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 12/01/2025**

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

TUESDAY, December 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, November 4; Tuesday, November 18 (2) and non-voting meetings of Tuesday, November 12 and Tuesday, November 18, 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: Grant Acceptance: Byrne Justice Assistance Grant (JAG) 2025 Existing Local Project via Georgia Criminal Justice Coordinating Council (CJCC)

2. ADOPT: Resolution to allow judicial in rem tax foreclosures

3. ADOPT: Resolution to establish the Sunday in calendar year 2026 for alcoholic beverage sales for Class D, E & F license holders as authorized by O.C.G.A. § 3-3-7 (r).

4. APPROVE: 2025 Nulla Bona Properties List

5. APPROVE: USDOT Reconnecting Communities and Neighborhoods Grant Program (RCP) Notice of Award Approval

6. APPROVE: SPLOST 2020 Project 31, Vincent Drive Sidewalk Project – Preliminary Design

7. APPROVE: 1125 Prince Ave – Approval of Private Pump Station & Force Main

8. APPROVE: Jefferson River Rd Multi-Use Path Preliminary Plans & Right of Way Authorization - revised

9. APPROVE: Probate Court Judges FY26 Supplement Adjustment

10. APPROVE: Magistrate Court Judges FY26 Supplement Adjustment

11. APPROVE: State-Paid Staff Attorney FY26 Supplement Adjustment

~~12. Approve: Raw Water Conveyance Preliminary Concept~~ Removed from agenda

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 Chase T. Zech / Armentrout, Matheny, Thurmond P.C., Owner Marvin Williams, for a Rezone from A-R to C-R, on 30 acres of a 71.544-acre tract known as 255 Smithonia Road. Type II District 3

    Planning Commission recommendation: Approval w Conditions

14. Request of Ed Lane / SPG Planners & Engineers, Owner: Homewood Village, LLC., for a Master Planned Development from C-G to C-G (PD), on 15.95 acres known as 2415 Jefferson Road. Type II District 5

    Planning Commission recommendation: Approval w Conditions

15. Request of Eric & Windy Krasle, Owner: Gresham-Krasle Properties, LLC., for a Special Use Permit from Special Use in RM-2, on 6.2 acres (subject area: 0.01 acres) known as 250 Little Street A208. Type II District 8

    Planning Commission recommendation: Approval

16. Request of Eric & Windy Krasle, Owner: Gresham-Krasle Properties, LLC., for a Special Use Permit from Special Use in RM-2, on 6.2 acres (subject area: 0.01 acres) known as 250 Little Street A303. Type II District 8

    Planning Commission recommendation: Approval

17. Request of Eric Johansen / Universal Planning & Development, LLC., Owner: DRH Properties LLC, for a Rezone from C-G & C-R to E-O, on 2.138 acres known as 115 McClung Road. Type II District 9
    Planning Commission recommendation: Approval

18. Request of Eric Johansen / Universal Planning & Development, LLC., Owner: DRH Properties, LLC, for a Special Use Permit, Special Use E-O, on 2.138 acres known as 115 McClung Road. Type II District 9

    Planning Commission recommendation: Approval

19. Request of Frank Pittman / Pittman & Greer Engineering, Owner: Allgood Properties, LLC., for a Rezone from C-R to C-G, on 1.54 acres known as 1065. 1075, & 1085 Hull Road. Type II District 9

    Planning Commission recommendation: Approval w Condition (unanimous)

20. Request of Athens-Clarke County Unified Government to amend Title IX of the Code of Ordinances regarding special use permits for short-term rentals.

    Planning Commission recommendation: Approval

G. Public input. If you wish to address the Mayor and Commission on any other item (#21 - #27) 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

21. GOC Report: Recommend Updates to BAC Procedures (Tuesday, September 2, 2025)

22. Reallocation of Recaptured ARPA Funds for Affordable Housing Projects

23. TSPLOST 2018, Project 11 & Project 12 - Bicycle and Pedestrian Improvement Programs, Barber Street Bicycle and Pedestrian Improvements, Sub-Project #7

24. SPLOST 2020 Project 28, Mental Health Recovery Facility Project – Waiver of Water & Wastewater Connection Fees for Mental Health Recovery Facility Located at 240 Mitchell Bridge Road

25. Relocation of Mill Houses at 110 Puritan Lane and 1060 Macon Highway for Future Affordable Housing Use

I. New business – Consider under suspension of Rules

26. Appointments to various Boards, Authorities, and Commissions

27. Ordinance to Adopt a Temporary Moratorium on Data Centers – **ADDED 12/1/2025**

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

L. Receive report from Manager

28. Contract awards for October 2025

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, 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 GEORGIA CRIMINAL JUSTICE COORDINATING COUNCIL'S (CJCC) BYRNE JUSTICE ASSITANCE EXISTING LOCAL PROJECT GRANT PROGRAM FOR THE CONTINUATION OF FOUR POLICE DEPARTMENT INVESTIGATOR POSITIONS DIRECTLY SUPPORTING THE EFFORTS OF THE NORTHEAST GEORGIA REGIONAL DRUG TASK FORCE; 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 Georgia Criminal Justice Coordinating Council's (CJCC) Byrne Justice Assistance Existing Local Project Grant Program for continuation of four Investigator positions directly supporting efforts of the Northeast Georgia Regional Drug Task Force; and for other purposes. Said Operating budget is hereby amended as follows:

Grants Special Revenue Fund:

REVENUES:	
Increase:	
CJCC Byrne Justice Assistance Grant	$139,460
EXPENDITURES:	
Increase:	
Police Department:	
Personal Services	$139,460

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: Grant Acceptance: Byrne Justice Assistance Grant (JAG) 2025 Existing Local Project via Georgia Criminal Justice Coordinating Council (CJCC)

DATE: October 23, 2025

EXECUTIVE SUMMARY:

Request for continued acceptance of grant funds from the Georgia Criminal Justice Coordinating Council (CJCC) in support of the Northeast Georgia Regional Drug Task Force. Such funds are in support of four sworn officer positions.

BUDGET INFORMATION:

REVENUES:	$139,460	Georgia Criminal Justice Coordinating Council (CJCC)
	$180,753	General Fund – Police Department Operating Budget
	$320,213	
EXPENSES:		
ANNUAL:	$320,213	Funding for four members of the Northeast Georgia Regional Drug Task Force
CAPITAL:		
OTHER:		
FUNDING SOURCE:	Georgia Criminal Justice Coordinating Council	
	General Fund – Police Department Operating Budget	

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:

To request that the Mayor and Commission:

a) Approve submission of an application by the Athens-Clarke County Police Department (ACCPD) for, and accept, if awarded, the Edward Byrne Memorial Justice Assistance Grant (JAG) Program 2025 Existing Local Project Grant;
b) Authorize the continuation of four Athens-Clarke County Police Department (ACCPD) sworn officer positions in the Northeast Georgia Regional Drug Task Force, consistent with the grant award;
c) Adopt the attached budget amendment ordinance **(Attachment #1)**; and
d) Authorize the Mayor and appropriate staff to execute all documents associated with the grant.

HISTORY:

1. Since at least FY 2012, four members of ACCPD's officer cadre within the Northeast Georgia Regional Drug Task Force have been partially funded by Edward Byrne Memorial Justice Assistance Grant (JAG) funding, as allocated by the Georgia Criminal Justice Coordinating Council (CJCC). Such funds have been renewed each year, subject to availability and application approval.

2. On October 4, 2024, CJCC announced via its website a continuation of the current JAG Local Project Grants.

3. On December 18, 2024, the ACCPD submitted an application to the CJCC for JAG 2024 Existing Local Project Grant funding for CY2025. Submission of the application did not bind ACCGov to accept funds, if awarded.

4. On December 23, 2024, the CJCC notified the ACCPD it had been awarded $139,460 for CY2025.

5. On May 6, 2025, the Mayor and Commission approved the most recent grant award.

6. On September 30, 2025, CJCC announced via its website a continuation of the current JAG Local Project Grants.

7. On October 28, 2025, the ACCPD submitted a 2025 JAG Local Projects Grant application prior to the application deadline of October 31, 2025. Such application does not oblige the county to accept funding, if awarded.

FACTS & ISSUES:

1. The Northeast Georgia Regional Drug Task Force (comprised of personnel from the ACCPD, Clarke County Sheriff's Office, and Oglethorpe County Sheriff's Office) is devoted to the investigation of illegal drug activity and maintaining efforts to address and reduce the overall crime rate. Information that is obtained by the Task Force concerning illegal drug activity is analyzed for its value in resolving identified problems. A priority of the Task Force is to apply resources toward investigations, which will not only target the illegal use and distribution of drugs, but activities that have a direct impact on crimes against persons and their property.

2. As the unit is currently configured, nine sworn officers are within the Northeast Georgia Regional Drug Task Force, seven of whom are Athens-Clarke County Police Department officers, with four of these seven ACCPD officers partially funded via Justice Assistance Grant funding.

3. The Edward Byrne Memorial Justice Assistance Grant (JAG) Existing Local Projects Program, as administered by the Georgia Criminal Justice Coordinating Council, was limited to local governments within Georgia that received a 2024 Multi-Jurisdictional Drug Task Force or K-9 Unit Grant Award.

4. The JAG Request for Applications names ACCGov as eligible for a maximum award amount of $139,460. Matching funds are not required as a condition of the grant; however, as currently configured, the funding available from the grant only accounts for approximately 43.5% of the personnel expenses anticipated for the four grant-funded employees (estimated at $320,213 for calendar year 2026).

5. Funding, if awarded, would be available from January 1, 2026 through December 31, 2026.

6. These recommendations support the following ACCGov Strategic Plan Goal & Strategy:

   Good Neighbors Goal, Strategy B: *Decrease crime and enhance public trust through collaborative strategies between the police and the community, especially to target a reduction in gang activity.*

OPTIONS:

1. Mayor and Commission:
   a. Approve submission of an application by the Athens-Clarke County Police Department (ACCPD) for, and accept, if awarded, the Edward Byrne Memorial Justice Assistance Grant (JAG) Program 2025 Existing Local Project Grant;
   b. Authorize the continuation of four Athens-Clarke County Police Department (ACCPD) sworn officer positions in the Northeast Georgia Regional Drug Task Force, consistent with the grant award;
   c. Adopt the attached budget amendment ordinance **(Attachment #1)**; and
   d. Authorize the Mayor and appropriate staff to execute all documents associated with the grant.

2. Mayor and Commission deny the authorization to accept the grant.

3. Mayor and Commission Defined Option.

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

DEPARTMENT: Police Department
Prepared by: Joshua Watkins

Jerry G. Saulters — 10/29/2025
Jerry G. Saulters — Date:

ADMINISTRATIVE COMMENTS:

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

Bob Cowell, Manager — November 13, 2025
Bob Cowell, Manager — Date:

ATTACHMENTS:
Attachment 1: FY26 Budget Ordinance - Police Byrne Grant

A RESOLUTION OF THE COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA AUTHORIZING JUDICIAL IN REM TAX FORECLOSURES

WHEREAS, the General Assembly of the State of Georgia has found that the non-payment of ad valorem taxes places a greater burden on taxpayers who do pay, creates barriers to neighborhood and urban revitalization, and allows significant delinquency that hampers marketability and insurability of property; and

WHEREAS, putting tax delinquent properties back on the tax rolls and into productive use helps eliminate health and safety hazards; and

WHEREAS, the General Assembly, through Senate Bill 383 (effective April 7, 1995), amended Chapter 4 of Title 48 of the Official Code of Georgia Annotated by adding Article 5, providing for judicial in rem foreclosure of tax executions; and

WHEREAS, O.C.G.A. § 48-4-76(a) authorizes the governing authority of any county to proceed with judicial in rem tax foreclosures for delinquent taxes upon adoption of a resolution; and

WHEREAS, the Mayor and Commission of Athens-Clarke County desire to adopt such resolution to authorize judicial in rem tax foreclosure proceedings as an additional tool for collection of delinquent taxes;

NOW THEREFORE, BE IT RESOLVED, pursuant to and as authorized by O.C.G.A. § 48-4-76(a), the Mayor and Commission of the Unified Government of Athens-Clarke County, Georgia resolves and elects to authorize the duly elected Clarke County Tax Commissioner to commence judicial in rem tax foreclosure proceedings and to file petitions in the Superior Court of Athens-Clarke County as provided by law.

REPEALER

All previous Resolutions in conflict herewith are hereby superseded and repealed.

EFFECTIVE DATE

This Resolution shall be effective upon adoption. It shall remain in full force and effect until superseded or repealed.

SO RESOLVED, this 2nd day of December, 2025.

By: _____
Kelly Girtz, Mayor
Athens-Clarke County

Attest: _____
Christine M. Howard
Clerk of Commission

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Resolution to allow judicial *in rem* tax foreclosures

DATE: October 15, 2025

EXECUTIVE SUMMARY: This Agenda Report requests the adoption of the attached resolution, which will authorize the duly elected Clarke County Tax Commissioner to utilize judicial in rem tax foreclosures on a case-by-case basis as a supplemental delinquent tax collection tool.

BUDGET INFORMATION:
REVENUES: N/A
EXPENSES: N/A
FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:
To request that the Mayor and Commission adopt the attached resolution **(Attachment #1)** authorizing the Clarke County Tax Commissioner to commence judicial in rem tax foreclosure proceedings and to file petitions in the Superior Court of Clarke County for delinquent property taxes as provided by O.C.G.A. §§ 48-4-75 through 48-4-81.

HISTORY:

1. In 1995, the General Assembly of Georgia enacted Senate Bill 383, codified at O.C.G.A. §§ 48-4-75 through 48-4-81, authorizing counties to utilize judicial in rem tax foreclosure proceedings.

FACTS & ISSUES:

1. Nonpayment of property and other ad valorem taxes shifts a greater tax burden to compliant taxpayers, undermining fairness in the tax system.

2. Properties subject to long-term delinquency frequently become vacant, blighted, or unsafe, creating public health and safety risks.

3. O.C.G.A. § 48-4-76(a) permits counties to adopt judicial in rem proceedings by resolution or ordinance.

4. The Clarke County Tax Commissioner has historically used non-judicial tax sale and levy processes to collect delinquent taxes. Adoption of judicial in rem foreclosure authority will provide an additional tool to address persistent tax delinquency, reduce abandoned and blighted properties, and strengthen the integrity of the property tax system.

5. Traditional nonjudicial tax sale methods can leave behind clouds on title, making properties difficult to insure or redevelop. Judicial in rem foreclosures, by contrast, result in a Superior Court judgment that clears title defects.

6. Since the adoption of SB 383, judicial in rem tax foreclosures have been used across Georgia as an additional means of addressing tax delinquency, especially in cases where a property has been put up for non-judicial tax sale multiple times and has not sold, when the chain of title is incomplete or clouded, there are concerns regarding potential excessive levies, or there is potential for post-sale litigation.

7. Utilizing judicial in rem foreclosures will help Athens-Clarke County return abandoned or tax delinquent properties to productive use, increase the local tax base, and support neighborhood stabilization.

8. Judicial in rem proceedings are used in several counties, including Macon-Bibb and Augusta-Richmond, in support of the local land bank and economic development efforts. This approach can also support the goals of Athens-Clarke County's re-established land bank by helping transition blighted or tax-delinquent properties back into productive use.

9. The majority of delinquent properties will continue to be handled through the traditional non-judicial tax sale process.

10. Judicial in rem tax foreclosures will be utilized only in limited circumstances, such as when issues arise concerning clear title, excessive levy, exemption or taxability disputes, potential for post-sale litigation, or other complex matters related to delinquent property taxes.

11. Upon adoption of the attached resolution, the duly elected Clarke County Tax Commissioner will be authorized to commence judicial in rem foreclosure petitions in Superior Court for delinquent properties.

OPTIONS:

1. Mayor and Commission adopt the attached resolution **(Attachment #1)** authorizing the Tax Commissioner to commence judicial in rem tax foreclosure proceedings and to file petitions in the Superior Court of Athens-Clarke County as provided by law.

2. Mayor and Commission decline to adopt the resolution.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1

DEPARTMENT:

Prepared by: JP Lemay

JP Lemay, Tax Commissioner — 10/15/2025 Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1

Bob Cowell, Manager

November 13, 2025
Date

ATTACHMENTS:

Attachment #1 – Proposed Resolution

Attachment # 1

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND COMMISSION OF ATHENS-CLARKE COUNTY:

WHEREAS, O.C.G.A. § 3-3-7(r) authorizes the governing authority of a county or a municipality to adopt a resolution or ordinance to authorize the sale of alcoholic beverages for consumption on the premises from 12:30 p.m. to 12:00 midnight on one Sunday during each calendar year, and

WHEREAS, § 6-3-5(i)(10) of the Code of Ordinances of Athens-Clarke County implements the above-described statute, and

WHEREAS, the Mayor and Commission of the Unified Government of Athens-Clarke County desire to so designate one Sunday in 2026 for such purpose,

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Commission do hereby declare that Sunday, February 8, 2026, is designated as the Sunday during calendar year 2026 when licensees holding Class D, E or F alcoholic beverages licenses may sell alcoholic beverages for consumption on the premises from 12:30 p.m. to 12:00 midnight on such date and until 2:30 a.m. on the following Monday.

SO RESOLVED, this _____ day of _____, 20____.

By:_____
Mayor

Attest: _____
Clerk of Commission

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Adopt a resolution to establish the Sunday in calendar year 2026 for alcoholic beverage sales for Class D, E & F license holders as authorized by O.C.G.A. § 3-3-7 (r).

DATE: October 27, 2025

EXECUTIVE SUMMARY: State law permits local governments to designate one Sunday per year allowing establishments with licenses for on premises alcohol consumption (Class D, E & F), that are normally not permitted to serve alcohol, to serve on that designated Sunday. Based on a survey of these establishments, February 8, 2026 (Super Bowl Sunday) is recommended as the designated Sunday in 2026.

BUDGET INFORMATION:

REVENUES: N/A

EXPENSES:
ANNUAL: N/A
CAPITAL:
OTHER:

FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:
To request Mayor and Commission:

a) Designate Super Bowl Sunday, February 8, 2026, as the authorized Sunday for calendar year 2026; and
b) Adopt a resolution to that end **(Attachment #1).**

HISTORY:

1. On March 13, 2016, Governor Nathan Deal signed Senate Bill 103, which states, "the governing authority of the county or municipality, as appropriate, may by adoption of a resolution or ordinance authorize the sale of alcoholic beverages for consumption on the premises from 12:30 PM until 12:00 midnight one Sunday during each calendar year that shall be designated in such resolution or ordinance." Senate Bill 103 was codified into the Official Code of Georgia Annotated (O.C.G.A. § 3-3-7 (r)).

2. On August 2, 2016, Mayor Nancy Denson assigned the Legislative Review Committee (LRC) to recommend a process for which Sunday alcohol sales would be permitted per the provisions of Senate Bill 103.

3. On November 15, 2016, the LRC members reviewed a survey prepared by the Finance Department designed to receive feedback from licensed bars regarding which Sunday in 2017 (and future years) would most benefit their business. Also, based on the survey results, the LRC recommended a process to annually survey consumption on premises license holders (that do not possess a Sunday Sales permit) as to the preferred date for an authorized Sunday.

4. On January 3, 2017, the Mayor and Commission authorized New Year's Eve, December 31, 2017, as the first designated Sunday under O.C.G.A. § 3-3-7 (r). Sundays designated over the past five years by the Mayor and Commission include:

2021	Halloween, Sunday, October 31
2022	Super Bowl, Sunday, February 13
2023	New Year's Eve, Sunday, December 31
2024	St. Patrick's Day, Sunday, March 17
2025	Super Bowl, Sunday, February 9

5. On August 18, 2025, as part of the annual alcoholic beverage license renewal process, Finance staff sent surveys to the 67 licensed consumption on premises establishments. The establishments included Class D, E & F license holders (bars, restaurants, etc.), that do not possess a Sunday Sales permit. Surveys were due November 3, 2025.

6. On October 20 and November 10, 2025, Finance staff sent a reminder email message encouraging the establishments to complete the survey.

7. As of November 12, 2025, 55 of 67 consumption on premises establishments submitted applications for renewal. Of the 55 renewal applications submitted, 48 (or 87%) included completed surveys.

FACTS & ISSUES:

1. The Code of Ordinances of Athens-Clarke County § 6-3-5 (i) (10) notes the following: *"Notwithstanding subparagraphs (3), (4) and (6) above, the sale of alcoholic beverages by Class D, E, or F licensees shall be lawful from 12:30 p.m. until 12:00 midnight on one Sunday during each calendar year that shall be designated by the Commission by resolution. On such designated Sunday, Class D, E, and F licenses for alcoholic beverages shall be authorized to sell, offer for sale, serve and/or permit the consumption of alcoholic beverages upon the licensed premises between the hours of 12:00 a.m. (midnight) and 2:30 a.m. on the following Monday.."*

2. The Finance Department received 48 completed survey responses as of November 12, 2025. The results are:

   21 – Super Bowl Sunday
   14 – Athfest Sunday
   3 – Twilight Criterium Sunday
   6 – Porchfest Sunday
   4 – Not opened on Sundays
   48– Total surveys completed

3. As a result of Super Bowl Sunday receiving the highest number of votes, it is recommended to be the designated Sunday for 2026 by resolution (**Attachment #1**).

4. This recommendation is not associated with, nor contrary to, the Mayor and Commission FY26-FY28 Strategic Plan.

OPTIONS:

1. Mayor and Commission:
   a. Designate Super Bowl Sunday, February 8, 2026, as the authorized Sunday for calendar year 2026; and
   b. Adopt a resolution to that end **(Attachment #1).**

2. Mayor and Commission do not designate Super Bowl Sunday, February 8, 2026 as the authorized Sunday for calendar year 2026.

3. Mayor and Commission Defined Option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a and b

DEPARTMENT: Finance Department
Prepared by: Chris Caldwell

David Boyd 11.10.2025

David Boyd, Finance Director — Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b

November 13, 2025

Bob Cowell, Manager Date:

ATTACHMENTS:

Attachment #1 - Resolution 2026

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: 2025 Nulla Bona Properties List

DATE: October 20, 2025

EXECUTIVE SUMMARY: Listing tax accounts as *nulla bona* ("no goods") is the process to remove uncollectable amounts from the Tax Commissioner's active receivables account. This process is necessary to revisit on an annual basis to maintain accurate receivables on the tax digest.

BUDGET INFORMATION:
REVENUES: N/A
EXPENSES: N/A
FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:
To request that the Mayor and Commission:

a. Declare the attached list **(Attachment #1)** of personal and real properties taxes uncollectable in the amount of $16,552.08; and,
b. Authorize the removal of these accounts from the Unified Government of Athens-Clarke County Unified Government Tax Commissioner's active receivable accounts in accordance with O.C.G.A. §44-14-11.

HISTORY:

1. Since 1918, O.C.G.A. §44-14-11, authorizes the Governing Authority of each county to remove real and personal property accounts that have uncollectable back taxes from the Tax Commissioner's active receivable accounts through a process known as "nulla bona." The Tax Commissioner is authorized to compile a nulla bona list for review and approval by the Governing Authority.

2. On November 6, 2023, the Mayor and Commission approved the last Athens-Clarke County Unified Government (ACCGov) nulla bona list, which included 123 tax accounts totaling $168,426.48.

FACTS & ISSUES:

1. Taxes are assessed annually against specific properties. When taxes remain unpaid, a fi.fa. ("*fieri facias*" – cause to be done) lien is recorded against the property and the owner.

2. These liens are enforceable against any assets the owner currently holds or may acquire in the future. The process of classifying tax accounts as nulla bona ("no goods") is used to

remove amounts deemed uncollectible from the Tax Commissioner's active receivables, while recognizing that the underlying lien remains of record.

3. Under O.C.G.A. §44-14-11, when a tax execution (fi. fa.) has been issued but the levying officer cannot locate any property from which to collect the debt, the officer may return the fi. fa. marked nulla bona. In plain terms, this confirms that all reasonable efforts to collect have been unsuccessful and no assets are available to satisfy the lien. Counties use this process to identify and formally remove uncollectable tax accounts from the Tax Commissioner's active receivables while keeping the lien of record should future assets become available.

4. **Attachment #1** lists parcels with uncollectible tax amounts, including mobile homes, real property, and business personal property from dissolved entities with no assets, accounts with expired fi.fa. liens, properties acquired by ACCGov with outstanding liabilities, and taxes discharged by order of the Bankruptcy Court. Each parcel on the attachment specifies the reason for its inclusion.

5. Recording a tax account as nulla bona does not cancel the lien from the Clerk of Courts' records. If assets are later discovered or become available, the Tax Commissioner retains the authority to levy and collect the taxes. In some cases, taxpayers satisfy these amounts voluntarily when denied credit due to the unsatisfied fi.fa. appearing on their credit report.

6. A diligent search has been conducted to locate property owners and identify assets. In most cases, no assets remain on which to levy, and further collection efforts are not financially feasible. The proposed nulla bona list **(Attachment #1)** was sent to the Tax Assessor, Finance Director, and Attorney for review/comment on October 17, 2025. No comments or objections were received from any department.

7. This process is necessary to revisit on an annual basis in order to maintain accurate receivables on the tax digest. The amount represented is for multiple years and a list has not been generated and approved since 2023.

8. This recommendation is not associated with, nor contrary to, the Mayor and Commission FY23-25 Strategic Plan.

OPTIONS:

1. Mayor and Commission:
    a. Declare the attached list **(Attachment #1)** of real and personal properties uncollectable; and,
    b. Authorize the removal of these accounts from the Unified Government of Athens-Clarke County Tax Commissioner's active receivable accounts in accordance with O.C.G.A. §44-14-11.

2. Mayor and Commission deny declaring the attached list (**Attachment #1**) of real and personal properties uncollectable

3. Mayor and Commission Defined Option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

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

JP Lemay,
Tax Commissioner

10/20/2025
Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b

Bob Cowell, Manager

November 13, 2025
Date:

ATTACHMENTS:

Attachment #1 - Proposed 2024-2025 Nulla Bona List

Clarke County Tax Commissioner
Nulla Bona List 2024-2025

Taxpayer	Parcel	Tax Year	Bill No.	Base Amount	Reason
Turner Rosa Lee	19000459	2023	6001674	$ 34.71	MH is no longer on property. No assets to collect on.
Hughes Timothy F DBA o/o Sweet Tea Design	P43570	2020	62615	$ 281.12	Business closed in 2020. No assets to collect on.
Elerson James Jr H	P52723	2022	61406	$ 683.32	Boat moved to Statesboro July of 2022. No assets to collect on.
Bethel Church Homes Inc DBA Bethel Church Homes Apts c/o Marvin Poe	P26180	2020	60755	$ 357.49	Business dissolved 10/22/2020. No assets to collect on.
Old Mill Properties, LLC	041 003P	2022	41608	$ 1,905.99	Orphan bill. Combined with other parcel.
Vicenta Albarran Gomez	19000875	2024	6001721	$ 34.63	MH burned and is no longer on property. No assets to collect on.
		2023	6001702	$ 35.35	
Hayes, Glenda KNA Glenda Robinson	20000066	2000	6005153	$ 45.17	MH no longer in ACC, Fifas expired
Appalachee Plantation, Inc	HDE1990011	2019	90011	$ 100.02	Heavy duty equipment.
Bona Fide Iron, LLC	HDE90000	2018	90000	$ 262.16	Heavy duty equipment.
Johnson, Arthur	172C2 B014	2017	19939	$ 282.46	Fifas are expired. Put up for tax sale 3/3/20 and declared a no sale. Put up for tax sale 12/7/21 and was declared a no sale.
		2016	19890	$ 282.47	Put up for tax sale 10/1/24 and was declared a no sale.
		2015	19944	$ 282.88	
		2014	20002	$ 283.29	
		2013	19925	$ 283.72	
		2012	20251	$ 282.04	
		2011	20169	$ 325.92	
		2010	19997	$ 325.92	
		2009	19885	$ 374.64	
		2008	19538	$ 371.84	
		2007	18568	$ 370.16	
		2006	18368	$ 251.18	
		2005	17888	$ 148.86	
Wireless Unlimited and Accessories, LLC	P42942	2021	65518	$ 169.14	Business is closed. No assets to collect on.
		2020	65510	$ 236.57	
		2019	65489	$ 280.52	
		2018	65375	$ 280.53	
Sims, Annie Mae	302 012A	2016	33758	$ 11.65	Parcel is house only. Per TA's office the house is unliveable. No value for 2017-present. Fifas are expired and there is nothing to collect on.
L Springs Association, LLC	071C1 A099	2018	21658	$ 337.53	This parcel is the R/W for Laurel Springs Dr. No tax bill after 2018. No assets to collect on.
		2017	21722	$ 337.53	
		2016	21727	$ 337.54	
Ritz Camera & Image, LLC Wolf Camera #1394	P39625	2012	64004	$ 1,200.89	Fifas are expired. Business is closed. No assets to collect on.
Farmer, William T & Brandy L Farmer	214 018A	2016	8356	$ 407.40	Orphan bill- combined with other parcel. Fifas are expired.
Griffeth, David	P29265	2024	62295	$ 94.93	No assets to collect on.
		2023	62493	$ 94.94	
		2022	61818	$ 96.91	
		2021	62329	$ 102.38	
		2020	62310	$ 102.39	
		2019	62307	$ 103.14	
		2018	62276	$ 103.14	
		2017	62227	$ 103.14	
		2016	62187	$ 103.14	
Baughns, Melanie	144 007A	2018	3416	$ 150.05	Orphan bill- combined with other parcel.
		2017	3340	$ 150.05	
Thurston & Lovie, LLC	P57693	2017	64868	$ 121.00	Fifas are expired.
Andrew J Hancock DBA Apex Signs and Designs	P37684	2021	62688	$ 291.44	Business closed. No assets to collect on.
		2020	62669	$ 363.52	
		2019	62664	$ 366.22	
		2018	62629	$ 366.21	
		2017	62582	$ 435.71	

Lester, Lottie Bell	172A2 A017	2017	22392	$ 29.67	Fifas are expired. Put up for tax sale 7/6/16- Declared a No Sale. Put up for tax sale 12/7/21- Declared a No Sale. Put up for tax sale 7/1/25-Declared a No Sale.
		2016	22415	$ 29.67	
		2015	22570	$ 29.71	
		2014	22554	$ 29.76	
		2013	22474	$ 29.80	
		2012	22902	$ 282.04	
		2011	22829	$ 325.92	
		2010	22660	$ 325.92	
		2009	22570	$ 374.64	
		2008	22244	$ 371.84	
		2007	21355	$ 370.16	
				$ 16,552.08	

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: USDOT Reconnecting Communities and Neighborhoods Grant Program Notice of Award Approval

DATE: October 21, 2025

EXECUTIVE SUMMARY:
The proposed action will approve the designation of Kimley-Horn and Associates, Inc. as the most qualified firm to enter negotiation for the planning contract funded by the USDOT Reconnecting Communities Pilot Grant and Athens-Clarke County's local match funds at 80/20 split respectively.

BUDGET INFORMATION:

REVENUES:	$ 800,000	USDOT/FHWA Reconnecting Communities Pilot (RCP) Program
	$15,735,176	SPLOST 2011, Project #26 Local Roads and Intersection Funds
	$16,535,176	Total Funding Available
EXPENSES:	$ 14,540,163	Expensed and Encumbered
	$ 995,013	Designated Intersection Improvement Funds
	$ 1,000,000	Funds Available for Planning and Concept Development Contract

FUNDING SOURCE: USDOT FY2023 RCP Planning Grant Funds ($800,000), SPLOST 2011-26 Local Roads and Intersections ($200,000 local match)

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:
To request that Mayor and Commission:

a. Approve the designation of Kimley-Horn and Associates, Inc. as the most qualified firm to enter negotiation for the contract to perform corridor planning services for the Alps Rd, Hawthorne Ave, and Oglethorpe Ave Corridors;
b. Award a Scope Specific Master Contract to Kimley-Horn and Associates, Inc. for Corridor Planning Services on Alps Rd, Hawthorne Ave, and Oglethorpe Ave for a cost not to exceed $1,000,000; and,
c. Authorize the Mayor and appropriate staff to execute any and all other project-related documents to facilitate the Planning contract following FHWA guidelines.

HISTORY:
1. In 2001, Gray-Calhoun & Associates, Inc. conducted a Hawthorne Avenue Corridor Study.

2. In July 2018, intersection improvements for Oglethorpe Ave at Hawthorne Ave were added to the Transportation Improvement Program to be funded through future TSPLOST funding, and the Metropolitan Transportation Plan was approved, which included Hawthorne Ave.

3. On October 2, 2018, the Mayor and Commission approved the Athens in Motion bike/pedestrian master plan.

4. On August 3, 2021, Mayor and Commission (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.

5. On November 15, 2021, the Infrastructure Investment and Jobs Act (Pub. L. 117-58, "Bipartisan Infrastructure Law," or "BIL") authorized and appropriated $1.5 billion to be awarded by the Department of Transportation (USDOT) for FY 2023 for Local and Regional Project Assistance Program Grants under National Infrastructure Investments.

6. In January 2022, Kimley-Horn and Associates, Inc. (Kimley-Horn) conducted a study to determine the feasibility of converting the section of Hawthorne Avenue from Oglethorpe Avenue to Prince Avenue into 3-lane area. They found under Horizon Year 2033 Build (3-Lane with Two Way Left Turn 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. Toole Design Group used the results of this study to inform their work in developing design concepts.

7. On June 30, 2022, the USDOT announced funding for the FY 2022 Reconnecting Communities Pilot Program.

8. On August 2, 2022, M&C adopted the Vision Zero Resolution, establishing a Vision Zero Policy to eliminate fatalities and serious injuries that are a result of crashes within Athens-Clarke County rights-of-way by 2037.

9. On October 13, 2022, Transportation and Public Works (T&PW) staff submitted a Reconnecting Communities planning grant application to explore solutions for Hawthorne Avenue.

10. On February 28, 2023, staff received word that ACCGov did not receive Reconnecting Communities FY 2022 funding.

11. On May 30, 2023, staff received official feedback on the Reconnecting Communities application from USDOT and were encouraged to resubmit for the FY 2023 Reconnecting Communities application and include more information about the history of the corridor and

how previous expansions of the roads have divided neighborhoods and created a burden for the community.

12. On July 5, 2023, the USDOT announced funding for the FY 2023 Reconnecting Communities and Neighborhoods Program.

13. On August 22, 2023, Athens in Motion Commission provided a letter of support for the ACCGov Reconnecting Communities and Neighborhoods Program grant application.

14. On September 5, 2023, the M&C authorized T&PW to submit an application for $1,000,000 in grant funding from the USDOT FY2023 Reconnecting Communities and Neighborhoods Program (RCP).

15. On March 12, 2024, the USDOT informed ACCGov of their successful selection as a FY23 grant recipient in the amount of $800,000 (**Attachment #1**).

16. On August 14, 2024, the Madison Athens-Clarke Oconee Regional Transportation Study (MACORTS) Policy Committee amended the 2045 Metropolitan Transportation Plan and the FY 2024-2027 Transportation Improvement Program to include the $1,000,000 grant award through the Reconnecting Communities Pilot Program

17. On December 12, 2024, ACCGov & FHWA executed a grant agreement (**Attachment #2**) for the RCP Program grant award.

18. Between December 2024 and May 2025, following the execution of the grant agreement, T&PW staff began working with Finance/Purchasing Division to develop a Request for Qualifications (RFQ) package.

19. On May 23, 2025, the Request for Qualifications was published by Finance/Purchasing Division on the Georgia Procurement Registry

20. On June 3, 2025, a mandatory pre-bid meeting was held for any interested firms to receive information about the project and ask questions about the RFQ process.

21. On June 30, 2025, Finance/Purchasing Division received the Statements of Qualifications.

22. On September 9, 2025, Finance/Purchasing Division met with the RFQ evaluation committee to finalize the scoring and evaluation process and identify the best-qualified firm.

FACTS & ISSUES:

1. Following the 2001 Hawthorne Avenue Corridor Study, the following recommendations from that study have been completed:

- the street was restriped to a 3-lane configuration between Old West Broad Street and Oglethorpe Avenue;
- the southbound right curb lane was marked as "Right Only" into Oglethorpe Avenue as a transition into the 3-lane area;
- and from Oglethorpe Avenue to Old Epps Bridge Road, Hawthorne Avenue was marked with one lane northbound, one lane southbound, a 2-way left turn lane and bicycle areas both northbound and southbound.

2. The 2001 study element that was not completed included a recommendation that, from Oglethorpe Avenue to Prince Avenue, Hawthorne Avenue should be marked as a 3-lane section with one lane northbound, one lane southbound and a 2-way left turn lane. This striping modification would make the entire Hawthorne Avenue corridor a 3-lane roadway with bike areas.

3. The RCP Program aims to advance and support reconnection of communities divided by transportation infrastructure – with a priority on helping disadvantaged communities improve access to daily needs (jobs, schools, healthcare, grocery stores, and recreation).

4. Eligible grant activities include planning activities to support future construction projects and allow for innovative community planning to address localized transportation challenges. Projects may 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.

5. The performance end date in the grant agreement (**Attachment #2**) between ACCGov and FHWA is January 31, 2028. This date marks the final day that project costs incurred by ACCGov are eligible for reimbursement. All project costs incurred by ACCGov up to this date are eligible for reimbursement as stated in the grant agreement and FHWA Reconnecting Communities Pilot Program (RCP) program terms and conditions.

6. As recognized in the Vision Zero Resolution, Athens-Clarke County is experiencing a public health crisis; with 23 deaths, 2021 was the deadliest year on record for traffic fatalities. Over the last 9 years, an average of 13 people were killed and 56 were seriously injured. The number of fatal crashes increased 300% from 2017 to 2021; the state of Georgia saw only a 31.66% increase in fatal crashes during the same timeframe.

7. Hawthorne Ave is listed as a Tier 1 bicycle project in the 2018 Athens in Motion Bicycle and Pedestrian Master Plan and was one of the five projects originally recommended for implementation with TSPLOST 2018 funds.

8. This project proposes to reconnect the communities along the 2-mile stretch of Hawthorne Ave between Prince Ave and Baxter St. This stretch includes the section named Alps Road, between West Broad Street and Baxter Street. Between 2013 and 2021, there were 1,272 crashes along this stretch of road. It also contains the most dangerous 0.3-mile street segment in Athens-Clarke County, ranked 24th in Georgia. Between 2013 and 2021 there were 651 crashes along the corridor; one resulted in a fatality and five in severe injuries.

9. These minor arterial roads are some of the most heavily traveled corridors in Athens, with Average Annual Daily Trip volumes of 11,900 and 18,700 (2021). Much of Oglethorpe Ave, Hawthorne Ave, and their intersections were identified as a Tier 1 priority for improvements in the Athens in Motion active transportation plan. These connections were prioritized because they provide direct access to social services, education, basic goods and services (e.g., grocery stores, pharmacies, health care), and job opportunities, while simultaneously addressing safety risks. This corridor was also identified in the 2018 ACCGov Transit Development Plan as an underserved transit corridor, with limited frequency service and increased risk of delay due to crashes.

10. The six US Census block groups along this corridor vary widely in terms of racial distribution and socioeconomic status. These block groups range from 9% to almost 90% black, 7% to 93% of residents over 25 with at least a high school education, 9% to 40% of residents on public assistance, and 31% to 83% of residents below 200% of the federal poverty line. Of these block groups, the ones who are most disconnected from goods and services are the most disadvantaged.

11. This area includes significant affordable housing developments; Columbia Brookside's parcels alone contain 127 public housing units. This busy road is a barrier between residents and the

services, employment, and education. Residents of the Brookside II and Brookside Senior Residences affordable housing communities are currently disconnected from important goods and services unless they have access to a vehicle. Because Hawthorne Ave is so vehicle-centric, residents have difficulty walking or biking to crucial services including the middle school, high school, library, grocery store, two hospitals, the YMCA, parks, and UGA's Health Sciences campus. The project area is also characterized by disconnected pedestrian infrastructure and infrequent pedestrian crossing opportunities, which present challenges for Transit users.

12. Three prequalified firms entered into qualification-based selection process following GDOT Procurement Manual and are listed below in alphabetical order:
    a. Kimley-Horn and Associates, Inc.
    b. Pond & Company
    c. Rummel, Klepper & Kahl, LLP

13. A team of representatives from TPW, Planning, and Finance/Purchasing Division staff led the qualification-based selection process. This team completed the review and evaluation of all three statements of qualifications received for RFQ 25034. The evaluation team met multiple times, discussed each proposal, and identified Kimley-Horn and Associates, Inc. as the top qualified consultant to enter into contract and negotiation on RFQ 25034.

14. Kimley-Horn and Associates, Inc. received the highest ratings by the evaluation team. Criteria that are considered by the evaluation team in their ratings include:
    a. The experience and qualifications of the firm and the project team
    b. The resources and workload capacity of the firm and the project team
    c. The suitability of the proposed technical approach to the project

15. If approved, T&PW staff will enter into a negotiation phase to finalize scope of work, estimated hours, project timeline, and execute Scope Specific Master Contract with Kimley-Horn for a cost not to exceed $1,000,000.

16. If negotiations fail, staff will move to enter negotiation phase with the next top selected firm, and M&C will be informed via a new agenda or a Notice of Proposed Administrative Action.

17. The current project timeline is as follows:

Main Task	Begin	End	Duration (Months)
Task Negotiation and Master Contract Execution	Dec. 2025	Mar. 2026	4
Corridor Planning and Concept Development	Apr. 2026	Jun 2027	14
Future RCP Implementation Grant Applications	TBD	TBD	TBD

18. The RCP Planning Grant Project is aligned with a number of Master Plans, initiatives, policies, and goals of ACCGov including:
    a. ACCGov FY26-FY28 Strategic Plan

b. MACORTS Metropolitan Transportation Plan 2045
c. ACCGov 2023 Comprehensive Plan
d. 2018 Athens In Motion Plan
e. Complete Streets Policy
f. Vision Zero Resolution

19. This recommendation supports the following FY26-28 ACCGov Strategic Plan Goal and Strategies:
    - Goal Area 5: *Safely Move Around Athens*; Strategy A: *Expand multi-modal Transit access to reduce auto dependency and provide greater mobility for Athens residents*
    - Goal Area 5: *Safely Move Around Athens*; Strategy B: *Enhance safety for all modes of transportation*
    - Goal Area 6: *Built and Natural Infrastructure*; Strategy A: *Adequately plan infrastructure to support our community in the future*

OPTIONS:

1. Mayor and Commission:
   a. Approve the designation of Kimley-Horn and Associates, Inc. as the most qualified firm to enter negotiation for corridor planning services for the Alps Rd, Hawthorne Ave, and Oglethorpe Ave Corridors;
   b. Award a Scope Specific Master Contract to Kimley-Horn and Associates, Inc. for Corridor Planning Services on Alps Rd, Hawthorne Ave, and Oglethorpe Ave for a cost not to exceed $1,000,000; and,
   c. Authorize the Mayor and appropriate staff to execute any and all other project-related documents to facilitate the Planning contract following FHWA guidelines.

2. The Mayor and Commission do not designate Kimley-Horn and Associates, Inc. as the most qualified firm to enter negotiation for the Corridor Planning Services.

3. Mayor and Commission defined option.

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

DEPARTMENT: Transportation & Public Works
Prepared by: Jason Jones, Senior Transportation Planner

Stephen Bailey,
Transportation and Public
Works Director

10/17/2025
Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Options #1 a, b, & c

November 13, 2025

Bob Cowell, Manager — Date

ATTACHMENTS:

Attachment #1: USDOT RCP Grant Program Award Letter
Attachment #2: FHWA RCP Grant Agreement

Attachment #1

U.S. Department of Transportation

1200 New Jersey Avenue SE
Washington, DC 20590

Reconnecting Communities and Neighborhoods Grant Program

Project Name: Connect Athens
Applicant: Athens-Clarke County Unified Government
Award Amount: $800,000.00
Program: Reconnecting Communities Pilot
Estimated Total Project Costs: $1,000,000.00

Project Description: Connect Athens is a planning process to identify short and long-term recommendations for Hawthorne Ave and Oglethorpe Ave. These intersecting arterials are in a Persistent Poverty County and are overlaid by census tracts that include Areas of Persistent Poverty and Historically Disadvantaged Communities. To improve quality of life, the project seeks to increase safety and advance connectivity for disadvantaged communities that have disproportionally faced legacy impacts of disinvestment.

Congratulations! The U.S. Department of Transportation (USDOT) selects the above project to receive a Fiscal Year 2023 Reconnecting Communities and Neighborhoods (RCN) Program grant.

Importantly, projects receiving RCN grant funding cannot be used for additional through travel lanes for single-occupant passenger vehicles or highway expansion.

The USDOT Operating Administration overseeing your project will be contacting you soon with next steps, including execution of a grant agreement. You will also receive a follow up invitation to attend a webinar to welcome you to this grant program and provide an overview of next steps and an opportunity for discussion.

This letter DOES NOT authorize the applicant to incur costs to carry out the project. The execution of the grant agreement will obligate RCN grant funding, making it available to reimburse eligible expenses for the awarded project. Unless authorized by USDOT in writing, any costs incurred prior to that obligation of funds for a project (i.e., "pre-award costs") are ineligible for reimbursement and may be ineligible to count towards non-Federal match requirements. This letter DOES NOT authorize pre-award costs to be eligible.

If you have any questions about this award, please contact the RCN Grants Team at ReconnectingCommunities@dot.gov

Sincerely,

John Augustine

Director, Office of Infrastructure Finance and Innovation Office of the Secretary

Attachment #2

1. Award No.
693JJ32540134

2. Effective Date
See No. 17 Below

3. Assistance Listings No.
20.940

4. Award To
Unified Government of Athens-Clarke County
301 College Ave
Athens, GA 30601
Unique Entity Id.: WT9LA1BLEL65
TIN No.: 58-1911146

5. Sponsoring Office
U.S. Department of Transportation
Federal Highway Administration
Office of Acquisition & Grants Management
1200 New Jersey Avenue, SE
HCFA-43, Mail Drop E62-204
Washington, DC 20590

6. Period of Performance
Effective Date of Award – 1/31/2028

7. Total Amount

Federal Share:	$800,000
Recipient Share:	$200,000
Total:	$1,000,000

8. Type of Agreement
Grant

9. Authority
Infrastructure Investment and Jobs Act (Pub. L. No. 117-58, div. A § 11509 & div. J, tit. VIII, "Department of Transportation—Federal Highway Administration—Highway Infrastructure Programs" ¶ 7, Nov. 15, 2021)

10. Procurement Request No.
HEPP240075PR

11. Federal Funds Obligated
$800,000

12. Submit Payment Requests To
See Article 13 of the General Terms and Conditions.

13. Payment Office
See Article 13 of the General Terms and Conditions.

14. Accounting and Appropriations Data
15X0578B50.0000.060V392500.6601000000.41010.61006600.0000000000

15. Description of Project
Connect Athens is a planning process to identify short and long-term recommendations for Hawthorne Ave, Alps Rd, and Oglethorpe Ave. These intersecting arterials are in a Persistent Poverty County and are overlaid by census tracts that include Areas of Persistent Poverty and Historically Disadvantaged Communities. To improve quality of life, the project seeks to increase safety and advance connectivity for disadvantaged communities that have disproportionally faced legacy impacts of disinvestment.

RECIPIENT
16. Signature of Person Authorized to Sign

_____

Signature Date
Name:
Title:

FEDERAL HIGHWAY ADMINISTRATION
17. Signature of Agreement Officer

_____

Signature Date
Name: Ryan Buck
Title: Agreement Officer

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE FISCAL YEAR 2023 RECONNECTING COMMUNITIES PILOT (RCP) PROGRAM

This agreement is between the United States Department of Transportation (the "**USDOT**") and the Athens-Clarke County Unified Government (the "**Recipient**").

This agreement reflects the selection of the Recipient to receive an RCP Grant for the Connect Athens project.

If schedule A to this agreement identifies a Designated Subrecipient, that Designated Subrecipient is also a party to this agreement, and the parties want the Designated Subrecipient to carry out the project with the Recipient's assistance and oversight.

The parties therefore agree to the following:

ARTICLE 1
GENERAL TERMS AND CONDITIONS.

1.1 General Terms and Conditions.

(a) In this agreement, "**General Terms and Conditions**" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2023 Reconnecting Communities Pilot (RCP) Program Notice of Funding Opportunity: FHWA Projects," dated October 01, 2024, which is available on the RCN website. The General Terms and Conditions reference the information contained in the schedules to this agreement. The General Terms and Conditions are part of this agreement.

(b) The Recipient states that it has knowledge of the General Terms and Conditions.

(c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, terminating of the RCP Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the USDOT the RCP Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

ARTICLE 2
SPECIAL TERMS AND CONDITIONS.

There are no special terms for this award.

SCHEDULE A
ADMINISTRATIVE INFORMATION

1. Application.

Application Title: Connect Athens

Application Date: 09/25/2023

2. Recipient's Unique Entity Identifier.

See section 24.3 of the General Terms and Conditions; also see page 1, item 4.

WT9LA1BLEL65

3. Recipient Contact(s).

Daniel Sizemore
Bicycle, Pedestrian, and Safety Coordinator
Transportation and Public Works
Athens-Clarke County Unified Government
120 W. Dougherty St, Athens, GA
762-400-6706
Daniel.Sizemore@accgov.com

4. Recipient Key Personnel.

Name	Title or Position
Stephen Bailey	Transportation and Public Works Director
Rani Katreeb	Assistant Director
Daniel Sizemore	Bicycle, Pedestrian, and Safety Coordinator
Katie Goodrum	Vision Zero Transportation Planner

5. USDOT Project Contact(s).

Ryan Buck
Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-43, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
(202) 744-9698

Ryan.Buck@dot.gov

and

Vincent Speaks
Agreement Specialist (AS)
Office of Acquisition and Grants Management
HCFA-43, Mail Stop E62-204
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-366-7799
Vincent.speaks@dot.gov

and

Olivia Lewis
Agreement Officer Representative (AOR)
Transportation Specialist
FHWA
75 Ted Turner Dr., SW, Suite 1000
404-562-4282
olivia.lewis@dot.gov

or

Kenneth Petty Director, Office of Planning
Federal Highway Administration
Office of Planning, Environment, and Realty
1200 New Jersey Avenue SE
Room E72-330
Washington, DC 20590

6. Payment System.

USDOT Payment System: DELPHI eInvoicing

7. Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

8. Federal Award Identification Number.

See section 24.2 of the General Terms and Conditions; also see page 1, item 1.

9. Designated Subrecipient(s).

Designated Subrecipient: None

SCHEDULE B

1. General Project Description.

Connect Athens is a planning process to identify short and long-term recommendations for Hawthorne Ave, Alps Rd, and Oglethorpe Ave. These intersecting arterials are in a Persistent Poverty County and are overlaid by census tracts that include Areas of Persistent Poverty and Historically Disadvantaged Communities. To improve quality of life, the project seeks to increase safety and advance connectivity for disadvantaged communities that have disproportionally faced legacy impacts of disinvestment.

2. Statement of Work.

Connect Athens will create a plan addressing the Hawthorne Ave, Alps Rd, and Oglethorpe Ave corridors to improve multimodal safety, access, comfort, and efficiency within a framework of equitability. The planning process has four components: Project Management, Community Engagement, Data Collection and Compilation, and Concept Development.

Project Management

ACC and the consultant will initiate the planning process by preparing a Project Management plan incorporating the project schedule and scope of work, then identifying members of the Project Management Team.

The consultant will prepare the Final Summary Report and other documents including an Existing Conditions and Needs Assessment Report, renderings of key corridor sections/recommended features, and plan views showing corridor improvement concepts on aerial photos and GIS base mapping.

Community Engagement

Public and stakeholder involvement is key to understanding community needs and developing a plan that will have the best opportunity for success. The project team will need to understand travel patterns and unmet needs for the people using the Hawthorne and Oglethorpe Corridors. The consultant will coordinate regularly with agency stakeholders through the PMT, and will set additional meetings with other agencies, as needed. Outreach with community stakeholders and the public will also be performed during the planning process. A community advisory group of key stakeholders and trusted organizations will guide engagement of hard-to-access community members through culturally appropriate and innovative practices. In addition to physical meetings with stakeholders and the public, the consultant will provide materials for posting online. They will also provide a means for interactive public comment online throughout the planning process.

Data Collection and Compilation

Compilation of Mapping and Previous Studies: The consultant will compile and review map data, traffic volume and crash data, and existing plan/studies in the project area. They will collect data on roadway features, transit, walking and biking activity, walking facilities including ADA accessibility, and lighting.

Identify Existing Corridor Conditions: Existing conditions will be analyzed along the Hawthorne and Oglethorpe corridors to identify needs for improvement to safety, accessibility, and mobility. Traffic and safety conditions will be evaluated, including access to key destinations. Potential safety hazards will be documented in conjunction with FHWA road safety audit guidelines.

Environmental Screening: The consultant will perform a screening of the corridors to identify potential environmental features and concerns for consideration in later phases of project development.

Concept Development

The Consultant will identify safety improvement strategies and programs to address needs. Particular attention will be paid to providing for transportation access, safe multimodal circulation, and connecting members of the underserved community to jobs and amenities. Strategies may include addressing walking facilities, intersection operations/safety, lighting, and access management. Projects identified in the plan will have planning level cost estimates prepared and will be prioritized based on the identified needs and anticipated benefits.

SCHEDULE C
AWARD DATES AND PROJECT SCHEDULE

1. Award Dates.

Budget Period End Date: 1/31/2028

Period of Performance End Date: See section 4.5 of the General Terms and Conditions; also see page 1, item 6.

2. Estimated Project Schedule.

Milestone	Schedule Date
Planned Project Completion Date:	6/30/2027

3. Special Milestone Deadlines.

None.

4. Prerequisite Dates.

Milestone	Date
Added to Unified Planning Work Program (UPWP)	Not Required
Added to Statewide Planning Work Program	Not Required

SCHEDULE D
AWARD AND PROJECT FINANCIAL INFORMATION

1. Award Amount.

RCP Grant Amount: $800,000

2. Federal Obligation Information.

Federal Obligation Type: Single

3. Approved Project Budget.

Eligible Project Costs

	Component 1	Total
RCP Funds:	$800,000	$800,000
Other Federal Funds:		
Non-Federal Funds:	$200,000	$200,000
Total:	$1,000,000	$1,000,000

4. Approved Pre-award Costs

None. The USDOT has not approved under this award any pre-award costs under 2 C.F.R. 200.458.

SCHEDULE E
CHANGES FROM APPLICATION

INSTRUCTIONS FOR COMPLETING SCHEDULE E: Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, budget described in schedules B–D. The purpose of this schedule E is to clearly and accurately document the differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. If there are notable changes in aspects of the Project other than scope, schedule, and budget (*e.g.*, recipient changes), those changes should also be described. See section 3.1 of the General Terms and Conditions.

Scope:

Schedule:

Budget:

No changes.

Other:

SCHEDULE F
RCP PROGRAM DESIGNATIONS

1. Capital Construction or Planning Designation.

Capital-Planning Designation: Planning

2. Economically Disadvantaged Community Designation.

Economically Disadvantaged Community Designation: Yes

3. Funding Source.

Funding Source: General Fund

4. Security Risk Designation: Low

SCHEDULE G
RCP PERFORMANCE MEASUREMENT INFORMATION

Reserved.

SCHEDULE H
CLIMATE CHANGE AND ENVIRONMENTAL JUSTICE IMPACTS

1. Consideration of Climate Change and Environmental Justice Impacts.

The Recipient states that rows marked with "X" in the following table are accurate:

X	The Project is a planning project and incorporates consideration of climate change and environmental justice impacts. (*Identify how the planning project incorporates consideration of climate change and environmental justice impacts in the narrative below.*)
	The Project directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Equitable Development Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Energy Baseline Study that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Recipient or a project partner used environmental justice tools, such as the Climate & Economic Justice Screening Tool (CEJST), USDOT's Equitable Transportation Community (ETC) Explorer, or the EPA's EJSCREEN, to minimize adverse impacts of the Project on environmental justice communities. *(Identify the tool(s) in the supporting narrative below.)*
	The Project supports a modal shift in freight or passenger movement to reduce emissions or reduce induced travel demand. *(Describe that shift in the supporting narrative below.)*
	The Project utilizes demand management strategies to reduce congestion, induced travel demand, and greenhouse gas emissions. *(Describe those strategies in the supporting narrative below.)*
	The Project incorporates electrification infrastructure, zero-emission vehicle infrastructure, or both. *(Describe the incorporated infrastructure in the supporting narrative below.)*
	The Project supports the installation of electric vehicle charging stations. *(Describe that support in the supporting narrative below.)*
	The Project promotes energy efficiency. *(Describe how in the supporting narrative below.)*
	The Project serves the renewable energy supply chain. *(Describe how in the supporting narrative below.)*
	The Project improves disaster preparedness and resiliency *(Describe how in the supporting narrative below.)*
	The Project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, such as through reduction in Clean Air Act criteria pollutants and greenhouse gases, improved stormwater management, or improved habitat connectivity. *(Describe how in the supporting narrative below.)*
	The Project repairs existing dilapidated or idle infrastructure that is currently causing environmental harm. *(Describe that infrastructure in the supporting narrative below.)*
	The Project supports or incorporates the construction of energy- and location-efficient buildings. *(Describe how in the supporting narrative below.)*
	The Project includes recycling of materials, use of materials known to reduce or reverse carbon emissions, or both. *(Describe the materials in the supporting narrative below.)*
	The Recipient has taken other actions to consider climate change and environmental justice impacts of the Project. *(Describe those actions in the supporting narrative below.)*
	The Recipient has not yet taken actions to consider climate change and environmental justice impacts of the Project but, before beginning construction of the Project, will take relevant actions described in schedule B. *(Identify the relevant actions from schedule B in the supporting narrative below.)*

	The Recipient has not taken actions to consider climate change and environmental justice impacts of the Project and will not take those actions under this award.

2. Supporting Narrative.

Climate Change and Environmental Justice Impacts:

Biking and walking are the truly "green" forms of transportation, with high efficiency and zero greenhouse gas emissions. Improving multimodal access on this corridor is expected to reduce vehicle emissions and vehicle miles traveled as people replace auto trips with biking, walking, and transit.

This project addresses areas where road widening and expansion projects increased air pollution, noise pollution, and crash risks near racially marginalized communities. Planning safe, comfortable new multimodal transportation connections will improve the environment and provide more equitable mobility options.

A community advisory group will consider equity and environmental justice impacts throughout this planning process. Studies will be conducted to assess potential noise, dust, pollution, public transportation service disruptions, disturbances to sacred or historic sites, or flood risks. A robust mitigation plan will be established for any negative impacts.

SCHEDULE I
EQUITY AND BARRIERS TO OPPORTUNITY

1. Efforts to Improve Equity and Reduce Barriers to Opportunity.

The Recipient states that rows marked with "X" in the following table are accurate :

X	The Project is a planning project and incorporates consideration of racial equity and barriers to opportunity. (*Identify how the planning project incorporates consideration of racial equity and barriers to opportunity in the narrative below.*)
	A racial equity impact analysis has been completed for the Project. *(Identify a report on that analysis or, if no report was produced, describe the analysis and its results in the supporting narrative below.)*
	The Recipient or a project partner has adopted an equity and inclusion program/plan, or has otherwise instituted equity-focused policies related to project procurement, material sourcing, construction, inspection, hiring, or other activities designed to ensure racial equity in the overall delivery and implementation of the Project. *(Identify the relevant programs, plans, or policies in the supporting narrative below.)*
	The Project includes physical-barrier-mitigating land bridges, caps, lids, linear parks, and multimodal mobility investments that either redress past barriers to opportunity or that proactively create new connections and opportunities for underserved communities that are underserved by transportation. *(Identify the relevant investments in the supporting narrative below.)*
	The Project includes new or improved walking, biking, and rolling access for individuals with disabilities, especially access that reverses the disproportional impacts of crashes on people of color and mitigates neighborhood bifurcation. *(Identify the new or improved access in the supporting narrative below.)*
	The Project includes new or improved freight access to underserved communities to increase access to goods and job opportunities for those underserved communities. *(Identify the new or improved access in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to improve racial equity and reduce barriers to opportunity. *(Describe those actions in the supporting narrative below.)*
	The Recipient has not yet taken actions related to the Project to improve racial equity and reduce barriers to opportunity but, before beginning construction of the Project, will take relevant actions described in schedule B. *(Identify the relevant actions from schedule B in the supporting narrative below.)*
	The Recipient has not taken actions related to the Project to improve racial equity and reduce barriers to opportunity and will not take those actions under this award.

2. Supporting Narrative.

Connect Athens will recommend measures to provide safer connectivity for racially marginalized neighborhoods that have been harmed by past transportation decisions including road widening.

