

Notwithstanding the foregoing, the Authority does hereby agree that it will provide for expenditure of the $1,250,000 in ARPA SLFR Funds subject to the following requirement: As of December 31, 2025, if the Authority has not expended 50% of its approved budget in the amount of $1,250,000 for ARPA SLFRF Funds, the Unified Government's Housing and Community Development Department ("HCD") will notify the Authority of its intent to propose contract termination with respect to the outstanding ARPA SLFRF Funds and will draft an agenda to present to Mayor and Commission for approval. The agenda setting session for consideration of this action would occur in January 2026 and Voting session would occur in February 2026. If

approved, HCD will terminate the contract effective March 2026 for immediate reallocation of the ARPA SLFRF Project Funds.

The Unified Government reserves the right to review and audit the expenditures of ARPA SLFRF Funds and the progress and status of the Project to ensure that said funds are timely expended, and the Authority will fully cooperate with any such review or audit and will provide all requested records pertaining thereto.

3. Amendment to Section 5 Section 5. of the 2024 IGA shall be deleted in its entirety and replaced with the following:

"**Section 5. Sub-Lease of Project Premises.** The Authority shall enter into a sub-lease agreement with the CRJBF to provide that the Authority shall lease the Project Premises to the CRJBF for a term of ten (10) years, subject to CRJBF's faithful observance of the terms of such sub-lease. The Authority shall require as a condition of such sub-lease that the CRJBF agrees to contract to operate the Project Premises as a civic, cultural, educational, and recreational facility for the purpose of engaging and empowering individuals through promoting racial justice with the goal of sharing the historical truth of Black history in the Athens community, the state of Georgia and the United States as a whole, showcasing artifacts, educational materials and interactive spaces. If the Project Premises shall cease to be sub-leased in accordance with the requirements of this Agreement to the CRJBF, then, the Authority shall seek to find a replacement tenant to operate the Project Premises for the purposes set forth herein. The Authority agrees that the CRJBF will not be charged any rent/lease payments until September 1, 2025, for their sublease of the Project Premises. Opening of the Project Premises is currently anticipated to be in the FY26 year, which begins July 1, 2025. The Authority has generated and will provide the $44,121 of the Linnentown play production funds as a credit against CRJBF's FY27 sublease payments and provide any remaining balance to CRJBF for its operating costs."

4. Ratification of the 2024 IGA. Except as otherwise specifically stated in this First Amendment, all terms and conditions of the 2024 IGA shall remain the same and are in full force and effect and are hereby ratified by the Authority and the Unified Government.

5. Miscellaneous. This First Amendment may be executed by the parties in one or more counterpart signature pages, which combined together, shall become one integrated document.

IN WITNESS WHEREOF, the Authority has executed this First Amendment by causing its name to be hereunto subscribed by its authorized officer indicated below and attested to by its Secretary; and the Unified Government has executed this First Amendment by causing its name to be hereunto subscribed by its Mayor and attested to by its Clerk; all being done as of the day and year first above written.

Signed in the presence of:

CLASSIC CENTER ATHORITY FOR CLARKE COUNTY

_____

Unofficial Witness

By: _____

Title:

_____

Notary Public

My commission expires:

(NOTORIAL SEAL)

Attest:

_____

Secretary

Signed in the presence of:

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

_____

Unofficial Witness

By: _____

Mayor

_____

Notary Public

My commission expires:

(NOTORIAL SEAL)

Attest:

_____

Clerk of Commission

A RESOLUTION OF THE COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA, TO APPROVE AND APPOINT THE MANAGER OF THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA, AS THE AUTHORIZED REPRESENTATIVE OF THE UNIFIED GOVERNMENT WITH RESPECT TO THE SERIES 2022 AND THE SERIES 2023 CLASSIC CENTER ARENA PROJECT BONDS AND USE OF THE PROCEEDS THEREOF; AND FOR OTHER PURPOSES.