Connect Athens aims to increase access to opportunities for current residents, reducing transportation costs for low-income households, lowering health care costs, increasing property values, and encouraging redevelopment. To encourage inclusive economic development, we will articulate policies that promote employment, economic growth, and access and opportunity for all residents of Athens. The project will also create jobs and boost economic development

through the construction and maintenance of transportation infrastructure. In addition, the project will enhance access to affordable housing options, which can help to attract new businesses and talent to the community. By addressing the needs of disadvantaged communities, promoting active transportation options, and improving access to essential services, the project can help create a more vibrant and prosperous community.

Walkable, bikeable, transit-supportive communities that connect jobs to residential areas provide greater access to jobs for people without a vehicle and can improve upward economic mobility. This project will make low-cost transportation safe and reliable so residents can access jobs southeast of the project area where most residents work, regardless of their ability to own a car. It will also expand access to the University of Georgia Health Sciences Campus, a reasonable two-mile bike ride from the furthest point of the study area. Access to multimodal transportation can make a significant impact on a household's expenses and increase job opportunities, especially when a large share of the population is below the poverty line. Improved walkability has also been correlated with upward mobility for children: a 2019 study concluded that children growing up in walkable areas earn more money as adults. Driving less or needing to own and maintain fewer vehicles can also provide cost savings.

3. Community Engagement Activities.

The proposal includes a community-based participatory approach, which engages residents and stakeholders in the planning process to envision solutions that meaningfully redress inequities and benefit economically disadvantaged communities. ACC will engage a broad cross-section of the community to ensure that equity, diversity, and community input and ownership are central to the implementation of the project. The Department of Transportation & Public Works has already received support from Columbia Residential (the main provider of affordable housing in this community), the ACCGov Mayor and Commission, Housing and Community Development, Clarke County School District, Leisure Services, the Office of Sustainability, the county library, Bike Athens, Georgia Bikes, Athens in Motion, and the Athens Wellbeing Project, as well as from our elected representatives at the local, state, and federal level.

A community advisory group of key stakeholders and trusted organizations will ensure that the engagement plan facilitates meaningful community feedback in planning, design, construction, operations, and related land use decisions. Additionally, the community advisory group will engage hard-to-access community members through culturally appropriate and innovative practices, including surveys, interviews, focus groups, reimbursing local organizations and community members for their time and knowledge, providing childcare at public meetings, using both virtual and in-person platforms, and multi-language translation and outreach.

4. Activities to Safeguard Affordability.

Planning efforts will include community restoration, stabilization, and anti-displacement strategies such as value capture; assistance for renters and legacy homeowners and small businesses; preservation, rehabilitation, and expansion of location-efficient affordable housing; mixed-income, mixed-use development; affordable commercial spaces; and other community wealth building activities. This will promote economic stability, social inclusion, and overall community wellbeing, ultimately improving economic competitiveness and opportunity. By increasing access to pedestrian and cyclist infrastructure, ACCGov can ensure that households have access to lower cost forms of transportation to decrease their overall costs of living.

Athens Land Trust, Habitat for Humanity, Athens Housing Authority, and Columbia Residential have all invested in affordable housing within the community, making Tract 9 home to over 200 permanently affordable units. Affordable units are restricted to households that are at 80% Area Median Income and below.

SCHEDULE J
LABOR AND WORKFORCE

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with "X" in the following table are accurate:

X	The Project is a planning project. (*Identify in the narrative below the extent to which, if any, the planning project incorporates consideration of good-paying jobs and strong labor standards.*)
	The Recipient or a project partner has adopted the use of project labor agreements in the overall delivery and implementation of the Project. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of local and economic hiring preferences in the overall delivery and implementation of the Project, subject to all applicable State and local laws, policies, and procedures. *(Describe the relevant provisions in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of registered apprenticeships in the overall delivery and implementation of the Project. *(Describe the use of registered apprenticeship in the supporting narrative below.)*
	The Recipient or a project partner will provide training and placement programs for underrepresented workers in the overall delivery and implementation of the Project. *(Describe the training programs in the supporting narrative below.)*
	The Recipient or a project partner will support free and fair choice to join a union in the overall delivery and implementation of the Project by investing in workforce development services offered by labor-management training partnerships or setting expectations for contractors to develop labor-management training programs. *(Describe the workforce development services offered by labor-management training partnerships in the supporting narrative below.)*
	The Recipient or a project partner will provide supportive services and cash assistance to address systemic barriers to employment to be able to participate and thrive in training and employment, including childcare, emergency cash assistance for items such as tools, work clothing, application fees and other costs of apprenticeship or required pre-employment training, transportation and travel to training and work sites, and services aimed at helping to retain underrepresented groups like mentoring, support groups, and peer networking. *(Describe the supportive services and/or cash assistance provided to trainees and employees in the supporting narrative below.)*
	The Recipient or a project partner has documented agreements or ordinances in place to hire from certain workforce programs that serve underrepresented groups. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*

	The Recipient or a project partner participates in a State/Regional/Local comprehensive plan to promote equal opportunity, including removing barriers to hire and preventing harassment on work sites, and that plan demonstrates action to create an inclusive environment with a commitment to equal opportunity, including: a. affirmative efforts to remove barriers to equal employment opportunity above and beyond complying with Federal law; b. proactive partnerships with the U.S. Department of Labor's Office of Federal Contract Compliance Programs to promote compliance with EO 11246 Equal Employment Opportunity requirements; c. no discriminatory use of criminal background screens and affirmative steps to recruit and include those with former justice involvement, in accordance with the Fair Chance Act and equal opportunity requirements; d. efforts to prevent harassment based on race, color, religion, sex, sexual orientation, gender identity, and national origin; e. training on anti-harassment and third-party reporting procedures covering employees and contractors; and f. maintaining robust anti-retaliation measures covering employees and contractors. *(Describe the equal opportunity plan in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. *(Describe those actions in the supporting narrative below.)*
	The Recipient has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in schedule B. *(Identify the relevant actions from schedule B in the supporting narrative below.)*
	The Recipient has not taken actions related to the Project to improving good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

ACCGov Safety and Risk is providing contracts training both internally for project managers, and with the Finance Department for potential contractors. These educational efforts, in concert with Finance Department outreach and education of minority owned business on bid and procurement, will help level the playing field with respect to efficacy in the process for being awarded project contracts.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 31, Vincent Drive Sidewalk Project – Preliminary Design

DATE: October 13, 2025

EXECUTIVE SUMMARY:

This agenda item requests Mayor and Commission approval of the Proposed Preliminary Plans and approval, to advance the project to final construction documents and to proceed with land acquisition tasks for the Vincent Drive Sidewalk Project. The sidewalk is to be on the north side of Vincent Drive from the Holland Park entrance and extend to Jefferson River Road.

BUDGET INFORMATION:

REVENUES:

$	1,839,460	SPLOST 2020 Funding (all Tiers)
$	2,110,540	TSPLOST 2018 Project 12 – Pedestrian Improvement Program
$	3,950,000	Total Revenue

EXPENSES:

CAPITAL:

$	343,382	Expensed or Encumbered
$	399,860	Designated Land Acquisition/ROW/Easement
$	400,000	Available for additional Design
$	150,000	Designated for Testing, Misc, Permitting, & PM Fees
$	9,000	Designated Public Art - Sub-Project #2
$	500,000	Designated for Design and Construction Contingency
$	2,147,758	Available for Construction

OPERATING:

$	1,000	Annual (Public Art cleaning, maintenance, replacement)

FUNDING SOURCE:

Capital: SPLOST 2020 Program Revenues
Operating: General Fund

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:

To request that Mayor and Commission:

a. Approve the Preliminary Design for the SPLOST 2020 Project 31 Vincent Drive Sidewalk Project, as generally shown in **Attachment #1,** and advance the Project to Final Design;

b. Authorize staff to acquire the necessary right-of-way and easements, as generally shown on **Attachment #2**, and subsequently enter into the bid & award phase for this project; and,
c. Authorize the Mayor and appropriate staff to execute any necessary utility relocation agreements and any other project related documents.

HISTORY:

1. On October 2, 2018, M&C accepted the Bicycle and Pedestrian Master Plans, branded Athens in Motion (AiM) Plan, and authorized staff to proceed with concept development of the first phase of bicycle and pedestrian projects:
   - Barber Street between N. Chase Street and Boulevard
   - Jefferson River Road between Old Jefferson Road and Vincent Drive
   - Cherokee Road between Beaverdam Road and Lexington Road
   - Riverbend Road between S Milledge Avenue and College Station Road
   - King Avenue between Sunset Drive and Old West Broad Street

2. On August 6, 2019, the M&C approved the Call for the SPLOST 2020 Referendum, which included Project 31 –Vincent Drive Sidewalk Project.

3. On December 1, 2020, in order to allocate funds for Program Administration, the Commission approved an Ordinance which amended the SPLOST 2020 Project Budgets. The budget for SPLOST 2020 Project 31, Vincent Drive Sidewalk was amended to $1,839,460

4. 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, Additional Funding for Public Art, to the M&C related to the use of public art for SPLOST 2020 Project 31 – Vincent Drive Pedestrian Improvement Project.

5. On February 27, 2023, a Notice of Proposed Administration Action (NOPAA) completed the current Tier Funding Schedule. The tiering schedule included funding for the Vincent Drive Sidewalk Project (SPLOST 2020 Project 31) during Tiers 2-4 (FY22 – FY24).

6. On July 16, 2024, a project coordination and handover, to Jacobs, meeting was held T&PW. Staff reviewed and agreed to the conceptual scope of the project and next steps, including the continued use of Atlas Technical Consultants, LLC, to perform the design of the project.

7. On September 24, 2024, Athens in Motion Commission (AIMC), Vincent Drive Sidewalk Project Concept was presented, by staff, totalling over $2.3 million and above budget by more than $1.3 million. AIMC declined a request to recommend additional funding to Vincent Drive from TSPLOST 2023, Project 25, Bicycle & Pedestrian Improvements, due to lack of funding for other AIM projects already in preliminary engineering.

8. On November 4, 2024, 987 individual postcards explaining and advertising the public

engagement sessions were mailed to residents along Vincent Drive and in the adjacent neighborhoods. Additionally, the public engagement sessions were also advertised via the ACCGov website and social media post the Communication Department. Also, on this date on-line public engagement began.

9. On November 13, 2024, public engagement session was held at the Fire Station #8, seven people attended the session.

10. On November 16, 2024, public engagement session was held at the Holland Youth Sport Complex, one person attended the session.

11. On November 17, 2024, public engagement session ended. A total of 22 people completed the on-line survey.

12. On January 14, 2025, at the M&C Work Session, staff presented the options for sidewalks on Vincent Drive.

13. On January 21, 2025, M&C requested that staff revise the Agenda Report to include funding for the complete project as presented at the Work Session with a Proposed Budget Ordinance and to include additional F&I regarding the other uses and potential uses for the TSPLOST 2018 Earned Interest.

14. On January 27, 2025, the SPLOST Oversight Committee confirmed the Proposed Project Concept was consistent with the Initial Project Statement for SPLOST 2020 Project 31, Vincent Drive Sidewalk Project.

15. On February 4, 2025, M&C approved the Project Concept for the Vincent Drive Sidewalk Project, authorized staff to advance the project Preliminary Design, and deemed the Project appropriate for Public Art. M&C also approved a budget amendment to use $2,110,540 from TSPLOST 2018, Project 12 to supplement the Vincent Drive Sidewalk Project.

16. On September 22, 2025, letters, advertising the Impacted Property Owner meeting, (English and Spanish) were mailed to all of the residents and the owners of property along the proposed route of the Vincent Drive Sidewalk.

17. On October 14, 2025, staff from Capital Projects met with staff from Transportation & Public Works and Transit to determine what improvements are necessary to bring the existing Transit stops along Vincent Drive into compliance with current standards.

18. On October 21, 2025, an Impacted Property Owner's meeting was held, a Spanish/English translator was present. Three people attended in person and three more were contacted by phone to discuss the project.

19. On October 31, 2025 a stormwater meeting was held with the design professional and T&PW Stormwater Division to discuss current and proposed stormwater needs along the route of the sidewalk project.

FACTS & ISSUES:

1. Based on the Design Professional's estimated cost of the sidewalk as presented in the approved Project Concept, M&C approved an additional $2,110,450 for the project (History #15). The approved Project Concept was based on the following elements:
   - Replacing roadway ditches with curb & gutter and storm drain piping;
   - A five-foot sidewalk and three-foot grass strip from Jefferson River Road to the entrance of Holland Park;
   - Multiple mid-block crossings at Transit Stops and cross streets on the other side
   - Stormwater being handled through a closed underground drainage **system** located along the north side of Vincent Drive, in which stormwater would be conveyed to outfall locations on the south side of Vincent via underground piping. The stormwater retention was to be handled via the impervious fee in lieu of regional detention facility; and,
   - Streetlight and utility relocations, as needed.

2. The Proposed Preliminary Plans, as generally shown in **Attachment #1,** have been prepared in accordance with the approved Project Concept. Since the development of the Proposed Preliminary Plans, T&PW has requested that the stormwater improvements be incorporated into the project, rather than the stormwater fee.

3. The Design Professional has begun reviewing the options for addressing the stormwater, downstream of the sidewalk project. Three options are being reviewed: 1) potentially utilizing an existing, unused strip of right-of-way, off of Vincent Drive, for potential stormwater retention; 2) Upsizing an existing 24-inch pipe to a 36-inch pipe for approximately 450 feet downstream of the project's limits along Chesterton Way; or, 3) offsite mitigation, such as dredging or restoring an existing regional or downstream stormwater facility to offset the additional runoff generated by the sidewalk project. A fourth option of utilizing pervious paving has been suggested as an option. In other locations, users have complained about the texture and uneven surface that comes with pervious concrete.

4. A cost estimate is not available for the additional stormwater improvements until the proposed design solutions are more fully developed. However, a conceptual budget for the additional stormwater improvements is expected to be between $400,000-$600,000. The cost of the additional stormwater improvements will likely cause the construction cost to be in excess of the current budget. Staff will bring potential funding options for the additional cost of the stormwater improvements at the time of construction award.

5. The Potential Property Impacts will be as shown on, **Attachment #2**.

6. Proposed project timeline and M&C consideration touch points for the remaining elements:

Preliminary Design for M&C Consideration	December 2025
Final Design	January 2026 – July 2026
Land Acquisition	June 2026 – December 2026
Construction Bidding and Award	Winter 2027
Construction Start	Winter 2027
Project Completion	Winter 2028

7. This recommendation supports the following the ACCGov FY 26-28 Strategic Plan:
   - Goal Area 5: Safely Move Around Athens:
     Initiative 5.A.1: Improve, expand, and maintain sidewalks, shared-use paths, and bike facilities to provide greater opportunities for residents to use active transportation safely.
     Initiative 5.B.1: Support Vision Zero community strategies to reduce traffic fatalities.
8.

OPTIONS:

1. Mayor and Commission:
   a. Approve the Preliminary Design for the SPLOST 2020 Project 31 Vincent Drive Sidewalk Project, as generally shown in **Attachment #1,** and advance the Project to Final Design;
   b. Authorize staff to acquire the necessary right-of-way and easements, as generally shown on **Attachment #2**, and subsequently enter into the bid & award phase for this project; and,
   c. Authorize the Mayor and appropriate staff to execute any necessary utility relocation agreements and any other project related documents.

2. Mayor and Commission deny the recommendation of the Vincent Drive Sidewalk Project and related subsequent actions.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, & c
DEPARTMENT: SPLOST Program Management
Prepared by: Mike Kajder for

10/28/2025

Josh Hawkins, Capital Projects Director — Date

10/28/2025

Stephen Bailey, Transportation and Public Works Director — Date

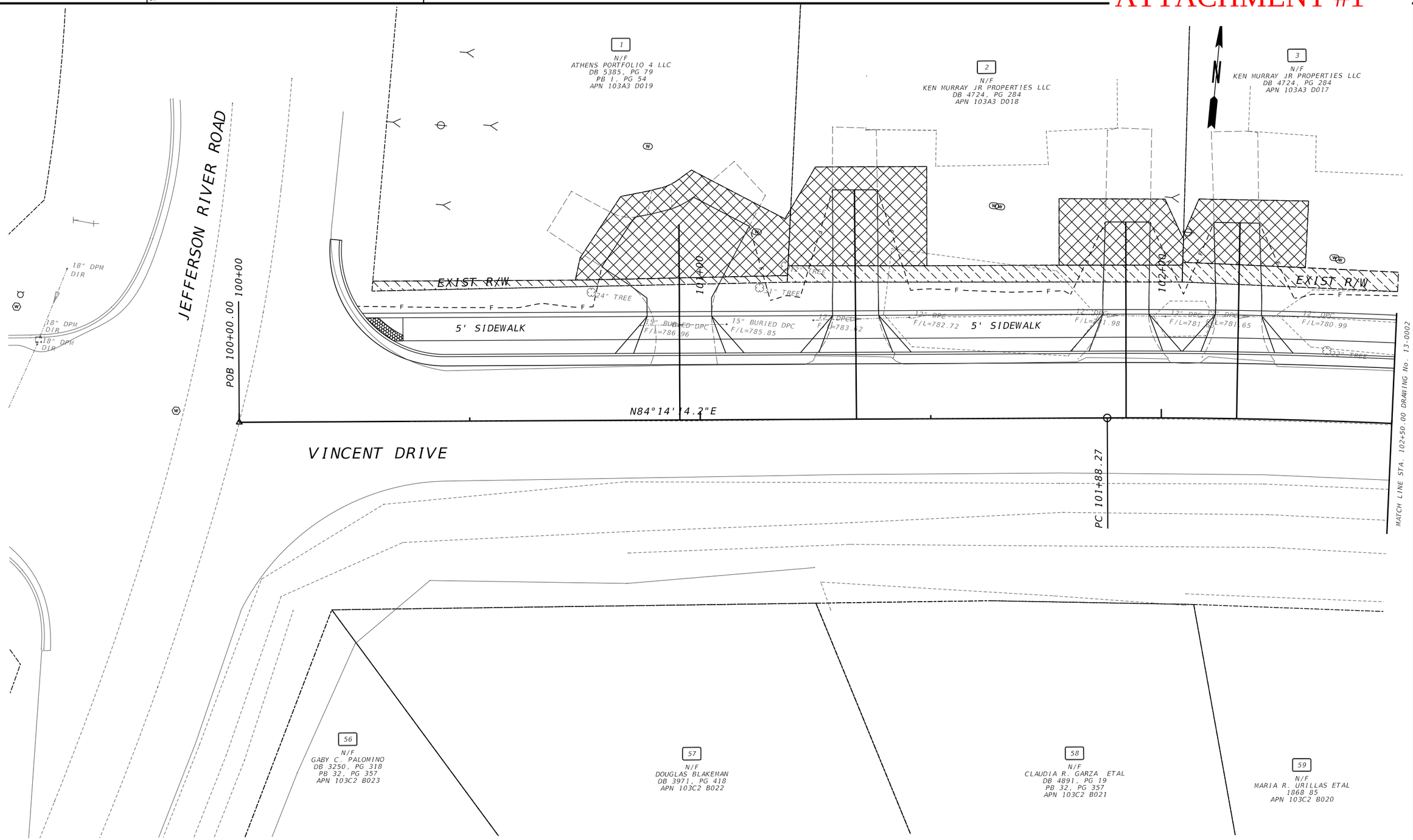
ADMINISTRATIVE COMMENTS:

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

Bob Cowell, Manager — November 13, 2025 Date

ATTACHMENTS:
Attachment #1 – Proposed Preliminary Design
Attachment #2 – Potential Property Impacts

ATTACHMENT #1



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

ATHENS-CLARKE COUNTY GEORGIA

ATLAS
2450 Commerce Avenue
Suite 100
Duluth, Georgia 30096
770.263.5945

SCALE IN FEET
0 10 20 40

REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

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

GPLN-CE
11/05/2020

3
N/F
KEN MURRAY JR PROPERTIES LLC
DB 4724, PG 284
APN 103A3 D017

4
N/F
ATHENS PORTFOLIO 4 LLC
DB 5385, PG 79
PB I, PG 54
APN 103A3 D016

5
N/F
ATHENS PORTFOLIO 4 LLC
DB 5385, PG 79
PB I, PG 54
APN 103A3 D015

6
N/F
CARRIE M. HARP
DB 5451, PG 249
PB 14, PG 302
APN 103A D014

7
N/F
KEN MURRAY JR PROPERTIES LLC
DB 4724, PG 284
APN 103A3 D013

N

EXIST R/W

103+00

PI 102+95.41

104+00

105+00

5' SIDEWALK

5' SIDEWALK

12" DPC F/L=780.23

12" DPC F/L=779.76

12" DPC F/L=779.11

12" DPC F/L=778.46

12" DPC E/L=778.38 F/L=778.08

12" DPC F/L=777.92

12" DPC F/L=777.65

12" DPC F/L=777.33

12" DPC F/L=777.46

12" DPC F/L=777.21

12" DPC F/L=776.65

12" DPC F/L=776.74

MATCH LINE STA. 102+50.00 DRAWING No. 13-0001

MATCH LINE STA. 105+50.00 DRAWING No. 13-0003

PT 104+02.03

VINCENT DRIVE

12" DPC F/L=776.99

12" DPC F/L=777.05

CURVE#
PI 102+95.41
N 1,456,083.7164
E 2,521,508.8669
Δ 09°47'53.0" (RT)
D 04°35'01.18"
T 107.14'
L 213.76'
R 1250.00'
E 4.58'
ed 0.0%
D.S. mph

36" TREE

34" TREE

FENCE

FENCE

60
N/F
DOROTHY D. HARRISON LIVING TRUST
DB 5404, PG 528
PB 32, PG 357
APN 103C2 B019

61
N/F
CHAD LOWERY
DB 3581, PG 542
APN 103C2 B018

62
N/F
WISZ HEATHER N
DB 4853, PG 472
PB 32, PG 357
APN 103C2 B017

63
N/F
CHAD LOWERY
DB 4188, PG 465
APN 103C2 B016

59
N/F
MARIA R. URILLAS ETAL
1868 85
APN 103C2 B020

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

ATHENS-CLARKE COUNTY GEORGIA

ATLAS
2450 Commerce Avenue
Suite 100
Duluth, Georgia 30096
770.263.5945

SCALE IN FEET
0 10 20 40

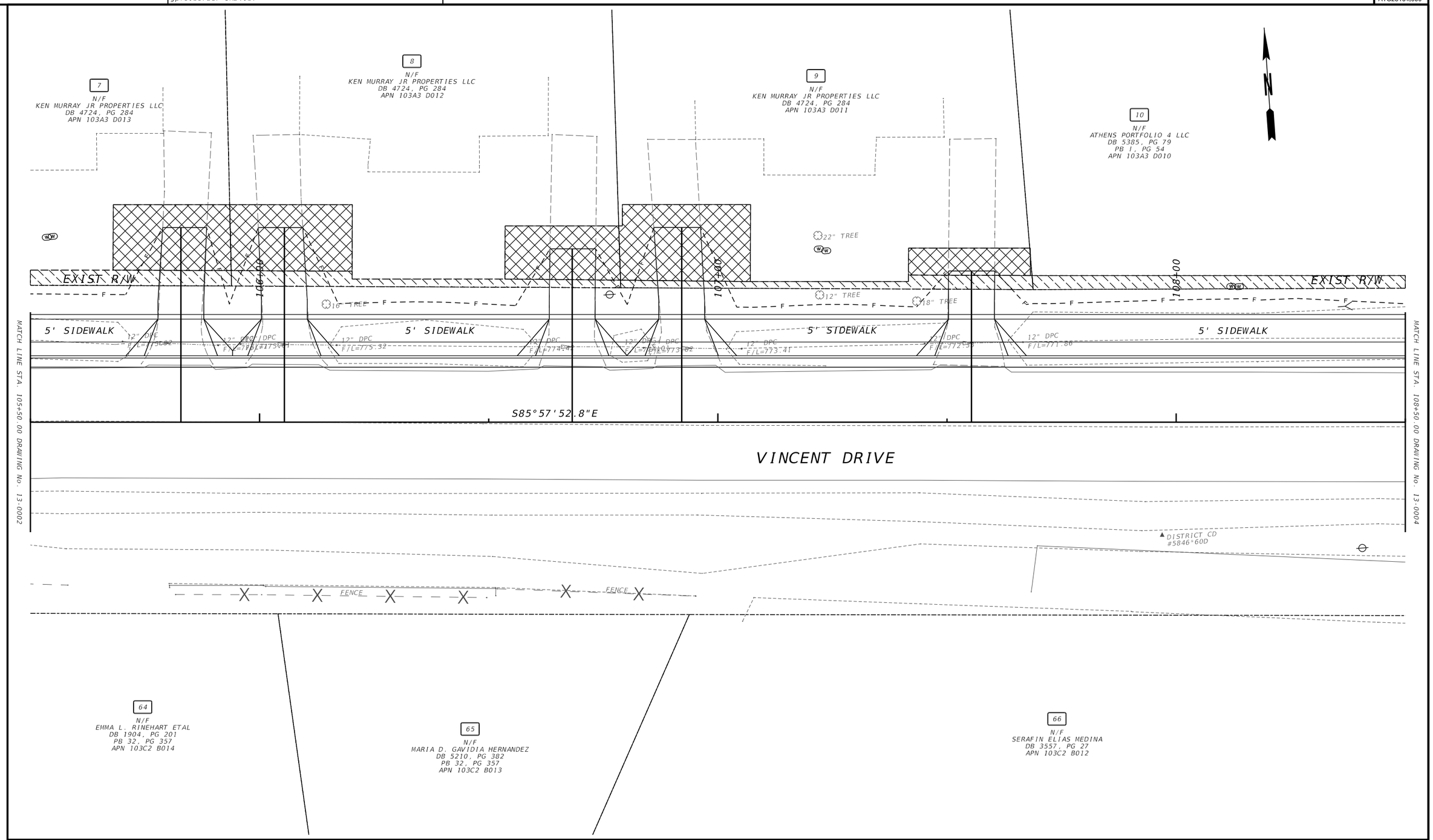
REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

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

DRAWING No.
13-0002

GPLN-CE
11/05/2020



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

ATHENS-CLARKE COUNTY GEORGIA

ATLAS
2450 Commerce Avenue
Suite 100
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770.263.5945

SCALE IN FEET
0 10 20 40

REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0003
CORRECTED:		DATE:		
VERIFIED:		DATE:		

GPLN-CE 11/05/2020

GARNETT RIDGE DRIVE

11
N/F
ATHENS PORTFOLIO 4 LLC
DB 5385, PG 79
PB I, PG 54
APN 103A3 A024

12
N/F
ALLWAYS LAND & GROUNDS ASSOCIATION LLC
DB 5067, PG 123
APN 103 016E

N

100+00

110+00

111+00

EXIST R/W

EXIST R/W

12" DPC
F/L=769.69

12" DPC
F/L=769.56

18" DPM
F/L=767.32

18" DPM
F/L=766.08

5' SIDEWALK

5' SIDEWALK

MATCH LINE STA. 108+50.00 DRAWING No. 13-0003

MATCH LINE STA. 111+50.00 DRAWING No. 13-0005

VINCENT DRIVE

VINCENT DRIVE

PC 109+26.73

5' SIDEWALK

18" DPM
F/L=763.55

18" DPM
F/L=762.38

18" DPM
F/L=760.94

18" DPC
F/L=758.06

DERRICOTTE ROAD

66
N/F
SERAFIN ELIAS MEDINA
DB 3557, PG 27
APN 103C2 B012

67
N/F
ALMA URBINA ETAL
DB 5204, PG 332
PB 32, PG 357
APN 103C2 B011

68
N/F
ST JAMES BAPTIST CHURCH BY TRUSTEES
DB 1395, PG 88
PB 031, PG 61
APN 103 018G

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

ATHENS-CLARKE COUNTY GEORGIA

ATLAS
2450 Commerce Avenue
Suite 100
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770.263.5945

SCALE IN FEET
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REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		13-0004
VERIFIED:		DATE:		

GPLN-CE
11/05/2020

12
N/F
ALLWAYS LAND & GROUNDS ASSOCIATION LLC
DB 5067, PG 123
APN 103 016E

TRANSCONTINENTAL PIPELINE EASEMENT

EXIST R/W

121+00

PI 112+92.02

113+00

114+00

EXIST R/W

5' SIDEWALK

5' SIDEWALK

24" DPC
F/L=744.84

VINCENT DRIVE

24" DPC
F/L=744.17

MATCH LINE STA. 111+50.00 DRAWING No. 13-0004

MATCH LINE STA. 114+50.00 DRAWING No. 13-0006

DISTRICT CD
#3409 60D

CURVE# __
PI 112+92.02
N 1,456,013.5463
E 2,522,503.5301
Δ 14°51'56.8" (RT)
D 02°02'46.60"
T 365.29'
L 726.48'
R 2800.00'
E 23.73'
ed 0.0%
D.S. mph

68
N/F
ST JAMES BAPTIST CHURCH BY TRUSTEES
DB 1395, PG 88
PB 031, PG 61
APN 103 018G

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

ATHENS-CLARKE COUNTY GEORGIA

ATLAS
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SCALE IN FEET
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REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

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

DRAWING No.
13-0005

GPLN-CE
11/05/2020

FREDERICK DRIVE

VINCENT DRIVE

13
N/F
ERWIN LAND CO
APN 103D A001

12
N/F
ALLWAYS LAND & GROUNDS ASSOCIATION LLC
DB 5067, PG 123
APN 103 016E

14
N/F
CANUCKEY MONTALVO
DB 7859, PG 252
PB 34, PG 234
APN 103D A002

15
N/F
JORGE DELGADO ETAL
DB 9019, PG 94
PB 32, PG 142
APN 103D A003

68
N/F
ST JAMES BAPTIST CHURCH BY TRUSTEES
DB 1395, PG 88
PB 031, PG 61
APN 103 018G

69
N/F
WARREN EST DERRICOTTE
APN 103 018F

70
N/F
LUTHER M. DURHAM JR
DB 441, PG 356
APN 103D K001

EXIST R/W
5' SIDEWALK
115+00
116+00
117+00
PT 116+53.21
FENCE
6" TREE
14" TREE
20" TREE
21" TREE
31" TREE
12" DPC F=L=743.78
12" DPC F=L=743.31
12" DPC F=L=743.44
15" DPC F=L=742.75
15" DPC F=L=742.90
DRIVEWAY #7410 6600
MATCH LINE STA. 114+50.00 DRAWING No. 13-0005
MATCH LINE STA. 117+50.00 DRAWING No. 13-0007

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	

ATHENS-CLARKE COUNTY GEORGIA

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REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		13-0006
VERIFIED:		DATE:		

GPLN-CE
11/05/2020

15
N/F
JORGE DELGADO ETAL
DB 4919, PG 94
PB 23, PG 142
APN 103D A003

16
N/F
DANIEL I. STUMP JR
DB 2924, PG 261
APN 103D A004

17
N/F
MANUEL ROBLEDO
DB 1820, PG 424
APN 103D A005

EXIST R/W
118+00
119+00
120+00
EXIST R/W
5' SIDEWALK
5' SIDEWALK
15" DPM F/L=741.61
12" DPC F/L=736.96
12" DPC F/L=736.18
12" DPC F/L=733.07
12" DPC F/L=733.02
PC 119+01.36
S71°05'56.0"E
MATCH LINE STA. 117+50.00 DRAWING No. 13-0006
MATCH LINE STA. 120+50.00 DRAWING No. 13-0008
VINCENT DRIVE
VINCENT DRIVE
15" DPM F/L=734.04
12" DPC F/L=733.89
12" DPC F/L=733.09
Sidewalk #3491
Sidewalk #3491
16" TREE
CHATHAM DRIVE
CHATHAM DRIVE
70
N/F
LUTHER M. DURHAM JR
DB 441, PG 356
APN 103D K001
71
N/F
GLORIA PERKINS ETAL
DB 1296, PG 277
APN 103D J001

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

ATHENS-CLARKE COUNTY GEORGIA

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SCALE IN FEET
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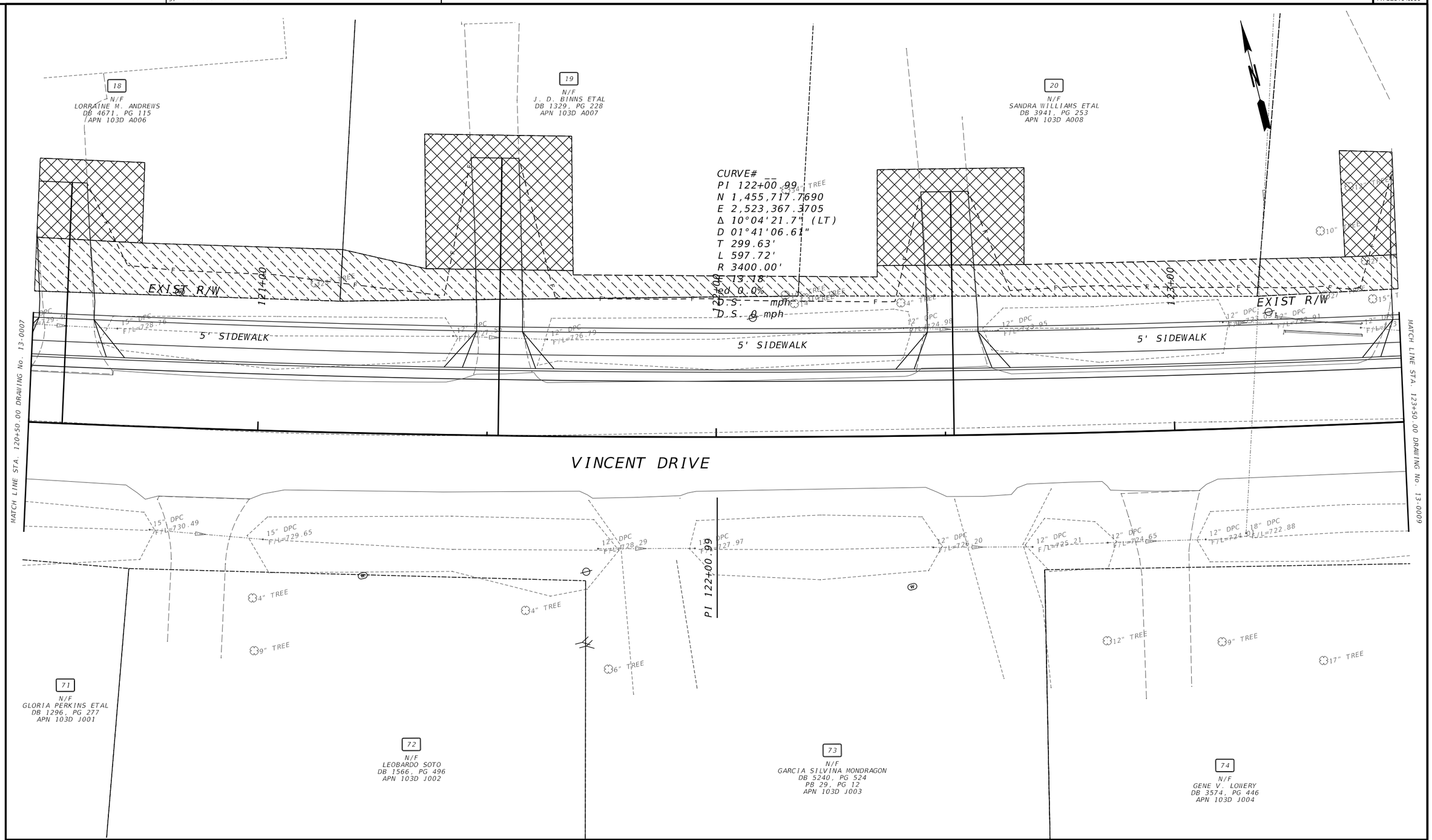
REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

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

DRAWING No.
13-0007

GPLN-CE
11/05/2020



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	

ATHENS-CLARKE COUNTY GEORGIA

ATLAS
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770.263.5945

SCALE IN FEET
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REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		13-0008
VERIFIED:		DATE:		

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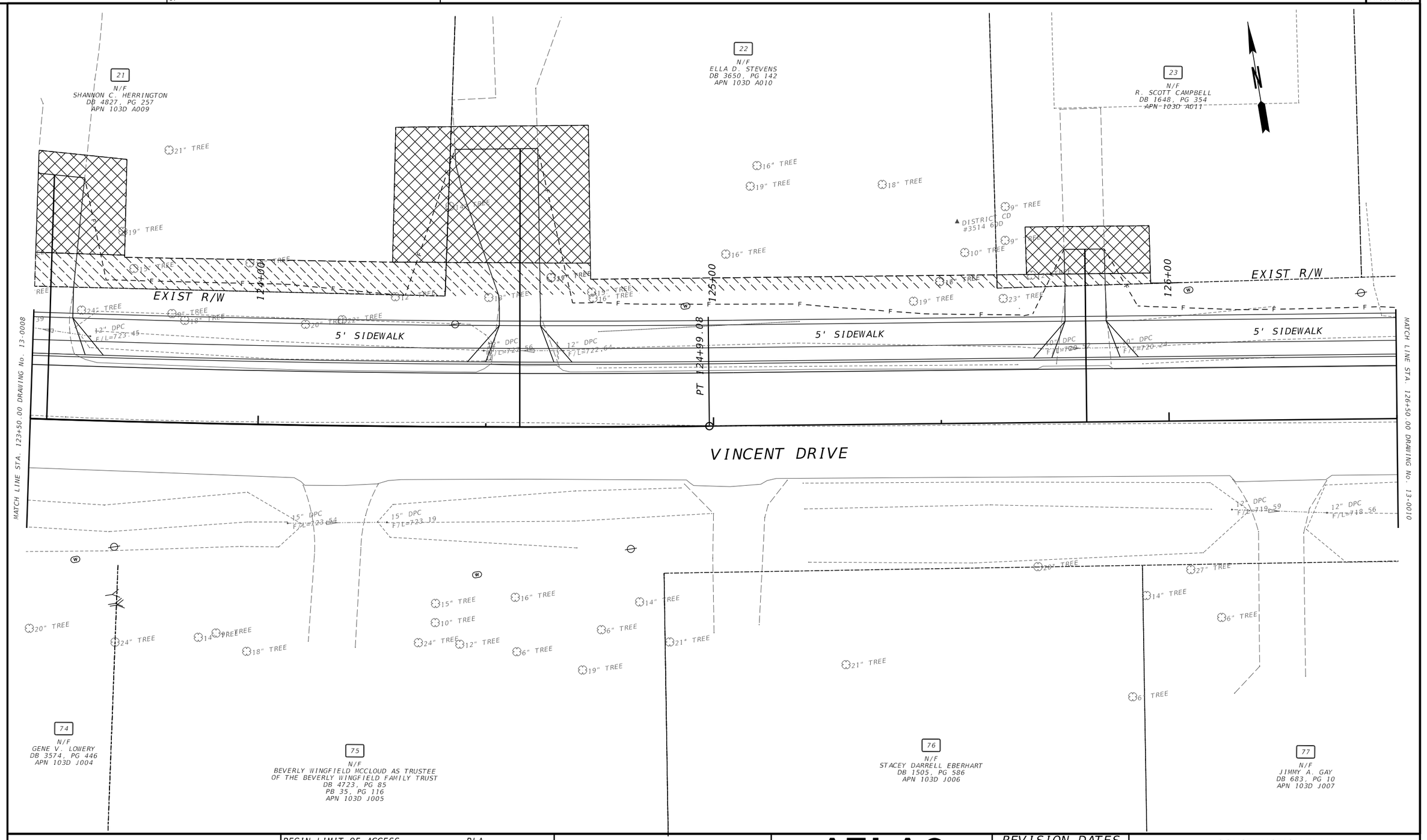
11/05/2020



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

ATHENS-CLARKE COUNTY GEORGIA

ATLAS
2450 Commerce Avenue
Suite 100
Duluth, Georgia 30096
770.263.5945

SCALE IN FEET
0 10 20 40

REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0009
CORRECTED:		DATE:		
VERIFIED:		DATE:		

GPLN-CE 11/05/2020

VINEYARD DRIVE

24
N/F
BURRUSS EMILY FAMILY LIMITED PARTNERSHIP
DB 1930, PG 294
APN 103D A012

25
N/F
KATHRYN SHEN KAO
DB 5420, PG 547
PB 33, PG 171
APN 103D B001

REQ'D R/W

EXIST R/W

127+00

128+00

130+00

5' SIDEWALK

18" TREE
18" TREE
11" TREE
15" TREE
15" TREE
15" TREE
20" TREE
22" TREE
10" TREE
16" TREE

10" DPC F/L=717.37
10" DPC F/L=716.53
15" DPM F/C=714.32

MATCH LINE STA. 126+50.00 DRAWING No. 13-0009

MATCH LINE STA. 129+50.00 DRAWING No. 13-0011

VINCENT DRIVE

15" DPC F/L=713.95
15" DPC F/L=712.81
12" DPC F/L=708.67
12" DPC F/L=707.48
12" DPC F/L=704.55

9" TREE
8" TREE
4" TREE
24" TREE
1" TREE
1" TREE
1" TREE
1" TREE
12" TREE
11" TREE
20" TREE
2" TREE
14" TREE
14" TREE
12" TREE
22" TREE
28" TREE
18" TREE
14" TREE
12" TREE

77
N/F
JIMMY A. GAY
DB 683, PG 10
APN 103D J007

78
N/F
LARRY B. DILLARD
DB 1437, PG 326
APN 103D J008

79
N/F
ADALBERTO LOPEZ ETAL
DB 4786, PG 196
PB 21, PG 372
APN 103D J009

80
N/F
CHERYL R. MOODY ETAL
DB 5062, PG 371
PB 16, PG 144
APN 103D J010

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

ATHENS-CLARKE COUNTY GEORGIA

ATLAS
2450 Commerce Avenue
Suite 100
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770.263.5945

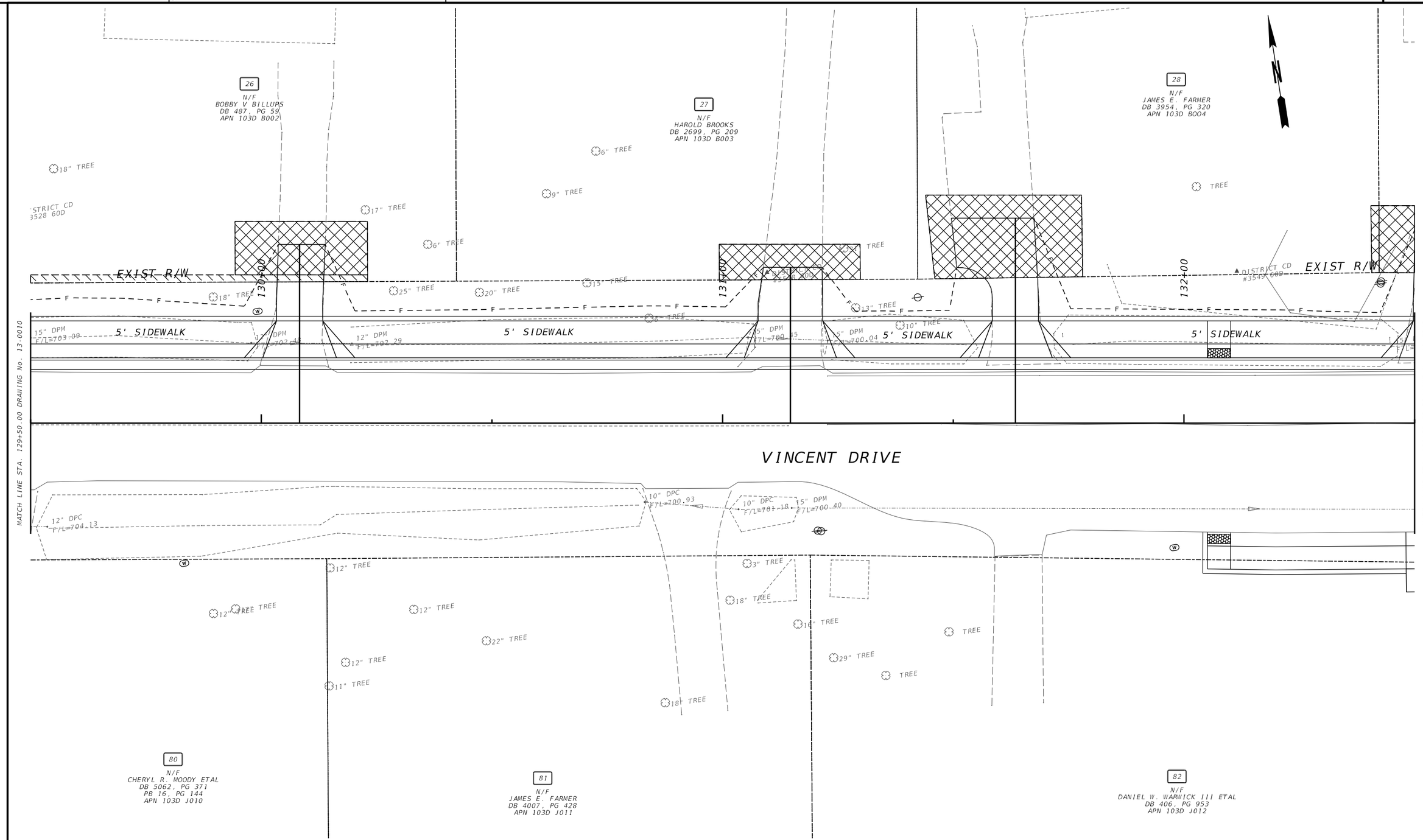
SCALE IN FEET
0 10 20 40

REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0010
CORRECTED:		DATE:		
VERIFIED:		DATE:		

GPLN-CE
11/05/2020



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

ATHENS-CLARKE COUNTY GEORGIA

ATLAS
2450 Commerce Avenue
Suite 100
Duluth, Georgia 30096
770.263.5945

SCALE IN FEET
0 10 20 40

REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0011
CORRECTED:		DATE:		
VERIFIED:		DATE:		

GPLN-CE
11/05/2020

29
N/F
MANUEL GALINDO
DB 3859, PG 255
APN 103D B005

30
N/F
OLA GERTRUDE LUMPKIN JENNINGS
DB 802, PG 225
APN 103D B006

31
N/F
MICHAEL D. MALLON
DB 3734, PG 452
APN 103D B007

EXIST R/W
EXIST R/W
133+00
134+00
135+00
5' SIDEWALK
5' SIDEWALK
38" TREE
32" TREE
24" TREE
15" DPC F/L=698.78
12" DPC F/L=697.54
12" DPC F/L=697.02
12" DPC F/L=694.23
12" DPC F/L=694.85

MATCH LINE STA. 132+50.00 DRAWING No. 13-0011

MATCH LINE STA. 135+50.00 DRAWING No. 13-0013

VINCENT DRIVE

LINNEA WAY

15" ESTIMATED DIR DPM
18"C3F3 DPM F/L=695.98
12" DPP F/L=696.88
12" DPP F/L=696.69
12" DPC F/L=694.39
12" DPC F/L=694.23
15"C4F4 DPM F/L=697.32
15"C4F4 DPM F/L=697.43
15"C4F4 DPM F/L=697.21
TREE
TREE
TREE
30" TREE
16" TREE
6" TREE
24" T

83
N/F
TANYA M. CADE
DB 4571, PG 294
APN 103D 1012

84
N/F
JANICE RUTH DAVENPORT
DB 4803, PG 66
APN 103D 1011

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	

ATHENS-CLARKE COUNTY GEORGIA

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2450 Commerce Avenue
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770.263.5945

SCALE IN FEET
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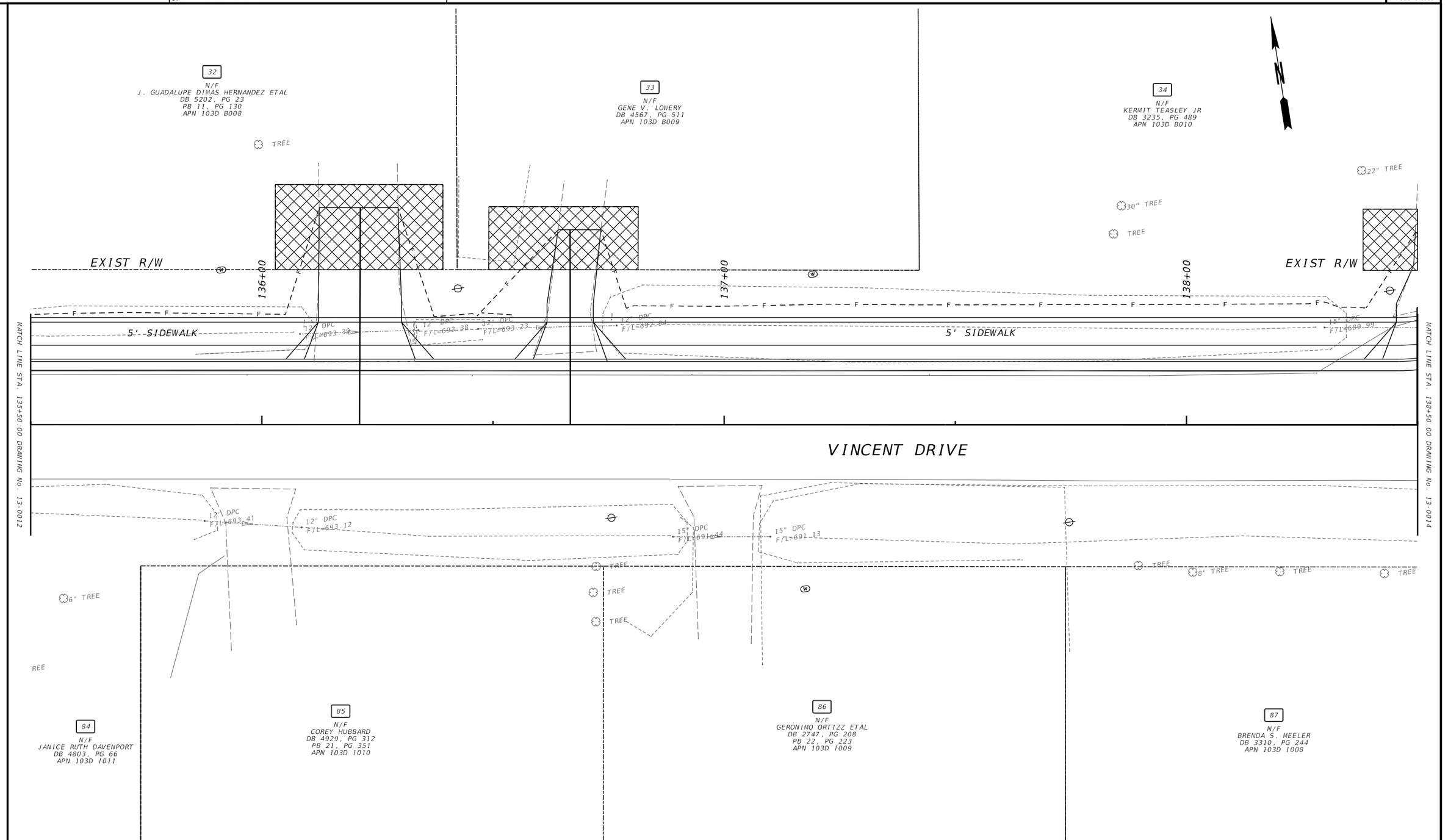
REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		13-0012
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

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

ATLAS
2450 Commerce Avenue
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Duluth, Georgia 30096
770.263.5945

SCALE IN FEET
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REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

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

DRAWING No.
13-0013

GPLN-CE
11/05/2020

WINERY WAY

34
N/F
KERMIT TEASLEY JR
DB 3235, PG 489
APN 103D B010

35
N/F
CARLTON WILLIAMS
DB 1940, PG 92
PB 36, PG 12
APN 103D C001

36
N/F
ALLEN FOSTER
DB 5007, PG 317
PB 29, PG 334
APN 103D C002

REQ'D R/W

3" TREE
3" TREE
3" TREE

139+00

EXIST R/W

5' SIDEWALK

140+00

141+00

EXIST R/W

15" DPC
F/C=689.42

5' SIDEWALK

12" DPC
F/C=689.84

12" DPC
F/C=689.06

MATCH LINE STA. 138+50.00 DRAWING No. 13-0013

MATCH LINE STA. 141+50.00 DRAWING No. 13-0015

VINCENT DRIVE

10" TREE

TREE

87
N/F
BRENDA S. MEELER
DB 3310, PG 244
APN 103D 1008

88
N/F
BRENDA S. MEELER
DB 3310, PG 241
APN 103D 1007

89
N/F
MARIAN HENDERSON
DB 2776, PG 326
APN 103D 1006

90
N/F
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PB 26, PG 165
APN 103D 1005

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ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA	

ATHENS-CLARKE COUNTY GEORGIA

ATLAS
2450 Commerce Avenue
Suite 100
Duluth, Georgia 30096
770.263.5945

SCALE IN FEET
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REVISION DATES

CONSTRUCTION PLAN
VINCENT DRIVE
SIDEWALK

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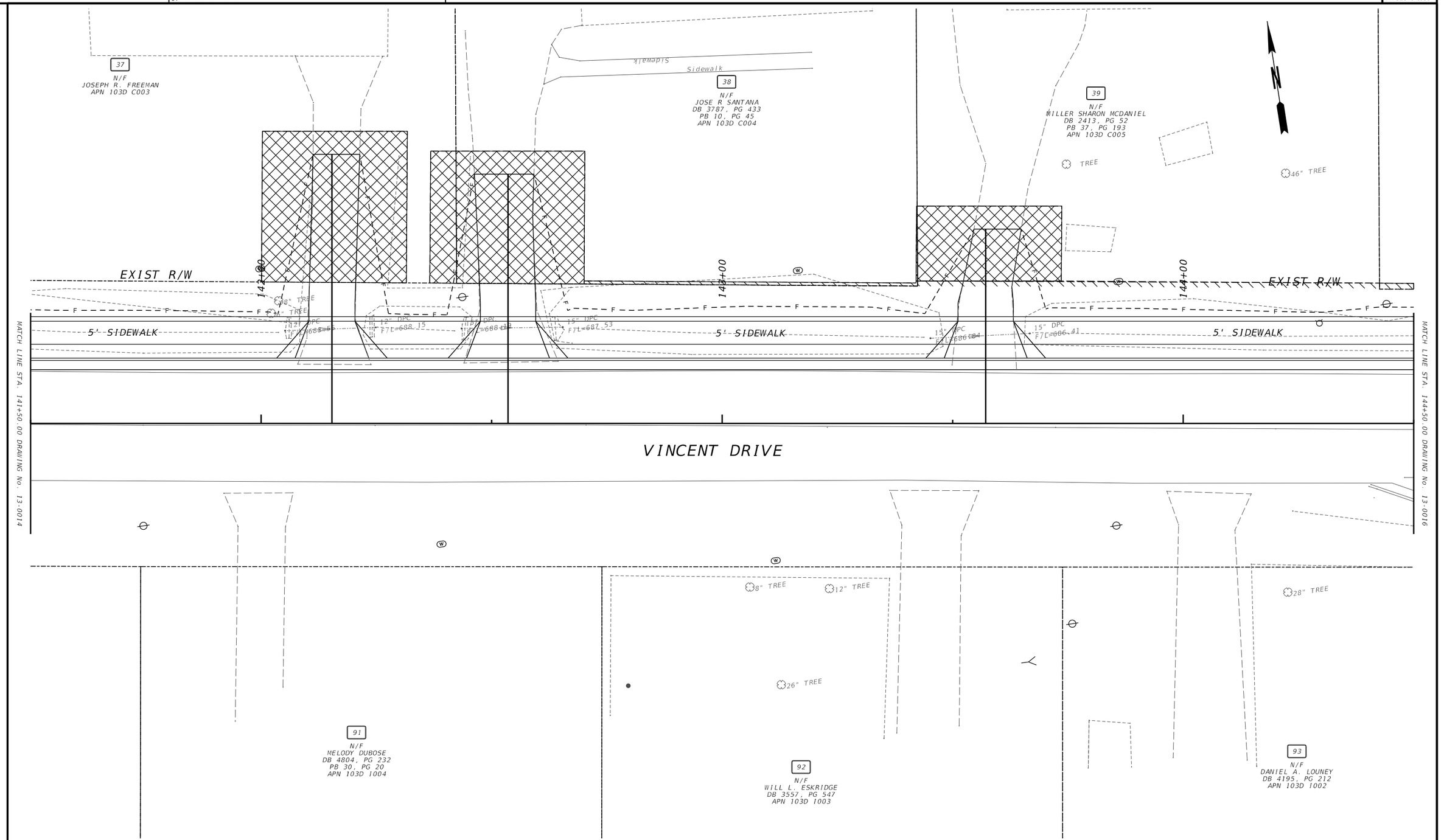

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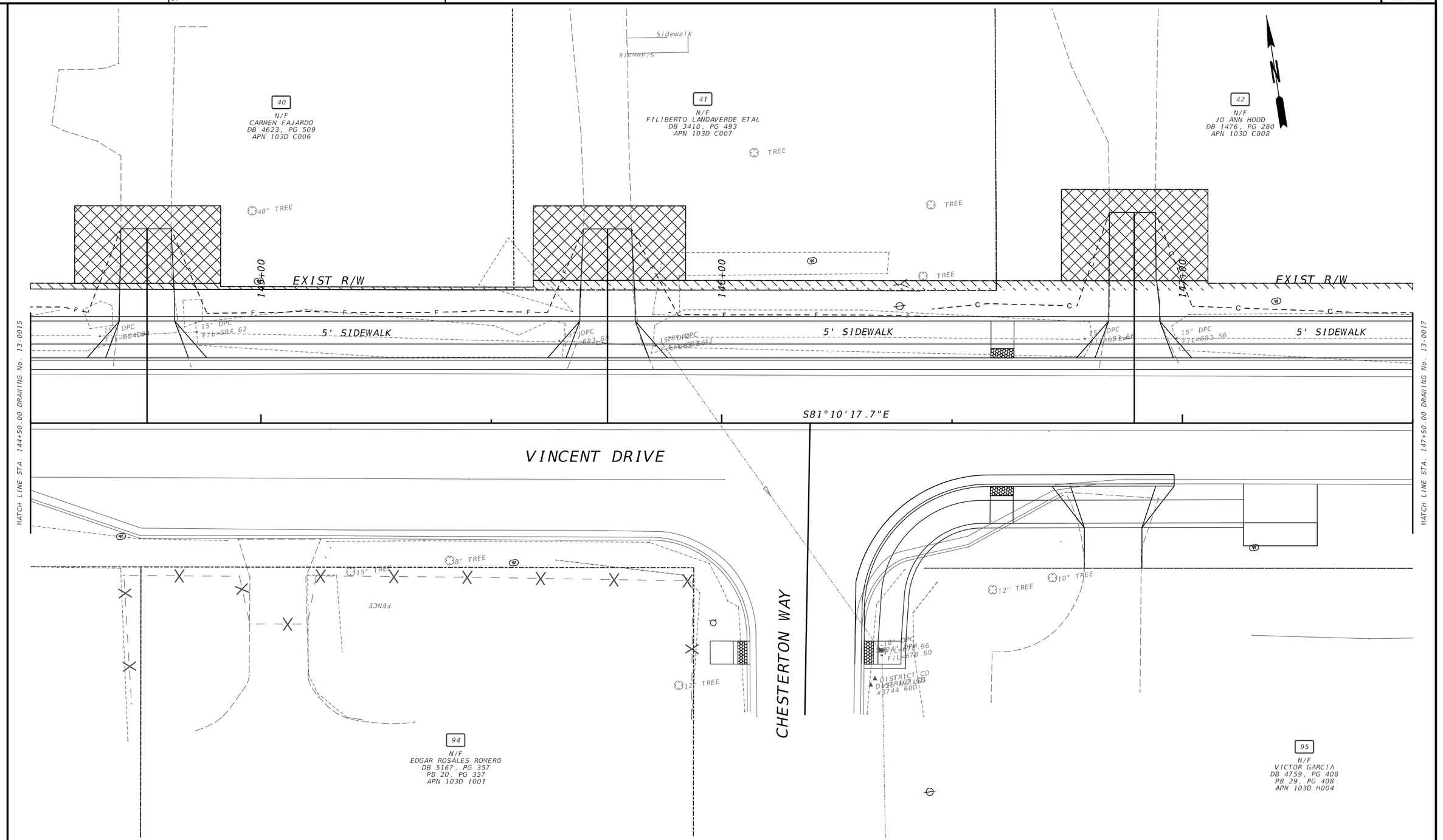

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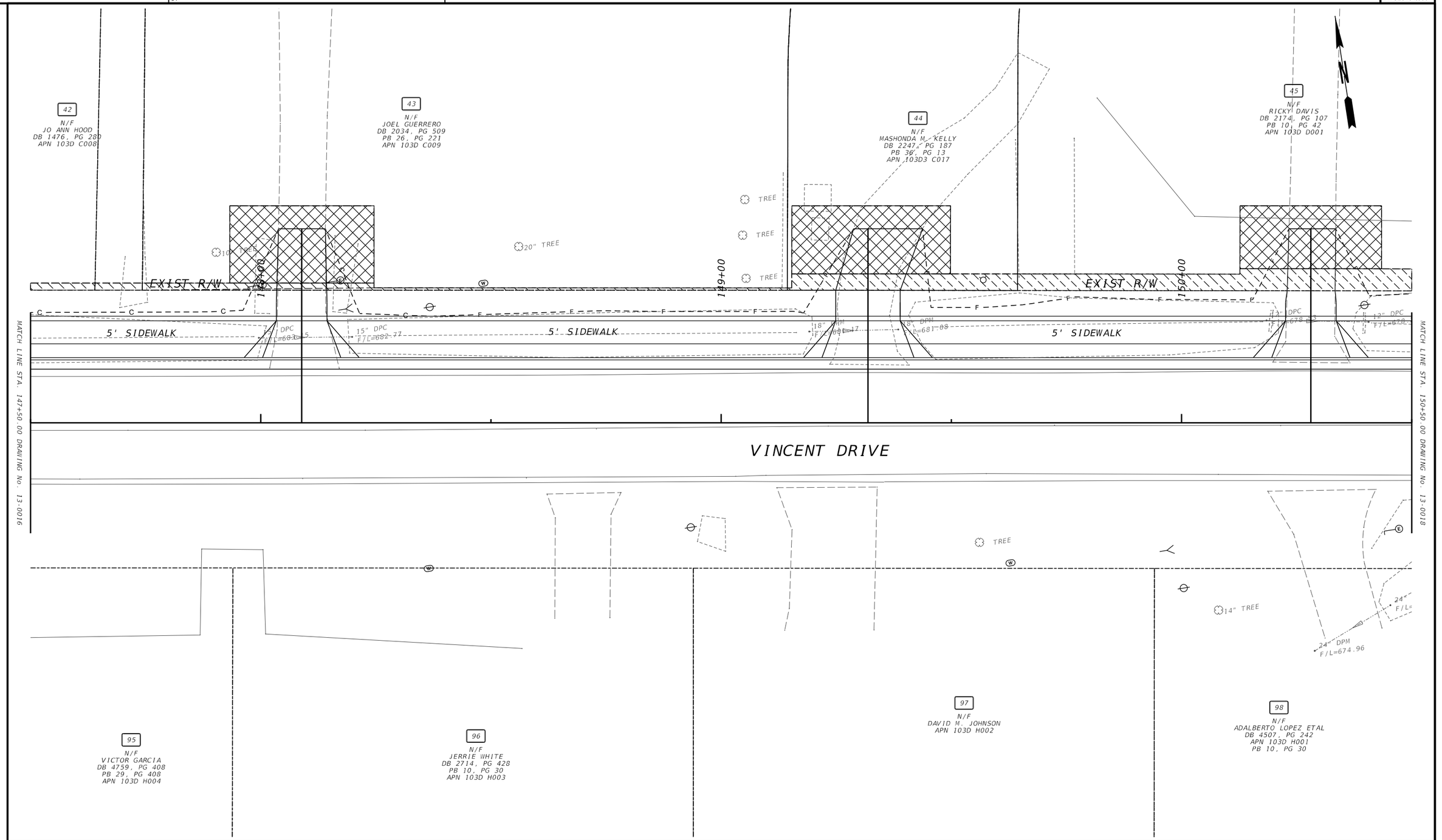

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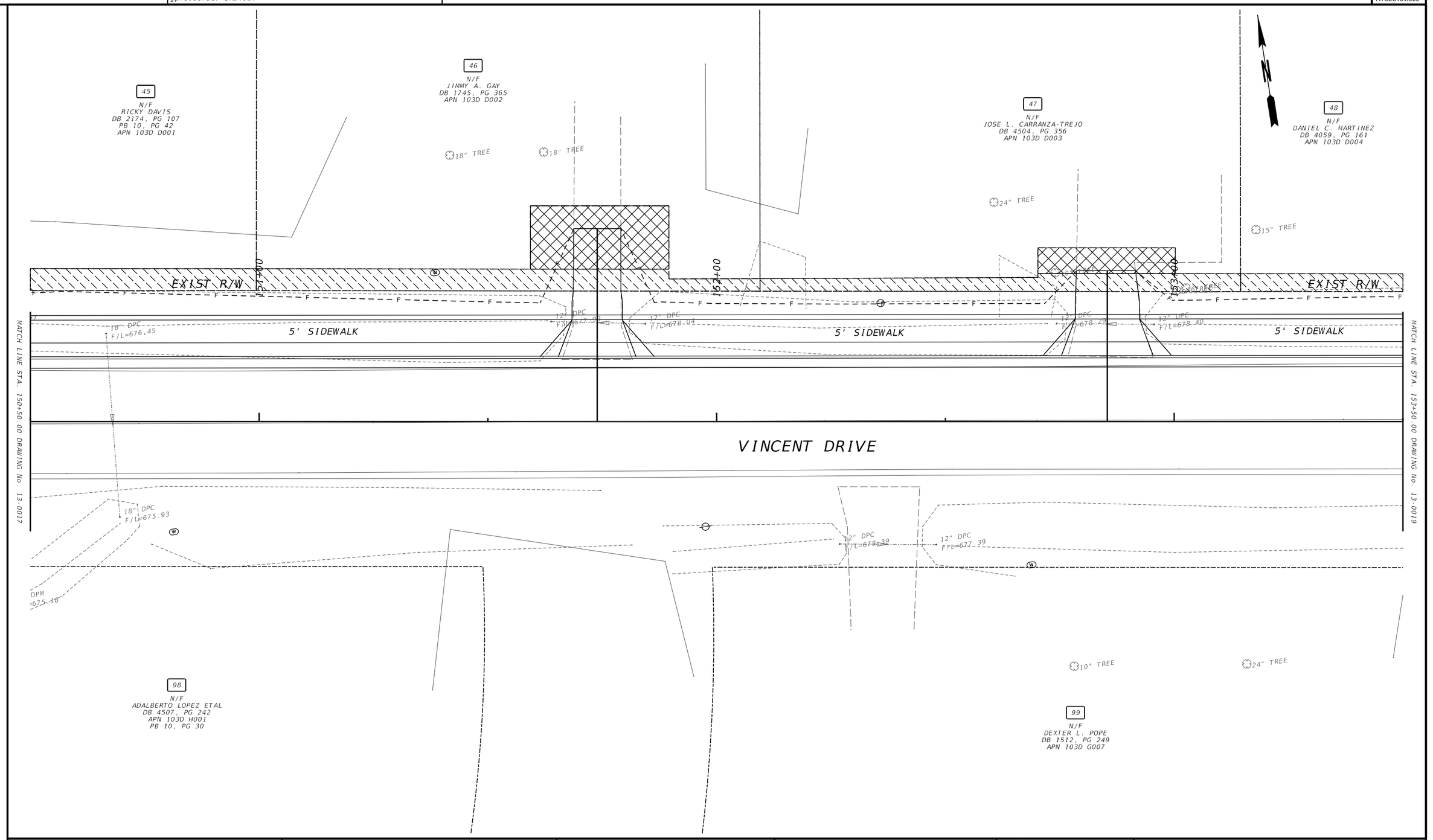

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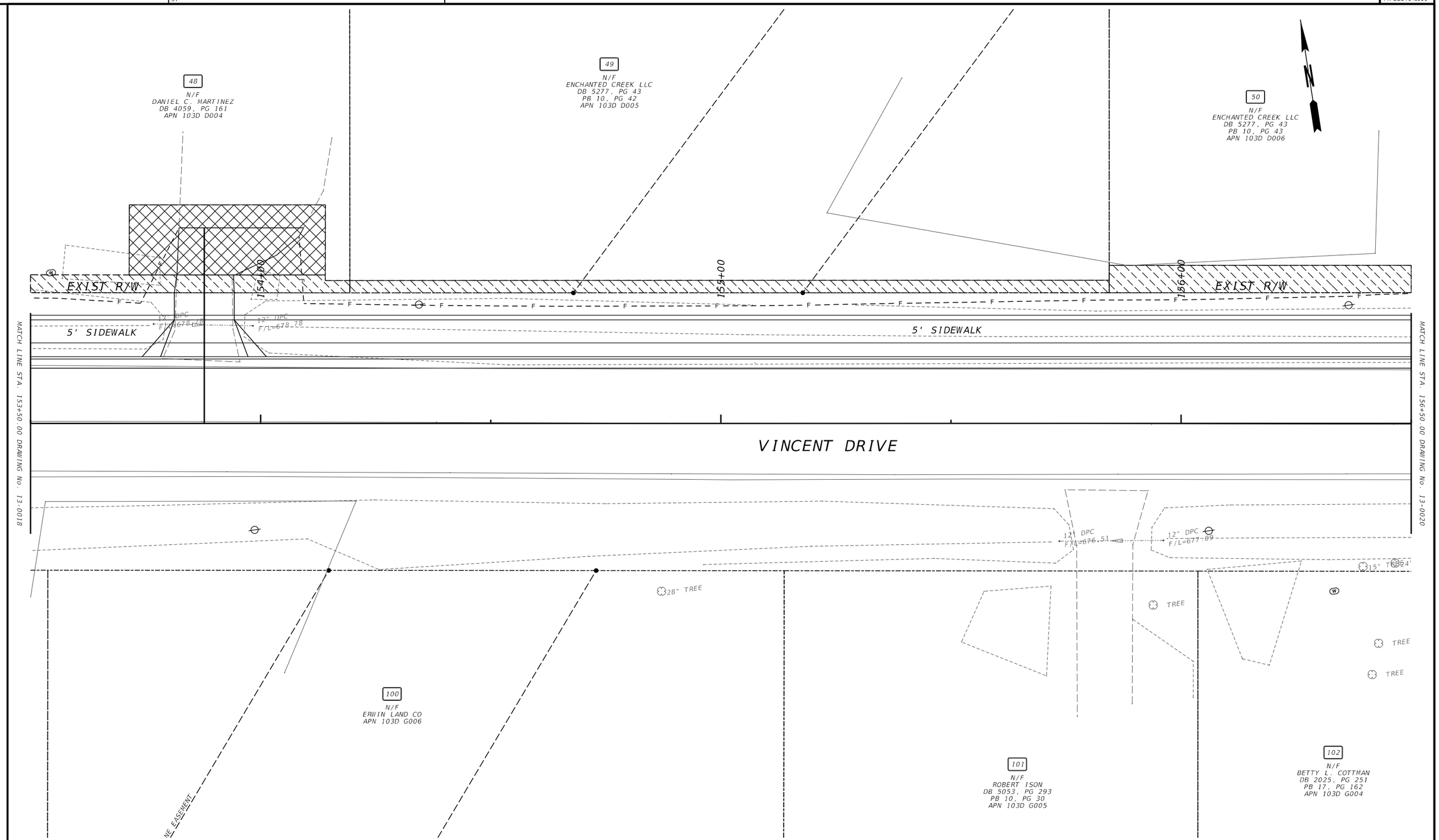

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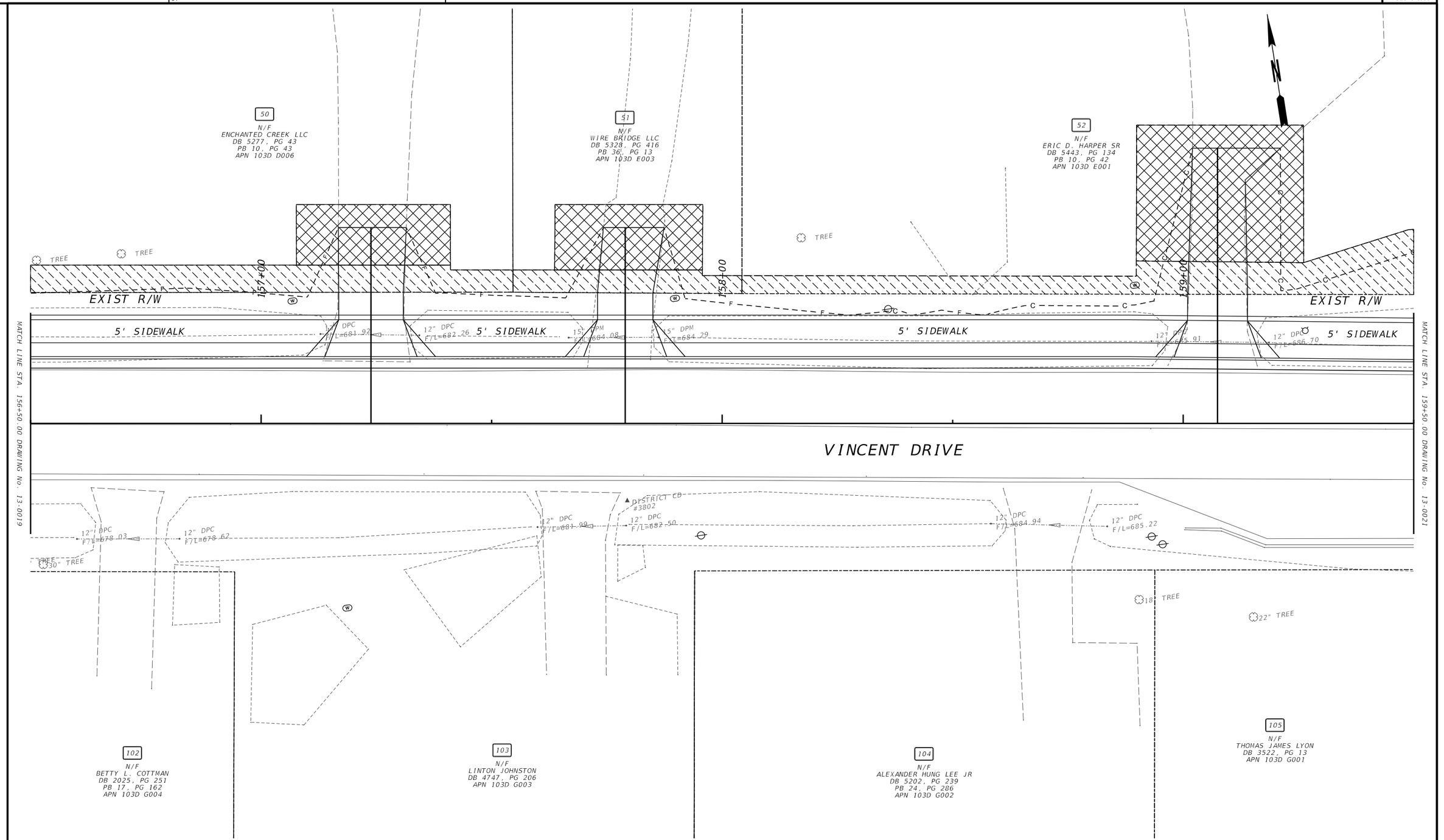
11/05/2020



PROPERTY AND EXISTING R/W LINE
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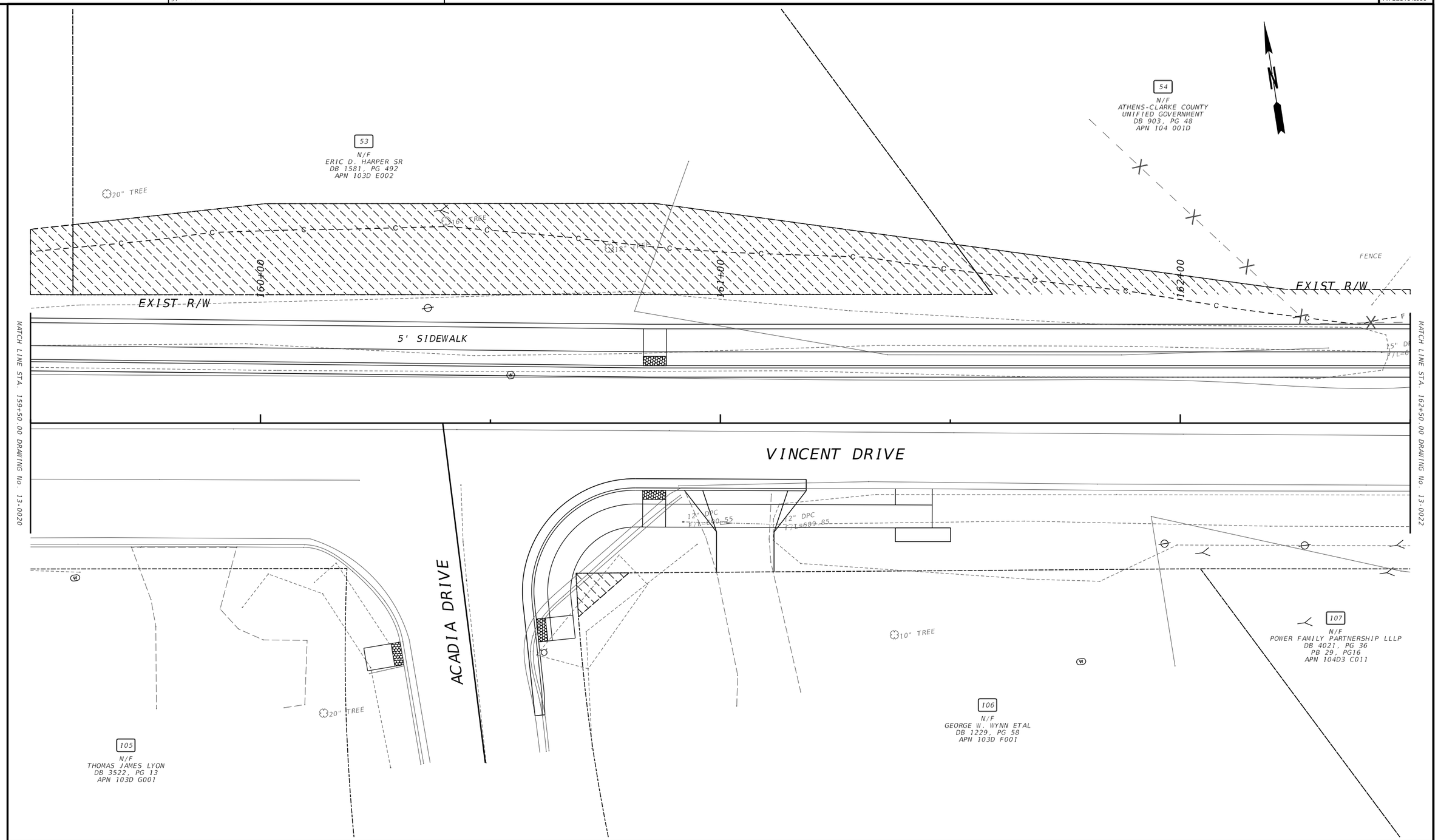
GPLN-CE 11/05/2020



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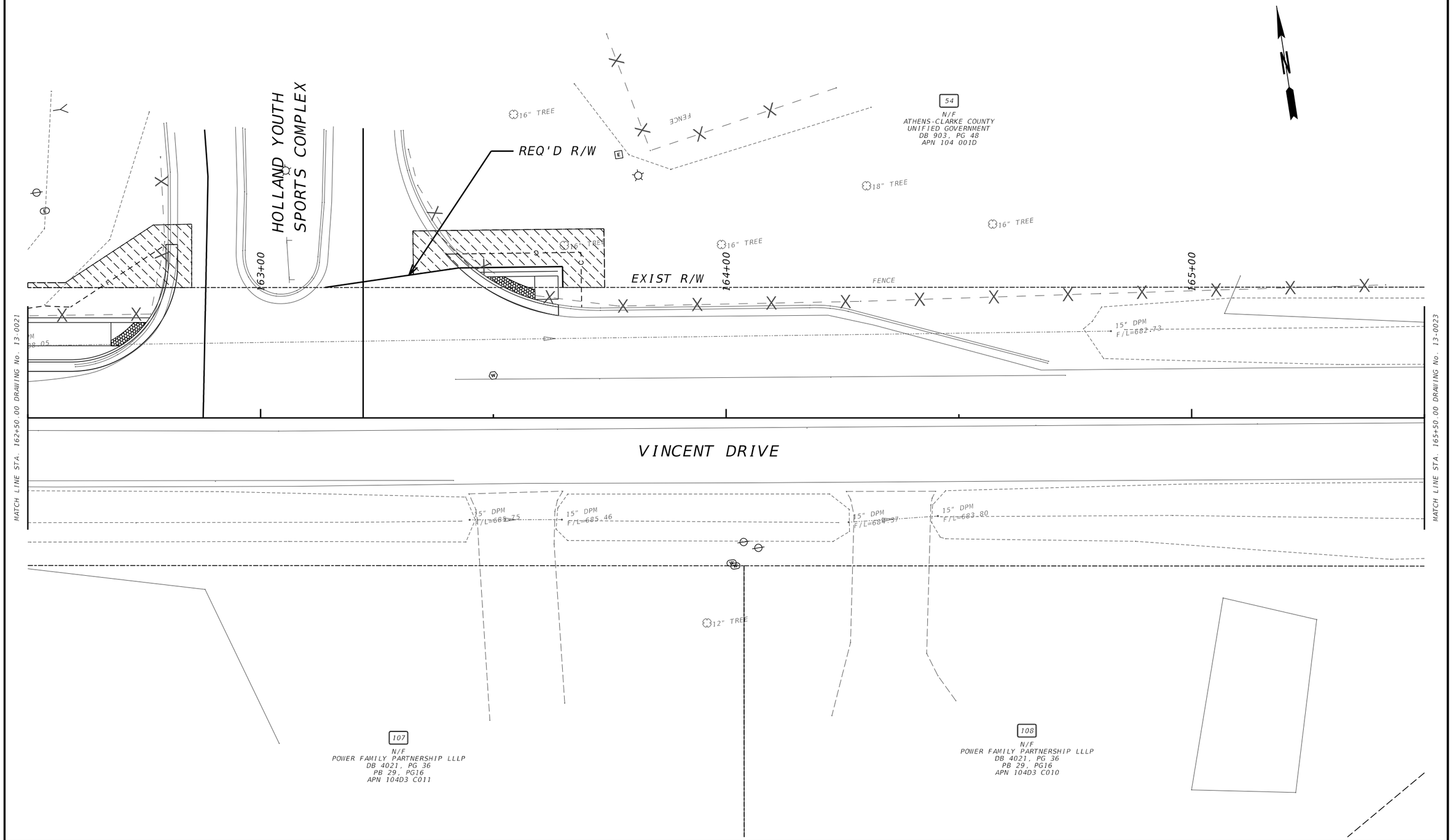
GPLN-CE 11/05/2020



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GPLN-CE 11/05/2020

54
N/F
ATHENS-CLARKE COUNTY
UNIFIED GOVERNMENT
DB 903, PG 48
APN 104 001D

55
N/F
HOPE HAVEN SCHOOL FO
MENTALLY RETARDED IN
DB 2675, PG 39
PB 13, PG 205
PB 18, PG 4
APN 104 001F

166+00 167+00 168+00

MATCH LINE STA. 165+50.00 DRAWING No. 13-0022

PC 167+54.80

18" DPC
F/L=678.81

18" DPM
F/L=681.16

18" DPM
F/L=679.36

18" DPC
F/L=677.35

108
N/F
POWER FAMILY PARTNERSHIP LLLP
DB 4021, PG 36
PB 29, PG16
APN 104D3 C010

109
N/F
POWER FAMILY PARTNERSHIP LLLP
DB 4021, PG 36
PB 29, PG 16
APN 104D3 C001

DISTRICT CD
#3316 NAIL SS

110
N/F
POWER FAMILY PARTNERSHIP LLLP
DB 4021, PG 36
PB 26, PG 221
APN 104D3 A001

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
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REVISION DATES

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SIDEWALK

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BACKCHECKED:		DATE:		13-0023
CORRECTED:		DATE:		
VERIFIED:		DATE:		

GPLN-CE
11/05/2020

Property #	Tax ID #	REQ'D R/W (SQ FT)	TEMP EASM (SQ FT)
1	APN 103A3 D019		925
2	APN 103A3 D018		1,293
3	APN 103A3 D017		1,087
4	APN 103A3 D016		1,446
5	APN 103A3 D015		1,140
6	APN 103A3 D014		991
7	APN 103A3 D013		1,030
8	APN 103A3 D012		869
9	APN 103A3 D011		814
10	APN 103A3 D010		279
11	APN 103A3 A024		294
12	APN 103 016E		2,479
13	APN 103D A001		15
14	APN 103D A002		3,403
15	APN 103D A003		2,576
16	APN 103D A004		1,140
17	APN 103D A005		1,642
18	APN 103D A006		1,718
19	APN 103D A007		1,549
20	APN 103D A008		1,347
21	APN 103D A009		1,915
22	APN 103D A010		1,428
23	APN 103D A011		373
24	APN 103D A012		334
25	APN 103D B001	487	1,736
26	APN 103D B002		463
27	APN 103D B003		236
28	APN 103D B004		617
29	APN 103D B005		397
30	APN 103D B006		486
31	APN 103D B007		381
32	APN 103D B008		668
33	APN 103D B009		442
34	APN 103D B010		416
35	APN 103D C001	261	1,900
36	APN 103D C002		592
37	APN 103D C003		1,193
38	APN 103D C004		850
39	APN 103D C005		637
40	APN 103D C006		635
41	APN 103D C007		748
42	APN 103D C008		818
43	APN 103D C009		651
44	APN 103D3 C017		687
45	APN 103D D001		1,012
46	APN 103D D002		904
47	APN 103D D003		518

Property #	Tax ID #	REQ'D R/W (SQ FT)	TEMP EASM (SQ FT)
48	APN 103D D004		1,053
49	APN 103D D005		448
50	APN 103D D006		1,436
51	APN 103D E003		695
52	APN 103D E001		2,058
53	APN 103D E002		3,457
54	APN 104 001D	119	1,082
68	APN 103 018G		255
70	APN 103D K001	88	580
82	APN 103D J012	284	583
83	APN 103D I012		57
94	APN 103D I001		240
95	APN 103D H004		2,173
105	APN 103D G001		246
106	APN 103D F001		399

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: 1125 Prince Avenue - Approval of Private Pump Station & Force Main

DATE: October 24, 2025

EXECUTIVE SUMMARY:
This agenda item seeks approval in regards to a developer requesting the use of a private pump station and force main in order to connect to the Athens-Clarke County sanitary sewer system at 1125 Prince Avenue.

BUDGET INFORMATION: N/A

REVENUES:

EXPENSES:
ANNUAL:
CAPITAL:
OTHER:

FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:
To request Mayor and Commission approve a connection to the Unified Government of Athens-Clarke County (ACCGov) sanitary sewer system by means of a private pump station and force main to provide sewage service to a property located at 1125 Prince Ave **(Attachment #1)**.

HISTORY:

1. On July 1, 1978, the City of Athens adopted a Sewer Use Ordinance regulating connections to the public sanitary sewer system.
2. On October 3, 1995, the Mayor and Commission (M&C) enacted new provisions to the Sewer Use Ordinance, which requires any and all connections to the public sanitary sewer system by means of any force main from a pumped facility or apparatus be approved by the M&C. Single-family residences and duplexes containing two-family units were exempt.
3. On March 4, 2025, the most recent request for a private pump station and force main for a commercial development at 610 Athena Dr, was approved by the M&C.
4. On October 15, 2025, Emma Gibson and Luke Wemette, of Axis Infrastructure, submitted a request to connect to the public sanitary sewer system by means of a private pump station and force main for 1125 Prince Avenue, on behalf of Popeyes Louisiana Kitchen, Inc.

FACTS & ISSUES:

1. The property owner of 1125 Prince Ave, Popeyes Louisiana Kitchen, Inc., is proposing to remodel and add on to the existing restaurant at the subject property. There is an existing 8" sanitary sewer main located within the right of way of Prince Ave adjacent to the subject property (MH# F10-24). Due to the topography of the property, the contractor is unable to make a gravity sewer connection from the building to the proposed sewer stub. Therefore, the property owner requested the approval of a pump station and force main to make connection to ACCGov public sewer.
2. The section of the ACCGov Sewer Use Ordinance dealing with pump stations was developed to minimize the transfer of wastewater from one drainage basin to another. In designing our wastewater collection system, the Public Utilities Department (PUD) sizes all sewer lines to accommodate the estimated wastewater demand projected for a specific basin. The pipe sizing is also based on the existing Land Use Plan and the associated basin specific population projections. The unregulated transfer of wastewater from one basin to another can impact the design capacity of the sewer collection system in the receiving drainage basin. This can impact the future wastewater service availability within the basin.
3. By existing ordinance, the commercial use of a pump station must be approved by the M&C. The projected wastewater flow from this project is approximately 1,500 gallons per day (gpd). As a comparison, a single-family average wastewater flow is 140 gpd.
4. The pump station and force main serving the subject property will be owned and maintained by the property owner, Popeyes Louisiana Kitchen, Inc. The pump station is added to install a grease trap at this location.
5. PUD staff evaluated the request and determined the proposed pump station and force main will not impose a burden on ACCGov's wastewater collection system, and therefore, staff recommends the private pump station and force main be approved. This recommendation is contingent upon:
    a. Submission by the owner of construction drawings acceptable to the Public Utilities and Building Permits & Inspections departments; and
    b. The property owner being responsible for all costs associated with the pump station, force main stubs, connection fees, etc.
6. This recommendation supports the following Mayor & Commission Strategic Commitment:
    - Built and Natural Infrastructure Goal 6, Strategy A: *Adequately plan infrastructure to support our community in the future*

OPTIONS:

1. Mayor and Commission approve a connection to the Unified Government of Athens-Clarke County sanitary sewer system by means of a private pump station and force main to provide sewage service to property located at 1125 Prince Ave.
2. Mayor and Commission deny the request.

3. Mayor and Commission Defined Option.

DEPARTMENT RECOMMENDED ACTION: Option 1

DEPARTMENT: Public Utilities
Prepared by: Hollis Terry IV

Hollis Terry IV — 10/24/2025
Hollis Terry IV — Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1

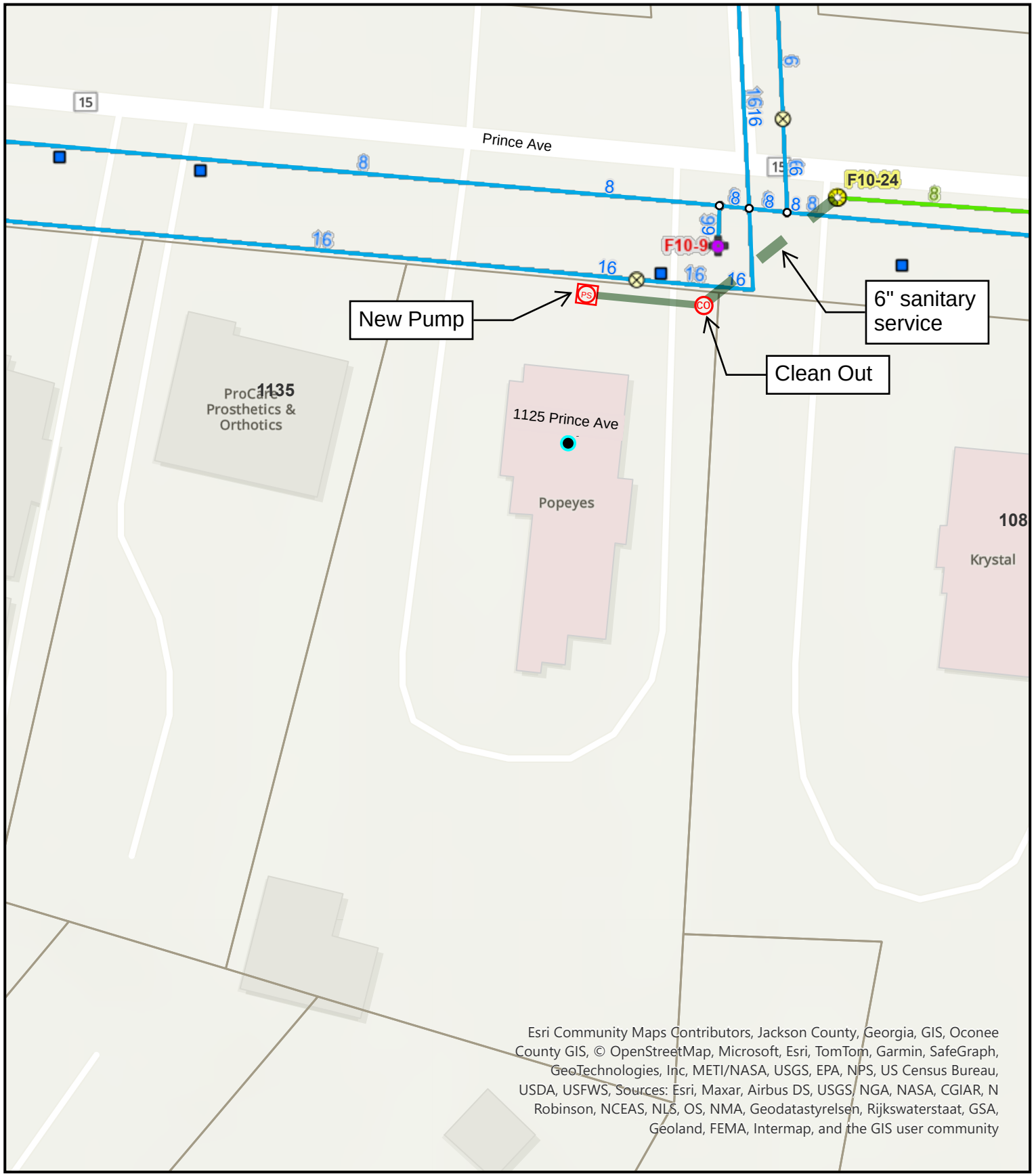
November 13, 2025
Bob Cowell, Manager — Date:

ATTACHMENTS:

Attachment #1 - Map

ATTACHMENT #1

1125 Prince Ave Pump Station



The Unified Government of Athens-Clarke County
Department of Public Utilities

All line sizes and locations are approximations and should be field verified for design purposes.

Reference Scale: 1 in = 47 ft

Printed : 10/20/2025

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Jefferson River Road Multi-Use Path Preliminary Plans & Right of Way Authorization

DATE: ~~October 21, 2025~~ November 26, 2025

EXECUTIVE SUMMARY:

The proposed action will approve the Proposed Preliminary Plans for TSPLOST 2018, Project 11 and Project 12 – Bicycle & Pedestrian Improvement Programs, Jefferson River Road Multi-Use Path Improvements Project, Sub-Project #3, from Jefferson Road (U.S. 129) to Vincent Drive, and authorize staff to enter Right-of-Way Acquisition, Final Design, and Bid-Award Phases.

BUDGET INFORMATION:

REVENUES:

TSPLOST 2018 Project 11 (Bicycle Imp.)	TSPLOST 2018 Project 12 (Pedestrian Imp.)	TSPLOST 2023 Project 25 (Bic. & Ped. Imp)	
$ 6,739,466	$13,266,843	$ 7,840,000	Project Funds (All Tiers)

EXPENSES:

$ 822,708	$ 1,700,953	$ 165,802	Expensed or Encumbered (all SP)
$ 311,712	$ 379,699	$ 453,636	Testing, Permits, Misc., & PM Fees (all Subprojects)
$ 40,200	$ 74,150	$ 50,000	Public Art (all Subprojects)
$ 1,405,500	$ 1,405,500	$ 0	Riverbend Rd. ROW – Construction*
$ 2,494,484	$ 3,121,328	$ 1,119,854	Barber St. ROW & Construction**
$ 0	$ 0	$ 3,272,561	Cherokee Rd MUP ROW & Construction*
$ 0	$ 0	$ 1,800,000	Active Transportation Programs
$ 948,912	$ 1,448,912	$ 0	TAP Chase Street Project (Local Match)*
$ 0	$ 2,110,540	$ 0	Vincent Drive Sidewalk*
$ 0	$ 0	$ 250,000	Lexington Road Sidewalk Gap
$ 0	$ 43,344	$ 526,839	Future Sub-Projects & Contingency
$ 715,950	$ 2,982,417	$ 201,308	Jefferson River Rd MUP ROW - Construction**
		$ 3,899,675	Total Available for Jefferson River Road ~~Barber Street~~ ROW & Construction

* Designated Funds for each project listed.
** Recommended by staff and for M&C consideration (December 2, 2025)

FUNDING SOURCE: TSPLOST 2018 Project 11 – Bicycle Improvement Program
TSPLOST 2018 Project 12 – Pedestrian Improvement Program
TSPLOST 2023 Project 25 – Bicycle & Pedestrian Improvement Program

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:

To request that the Mayor and Commission:

a. Approve the Proposed Preliminary Plans for TSPLOST 2018, Project 11 and Project 12 - Bicycle & Pedestrian Improvement Programs, Jefferson River Road Multi-Use Path Improvements Project, Sub-Project #3, from Jefferson Road to Vincent Drive, and as generally shown on **Attachment #1**;
b. Authorize staff to negotiate and enter into agreements to acquire the necessary rights-of-way, permanent easements, and temporary easements as necessary to support the proposed Preliminary Plans for Jefferson River Road Multi-Use Path Improvements Project, as generally shown on **Attachment #1**;
c. Authorize staff to advance the proposed Preliminary Plans for Jefferson River Road Multi-Use Path Improvements Project, as generally shown on **Attachment #1**, to Final Design followed by the Bid and Award Phase;
d. Approve continue using the on-call designers, Arcadis U.S. Inc. (Arcadis), to advance the project into the Final Design, Land Acquisition and Bid & Award Phases for a not to exceed contract in the amount of $275,000; and,
e. Authorize the Mayor and appropriate staff to execute any and all other project related documents.

HISTORY:

1. On March 7, 2017, Mayor and Commission (M&C) awarded a contract for the development of a Bicycle and Pedestrian Master Plan to Toole Design Group, LLC.

2. Between March 2017 and August 2018, Toole Design Group, the Bike and Pedestrian Master Plan Committee, and Transportation & Public Works (T&PW) staff worked to develop a Bicycle and Pedestrian Master Plan, branded Athens in Motion (AiM).

3. On November 7, 2017, Athens-Clarke County voters approved the TSPLOST 2018 Program Referendum, which included Project #11 - Bicycle Improvements & #12 – Pedestrian Improvements Programs.

4. On December 7, 2017, M&C approved an ordinance establishing TSPLOST 2018 Capital Project Budgets and funding schedule, which included the TSPLOST 2018 Project 11 – Bicycle Improvement Program and Project 12 – Pedestrian Improvement Program.

5. On February 6, 2018, 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, Additional Funding for Public Art, to the M&C related to the use of public art for TSPLOST 2018 Projects 11 & 12. Based on the nature of the project scope, ACAC recommends that public art be associated with the implementation of TSPLOST 2018 Project 11 & 12. Staff concurs with this recommendation.

6. On August 2018, the Athens in Motion Commission issued a Bicycle and Pedestrian Master Plan Final Report. The Final Report included the following Goals and Objectives:
   - Create a vision for the future of biking and walking through strategic goal setting
   - Continue to evolve into more bikeable and walkable community
   - Goals:
     - Connectivity
     - Equity
     - More Users
     - Education
     - Implementation

7. On October 2, 2018, the M&C accepted the Bicycle and Pedestrian Master Plan, branded Athens in Motion (AiM) Plan, and authorized staff to proceed with concept development of the first phase of bicycle and pedestrian projects (see Facts & Issues #9):
   - Cherokee Road between Beaverdam Road and Lexington Road (SP #1)
   - Riverbend Road between S Milledge Avenue and College Station Road (SP #2)
   - Jefferson River Road between Old Jefferson Road and Vincent Drive (SP #3)
   - West Broad MMSAG Sidewalk Project (SP #4)
   - King Avenue between Sunset Drive and Old West Broad Street (SP #5)
   - Barber Street between N. Chase Street and Boulevard

8. On February 27, 2019, ACCGov issued a Purchase Order to on-call design firm T.Y. Lin International, Inc. to develop proposed Pedestrian Improvements Project Concepts for (SP #3) Jefferson River Road between Jefferson Road and Vincent Drive.

9. On October 16, 2019, T&PW hosted a public information meeting to discuss the sidewalk project concept and possible impacts; 17 people were in attendance. An online survey was available to the public and 12 surveys were received. The majority of comments received were positive and in support of the sidewalk, though a common concern was voiced in support of additional consideration for bicycles.

10. In October 2019, project SP #5 - King Avenue, between Sunset Drive and Old West Broad Street, was completed with departmental staff design and construction efforts.

11. On November 12, 2019, at the M&C Work Session, T&PW staff presented Proposed Project Concepts for Bicycle & Pedestrian Improvements on Cherokee Road, Jefferson River Road, and Riverbend Road. Staff were directed to do a cost comparison for multi-use path vs sidewalk for all three locations.

12. On December 30, 2019, a change order was issued to on-call design firm T.Y. Lin International, Inc. to add multi-use path (MUP) options to the proposed Pedestrian Improvements Project Concepts for Jefferson River Road.

13. On January 13, 2020, T&PW hosted an onsite walk audit. 100 mailers were sent and six businesses were contacted. Comments received were in support of a sidewalk along Jefferson River Road with concerns including impact to adjacent properties, roadway geometry with limited visibility at intersections, and connectivity with railroad crossing.

14. On August 25, 2020, the AiM Commission voted unanimously recommending the Proposed Project Concept for a multi-use path on Jefferson River Road (multi-use Alternative 1)**,** with funding from the TSPLOST 2018 – Projects 11 & 12 – Bicycle & Pedestrian Improvement Programs.

15. On September 8, 2020, T&PW staff presented at the M&C Work Session the Proposed Project Concept for Jefferson River Road Pedestrian & Bicycle Improvements (https://www.youtube.com/watch?v=E3ZOWbxYCzw&ab_channel=Athens-ClarkeCounty). Staff also shared AiM Commission's recommendation to move forward with multi-use path conceptual plans.

16. On September 28, 2020, the TSPLOST Citizens Oversight Committee confirmed that the Proposed Project Concept for Sub-Project #1, Jefferson River Road Multi-Use Path Improvements Project, is compliant with the TSPLOST 2018, Project 11 – Bicycle Improvement Program and Project 12 – Pedestrian Improvement Program Initial Project Statements.

17. On October 2, 2020, ACCGov commenced online public input that remained active through October 23, 2020.

18. On February 5, 2021, T&PW issued a Notice to Proceed to on-call T.Y. Lin International, Inc. to provide engineering and design services on the Jefferson River Road Multi-Use Path Improvements Project, preliminary engineering & design phase, in the amount of $201,248.64.

19. On April 9, 2021, CSX Transportation and ACCGov entered into Preliminary Engineering Agreement for the Jefferson River Road Multi-Use Path Improvements Project. This

agreement facilitates CSXT review and approval of engineering plans, specifications, drawings, and other related project documents. Via the signed agreement, ACCGov agrees to reimburse CSXT for expenses not to exceed $23,500 (See Facts & Issues # 5).

20. 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 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 civil engineering services under this contract:
    a. Alfred Benesch & Company
    b. Arcadis U.S., Inc.
    c. Atlas Technical Consultants LLC
    d. KCI Technologies, Inc.
    e. Pond & Company
    f. Prime Engineering, Inc.

21. On May 22, 2024, T&PW issued a Notice to Proceed to On-Call Arcadis U.S. Inc. in the amount of $39,844.86, as the main consultant and project manager to deliver preliminary engineering and design services phase working with T.Y. Lin International, Inc. where T.Y. Lin International, Inc. is now a sub-consultant to on-call Arcadis U.S. Inc.

FACTS & ISSUES:

1. The Initial Project Statement for TSPLOST 2018, Project 11 – Bicycle Improvement Program reads as follows:

    Project 11 – Bicycle Improvements Program, includes capital improvements on routes for the bicycle projects as may be contained in the 2017 Bicycle / Pedestrian Master Plan once approved by Mayor and Commission, and as may be amended from time to time. Bicycle Master Plan may include additional roadway bicycle lanes, roadway pavement marking, off-road bicycle paths, trails, related signage, and/or bicycle related amenities.

2. The initial Project Statement for TSPLOST 2018, Project 12 – Pedestrian Improvements Programs reads as follows:

    Project 12 - Pedestrian Improvements Program, includes capital locations for the pedestrian improvements as will be contained in the 2017 Bicycle / Pedestrian Master Plan once approved by Mayor and Commission, and as may be amended from time to time. The project will provide for land acquisition, design, and construction sidewalk improvements and/or installation of pedestrian safety devices such as stamped and colorized crosswalks, flashing crosswalks, ADA compliant elements, pedestrian signage, pedestrian countdown timers, and other safety equipment.

3. The initial Project Statement for TSPLOST 2023, Project #25 – Bicycle & Pedestrian Improvements Program reads as follows:

Project #12 - Pedestrian Improvements Program, includes funding for capital improvements on routes for the bicycle and pedestrian projects as may be contained in the approved Athens in Motion Plan, as may be amended from time to time, and for improved pedestrian accessibility. Depending upon actual costs and funding availability, improvements may include, but are not limited to: additional roadway bicycle lanes, separate bicycle lanes, roadway pavement marking, off-road bicycle paths, trails, sidewalk improvements, pedestrian safety devices such as stamped and colorized crosswalks, flashing crosswalks, removing obstructions such as utility poles in sidewalks, refuge islands in intersections, improvements for the visually impaired, improved access to ACC Transit stops, signage, pedestrian countdown timers, and/or other safety equipment. 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.

4. The Jefferson River Road Bicycle & Pedestrian Improvement (SP#3), along with five other bicycle and pedestrian connections, have been approved by M&C to proceed with available capital funding and in the phases as listed below:
    - Cherokee Road Multi-Use Path (SP #1) – Preliminary Plans Approved, in ROW Acquisition Phase followed by Bid-Award.
    - Riverbend Road between S Milledge Avenue and College Station Road (SP #2) – Preliminary Plans Approved, in ROW Acquisition Phase followed by Bid-Award.
    - West Broad MMSAG Sidewalk Project (SP #4) – Complete.
    - King Avenue between Sunset Drive and Old West Broad Street (SP #5) - Completed
    - Barber Street between N. Chase Street and Boulevard (P#7) – Project Concept approved, currently in Preliminary Engineering and Design Phase.

5. ACCGov's design team has been working with CSXT during the preliminary design phase of this project. Per the executed agreement, History #19, CSXT billed to date a total of $16,237.70, with $7,262.30 remaining balance to fund CSXT design review and approval during the final design phase of the project.

6. A separate construction agreement with CSXT will be needed to provide CSXT's engineering and flagging services during construction, following the same process as the previously approved Tallassee Road Bridge Construction Agreement (approved by M&C in March, 2020).

7. Public input comments received through an online survey. The comments are summarized as follows:
    - 26 responses were received on the alternatives for sidewalk and multi-use path
    - 16 responses were in support of the Multi-use Path alternative #1
    - 7 responses were in support of a sidewalk alternative.

- 6 comments with concerns with impact to existing canopy, trees, shrubs, property, and/or privacy.
- 3 comments concerns with drainage and/or stormwater.

8. The project encountered complex design challenges related to the Williams Pipeline Easement and Facility. The design team dedicated significant time and effort to avoid conflicts with existing infrastructure. In addition, overlapping projects along Jefferson Road—including a GDOT Signal Replacement project and TSPLOST 2023 Project # 5: Prince Avenue and Jefferson Road Corridor Program Priorities/Concepts, have introduced additional coordination needs, contributing to necessary schedule delays.

9. The proposed Jefferson River Road Bicycle & Pedestrian Improvements Project fills a sidewalk gap and a bicycle connectivity on Jefferson River Road which provides improved bike & pedestrian access to the surrounding neighborhoods from existing sidewalk on Jefferson Road to Vincent Drive. The Project consists of:
    - Approximately 4,300 feet of 10' wide multiuse path, starting on the east side of Jefferson River Road from an existing sidewalk at the corner of Old Jefferson Road and Jefferson River Road and ending at Vincent Drive intersection.
    - Pedestrian & bicycle connectivity between Jefferson Road and Old Jefferson Road, including enhancing railroad crossing with sidewalk, crosswalks, and signal improvements.
    - Intersection improvements at Vincent Drive and Jefferson River Road to include crosswalks and accessibility ramps.
    - Rectangular Rapid Flashing Beacons (RRFBs) at multiple locations as shown on **Attachment #1**.
    - Pedestrian access with gates across CSX Transportation Rail-Road.

10. The preliminary estimated cost for the Jefferson River Road Multi-Use Path Improvements Project is $3,899,000 supported by TSPLOST 2018 Projects 11 & 12 and TSPLOST 2023 Project 25 (see budget table on first page).

11. The preliminary estimated cost in the amount of $3,899,000 for the Jefferson River Road Multi-Use Path Improvements Project includes $2,624,000 in construction expenses, $350,000 in railroad & GDOT signal upgrade costs, $225,000 in reimbursable utilities costs, $425,000 in right-of-way acquisition costs, and $275,000 in engineering and design expenses.

12. If approved by M&C, T&PW staff will continue utilizing the on-call consultant, Arcadis U.S. Inc., to advance the project into Final Design and ROW Acquisition Phases. The project's anticipated timeline is as follows:

Main Task	Begin	End	Duration (Months)
Final Design & ROW Acquisition	January 2026	June 2027	18
Bid-Award	July 2027	November 2027	5
Construction	December 2027	May ~~2028~~ 2029	18

13. This recommendation supports the following the ACCGov FY 26-28 Strategic Plan:
    - Goal Area 5: Safely Move Around Athens:
      Initiative 5.A.1: Improve, expand, and maintain sidewalks, shared-use paths, and bike facilities to provide greater opportunities for residents to use active transportation safely.
      Initiative 5.B.1: Support Vision Zero community strategies to reduce traffic fatalities.

OPTIONS:

1. Mayor and Commission:
   a. Approve the Proposed Preliminary Plans for TSPLOST 2018, Project 11 and Project 12 - Bicycle & Pedestrian Improvement Programs, Jefferson River Road Multi-Use Path Improvements Project, Sub-Project #3, from Jefferson Road to Vincent Drive, and as generally shown on **Attachment #1**;
   b. Authorize staff to negotiate and enter into agreements to acquire the necessary rights-of-way, permanent easements, and temporary easements as necessary to support the proposed Preliminary Plans for Jefferson River Road Multi-Use Path Improvements Project, as generally shown on **Attachment #1**;
   c. Authorize staff to advance the proposed Preliminary Plans for Jefferson River Road Multi-Use Path Improvements Project, as generally shown on **Attachment #1**, to Final Design followed by the Bid and Award Phase;
   d. Approve continue using the on-call designers, Arcadis U.S. Inc. (Arcadis), to advance the project into the Final Design, Land Acquisition and Bid & Award Phases for a not to exceed contract in the amount of $275,000; and
   e. Authorize the Mayor and appropriate staff to execute any and all other project related documents.

2. Mayor and Commission do not approve the Jefferson River Road Multi-Use Path Preliminary Plans.

3. Mayor and Commission defined option.

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

DEPARTMENT: Transportation & Public Works

Prepared by: Rani Katreeb, P.E., Assistant Director
Derick Mason, Engineering Administrator

Stephen Bailey,
Transportation and Public
Works Director

October 20, 2025
Date

November 7, 2025

Josh Hawkins, Capital Project Director — Date

ADMINISTRATIVE COMMENTS:

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

November 13, 2025

Bob Cowell, Manager — Date

ATTACHMENTS:

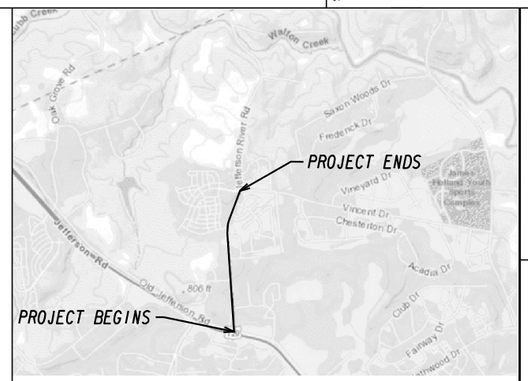
Attachment #1: Jefferson River Road Multi-Use Path Preliminary Plans

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY

PROPOSED PLAN AND PROFILE

JEFFERSON RIVER ROAD MULTI-USE PATH

PROJECT, TPW# 6347



LOCATION SKETCH

LOCATION & DESIGN APPROVAL DATE: N/A

FUNCTIONAL CLASS: LOCAL ROAD

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

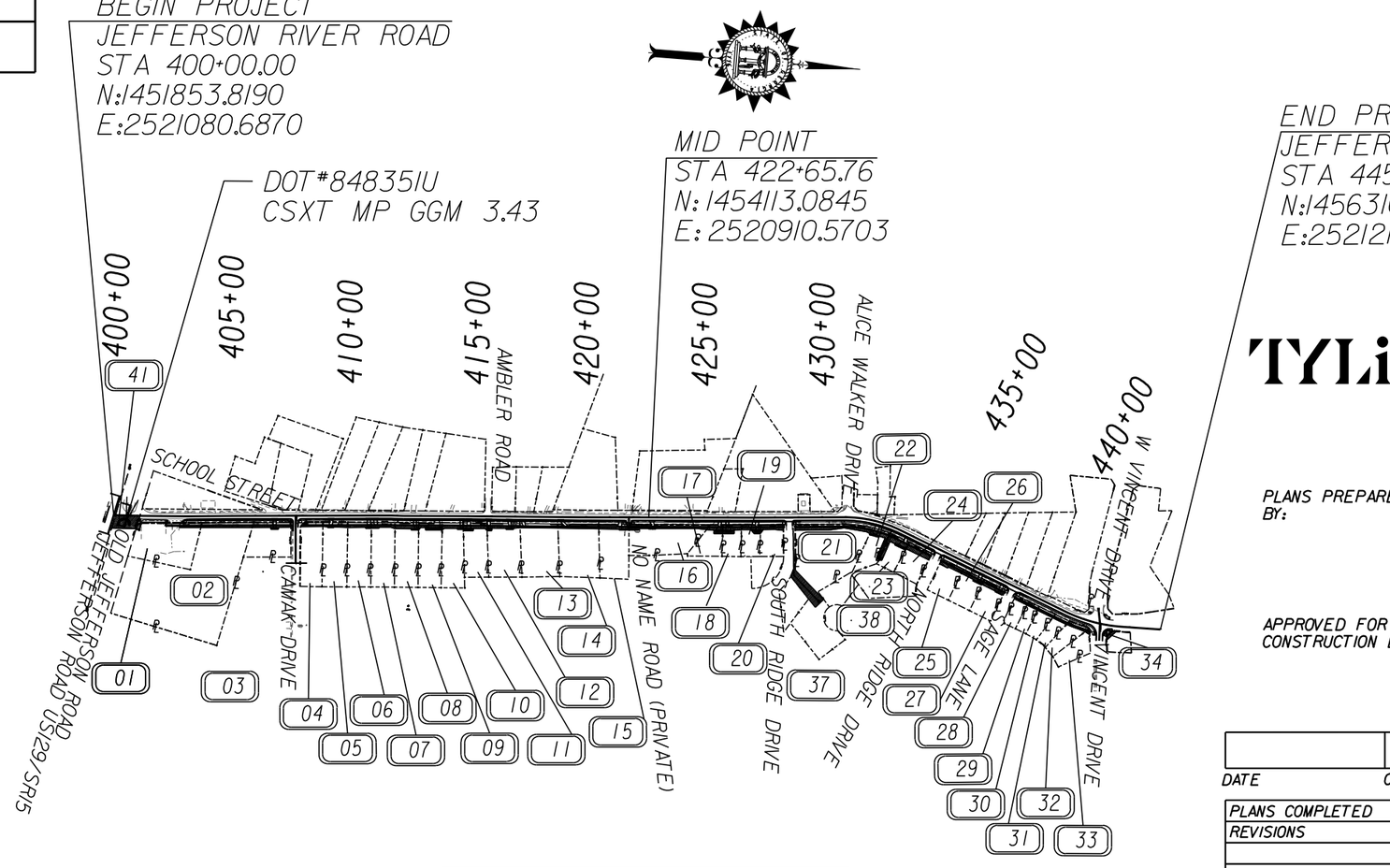
THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

BEGIN PROJECT
JEFFERSON RIVER ROAD
STA 400+00.00
N:1451853.8190
E:2521080.6870

DOT#847351U
CSXT MP GGM 3.43

MID POINT
STA 422+65.76
N:1454113.0845
E:2520910.5703

END PROJECT
JEFFERSON RIVER ROAD
STA 445+31.52
N:1456310.4000
E:2521212.1070



SCALE IN FEET
0 300 600 1200

LENGTH OF PROJECT	COUNTY No. 029 Project No. N / A
	MILES
NET LENGTH OF ROADWAY	0.86
NET LENGTH OF BRIDGES	0.00
NET LENGTH OF PROJECT	0.86
NET LENGTH OF EXCEPTIONS	0.00
GROSS LENGTH OF PROJECT	0.86

REQUIRED PERMITS:

DISTURBED AREA: 2.51 AC

24 HOUR CONTACT:

DERICK MASON, ENGINEER ADMINISTRATOR
UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
762-772-1541

PLANS APPROVED BY STEPHEN BAILEY, MPA, DIRECTOR
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
120 WEST DOUGHERTY STREET, ATHENS, GOERGIA 30603
706-613-3440 (PHONE), 706-613-3444 (FAX)

TYLin
1315 PEACHTREE STREET, NE, 4TH FLOOR
ATLANTA, GEORGIA 30309
PHONE: (404) 841-7886 FAX: (404) 841-7887

PLANS PREPARED BY: _____
DESIGN

APPROVED FOR CONSTRUCTION BY: _____
ENGINEERING ADMINISTRATOR

DATE | CHIEF ENGINEER

PLANS COMPLETED - -	
REVISIONS	

DRAWING No.
01-0001

BEGIN PROJECT
JEFFERSON RIVER ROAD
STA 400+00.00
N:1451853.8190
E:2521080.6870

N/F
VERA G KINZEY & ROBERT
B KINZEY JR JTROS
3930 OLD JEFFERSON RD
TAX ID: 111A045

DOT#848351U
CSXT MP GGM 3.43
JEFFERSON RIVER ROAD
STA 400+58.67

41
CSX RAILROAD R/W

JEFFERSON ROAD US129/SR15

OLD JEFFERSON ROAD

EXIST. R/W

MAINLINE CSXT

RAILROAD CROSSING

DO NOT BLOCK INTERSECTION

LOW GROUND CLEARANCE

LOW GROUND CLEARANCE

CHAIN LINK

RAILROAD CROSSING

MATCH LINE STA. 405+00.00

DRAWING No. 13-0002

900+00

PI 900+00.00

S 17°27'48.8" E

400+00

PI 400+00.00

401+00

PI 401+21.81

402+00

403+00

PI 403+16.50

404+00

START CONC S/W
STA 901+01.70
28.63' RT

RAMP
TYP B

901+00

W 02°51'58.5" W

S 17°58'55.6" E

R 25

RAMP
TYP B

PRESET REINF. CONC. SLABS OR FLEX. PVMT SURFACE

R 15

+03.25
29.95'

DO NOT DISTURB GATE

PEDESTRIAN GATE

START CONC S/W
STA 901+19.70
28.65' RT

PI 900+93.90

RAMP TYP B

PI 901+67.16

END TYP 2
CONC C&G (8"X30")
END 5' CONC S/W
STA 400+69.86
42.98' RT

START TYP 2
CONC C&G (8"X30")
START 5' CONC S/W
STA 907+23.77
24.74' LT

OLD JEFFERSON ROAD

EXIST. R/W

RAMP TYP D

TIE TO EXST
TYP 2 CONC C&G
STA 401+15.12
12.15'

N 04°10'06.6" W

+11.39
23.68'

+20.95
26.59'

+09.07
30.24'

RAMP TYP D

TIE S/W EXIST
STA 401+02.20
50.30' RT

END TYP 2
CONC C&G
STA 400+91.04
45.40' RT

START 10' CONC
MULTI-USE PATH
STA 401+30.00
16.67' RT

JEFFERSON RIVER ROAD

10' CONC MULTI-USE PATH

EXIST. R/W

SPEED LIMIT 35

+20.02
17.43'

TYPE D
RAMP (TYP)

TIE TO EXIST.
TYP 2 C&G
402+79.91
31.59' RT

N 04°58'12.1" W

+08.32
19.50'

TYPE D
RAMP (TYP)

+14.64
12.00' RT

4A

TYP 2 C&G

18"