WHEREAS, the Classic Center Authority for Clarke County (the "Authority") has been created pursuant to 1988 Ga. Laws p. 3799 *et seq.*, as amended by 1989 Ga. Laws p. 4867 *et seq.* and 2002 Ga. Laws p. 5665 *et seq.* (the "Act"); and

WHEREAS, under the Act, the Authority is empowered (i) to construct, reconstruct, acquire, equip, own, alter, repair, maintain, add to, extend, improve, operate, and manage public projects, including the erection of a building or buildings in Clarke County, Georgia, to be used for amusement, recreation, civic, cultural, commercial, hotel, parking, and educational purposes or a combination thereof, including fairs, expositions, exhibits, conventions, conferences, public meetings or gatherings, concerts, theater, and such other activities as are designed and intended to promote education, culture, tourism, and the arts, and (ii) with the approval of the Unified Government of Athens-Clarke County, Georgia (the "Unified Government"), to borrow and issue revenue bonds for the purpose of paying, in whole or in part, the costs of such projects; and

WHEREAS, the Authority has previously issued, with the approval of the Unified Government, its Revenue Bonds (Classic Center Arena Project), Series 2021, in the aggregate principal amount of $48,880,000 (the "Series 2021 Bonds"), for the purpose of paying (i) a portion of the cost of acquiring, constructing, installing and equipping of an approximately 7,000-seat multi-purpose arena facility, parking facilities and related property and facilities in the City of Athens, Clarke County, Georgia (as such facility is more fully described herein, the "Project"), (ii) capitalized interest on the Bonds, and (iii) the cost of issuing the Series 2021 Bonds; and

WHEREAS, on or about February 1, 2022, the Commission of Athens-Clarke County, Georgia (the "Commission") approved a Resolution appointing the Manager of the Unified Government of Athens-Clarke County, Georgia (the "Manager") as the authorized representative of the Unified Government with respect to the Series 2021 Bonds and the use of the proceeds thereof, with full authority to approve and sign requisitions, draw requests and other documentation related to the use of the proceeds of the Series 2021 Bonds on behalf of the Unified Government;

WHEREAS, the Authority has subsequently issued, with the approval of the Unified Government, its Revenue Bonds (Classic Center Arena Project), Series 2022, in the aggregate principal amount of $37,440,000 (the "Series 2022 Bonds"), for the purpose of paying: (i) an additional portion of the cost of acquiring, constructing, installing and equipping the Project, (ii) capitalized interest on the Series 2022 Bonds, and (iii) the cost of issuing the Series 2022 Bonds;

WHEREAS, the Authority has also subsequently issued, with the approval of the Unified Government, its Revenue Bonds (Classic Center Arena Project), Series 2023, in the aggregate principal amount of $28,085,000 (the "Series 2023 Bonds"), for the purpose of paying: (i) an

additional portion of the cost of acquiring, constructing, installing and equipping the Project, (ii) capitalized interest on the Series 2023 Bonds, and (iii) the cost of issuing the Series 2023 Bonds;

WHEREAS, on or about November 7, 2023, the Commission approved a Resolution appointing the Manager of the Unified Government of Athens-Clarke County, Georgia, as the authorized representative of the Unified Government with respect to the Series 2022 Bonds and the Series 2023 Bonds and the use of the proceeds thereof, with full authority to approve and sign requisitions, draw requests and other documentation related to the use of the proceeds of such Series 2022 Bonds and Series 2023 Bonds on behalf of the Unified Government;

WHEREAS, the position of Manager of the Unified Government of Athens-Clarke County, Georgia, became vacant as of July 13, 2024, and several Acting Managers were been appointed to fill the role in an interim capacity; and

WHEREAS, each Acting Manager was appointed as the authorized representative to approve and sign requisitions, draw requests, and other documentation related to the use of the proceeds of the Series 2021 Bonds, the Series 2022 Bonds and the Series 2023 Bonds on behalf of the Unified Government; and

WHEREAS, Robert S. "Bob" Cowell, Jr. was appointed as the Manager of the Unified Government of Athens-Clarke County, Georgia, effective July 28, 2025 at 8:00 a.m.; and

WHEREAS, the Commission finds it to be in the best interests of the Unified Government to approve and appoint Robert S. "Bob" Cowell, Jr., in his capacity as the Manager of the Unified Government of Athens-Clarke County, Georgia, as the authorized representative of the Unified Government with respect to the Series 2021 Bonds, the Series 2022 Bonds and the Series 2023 Bonds and the use of the proceeds thereof, with full authority to approve and sign requisitions, draw requests, and other documentation related to the use of the proceeds of the Series 2021 Bonds, the Series 2022 Bonds and the Series 2023 Bonds on behalf of the Unified Government;

NOW, THEREFORE, BE IT RESOLVED by the Commission of Athens-Clarke County, Georgia and it is hereby so resolved by the authority of same as follows:

SECTION 1.