10' CONC MULTI-USE PATH

EXIST. R/W

REQ'D R/W

REQ'D R/W

SPEED LIMIT 35

DROP INLET
TOP=773.06
IE OUT=770.90

18" CMP

18" CMP

18" CMP

18" CMP

18" CMP

01
WEST EQUIPMENT
COMPANY
3870 OLD JEFFERSON RD
TAX ID: 111A002A

02
RUSSELL DANIEL
IRRIGATION COMPANY
3850 OLD JEFFERSON RD
TAX ID: 111A002

*FINAL DESIGN TO BE DETERMINE BY GDOT/ACC

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
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

TYLin
1315 PEACHTREE STREET, NE, 4TH FLOOR
ATLANTA, GEORGIA 30309
PHONE: (404)841-7886 FAX: (404) 841-7887

ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JEFFERSON RIVER ROAD
MULTI-USE PATH

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

DRAWING No. 13-0001

N/F
DAYTON N LOGAN
95 JEFFERSON RIVER RD
TAX ID: 111A044

N/F
DAYTON N LOGAN
125 JEFFERSON RIVER RD
TAX ID: 111A043

N/F
DAYTON N LOGAN
145 JEFFERSON RIVER RD
TAX ID: 111A043A

N/F
JIMMY H ARCHER &
SANDRA L ARCHER
165 JEFFERSON RIVER RD
TAX ID: 111A042

DRAWING No. 13-0001

MATCH LINE STA. 405+00.00

SCHOOL STREET

JEFFERSON RIVER ROAD, STA 407+69.87
CAMAK DRIVE

PRIVATE ALLEY

406+00 407+00 408+00 409+00 410+00

N 04°42'00.6" W

JEFFERSON RIVER ROAD

JEFFERSON RIVER ROAD

3A TYP 2 C&G 18" +81

2A

R 15

N 85°22'05.5" E

4B +20 18"

10' CONC MULTI-USE PATH 14' EXIST. R/W

REQ'D R/W

405+24.37

RIP-RAP TYPE 3 9yd³

1A

END TYP 2 C&G
STA 407+60.81
49.00' RT

TYPE D RAMP (TYP)
+45.82
12.00' RT

+43.82
19.50' RT

TYPE D RAMP (TYP)
+93.82
12.00' RT

+95.82
19.50' RT

5x5 CONC PAD
STA 408+12.00

BUS STOP PAD
STA 408+08.00

BEGIN TYP 2 C&G
STA 407+78.81
49.00' RT

+61 27'

+79 27'

CAMAK DRIVE

EXIST. R/W

02
RUSSELL DANIEL
IRRIGATION COMPANY
3850 OLD JEFFERSON RD
TAX ID: 111A002

03
RICHARD K SMITH
130 JEFFERSON RIVER RD
TAX ID: 111A003

04
JASON D ASKEW
150 JEFFERSON RIVER RD
TAX ID: 111A023

05
THOMAS B & JANICE D
MARABLE
160 JEFFERSON RIVER RD
TAX ID: 111A023A

06
JORDAN & JONATHAN
YOUNGMANN & SARAH
BUCKLEITNER
170 JEFFERSON RIVER RD
TAX ID: 111A024

MATCH LINE STA. 410+50.00

DRAWING No. 13-0003

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
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

TYLin
1315 PEACHTREE STREET, NE, 4TH FLOOR
ATLANTA, GEORGIA 30309
PHONE: (404)841-7886 FAX: (404) 841-7887

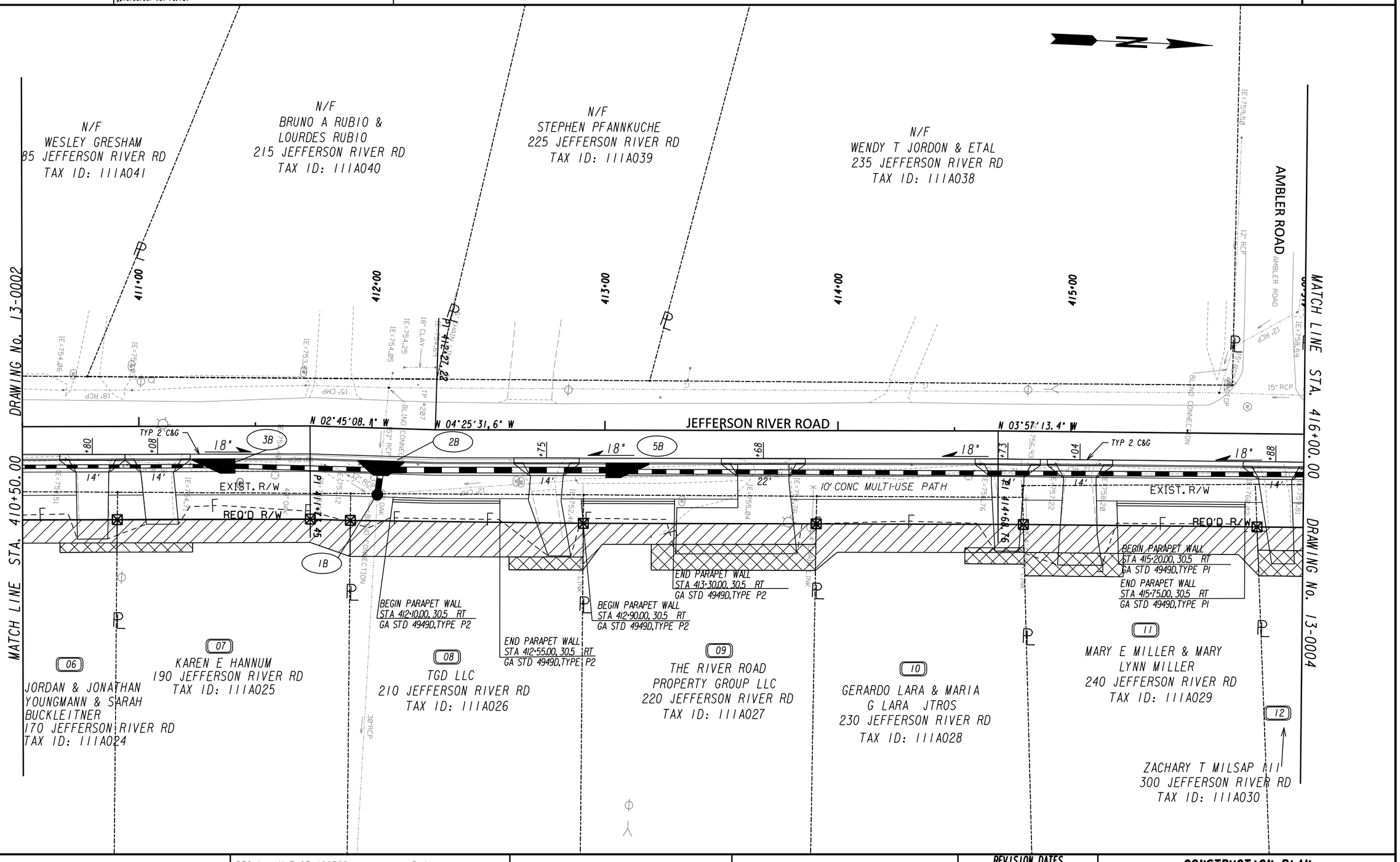
ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JEFFERSON RIVER ROAD MULTI-USE PATH

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



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
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

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PHONE: (404)841-7886 FAX: (404) 841-7887

ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JEFFERSON RIVER ROAD
MULTI-USE PATH

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0003
CORRECTED:		DATE:		
VERIFIED:		DATE:		

N/F
CAROL BISHOP
305 JEFFERSON RIVER RD
TAX ID: 111A037

N/F
WILLIAM M CALLAWAY &
KIM L CALLAWAY
325 JEFFERSON RIVER RD
TAX ID: 111A036

N/F
DONNA KING
335 JEFFERSON RIVER RD
TAX ID: 111A035

N/F
JAMES L FLANNERY JR.
347 JEFFERSON RIVER RD
TAX ID: 103003

N/F
ROBERT F BRANDON &
ROBIN F BRANDON
345 JEFFERSON RIVER RD
TAX ID: 103003A

DRAWING No. 13-0003

MATCH LINE STA. 416+00.00

417+00 418+00 419+00 420+00 421+00

PI 419+70.25

N 04°26'26.81" W

MATCH LINE STA. 421+50.00

DRAWING No. 13-0005

JEFFERSON RIVER ROAD

JEFFERSON RIVER ROAD

6B 7B 8B

TYP 2 C&G

18" +75 +32 +93 +45

14' EXIST. R/W 14' 10' CONC MULTI-USE PATH 14'

REQ'D R/W

4' CHAIN LINK

IE=763.87 IE=763.80 IE=765.27 IE=767.41 IE=768.49 IE=768.41

15" RCP 12" RCP 12" RCP

TP "6296"

IE=758.91

BEGIN PARAPET WALL
STA 416+00.00, 30.5' RT
GA STD 9949D,TYPE PI

END PARAPET WALL
STA 416+55.00, 30.5' RT
GA STD 9949D,TYPE PI

BEGIN GRAVITY WALL
STA 418+50.00, 30.5' RT

END GRAVITY WALL
STA 419+03.00, 33.83' RT

BEGIN GRAVITY WALL
STA 419+25.00, 33.83' RT

END GRAVITY WALL
STA 421+34.00, 33.83' RT

53.41

12
ZACHARY T MILSAP III
300 JEFFERSON RIVER RD
TAX ID: 111A030

13
EMILY K WALLACE
330 JEFFERSON RIVER RD
TAX ID: 111A031

14
ARTHUR KUHN & RACHEL
KUHN
340 JEFFERSON RIVER RD
TAX ID: 111A032A

15
ESTER P NINO
346 JEFFERSON RIVER RD
TAX ID: 111A032

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
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

TYLin
1315 PEACHTREE STREET, NE, 4TH FLOOR
ATLANTA, GEORGIA 30309
PHONE: (404)841-7886 FAX: (404) 841-7887

ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JEFFERSON RIVER ROAD
MULTI-USE PATH

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0004
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN

N/F
JAMES L FLANNERY JR.
347 JEFFERSON RIVER RD
TAX ID: 103003

N/F
IGLESIA VIDA NUEVA INC
349 JEFFERSON RIVER RD
TAX ID: 103004

N/F
ANNE M SAYE & WILLIAM E SAYE
355 JEFFERSON RIVER RD
TAX ID: 103005

DRAWING No. 13-0004

MATCH LINE STA. 421+50.00

JEFFERSON RIVER ROAD, STA 421+80.91
NO NAME ROAD (PRIVATE) STA 200+00

422+00 423+00 424+00 425+00 426+00

CHURCH SIGN

TP #4

12" RCP IE=774.42

IE=773.92

IE=770.79

15" RCP

IE=770.34

12" PEAR

12" PEAR

TP #205

+57.88 19.50' RT

+59.91 12.00' RT

+01.91 12.00' RT

+03.91 19.50' RT

JEFFERSON RIVER ROAD

JEFFERSON RIVER ROAD

5x5 CONC PAD STA 422+16.00

TYP 2 C&G

+79

6C

18" TYP 2 C&G

+66

+98

5C

18"

R 15

TYPE D RAMP (TYP)

+36.36 6' RT

14'

10' CONC MULTI-USE PATH

14'

14'

10' CONC MULTI-USE PATH

EXIST. R/W

REQ'D R/W

REQ'D R/W

EXIST. R/W

END TYP2 C&G STA 200+27.00 6.00' RT

BEGIN TYP2 C&G STA 200+27.00 6.00' RT

+02.73

BUS STOP PAD STA 422+12.00

20+53

CEMETERY

WOOD FENCE

NO NAME ROAD (PRIVATE)

BEGIN PARAPET WALL STA 424+90.00, 35.00' RT GDOT STD 4949D,TYPE PI

END PARAPET WALL STA 425+58.00, 30.5 RT GDOT STD 4949D,TYPE PI

BEGIN PARAPET WALL STA 425+76.00, 35.00' RT GDOT STD 4949D,TYPE PI

END PARAPET WALL STA 425+90.00, 30.5 RT GDOT STD 4949D,TYPE PI

BEGIN PARAPET WALL STA 426+14.00, 30.5 RT GDOT STD 4949D,TYPE P2

WOOD FENCE FOR PRIVACY

16
CAPITAL RESOURCE MANAGEMENT LLC
348 JEFFERSON RIVER RD
TAX ID: 103020

15
ESTER P NINO
346 JEFFERSON RIVER RD
TAX ID: 111A032

17
CHAD LOWERY
400 JEFFERSON RIVER RD
TAX ID: 103C4E011

18
ANTONIA HULL & CAMISHA U HULL
404 JEFFERSON RIVER RD
TAX ID: 103C4E010

19
STACY L FAVORS & PHYLLIS FAVORS JTROS
408 JEFFERSON RIVER RD
TAX ID: 103C4E009

DRAWING No. 13-0006

MATCH LINE STA. 427+00.00

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

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ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

TYLin
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ATLANTA, GEORGIA 30309
PHONE: (404)841-7886 FAX: (404) 841-7887

ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT

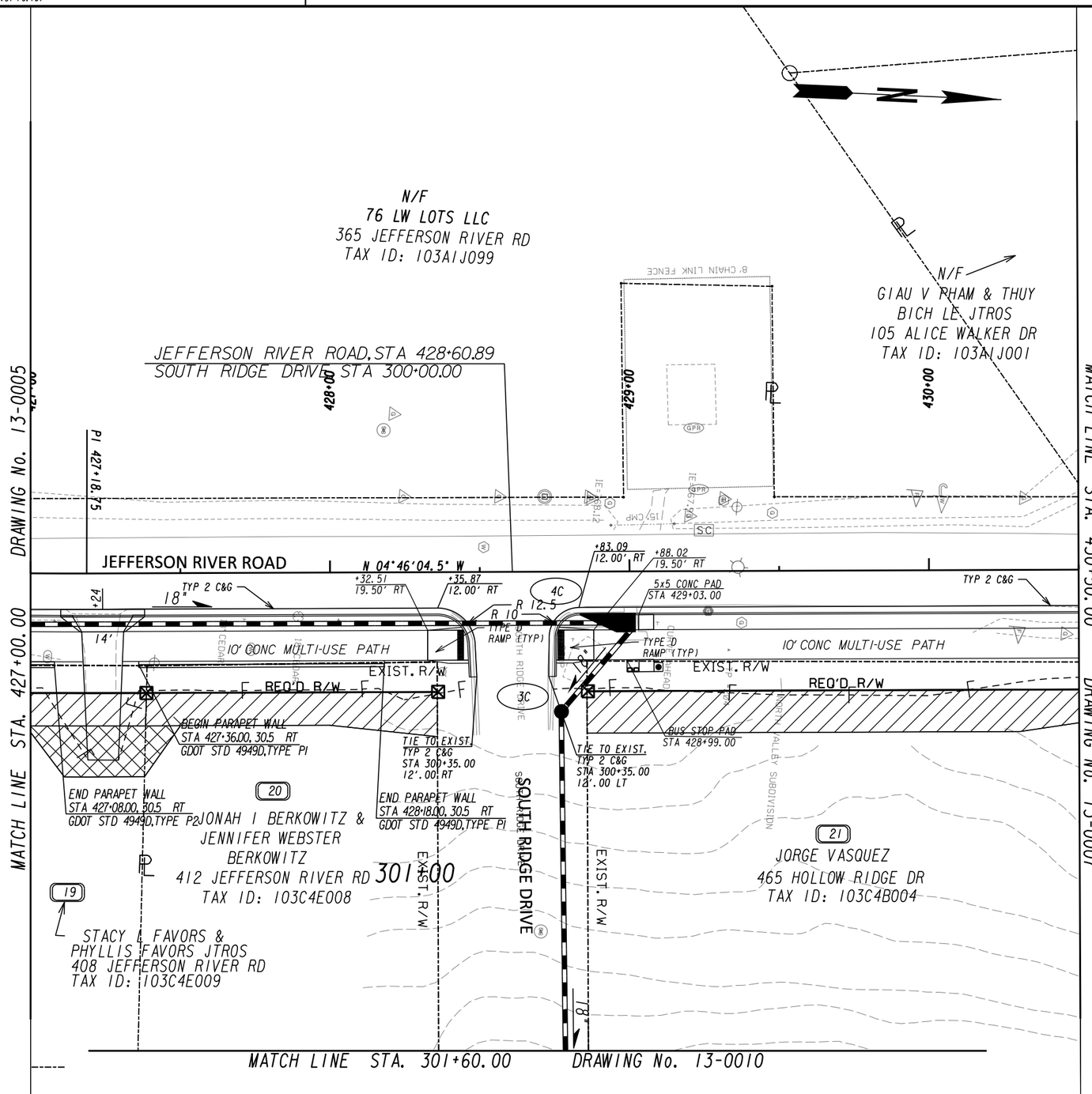
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JEFFERSON RIVER ROAD MULTI-USE PATH

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0005
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
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EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
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REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

TYLin
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PHONE: (404)841-7886 FAX: (404) 841-7887

ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JEFFERSON RIVER ROAD MULTI-USE PATH

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0006
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN

N/F
GIAU V PHAM & THUY
BICH LE JTROS
105 ALICE WALKER DR
TAX ID: 103A1J00

N/F
BLT LANTERN WALK LLC
100 ALICE WALKER DR
TAX ID: 103A1K018

N/F
JACOBUS L KATS &
VANDA M YAMAGUCHI
112 BROCKETT DR
TAX ID: 103A1K015

N/F
RICK JONES
375 JEFFERSON RIVER RD
TAX ID: 103 008

ALICE WALKER DRIVE
DROP INLET
TOP=768.86
IE IN=767.45
IE OUT=767.35
STOP
15" CMP
DROP INLET
TOP=768.36
IE OUT=767.00
18" CMP
PI 432+19.09
431+00
432+00
433+00
434+00
435+00
JEFFERSON RIVER ROAD, STA 435+27.43
NORTH RIDGE DRIVE
DRAWING No. 13-0006
JEFFERSON RIVER ROAD
4D
+42
18"
3D
JEFFERSON RIVER ROAD N 21°44'31.7" E.
RAMP TYP B
10' CONC MULTI-USE PATH
EXIST. R/W
REQ'D R/W
16" RCP
2D
PT 433+74
18"
+78
5D
14" RCP
+00.81
12.00° AT
TYPE D
RAMP (TYP)
18" +98.05
19.50°
10' CONC MULTI-USE PATH
EXIST. R/W
REQ'D R/W
R 15
R 15
15.73+38.91
27.15°26.67'
TIE TO EXIST.
TYP 2 C&G
435+15.73
35.0'
TIE TO EXIST.
TYP 2 C&G
435+38.91
35.0'
NORTH RIDGE DRIVE
EXIST. R/W
DRAWING No. 13-0008
MATCH LINE STA. 430+50.00
PC 430+91.88
MATCH LINE STA. 435+50.00
21
JORGE VASQUEZ
465 HOLLOW RIDGE DR
TAX ID: 103C4B004
22
G D WILSON
424 JEFFERSON
RIVER RD
TAX ID: 103C4B003
ID
23
OLA GERTRUDE LUMPKIN
JENNINGS
428 JEFFERSON RIVER RD
TAX ID: 103C4B002
RIP-RAP
TYPE 3
15yd³
24
JAMES E MOSES &
MILDRED MOSES
432 JEFFERSON RIVER RD
TAX ID: 103C4B001

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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ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

TYLin
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ATLANTA, GEORGIA 30309
PHONE: (404)841-7886 FAX: (404) 841-7887

ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT

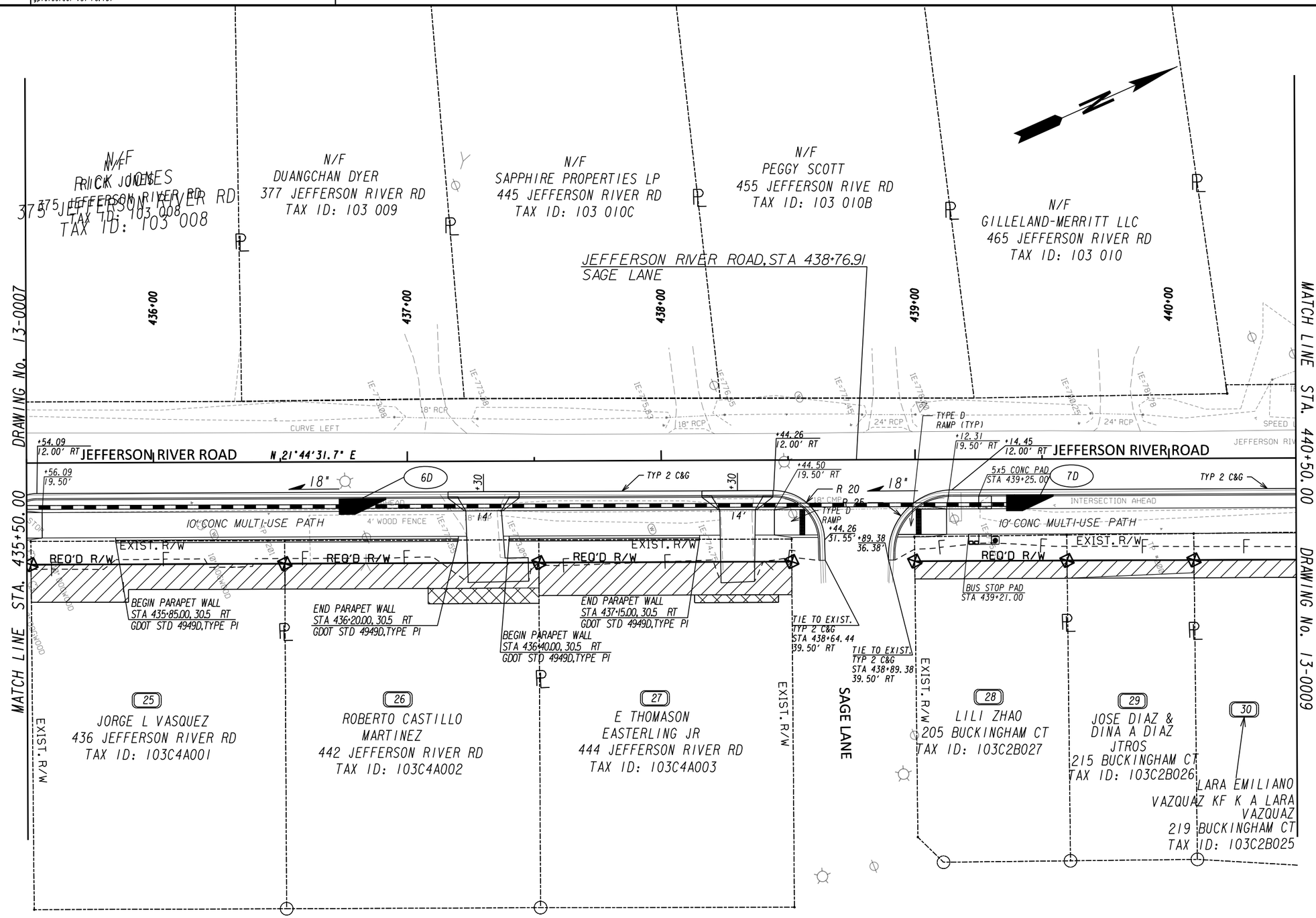
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JEFFERSON RIVER ROAD
MULTI-USE PATH

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0007
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN



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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REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

TYLin
1315 PEACHTREE STREET, NE, 4TH FLOOR
ATLANTA, GEORGIA 30309
PHONE: (404)841-7886 FAX: (404) 841-7887

ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JEFFERSON RIVER ROAD MULTI-USE PATH

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0008
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN

Curve# 10
PI Sta: 442+42.28
N: 1456017.9560
E: 2521214.6170
DELTA: 22°14'02.0" (LT)
D: 08°48'53.05"
T: 127.72
L: 252.24
R: 650.00
E: 12.43
D.S.: 0

35
76LW LOTS LLC
W VINCENT DR
TAX ID: 103 010A

36
76LW LOTS LLC
DB 4126, PG 99
PB K, PG 222
TAX ID: 103 010A

JEFFERSON RIVER ROAD, STA 442+73.62
WEST VINCENT DRIVE STA 700+67.09
VINCENT DRIVE, STA 600+00.00

END PROJECT
JEFFERSON RIVER ROAD
STA 445+31.52
N:1456310.4000
E:2521212.1070

DRAWING No. 13-0008

EXIST. R/W
WEST VINCENT DRIVE
DROP INLET TOP=791.3 IE IN =784.20 IE OUT=783.90
DROP INLET TOP=791.3 IE OUT=784.50
441+00
442+00
443+00
444+00
445+00
445+32
15" CMP
783.01
PC 441+14.56
PI 445+31.52
PT 443+66.79
STOP
TYPE D RAMP (TYP)
TYPE A RAMP (TYP)
+30.83 20.45 LT
+18.62 24.91RT
+18.81 12.00' RT
END TYP 2 C&G STA 443+66.79 12.00' RT
N 00°29'30.3" W
JEFFERSON RIVER ROAD
STA. 440+50.00
MATCH LINE
EXIST. R/W
10' CONC MULTI-USE PATH
REQ'D R/W
TYP 2 C&G
+25.68 12.00' RT
TYPE A RAMP (TYP)
R 50
49.28
PI 442+49.28
VINCENT DRIVE
+50.00 19.50' RT
+50.00 12.00' RT
END TYP 2 C&G STA 600+72.65 12.00' RT
+47.86 12.00' LT
BEGIN TYP 2 C&G STA 600+43.65 12.00' LT

30
LARA EMILIANO
VAZQUAZ KF K A
LARA VAZQUAZ
219 BUCKINGHAM CT
TAX ID: 103C2B025

31
LUIS VAZQUEZ &
CARMEN M OTERO
225 BUCKINGHAM CT
TAX ID: 103C2B024

32
GABY C PALOMINO
229 BUCKINGHAM CT
TAX ID: 103C2B023

33
DOUGLAS BLAKEMAN
235 BUCKINGHAM CT
TAX ID: 103C2B022

34
ATHENS PORTFOLIO 3 LLC
DB 5610, PG 528
PB 14, PG 302
TAX ID: 103A3D019

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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REQ'D LIMIT OF ACCESS
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ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

TYLin
1315 PEACHTREE STREET, NE, 4TH FLOOR
ATLANTA, GEORGIA 30309
PHONE: (404)841-7886 FAX: (404) 841-7887

ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JEFFERSON RIVER ROAD
MULTI-USE PATH

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0009
CORRECTED:		DATE:		
VERIFIED:		DATE:		

MATCH LINE STA. 301+60.00 DRAWING No. 13-0006

20
JONAH I BERKOWITZ &
JENNIFER WEBSTER
BERKOWITZ
412 JEFFERSON RIVER RD
TAX ID: 103C4E008

EXIST. R/W

SOUTH RIDGE DRIVE

NF
GREGORY COLEMAN
DB 543, PG 6
PB 21, PG 235
TAX ID: 103C4E007

21
JORGE VASQUEZ
465 HOLLOW RIDGE DR
TAX ID: 103C4B004

22
G D WILSON
424 JEFFERSON
RIVER RD
TAX ID: 103C4B003

1D

23
OLA GERTRUDE LUMPKIN
JENNINGS
428 JEFFERSON RIVER RD
TAX ID: 103C4B002

RIP-RAP
TYPE 3
15yd³

2C

18"

JESSIE J SMITH
& MARIAN B SMITH
115 SOUTH RIDGE DR
TAX ID: 103C4B006

38
WILLOW SAGE TUFANO
460 HOLLOW RIDGE DR
TAX ID: 103C3C009

39
HONGSHENG ZHU
DB 3967, PG 523
PB 32, PG 357
TAX ID: 103C2A008

1C

RIP-RAP
TYPE 3
9yd³

40
JESSIE J SMITH &
MARIAN B SMITH
TAX ID: 103C4B006

EXIST. R/W

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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BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
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ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA
(SEE ERIT TABLE)

TYLin
1315 PEACHTREE STREET, NE, 4TH FLOOR
ATLANTA, GEORGIA 30309
PHONE: (404)841-7886 FAX: (404) 841-7887

ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS DEPARTMENT

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JEFFERSON RIVER ROAD
MULTI-USE PATH

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0010
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Probate Court Judge FY26 Supplement Adjustment

DATE: October 20, 2025

EXECUTIVE SUMMARY:
Probate Court respectfully requests amending the FY26 supplement of the Judge to re-establish equitable pay in accordance with the State of Georgia statutory salary calculation and the ACCGov FY26 employee market increase granted July 1, 2025.

BUDGET INFORMATION:

REVENUES: $0

EXPENSES:
ANNUAL: $10,608 (January – July, $5,304)
CAPITAL:
OTHER:

FUNDING SOURCE:

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:
To request that the Mayor and Commission approve an appropriation of $5,304 to the FY26 Operating Budget for Probate Court, Compensation – Supplemental and authorize staff to amend the supplement amount of the Judge, effective January 1, 2026.

HISTORY:

1. Since January 11, 1991, at the time of unification, the Probate Court of Athens-Clarke County has been served by one full-time Judge. The salary for the judge is determined by a statutory formula, which includes a base salary, longevity increase, state-approved cost of living increases, and a local ACCGov supplement. Initially, the supplement for the Probate Judge was set at $5,199.

2. On July 1, 2003, the Mayor & Commission approved a supplement increase of $9,000.

3. On July 1, 2018, the Mayor & Commission approved a supplement increase of $5,000.

4. On the November 6, 2024, the Mayor & Commission approved an appropriation of $17,857 to the FY25 Operating Budget for Probate Court, Compensation – Supplemental

and authorized staff to amend the supplement amount of the Judge, effective January 1, 2025.

5. On June 3, 2025, the Mayor & Commission adopted the FY26 Operating and Capital Budget, providing funding for ACCGov, including salaries and operating costs for Probate Court and a 4% market increase for all ACCGov employees.

6. On August 5, 2025, the Mayor & Commission adopted Section 1. Chapter 1-18-6, an ordinance that sets the Associate Probate Judge salary as 90% of the Probate Judge's total salary.

FACTS & ISSUES:

1. There was no market (cost-of-living) increase given by the State of Georgia for 2026. In accordance with the annual State Salary Review and resulting Salary Guide, the local supplement amount is to be reviewed annually and adjusted consistent with any state legislation, locally adopted classification system, and/or local annual pay adjustments. During the annual review of judicial officeholders, the state of Georgia establishes a minimum salary for implementation in January. Following state action, the Court may request adjustment to the supplement during the autumn for the coming calendar year based upon any local market increases and longevity calculation.

2. ACCGov granted a 4% market increase to employees on the Unified Plan for FY26 beginning July 1, 2025. The ACCGov classification system is a legally defensible and sound structure to observe and maintain relative internal and external equity amidst the 400+ positions across the government. ACCGov thereby receives regular, coordinated management of pay plans and ensures a balance of sustainable pay, as well as sustainable service level commitments. FY26 market increases were set at 4% for ACCGov employees to facilitate proper maintenance of compensation.

3. The Probate Judge position is locally paid, and the salary is determined using the statutory calculation. The required salary of the Probate Judge (see **Attachment 2**) is based on the current population of Athens-Clarke County, longevity increase, state-granted cost of living increases, and a local supplement. In accordance with pay increases implemented for ACCGov employees on July 1, 2026, annual maintenance of the Probate Judge salary would suggest an increase of the current supplement equivalent to a 4% increase in the total salary, $5,583.

4. The Associate Judge of Probate Court is locally paid also, with a salary equal to 90% of the salary of the Probate Judge. Annual maintenance of the Associate Probate Judge salary in accordance with pay increases implemented for ACCGov employees on July 1, 2026 would suggest a 4% increase to the current salary, $5,025.

5. These recommendations support the following Mayor and Commission Strategic Plan Goal and Strategy:

   - **Organizational Improvement** – *Develop strategies to recruit, reward, and retain high performing employees, both internally and externally, including individuals coming out of the justice system*

OPTIONS:

1. Mayor and Commission approve an appropriation of $5,304 to the FY26 Operating Budget for Probate Court, Compensation – Supplemental and authorize staff to amend the supplement amount of the Judges, effective January 1, 2026.

2. Mayor and Commission deny request.

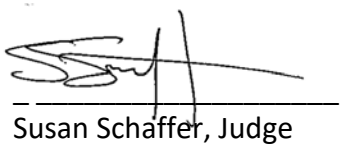
3. Mayor and Commission Defined Option.

DEPARTMENT RECOMMENDED ACTION: Option 1

DEPARTMENT:
Prepared by: Laura Welch

10.20.2025
Date:

Laura Welch, Court Administrator



10.31.2025
Date:

Susan Schaffer, Judge

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1

Bob Cowell, Manager

November 13, 2025
Date:

ATTACHMENTS:

Attachment 1: Required Salary for Probate Court Judge

Athens-Clarke County
MEMORANDUM

TO: Susan Schaffer, Probate Court

FROM: Vicki Casella, Human Resources Director *vc*

SUBJECT: 2025 Salary

DATE: January 8, 2025

The purpose of this memorandum is to indicate your salary effective January 1, 2025.

Step 1: Base Salary from Schedule of Base Salaries		86,381.94
Step 2: Add Any Required Supplements		-
Subtotal of base salary and required supplements		86,381.94
Step 3: Longevity (applicable to some county officers)		
Enter the number of 4-year terms served since 1977		1.00
5% increase (Elected 1/1/21) (Next longevity increase 2029)		0.05
(60% Maximum) Multiply by base salary and		0.05
required supplements from Step 2		86,381.94
		4,319.10
Add longevity increase to subtotal of base salary		86,381.94
and required supplements		90,701.04
Step 4: COLA (The below COLA is required for all county officers, regardless of whether they were actually in office during the COLA year)		
	COLA 2020 (2%)	1,814.02
	COLA 2021 & 2022 (0%)	-
	COLA 2023 ($5000)	5,000.00
	COLA 2024 ($2000)	2,000.00
	COLA 2025 (4% up to $3000)	3,000.00
Total COLAs		11,814.02
Step 5: Add any local supplements granted by the county governing authority		5,199.00
Step 6: Local supplement granted by ACC M&Ceffective July 1, 2003.		9,000.00
Step 7: Local supplement granted by ACC M&C effective July 1, 2018.		5,000.00
Step 8: Local supplement granted by ACC M&C effective January 1, 2025.		17,857.34
Total Salary		139,571.40

Due to payroll calculations and rounding, the total salary shown above may be different than your actual salary. Please contact Teresa Scruggs or Sara Ivy at 613-3090 if you have questions.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Magistrate Court Judges FY26 Supplement Adjustment

DATE: October 20, 2025

EXECUTIVE SUMMARY:
Magistrate Court respectfully requests amending the FY26 supplements of the Chief Magistrate and two (2) Associate Magistrates to re-establish equitable pay in accordance with the State of Georgia statutory salary calculation and the ACCGov FY26 employee market increase granted July 1, 2025.

BUDGET INFORMATION:

REVENUES:

EXPENSES:
ANNUAL: $15,336 ($7,668, January – June)
CAPITAL:
OTHER:

FUNDING SOURCE:

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:
To request that the Mayor and Commission approve an appropriation of $7,668 to the FY26 Operating Budget for Magistrate Court, Compensation – Supplemental and authorize staff to amend the supplement amounts of the Chief Magistrate and two (2) Associate Magistrates, effective January 1, 2026.

HISTORY:

1. On January 11, 1991, at the time of unification, the Magistrate Court of Athens-Clarke County was served by one full-time Chief Magistrate Judge. Two Associate Magistrate Judges were added later. The salaries for the Chief Magistrate and the Associate Magistrates are determined by a statutory formula, which includes a base salary, longevity increase, state-approved cost of living increases, and a local ACCGov supplement.

2. On June 5, 2024, the Mayor & Commission approved an appropriation of $45,710 to the FY24 Operating Budget for Magistrate Court, Compensation – Supplemental and authorized staff to amend the supplement amounts of the two (2) Associate Magistrates.

3. On October 24, 2024, the Mayor & Commission approved an appropriation of $34,824 to the FY25 Operating Budget for Magistrate Court, Compensation – Supplemental and authorize staff to amend the supplement amounts of the Chief Magistrate and two (2) Associate Magistrates, effective January 1, 2025.

4. On June 3, 2025, the Mayor & Commission passed the FY26 Operating and Capital Budget, providing funding for ACCGov, including salaries and operating costs for Magistrate Court and a 4% market increase for ACCGov Unified Plan employees.

FACTS & ISSUES:

1. There was no market (cost-of-living) increase given by the State of Georgia for 2026. In accordance with the annual State Salary Review and resulting Salary Guide, the local supplement amount is to be reviewed annually and adjusted consistent with any state legislation, locally adopted classification system, and/or local annual pay adjustments. During the annual review of judicial officeholders, the state of Georgia establishes a minimum salary for implementation in January. Following state action, the Court may request adjustment to the supplement during the autumn for the coming calendar year based upon any local market increases and longevity calculation.

2. ACCGov granted a 4% market increase to employees on the Unified Plan for FY26 beginning July 1, 2025. The ACCGov classification system is a legally defensible and sound structure to observe and maintain relative internal and external equity amidst the 400+ positions across the government. ACCGov thereby receives regular, coordinated management of pay plans and ensures a balance of sustainable pay, as well as sustainable service level commitments. FY26 market increases were set at 4% for ACCGov employees to facilitate proper maintenance of compensation.

3. The Chief Magistrate Judge and Associate Magistrate Judge positions are locally paid and the salary is determined using the statutory calculation. The required salary of the three judges (see **Attachment 2**) is based on the current population of Athens-Clarke County, longevity increase, state-granted cost of living increases, and a local supplement. Annual maintenance of the Magistrate Court judges salaries in accordance with pay increases implemented for ACCGov employees on July 1, 2026 would suggest an increase of the current supplements equivalent to a 4% increase in the salary of each judge, which for three judges totals $15,336.

4. These recommendations support the following Mayor and Commission Strategic Plan Goal and Strategy:

    - **Organizational Improvement** – *Develop strategies to recruit, reward, and retain high performing employees, both internally and externally, including individuals coming out of the justice system.*

OPTIONS:

1. Mayor and Commission approve an appropriation of $7,668 to the FY26 Operating Budget for Magistrate Court, Compensation – Supplemental and authorize staff to amend the supplement amounts of the Chief Magistrate and two (2) Associate Magistrates, effective January 1, 2026.

2. Mayor and Commission deny request.

3. Mayor and Commission Defined Option.

DEPARTMENT RECOMMENDED ACTION: Option #1

DEPARTMENT:
Prepared by: Laura Welch

Laura Welch, Court Administrator — 10.20.2025 Date

Benjamin R. Makin, Chief Magistrate — 10.31.2025 Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1

November 13, 2025

Bob Cowell, Manager Date

ATTACHMENTS:
Attachment #1: Magistrate Salary Letters

Athens-Clarke County
MEMORANDUM

TO: Judge Benjamin Makin, Magistrate Court 7444

FROM: Vicki Casella, Human Resources Director *vc*

SUBJECT: 2025 Salary

DATE: January 8, 2025

The purpose of this memorandum is to indicate your salary effective January 1, 2025.

Step 1: Base Salary from Schedule of Base Salaries	88,109.64
Step 2: Add Any Required Supplements	-
Subtotal of base salary and required supplements	88,109.64
Step 3: Longevity** (applicable to some county officers) (Next longevity 2029)	
Enter the number of 4-year terms served since 12/31/95 (Elected 2/15/01)	5.00
5% increase (1st year of service counts as a full year and part of term)	0.03
(40% Maximum) Multiply by base salary and	0.15
required supplements from Step 2	88,109.64
	13,216.45
Add longevity increase to subtotal of base salary	88,109.64
and required supplements	101,326.09
Step 4: COLA (All of the below COLAs are required for all county	
officers, regardless of whether they were actually in office during the COLA year)	
COLA 2023 $5000	5,000.00
COLA 2024 $2000	2,000.00
COLA 2025 (4% up to $3000)	3,000.00
Total COLAs	10,000.00
Step 5: Add any local supplements granted by the county governing authority.	5,200.00
Step 6: Local supplement granted by ACC M&C effective January 1, 2025.	30,936.51
Total Salary	147,462.60

Due to payroll calculations and rounding, the total salary shown above may be different than your actual salary. Please contact Teresa Scruggs or Sara Ivy if you have questions.

Athens-Clarke County
MEMORANDUM

TO: Judge Donarell Green, IV, Magistrate Court

FROM: Vicki Casella, Human Resources Director *vc*

SUBJECT: 2025 Salary

DATE: January 8, 2025

The purpose of this memorandum is to indicate your salary effective January 1, 2025.

Step 1: Base Salary from Schedule of Base Salaries	56,220.00
Step 2: Add Any Required Supplements	-
Subtotal of base salary and required supplements	56,220.00
Step 3: Longevity (applicable to some county officers)	
Enter the number of 4-year terms served since 1995	1.00
5% increase (Appointed 9/1/20) (Next longevity increase 2029)	0.05
(35% Maximum) Multiply by base salary and	0.05
required supplements from Step 2	56,220.00
	2,811.00
Add longevity increase to subtotal of base salary	56,220.00
and required supplements	59,031.00
Step 4: COLA (All of the below COLAs are required for all county officers, regardless of whether they were actually in office during the COLA year)	
COLA 2023 ($5000)	5,000.00
COLA 2024 ($2000)	2,000.00
COLA 2025 (4% up to $3000)	2,641.24
	9,641.24
Step 5: Other difference between ACC pay scale and change to State pay scale formula calculation in 2007 at Judge's request	12,418.73
Step 6: M&C Approved Adjustment (7/1/08) ACC county wide Attorney reclassifcation review	12,392.00
Step 7: M&C Approved Adjustment (6/4/24) ACC county wide Attorney reclassifcation review	23,769.00
Step 8: M&C Approved Adjustment (1/1/25) ACC county wide 4% Market Adjustment based on total supplements	1,943.20
Total Salary	119,195.17

Due to payroll calculations and rounding, the total salary shown above may be different than your actual salary. Please contact Teresa Scruggs or Sara Ivy if you have questions.

Athens-Clarke County
MEMORANDUM

TO: Judge Kelly Wegel, Magistrate Court

FROM: Vicki Casella, Human Resources Director *vc*

SUBJECT: 2025 Salary

DATE: January 8, 2025

The purpose of this memorandum is to indicate your salary effective January 1, 2025.

Step 1: Base Salary from Schedule of Base Salaries	56,220.00
Step 2: Add Any Required Supplements	-
Subtotal of base salary and required supplements	56,220.00
Step 3: Longevity (applicable to some county officers)	
Enter the number of 4-year terms served since 1995	-
5% increase (Appointed 1/1/22) Longevity increase 1/2029	0.05
(40% Maximum) Multiply by base salary and	-
required supplements from Step 2	56,220.00
	-
Add longevity increase to subtotal of base salary	56,220.00
and required supplements	56,220.00

Step 4: COLA (All of the below COLAs are required for all county officers, regardless of whether they were actually in office during the COLA year)

COLA 2023 ($5000)	5,000.00
COLA 2024 ($2000)	2,000.00
COLA 2025 (4% up to $3000)	2,528.80
	9,528.80

Step 5: Other difference between ACC pay scale and change to State pay scale formula calculation in 2007 at Judge's request	12,418.73
Step 6: M&C Approved Adjustment (7/1/08) ACC county wide Attorney reclassifcation review	12,392.00
Step 7: M&C Approved Adjustment (6/4/24) ACC county wide Attorney reclassifcation review	23,769.00
Step 8: M&C Approved Adjustment (1/1/25) ACC county wide 4% Market Adjustment based on total supplements	1,943.20
Total Salary	116,271.73

Due to payroll calculations and rounding, the total salary shown above may be different than your actual salary. Please contact Teresa Scruggs or Sara Ivy if you have questions.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: State-Paid Staff Attorney FY26 Supplement Adjustment

DATE: October 20, 2025

EXECUTIVE SUMMARY:

Superior Court respectfully requests amending the FY26 supplements of two (2) state paid judicial staff attorneys to re-establish equitable pay with the two locally paid judicial staff attorneys as a result of the 4% market increase granted by the Mayor & Commission on June 3, 2025 and implemented July 1, 2025.

BUDGET INFORMATION:

REVENUES:

EXPENSES:

ANNUAL: $4,822 (January - July, $2,411)
CAPITAL:
OTHER:

FUNDING SOURCE:

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:

To request that the Mayor and Commission approve a supplement adjustment of $4,822 and authorize staff to amend the supplement amounts of the two (2) state paid attorneys.

HISTORY:

1. On January 11, 1991, at the time of unification until 2014, the Superior Court of Athens-Clarke County was served by three full-time Superior Court Judges, who were, in turn, served by two locally paid staff attorneys and one state paid staff attorney.

2. On September 25, 2014, the Judicial Council of Georgia, the policy-making body for Georgia's judiciary, recommended the creation of a fourth judge for the Superior Court of the Western Circuit, comprised of Athens-Clarke and Oconee counties. With the establishment of the fourth superior court judgeship, the Western Judicial Circuit was entitled to receive from the State of Georgia towards the salary and benefits of one additional staff attorney position assigned to serve the new judge. The new position joined one other state-paid staff attorney position.

3. On July 23, 2023, ACCGov completed and implemented a third-party, custom, market survey study of ACCGov attorney positions in response to staffing challenges. The study encompassed objective standards and criteria, ultimately designed to address relative market competitiveness as well as recruitment, retention, and employee morale. The two locally paid Superior Court staff attorneys received pay adjustments as a result of the study.

4. On June 5, 2024, the Mayor & Commission approved an appropriation of $69,479 to the FY24 Operating Budget for Superior Court, Compensation – Supplemental and authorized staff to amend the supplement amounts of the two (2) state paid attorneys and distribute payment for FY24.

5. On December 3, 2024, the Mayor & Commission approved an appropriation of $4,531 to the FY25 Operating Budget for Superior Court, Compensation – Supplemental and authorize staff to amend the supplement amounts of the two (2) state paid attorneys to re-establish equitable pay with the two locally paid judicial staff attorneys as a result of the FY25 4% market increase granted for locally paid staff attorneys.

6. On June 3, 2025, the Mayor & Commission passed the FY26 Operating and Capital Budget, providing funding for ACCGov, including salaries and operating costs for Superior Court and a 4% market increase for ACCGov Unified Plan employees.

FACTS & ISSUES:

1. Unlike other elected and appointed state paid positions, the salary of the state paid Superior Court staff attorneys is not determined by any of the statutory formulas outlined in the Association County Commissioners of Georgia (ACCG) guidebook for Computing Official Salaries for 2025. The State of Georgia provides a base salary of $53,000 and fringe benefits, with the expectation that the counties of the circuit provide local supplements to ensure a salary that is fair, equitable, and competitive in the local market enough to promote recruitment and retention of qualified attorneys.

2. State-paid staff attorneys receive only the base salary and state benefits package, along with a local supplement. These positions are not granted longevity increases as is the case with other elected officials that have statutorily prescribed salaries as outlined in the Association County Commissioners of Georgia (ACCG) guidebook for Computing Official Salaries.

3. The two (2) state paid Superior Court staff attorneys have been assessed against the new attorney classification system and a revised supplement determined as of January 1, 2025.

4. In accordance with the annual State Salary Review and resulting changes to the state base salary, the local supplement amount is to be reviewed annually and adjusted

consistent with any state legislation, locally adopted classification system, and/or local annual pay adjustments. During the annual review of judicial officeholders, the state of Georgia establishes a minimum salary for implementation in January. Following state action, the Court may request adjustment to the supplement during the autumn for the coming calendar year based upon any local market increase.

5. Because all locally paid attorneys received a 4% market increase as of July 1, 2026, the state paid Superior Court staff attorney salaries have fallen behind those of locally paid Superior Court staff attorneys. Adjusting the local supplement of the state paid staff attorneys by 4% is necessary to avoid pay inequity. Table 1 below summarizes the salary calculation.

Table 1: State Paid Staff Attorney Salary Calculation, FY26

Position	Hire Date	State Base Salary*	Western Circuit Amt.	Total Salary, FY26	Proposed Salary**	Difference (State)	Difference (ACCGov)
Senior Attorney, State Paid	8/8/2016	$55,120	$64,331	$119,452	$124,230	$2,120	$2,474
Senior Attorney, State Paid	1/1/2019	$55,120	$61,039	$116,159	$120,805	$2,120	$2,348
	Totals:	**$106,000**	**$125,370**	**$235,611**	**$245,035**	**$4,240**	**$4,822**
					Split:	**47%**	**53%**

*The State Base Salary will increase from $53,000 to $55,120 on January 1, 2026.

**FY26 ACCGov 4% Market Increase for State Paid Staff Attorneys is partially covered (47%) by the increase in the State Base Salary.

OPTIONS:

1. Mayor and Commission approve a supplement adjustment of $4,822 and authorize staff to amend the supplement amounts of the two (2) state paid attorneys.

2. Mayor and Commission deny request.

3. Mayor and Commission Defined Option.

DEPARTMENT RECOMMENDED ACTION: Option #1

DEPARTMENT:

Prepared by: Laura Welch

Laura Welch
Court Administrator

10.20.2025
Date:

Lisa Lott
Chief Judge,
Western Judicial Circuit

Ocotber 20,2025
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1

Bob Cowell, Manager

November 13, 2025
Date:

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Raw Water Conveyance Preliminary Concept

DATE: October 28, 2025

EXECUTIVE SUMMARY:
The Public Utilities Department is requesting approval of the preliminary concept for raw water conveyance. This proposed conveyance of raw water from decommissioned Rock Hill Quarry will increase Athens-Clarke County's available water supply and drought resilience.

BUDGET INFORMATION: N/A

REVENUES:

EXPENSES:

FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:

To request the Mayor and Commission:

a. Approve the Raw Water Conveyance Preliminary Concept (**Attachment #1**); and,

b. Authorize staff to solicit bids for design.

HISTORY:

1. On September 20, 2015, the Mayor and Commission (M&C) approved the 2015 Public Utilities Service Delivery Plan (SDP) Infrastructure and Capital Improvements Element, which included a water storage facility.
2. On January 10, 2017, Public Utilities Department (PUD) staff presented a Risk-Based Supply Assessment (Assessment) to the M&C which evaluated factors beyond projected future water demand in the SDP.
3. On February 7, 2017, the M&C approved the recommendations in the Assessment to plan a water recycling program and a water storage facility.
4. In May 2018 PUD consultant, CH2M Hill, completed the ACCGov Reuse System Master Plan, which included storage of purified recycled water in a water storage facility. This recycled water would mix with raw river water and be used to supplement drinking water supplies during times of shortage.

5. On June 5, 2018, the M&C adopted the 2018 Comprehensive Plan, that includes the Strategy, “Ensure adequate water supply to meet current and future demand through conservation (demand management), water recycling/reuse and additional water storage.” (p. 49, ACCGov Comprehensive Plan)
6. Between 2013 and 2020, a number of studies were performed as part of due diligence to assess the potential for a future water storage facility for Athens-Clarke County .
7. On January 14, 2020, at a M&C Work Session, PUD staff presented an update on the progress of the water recycling program.
8. On August 4, 2020, the M&C approved the Updated 2020 SDP Infrastructure and Capital Improvements Element, which included a water storage facility and water recycling program.
9. In the fall of 2020, the purchase of land for anew water reservoir was completed. The reservoir will store raw water conveyed from the North Oconee River, and also convey that stored raw water to the Beacham Water Treatment Plant for treatment and distribution as needed.
10. In March 2022 M&C approved the FY23-FY25 ACCGov Strategic Plan, which included a plan to provide a time line for developing the new water reservoir.
11. On June 6, 2023, the M&C awarded a task order to PUD’s On-Call Consultant, Stantec, to develop the schedule and preliminary concept for developing the new water reservoir.
12. On November 12, 2024, a work session was held where the proposal for the new water reservoir was presented to the Mayor and Commission.

FACTS & ISSUES:

1. The Unified Government of Athens-Clarke County (ACCGov) draws the community’s drinking water supply from the Middle and North Oconee Rivers and the Bear Creek Reservoir. During severe drought, the only raw water source for the residents and industry of Athens-Clarke County is the Bear Creek Reservoir.
2. ACCGov shares the Bear Creek Reservoir with Barrow, Oconee, and Jackson Counties. The Reservoir is the primary water source for Oconee, Jackson, and Barrow Counties. Withdrawals from the reservoir will increase as all four counties grow.
3. At current water use demands, there is approximately a 12% chance that ACC will enter a drought that could require water use restrictions in any given year. As water use demands grow, less water is available in the Bear Creek Reservoir and the chance of entering into a drought will increase beyond 12%. While the risk of imposed reductions may be small, the negative economic impacts to the community are large.
4. Athens-Clarke County was under Level 4 Drought Response for five months and Level 3 for six months during the 2007-2008 drought. This drought was the worst on record. Predicting

the exact chance of entering into a more severe drought is impossible. However, previous "worst droughts on record" happened in 1987-1988 and 1998-2003. The US Environmental Protection Agency states that there is likely to be an "increase in the severity of droughts" in Georgia (EPA 430-F-16-012). Based on trends in climate data, Athens-Clarke County will eventually enter a drought that is more severe and lasts longer than the drought of 2007-2008.

5. The Assessment shows that additional raw water storage capable of providing 20 million gallons/day (mgd) nearly eliminates the probability of needing to implement severe drought-related water demand restrictions.
6. The new raw water reservoir could allow approximately 4 to 5 billion gallons of storage and provide over 20 mgd. For comparison, the Bear Creek Reservoir holds approximately 4.6 billion gallons of water.
7. In order to fill the reservoir, water will be pumped from the North Oconee River at the existing Beacham Water Treatment Plant, and conveyed by large diameter water lines to the reservoir (**Attachment #1**). In times of drought, the reservoir could then pump water back to the Beacham Water Treatment Plant through these same water lines and be treated for potable water distribution. Future plans also include using the reservoir for recycle water, reducing strain on potable water resources and further enhancing drought resilience.
8. This project is to develop the raw water conveyance infrastructure for the new reservoir.
9. Due to the scale and complexity of this project, PUD intends to issue a Request for Proposal and Qualifications (RFPQ) to ensure the detailed design is performed by qualified engineering firms.
10. Anticipated project schedule:

Concept Approval	Spring 2026
Design Bid Award	Spring 2026
Preliminary Design Approval	Fall 2028
Final Design Completion	Summer 2029
Construction Bid Award	Fall 2029
Project Start	Spring 2030
Project Completion	Spring 2035

11. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Built and Natural Infrastructure Goal, Strategy A: *Adequately plan infrastructure to support our community in the future.*

OPTIONS:

1. Mayor and Commission:
    a. Approve the Raw Water Conveyance Preliminary Concept (**Attachment #1**); and
    b. Authorize staff to solicit bids for design.

2. Mayor and Commission deny the request.
3. Mayor and Commission Defined Option.

DEPARTMENT RECOMMENDED ACTION: Option 1 a & b

DEPARTMENT: Public Utilities
Prepared by: Hollis Terry IV

Hollis Terry IV
Public Utilities Director

October 28, 2025
Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:

Bob Cowell, Manager

November 13, 2025
Date

ATTACHMENTS:

Attachment #1: Concept Plan

Attachment #1

Preliminary Concept for Raw Water Conveyance

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **REZONING A PARCEL OF LAND COMPRISING APPROXIMATELY 30.00 ACRES OF A 71.544 ACRE TRACT LOCATED AT 255 SMITHONIA ROAD FROM AR* (AGRICULTURAL RESIDENTIAL WITH CONDITIONS) TO C-R (COMMERCIAL-RURAL)**; 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 a parcel of land comprising approximately 30.00 acres of a 71.544 acre tract and located at 255 Smithonia Road, Athens, Georgia, from AR* (Agricultural Residential with Conditions) to C-R (Commercial-Rural) as shown on Attachment A hereto.

The affected parcel is identified as "Tract 3" (20.00 acres) and "Tract 4" (10.00 acres) collectively in that certain document entitled "Preliminary Plat," prepared by Aaron P. Blomberg, registered land surveyor, with a survey date of September 15, 2025 and a drawn date of October 1, 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 No. 281 001B 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 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, 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

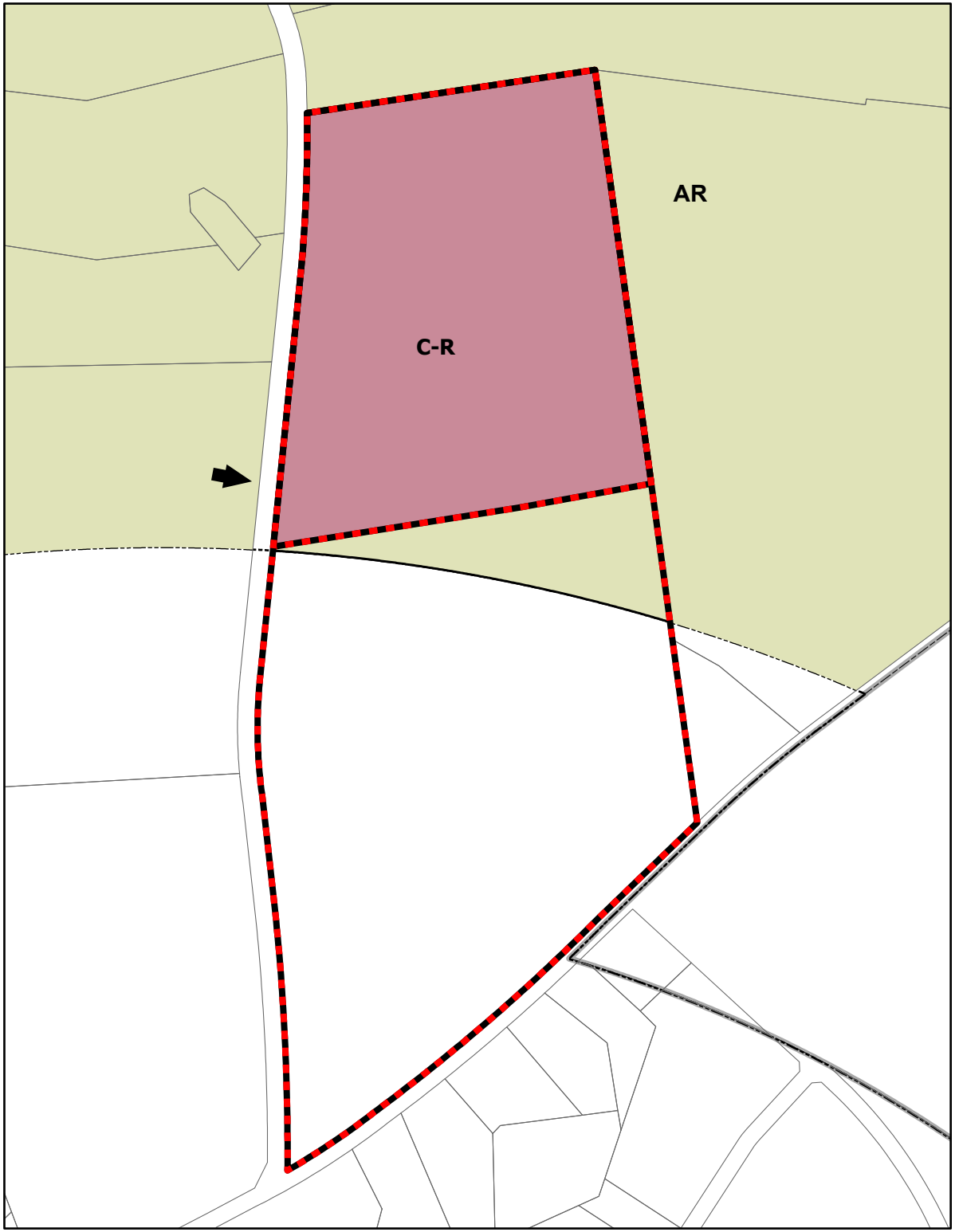
SECTION 2. The following condition of zoning shall be associated with this ordinance:

1. The use shall be limited to church.

2. The lighting standards for the Agricultural-Residential zone shall be applied to the subject area of the rezone.

3. The lot coverage of the subject area of the rezone shall be capped at 20%.

SECTION 3. 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.

290 145 0 290 580 870 Feet

ATTACHMENT A	ZONE-2025-10-2011 Rezone 255 SMITHONIA ROAD Chase T. Zech / Armentrout, Matheny, Thurmond P.C. Marvin Williams	
623		
FROM: A-R*	TO: C-R	
TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
281 001B	November 6, 2025	December 2, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: November 6, 2025	**FILE NO:** ZONE-2025-10-2011

LOCATION: 255 Smithonia Road
APPLICANT: Chase Zech / Armentrout, Matheny, Thurmond P.C.
OWNER: Marvin Williams
REQUEST: From A-R* to C-R
COMMISSION DISTRICT: Three

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Kristen Morales Present				Carey McLaughlin Absent			
Vice-Chair: Sarah Gehring Present	X			Taylor Pass Present	X		
Jen Fleece Present		X		Alexander Sams Present		X	
Sara Beresford Present		X		Monique Sanders Present	X		
Matthew Hall Present	X			Michael Lord Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	4	3	

For: Chase Zech (applicant)
Against: Mary Ann Cheatham

Discussion: The applicant stated that the church has been meeting in Winterville and is looking to expand while staying close to Winterville so that they can continue to represent the area. The applicant stated that they are pursuing the rezone from Agricultural-Residential to Commercial-Rural because the new zone would not require a special use with a binding plan, and it would allow the amount of impervious lot coverage that they would need. A resident objected to the loss of an open field, expressed concern about potential light pollution, and stated that the church would be out of character with an area that is, and should remain, part of the rural greenbelt.

Several Commissioners concurred with the resident and objected to a rezone that could alter any of the rural character of the area. Others countered that the lack of sewer access would prevent any higher-intensity development from locating on the property. Commissioners noted that the Rural Future Land Use is the so-called greenbelt and that Commercial-Rural is a zone that is compatible with the Rural Future Land Use and is thus compatible with the greenbelt. Commissioners did not object to a church on the property, but they were concerned about the unknowns, such as the size of the church and the possibility of other uses allowed by the Commercial-Rural zone, like Distribution Centers. Some Commissioners said the applicant should return with a binding plan. A Commissioner pointed out that this case is an example of why residents should not be afraid that including a zoning district within a Future Land Use category would guarantee approval. Each case will be scrutinized on its merits beyond just compatibility with the Future Land Use Map. The applicant was asked a series of questions about the project, beginning with why they chose to pursue the rezone instead of a special use permit. The applicant responded that the time and cost of developing a binding plan for a zoning request that might not be approved was not feasible for the church. The special use would also require a variance that might not satisfy the criteria needed to grant a variance. The church is also undecided on its full buildout so it would have trouble committing to a binding plan. The applicant also stated that they were advised by Staff that a rezone had a better chance of approval than a special use. Staff clarified that the zoning ordinance could support a special use, but the need for a variance to go with the special use would have a difficult time satisfying the approval criteria. The applicant was also asked why they need 30 acres instead of five, to which the applicant responded that they only need about 4.5 acres for the project, but they need the rest of the land because the code only allows a small percentage of the lot to be developed, to preserve rural character. The applicant was also asked about the size of the church, to which they responded that although final plans had not been determined a similar church in the same denomination had built a 28,000 sq. ft. building, including 650 seats and classroom space. After discussion with the applicant, Commissioners decided that they could consider an approval with conditions to limit the impact, including limits on use, lighting, and lot coverage. The applicant expressed satisfaction with the conditions, especially in lieu of creating a binding plan.

Motion: Mr. Hall motioned to recommend approval with conditions. Ms. Gehring seconded the motion, which passed 4-3

Condition:

1. The use shall be limited to church.
2. The lighting standards for the Agricultural-Residential zone shall be applied to the subject area of the rezone.
3. The lot coverage of the subject area of the rezone shall be capped at 20%.

STAFF REPORT
REZONE
255 SMITHONIA ROAD
ZONE-2025-10-2011
NOVEMBER 6th, 2025

APPLICANT: .....Chase Zech / Armentrout, Matheny, Thurmond P.C.
OWNER: .....Marvin Williams
FUTURE LAND USE REQUEST: .....Rural
ZONING REQUEST: .....From A-R* to C-R
TYPE OF REQUEST: .....Type II
LOCATION: .....255 Smithonia Road
TAX MAP NUMBERS: 281 001B
COUNTY COMMISSION DISTRICT: .....District 3
PROJECT SIZE: .....30 Acres of a 71.544 Acre Tract
PRESENT USE: .....Agricultural
PROPOSED USE: .....Church
PUBLIC NOTICE POSTED: .....October 23, 2025
STAFF RECOMMENDATION: .....***APPROVAL***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL WITH CONDITIONS***
MAYOR & COMMISSION AGENDA SETTING: ...November 18th, 2025
MAYOR & COMMISSION VOTING SESSION: .....December 2nd, 2025

I. Summary Recommendation

The applicant has requested a rezone of a portion of the property at 255 Smithonia Road in order to construct a church. The two subject tracts, located within Athens-Clarke County's jurisdiction, are currently undeveloped. Staff notes that these two tracts, Tracts 3 and 4 (totaling 30 acres) on the applicant's survey, do not yet exist but are located within an existing 71-acre tract that is part of a proposed final plat that is presently in review. It is the intent of the applicant to subdivide the property at 255 Smithonia Road to create individual parcels for Tracts 3 and 4 and they have submitted a final plat to do just that. The creation of these new lots will likely be completed prior to the conclusion of the rezone case. The remaining 40 acres of the existing parcel would retain its existing zoning.

The City of Winterville was offered the chance to comment on the rezone request because of the property's proximity to the city limits. The City of Winterville officials are aware of the request, and have no expressed concerns. The anticipated traffic pattern would likely follow the weekly meetings schedule of the church, rather than create a consistent daily impact. Staff notes that there are no existing parking facilities or sidewalks, and there are no protected bike lanes along Smithonia Road.

The zoning request does not require a change to the Future Land Use Map, which is currently *Rural*. The request is compatible with the Comprehensive Plan, particularly with the encouragement of community facilities to be located as focal points in neighborhoods. The request is compatible with the Zoning Map, since the requested C-R zone is meant for rural areas.

The current zoning of the property, Agricultural Residential* (AR with Conditions), allows for church usage through the Special-Use process with a binding site plan. The request to rezone the

property to Commercial-Rural (C-R) would allow for the church use by-right and would provide the applicant more flexibility for growth without a binding site plan. Development of the subject property is expected to be designed and constructed to meet all applicable standards; no waivers or pending variances are requested.

A binding site plan is not required for this rezone request, and a development plan has not been provided by the applicant. If approved, the proposal will be reviewed for code compliance at the time of permitting review. **Staff recommends approval.**

Planning Commission Recommendation: Commissioners objected to the rezone over concerns that it could alter the rural character of the area, although it was pointed out that the requested C-R zone is compatible with the Rural Future Land Use category that is already in place to serve as the "greenbelt." Some Commissioner did not object to the church but were concern about the unknowns such as the size of the church and the possibility of other uses allowed by the C-R zone, like Distribution Centers. Some Commissioners said the applicant should return with a binding plan. The applicant was asked a series of questions about the project, beginning with why they chose to pursue the rezone instead of a special use permit. The applicant responded that the time and cost of developing a binding plan for a zoning request that might not be approved was not feasible for the church. The special use would also require a variance that might not satisfy the criteria needed to grant a variance. The church is also undecided on its full buildout so it would have trouble committing to a binding plan. After discussion with the applicant, Commissioners decided that they could consider an approval with conditions to limit the impact, including limits on use, lighting, and lot coverage. The Commission recommends approval with conditions, as follows:

Conditions:
1. The use shall be limited to church.
2. The lighting standards for the Agricultural-Residential zone shall be applied to the subject area of the rezone.
3. The lot coverage of the subject area of the rezone shall be capped at 20%.

II. Purpose of Applicant Request

A. Proposal

The applicant is requesting to rezone two tracts of undeveloped farmland, totaling 30 acres, from Agricultural-Residential* (AR with Conditions) to Commercial-Rural (C-R). The remaining 40 acres would stay with the current property owner and retain its current zoning. The two subject tracts, located within Athens-Clarke County's jurisdiction, are currently undeveloped. Staff notes that these two tracts, Tracts 3 and 4 on the applicant's survey, do not yet exist as their own parcels of land. It is the intent of the applicant to subdivide the property at 255 Smithonia Road to create individual parcels for Tracts 3 and 4 and has submitted a final plat to do just that. The creation of these new lots will likely be completed prior to the conclusion of the rezone case. The stated purpose of the rezone is to allow for a church use by-right. With the parcel's current A-R zoning, a church is only allowed through Special Use Permit approval.

B. Existing Conditions

The two tracts are currently undeveloped farmland. These tracts are labeled as Tracts 3 (20 acres) and 4 (10 acres) on the applicant's survey. They are part of a larger 71-acre tract that is split between the jurisdiction of Athens-Clarke County and the City of Winterville. The subject area to be rezoned is entirely within the jurisdiction of Athens-Clarke County. The surrounding parcels to the north, south,

east and west are zoned Agricultural-Residential. The portion of the existing parent parcel that is within the City of Winterville's limits is zoned R18H, a single-family residential zoning district included in the Winterville zoning ordinance, that does have a provision which allows churches as a conditional use subject to certain limitations. The surrounding properties consist of agricultural and residential uses. The conditions on the subject property stem from a conditional use permit for a mobile home, that was issued in the 1980s.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2023 Comprehensive Plan calls for the following policies that **are** supported in this project:

- *Encourage parks, schools, and community facilities to be located as focal points in neighborhoods.*

Rezoning the property to C-R will allow this Winterville-based church to expand close to their roots while maintaining the existing rural character of the surrounding area. Staff finds the proposal to be compatible with the Comprehensive Plan.

B. Compatibility with the Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *Rural*, which is described as follows:

Rural

Rural lands are intended to have very low residential density. To maintain open space, clustering of dwellings is encouraged with common open spaces protected by conservation easements. Agricultural functions are encouraged, as well as other compatible uses, such as limited low-impact commercial uses, equestrian facilities and other animal boarding uses.

The applicant is not requesting a change to the Future Land Use Map. The rezoning proposal is consistent with the Future Land Use description, since the church is expected to be a relatively low-impact user.

C. Compatibility with the Zoning Map

The applicant has requested a rezone from Agricultural-Residential* (AR with Conditions) to Commercial-Rural (C-R). The following information has been provided to compare the difference in development intensity between the existing AR* zoning and the requested C-R 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	**AR Zoning**	**C-R Zoning**
Minimum Lot Size	10 acres	20,000sf
Density	1 unit / 10 acres	16
Max Lot Coverage	10%	35%
Max Building Height	50’	65’
Setbacks	10’-30’	6’-20’
Conserved Canopy	0%	30%
Total Canopy	0%	60%
Parking	One space per four seats	One space per four seats

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 AR zoning and the proposed C-R zoning is the allowance for a wider range of industrial and institutional operations.

The proposed zoning of C-R would represent a departure from the surrounding zoning classification as the parcels to the north, south, east and west of the property are zoned A-R. The property would remain rural in character, however, since the C-R zone was written for low-impact rural uses that aren’t related to agriculture. If a church does not get built, Staff assesses that the other uses allowed in the Commercial-Rural zone would still be compatible with the rural character of the area.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

No plans, studies or programs affect this parcel.

IV. Technical Assessment

A. Environment

There are no designated environmental areas on the property. The Arborist has reviewed the tree management plan and approved it with the following comments:

- *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 & Public Works Department has reviewed the proposal and offered no grading and drainage-related comments.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and offered the following comments:

- *ACC water is available*
- *ACC sanitary sewer is NOT available*
- *Capacity is available to serve the proposed development*

The Public Health Department has reviewed the proposal and offered the following comments:

- *A site-specific soil survey will need to be done. The web survey cannot be used for permitting. However, if the level 3 soil survey does show soils that are within the estimated range, and the topography is acceptable for septic, then there would be enough area for the septic system and repair on the property for the proposed use. The septic tank(s) would need to be larger tank(s) than proposed. The calculation sheet indicates that a 1500-gallon tank would be used, but the estimated flow is 5155 gallons per day. The tank(s) must provide a minimum capacity of 24 hours retention. The drain field would be over 1000 linear feet so time dosing would be required.*

D. Transportation

The Transportation & Public Works Department has reviewed the proposal and offered no transportation-related comments.

E. Fire Protection

The Fire Marshal has reviewed the proposal and offered no comment.

F. Compliance with the Zoning Ordinance and Development Standards

A binding plan is neither required nor proposed with this request. If the rezone request is approved, the applicant would be required to submit full engineered site plans and architectural elevations and would 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 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).

☒ 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.

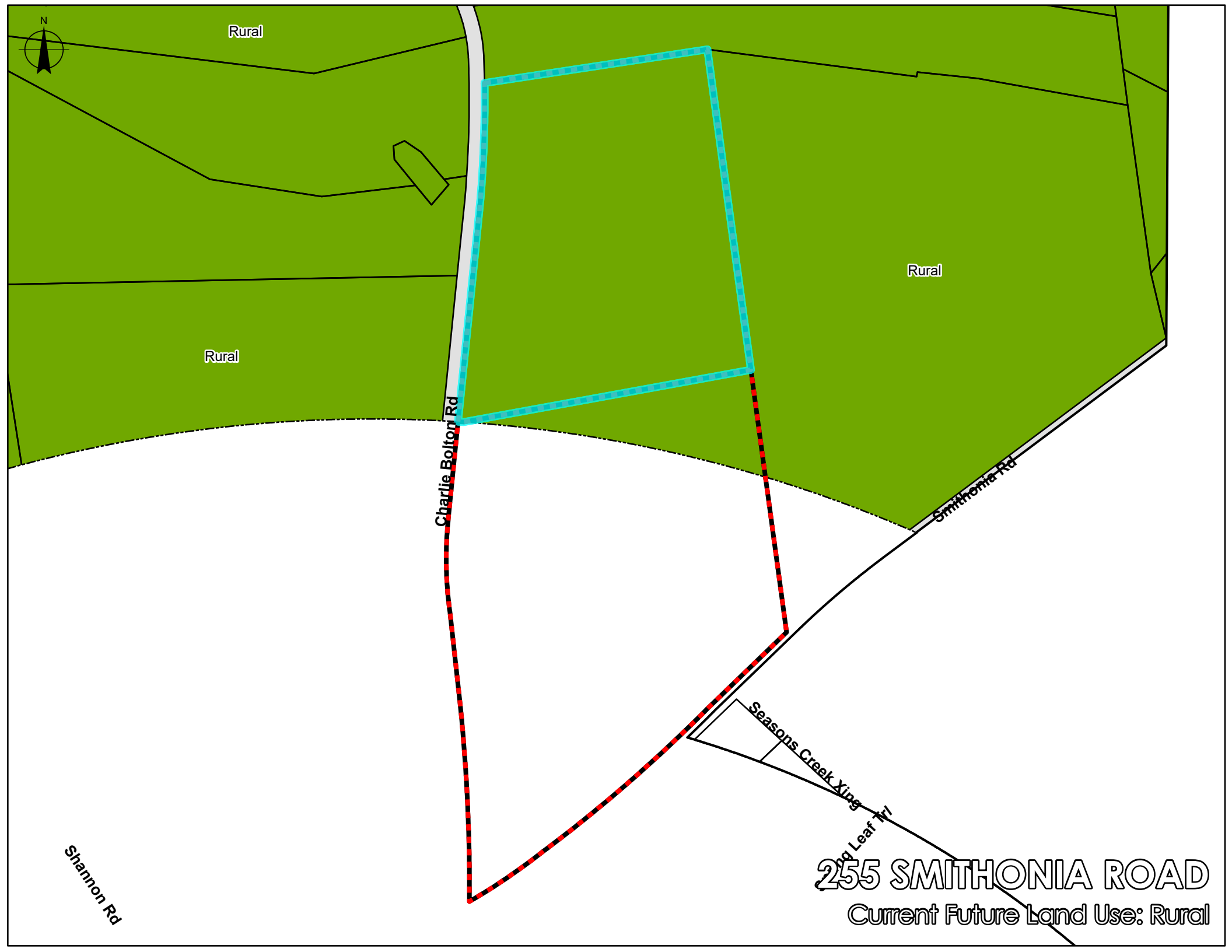
☒ Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.

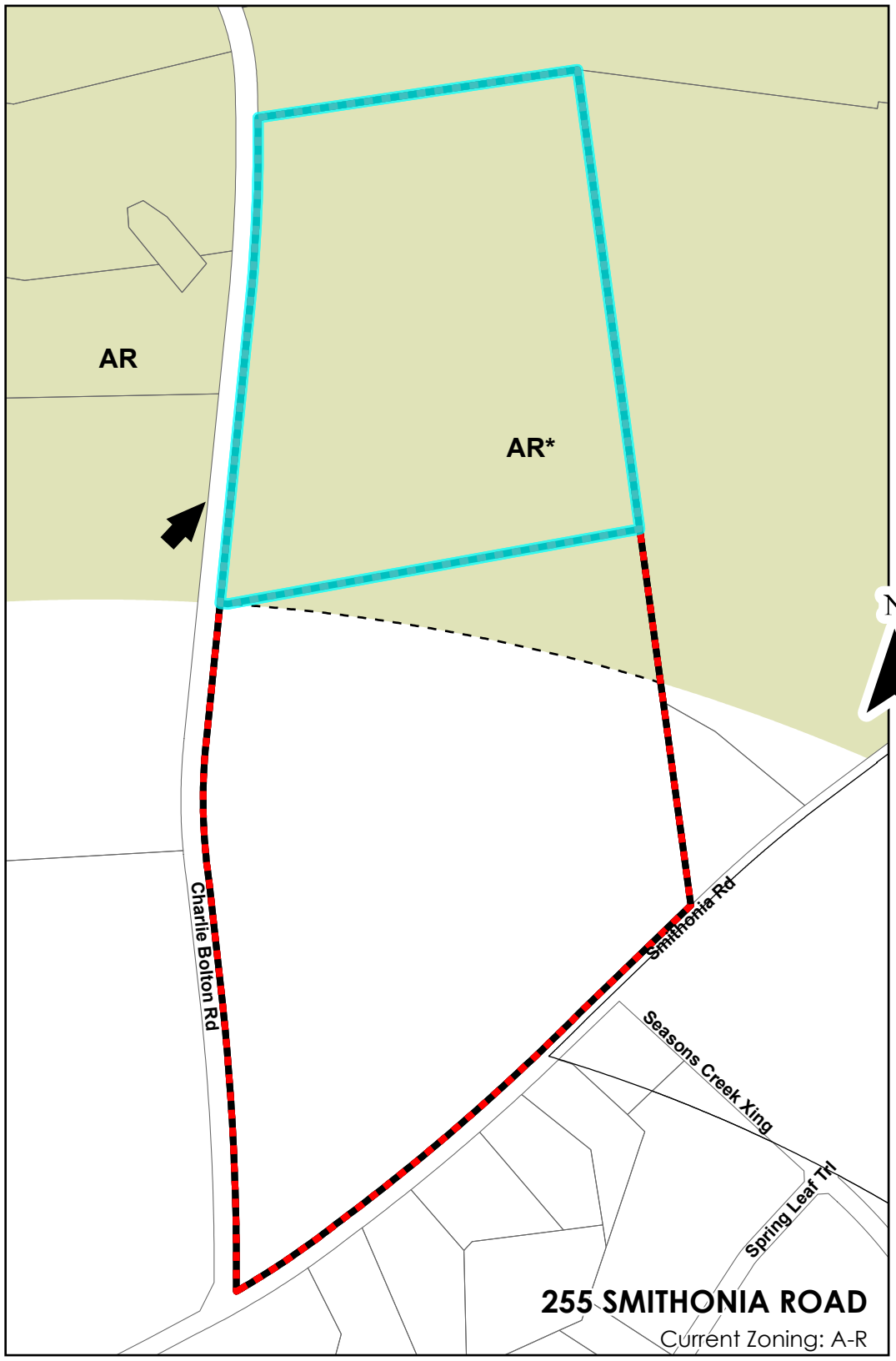
☒ Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.

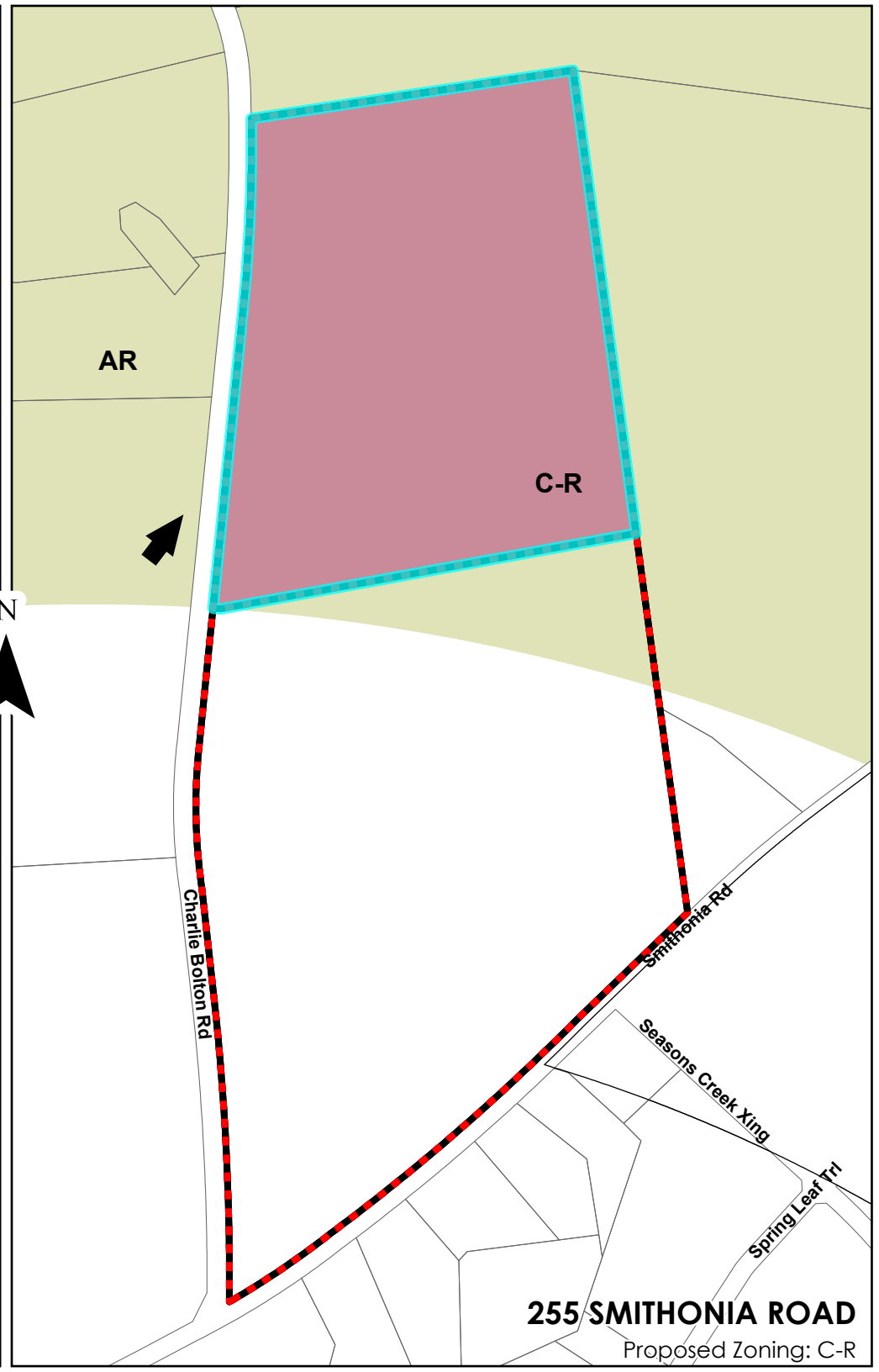
☒ Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.

☒ 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
Rural
Rural
Rural
Charlie Bolton Rd
Smithonia Rd
Seasons Creek Xing
Log Leaf Trl
Shannon Rd
255 SMITHONIA ROAD
Current Future Land Use: Rural


AR
AR*
Charlie Bolton Rd
Smithonia Rd
Seasons Creek Xing
Spring Leaf Trl
255 SMITHONIA ROAD
Current Zoning: A-R


N
AR
C-R
Charlie Bolton Rd
Smithonia Rd
Seasons Creek Xing
Spring Leaf Trl
255 SMITHONIA ROAD
Proposed Zoning: C-R

Rezone for Proposed Tract 3 and Tract 4
Existing Parcel 281 001B
REPORT

This report is intended to support the application to rezone the proposed parcels identified as Tract 3 and Tract 4 on the attached subdivision plat. This rezone shall be for the two parcels located in the County. The other parcels shown on the plat are not included in this application. A proposed subdivision plat is attached and legal descriptions for Tract 3 and Tract 4 are included in Exhibit F.

The proposed subdivision and rezone area contains 30 acres total. Tract 4 is 10.0 acres and Tract 3 is 20.0 acres. The existing Parcel 281 001B is currently split between Athens Clarke County and The City of Winterville and is 71.544 acres in total. It is split zoned with the County portion zoned AR and the balance within the City zoned R18H. This application shall focus on the portion located in the County as the City portion shall remain unaltered. Parcel 281 001B and the proposed area to be subdivided into the 30 acres total has a Future Land Use of Rual.

The subject Tracts are surrounded by a mixture of uses which some are undeveloped parcels with primarily wooded nature. Parcel 281 001D to the North is a single family residence along with Parcel 281 010C to the West across Charlie Bolton Road. Charlie Bolton Road bounds the subject tracts to the West. The subject parcel has been used as farm land and is mostly fenced in pasture with a small area of trees along the Eastern boarder. The Parcels to the south shall remain a cattle and poultry farm. There are no existing structures on the subject tracts as all structures shall remain as part of the existing parcel.

The owner wishes to rezone the subject tracts to C-R. This will not require a change of the Future Land Use because this zoning is compatible with the FLU Map. The balance of the property shall remain the existing zoning and requires no change to the FLU Map.

The owner wishes to develop the property for a Church. The current zoning of AR allows churches only by Special Use Plan; therefore, this request is a Type II rezone to C-R with no conditions and no change to the current Future Land Use. The subject parcel would be developed following the Athens Clarke County Code of Ordinances for the proposed zone. This church is an existing church that has been meeting in the City of Winterville Marigold Auditorium for Arts and Culture and the Winterville Cultural Center for the past 4 years. This rental space has been a meaningful and intentional place to grow and establish this church. However, this church has been blessed to grown to a member number that requires meeting for two services in this location. The mission statement of the church is “to connect All People to a growing relationship with Jesus.” The church leadership feels the purchase and rezone of these Tracts are the next steps to create a permanent home for the church right where this church started. The proposed development will allow for greater auditorium capacity and accessory uses.

There are no environmental areas on or near this property. Refer to Exhibits B, C and D for the Zoning and Future Land Use for the subject parcel and surrounding parcels. Refer to the attached draft subdivision plat and Exhibit A for the proposed tracts of the subject parcel.

The development of this parcel under a C-R zoning will create an isolated district in the Zoning map but not in the Future Development Map. The proposed use of this parcel will not create a hot spot of activity that may create a nuisance to the neighbors since the rezone is compatible with the future uses. While these tracts shall be the only CR in the zoning map for this area, CR is a congruent zone with the surrounding AR.

The proposed rezoning will not adversely affect the balance of the land uses in Athens-Clarke County since the parcel shall remain a "rural" zone. The surrounding area is developing in proportionate commercial and residential uses. The C-R rezone allows this parcel to be developed in compatibility with those surrounding it.

The rezone should not affect the provision of services in the area. The indented use should not adversely effect the existing infrastructure's ability to support the agricultural and residential uses of the local area. Any infrastructure required to support the development on this property is being provided by the owner/developer. Water infrastructure will be extended within the parcel for use of both potable water and fire suppression of the proposed use.

The proposed use on this parcel appears to meet all objective criteria set forth for that use in the zoning regulations. No variances or special conditions are required to develop the property under C-R zoning regulations. C-R zoning conforms to the purpose and intent of the Future Land Use Map for this area.

The existing land use pattern surrounding the property is a mix of residential, undeveloped forest, and agricultural properties of varying densities. The intent of this rezone is to develop the property as a church that will conform to all applicable Athens Clarke County Ordinances. The surrounding parcels are a mix of Athens Clarke County Zoning and City of Winterville Zoning. All the parcels to the North, East, and West are in the County and are Zoned AR. The parcels to the South are zoned R18H as shown on the City of Winterville Zoning Map. While the proposed rezone for the subject parcel may be construed as creating an isolated district, it is, in effect, not. The C-R Zone is compatible with the zonings surrounding the parcel.

The population density pattern for the area is increasing in density. The existing roads in the area are developed to handle the required density. Since this is a church with the peak use on Sundays and Wednesdays evenings it is not expected that streets shall be overtaxed. A review of the project was performed by Athens Clarke County Traffic Engineering and it was determined that a Traffic Impact Analysis was not required for this project. Since the peak hours shall not align with the typical peak hours for work and school, this requested use shall not create additional stress on the existing roadway infrastructure.

A capacity evaluation has been performed by Athens-Clarke County Public Utilites Department for the estimated peak water demand for this development. It has been determined that water capacity is available. See the approval letter in Exhibit E. The Department of Environmental health has been consulted concerning the septic system required for this development and are in agreement that there is sufficient usable area on the development for the system. Soils testing shall confirm the exact location and size, but this system is below the 1,200 gallons per day per acre maximum allowed. This development is also below the 10,000 total gallons per day threshold and shall not be required to be reviewed by EPD.

Since no new residential units are created as part of this development, there shall be no increase in the number of children attending Clarke County schools.

There are no environmental impacts on this property due to development except during construction. The impact will be mitigated by application of current ACC ordinances for Erosion Sedimentation and Pollution Control as well as the Georgia Stormwater Management Manual. No reduction in air quality is anticipated during or after this development.

The proposed zoning amendment will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

The current AR zone has restrictive commercial uses and almost all of which are not feasible to develop on the subject tracts. While a church may be allowed in this zone, it is by special use permit only. This zone also only allows for 20% coverage of the parcel with impervious surfaces. A variance would have to be approved as part of the Special Use Plan to increase the coverage. After review with ACC Planning Staff, it was determined that the Special Use process with variance would not be the optimal course of action. This rezone is a more direct process to obtain the desired use while also limiting the impact to the surrounding parcels. The CR zone will allow a church by right while also allowing an acceptable level of coverage for the intended use.

The aesthetic effect of existing and future use of the property as it relates to the surrounding area is relatively unchanged whether the property is rezoned C-R or remains AR. Both Zones require large open spaces and areas of a vegetative nature while largely limiting the impervious surfaces allowed. It would be possible to construct agricultural buildings of similar size to the proposed use on the existing zone, but of less appealing architecture on this lot. The Rezone will require structures and the site layout to conform to the general requirements set forth in the ordinance for the proposed zone. Allowing these subject tracts to be rezoned to C-R allows the intended use by right while also limiting the impact to the surrounding parcels.

This block reserved for the clerk of the superior court.

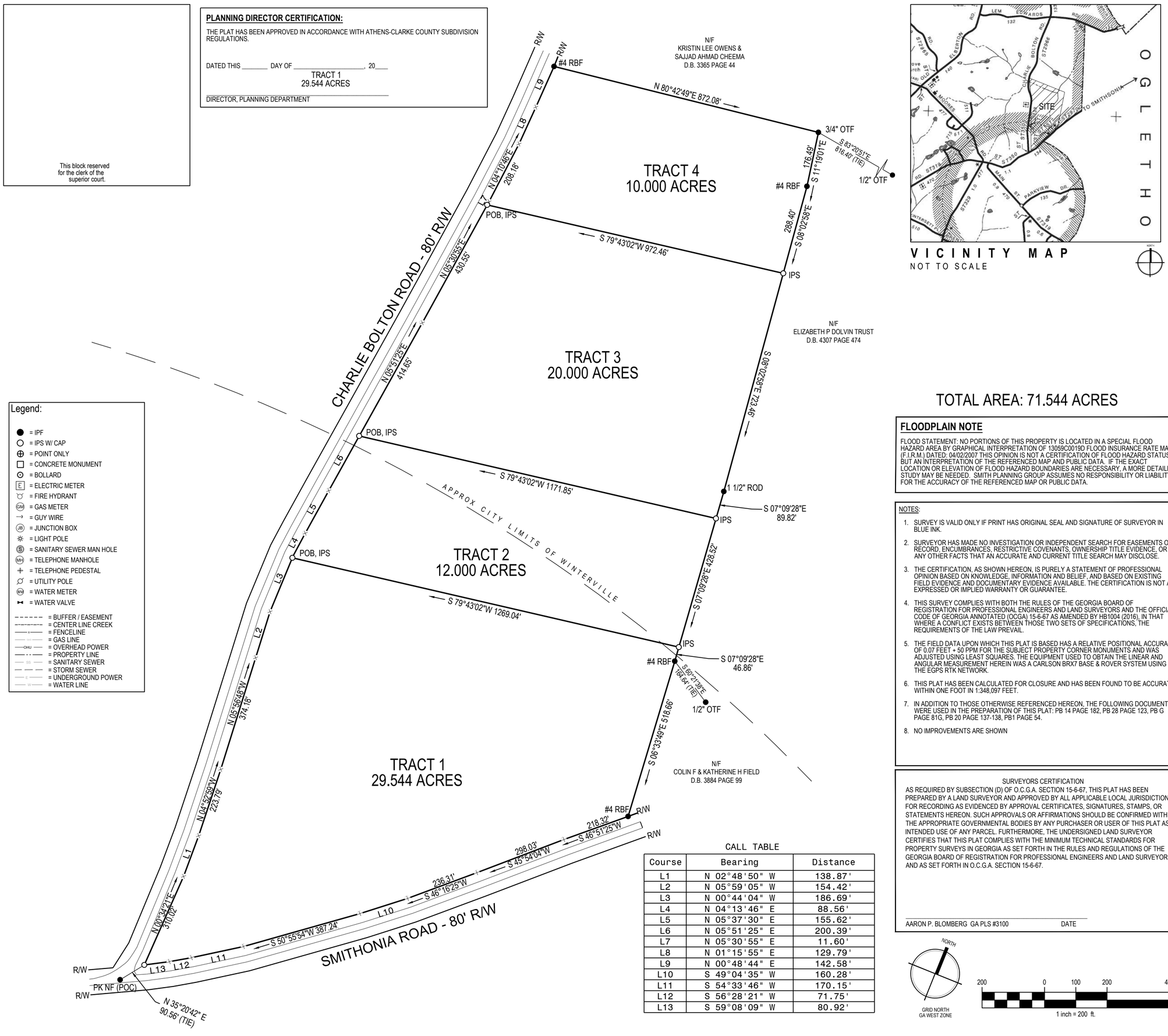
PLANNING DIRECTOR CERTIFICATION:

THE PLAT HAS BEEN APPROVED IN ACCORDANCE WITH ATHENS-CLARKE COUNTY SUBDIVISION REGULATIONS.

DATED THIS _____ DAY OF _____, 20___

TRACT 1
29.544 ACRES

DIRECTOR, PLANNING DEPARTMENT



TOTAL AREA: 71.544 ACRES

Legend:

- = IPF
- = IPS W/ CAP
- = POINT ONLY
- = CONCRETE MONUMENT
- = BOLLARD
- E = ELECTRIC METER
- = FIRE HYDRANT
- GM = GAS METER
- = GUY WIRE
- JB = JUNCTION BOX
- = LIGHT POLE
- S = SANITARY SEWER MAN HOLE
- MH = TELEPHONE MANHOLE
- = TELEPHONE PEDESTAL
- = UTILITY POLE
- WM = WATER METER
- = WATER VALVE

- = BUFFER / EASEMENT
- = CENTER LINE CREEK
- = FENCELINE
- GAS = GAS LINE
- OHU = OVERHEAD POWER
- = PROPERTY LINE
- SS = SANITARY SEWER
- = STORM SEWER
- E = UNDERGROUND POWER
- W = WATER LINE

CALL TABLE

Course	Bearing	Distance
L1	N 02°48'50" W	138.87'
L2	N 05°59'05" W	154.42'
L3	N 00°44'04" W	186.69'
L4	N 04°13'46" E	88.56'
L5	N 05°37'30" E	155.62'
L6	N 05°51'25" E	200.39'
L7	N 05°30'55" E	11.60'
L8	N 01°15'55" E	129.79'
L9	N 00°48'44" E	142.58'
L10	S 49°04'35" W	160.28'
L11	S 54°33'46" W	170.15'
L12	S 56°28'21" W	71.75'
L13	S 59°08'09" W	80.92'

FLOODPLAIN NOTE

FLOOD STATEMENT: NO PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF 13059C0019D FLOOD INSURANCE RATE MAP (F.I.R.M.) DATED: 04/02/2007 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. SMITH PLANNING GROUP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.
5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT HEREIN WAS A CARLSON BRX7 BASE & ROVER SYSTEM USING THE EGPS RTK NETWORK.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1:348,097 FEET.
7. IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: PB 14 PAGE 182, PB 28 PAGE 123, PB G PAGE 81G, PB 20 PAGE 137-138, PB1 PAGE 54.
8. NO IMPROVEMENTS ARE SHOWN

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

AARON P. BLOMBERG GA PLS #3100 DATE

NORTH

GRID NORTH
GA WEST ZONE

200 0 100 200 400

1 inch = 200 ft.

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spg

Seals:

DRAFT

Aaron P. Blomberg
GA. PLS #3100

Project Info:

Randy Williams

CLARKE COUNTY
STATE OF GEORGIA
G.M.D.: 220

Sheet Data:

Project No.:	25-324
Drawn By:	LGB
Surveyed By:	CB/AR
Survey Date:	09/15/25
Checked By:	APB
Scale:	1" = 200'
Date:	10/01/2025

REVISIONS:

Firm Info:

Land Surveyors

SPG Land Surveyors

236 W Franklin Street
Hartwell, GA 30643

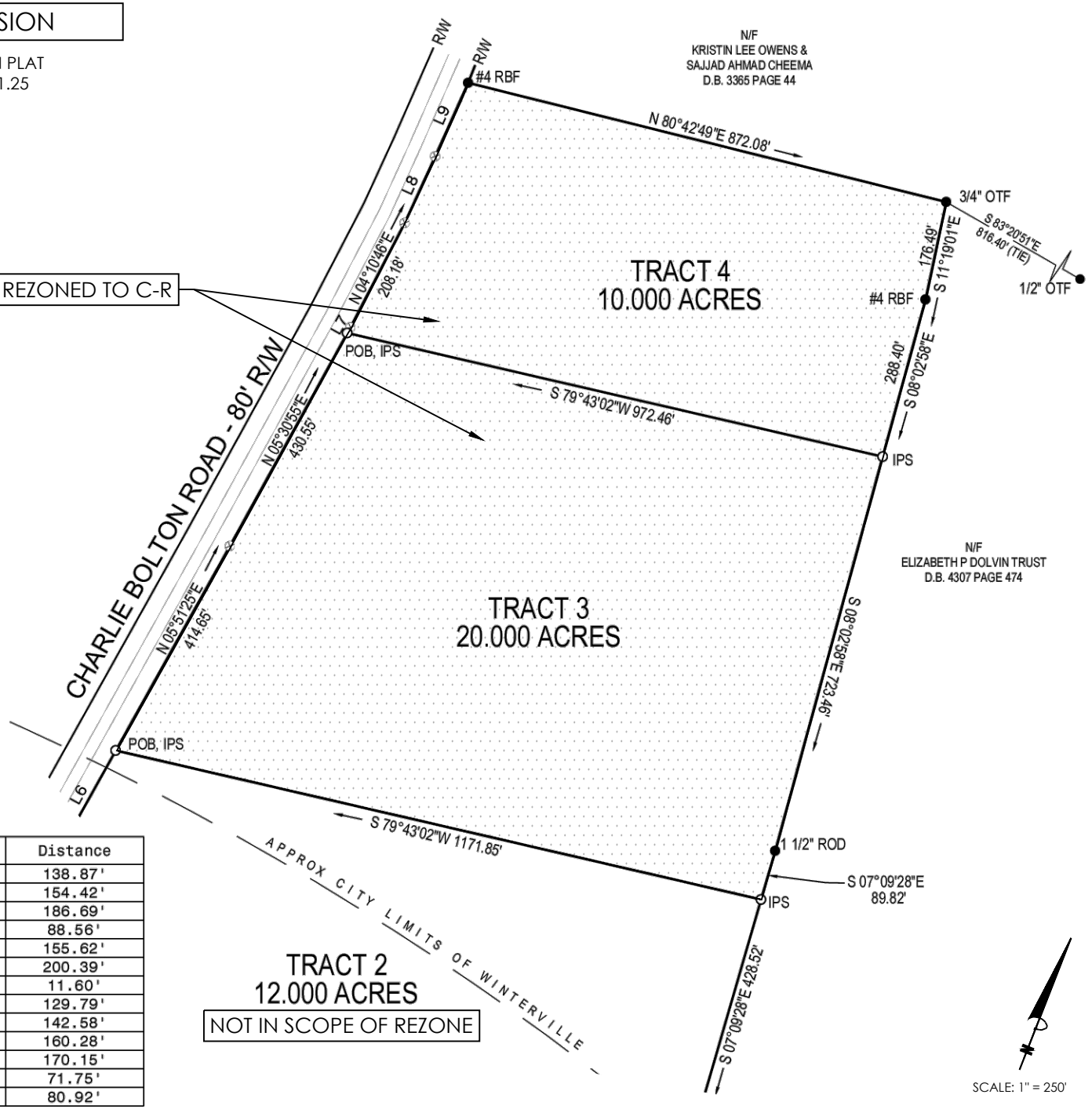
706.436.4585
C.O.A. LSF #001294
www.onespg.com

Sheet Title:

Preliminary Plat

PROPOSED SUBDIVISION

PORTION OF THE SUBDIVISION PLAT
PREPARED BY SPG DATED 10.1.25



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L6	N 05°51'25" E	200.39'
L7	N 05°30'55" E	11.60'
L8	N 01°15'55" E	129.79'
L9	N 00°48'44" E	142.58'
L10	S 49°04'35" W	160.28'
L11	S 54°33'46" W	170.15'
L12	S 56°28'21" W	71.75'
L13	S 59°08'09" W	80.92'

OAKBROOK CORPORATE CAMPUS
330 RESEARCH DRIVE, SUITE A240
ATHENS, GEORGIA, USA 30605-2760
PHONE: (706) 548-8211
FAX: (706) 543-8414
www.amtathens.com

ENGINEERS
ARCHITECTS
PLANNERS
amt
Armentrout • Matheny • Thurmond

255 SMITHONIA ROAD
REZONE APPLICATION
255 SMITHONIA ROAD
WINTERVILLE, GEORGIA 30683

AMTpc

EXHIBIT

A

PROPOSED
SUBDIVISION

D:\Chase Work Files\Chase Projects\Connection Church Athens\CCA Rezone Docs.dwg

10/2/2025 10:57:54 AM

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OAKBROOK CORPORATE CAMPUS
330 RESEARCH DRIVE, SUITE A240
ATHENS, GEORGIA, USA 30605-2766
PHONE: (706) 548-8211
FAX: (706) 543-5414
www.amtathens.com

ENGINEERS
ARCHITECTS
PLANNERS

amt

Armentrout • Matheny • Thurmond

255 SMITHONIA ROAD
REZONE APPLICATION
255 SMITHONIA ROAD
WINTERVILLE, GEORGIA 30683

AMTpc

EXHIBIT

B

ZONING MAP

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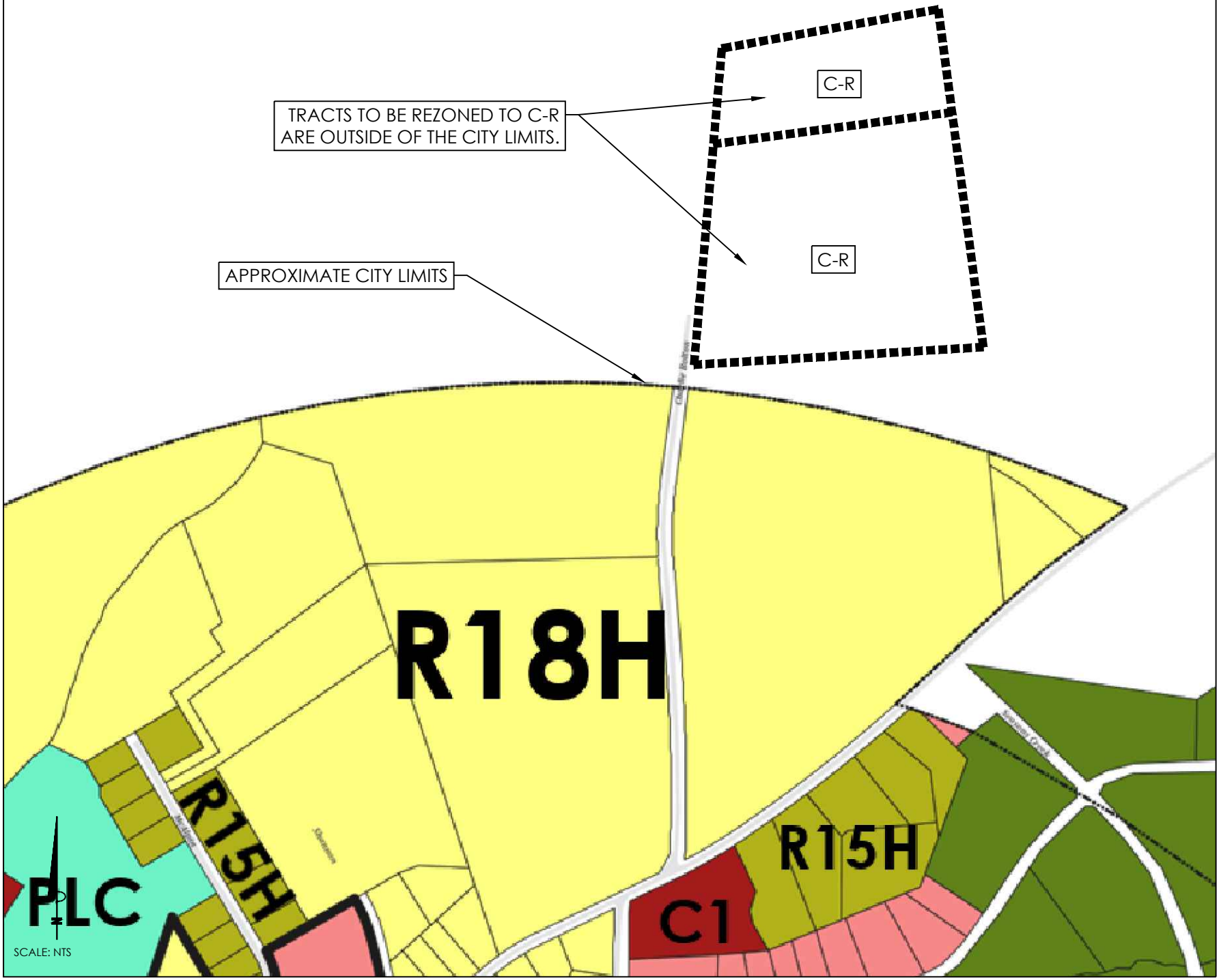
CURRENT CITY OF WINTERVILLE ZONING MAP



OAKBROOK CORPORATE CAMPUS
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255 SMITHONIA ROAD
REZONE APPLICATION
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WINTERVILLE, GEORGIA 30683

AMTpc

EXHIBIT

C

ZONING MAP

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FUTURE LAND USE MAP

OAKBROOK CORPORATE CAMPUS
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255 SMITHONIA ROAD
REZONE APPLICATION
255 SMITHONIA ROAD
WINTERVILLE, GEORGIA 30683

AMTpc

EXHIBIT

D

FUTURE LAND USE

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10/2/2025 10:57:55 AM

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EXHIBIT E

ATHENS CLARKE COUNTY

September 30, 2025

Chase T. Zech, P.E.
Armentrout Matheny Thurmond PC
330 Research Drive, Suite A240
Athens, GA 30605

Re: Water Evaluation
255 Smithonia Rd, Winterville GA

Dear Mr. Zech:

Per your request, the Public Utilities Department evaluated the water capacity for the above referenced project. This evaluation was made utilizing the following criteria and/or assumptions:

1. Development Type: Commercial
2. Domestic Water Demand: Commercial = 4,905 GPD Total
3. The Athens-Clarke County water system's available fire flow (AFF) capacity to serve this project is currently limited to 1,500 GPM

As of this date, the Athens-Clarke County water system does have capacity available to serve the proposed development with water based on the above referenced demands.

The Unified Government of Athens-Clarke County does not reserve utility line capacity for this or any other development. This evaluation is valid for one (1) year from the date of this letter. Service capacity is committed to a particular development only, when the owner/developer secures a building permit for the Athens-Clarke County Building Permits and Inspection Office.

This evaluation is based on information you provided. If the development requires rezoning or is not compatible with the Athens-Clarke County Land Use Plan an additional evaluation may be required.

ENGINEERING MANAGEMENT
124 E. Hancock Ave. * P.O. Box 1868 * Athens, Georgia 30601 - 1868
(706) 613-3490 FAX (706) 613-3198

Chase T. Zech, P.E.
255 Smithonia Rd

September 30, 2025

Please be aware that the Athens-Clarke County Fire Marshal is responsible for determining and approving the Needed Fire Flow (NFF) for the proposed development. You should contact the Fire Marshal for a determination of the NFF to insure that the NFF does not exceed the Available Fire Flow (AFF).

If an extension(s) is required to obtain utility service from the public system, the extension(s) will be at the sole responsibility and expense of the property owner/developer. Permanent easements conveying ownership, operation, and maintenance responsibility of the utility lines and meters to the Unified Government of Athens-Clarke County are required for any extension.

If you have any questions or need additional information, please call.

Sincerely,

Joel D. Phillips
Interim Engineering Administrator

Cc: Hollis Terry IV, Director
Hugh Ogle, Assistant Director of Linear
Matt Adamson, Assistant Director of Engineering
Bruce Lonnee, Planning Director
Richard Vaughn, Fire Marshall
Office File

JP

Exhibit F

LEGAL DESCRIPTION: TRACT "3"

255 Smithonia Road Winterville Ga

All that tract or parcel of land lying and being in 220th G.M.D., Clarke County, Georgia as shown on a subdivision survey prepared by SPG for Randy Williams, dated October 1st , 2025 and being shown as "Tract 3" being more particularly described as follows:

Commencing at the ½" Iron Pin Set as the Point of Beginning (POB) as shown on the South West corner of Tract 3 along the Charlie Bolton Right of way, THENCE North 5 degrees 51 minutes 25 seconds East for a distance of 414.65 feet to a calculated point

Thence North 5 degrees 30 minutes 55 seconds East for a distance of 430.55 feet to a ½" iron pin set also being the Point of Beginning for Tract 4.

Thence leaving the right of way of Charlie Bolton Road North 79 degrees 43 minutes 02 seconds East for a distance of 972.46 feet to a 1/2" iron pin set

Thence South 08 degrees 02 minutes 58 seconds East for a distance of 723.46 feet to a 1 1/2" iron rod. Thence continue South 07 degrees 09 minutes 28 seconds East for a distance of 89.82 feet to a 1/2" iron pin set

Thence South 79 degrees 43 minutes 02 seconds West for a distance of 1171.85 feet to a 1/2" Iron Pin Set and said point being the POINT OF BEGINNING.

Said property contains 20.00 acres more or less.

Exhibit F

LEGAL DESCRIPTION: TRACT "4"

255 Smithonia Road Winterville Ga

All that tract or parcel of land lying and being in 220th G.M.D., Clarke County, Georgia as shown on a subdivision survey prepared by SPG for Randy Williams, dated October 1st , 2025 and being shown as "Tract 4" more particularly described as follows:

Commencing at the ½" Iron Pin Set as the Point of Beginning (POB) as shown on the South West corner of Tract 4 along the Charlie Bolton Right of way, THENCE North 05 degrees 30 minutes 55 seconds East for a distance of 11.60 feet along L7 to a calculated point. Thence North 04 degrees 10 minutes 46 seconds East for a distance of 208.18 feet to a calculated point. Thence North 01 degrees 15 minutes 55 seconds East for a distance of 129.79 feet along L8 to a calculated point. Thence North 00 degrees 48 minutes 44 seconds East for a distance of 142.58 feet along L9 to a #4 Rebar Found.

Thence leaving the right of way of Charlie Bolton Road North 80 degrees 42 minutes 49 seconds East for a distance of 872.08 feet to a 3/4" iron pin found.

Thence South 11 degrees 19 minutes 01 seconds East for a distance of 176.49 feet to a #4 Rebar found. Thence continue South 08 degrees 02 minutes 58 seconds East for a distance of 288.40 feet to a 1/2" iron pin set

Thence South 79 degrees 43 minutes 02 seconds West for a distance of 972.46 feet to a 1/2" Iron Pin Set and said point being the POINT OF BEGINNING.

Said property contains 10.00 acres more or less.

This block reserved for the clerk of the superior court.

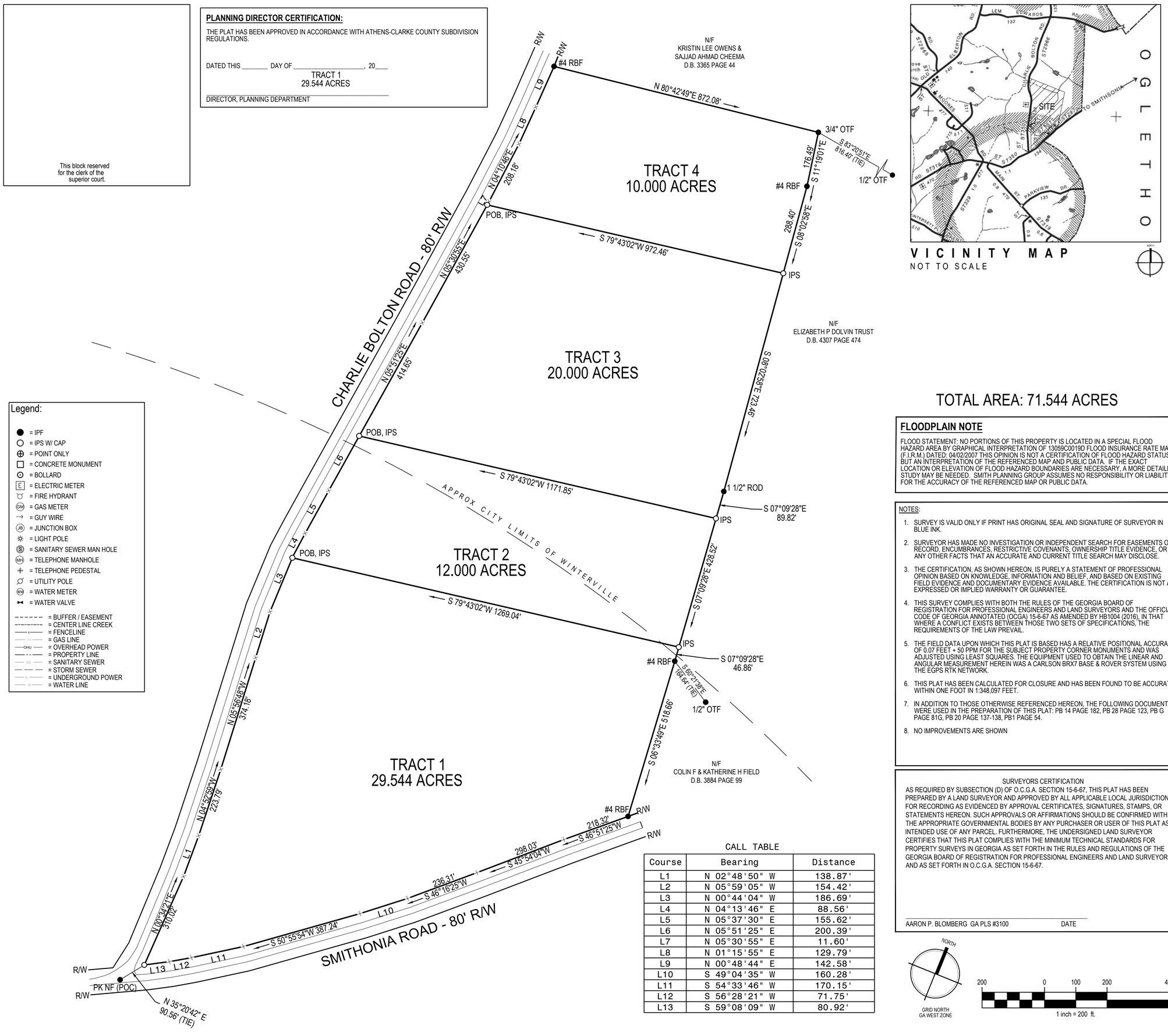
PLANNING DIRECTOR CERTIFICATION:

THE PLAT HAS BEEN APPROVED IN ACCORDANCE WITH ATHENS-CLARKE COUNTY SUBDIVISION REGULATIONS.

DATED THIS _____ DAY OF _____, 20___

TRACT 1
29.544 ACRES

DIRECTOR, PLANNING DEPARTMENT



TOTAL AREA: 71.544 ACRES

Legend:

- = IPF
- = IPS W/ CAP
- = POINT ONLY
- = CONCRETE MONUMENT
- = BOLLARD
- E = ELECTRIC METER
- = FIRE HYDRANT
- GM = GAS METER
- = GUY WIRE
- JB = JUNCTION BOX
- = LIGHT POLE
- S = SANITARY SEWER MAN HOLE
- MH = TELEPHONE MANHOLE
- = TELEPHONE PEDESTAL
- = UTILITY POLE
- WM = WATER METER
- = WATER VALVE

- = BUFFER / EASEMENT
- = CENTER LINE CREEK
- = FENCELINE
- GAS = GAS LINE
- OHU = OVERHEAD POWER
- = PROPERTY LINE
- SS = SANITARY SEWER
- = STORM SEWER
- E = UNDERGROUND POWER
- W = WATER LINE

CALL TABLE

Course	Bearing	Distance
L1	N 02°48'50" W	138.87'
L2	N 05°59'05" W	154.42'
L3	N 00°44'04" W	186.69'
L4	N 04°13'46" E	88.56'
L5	N 05°37'30" E	155.62'
L6	N 05°51'25" E	200.39'
L7	N 05°30'55" E	11.60'
L8	N 01°15'55" E	129.79'
L9	N 00°48'44" E	142.58'
L10	S 49°04'35" W	160.28'
L11	S 54°33'46" W	170.15'
L12	S 56°28'21" W	71.75'
L13	S 59°08'09" W	80.92'

FLOODPLAIN NOTE

FLOOD STATEMENT: NO PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF 13059C0019D FLOOD INSURANCE RATE MAP (F.I.R.M.) DATED: 04/02/2007 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. SMITH PLANNING GROUP ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE INK.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.
5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENT HEREIN WAS A CARLSON BRX7 BASE & ROVER SYSTEM USING THE EGPS RTK NETWORK.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1:348,097 FEET.
7. IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: PB 14 PAGE 182, PB 28 PAGE 123, PB G PAGE 81G, PB 20 PAGE 137-138, PB1 PAGE 54.
8. NO IMPROVEMENTS ARE SHOWN

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

AARON P. BLOMBERG GA PLS #3100 DATE

NORTH

GRID NORTH
GA WEST ZONE

200 0 100 200 400

1 inch = 200 ft.

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spg

Seals:

DRAFT

Aaron P. Blomberg
GA. PLS #3100

Project Info:

Randy Williams

CLARKE COUNTY
STATE OF GEORGIA
G.M.D.: 220

Sheet Data:

Project No.:	25-324
Drawn By:	LGB
Surveyed By:	CB/AR
Survey Date:	09/15/25
Checked By:	APB
Scale:	1" = 200'
Date:	10/01/2025

REVISIONS:

Firm Info:

Land Surveyors

SPG Land Surveyors

236 W Franklin Street
Hartwell, GA 30643

706.436.4585
C.O.A. LSF #001294
www.onespg.com

Sheet Title:

Preliminary Plat

Stephen Jaques

From: Max Doty
Sent: Monday, November 3, 2025 1:06 PM
To: Marc Beechuk; Stephen Jaques; Robert Walker
Cc: Planning Internet Email
Subject: FW: [EXT]Proposed zoning action from Agricultural Residential to Commercial Rural at 255 Smithonia Road

---

From: Mary Ann Cheatham [redacted]
Sent: Monday, November 3, 2025 1:04 PM
To: Planning Internet Email <Planning@accgov.com>
Subject: [EXT]Proposed zoning action from Agricultural Residential to Commercial Rural at 255 Smithonia Road

EXTERNAL SENDER: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mary Ann Cheatham
775 Charlie Bolton Road
Winterville, Georgia 30683
[redacted]

Re: Opposition to Proposed Zoning Change of Tracts 3 and 4 of Parcel 281 001B on Charlie Bolton Road in Winterville from Agricultural (A-R) to Commercial (C-R)

Dear Members of the Planning Department and Planning Commission,
I am writing to oppose the rezoning request submitted for Tracts 3 and 4 of Parcel 281 001B on Charlie Bolton Road from Agricultural (A-R) to Commercial Rural (C-R). As a resident who lives directly across the street on 775 Charlie Bolton Rd. I love this stretch of property and hope we can preserve its character.

This area of Charlie Bolton Rd. has open fields, homes that are a respectful distance from the road, and a close-knit community that values the agricultural heritage of this area. Cyclists regularly use this road, especially on weekends and Sundays, enjoying the scenery and safe, low-traffic conditions. A zoning change allowing institutional use of this property would fundamentally alter this. The field is covered with yellow wildflowers in the spring and a great view of the moon and stars all year long because of the lack of light pollution. I invite you to drive out and look at this property. It's what the Greenbelt is all about. Three houses, which is the maximum that could be built, would never be as intrusive to this acreage and our neighborhood as would church buildings, parking lots and security lights.