The Commission hereby approves and appoints Robert S. "Bob" Cowell, Jr., in his capacity as the Manager of the Unified Government of Athens-Clarke County, Georgia, as the authorized representative of the Unified Government with respect to the Series 2021 Bonds, the Series 2022 Bonds and the Series 2023 Bonds and the use of the proceeds thereof, with full authority to approve and sign requisitions, draw requests, and other documentation related to the use of the proceeds of the Series 2021 Bonds, the Series 2022 Bonds and the Series 2023 Bonds on behalf of the Unified Government.

SECTION 2.

The Commission hereby authorizes the Mayor to execute the Appointment of Authorized Representative(s) form provided by U.S. Bank designating the Manager as the Unified Government's authorized representative with respect to the Series 2022 Bonds and the Series 2023 Bonds and the use of the proceeds thereof, with full authority to approve and sign requisitions, draw requests, and other documentation related to the use of the proceeds of the Series 2021 Bonds, the Series 2022 Bonds and the Series 2023 Bonds on behalf of the Unified Government, in substantially the same form as Exhibit "**A**" attached hereto and incorporated herein by reference.

This Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption without such approval.

APPROVED AND ADOPTED on the _____ day of _____, 20____.

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

By: _____
Mayor

Attest: _____
Clerk of Commission (or Deputy Clerk)

(SEAL)

Exhibit "A"

APPOINTMENT OF AUTHORIZED REPRESENTATIVE(S)

I, Kelly Girtz, a duly elected acting Mayor of the Unified Government of Athens-Clarke County, Georgia, a public corporation in Georgia, do hereby certify that the following have been appointed as an Authorized Representative(s), at the date hereof, and are authorized to act on behalf of the above Institution in matters related to the following:

(a) its Revenue Bonds (Classic Center Arena Project), Series 2021, in the aggregate principal amount of $48,880,000 (the "Series 2021 Bonds"), for the purpose of paying: (i) a portion of the cost of acquiring, constructing, installing and equipping an approximately 7,000-seat multi-purpose arena facility, parking facilities and related property and facilities in the City of Athens, Clarke County, Georgia (the "Project"), (ii) capitalized interest on the Series 2021 Bonds, and (iii) the cost of issuing the Series 2021 Bonds;

(b) its Revenue Bonds (Classic Center Arena Project), Series 2022A and Federally Taxable Series 2022B in the aggregate principal amount of $37,440,000 (together, the "Series 2022 Bonds"), for the purpose of paying: (i) an additional portion of the cost of acquiring, constructing, installing and equipping the Project, (ii) capitalized interest on the Series 2022 Bonds, and (iii) the cost of issuing the Series 2022 Bonds; and

(c) its Revenue Bonds (Classic Center Arena Project), Series 2023A and Federally Taxable Series 2023B in the aggregate principal amount of up to $28,500,000 (together, the "Series 2023 Bonds"), for the purpose of paying: (i) an additional portion of the cost of acquiring, constructing, installing and equipping the Project, (ii) capitalized interest on the Series 2023 Bonds, and (iii) the cost of issuing the Series 2023 Bonds;

I also certify that the signature opposite the name is the signature of such individual.

Name	Title	Signature
Robert S. "Bob" Cowell, Jr.	Manager	_____

[Signatures appear on the next page.]

WITNESS MY SIGNATURE on this ___ day of _____, 20____.