In a letter I recently received from the church, they stated the new zoning allows for *"only* 35%" of the property to be covered by development. 35% of 30 acres is 10+ acres of potential development. That is a lot of development. Their letter notes that 35% is the lowest coverage allowed in any commercial zone, this is not a commercial zone**.** The rest of us tax-paying property owners in the Greenbelt have accepted the restrictions to develop no more than 10% or 1 acre whichever is less. That's a major disparity. While the church suggests this rezoning "fits perfectly with their vision," it does not fit with the vision of the current surrounding landowners I have spoken with.

The proposed rezoning raises concerns about future expansion. Gymnasiums, childcare centers, athletic fields, or social spaces are all likely possibilities. A church's mission is to grow and expand. That growth will change this area drastically. There are opportunities nearby for a church organization to purchase property already zoned appropriately for such uses. Changing the zoning of this parcel undermines the very principles that define this neighborhood. Many of us that live in this area purchased our properties decades ago at a higher cost, specifically because of the protections the Greenbelt and Agricultural zoning offered. Allowing this change would set a dangerous precedent opening the door for further erosion of rural protections in Athens-Clarke County and Charlie Bolton Rd. specifically.

You can't have it both ways, enjoying the benefits of being in an agricultural area while altering it to suit non-agricultural purposes. This is exactly what the church is asking.

This is a residential rural area whose character would be altered. A church complex is not appropriate here. I respectfully urge you to deny this rezoning request. Please include this letter in the public record for the case.

Thank you for your time and consideration.

Sincerely,
Mary Ann Cheatham
Winterville, GA

From: Annie Cheatham
To: Planning Internet Email
Subject: [EXT]Rezone from AR to CR at 255 Smithonia Road
Date: Tuesday, November 4, 2025 1:41:04 PM

EXTERNAL SENDER: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning and Zoning Department,

I am writing to oppose the rezoning request submitted for Tracts 3 and 4 of Parcel 281 001B on Charlie Bolton Road. I own property directly across from the proposed site and have serious concerns about how this rezoning would alter the rural character, environmental balance, and long-term development precedent for this area.

Although the applicant argues that rezoning to C-R (Commercial-Rural) aligns with the Future Land Use Map, the proposed use is not compatible with the existing surroundings or the intent of the Agricultural Residential (AR) zoning district. Charlie Bolton Road is a quiet, rural corridor with no streetlights, sidewalks, or commercial activity. The surrounding properties are either farmland or large-lot residences. This is a truly rural area in Athens-Clarke County, and it should remain that way. I urge you to take a drive down Charlie Bolton Road in the evening and see what I mean. I've attached a photo for reference.

The letter from the church makes the argument that rezoning to C-R is appropriate because the current AR zoning would allow agricultural uses such as poultry houses, implying that a church would be a more suitable use. The reality is that no one would invest close to $30,000 an acres in a 30-acre parcel in Athens-Clarke County to build a chicken house or operate a working farm. Land values in this area make that kind of agricultural operation impractical. In contrast, the current AR zoning, allowing one residence per ten acres, remains perfectly reasonable for the setting. Rezoning to commercial use is not justified simply because they think the church is a better use of the land than something agricultural in nature. Doing so would only invite further non-residential development that erodes the rural character the AR district is meant to preserve.

A church campus would fundamentally change the character of Charlie Bolton Road. Even if services occur primarily on Sundays and Wednesday evenings, the traffic increase, noise, and lighting would significantly affect nearby residents. The whole mission of a church is to grow a congregation. Most churches in the area start small and go on to add a school and athletic fields and a gymnasium with lights that stay on all night.

Additionally, approving this rezoning would remove a taxable property from the county's property tax base, since churches are tax-exempt organizations. Residential development under the current zoning would provide consistent property tax revenue to Athens-Clarke County, supporting local services and schools.

I purchased my property in reliance on the current zoning and its intent to preserve rural character and open space. Like many of my neighbors, I pay higher property taxes to live in Clarke County for that peace, privacy, and environmental quality. Allowing this rezoning would undermine the purpose of AR zoning and set a dangerous precedent for future development of the green belt along Charlie Bolton Road and ACC in general.

For these reasons, I respectfully urge the Planning Commission and the Mayor and Commission to deny this rezoning request and uphold the current Agricultural Residential (AR) zoning for these parcels.

Thank you for your time and thoughtful consideration of community members' perspectives.

Annie Cheatham

801 Charlie Bolton Road & 745 Charlie Bolton Rd, Winterville, GA

** Please confirm that you received this email **

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT **TO REZONING ONE PARCEL OF LAND COMPRISING APPROXIMATELY 15.95 ACRES LOCATED AT 2415 JEFFERSON ROAD FROM C-G (COMMERCIAL-GENERAL) TO C-G (PD) (COMMERCIAL-GENERAL, 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 one parcel of land comprising approximately 15.95 acres located at 2415 Jefferson Road as shown on Attachment A hereto. Said affected parcel is more fully described in that certain document entitled "Master PD Site," designated in the lower right-hand corner as "PD-2," having an original issue date of August 1, 2025, being revised on October 3, 2025, prepared by Edward Lane, registered professional engineer, 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 parcel comprising approximately 15.95 acres of land is also known as Tax Parcel Number 113 053 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 master site plan associated with this ordinance and incorporated herein by reference consists of five (5) sheets in total. Each sheet is titled, numbered, and dated in the lower-right hand corner as shown in the table below.

Sheet No.:	Title	Issuance date (or most recent revision):
PD-2	Master PD Site	October 3, 2025
A4-01	Overall Elevations, Building 100	October 3, 2025
A4-02	Overall Elevations, Building 200	October 3, 2025
A4-03	Overall Elevations, Townhomes	October 3, 2025
A1	Overall Street Sections	September 29, 2025

Upon adoption hereof, said sheets 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 fifty-four (54) pages in total, is entitled "Master Planned Development Report," dated August 1, 2025, and revised on October 3, 2025. Upon adoption hereof, said 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.

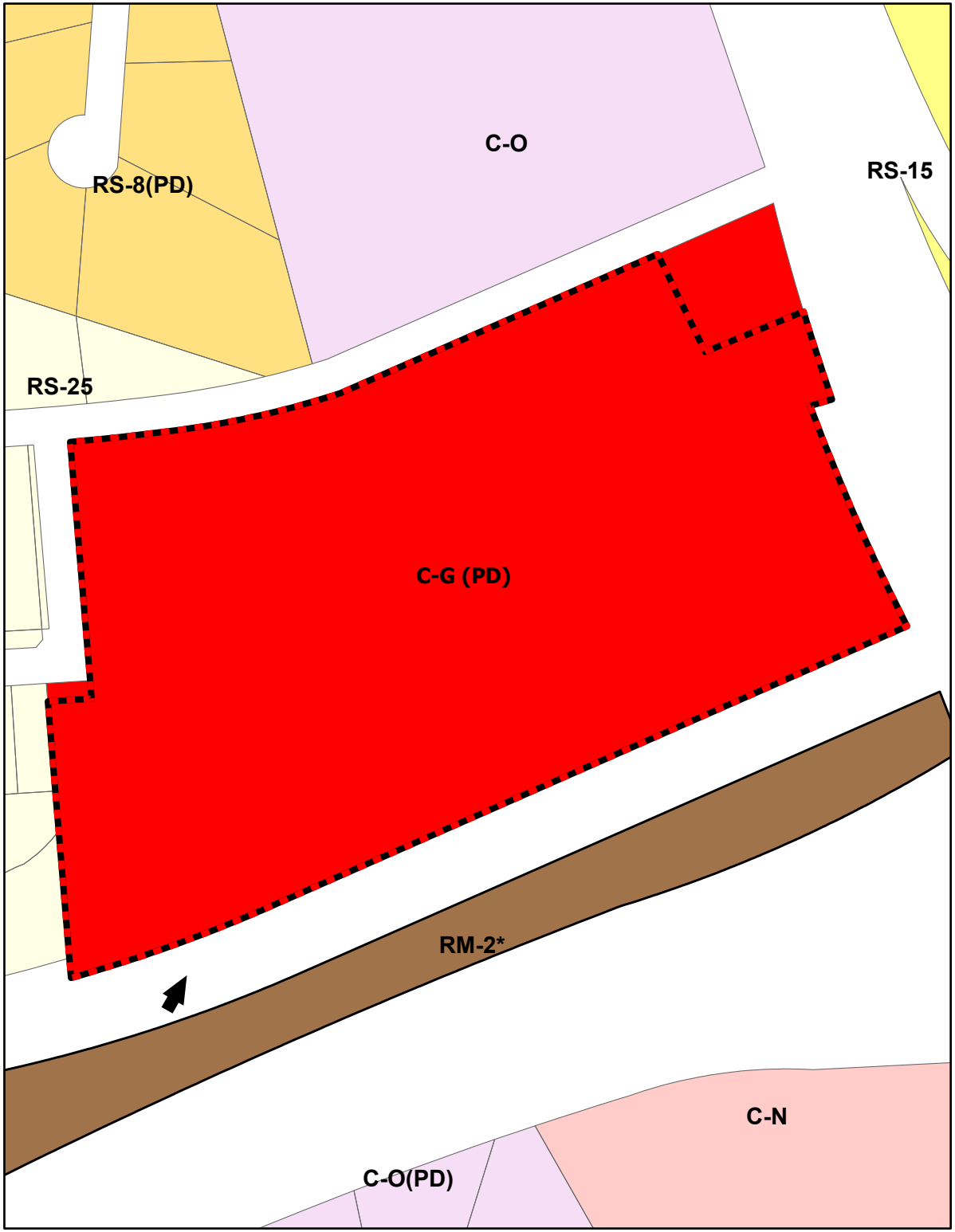
SECTION 3. The conditions of zoning associated with this ordinance are as follows:

1. The proposed area and location of the conserved canopy area adjacent to the railroad shall be binding.

2. 75% of Building 100’s northern frontage shall be used for leasable commercial or commercial-like amenity spaces.

3. The ground-floor apartments on the southern frontage of Building 200 shall have individual ground-floor entries to the street.

SECTION 4. 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.

130 65 0 130 260 390 Feet

ATTACHMENT A	PD-2025-05-0895 Master Planned Development 2415 JEFFERSON ROAD Ed Lane / SPG Planners & Engineers Homewood Village LLC	
625		
FROM: C-G	TO: C-G (PD)	
TAX PARCEL # 113 053	PLANNING COMMISSION MEETING DATE November 6, 2025	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE December 2, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: November 6, 2025	**FILE NO:** PD-2025-05-0895

LOCATION: 2415 Jefferson Road
APPLICANT: Ed Lane / SPG Planners & Engineers
OWNER: Homewood Village LLC
REQUEST: From C-G to C-G (PD) (Commercial-General to Commercial-General (Planned Development))
COMMISSION DISTRICT: Five

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Kristen Morales Present				Carey McLaughlin Absent			
Vice-Chair: Sarah Gehring Present		X		Taylor Pass Present		X	
Jen Fleece Present	X			Alexander Sams Present	X		
Sara Beresford Present	X			Monique Sanders Present		X	
Matthew Hall Present	X			Michael Lord Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	4	3	

For: Jack Murphy, TJ Laco, Ed Lane, Bryan Austin, (applicants) Jennifer Davidson
Against: Keith Hubbard, Mary Stribling (representing Cottages of Homewood Homeowners Assoc.), Grace Tuschak, Heather McElroy, Avery McElroy

Discussion: The applicant referenced feedback from neighbors when they decided to include the three-story townhomes on Magnolia Blossom Way as a means of stepping down from the five-story apartments. The applicant also contended that residents of Magnolia Blossom Way would not have the apartments towering over them because they are set far enough back in the subject site. The applicant went into detail discussing the rationale for the waivers and responding to Staff's recommended conditions. The applicant stated that Staff's condition reducing density would make the project financially unfeasible and that the condition about ground-floor commercial would mandate more commercial than the market can support. The applicant stated that conditions three and four about the tree canopy and fee-simple lot subdivision for the townhomes could be made to work, although he recommended requiring the townhomes be for sale instead of a fee-simple subdivision. The applicant stated that, in response to previous Commission feedback, this was their best work and presented a petition signed by neighbors supporting the project. Public comments supported the project as a revitalization of a decaying shopping center that has struggled to attract tenants due to the fact that the site has little visibility since it sits below the surrounding roadways. Other comments objected to the project as a mismatch between the Charleston-style neighborhood on Magnolia Blossom Way and the five-story apartments, and traffic concerns were voiced. One resident opposed the project because approval would mean the community would lose the opportunity to have a better-designed walkable town-center redevelopment in the future.

Commissioners sought clarity on Staff's condition about the density. Staff responded by saying that the applicant was pushing all of the site's allowable density next to the neighborhood instead of distributing it across the site, scaling down near the neighbors, and leaving some units for future phases of redevelopment. As currently proposed, the plan would become binding without a meaningful commitment to a second phase on the half not covered by the new apartments. Several Commissioners noted the challenges of the site and a Commissioner stated that what the community wants in a town center may not be economically feasible here. It could be many years before another proposal comes around. Given the lack of commitment to a Phase Two, a Commissioner stated that any master plan for the whole site would be nothing more than conjecture at this point. The applicant was asked about the price point, to which they responded by saying they would be market rate. The applicant stated that neighbors preferred market-rate apartments because market-rate units would price out undesirable people from living there. A Commissioner asked the applicant to confirm this statement, to which the applicant responded with confirmation. A Commissioner noted that one of the elevations (Drawing 4) was mislabeled as east instead of westward facing. After lengthy discussion Commissioners included two conditions that would mandate commercial and commercial amenity-like spaces on part of the ground-floor of Building 100 and ground-floor entries on part of Building 200 to activate the new street between the apartments. Commissioners concluded that the project, although not perfect, was better than the existing condition and voted to recommend approval with conditions.

Motion: Ms. Beresford motioned to recommend approval with conditions. Mr. Hall seconded the motion, which passed 4-3.
Conditions:

1. The proposed area and location of the conserved canopy area adjacent to the railroad shall be binding.
2. 75% of Building 100's northern frontage shall be used for leasable commercial or commercial-like amenity spaces.
3. The ground-floor apartments on the southern frontage of Building 200 shall have individual ground-floor entries to the street.

STAFF REPORT
MASTER PLANNED DEVELOPMENT
2415 JEFFERSON ROAD
PD-2025-05-0895
NOVEMBER 6th, 2025

APPLICANT: .....Ed Lane / SPG Planners + Engineers
OWNER: .....Homewood Village, LLC.
ZONING REQUEST: .....From C-G to C-G (PD)
TYPE OF REQUEST: .....Type II
LOCATION: .....2415 Jefferson Road
TAX MAP NUMBERS: 113 053
COUNTY COMMISSION DISTRICT: .....District 5
PROJECT SIZE: .....15.95 Acres
PRESENT USE: .....Commercial
PROPOSED USE: .....Residential-Commercial Mixed Use
PUBLIC NOTICE POSTED: .....October 22nd, 2025
STAFF RECOMMENDATION: .....***DENIAL***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL WITH CONDITIONS***
MAYOR & COMMISSION AGENDA SETTING: ...November 18th, 2025
MAYOR & COMMISSION VOTING SESSION: .....December 2nd, 2025

I. Summary Recommendation

The applicant is requesting a Planned Development for a portion of 2415 Jefferson Road. The proposal requests to add two apartment structures along with 8 townhomes and partially demolish the commercial buildings at Homewood Village Shopping Center. The site is 15.95-acre tract with 138,000 square feet of existing commercial multi-tenant structure, and a second 5,000 sf commercial building and associated surface parking. The lot sits below the grade of the adjacent South Homewood Drive and Jefferson Road as well as being bound on the southern side by railroad right-of-way.

The proposal is for two 5-story apartment structures and 8 townhomes to replace 46,000 sf of the commercial buildings in the rear of the parcel and maintain 92,000 sf of the existing commercial. The request is seeking to use the full allowable residential density for the site, but the proposal states that future phases are not binding while offering to do some upgrades in those areas. The applicant references in their application that the Future Land Use Steering Committee has called for this location to be a "Town Center," but the design focuses on adding the residential component and not creating a neighborhood business district. The applicant shows future phases, but does not commit to them. The Planned Development request could be more successful if aspects of the future design were incorporated at this time or if the proposed portion of the site to be used was either done by-right or only captured that percentage of allowable density and reserved the remainder when the rest of the site could be completed. Also, in terms of layout, the most intensive uses are proposed to be in close proximity to the existing single-family neighborhoods (Cottages at Homewood, Moss Side and Homewood Hills subdivisions) instead of a location in the interior of the site or adjacent to the commercial frontage of Jefferson Road.

Adequate infrastructure is a primary concern for this project as certain facilities do not meet current standards, and the site sits in a basin that cannot accept wet weather peak flow sewage. Attention should be paid to making this site more manageable for ACCGov utilities and potentially withhold additional density until the system can handle the additional demand. The site is also traversed by a Georgia Power transmission line that is challenging to relocate and restrictive in terms of having development beneath and near it. In phasing the project, the applicant also shows future structures in places they state are restricted. If those spaces can be used in the future, the applicant should take the necessary steps to have those incorporated into the site design now in an effort to provide for a more community-focused design on the site as a whole.

Revitalizing this aging shopping center and maximizing the use of the surface parking are admirable goals. As noted by the applicant, multiple commercial tenants have ongoing contracts that prevent some changes at this time, particularly with regard to significant portions of the parking lot. This should not prevent the applicant from installing a framework that could be built out in the future that creates a viable business district. The commercial spaces to be removed happen to be of the scale that work better for a smaller commercial center and could also support local businesses. The scale of the proposed buildings in relation to the surrounding neighborhoods is much taller and also of a significantly larger footprint. Staff supports the redevelopment of this property to provide additional housing and valuable business opportunities. However, this proposal places a large-scale and solitary residential development in very close proximity to existing housing of a much smaller scale and does not provide a network to build upon going forward.

The applicant has requested six waivers that are not supported by Staff, and these waivers are listed in Section F of this report. Staff notes that one waiver needs to be evaluated using Special Use standards and the application should provide information addressing those standards for that waiver. One waiver could be supported if the proposed design more closely approximated current code standards.

The proposal is not using the planned development process to accommodate uses not anticipated by the underlying zoning, or to provide design creativity. The planned development application is primarily asking for relief from code requirements. ACC Public Utilities Department has deemed that the project cannot be supported with the current or proposed infrastructure. **Staff recommends denial** of the proposal.

Conditions:

NOTE: Staff requests that the following conditions be considered if this proposal is recommended for approval:

1) The proposal may only construct the amount of residential density that would be allowed for the portion being redeveloped; this area is 8.8 acres which allows 211 bedrooms.
2) The proposal shall have ground-floor commercial along the frontage of both apartment buildings along the interior drive, shown on plans with parallel parking spaces.
3) The proposed area and location of the conserved canopy area adjacent to the railroad be binding.
4) Townhomes shall be constructed on fee simple lots.

Planning Commission Recommendation: Commissioners heard from the applicant about the rationale for the waivers and their response to the Staff's recommended conditions. In response to previous Commission feedback, the applicant confirmed that this proposal was the best work they could offer. Commissioners examined Staff's recommendations, but decided the need for redevelopment and the challenges of developing the site justified the applicant's proposal—noting

that it could be years before another redevelopment opportunity presented itself if this one was not approved. A Commissioner noted that one of the elevations (Drawing 4) was mislabeled as east instead of westward facing. After lengthy discussion, Commissioners included two conditions that would mandate commercial and commercial amenity-like spaces on parts of the ground-floors of both apartment buildings to activate the new street between them. **Commissioners** concluded that the project, although not perfect, was better than the existing condition and **voted to recommend approval with conditions**, as follows

Conditions:

1. The proposed area and location of the conserved canopy area adjacent to the railroad shall be binding.
2. 75% of Building 100's northern frontage shall be used for leasable commercial or commercial-like amenity spaces.
3. The ground-floor apartments on the southern frontage of Building 200 shall have individual ground-floor entries to the street.

II. Purpose of Applicant Request

A. Proposal

The applicant has requested a Planned Development on a Commercial General (C-G) parcel for the construction of an apartment complex at 2415 Jefferson Road. The request also mentions façade changes to the remaining, existing commercial space. However, the application does not provide information about changes to the architectural treatment for the commercial space, as is required for Planned Development consideration. The two proposed main buildings are placed to the rear of the site, both are five stories in height. The project also now proposes 8 townhome units along Magnolia Blossom Way which are two stories on top of pedestals. The combined residential structures would accommodate 382 bedrooms in 234 apartments (predominantly one- and two-bedroom units). The design also now shows two commercial tenant spaces on to the end of the structures (2,000 & 4,000 sq. ft. respectively). Multi-family projects are required to provide open space and recreational opportunity. The new design shows a 29,000 sq. ft. area which is mostly an amphitheater oriented toward the existing neighborhood.

The project would also demolish 46,000 sq. ft. of commercial space, leaving 92,000 sq. ft. in the larger format, commercial space (currently home to Dollar General Market, Foothills Charter School, Dial America, etc.). The site is proposed to be accessed from Jefferson Road, South Homewood Drive (two points) and a pedestrian-only path via Magnolia Blossom Way. The request also proposes 652 surface parking spaces, which does not meet the overall requirements for the site and includes areas referred to by the applicant as restricted. Lastly, the proposal has about 30,000 sq. ft. of open plaza space east of the residences and an amphitheater abutting S. Homewood Drive.

B. Existing Conditions

The property is located just outside of Loop 10 on Jefferson Road, adjacent to the neighborhoods of Homewood Hills, The Cottages at Homewood, and Moss Side as well as a church, adjacent office park and across Jefferson Road from the Athens Country Club. The site is bordered by the railroad to the south and has an outparcel at the intersection of Jefferson Road and South Homewood Drive (former Chevron). The total project area is 15.95 acres, but does not include the service station outparcel. Currently there is 138,000 square feet of commercial; large footprint in the front of the site (toward Jefferson Road) which is to remain and neighborhood-scale to the rear which is to be demolished. Main access to the site is via the signalized intersection at Jefferson Road and South

Homewood Drive. The area is served by Transit Route 7 (Prince Avenue).

The property is currently zoned C-G, the surrounding properties are mostly residential (RS-8, RS-15, RS-25 and RM-2), the adjacent church is zoned Commercial Office (C-O) and the outparcel is C-G. The existing RM-2 property nearby is across the railroad track and connects to Tallassee Road, and there is a planned extension of the ACC Greenway Network through these properties, however the connection has not yet been designed and the note in this proposal is insufficient.

The property sits at an elevation that is lower than both South Homewood Drive and Jefferson Road, but has been internally graded and slopes gently southwest toward a dilapidated stormwater facility.

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.*

The 2023 Comprehensive Plan calls for the following policies that are not 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.*
- *Improve safety and accessibility for people walking, biking, and busing around Athens.*

Overall, the proposal is partially compatible with the Comprehensive Plan. It does provide infill at an aging shopping center with an underused surface parking lot. However, the housing proposed by this development is consistent with the large-scale apartment complex form that has been developed in Athens-Clarke County over the past 15+ years (some with waning occupancy) but not specifically within the context of the surrounding neighborhoods that exist in this area. Additionally, the product that is being proposed could be built by-right with ground-floor commercial space or with a simpler Special Use and not require the Planned Development process.

As noted in a series of recent studies completed for Athens-Clarke County, the local housing market is deficient in housing forms that accommodate family occupancy and provide viable opportunities for prospective owner-occupants to enter into the residential market. The surrounding neighborhoods are characterized by one and two-story dwellings, and a smoother transition to those existing residences could include structures (or portions of the proposed structures) that are less than five stories in height and designed with more modest-scaled footprints. In discussions and guidance for renovating aging shopping centers, staff has been advised to respect the surrounding context and have the intensity of new development step-down as it approaches neighboring properties.

Staff supports the idea of ground floor residential in these nodes and notes that, when designed well, such uses can appropriately blend with neighboring properties. This proposal unfortunately provides minimal design to activate the ground floor and no access or porch space along the residential units which is common when allowing these in commercial zones. Using a mix of housing options would also allow this project to set the groundwork for future development and opportunity. Lastly, there have been plans for the Greenway Network Plan expansion to the site, but the proposal does not show a viable future interconnection in this regard.

B. Compatibility with the Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *General Business*, which is described as follows:

General Business
These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road and US 29 North. Pedestrian-oriented design is particularly appropriate when these streets contain neighborhood-shopping areas or are adjacent to multifamily housing or residential neighborhoods. Pedestrian circulation in these centers is a primary concern, therefore, connectivity within and to surrounding areas should be encouraged. Internal pedestrian walkways should be provided from the public right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building, store entry points, and plaza space. Walkways shall feature adjoining landscaped areas that contribute to the establishment or enhancement of community and public spaces. The street level facade of these areas should have a scale and architectural elements that relate to pedestrians. Buildings should be oriented to the street corridors which should be lined with street-trees. Small and medium scale retail stores should frame the streets with large-scale retailers located behind with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front and shared parking should be encouraged.

The applicant states that this site is being proposed as a "Town Center" node reflecting the recent land use consideration provided by the Future Land Use Steering Committee, and they are seeking to use that framework as justification for the request. Staff does see opportunities for horizontal mixing of uses in nodal areas such as this, however those pieces should complement one another, whereas this proposal treats the uses separately. Horizontal mixed-use should also allow a business district to step into the surrounding community, but this design puts the largest-scale structures next to the adjacent single- and two-story dwellings.

This proposal could set-up the site to be designed with an interior axial corridor and contextually-appropriate residential and commercial development features. However, the location and massing of the residential structures on the site is out of scale for the adjacent neighborhoods, separating the residential and commercial uses, and appears to give the existing large-scale commercial structures a simple facelift instead of creating a business district. The proposal is also seeking to use the allowed residential density for the entire site in these two structures, without code or design improvements for over half of the site. While portions of the site are currently lease-restricted, the design could include an interior road network, with some residential development, while leaving opportunity for the future, and plan for the eventual renovation of the remaining commercial areas of the property. This would create a balanced business district for the neighborhood and surrounding area to blend housing and commercial opportunity to the location. The application mostly speaks to existing visibility from Jefferson Road; however, this focus does not consider the full extent of what the current Future Land Use Plan suggests. Designing an internal pedestrian and vehicle network that is supportive of a variety of uses would begin rebuilding new utility and value at the site and allow it to grow more organically for the area, without requiring drive-by visibility from the adjacent thoroughfare.

No change to the Future Land Use Map is required since the proposed use is compatible with the current designation.

C. Compatibility with the Zoning Map

The purpose of instituting a Planned Development, as found in Section 9-14-1 *Intent*, is as follows:

It is the intent of this district to encourage development of compatible land uses on a scale larger than that of individual small parcels. This district is designed to be an overlay appended to a residential, commercial, or industrial district to provide greater latitude with regard to the internal site planning considerations of a planned development. Individual uses and structures in a planned development need not comply with the specific building location, height, type, building size, lot size, and other space limits of the underlying basic district provided that the spirit and intent of such requirements are complied with in the total development plan approved for such project.

This proposal is not meeting the intent of implementing a planned development, and the request is largely seeking relief from ACC code requirements.

The applicant has requested a Planned Development in a C-G zone. The waivers requested are intended to support the proposed design of the site rather than asking for new opportunities or a unique mixing of uses. Additionally, the site and potential business district would benefit from meeting many of the standards that the applicant is looking to waive. Creating human-scale development on a relatively small development site such as this one would fit best with the surrounding uses and allow for new housing and business in an aging commercial center.

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 C-G (PD) zoning is to remove multiple design standards that most C-G developments already follow.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

The Greenway Network Plan has a connection through or adjacent to this site. The proposal does not include a design for such an interconnection.

IV. Technical Assessment

A. Environment

The Arborist has reviewed the tree management plan and offered the following comments:

- *The Arborist recommends that the conserved canopy waiver be worked out during plans review. The administrative waiver of tree conservation is an iterative process requiring dialogue between the ACC Planning Department and applicant to find a solution meeting code.*
- *Project will be required to meet all requirements of the community tree management ordinance at time of plan review.*

B. Grading and Drainage

The Transportation & Public Works Department has reviewed the proposal and recommended approval

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and recommend approval with the following comments:

- *ACC water is available*
- *ACC sanitary sewer is available*
- *ACC water capacity is available*
- *ACC dry weather flow sewer capacity is available*
- *ACC wet weather flow sewer capacity is NOT available. A privately-designed, owned, and maintained sanitary sewer storage facility to retain sanitary sewer on site during wet weather conditions is required in order to serve the development with ACC sanitary sewer, or alternative solution as deemed acceptable by PUD Director*
- *Conflict currently exists with the proposed location of the onsite sewer storage facility and proposed tree planting. Trees must be located a minimum of 10' from the proposed sewer storage facility.*

D. Transportation

The Transportation & Public Works Department has reviewed the proposal, recommended approval and offered the following transportation-related comment:

- *Installing yellow paint on curb of Magnolia Blossom Way, should follow the standard TPW Policy process that does result in Mayor and Commission consideration/approval.*
- *This project's location on the outer region of the Loop along the Jefferson Rd - Prince Ave corridors present some significant barriers to a safe and connected access to a multi-modal transportation facility. The CSX railroad that parallels Jefferson and the Loop 10 interchange are physical barriers that make travel on foot, bike, or other micro-mobility device difficult due to lack of consistent, dedicated facilities for these modes across these features. ACC's Greenway trail network plan identifies the Normaltown connector on the north side of SR129 that would provide a dedicated facility to be able to safely navigate this barrier.*
- *Other activities around this project location that ACC TPW will be coordinating with is a GDOT project currently under concept development that will be making improvements to the signalized intersection of SR129 and Homewood Hills Dr. TPW will work to collaborate with GDOT to improve multimodal connectivity in this area.*

E. Fire Protection

The Fire Marshal has reviewed the proposal, recommended approval and offered the following comments:

- *The Fire Marshal's Office has reviewed the proposed development at 2415 Jefferson Road (Homewood Village) and finds that the site provides adequate access for emergency response without negatively impacting response times or routing. However, the increase in bedrooms may contribute to a higher call volume in the area. The site has an adequate firefighting water supply of 1,900 gallons per minute at average flow, and hydrant placement will be coordinated with the developer. Due to the size and use of the proposed structures, fire protection systems will be required, including fire sprinklers, a fire alarm system, and standpipes. A fire department connection (FDC) must also be located in a remote, accessible, and visible location, with riser rooms and FDC placement to be coordinated during further plan review. The corridor between the buildings would be classified as an aerial access road, requiring no overhead obstructions, including the string lights shown on the plan. This can be addressed during the plan review process.*

V. 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 can be used to request waivers to the typically required development standards in an effort to provide design flexibility to account for special circumstances unique to the design or the development site, as long as the proposal meets the spirit and intent of the code and Comprehensive Plan. 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 applicable ordinance standards.

Concerns:

- This site and project could set the stage for significant redevelopment in an underutilized space, but the proposal is limited to two large buildings & eight townhomes surrounded by surface parking near a large commercial structure with existing surface parking.
- The phasing of the proposal gives no assurance that anything beyond the residential component and restaurant will be constructed. The applicant is focusing on one portion of the site at this time, and is proposing to use all of the residential yield from the total property acreage in that one area. This development approach is allowed by-right or through a simpler SUP, and does not need Planned Development approval to accomplish.
- The applicant does not propose to meet design requirements for over half the site, but is using the density for the full acreage.
- The residential portion requires 374 parking spaces + spaces for 6,000 sq. ft. of commercial, but only proposes 284 spaces and has stated that the other adjacent parking is under lease and restricted. The result is a deficiency of at least 90 parking spaces. A reduction in units to accommodate residents is advised, or a commitment to structured parking which would allow the proposed residences to meet functional parking realities.
- Breaking up of parking areas and providing pedestrian circulation as required in Sec. 9-25-8.C. needs attention.
- Front entry porch areas are required for residential developments in Commercial zones facing a street, applicant shall incorporate these for units abutting the interior road (shown on plans with parallel on-street parking).
- 8% of the area is required for recreation, please demonstrate compliance with code section 9-25-8 C. 7. a.
- Parking lot buffering needs to be shown.
- Creating a mixed-use business district, especially when requesting waivers or using the planned development process, needs to bring additional community benefit. One opportunity is to design to the urban standards in 9-10-6 or at least consider some of those options to create a neighborhood within an urban environment.

Requested Waivers

1. *Waiver from Section 8-7-15 – A waiver from required minimum 10% conserved tree canopy to be reduced to 4%.*

   Applicant's Purpose: The project site is predominantly asphalt and the existing stormwater facility which includes much of the canopy needs to be rebuilt and modernized.

   Staff Analysis: The applicant states that due to existing paved areas of the site and the type and location of the remaining canopy that additional clearing is necessary to modernize the stormwater facility. Staff agrees that the site is limited for viable tree conservation and that the volunteer growth in the existing stormwater area should be addressed. Conserved canopy waivers, when allowed, work with an applicant to go above and beyond planting minimums, use larger sized trees and often trees of better benefit to the community, only one of those is being proposed and in a smaller fashion than typical. Staff does not support this waiver as currently requested.

2. *Waiver from Section 9-10-2. L(1) – A waiver from the requirement that residential units must be on the second floor and above or in the basement.*

   Applicant's Purpose: To separate the residential and existing, retained commercial.

   Staff Analysis: Staff sees opportunities for horizontal mixed use or vertical mixed use as existing commercial sites and corridors are redeveloped. However, an integrated program for those uses is needed that provides more consideration to the ground floor of the residential units. There is little differentiation from the first floor residential and remaining stories. In other urban environments in Athens-Clarke County, ground floor residential has been demarcated with additional attention and even provided outdoor space for a tenant and softened the transition to the units. Staff suggests referencing ACC's downtown design standards in sec. 9-10-6 as they address the defining characteristics that are expected as a community benefit in order to justify a waiver. Staff does not support this waiver in its currently designed form.

3. *Waiver from Section 9-25-8 C. 3. – A waiver from the maximum block size of 3 acres.*

   Applicant's Purpose: Maintain existing retail and work with topography on site.

   Staff Analysis: The site constraints are a challenge, but also an opportunity. The proposal places a large footprint for two buildings, limited commercial and 8 townhomes surrounded by surface parking and connects to the existing surface lot. In looking at revitalizing aging commercial areas, Staff encourages a framework for a neighborhood business district with manageable blocks, exterior facing units (when feasible) and transitions into surrounding neighborhoods. This layout places two, five-story structures adjacent to one and two-story residences as well as a lot of parking between the surrounding neighborhood and the commercial space. This proposal has the ability to set the business district up for future infill with a guiding internal street network rather than treating the uses as completely separate and disconnected. Staff does not support this waiver.

4. *Waiver from Section 9-25-8. F. 1 a & b – Additional Standards for Large Scale Developments– A waiver from the requirement for buildings to be less than 300' in length and provided curb, sidewalks and street trees.*

   Applicant's Purpose: Allow existing commercial to remain with minimal updates.

   Staff Analysis: The applicant is requesting a waiver from these code sections to be applied to the existing retail spaces that are to remain. Staff supports working with the ownership to maintain some retail on site, but the current proposal does not adequately address the design standards associated with commercial developments of this sort. The applicant is proposing to remove the

business district-scaled retail and keep the large-scale tenant spaces. Staff understands that the current lease situation provides some limitations. However, these leasing realities have been agreed upon by the ownership and, if appropriate design considerations cannot be incorporated at this time as a result, then possibly this location is not yet right for redevelopment. The applicant has also stated that the remaining commercial structures will receive façade improvements, and such investment suggests that these structures will not be changed anytime soon. As designed, the residential and commercial uses do not cohesively mix and both are at a scale that does not suggest pedestrian friendliness or attention to the surrounding neighborhoods. Staff does not support this waiver.

5. *Waiver from Section 9-25-8. F. 4 a – Parking Standards between building and street.*

   Applicant's Purpose: Due to topography, amount of street frontages and existing parking, it is difficult to meet this standard.

   Staff Analysis: Staff seeks to work with the applicant on the existing parking to address topographic challenges, however there are additional design solutions to minimize this request that are not being pursued. Staff also understands that a major factor on this site is the challenge of relocating the Georgia Power transmission line that runs through the center of the property. This fact appears to show that a swath of the property will never be developed for anything other than roads, parking or possibly open space. If that is not going to be addressed, the applicant should seek to best maximize that space and build around it, rather than address it. Staff does not support this waiver.

6. *Waiver from Section 9-30-2 - Parking Spaces Required.*

   Applicant's Purpose: Reduce the required parking amount due to the mix of uses.

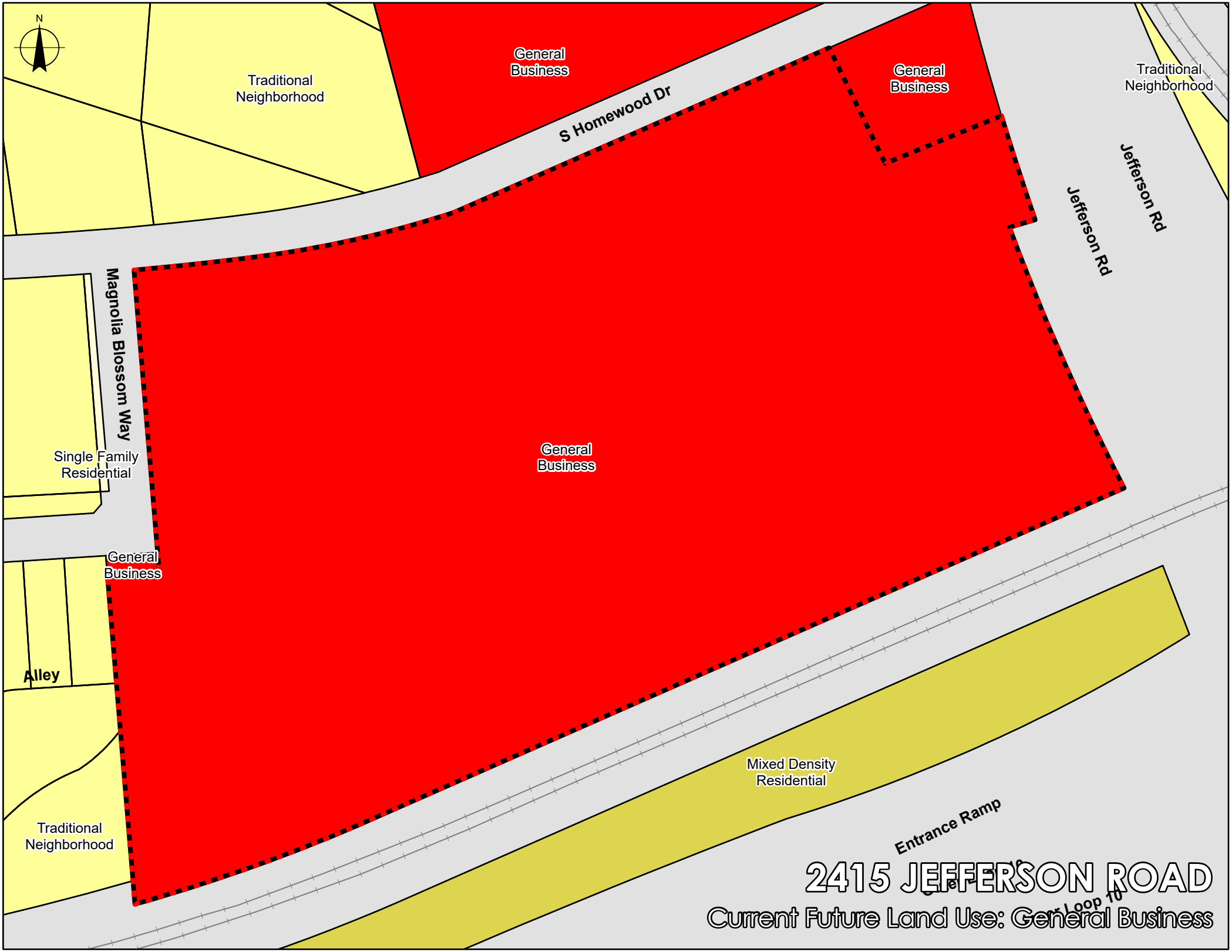
   Staff Analysis: The application report and plans show conflicting information about shared use facilities. They have supplied a shared parking exhibit that uses figures across the site including spaces in areas they state are off limits due to existing leases. The new uses added to the development include the residential space, 2 retail spaces and relocated restaurant. Those uses require 484 spaces; however, the project only proposes 295 spaces outside of the restricted area. Staff would like to see considerations for actual shared use, but the applicant contends that a bulk of the surface parking is off limits. Lastly, as noted by the Transportation and Public Works department, the project sits across an overpass with limited transportation options to head toward town, UGA Health Sciences campus or other job opportunities and daily needs. Staff does not support this waiver.

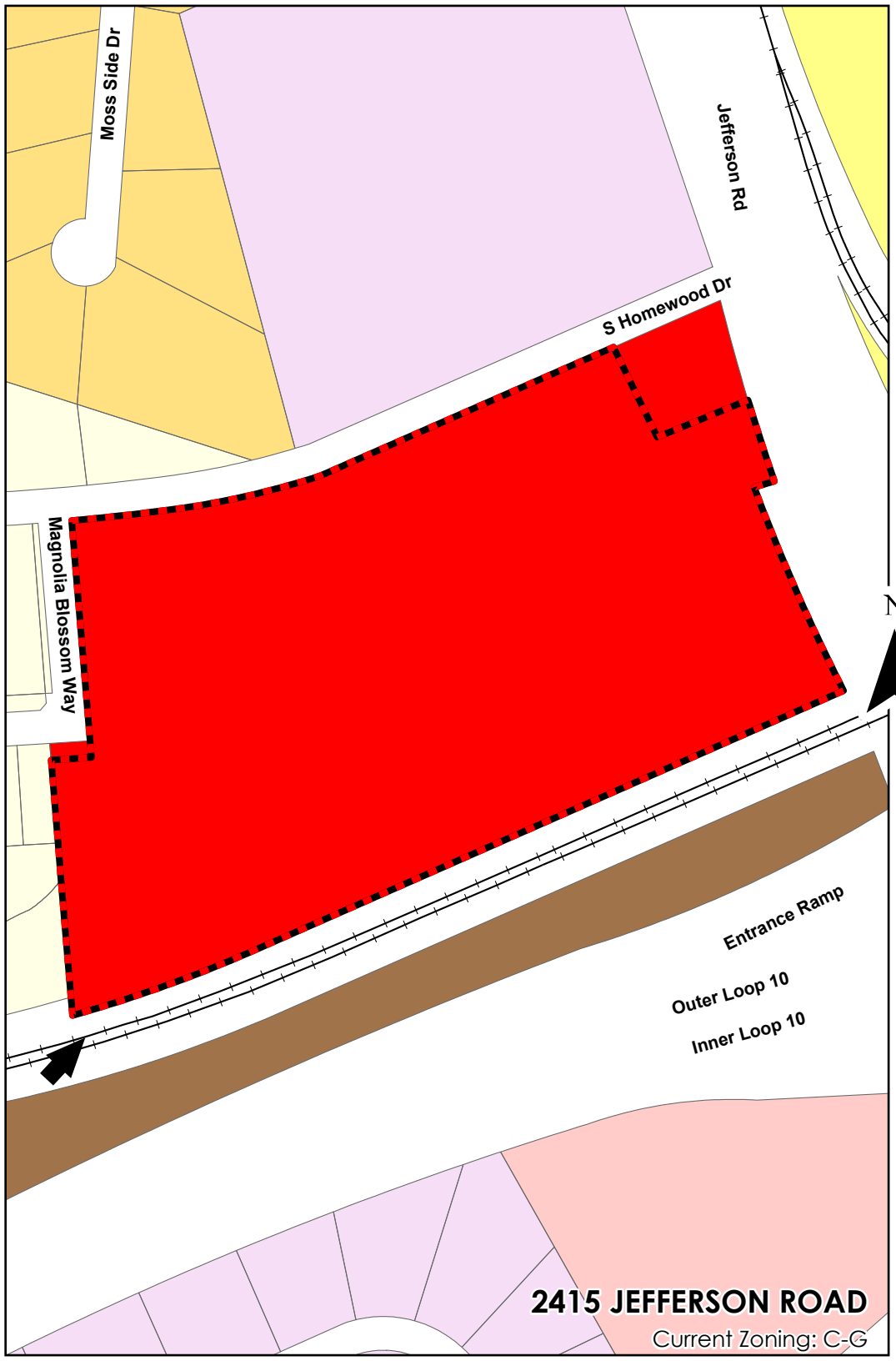
End of Staff Report.

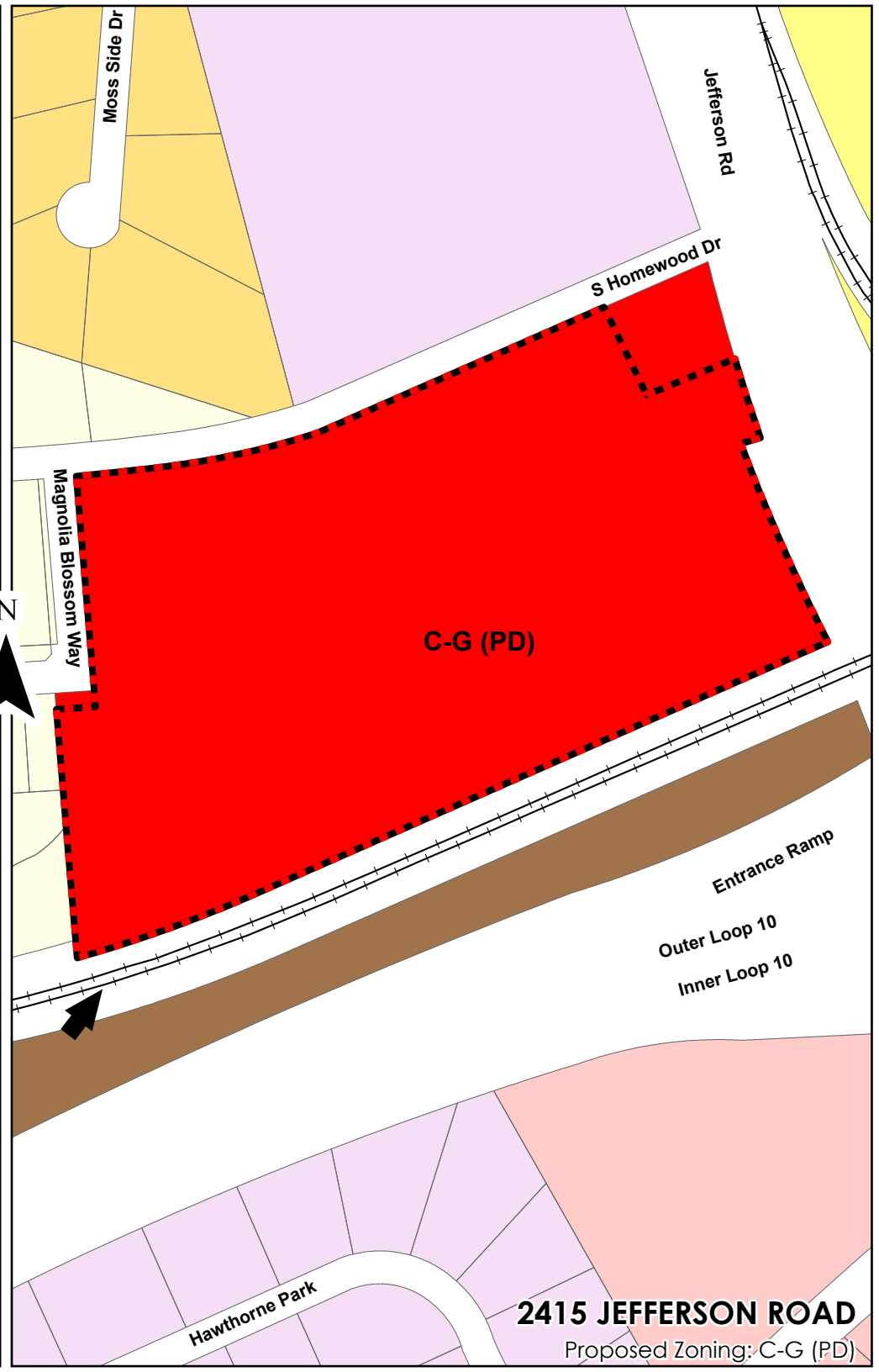
Reviewed Zoning Criteria Considered by Staff

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
General Business
S Homewood Dr
General Business
Traditional Neighborhood
Jefferson Rd
Jefferson Rd
Magnolia Blossom Way
Single Family Residential
General Business
General Business
Alley
Traditional Neighborhood
Mixed Density Residential
Entrance Ramp
2415 JEFFERSON ROAD
Current Future Land Use: General Business


Moss Side Dr
Jefferson Rd
S Homewood Dr
Magnolia Blossom Way
Entrance Ramp
Outer Loop 10
Inner Loop 10
2415 JEFFERSON ROAD
Current Zoning: C-G


Moss Side Dr
Jefferson Rd
S Homewood Dr
Magnolia Blossom Way
C-G (PD)
Entrance Ramp
Outer Loop 10
Inner Loop 10
Hawthorne Park
2415 JEFFERSON ROAD
Proposed Zoning: C-G (PD)

Master Planned Development Report

August 1st, 2025
Revised October 3rd, 2025

Homewood Village

Athens, Georgia

*Report modifications are indicated in blue text.

The following changes have been made to the zoning proposal:

1. Realignment of the western driveway for better circulation and flow.
2. Redesign of the façade of the first two stories of Building 100 and 200 into townhome-like residential units that provide street level entry to individual units.
3. Request to paint yellow curb in front of townhomes along Magnolia Blossom Way to address neighbors' concerns about on-street parking
4. Proposed zoning condition stipulating a reimbursement to the Magnolia Blossom Way HOA for removal of the wooden fence, to be paid prior to issuance of LDP for Phase 1 Townhome construction. Reimbursement not to exceed $20,000.

Additionally, the following Exhibits, Documents & References have been provided in the Appendix or Submittal Package:

- Site Improvements Tabulation
- Proposed Building Heights Exhibits
- Updated Building Elevations & Renderings
- Shared Parking Exhibit
- Shared Parking Calculations
- Tree Coverage Exhibit
- Tax Value Per Acre Tabulation
- Support Petition

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Introduction

The proposed redevelopment at 2415 Jefferson Road is a phased, mixed-use project designed to revitalize an aging retail plaza through strategic site redesign and the introduction of new multi-family housing and single-family attached housing. The project will include reactivated sidewalks, revitalized retail and improved pedestrian connectivity. Residential units will be located at the rear of the site, addressing housing demand near the new UGA Health Sciences Campus and expanding Medical District. and providing a built-in customer base for retail. This redevelopment supports Athens-Clarke County's (A-CC) goals for infill development, improved land use efficiency, and sustainable economic growth. The 15.952-acre site is proposed to be developed multiple phases detailed below.

Phased Schedule – Homewood Village

The redevelopment of Homewood Village will be executed in two phases, designed to accommodate existing lease obligations while enabling incremental improvements that advance the site's transformation into a mixed-use, walkable environment.

Phase 1A – Façade Renovations & Parking Lot Enhancements (Estimated: Q3 2026)

- Exterior renovations to the remaining commercial structures to visually and functionally integrate with the new development
- Milling, overlay, and re-striping of the existing parking lot to improve surface quality, circulation, and aesthetics
- Installation of new landscaping islands, tree planting, upgraded lighting, and enhanced pedestrian circulation around retail areas
- Transit stop improvements in coordination with A-CC Transit
- Preparation work for retail tenant relocation in subsequent phases

Phase 1B – Retail Reconfiguration, La Parrilla Relocation & Outparcel Improvements (Estimated: Q3 2026 – Q1 2027)

- Demolition of select rear retail spaces that are currently vacant or underutilized
- Relocation of La Parrilla (included in the Planned Development) to the existing outparcel building at the north end of the retail center, including full renovation of the structure to support its ongoing operation in a higher visibility location
- Demolition and cleanup of the former Chevron site (outside the PD boundary), with the intent to replace it with a new commercial use to strengthen the corridor's appearance and activate the site's northern edge
- Continued site work and infrastructure preparation to support future residential construction
- Ongoing pedestrian and landscape upgrades along primary circulation routes

Phase 1C – Residential & Mixed-Use Development with Plaza Construction (Estimated: Q4 2026–Q3 2028)

- Vertical construction of two five-story multifamily residential buildings totaling 234 units (382 beds), each featuring ground-floor retail and integrated public space
- The northern building will include approximately 2,000 square feet of ground-floor retail opening directly onto a 29,000-square-foot plaza and amphitheater, designed as a central public gathering space for events, performances, and daily community activity
- The southern building will include approximately 4,000 square feet of ground-floor retail opening onto an 8,000-square-foot plaza, providing an intimate, flexible space for outdoor dining, markets, and small gatherings
- Development of 8 townhomes that front Magnolia Blossom way as an opportunity to step the scale from the single-family housing to the town center.
- Development of shared residential amenities, including a leasing center, fitness and wellness spaces, interior courtyards, and community lounges
- Completion of the central “main street” corridor between the buildings, featuring parallel parking, enhanced sidewalks, street trees, decorative lighting, and pedestrian-scale design that fosters a walkable, vibrant environment
- Permanent closure of the Magnolia Blossom Way entrance to vehicular traffic (except emergency vehicles), with conversion of this connection into a pedestrian- and bicycle-prioritized access point, including new sidewalks, street trees, and connectivity to the internal network
- Implementation of utility and stormwater infrastructure improvements, including a timed-release sewer solutions in coordination with A-CC PUD
- Final pedestrian and bicycle circulation improvements to unify the site and promote future connections to the Greenway Trail network

Potential Future Phase 2 – Long-Term Mixed-Use Redevelopment Vision (Non-Binding)

While the binding portion of the Planned Development application concludes with the construction of the multifamily buildings and plaza spaces in Phase 1C, a potential Phase 2 is included for illustrative purposes to demonstrate how the eastern portion of the site may continue to evolve once existing leases expire and redevelopment opportunities become viable. This conceptual phase is non-binding, but establishes a framework for long-term planning and growth aligned with the Town Center vision. As shown in the most recent density study (Scheme "N"), Phase 2 envisions the redevelopment of the right-hand side of the property with a continued emphasis on walkable mixed-use development, enhanced public space, and structured parking. Concept elements include:

- Demolition of part of the remaining 92,000-sf of existing retail, selectively removing underutilized space to open up the site and support a more integrated development pattern

- Addition of two new retail/restaurant buildings totaling approximately 21,750 square feet, positioned along the internal spine road to frame the public realm and create active ground-level uses that support a vibrant streetscape
- Construction of a 300-space parking deck along Jefferson Road, enhancing parking efficiency and enabling recruitment of high-quality retail tenants who require dedicated parking visibility and convenience
- Renovation of approximately 47,000 square feet of existing retail, with updated façades, signage, and connectivity improvements that visually and functionally tie into the adjacent plazas, residential buildings, and future open spaces
- Angled parking along the spine road, continuing the town center design aesthetic and reinforcing the pedestrian-oriented character of the corridor
- Incorporation of a mountable island between the four future-oriented retail buildings, serving dual purposes of slowing traffic and improving pedestrian circulation, while also introducing landscaping and human-scaled design elements
- Expanded pedestrian pathways and bicycle infrastructure to promote non-vehicular movement across the site and strengthen connections to future greenway alignments

This potential future phase provides a compelling vision for how the eastern half of the site can mature over time into a complete town center node, aligning with Athens-Clarke County's goals for walkability, infill development, and strategic reinvestment in legacy commercial corridors.

Refer to the appendix for non-binding conceptual layouts detailing the abovementioned phases.

Site History and Current Use

The subject property at 2415 Jefferson Road, located at the intersection of Jefferson Road and Homewood Drive, is a 15.952-acre parcel currently zoned C-G. Originally developed in the early 1970s as a retail shopping plaza, the site has experienced ongoing vacancy challenges—particularly in the rear portions of the plaza that are furthest from Jefferson Road and suffer from limited visibility. 41,000-sf of existing 138,000-sf retail space is currently vacant. Of the proposed 46,000-sf of demo, 33,000-sf is currently vacant.

Despite multiple renovations and additions over the decades, these deeper areas of the site remain difficult to lease, resulting in persistent vacancies that negatively impact the functionality, appearance, and overall safety of the center. Vacant spaces have contributed to minimal foot traffic, a lack of activation, and issues with loitering that detract from the retail experience.

Zoning and Future Land Use

The subject parcel is currently zoned C-G (Commercial General). A variety of uses are permitted within the designated zone including the current uses as well as the proposed Multi-Family Residential.

At the time of this application, the Future Land Use (FLU) for the parcel is General Business, therefore the application has been prepared in consideration of meeting the General Business FLU guidance. Both the existing site and the proposed redevelopment meet the character requirements of the FLU designation.

Additionally, the applicant has been made aware of the potential upcoming changes to the Future Land Use Map. A-CC has approved a Growth Concept Map that indicates a future Town Center designation for this area. The definition of Town Center as described by planning staff is as follows:

"These areas are envisioned to be developed and re-developed centers that have a mix of uses including residential, commercial, office, and entertainment where people can live, work, and play. These centers will have the mid-level intensity of areas like Beechwood Shopping Center, based on the character of the surrounding neighborhood. These nodes will be designed for walking, biking, and transit access. Parking will be handled at the district level, providing an environment where people can park once and access all of their destinations on foot. Multi-story buildings are expected to be oriented towards the street; however, the edges of nodes should be designed to transition to the surrounding neighborhood. Nodes will be designed as compact, walkable spaces with dedicated open space, a functional grid system, and a prioritization on multi-model transit. Nodes should have design standards to create and respect a cohesive character for each center. Auto-oriented uses are not included in this designation."

While the specific parcels proposed to receive this FLU designation have not yet been finalized or established, we understand the 15.952-AC subject parcel is one of the parcels proposed to receive this designation, but the applicant assumes it is not the only parcel on this corridor to encompass a Town Center character.

While the proposed redevelopment represents a much needed step toward realizing the long-term vision articulated in the Future Town Center designation, this parcel alone features significant limitations to fulfilling those goals:

1. Approximately 55% of the site perimeter is land-locked by the bypass loop, active railroad, and restricted access State Route (**Figure 1**). This configuration precludes the future possibility of a meaningful "functional grid system" of streets and inter-parcel access desired be the Town Center FLU.

2. In comparison to the Beechwood Shopping Center cited in the Town Center definition, the 15.952-AC site is relatively small compared to the 42-AC of interconnected parcels and uses of the Beechwood Center (not counting outparcels).
3. Topography. There exists a 70-FT elevation drop from northeast to southwest of the parcel. The majority of the site sits an average of 15-ft below the bypass, State Route, and Homewood Drive.

However, assuming that the Homewood Shopping Center is one parcel among others adjacent parcels on the corridor and neighborhood that will, in time, achieve this character is plausible. In that regard, the proposed redevelopment contributes:

- mix of uses including residential, commercial, office, and entertainment
- mid-level intensity
- Multi-story buildings are expected to be oriented towards the street (proposed internal streets)
- Walkable spaces with dedicated open space
- These nodes will be designed for walking, biking (dependent on long term Proposed Greenway Trail Network, see **Figure 2**.)
- transit access (dependent on transit growth. Currently A-CC Transit identifies this node as a low propensity node and corridor. See **Figure 3**).