By: _____
Mayor

Attest: _____
Clerk of Commission (or Deputy Clerk)

A RESOLUTION OF THE COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA ("COUNTY") AGREEING TO PARTICIPATE IN THE SANDOZ SUBDIVISION SETTLEMENT, PURDUE DIRECT SETTLEMENT, AND THE THIRD WAVE MANUFACTURERS SETTLEMENTS AND AGREEING TO BE BOUND CORRESPONDING MEMORANDUMS OF UNDERSTANDING BETWEEN THE STATE OF GEORGIA AND GEORGIA SUBDIVISIONS REGARDING THE SANDOZ SUBDIVISION SETTLEMENT, PURDUE DIRECT SETTLEMENT, AND THE THIRD WAVE MANUFACTURERS SETTLEMENTS

WHEREAS, the County initiated litigation against certain manufacturers and distributors of prescription opioids in *In re: National Prescription Opiate Litigation*, MDL 2804, to hold them accountable for the opioid epidemic and to seek equitable and monetary relief;

WHEREAS, Defendant Sandoz, Inc. has reached a national settlement framework (referred to as the "Sandoz Subdivision Settlement") with certain states, including the State of Georgia, and certain subdivisions, and Georgia subdivisions now have the option to join;

WHEREAS, Defendant Purdue Pharma, L.P. has reached a national settlement framework (referred to as the "Purdue Direct Settlement") with certain states, including the State of Georgia, and certain subdivisions, and Georgia subdivisions now have the option to join;

WHEREAS, Defendants Alvogen, Inc., Amneal Pharmaceuticals LLC, Apotex Corp., Hikma Pharmaceuticals USA Inc., Indivior Inc., Viatris Inc., Sun Pharmaceutical Industries, Inc., and Zydus Pharmaceuticals (USA) Inc. have reached a national settlement framework (collectively referred to as the "Third Wave Manufacturers Settlements") with certain states, including the State of Georgia, and certain subdivisions, and Georgia subdivisions now have the option to join;

WHEREAS, the State of Georgia and certain Georgia subdivisions have reached Memorandums of Understanding regarding the Sandoz Subdivision Settlement, the Purdue Direct Settlement, and the Third Wave Manufacturers Settlements, the purpose of which is to maximize funds available under the settlements and control how funds from the settlements are allocated between the State of Georgia and Georgia subdivisions, and the form of which is identical in all material respects to the Memorandums of Understanding previously agreed to by the County with respect to the national opioid litigation; and

WHEREAS, the County desires to participate in the Sandoz Subdivision Settlement, the Purdue Direct Settlement, and the Third Wave Manufacturers Settlements and intends to agree to be bound by the corresponding Memorandums of Understanding with the State of Georgia regarding the Sandoz Subdivision Settlement, the Purdue Direct Settlement, and the Third Wave Manufacturers Settlements;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA, AS FOLLOWS:

Section 1. The Commission of Athens-Clarke County, Georgia, as the governing body of the County, hereby agrees to participate in the Sandoz Subdivision Settlement, the Purdue Direct Settlement, and the Third Wave Manufacturers Settlements.

Section 2. The Commission of Athens-Clarke County, Georgia, as the governing body of the County, hereby agrees to be bound by the Memorandums of Understanding with the State of Georgia regarding the Sandoz Subdivision Settlement, the Purdue Direct Settlement, and the Third Wave Manufacturers Settlements.

Section 3. The Commission of Athens-Clarke County, Georgia, hereby appoints Mayor Kelly Girtz as the duly-appointed representative of the County for the purposes of participating in the Sandoz Subdivision Settlement, the Purdue Direct Settlement, and the Third Wave Manufacturers Settlements and agreeing to be bound by the Memorandums of Understanding with the State of Georgia regarding the Sandoz Subdivision Settlement, the Purdue Direct Settlement, and the Third Wave Manufacturers Settlements.

Section 4. The Commission of Athens-Clarke County, Georgia, directs the duly-appointed representative of the County to execute any document necessary to demonstrate the County's agreement to be bound by the Memorandums of Understanding.

Section 5. The Commission of Athens-Clarke County, Georgia, directs the duly-appointed representative of the County to execute the requisite Participation Forms for the Sandoz Subdivision Settlement, the Purdue Direct Settlement, and the Third Wave Manufacturers Settlements, which can be executed via DocuSign (the preferred method).

Section 6. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

Section 7. This Resolution shall be in full force and effect from and after its adoption as provided by law.

This Resolution was introduced, seconded and adopted at a duly convened meeting of the Commission of Athens-Clarke County, Georgia, held on _____, 2025.

COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA

By: _____
Kelly Girtz, Mayor

ATTEST:

By: _____

Clerk of the Commission

Adopt-a-Highway Proclamation

September 2, 2025

Troop 44 and Troop 5344	Moss Road (between Spring Valley Road and Athens Road) .04 mile