Figure 1. Parcel Perimeter Restricted Access

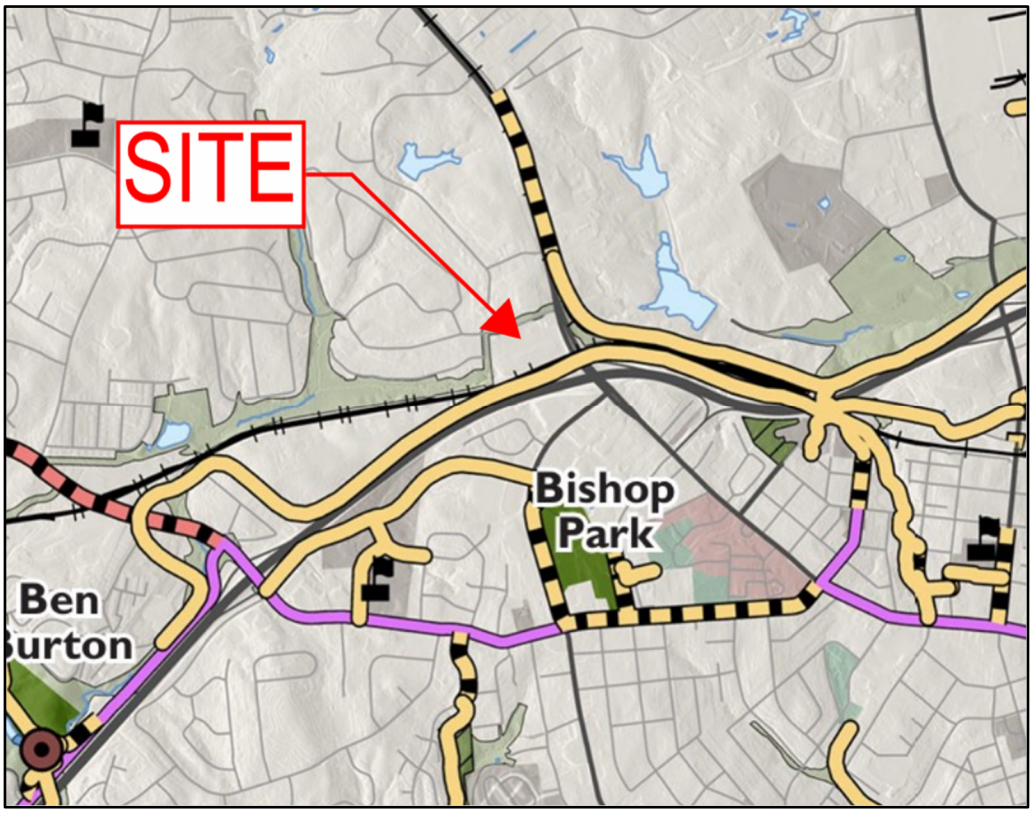


Figure 2. Proposed (Yellow) Greenway Trail

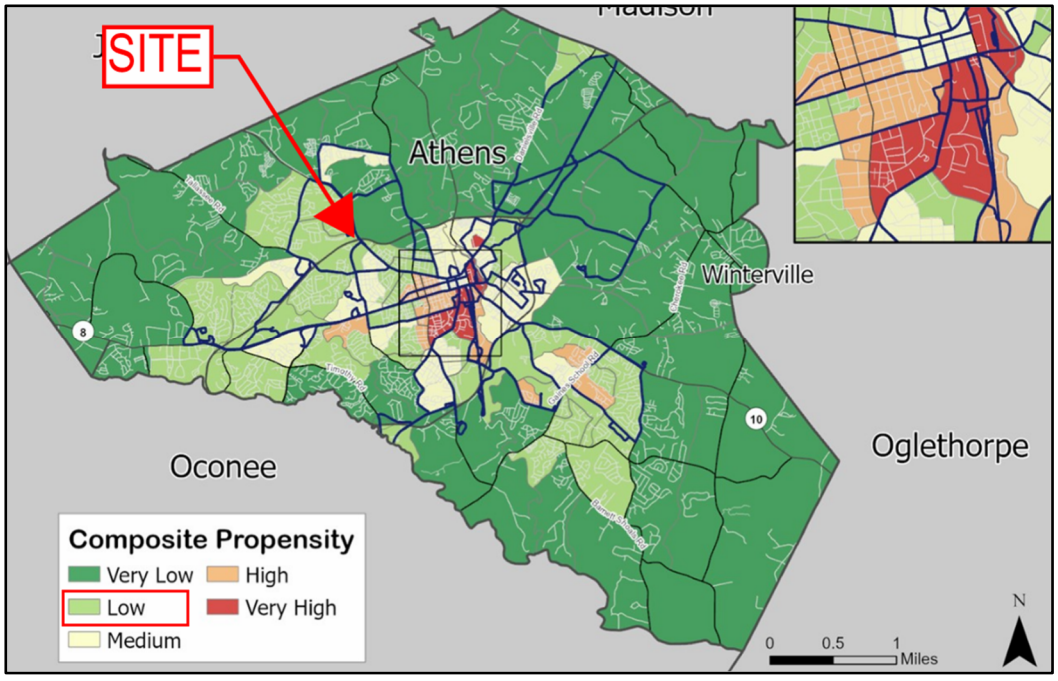


Figure 3. Transit Propensity Low (Light Green)

Site Constraints

In the short-term, there are additional constraints related to existing long-term lease obligations that preclude full-scale redevelopment at this time (See **Figure 4**). These constraints relate to parking, access, deliveries and more. An incremental phased redevelopment provides immediate improvements that will encourage the overall revitalization and redevelopment of the parcel, in conjunction with other adjacent parcels to the north to achieve the desired Town Center characteristics.

Figure 4. Portion of the Site With Long-Term Lease Obligations & Restrictions

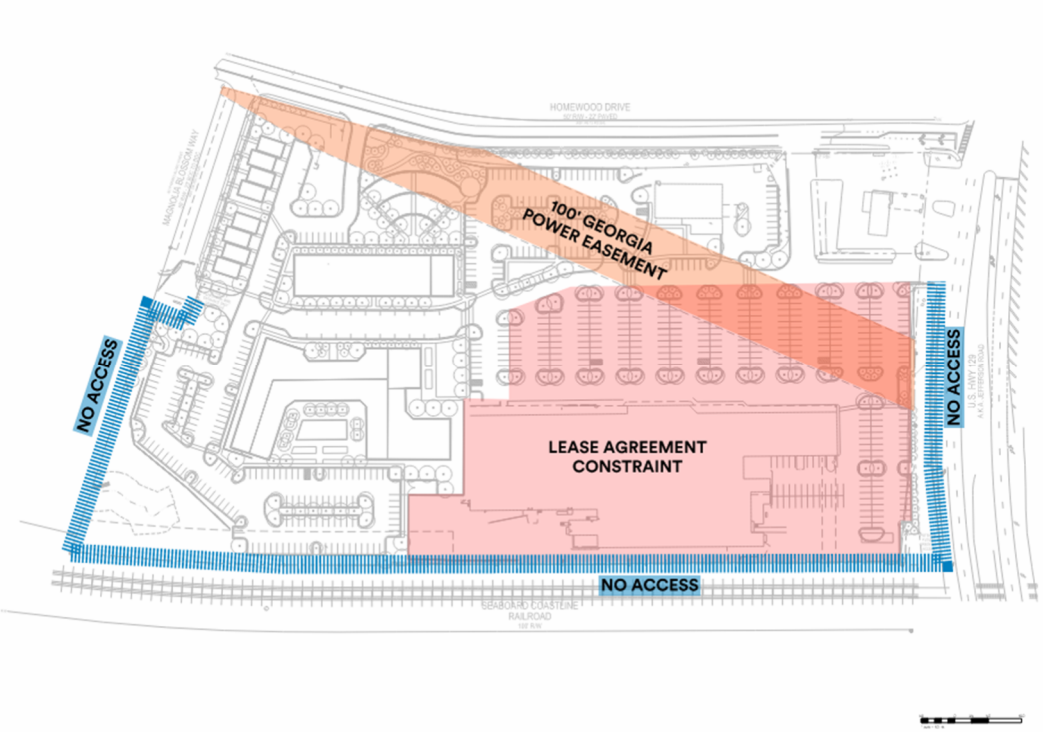


Figure 5. Site Constraints

As previously noted, this project and parcel alone are not sufficient to fulfil the Town Center goals, the project nonetheless introduces key elements of the town center framework and lays the groundwork for future transformation.

Most notably, the addition of multi-family housing directly aligns with the land use vision of creating a balanced mix of residential, commercial, office, and entertainment uses. Integrating housing on the site supports the "live, work, and play" objective while also increasing the resident population needed to support walkable retail, local services, and transit usage in the future.

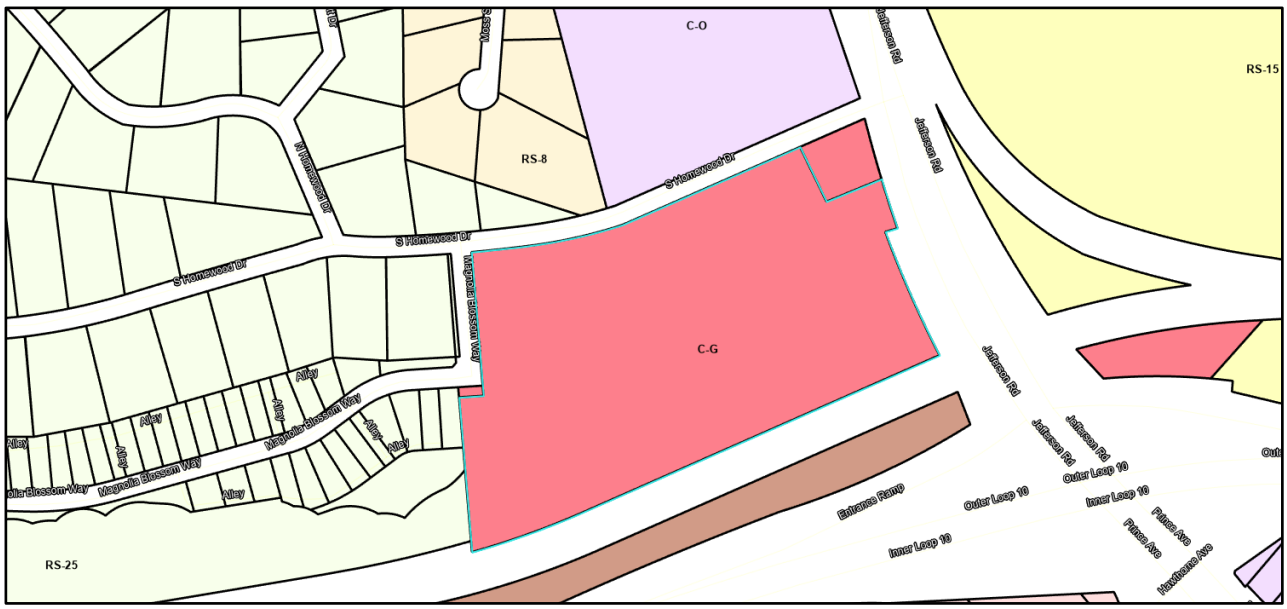
The project also significantly enhances the site's physical form and public realm in ways that embrace the town center's design principles. New pedestrian circulation paths and green space improve walkability and provide welcoming, human-scaled outdoor areas. Transit amenities, such as designated shelters or enhanced connections to existing transit routes, directly support the goal of prioritizing multi-modal access.

The site currently receives a 34/100 Walk Score and 27/100 Bike Score according to Walkscore.com. So while auto-oriented uses remain in parts of the property – and will likely remain for years to come on account of a very limited sidewalks in the surrounding neighborhoods, location along the bypass, and frontage on a 4-lane split median State Route, the proposed improvements and additional housing

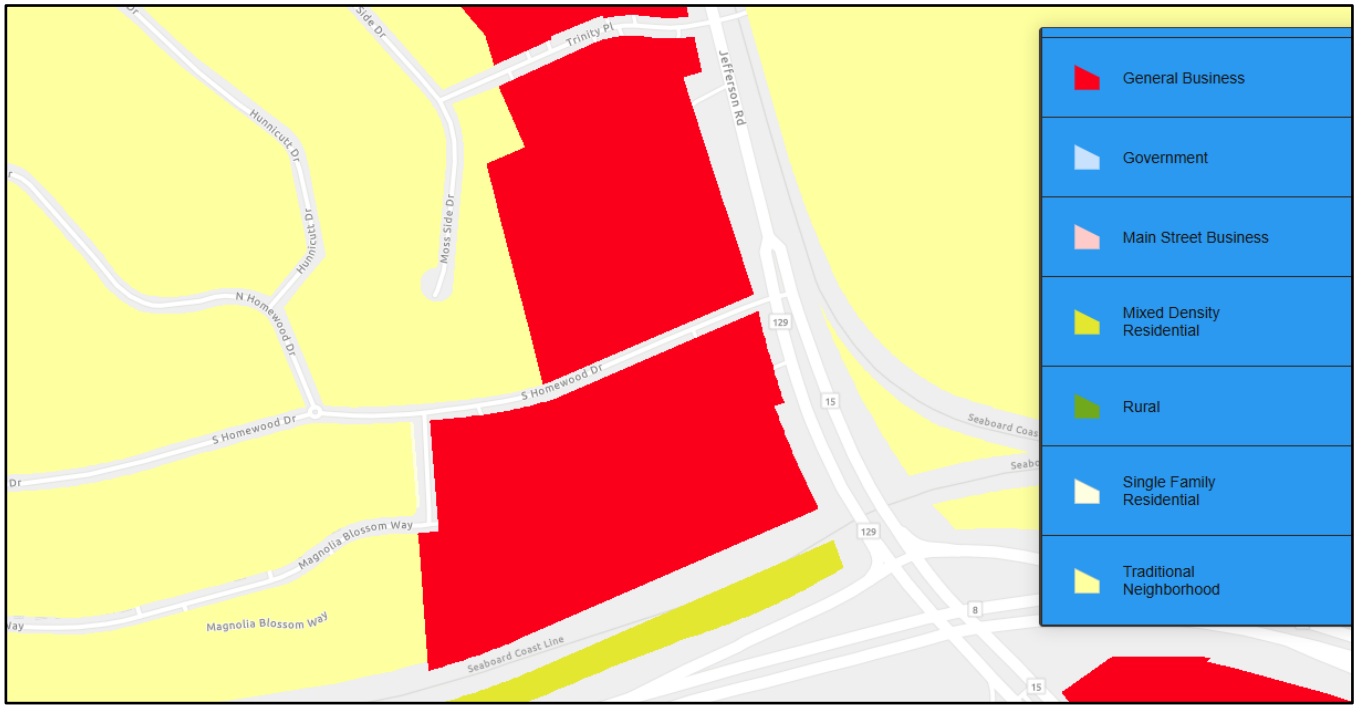
encourage walkability and bicycle usage to better engage the surroundings of the property. For example, Magnolia Blossom Way currently looks to the rear of a largely vacant strip center and provides no sidewalk connectivity to residents of Magnolia Blossom Way but the proposed development would extend a streetscape and sidewalk to more coherently connect the streets and neighborhood.

Figure 6. Magnolia Blossom Way view of subject site

The proposed redevelopment is not the culmination of the Town Center vision—but it is a deliberate and meaningful step in that direction and reflects a practical, incremental strategy that aligns with long-term goals while respecting the site's current constraints.



Zoning Map – C-G



Future Land Use Map – General Business

Proposed Use & Benefits to the Community

The proposed redevelopment aims to address the longstanding issues through a strategic reduction in overall retail square footage and the introduction of a multi-family residential component. This residential development will be located where traditional larger retail spaces have underperformed. Instead, the residential structures will house more neighborhood scale commercial in portions of the ground floor.

In addition to improving land use efficiency, the proposed redevelopment will deliver several critical benefits:

Support for Local Institutions: The residential component will help serve housing demand generated by the UGA Health Sciences Campus and hospitals in the area, offering convenient, nearby options for healthcare workers and other staff.

Improved Public Safety: By eliminating vacant, inactive retail space, the development will reduce opportunities for loitering and enhance the sense of safety and order across the site.

Stronger Retail Environment: A consistent base of nearby residents will support remaining retail tenants and allow the plaza to focus on attracting higher-quality commercial uses. The addition of more neighborhood scale commercial nearest the multi-family will provide a diverse retail experience.

Enhanced Site Design: A reduced and modernized retail footprint, along with planned façade improvements, will revitalize the property and better align with the expectations of today's consumers and community members.

This proposal represents a forward-looking reinvestment in a legacy commercial site that has struggled to perform under its existing configuration. By introducing complementary residential use and improving the remaining retail experience, the redevelopment will better serve the needs of both the immediate community and the region as a whole.

Architecture

Athens Homewood Village is a proposed multifamily residential development designed to provide high-quality, market-rate housing geared toward a post-undergraduate demographic. The multi-family portion of the project will include a total of 358 beds across 225 units, offered in a mix of one- and two-bedroom layouts. Additionally, eight townhomes will flank Magnolia Blossom Way, each having three bedrooms.

The development will consist of two five-story, wood-framed apartment buildings. Building 1, located along the southern edge of the site adjacent to the railroad tracks, will feature a vibrant outdoor pool courtyard and serve as the hub for shared amenities, including the leasing office, fitness center, and other resident-oriented spaces. Building 1 will also contain 4,000 square feet of neighborhood scale, ground-floor retail that will activate and enhance the plaza space. Building 2, positioned to the north will be smaller in scale and have more immediate access to the public amphitheater/plaza that will double as the building's passive recreation area. Building 2 will also contain 2,000 square feet of ground-floor retail adjacent to the public plaza.

A variety of interior and exterior amenity spaces will support resident well-being, with areas designated for leisure, social interaction, and academic use. The design promotes an active, community-oriented lifestyle.

Surface parking will be provided throughout the site, with some shared parking areas serving both the residential and existing retail uses. These shared spaces will be managed in accordance with applicable rights and agreements to ensure appropriate usage across both components.

The project's architectural character will reflect contemporary multifamily residential trends and align with the surrounding context. Exterior materials will include cementitious lap siding and cementitious panel systems, complemented by a mix of full-depth and Juliet balconies. Ground floor architectural materials will be brick to better align with surrounding neighborhood context. Final finishes and color schemes will be selected to harmonize with other recent developments in the area.

A central "main street"–style drive aisle will run between the two residential buildings, incorporating parallel on-street parking, pedestrian-friendly paving, street trees, decorative lighting, and landscaping to create a vibrant, walkable environment. Adjacent to this corridor will be an approximately +/-29,000-square-foot public plaza, enhancing outdoor gathering opportunities and promoting a mixed-use atmosphere.

The construction of Athens Homewood Village will require the partial demolition of an existing retail structure located west of the existing Dollar General. However, a portion of the existing retail space will remain and undergo exterior renovations to visually and functionally integrate it with the new residential components—creating a cohesive mixed-use environment that connects living, shopping, and gathering in one development.

Parking and Circulation

The existing site contains 639 parking spaces, a surplus of the required 437-500-spaces. Based on the proposed redevelopment, which includes a reduced retail footprint and the addition of 382 residential beds, approximately 633 spaces will be provided. This is short of the 769 spaces required by code and a parking waiver will be requested to address the shortfall.

While shared parking will be used in parts of the site to improve efficiency, flexibility is limited in areas where the largest retail tenant retains exclusive parking rights under an existing lease. These allocations cannot be modified at this time. See appendices for shared parking analysis and map.

Circulation throughout the site will be improved to support both vehicular and pedestrian access. (See **Figure 6**). Enhancements will focus on the relationship between the multi-family residential area, the central plaza, and the retail uses. New internal connections and pedestrian pathways will strengthen overall site access and help establish a framework for a more walkable, town center-style environment over time. Access paths are provided for future greenway connection.

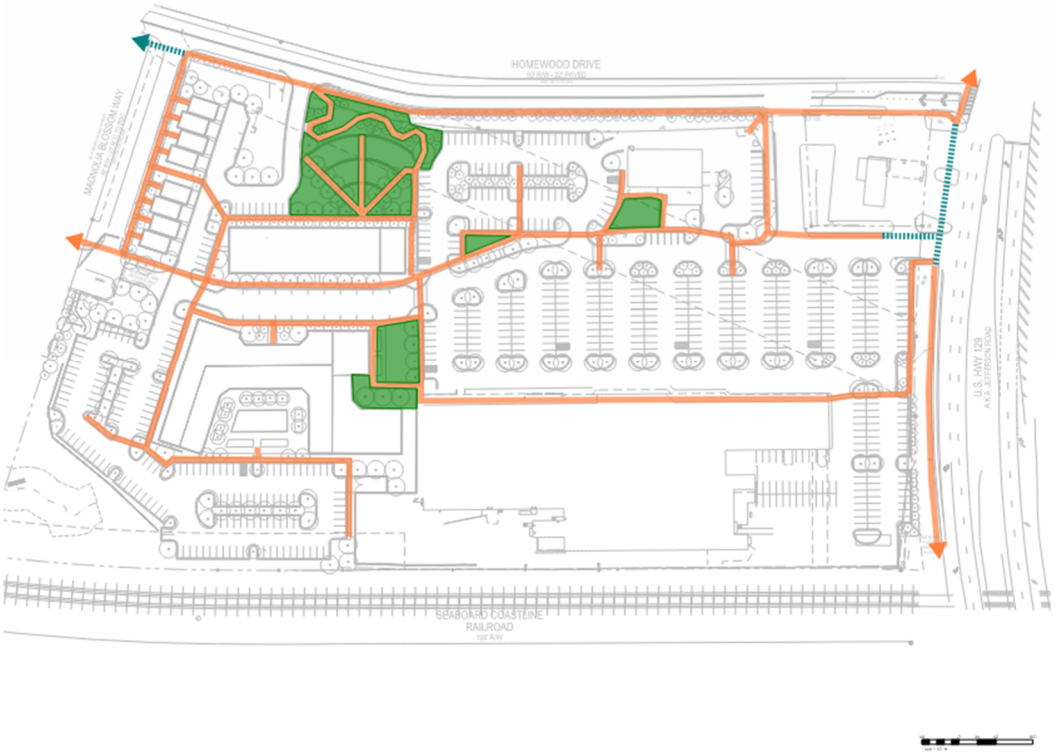


Figure 6. Pedestrian Circulation

Transit

Transit currently serves the Homewood Shopping Center 7 days a week and evenings. During Plans Review, the applicant will work with A-CC Transit to incorporate any required improvements to the site's

transit stop. While currently a low-propensity site for transit, the future development of the medical school just south along Prince Avenue provides a desirable live/work transit option for future residents of the project and surrounding neighborhood. With the redevelopment, the site density, lighting and safety improvements will make the Homewood transit stop more appealing.

Traffic

A Traffic Impact Study (TIS) has been prepared and included in the application for A-CC Transportation to review. The project team has meet with the Georgia Department of Transportation (GDOT) and A-CC Transportation to review the study findings. The TIS includes an analysis of traffic demand, traffic safety and traffic movements and the applicant will work with GDOT and A-CCTPW to incorporate improvements, as needed.

Three community meetings were held to receive feedback from local residents. One concern of local residents was the impact of traffic. See below for future build level of service. All levels are A or B with the exception of the main entrance on Homewood Drive. This entrance remains a levels C after development. It has been determined by this traffic study there is no significant traffic impact is occurring due to the suggested redevelopment and the travel time added is no more than two seconds during peak hours.

Trip Generation:								
Land Use: ITE 221-Multifamily Housing (Mid-Rise)	Size (DU)	AM Peak Hour:			PM Peak Hour:			24 Hour:
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
Building A:	132	11	38	49	31	20	51	599
Building B:	110	9	32	41	26	17	43	499
Total:	**242**	**20**	**70**	**90**	**57**	**37**	**94**	**1098**

Intersection:	No-Build Conditions - Without Development:		Build Condition (2026) - With Development:	
	AM Peak	PM Peak	AM Peak	PM Peak
	2026			
1) Jefferson Rd at S Homewood Dr	A (9.0)	B (12.1)	A (10.9)	B (12.1)
2) Entrance at Cottages of Homewood (from S Homewood Dr)	NA	NA	A (9.6)	B (11.8)
3) Entrance Near China Wok (from S Homewood Dr)	A (9.3)	B (11.8)	NA	NA
4) Entrance Behind Chevron (from S Homewood Dr)	A (9.5)	B (11.5)	A (9.9)	B (11.5)
5) Entrance South of Chevron (from Jefferson Rd)	C (20.0)	C (18.9)	C (21.0)	C (18.5)

*The above information reflects the previous TIA for the site. There has been continued coordination

with A-CC TPW. It is agreed that minimal changes would be expected with the new layout. The TIA is in the process of being updated and will be provided to A-CC TPW at their request.

Utilities and Services

As expected, the existing site has access to water, sewer and other utilities. However, A-CC PUD has notified the developer that the parcel is located in a sewer delivery basin that is experiencing failures and lack of capacity during rain events greater that 0.5" in a 24 hour period. This lack of capacity impacts a large swath of land between Whitehead Road and Jefferson Road. Scheduled upgrades to these lines are nearly a decade away. Various other sewer delivery basins in the County are similarly impacted.

Given the circumstances, PUD is exploring alternate solutions to provide sewer service. One option proposed to the applicant is the construction of a timed-release holding tank that would allow sewer release at non-peak hours and periods of rainfall to avoid line capacity constraints. While common in some municipalities, this strategy is new to A-CC and PUD is still determining the requirements of this system. The applicant will continue to work with A-CC PUD to outline the necessary conditions of this solution. The applicant has coordinated with A-CC PUD since the last public meeting to begin determination of the system requirements. Continued coordination will occur during the construction documentation process.

The existing site is comprised of +/-138,000 square feet of commercial space. Re-development of this parcel will include demolition of +/-46,000 square feet of commercial space. Proposed new improvements include 225 multi-family apartments (358 beds), Eight townhomes (24 beds), and upgraded commercial facilities. The total commercial square footage will be reduced to +/-97,000 square feet.

Pre-Redevelopment Total Demand
Water = 34,408 GPD
Maximum Day Demand = 35.8 GPM
Peak Hour Demand = 89.6 GPM
Sewer = 34,408 GPD

Post-Redevelopment, Multifamily, Total Demand
Water = 74,966 GPD
Maximum Day Demand = 78.1 GPM
Peak Hour Demand = 195.2 GPM
Sewer = 74,966 GPD

Change in Demand, Pre-Post Multifamily
Water = 40,558 GPD Increase
Maximum Day Demand = 42.3 GPM Increase
Peak Hour Demand = 105.6 GPM Increase
Sewer = 40,558 GPD Increase

Stormwater Management and Water Quality

The parcel's lot coverage is approximately 83.9% impervious. C-G zone allows for 80% lot coverage. Proposed condition is approximately 76.7% impervious. This 7.2% reduction in impervious will bring the site into compliance and reduce resulting stormwater volumes. This parcel qualifies for Runoff from Existing Impervious Surfaces standards as part of Code Section 5-7(c). This development will work with ACC Transportation and Public Works (TPW) to manage existing erosion issues, decrease impervious area, and increase infiltration within the site.

During several community meetings held by the applicant, neighbors have indicated that the current lack of stormwater management is causing downstream issues. Presently, stormwater leaves Homewood Village via shallow concentrated flow from a concrete flume that sits hazardously and approximately 15-ft above ground elevation. This stormwater rushes from the parking lot, into a ditch that drains to an existing creek. The velocity of stormwater as it crashes into the ditch and ultimately to the creek is detrimental to downstream safety and stability. This condition will be resolved, as proposed site stormwater will be collected and routed to a stabilized outfall via a proposed stormwater network. Disturbance within GA EPD's 25-ft State Waters Buffer will be avoided. Beyond the buffer, erosive areas will be stabilized. Additionally, the proposed development will decrease site impervious area by 7.2%, infiltrate the first 0.5-in of stormwater on site, and offer canopy interception of 340-new trees. This means less stormwater will leave the site. Together, these three improvements (stabilized outfall, stabilization of eroded areas, decreased stormwater volume) will drastically improve downstream conditions for Magnolia Blossom neighbors.

This development will reduce the overall peak flow rate of stormwater exiting the site. In addition, this development will eliminate the illicit discharge of stormwater from the site at destabilized and dangerous outfalls. This development proposes stormwater infrastructure to safely collect, route, and discharge the site's stormwater runoff.

The applicant held a pre-stormwater plan meeting on 4/24/2025 with A-CC PW to review the proposed approach and ensure it will meet A-CC Stormwater requirements.

Environmental Impacts

The southwest corner of the site once housed a detention pond. With little to no maintenance and not being built to current standards, many years ago the dam failed. Currently, there is no stormwater detention for the entire 15.952-AC site. The former detention pond site is so heavily eroded that it has exposed spring heads and is now classified as State Waters. It has also served as an illegal dumpsite filled with trash and debris. A State Waters buffer will be preserved. The new development will meet water quality and stormwater management requirements to bring much needed improvements to stormwater management for the site.

Landscaping and Buffering

Existing tree canopy on the site is limited to 11.9% of the tract, with most located within a deteriorated stormwater facility that will be removed to accommodate upgraded stormwater infrastructure. A portion of canopy will remain in the southwest corner, and although a waiver from conserved canopy requirements is being requested, phased replanting across the site will ultimately exceed minimum canopy standards to a total canopy coverage of 47% (7% greater than the required 40% for C-G zone). 340-trees will be planted across the site. The most notable improvement will be to parking lot conditions. Please appendices for documentation of existing and proposed canopy conditions.

A key feature of the landscape plan is a proposed community park and amphitheater positioned to be accessible by residents of the development and the neighborhood alike. The plan for this area is conceptual in nature as the engineering will need to be finalized during the plans review process. It is designed to provide a public access point for the development while managing the challenging grade change between Homewood Drive and the development. While primarily composed of greenspace, the amphitheater is designed to function as a flexible gathering area and visual anchor for future development. It provides a critical transition between distinct neighborhood uses, softens the edge conditions, and introduces a civic element that reinforces the site's shift toward a walkable, mixed-use town center. The amphitheater park intends to meet the criteria set forth in 9-25-8F.2 of the Athens-Clarke County code.

Streetscape Enhancements and Site Framework

The redevelopment introduces targeted streetscape improvements while recognizing long-term topographic constraints that limit full edge engagement. Although the site is fronted on three sides, grade changes restrict meaningful streetscape connections along much of the perimeter—both now and in the future.

The most impactful improvements will occur along the new multi-family residential building frontage, where on-street parking, sidewalks, and street trees will create a walkable, inviting edge that aligns with

town center goals.

The remainder of the site, which will continue to operate as retail due to existing leases, has been adjusted to include tree plantings within parking areas, softening the environment and contributing to the site's overall greening strategy.

Importantly, the plan lays the groundwork for a future internal streetscape corridor that could bisect the site, improving circulation and supporting a more connected, mixed-use form as the area evolves.

Trash Disposal and Recycling

The multi-family portion of the site will plan on using a trash valet service. A location for a 30 yard compacter has been provided. This area will be screened from view per A-CC standards and will be serviced by a private collector. The townhome portion of the development will use tip carts serviced by Athens-Clarke County.

Lighting

Proposed lighting areas include parking lots, amenity areas, plazas, pedestrian ways and façades. All lighting is expected to conform to A-CC standards and will be subject to review during the plans review process. The proposed retail parking lot improvements will include lighting designed to A-CC standards.

Requested Waivers From A-CC Zoning & Development Standards

8-7-15.c – Tree Canopy Cover Required by Zoning District

Existing total canopy coverage is 11.9%. This includes canopy along the slope abutting Homewood Drive and canopy within the site's current stormwater outfall area. Canopy within existing stormwater outfall area is growing under hazardous conditions or lack true canopy and are overwhelmed by invasive species. Photos of existing canopy within the stormwater outfall area 4/29/25 below:

The applicant requests a waiver from the required 10% conserved tree canopy (67,597 SF) to a 4% conserved canopy requirement. The existing site is predominantly asphalt with minimal tree canopy, most of which is located within an area that will be reconfigured during development. Please see tree coverage exhibit further documentation of the site's existing canopy coverage.

Proposed conserved canopy is 4%. Please note this does not include the canopy potentially conserved along Homewood Drive. While the area represents 1.2% of canopy coverage, it was not included due to its proximity to construction. Every effort will be made to maintain the canopy.

Proposed planted canopy is 43%. This represents 340 proposed trees – most are parking lot or street trees. The site's current condition provides 0-parking lot or internal drive street trees. There is no remaining open soil surface on site for additional proposed trees.

Together the total canopy is 47%. This percentage was discussed with the arborist during a site visit on 4/3/25 and 47% was the agreed upon target. Proposed total canopy is 7% greater than the 40% required canopy. Ultimately, final site canopy may be closer to 49.2%, or nearly half the parcel!

This waiver allows flexibility where conservation is impractical while still meeting the ordinance's canopy intent through substantial new plantings. Additionally, the applicant has responded to the staff report's request to remove the invasive Bradford Pears along Homewood Drive. They are slated to be replaced with Small Canopy trees as existing overhead utilities prevent the use of Medium or Large Canopy trees.

Conserved canopy, state waters, and existing stormwater management deficiencies are intricately related. Presently, stormwater leaves Homewood Village via shallow concentrated flow from a concrete flume that sits hazardously and approximately 15-ft above ground elevation. This stormwater rushes from the parking lot, into a ditch that drains to an existing creek. The velocity of stormwater as it crashes into the ditch and ultimately to the creek is detrimental to downstream safety and stability. This condition will be resolved, as proposed site stormwater will be collected and routed to a stabilized outfall via a proposed stormwater network. Disturbance within GA EPD's 25-ft State Waters Buffer will be avoided. Beyond the buffer, erosive areas will be stabilized. Additionally, the proposed development will decrease site impervious area by 7.2%, infiltrate the first 0.5-in of stormwater on site, and offer canopy interception of 340-new trees. This means less stormwater will leave the site. Together, these three improvements (stabilized outfall, stabilization of eroded areas, decreased stormwater volume) will drastically improve downstream conditions for Magnolia Blossom neighbors.

9-10-2.L(1) – Ground Floor Residential

The applicant requests a waiver to allow ground floor residential use within a zoning district that typically requires non-residential uses at street level. The proposed multifamily development replaces approximately 46,000 SF of underperforming retail space (of which 33,000-sf is currently vacant), while approximately 92,000 SF of viable commercial space with superior visibility and access will be retained and rehabilitated. A portion of the ground floor residential buildings will house +/-6,000 square feet of neighborhood scale commercial retail. An additional +/- 10,000-sf of ground floor area will be used for

leasing and amenity space. These areas will engage the proposed internal streetscape. Proposed conditions provide 92,000-sf of Homewood Village commercial space, of which +/- 16,000-sf is integrated into multifamily buildings. Remaining ground floor area will be residential within Phase 1.

Reaching +/- 16,000-sf of ground floor non-residential use within the multifamily buildings is the absolute most the development can accommodate. Across Athens-Clarke County ground floor commercial space stands vacant. Please see appendices for ground floor commercial market study.

This waiver is requested only for Phase 1 – multifamily development. Every effort has been made to architecturally engage ground floor residential with walk up access and brick exterior finish. The form will feel more like retail-commercial, while functioning as residential. The proposed residential use also provides a logical land use transition—from Jefferson Highway, to existing retail, to multifamily housing, and ultimately to adjacent single-family neighborhoods—supporting both economic viability and thoughtful site integration.

9-25-8.C.3 – Block Size

Please note – this waiver exclusively relates to existing conditions that will be redeveloped in future phases. This waiver is not necessary for Phase 1 as shown on the Site Plan. This waiver is only for the remainder of the site which is currently non-conforming, and will be redeveloped at a future date.

The applicant requests a waiver from block size and perimeter requirements due to two primary constraints - existing topography and legacy retail leases. The site features approximately 70 feet of elevation change and sits significantly below adjacent roads, limiting feasible street and block connections due to grade constraints. Street connectivity to the south is further restricted by the presence of an active rail line and adjacent highway GA-10 Loop. Additionally, long-term lease agreements with major tenants restrict the reconfiguration of access, parking, and service areas, particularly in the site's interior. While full compliance is not possible, the proposed plan introduces internal circulation routes, and pedestrian connections that move the site closer to A-CC goals. The waiver allows for incremental improvement toward a more walkable, connected form within the limits of existing conditions.

9-25-8.F.1a & b – Additional Standards for Large Scale Developments

Please note – this waiver exclusively relates to existing conditions that will be redeveloped in future phases. This waiver is not necessary for Phase 1 as shown on the Site Plan. This waiver is only for the remainder of the site which is currently non-conforming, and will be redeveloped at a future date.

The applicant requests a waiver from the requirements that no new buildings or contiguous groups of buildings exceed 300 feet in length (9-25-8.F.1a) and that all on-site circulation systems include a streetscape with curbs, sidewalks, pedestrian-scale lighting, and street trees (9-25-8.F.1b).
The new proposed buildings do comply with this standard, the existing lease restricted ones do not and necessitate a waiver. The existing retail building that will remain under long-term lease agreements exceeds the 300-foot length limit. These existing lease agreements also restrict the ability to fully reconfigure the site's circulation system or implement all required streetscape elements. However, enhancements have been incorporated where feasible to improve connectivity and alignment with ACC development goals.

9-25-8.F.4a – Parking Standards

Please note – this waiver exclusively relates to existing conditions that will be redeveloped in future phases. This waiver is not necessary for Phase 1 as shown on the Site Plan. This waiver is only for the remainder of the site which is currently non-conforming, and will be redeveloped at a future date.

The applicant requests a waiver from the requirement that no more than 50 percent of the total required parking spaces be located between the building façade and the street. The site is uniquely constrained on three sides by public right-of-way, which forces building frontages to face multiple directions and limits opportunities to locate parking behind buildings. In addition, steep topographic changes across much of the site, along with existing long-term retail leases, further prevent the reconfiguration of primary parking fields without significant disruption to current operations. Given these constraints, the proposed configuration represents the most feasible option—avoiding the consolidation of parking into a single expansive lot by distributing spaces across smaller areas and aligning with the intent of the code to the greatest extent possible under current site conditions. It should be noted that the current existing conditions provide only +/-6% of parking behind the buildings. The proposed site modifications improve this condition greatly by providing +/-32.6% of parking behind buildings. Multifamily frontage is along the proposed internal drive, therefore the only parking between building façade and frontage street is 22-spaces. Townhomes are exclusively parked at the rear of the units. Proposed development of townhomes and multifamily fully satisfy this standard.

9-30-2 - Parking Spaces Required

The applicant requests a waiver from the minimum parking requirement. The proposed development provides **633** spaces throughout the site, while the parking code requires **769** spaces based on the

proposed mix of uses. This reduction is intentional and reflects a shared parking strategy between the residential and commercial components, which have complementary peak demand periods. A shared parking analysis is shown in Appendices F and G along with a Share Parking Exhibit showing how the reasonable allocation of parking that utilizes varying peak time uses serve to reduce surface parking yet provide adequate spaces for various uses.

The shared parking analysis based on the programmed uses shows that 630 parking spaces would be adequate during weekdays and that 24% of the spaces would typically be “shared”, meaning used by different users and different times. Weekend analysis is very similar. The proposed plan includes a very diverse tenant roll, both in type and size (refer to Appendix B). This diverse mix of neighborhood scale commercial uses along with residential uses allows for the reduced parking.

Additionally, the project includes coordination with ACC Transit to improve the existing transit stop from a Level 1 to a Level 3. The increased residential density and enhanced pedestrian infrastructure further bolster the anticipated use of transit to the site. While the site is currently identified by ACC as a low-propensity transit area, these improvements aim to make transit a more viable option over time and further reduce overall parking demand. This approach aligns with the city's goals for walkability, multimodal access, and more efficient land use.

Appendices:

A. Conceptual Non-Binding Inspirational Imagery

B. Schematic Leasing Plan & Potential Future Buildout

C. Site Improvements Tabulation

D. Proposed Building Heights Exhibits

E. Updated Building Elevations & Renderings

F. Shared Parking Exhibit

G. Shared Parking Calculations

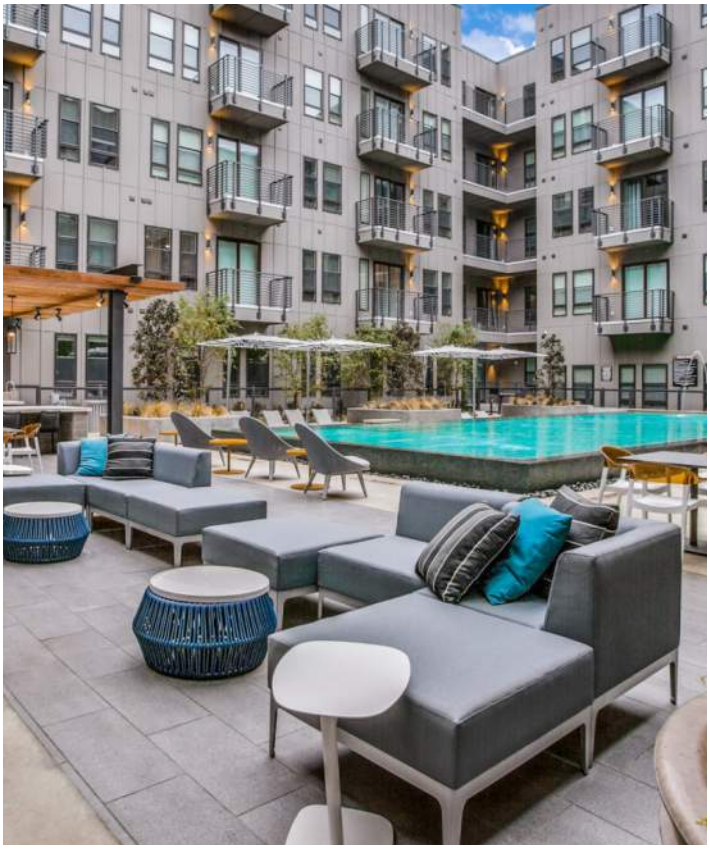
H. Tree Coverage Exhibit

I. Tax Value Per Acre Tabulation

J. Support Petition

K. Ground Floor Retail Study

A. Conceptual Non-Binding Inspirational Imagery



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Homewood Village

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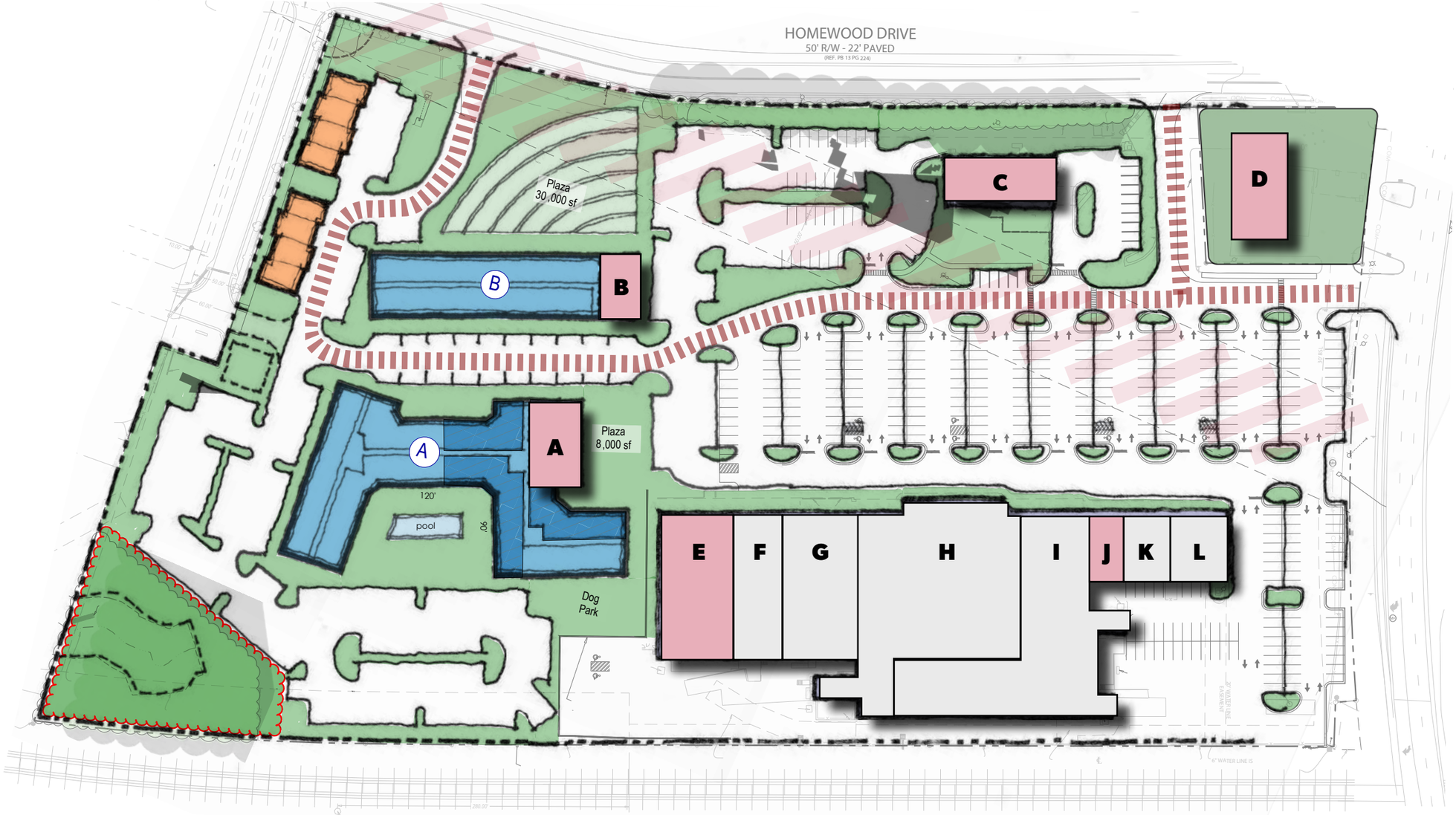
Homewood Village

B. Schematic Leasing Plan & Potential Future Buildout

RETAIL PLAN: **PHASE 1**



Building A Retail
- 4,000 SF of retail on the bottom floor of Building A
- Faces 8,000 SF plaza space

Potential Tenants:
- Coffee shop
- Co-working space

Building B Retail
- 2,000 SF of retail on the bottom floor of Building B

Potential Tenants:
- Gym/ Pilates / yoga studio

Suite C
- Taqueria La Parilla relocation to outparcel

Building D
Tenant: Chevron

Potential Tenants:
- Neighborhood sit down restaurant (pizza / wings / sandwiches / etc.)
- Will not be drive thru / auto shop

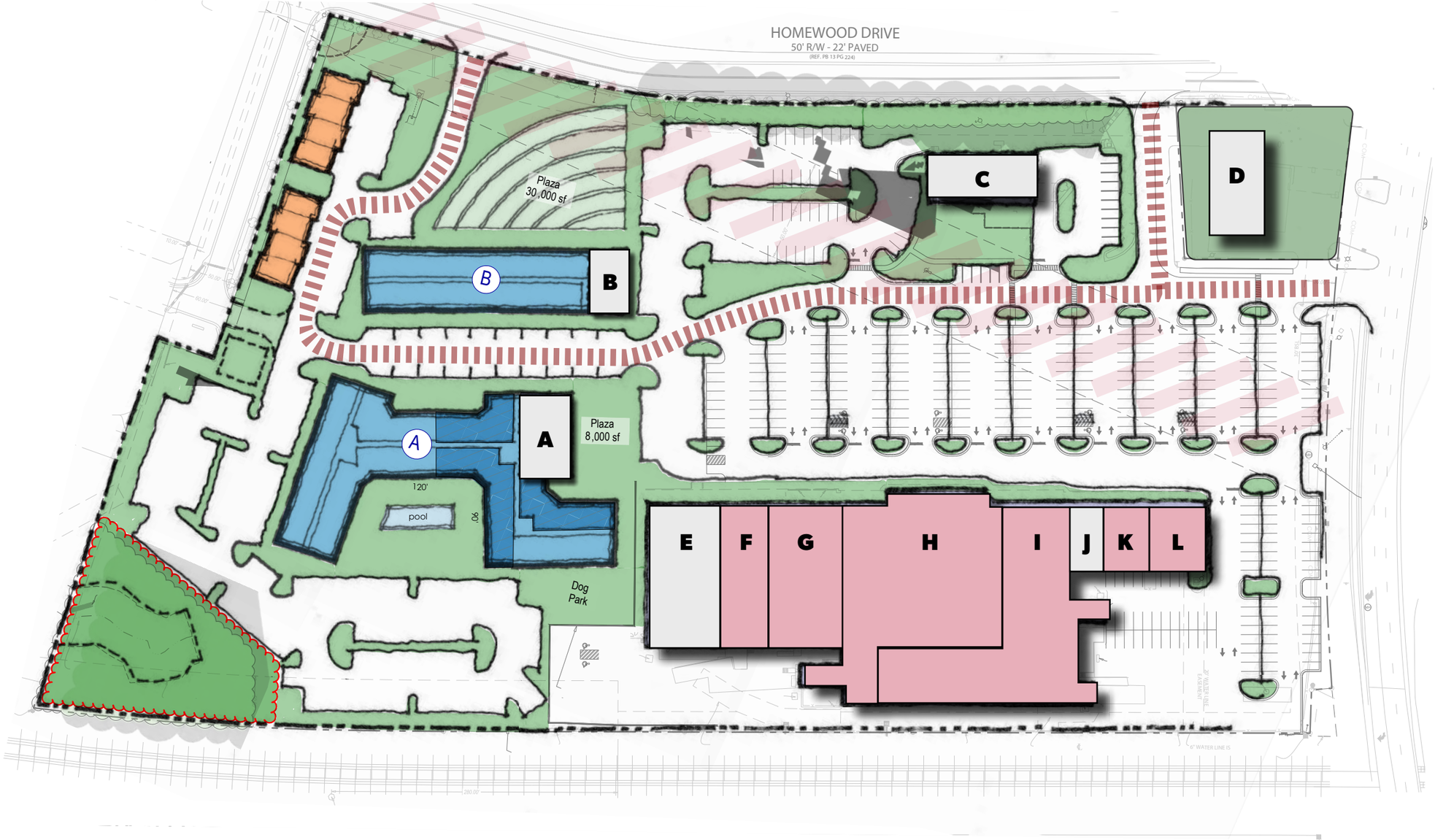
Suite E: ~11,500 SF
- Current Tenant: Atlanta Union Mission
- 1-2~ years of term remaining

Potential Tenants:
- Event / entertainment space
- Soft goods retailer
- Subdivide into smaller makerspaces for local businesses (candle shop, yarn store, art studio, etc.)

Suite J: 1,300 SF
Tenant: **VACANT**

Potential Tenants:
- Small restaurant
- Barber / hair salon

RETAIL PLAN: **EXISTING TENANTS**



Suite F: 5,000 SF
Tenant: AKF Martial Arts
Control: Through August 2034

Suite G: 10,333 SF
Tenant: Foothills Charter School
Control: Through December 2030

Suite H: 22,500 SF
Tenant: Dollar General Market
Control: Through January 2032

Suite I: 27,500 SF
Tenant: Dial America
Control: Through March 2037

Suite K: 2,800 SF
Tenant: Linda Fashions & Beauty
Control: Through January 2032

Suite L: 5,200 SF
Tenant: The Cellar Wine & Spirits
Control: Through March 2034

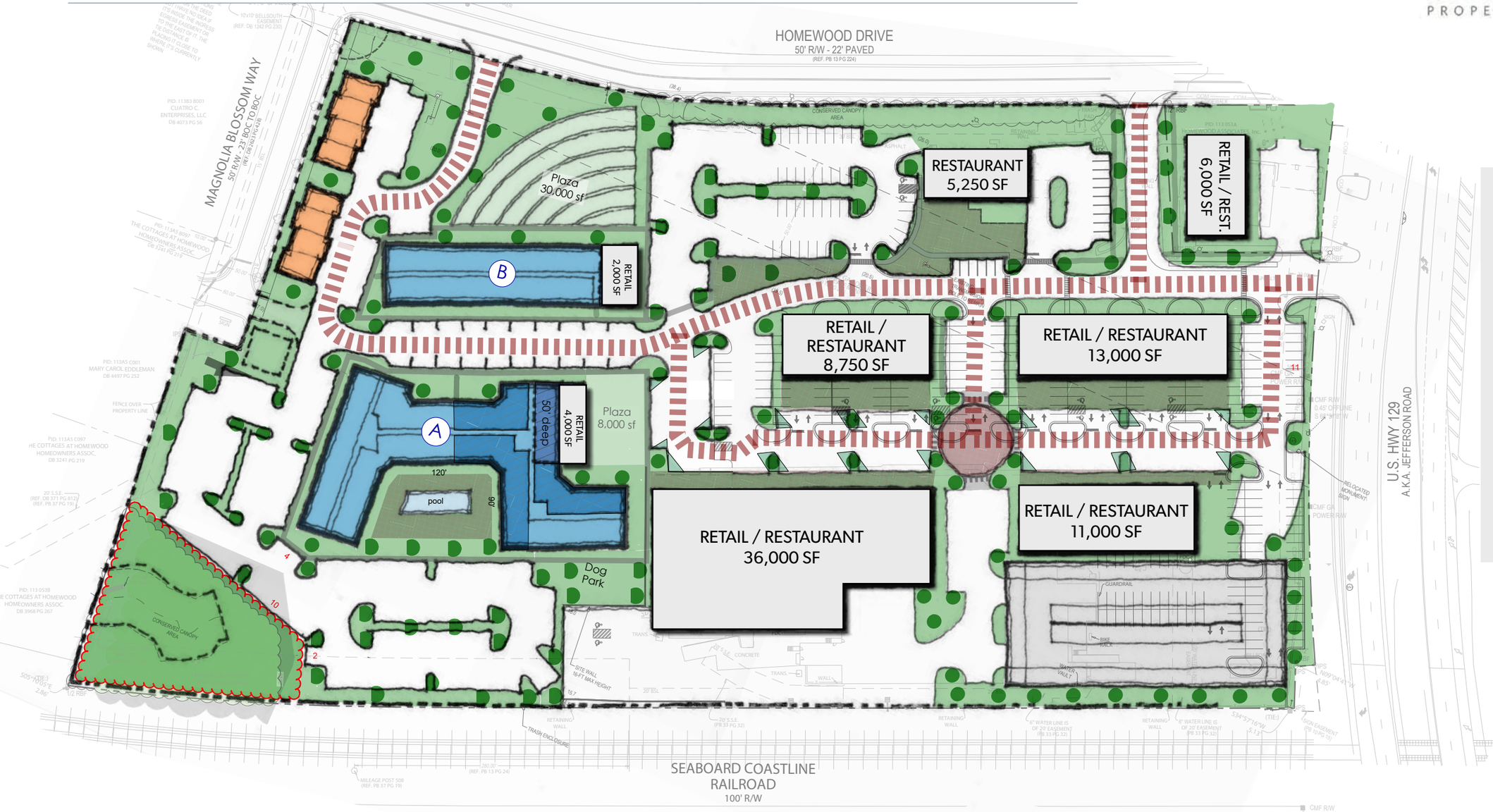
During Phase 1, we will actively work with the existing tenants to implement targeted façade enhancements and selective interior improvements, ensuring their spaces remain functional and visually updated. When suites become available - whether through early vacancy or upon lease expiration - we will pursue short term lease agreements that provide ongoing activation of the property while preserving the ability to move forward with Phase 2 redevelopment as soon as the existing long term leases conclude. All interim leasing will be structured to avoid any interference with the planned timing and execution of Phase 2.

POTENTIAL PHASE 2 SITE PLAN

CARTER

AUSTIN SUMNER PROPERTIES

Fourth Oak Ventures, Inc.



TOTAL:
80,000 SF
RETAIL / RESTAURANT
8 TOWNHOMES
235 UNITS

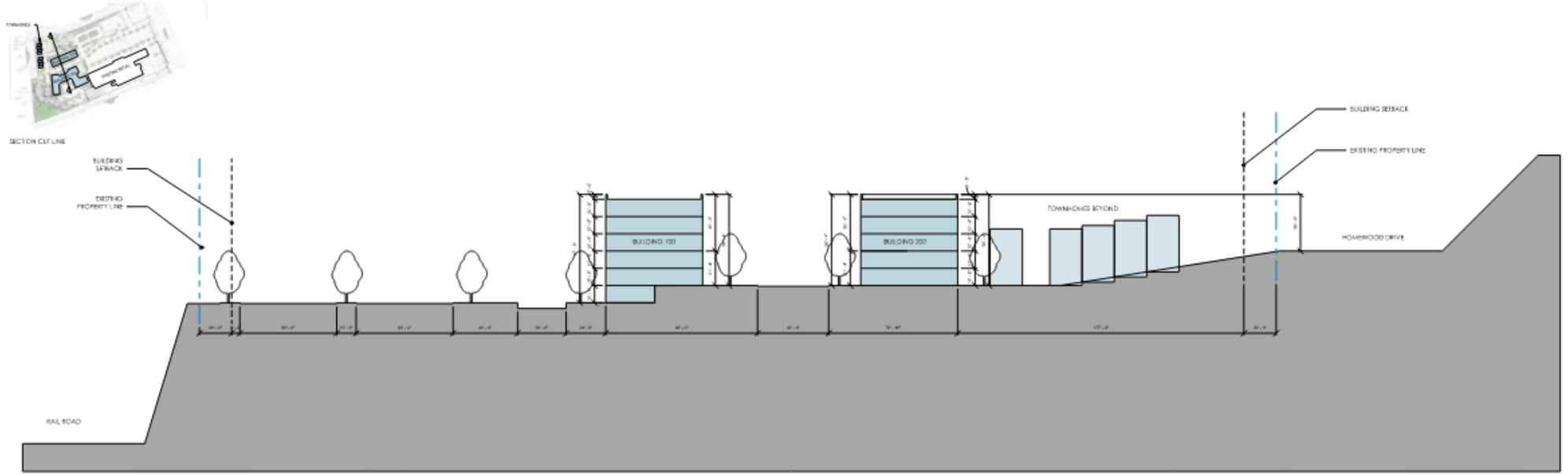
PARKING:
16 GARAGES
516 SURFACE SPACES
300 DECK SPACES

832 TOTAL SPACES

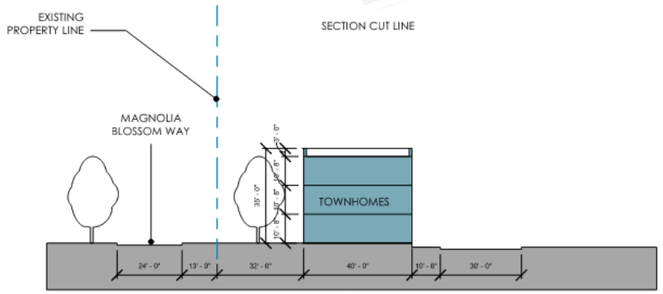
C. Site Improvements Tabulation

FEATURE/ITEM	EXISTING	PROPOSED
TREE CANOPY	11.9% of Site	47% of Site
OPEN SPACE	13%	23.3%
SURFACE PARKING SPACES	639	633
IMPERVIOUS SURFACE	83.9%	76.7%
TRANSIT STOP	Level 1.1 Lowest Level	Level 3 Stop Highest Level
VALUE PER ACRE	$675,000	$5,000,000
RESIDENTIAL UNITS	0	382
PEDESTRIAN PLAZA SPACE	0-SF	+/- 29,000-SF
PEDESTRIAN CONNECTIONS TO ADJACENT PARCELS	1	6

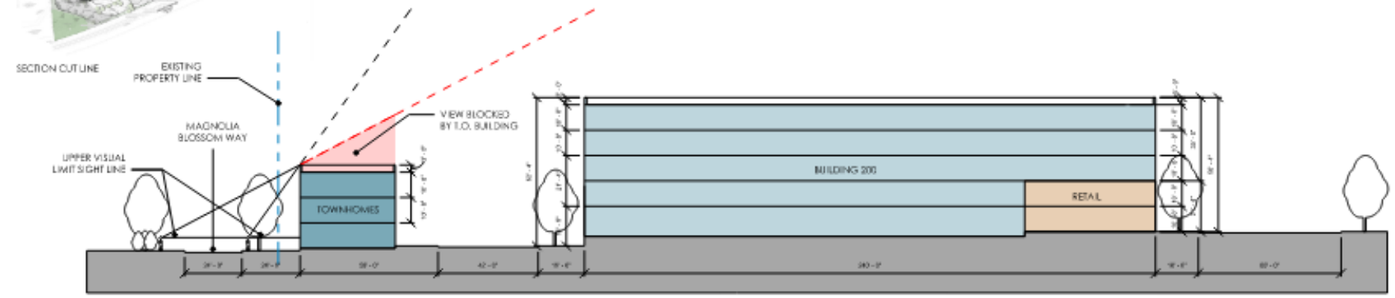
D. Proposed Building Heights Exhibits



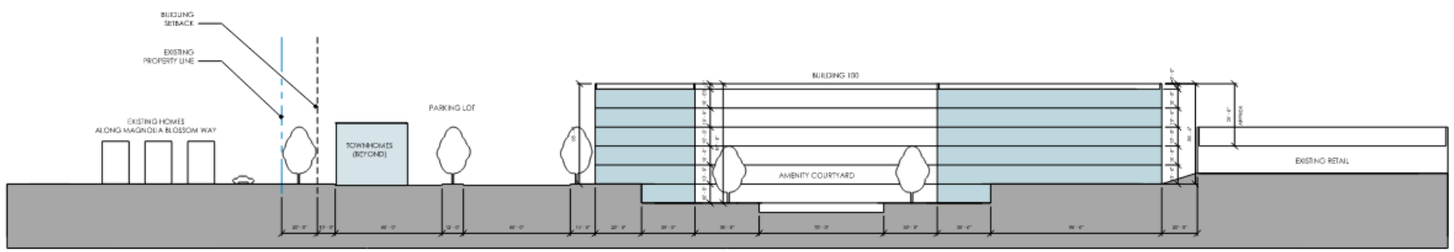
1 **SECTION A-A**
SCALE: NTS



2 **SECTION B-B**



3 **SECTION C-C**
SCALE: NTS



4 **SECTION D-D**
SCALE: NTS

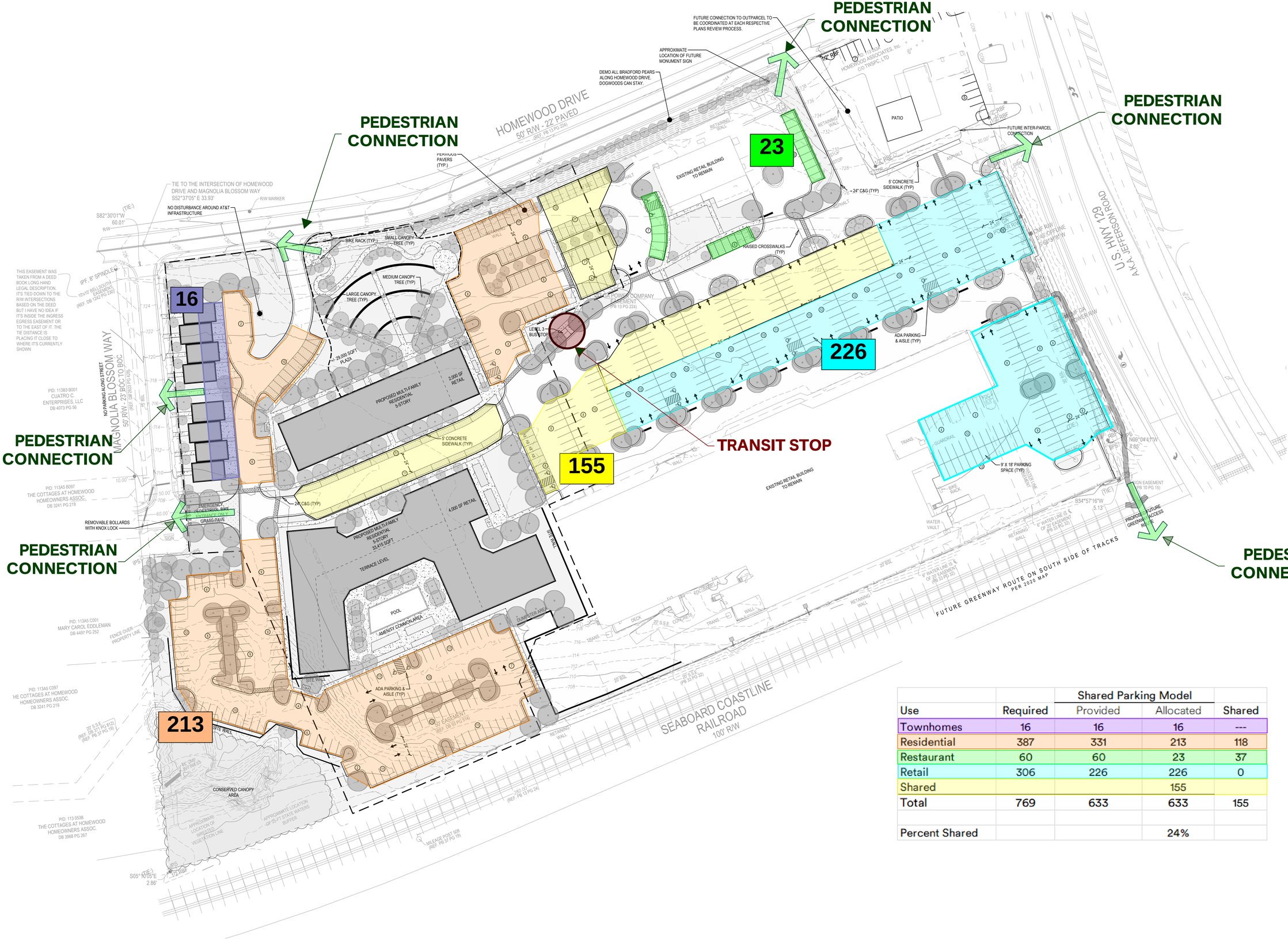
D - Building Height Exhibit

See full size plan set for to-scale versions

E. Updated Building Elevations & Renderings

Hearth & Brew
Sol & Moon Yoga

F. Shared Parking Exhibit



		Shared Parking Model		
Use	Required	Provided	Allocated	Shared
Townhomes	16	16	16	---
Residential	387	331	213	118
Restaurant	60	60	23	37
Retail	306	226	226	0
Shared			155	
Total	769	633	633	155
Percent Shared			24%	

spg

Seals:

Project Info:

Homewood Village
Athens-Clarke County

Sheet Issue: 08/01/2025 **Project No.** 25-3522

No.	Date	Description
1	10/03/2025	Description of Revisions

Firm Info:

Planners+ Engineers

SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
www.onespg.com

Sheet Title:

Shared Parking Exhibit

EX-5

Location: S:\1 Projects\Lucas, TJ - Homewood Village 2025-3522\03-Concepts\02 Entitlement\Master PD Revised Creation date: Thursday, October 2, 2025 2:37:45 PM
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G. Shared Parking Calculations

The following shared parking data is based on the publication, Shared Parking. This data was developed by ULI, the National Parking Association (NPA), and the International Council of Shopping Centers (ICSC) and is a resource for modeling parking in mixed-use settings.

Project: Homewood

Description: Mixed-Use

Shared Parking Demand Summary

Peak Month: DECEMBER -- Peak Period: 12 PM, WEEKEND

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj December	Estimated Parking Demand
Retail																		
Retail (<400 ksf)	34,133	sf GLA	2.90	100%	99%	2.87	ksf GLA	3.20	100%	99%	3.17	ksf GLA	100%	100%	98	100%	100%	109
Employee			0.70	100%	99%	0.69		0.80	100%	99%	0.79		100%	100%	24	100%	100%	28
Discount Stores/Superstores	21,455	sf GLA	3.40	100%	99%	3.36	ksf GLA	3.80	100%	99%	3.76	ksf GLA	100%	100%	72	85%	100%	69
Employee			0.85	100%	99%	0.84		0.95	100%	99%	0.94		100%	100%	19	95%	100%	20
Food and Beverage																		
Family Restaurant	6,000	sf GLA	15.25	100%	89%	13.58	ksf GLA	15.00	100%	91%	13.72	ksf GLA	90%	100%	74	100%	100%	82
Employee			2.15	100%	99%	2.13		2.10	100%	99%	2.07		100%	100%	13	100%	100%	13
Fast Casual/Fast Food	4,000	sf GLA	12.40	100%	26%	3.19	ksf GLA	12.70	100%	32%	4.11	ksf GLA	100%	96%	12	100%	96%	16
Employee			2.00	100%	99%	1.98		2.00	100%	99%	1.97		100%	100%	8	100%	100%	8
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	35	units	0.43	100%	100%	0.43	unit	0.43	100%	100%	0.43	unit	40%	100%	6	68%	100%	10
1 Bedroom	57	units	0.45	100%	100%	0.45	unit	0.45	100%	100%	0.45	unit	40%	100%	10	68%	100%	18
2 Bedrooms	133	units	0.83	100%	100%	0.83	unit	0.83	100%	100%	0.83	unit	40%	100%	44	68%	100%	75
3+ Bedrooms	8	units	1.25	100%	100%	1.25	unit	1.25	100%	100%	1.25	unit	40%	100%	4	68%	100%	7
Reserved	50%	res spaces	0.69	100%	100%	0.69	unit	0.69	100%	100%	0.69	unit	100%	100%	161	100%	100%	161
Visitor	233	units	0.10	100%	100%	0.10	unit	0.15	100%	100%	0.15	unit	20%	100%	5	20%	100%	7
Office																		
Office 25 to 100 ksf	27,500	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	45%	100%	4	90%	100%	1
Reserved		emp	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
Employee			3.49	100%	93%	3.24		0.35	100%	93%	0.32		85%	100%	76	90%	100%	8
Additional Land Uses																		

Customer/Visitor	265	Customer	284
Employee/Resident	204	Employee/Resident	186
Reserved	161	Reserved	161
Total	630	Total	631
Shared Parking Reduction	24%		18%

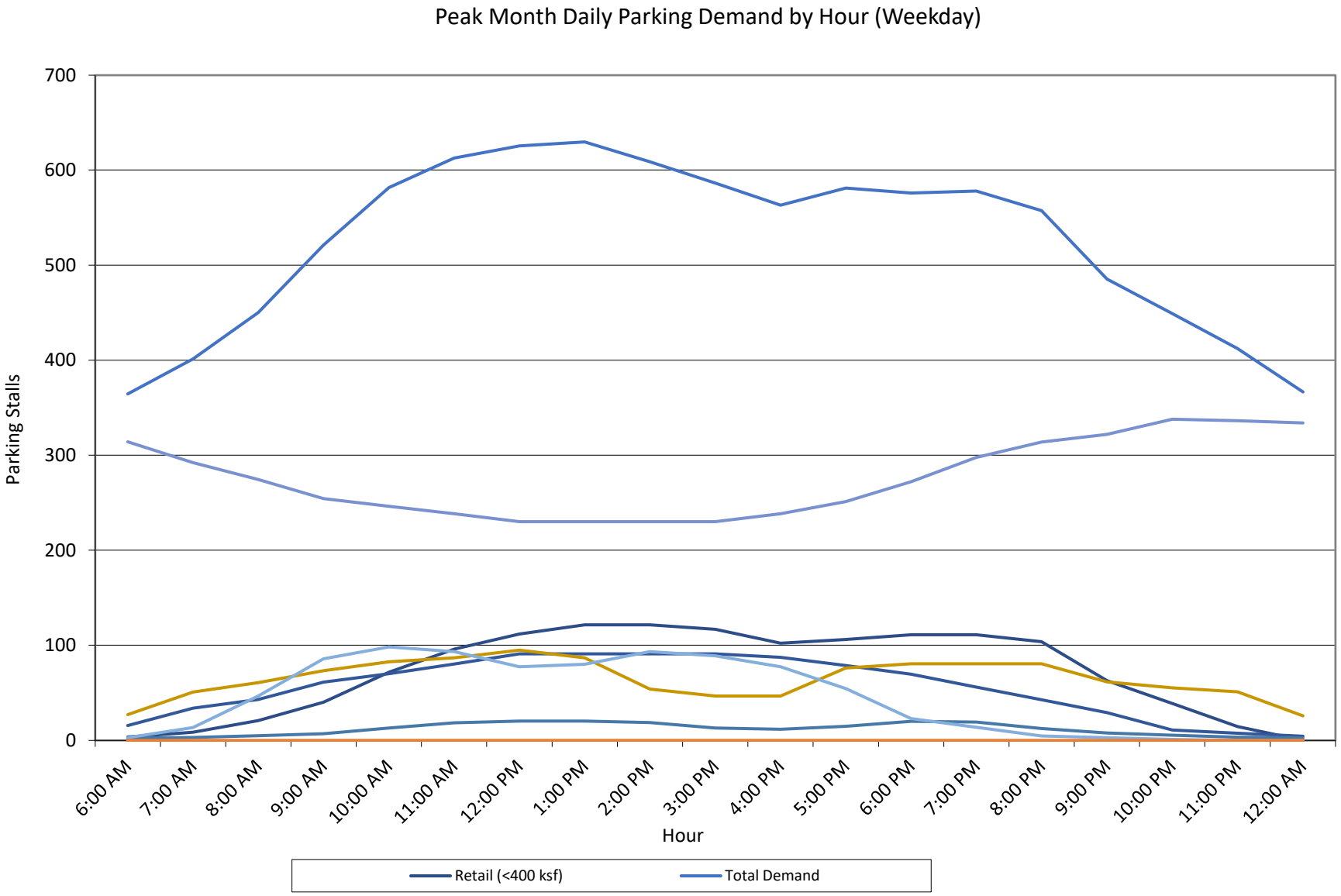
SITE PROGRAMMING BASED ON SITE CONCEPT PLAN

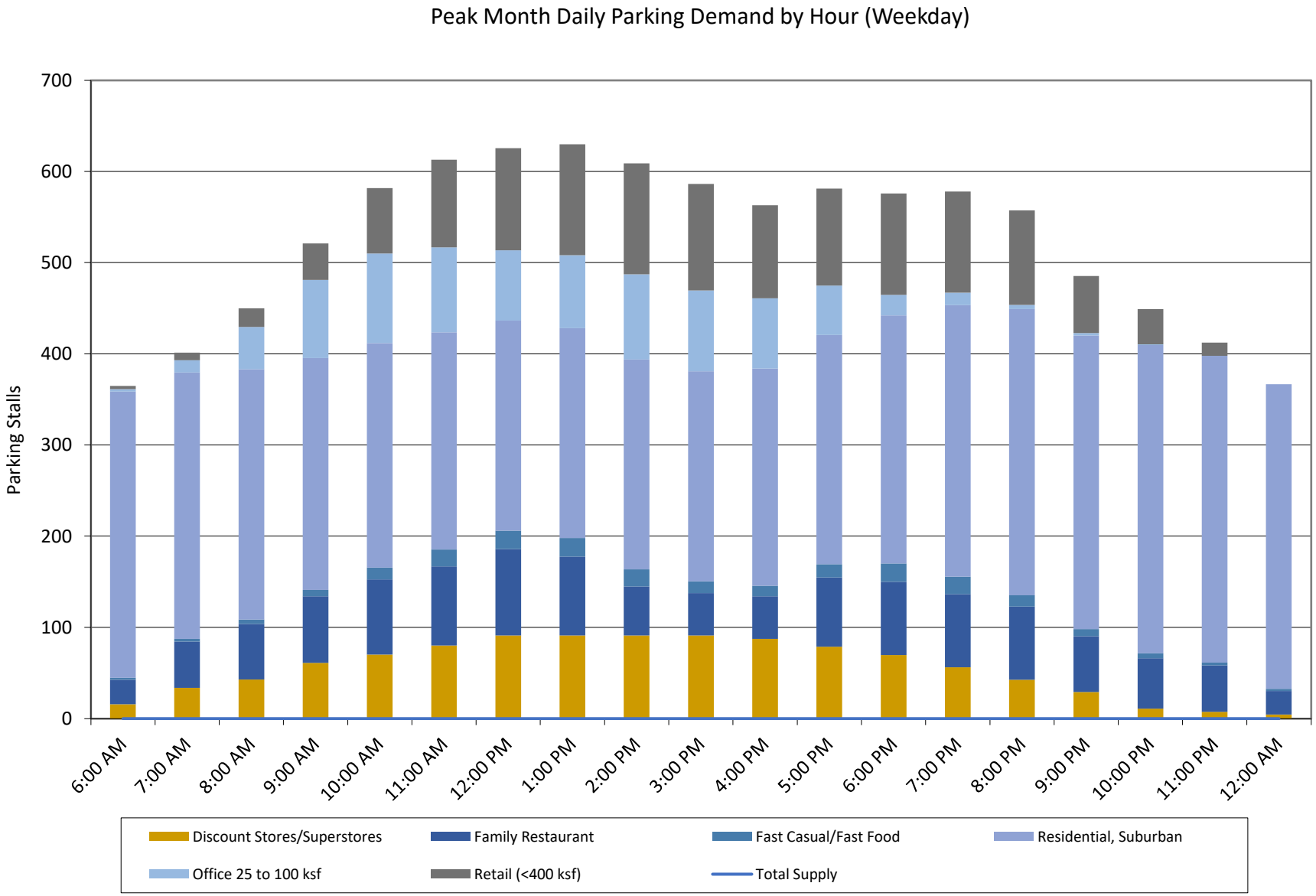
SITE CONCEPT SHOWS 633 PARKING SPACES

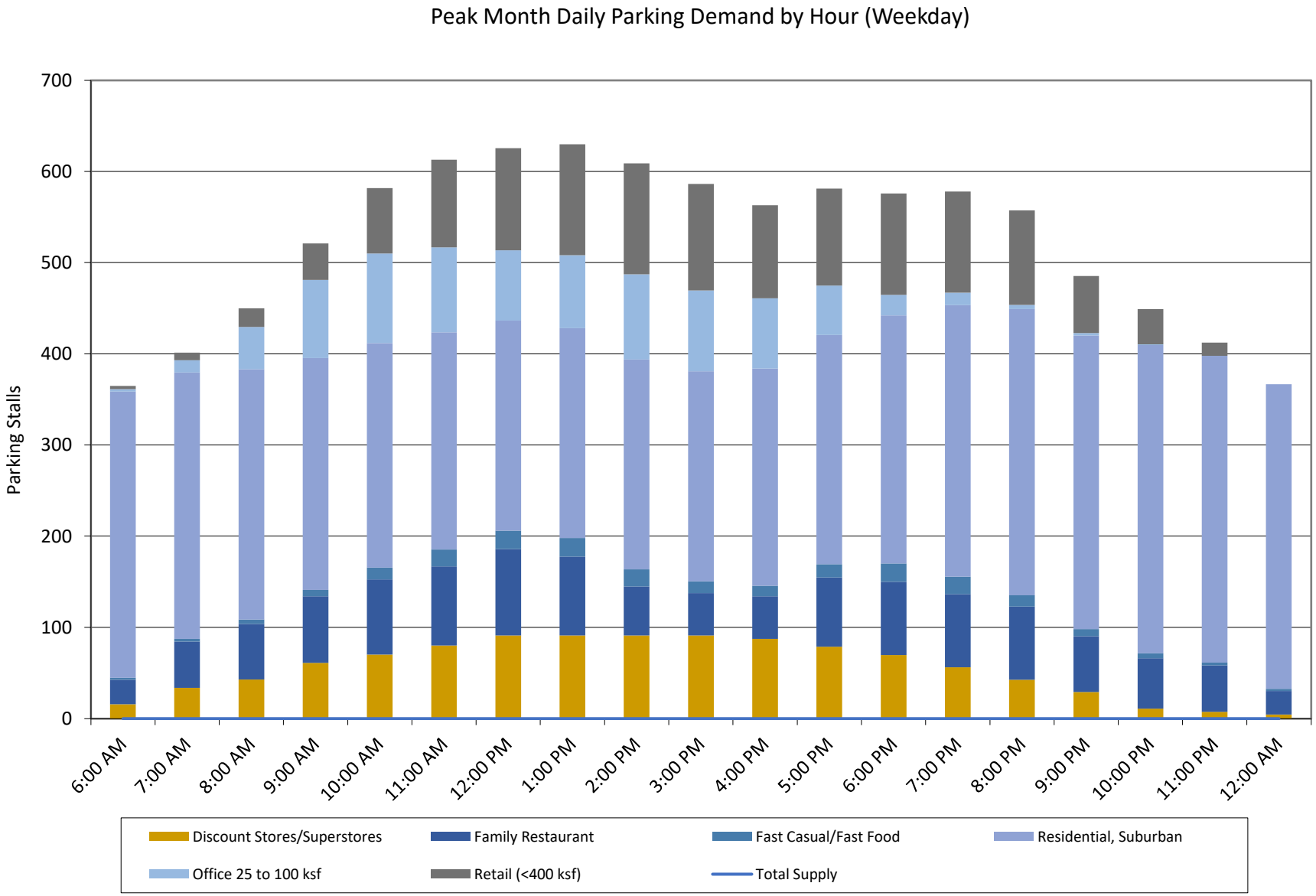
Project: Homewood
Description: Mixed-Use

Monthly Comparison Summary								
Month	Weekday							
	Overall Pk		AM Peak Hr		PM Peak Hr		Eve Peak Hr	
	Time	Demand	Time	Demand	Time	Demand	Time	Demand
January	12 PM	552	11 AM	545	12 PM	552	7 PM	505
February	12 PM	554	11 AM	546	12 PM	554	6 PM	506
March	12 PM	581	11 AM	569	12 PM	581	6 PM	529
April	12 PM	573	11 AM	562	12 PM	573	6 PM	522
May	12 PM	587	11 AM	574	12 PM	587	6 PM	534
June	12 PM	582	11 AM	569	12 PM	582	6 PM	530
July	12 PM	574	11 AM	560	12 PM	574	6 PM	523
August	12 PM	579	11 AM	564	12 PM	564	6 PM	527
September	12 PM	565	11 AM	555	12 PM	565	6 PM	516
October	12 PM	576	11 AM	565	12 PM	576	6 PM	525
November	12 PM	588	11 AM	574	12 PM	588	6 PM	535
December	1 PM	630	11 AM	613	1 PM	630	7 PM	578
Late December	1 PM	587	11 AM	564	1 PM	587	6 PM	531

Monthly Comparison Summary								
Month	Weekend							
	Overall Pk		AM Peak Hr		PM Peak Hr		Eve Peak Hr	
	Time	Demand	Time	Demand	Time	Demand	Time	Demand
January	12 PM	539	11 AM	515	12 PM	539	6 PM	513
February	12 PM	542	11 AM	517	12 PM	542	6 PM	515
March	12 PM	569	11 AM	542	12 PM	569	6 PM	537
April	12 PM	561	11 AM	534	12 PM	561	6 PM	530
May	12 PM	575	11 AM	547	12 PM	575	6 PM	542
June	12 PM	570	11 AM	543	12 PM	570	6 PM	538
July	12 PM	563	11 AM	535	12 PM	563	6 PM	530
August	12 PM	568	11 AM	540	12 PM	568	6 PM	534
September	12 PM	553	11 AM	528	12 PM	553	6 PM	524
October	12 PM	565	11 AM	537	12 PM	565	6 PM	534
November	12 PM	576	11 AM	548	12 PM	576	6 PM	544
December	12 PM	631	11 AM	586	12 PM	631	6 PM	573
Late December	1 PM	586	11 AM	537	1 PM	586	6 PM	556


Peak Month Daily Parking Demand by Hour (Weekday)
Parking Stalls
700
600
500
400
300
200
100
0
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
12:00 AM
Hour
Retail (<400 ksf)
Total Demand


Peak Month Daily Parking Demand by Hour (Weekday)
Parking Stalls
700
600
500
400
300
200
100
0
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
12:00 AM
Discount Stores/Superstores
Family Restaurant
Fast Casual/Fast Food
Residential, Suburban
Office 25 to 100 ksf
Retail (<400 ksf)
Total Supply


Peak Month Daily Parking Demand by Hour (Weekday)
Parking Stalls
700
600
500
400
300
200
100
0
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
12:00 AM
Discount Stores/Superstores
Family Restaurant
Fast Casual/Fast Food
Residential, Suburban
Office 25 to 100 ksf
Retail (<400 ksf)
Total Supply

H. Tree Coverage Exhibit

EXISTING CANOPY SUMMARY
PARCEL AREA = 694,869.12-SF

WITHIN "STORMWATER CUTFALL AREA" = 74,343.95-SF, OR 10.7% PARCEL

WITHIN SLOPE ALONG HOMEWOOD DRIVE = 8,488.79-SF, OR 1.2% OF PARCEL

60.01'

S34°57'16"W
5.13'

N09°04'41"W
4.85'

spg Planners+ Engineers

Homewood Village - PD | **Existing Canopy Exhibit**

North

0 50 100 200

1 inch = 100 ft.

PROPOSED TREE CANOPY SUMMARY

CONSERVED CANOPY - 4% AT STORMWATER OUTFALL, 1.2% AT HOMEWOOD (NOT INCLUDED IN TMP CALC DUE TO PROXIMITY TO CONSTRUCTION)

PLANTED CANOPY - 43%

PROPOSED TOTAL CANOPY - 47%
REQUIRED TOTAL CANOPY - 40%

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Homewood Village - PD | **Proposed Canopy Exhibit**

North

0 50 100 200

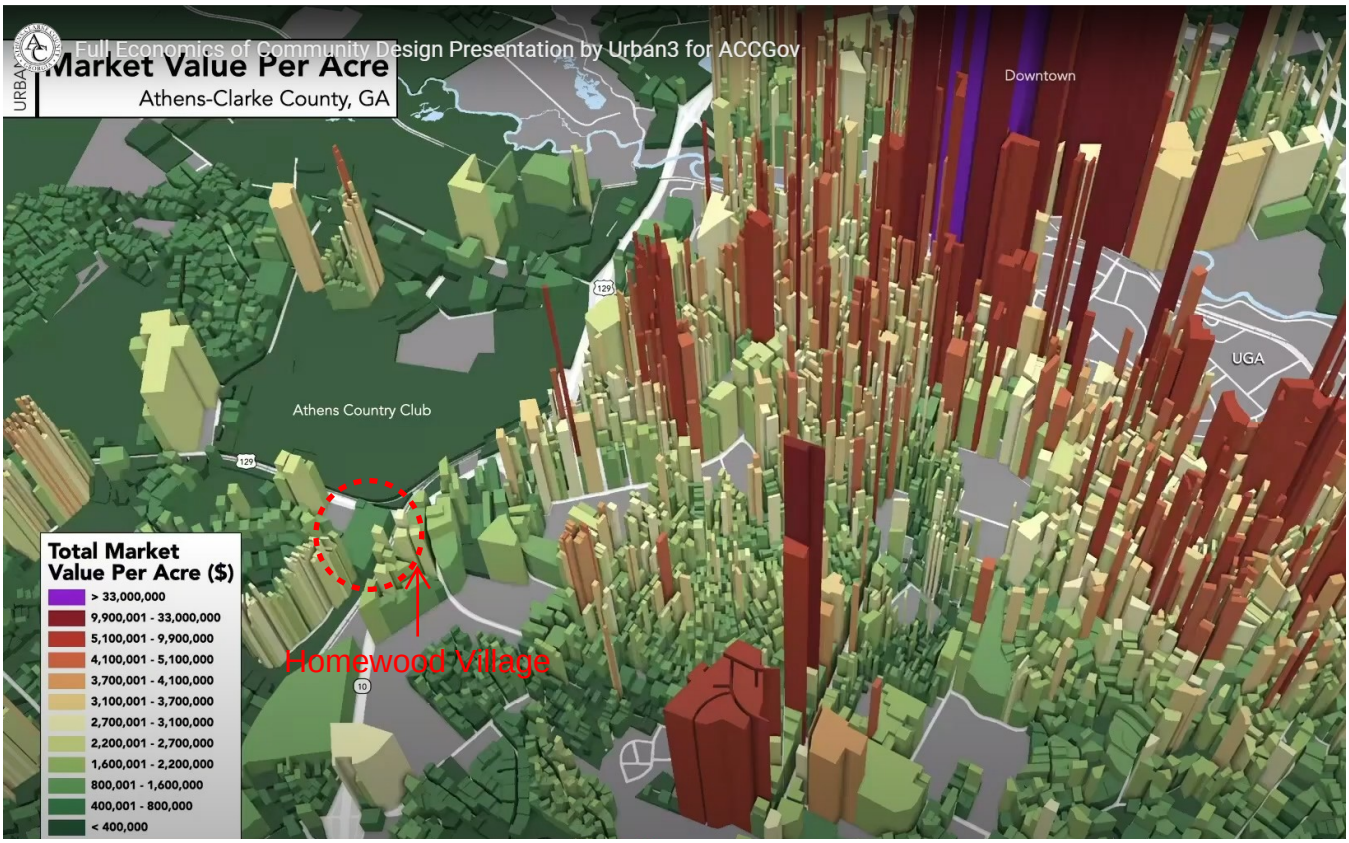
1 inch = 100 ft.

I. Tax Value Per Acre Tabulation

Value Per Acre Contribution for Proposed Redevelopment

EXISTING		PROPOSED	
ASSESSED VALUE OF EXISTING PROJECT	$10,774,593	ESTIMATED VALUE OF PROPOSED PROJECT	$80,000,000
SITE ACREAGE	15.952 AC	SITE ACREAGE	15.952 AC
TOTAL VALUE-PER-ACRE	$675,438 / AC	TOTAL VALUE-PER-ACRE (VPA)	$5,015,045

Homewood Current Value Per Acre



J. Support Petition

09/03/2025 13:22:17
Suzanne Reichner
sreich7676@gmail.com

Being a lifelong Homewood Hills resident, I believe the Homewood Village redevelopment is long overdue. The revised plan for the building and land use is a significant improvement over the original rendering, and I think it will be a real benefit to our area.

Unfortunately, I won't be able to attend the September 4 meeting, but I want to express my support for the changes. While I understand some concerns about additional traffic—an issue that falls more under city and state infrastructure—this redesign feels more thoughtful and engaging.

Overall, I believe this project will add value to our community, which has gone too long without proper attention and management. That said, I do hope you will reconsider keeping the gas station building, as it could make a charming space for a coffee shop or bar.

09/18/2025 12:58:34
Rita Raines
ritasraines@gmail.com

I am irritated that the planning commission tabled the proposal. It was a well planned and solidly explained portfolio. This was the best presentation of that night.
I also feel that the planning commission doesn't do a good job of listening, and are lacking in concept comprehension areas such as height, width, and right of way.
I just was floored that this beautiful plan was not approved.

Homewood Village

Athens, GA
Athens-Clarke County

Master Planned Development

08/01/25

Sheet Index

Sheet No	Description
PD-0	Cover Sheet
PD-1	Existing Conditions
PD-2	Master PD Site
PD-3	Master PD Conceptual Utility Plan
PD-4	Master PD Tree Management Plan
AR-01	Architectural Renderings
AR-02	Architectural Renderings
AR-03	Architectural Renderings
AR-04	Architectural Renderings
AR-05	Architectural Renderings
A4-01	Overall Elevations Building 100
A4-02	Overall Elevations Building 200
A4-03	Overall Elevations Townhomes
A1	Overall Street Sections

Location: S:\1 Projects\1 Lacs, TJ - Homewood Village 2025_3522\03-Concepts\02-Entitlements\Master PD Revised Creation date: Tuesday, September 30, 2025 7:02:06 AM
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Seals:

GEORGIA REGISTERED No. 035656 PROFESSIONAL ENGINEER EDWARD LANE
10/03/2025

Project Info:

Homewood Village
Athens-Clarke County

Sheet Issue: 08/01/2025 **Project No.** 25-3522

No.	Date	Description
1	10/03/2025	Description of Revisions

Firm Info:

Planners+ Engineers

SPG Planners + Engineers

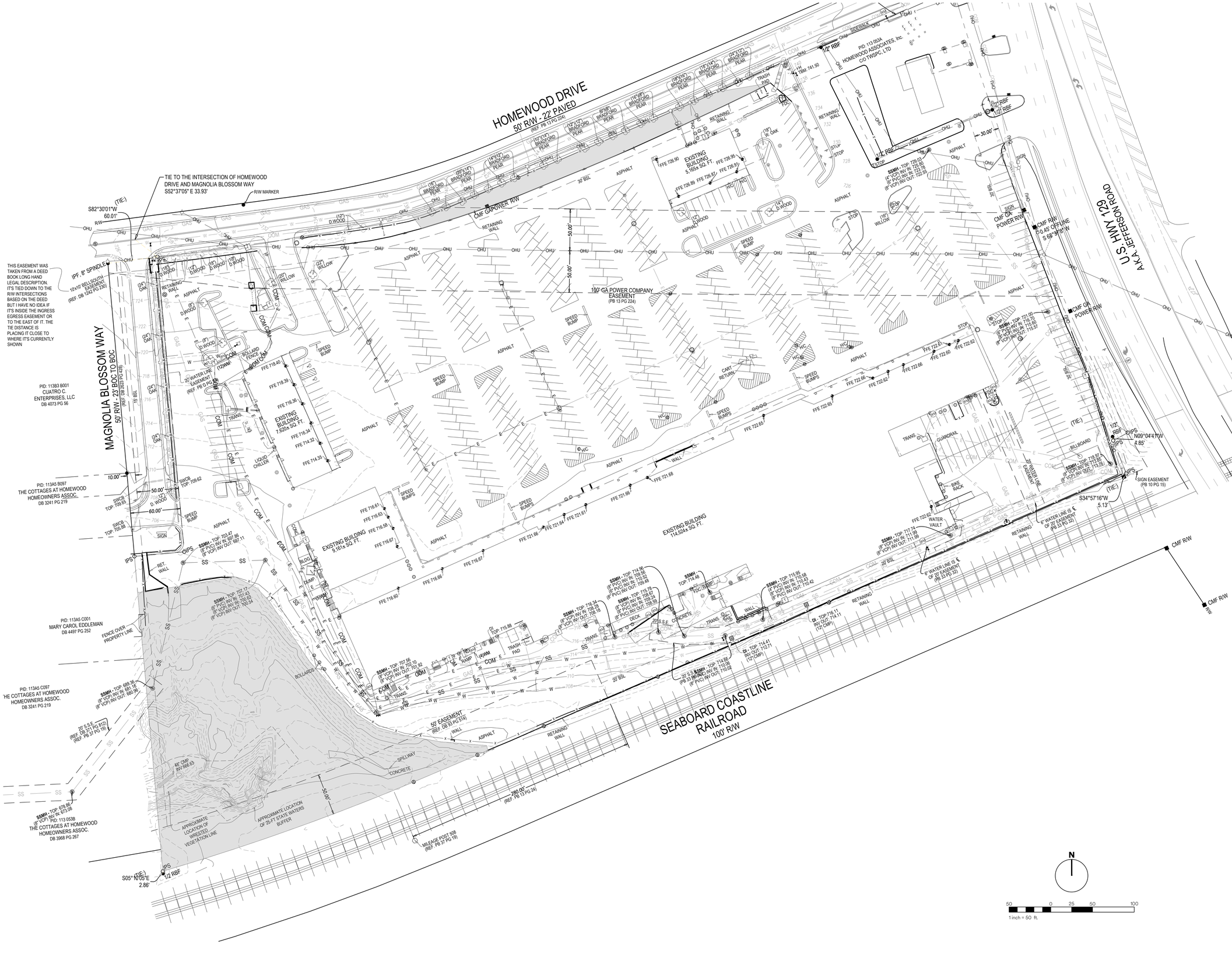
1725 Electric Avenue, STE 320
Watkinsville, GA 30677

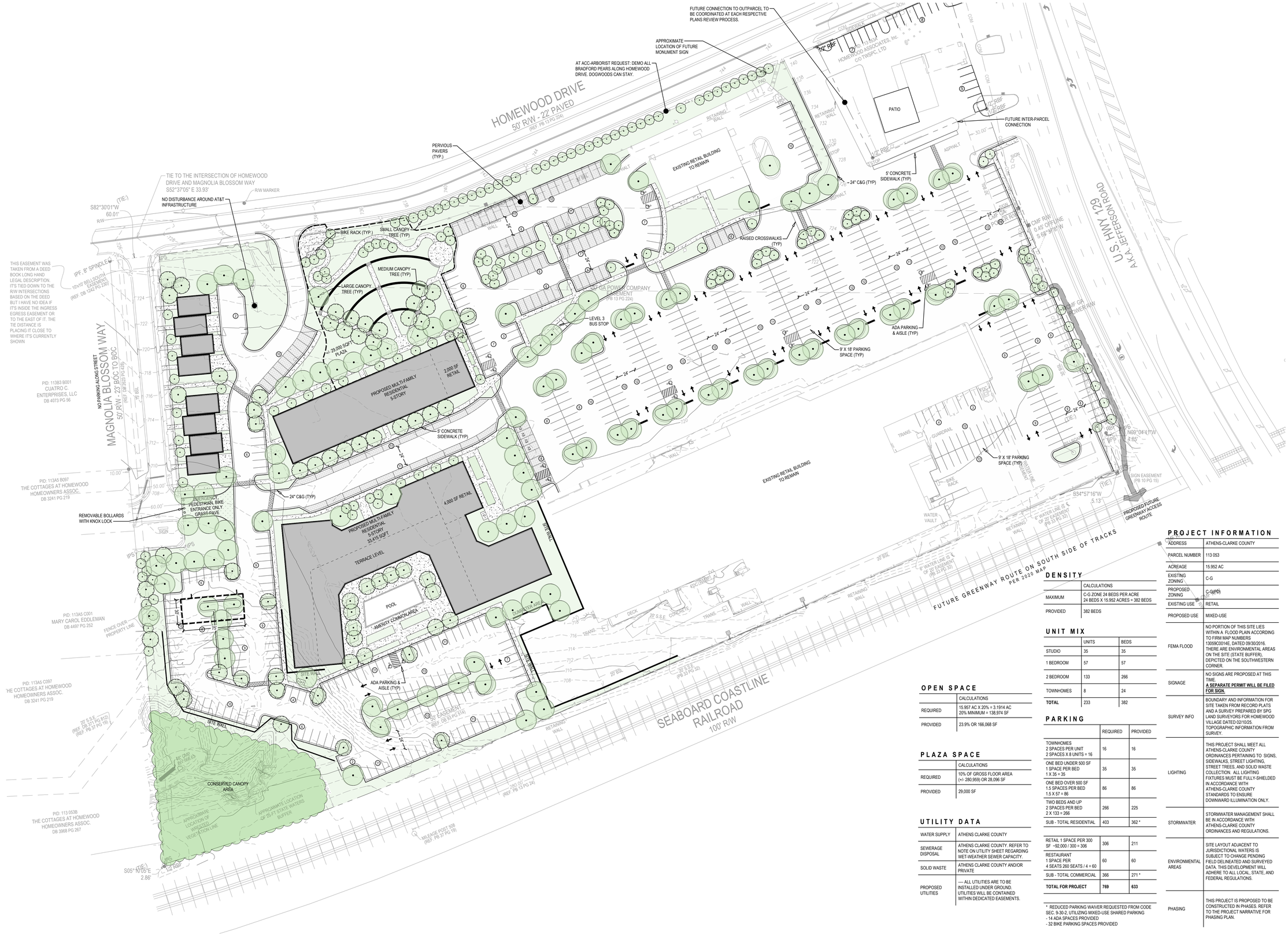
706.769.9515
www.onespg.com

Sheet Title:

Cover Sheet

PD-0


HOMEWOOD DRIVE
50' R/W - 22' PAVED
(REF: PB 13 PG 224)
MAGNOLIA BLOSSOM WAY
50' R/W - 23' BOC TO BOC
(REF: DB 2823 PG 436)
U.S. HWY 129
A.K.A. JEFFERSON ROAD
SEABOARD COASTLINE
RAILROAD
100' R/W
100' GA POWER COMPANY
EASEMENT
(PB 13 PG 224)
CMF GA POWER R/W
CMF R/W
TIE TO THE INTERSECTION OF HOMEWOOD
DRIVE AND MAGNOLIA BLOSSOM WAY
S82°37'05" E 33.93'
S82°30'01"W
60.01'
THIS EASEMENT WAS
TAKEN FROM A DEED
BOOK LONG HAND
LEGAL DESCRIPTION.
IT'S TIED DOWN TO THE
R/W INTERSECTIONS
BASED ON THE DEED
BUT I HAVE NO IDEA IF
IT'S INSIDE THE INGRESS
EGRESS EASEMENT OR
TO THE EAST OF IT. THE
TIE DISTANCE IS
PLACING IT CLOSE TO
WHERE IT'S CURRENTLY
SHOWN
PID: 113B3 B001
CUATRO C.
ENTERPRISES, LLC
DB 4073 PG 56
PID: 113A5 B097
THE COTTAGES AT HOMEWOOD
HOMEOWNERS ASSOC.
DB 3241 PG 219
PID: 113A5 C001
MARY CAROL EDDLEMAN
DB 4497 PG 252
PID: 113A5 C097
THE COTTAGES AT HOMEWOOD
HOMEOWNERS ASSOC.
DB 3241 PG 219
PID: 113 0538
THE COTTAGES AT HOMEWOOD
HOMEOWNERS ASSOC.
DB 3968 PG 267
PID: 113D3 063A
HOMEWOOD ASSOCIATES, Inc.
C/O TWSPC, LTD
EXISTING BUILDING
7,650± SQ. FT.
EXISTING BUILDING
9,161± SQ. FT.
EXISTING BUILDING
114,524± SQ. FT.
EXISTING
BUILDING
5,165± SQ. FT.
IPF .8" SPINDLE
10'x10' BELLSOUTH
EASEMENT
(REF: DB 1242 PG 230)
R/W MARKER
CMF GA POWER R/W
CMF R/W
0.45' OFFLINE
S 68°37'18" W
50' EASEMENT
(REF: DB 83 PG 574)
MILEAGE POST 598
(REF: PB 37 PG 19)
280.00'
(REF: PB 13 PG 24)
APPROXIMATE
LOCATION OF
WRESTED
VEGETATION LINE
APPROXIMATE LOCATION
OF 25-FT STATE WATERS
BUFFER
SPILLWAY
CONCRETE
S05° 40' 05"E
2.86'
S34°57'16"W
5.13'
N09°04'47"W
4.85'
TBM: 741.50
SSMH - TOP: 729.90
(8" PVC) INV IN: 723.80
(8" VCP) INV OUT: 723.55
SSMH - TOP: 727.00
(8" VCP) INV IN: 715.93
(8" VCP) INV OUT: 715.57
SSMH - TOP: 717.74
(8" VCP) INV IN:
(8" VCP) INV OUT: 711.99
SSMH - TOP: 716.11
(4" VCP) INV IN: 710.68
(8" PVC) INV OUT: 710.42
SSMH - TOP: 715.56
(8" VCP) INV IN: 710.63
(8" PVC) INV OUT: 710.42
SSMH - TOP: 714.96
(8" PVC) INV IN: 709.56
(8" PVC) INV OUT: 709.48
SSMH - TOP: 716.34
(8" VCP) INV IN: 709.29
(8" VCP) INV OUT: 709.18
SSMH - TOP: 707.56
(8" VCP) INV IN:
(8" VCP) INV OUT: 700.62
SSMH - TOP: 707.12
(8" PVC) INV IN: 700.63
(8" VCP) INV OUT: 700.54
SSMH - TOP: 707.47
(8" PVC) INV IN: 697.96
(8" VCP) INV OUT: 697.71
SSMH - TOP: 689.36
(8" VCP) INV IN: 681.18
(8" VCP) INV OUT: 680.98
SSMH - TOP: 679.86
(8" VCP) INV IN: 673.08
SSMH - TOP: 709.65
SSMH - TOP: 709.62
SSMH - TOP: 705.89
DI - TOP: 715.86
DI - TOP: 714.41
(12" CMP)
DI - TOP: 716.11
INV OUT: 714.11
(12" CMP)
DI - TOP: 712.71
INV OUT: 710.71
(12" CMP)
SSMH - TOP: 714.65
(8" PVC) INV IN: 710.56
(8" PVC) INV OUT: 710.09
20' S.S.E.
(PB 93 PG 30)
20' S.S.E.
(REF: DB 371 PG 8127)
(REF: PB 37 PG 19)
40" CMP
INV 698.63
20' WATER LINE
EASEMENT
(REF: PB 0 PG 0)
6" WATER LINE IS ℄
OF 20' EASEMENT
(PB 13 PG 30)
6" WATER LINE IS ℄
OF 30' EASEMENT
(PB 13 PG 32)
SIGN EASEMENT
(PB 10 PG 15)
1/2" RBF
1/2" RBF
1/2" RBF
1/2" RBF
1/2" RBF
1/2" RBF
1/2" RBF
1/2" RBF
1/2" RBF
1/2" RBF
IPS
IPS
IPS



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Location: S:\1 Projects\Luco, TJ - Homewood Village 2025-3522\PD\02 Entitlement\Master PD Revised Creation date: Thursday, October 2, 2025 2:37:46 PM

OPEN SPACE

	CALCULATIONS
REQUIRED	15.957 AC X 20% = 3.1914 AC 20% MINIMUM = 138,974 SF
PROVIDED	23.9% OR 166,068 SF

PLAZA SPACE

	CALCULATIONS
REQUIRED	10% OF GROSS FLOOR AREA (+/- 280,959) OR 28,096 SF
PROVIDED	29,000 SF

UTILITY DATA

WATER SUPPLY	ATHENS CLARKE COUNTY
SEWERAGE DISPOSAL	ATHENS CLARKE COUNTY. REFER TO NOTE ON UTILITY SHEET REGARDING WET-WEATHER SEWER CAPACITY.
SOLID WASTE	ATHENS CLARKE COUNTY AND/OR PRIVATE
PROPOSED UTILITIES	---- ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

DENSITY

	CALCULATIONS
MAXIMUM	C-G ZONE 24 BEDS PER ACRE 24 BEDS X 15.952 ACRES = 382 BEDS
PROVIDED	382 BEDS

UNIT MIX

	UNITS	BEDS
STUDIO	35	35
1 BEDROOM	57	57
2 BEDROOM	133	266
TOWNHOMES	8	24
TOTAL	233	382

PARKING

	REQUIRED	PROVIDED
TOWNHOMES 2 SPACES PER UNIT 2 SPACES X 8 UNITS = 16	16	16
ONE BED UNDER 500 SF 1 SPACE PER BED 1 X 35 = 35	35	35
ONE BED OVER 500 SF 1.5 SPACES PER BED 1.5 X 57 = 86	86	86
TWO BEDS AND UP 2 SPACES PER BED 2 X 133 = 266	266	225
SUB - TOTAL RESIDENTIAL	403	362 *
RETAIL 1 SPACE PER 300 SF ~92,000 / 300 = 306	306	211
RESTAURANT 1 SPACE PER 4 SEATS 260 SEATS / 4 = 60	60	60
SUB - TOTAL COMMERCIAL	366	271 *
TOTAL FOR PROJECT	**769**	**633**

* REDUCED PARKING WAIVER REQUESTED FROM CODE SEC. 9-30-2, UTILIZING MIXED-USE SHARED PARKING
- 14 ADA SPACES PROVIDED
- 32 BIKE PARKING SPACES PROVIDED

PROJECT INFORMATION

ADDRESS	ATHENS-CLARKE COUNTY
PARCEL NUMBER	113 053
ACREAGE	15.952 AC
EXISTING ZONING	C-G
PROPOSED ZONING	C-G(PD)
EXISTING USE	RETAIL
PROPOSED USE	MIXED-USE
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13059C0014E, DATED 09/30/2016. THERE ARE ENVIRONMENTAL AREAS ON THE SITE (STATE BUFFER), DEPICTED ON THE SOUTHWESTERN CORNER.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. **A SEPARATE PERMIT WILL BE FILED FOR SIGN.**
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SPG LAND SURVEYORS FOR HOMEWOOD VILLAGE DATED 02/10/25. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	THIS PROJECT SHALL MEET ALL ATHENS-CLARKE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH ATHENS-CLARKE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY ORDINANCES AND REGULATIONS.
ENVIRONMENTAL AREAS	SITE LAYOUT ADJACENT TO JURISDICTIONAL WATERS IS SUBJECT TO CHANGE PENDING FIELD DELINEATED AND SURVEYED DATA. THIS DEVELOPMENT WILL ADHERE TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
PHASING	THIS PROJECT IS PROPOSED TO BE CONSTRUCTED IN PHASES. REFER TO THE PROJECT NARRATIVE FOR PHASING PLAN.

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Seals:

GEORGIA REGISTERED No. 035656 PROFESSIONAL ENGINEER EDWARD LANE
10/03/2025

Project Info:

Homewood Village
Athens-Clarke County

Sheet Issue: 08/01/2025 **Project No.** 25-3522

No.	Date	Description
1	10/03/2025	Description of Revisions

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Master PD Site

PD-2

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HOMEWOOD DRIVE
50' R/W - 22' PAVED
(REF: PB 13 PG 224)

MAGNOLIA BLOSSOM WAY
50' R/W - 23' BOC TO BOC

U.S. HWY 129
A.K.A. JEFFERSON ROAD

SEABOARD COASTLINE RAILROAD
100' R/W

TIE TO THE INTERSECTION OF HOMEWOOD DRIVE AND MAGNOLIA BLOSSOM WAY
S82°37'05" E 33.93'

THIS EASEMENT WAS TAKEN FROM A DEED BOOK LONG HAND LEGAL DESCRIPTION. IT'S TIED DOWN TO THE R/W INTERSECTIONS BASED ON THE DI BUT I HAVE NO ID IT'S INSIDE THE R EGRESS EASEME TO THE EAST OF TIE DISTANCE IS PLACING IT CLOSE TO WHERE IT'S CURRENTLY SHOWN

PROPOSED 3/4-IN DOMESTIC WATER SERVICE CONNECTIONS (TYP)

RESIDENTIAL WATER METER AND VAULT

PROPOSED PERVIOUS PAVER SYSTEMS THROUGHOUT THE PROJECT. EXACT LOCATIONS TBD DURING PLANS REVIEW.

PROPOSED CONNECTION TO EXISTING 6-IN WATER MAIN IN R/W

ACC WET WEATHER FLOW SEWER CAPACITY IS NOT AVAILABLE. A PRIVATELY-DESIGNED, OWNED, AND MAINTAINED SANITARY SEWER STORAGE FACILITY TO RETAIN SANITARY SEWER ON SITE DURING WET WEATHER CONDITIONS IS PROPOSED TO SERVE THE DEVELOPMENT.

ONE SOLUTION, SHOWN AND PROPOSED SHOWN HERE, INCLUDES AN UNDERGROUND ON-SITE STORAGE TANK TO MEET ALL ACC PUD STANDARDS. OTHER ALTERNATIVE SOLUTIONS AS DEEMED ACCEPTABLE BY PUD DIRECTOR MAY BE EXPLORED DURING PLANS REVIEW.

CONNECT SANITARY SEWER NETWORK AT THIS MANHOLE IE OUT = 680.96

INTERCEPT EXISTING SANITARY SEWER AT THIS MANHOLE AND REPLACE DOWNSTREAM LINE IE IN = 708.28

POSSIBLE CONNECTION EXISTING 6-IN WATER MAIN IN TRUCK SERVICE ALLEY

POSSIBLE LOCATION, RESIDENTIAL WATER METER AND VAULT

STORMWATER ENERGY DISSIPATION

100' GA POWER COMPANY EASEMENT (PB 13 PG 224)

CMF GA POWER R/W

CMF R/W

PATIO

TRZ RBF

TBM 741.50

PID: 113B3 B001
CUATRO C. ENTERPRISES, LLC
DB 4073 PG 56

PID: 113A5 B097
THE COTTAGES AT HOMEWOOD HOMEOWNERS ASSOC.
DB 3241 PG 219

PID: 113A5 C097
THE COTTAGES AT HOMEWOOD HOMEOWNERS ASSOC.
DB 3241 PG 219

PID: 113 053B
THE COTTAGES AT HOMEWOOD HOMEOWNERS ASSOC.
DB 3968 PG 267

MARY CAROL EDULAHAN
DB 4497 PG 252

HOMEWOOD ASSOCIATES, Inc.
C/O TWSPC, LTD

N

50 0 25 50 100
1 inch = 50 ft.

spg

Seals:

GEORGIA REGISTERED No. 035656 PROFESSIONAL ENGINEER EDWARD LANE
10/03/2025

Project Info:

Homewood Village
Athens-Clarke County

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Sheet Title:

Master PD Conceptual Utility Plan

PD-3

PROPOSED PLANTED TREES

	QUANTITY PROPOSED	TOTAL CANOPY SF
LARGE CANOPY TREES (1,600 SF)	109	174,400 SF
MEDIUM CANOPY TREES (900 SF)	63	56,700 SF
SMALL CANOPY TREES (400 SF)	168	67,200 SF
TOTAL	340	298,300 SF

CANOPY CALCULATIONS

	REQUIRED	PROVIDED
CONSERVED CANOPY (EXISTING = 11.3%)	10% OR 67,957 SF	26,000 SF OR 4% (SEE REQUESTED WAIVER)
PLANTED AND CONSERVED CANOPY	43% OR 298,300 SF	324,300 SF OR 47%

PARKING LOT TREES

REQUIRED	1 TREE PER 7 PARKING SPACES OR 93 TREES
PROVIDED	+/- 161 TREES*

* THE MAJORITY OF THE TREES PROPOSED COULD BE CLASSIFIED AS "PARKING LOT TREE". PROPOSED PLANTINGS EXPECTED TO MEET OR EXCEED THE REQUIREMENT. FINAL DETERMINATION OF TREE TYPE (PARKING,STREET,PLAZA) TO BE DETERMINED AT PLANS REVIEW.

N

50 0 25 50 100

1 inch = 50 ft.

Location: S:\1 Projects\Lacs, TJ - Homewood Village 2025-3522\03-Concepts\02 Entitlement\Master PD Revised Creation date: Thursday, October 2, 2025 2:37:45 PM
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Watkinsville, GA 30677

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Sheet Title:

Master PD Tree Management Plan

PD-4

1 **VIEW ALONG HOMEWOOD DR.**

2 **VIEW HOMEWOOD DR. & MAGNOLIA**

PRESTON

ARCHITECT
The Preston Partnership, LLC
115 Perimeter Center Place, Suite 1000
Atlanta, Georgia 30346
Contact: Andrew Butler
Tel. 478.542.4599

CLIENT
Carter USA
39 Georgia Avenue, SE, Suite 200
Atlanta, GA 30312
Contact: TJ Laco
Tel. 678.232.3509

SEAL

PROJECT

Carter/Austin Sumner Properties

FOR Carter USA

SHEET HISTORY

⚠	ISSUE	DATE

ISSUE

ZONING SUBMISSION

DATE

10/03/2025

JOB NUMBER

2443804

SHEET TITLE

ARCHITECTURAL RENDERINGS

SHEET NUMBER

AR-01

COMMENTS

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1 VIEW BETWEEN BLDG 100 & 200

2 VIEW BETWEEN BLDG 100 & 200

PRESTON

ARCHITECT
The Preston Partnership, LLC
115 Perimeter Center Place, Suite 1000
Atlanta, Georgia 30346
Contact: Andrew Butler
Tel. 478.542.4599

CLIENT
Carter USA
39 Georgia Avenue, SE, Suite 200
Atlanta, GA 30312
Contact: TJ Laco
Tel. 678.232.3509

SEAL

PROJECT

Carter/Austin Sumner Properties

FOR Carter USA

SHEET HISTORY

ISSUE	DATE

ISSUE

ZONING SUBMISSION

DATE

10/03/2025

JOB NUMBER

2443804

SHEET TITLE

ARCHITECTURAL RENDERINGS

SHEET NUMBER

AR-02

COMMENTS

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1 **VIEW FROM MAGNOLIA DR.**

2 **VIEW AT RETAIL TOWARDS BLDG 100**

PRESTON

ARCHITECT
The Preston Partnership, LLC
115 Perimeter Center Place, Suite 1000
Atlanta, Georgia 30346
Contact: Andrew Butler
Tel. 478.542.4599

CLIENT
Carter USA
39 Georgia Avenue, SE, Suite 200
Atlanta, GA 30312
Contact: TJ Laco
Tel. 678.232.3509

SEAL

PROJECT

Carter/Austin Sumner Properties

FOR Carter USA

SHEET HISTORY

ISSUE	DATE

ISSUE
ZONING SUBMISSION

DATE
10/03/2025

JOB NUMBER
2443804

SHEET TITLE
ARCHITECTURAL RENDERINGS

SHEET NUMBER
AR-03

COMMENTS

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1 **EXISTING RETAIL WITH PROPOSED MIXED-USE**

2 **VIEW FROM PROPOSED RESTARUANT**

PRESTON

ARCHITECT
The Preston Partnership, LLC
115 Perimeter Center Place, Suite 1000
Atlanta, Georgia 30346
Contact: Andrew Butler
Tel. 478.542.4599

CLIENT
Carter USA
39 Georgia Avenue, SE, Suite 200
Atlanta, GA 30312
Contact: TJ Laco
Tel. 678.232.3509

SEAL

PROJECT

Carter/Austin Sumner Properties

FOR Carter USA

SHEET HISTORY

ISSUE	DATE

ISSUE
ZONING SUBMISSION

DATE
10/03/2025

JOB NUMBER
2443804

SHEET TITLE
ARCHITECTURAL RENDERINGS

SHEET NUMBER
AR-04

COMMENTS

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1 VIEW BETWEEN BLDG 100 & 200

2 VIEW BETWEEN BLDG 100 & 200

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Contact: TJ Laco
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SEAL

PROJECT

Carter/Austin Sumner Properties

FOR Carter USA

SHEET HISTORY

ISSUE	DATE

ISSUE
ZONING SUBMISSION

DATE
10/03/2025

JOB NUMBER
2443804

SHEET TITLE
ARCHITECTURAL RENDERINGS

SHEET NUMBER
AR-05

COMMENTS

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2 BUILDING 100 - WEST ELEVATION

SCALE: 1/16" = 1'-0"

3 BUILDING 100 - EAST ELEVATION

SCALE: 1/16" = 1'-0"

1 BUILDING 100 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

INTERIOR LAYOUT IS STILL IN DEVELOPMENT. FINAL AMENITY/LOBBY LOCATION TBD. OVERALL ARCHITECTURAL CHARACTER WILL REMAIN CONSISTENT, WITH MINOR FAÇADE ADJUSTMENTS AS NEEDED.

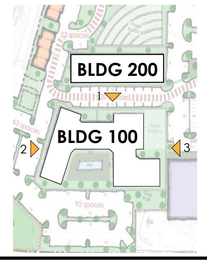
KEYED NOTES

EXTERIOR FINISHES		
TAG	**DESCRIPTION**	**COLOR/FINISH**
CP-1	CEMENTITIOUS SIDING - VARIED WIDTHS	WHITE
CP-2	CEMENTITIOUS SIDING - VARIED WIDTHS	GRAY
CP-3	CEMENTITIOUS SIDING - VARIED WIDTHS	BLACK
CP-4	CEMENTITIOUS PANEL	BLACK
TR-1	CEMENTITIOUS TRIM	BLACK
BR-1	BRICK VENEER	LIGHT BUFF
BR-2	BRICK VENEER	DARK CHARCOAL
WD-1	WOOD LOOK SIDING	TEXAS HONEY
MR-1	ALUMINUM RAILING W/ PICKETS	BLACK
SF-1	ALUMINUM STOREFRONT	BLACK

NOTES

1. REFER TO SITE PLAN FOR BUILDING ORIENTATION.
2. ALL TOILET AND DRYER EXHAUST VENT CAPS SHALL BE PAINTED TO MATCH ADJACENT SURFACE.
3. ALL EXPOSED SLAB EDGES SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
4. EXPOSED SPACING OF ALTERNATIVE LAP SIDING 4", 4", 6", 8", 8"

KEY PLAN



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SEAL

PROJECT

Carter/Austin Sumner Properties

FOR Carter USA

SHEET HISTORY

ISSUE	DATE

ISSUE: ZONING SUBMISSION

DATE: 10/03/2025

JOB NUMBER: 2443804

SHEET TITLE: OVERALL ELEVATIONS BUILDING 100

SHEET NUMBER: **A4-01**

COMMENTS

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4 BUILDING 200 - EAST ELEVATION

SCALE: 1/16" = 1'-0"

3 BUILDING 200 - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

2 BUILDING 200 - EAST ELEVATION

SCALE: 1/16" = 1'-0"

1 BUILDING 200 - NORTH ELEVATION

SCALE: 1/16" = 1'-0"

KEYED NOTES

EXTERIOR FINISHES		
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CP-1	CEMENTITIOUS SIDING - VARIED WIDTHS	WHITE
CP-2	CEMENTITIOUS SIDING - VARIED WIDTHS	GRAY
CP-3	CEMENTITIOUS SIDING - VARIED WIDTHS	BLACK
CP-4	CEMENTITIOUS PANEL	BLACK
TR-1	CEMENTITIOUS TRIM	BLACK
BR-1	BRICK VENEER	LIGHT BUFF
BR-2	BRICK VENEER	DARK CHARCOAL
WD-1	WOOD LOOK SIDING	TEXAS HONEY
MR-1	ALUMINUM RAILING W/ PICKETS	BLACK
SF-1	ALUMINUM STOREFRONT	BLACK

NOTES

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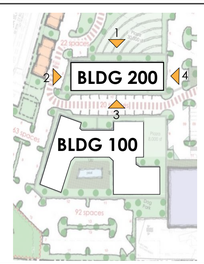
KEY PLAN



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SEAL

PROJECT

Carter/Austin Sumner Properties

FOR Carter USA

SHEET HISTORY

ISSUE	DATE

ISSUE

ZONING SUBMISSION

DATE

10/03/2025

JOB NUMBER

2443804

SHEET TITLE

OVERALL ELEVATIONS
BUILDING 200

SHEET NUMBER

A4-02

COMMENTS

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2 TOWNHOMES - BACK ELEVATION

SCALE: 3/16" = 1'-0"

1 TOWNHOMES - FRONT ELEVATION

SCALE: 3/16" = 1'-0"

KEYED NOTES

EXTERIOR FINISHES		
TAG	**DESCRIPTION**	**COLOR/FINISH**
CP-1	CEMENTITIOUS SIDING - VARIED WIDTHS	WHITE
CP-2	CEMENTITIOUS SIDING - VARIED WIDTHS	GRAY
CP-3	CEMENTITIOUS SIDING - VARIED WIDTHS	BLACK
CP-4	CEMENTITIOUS PANEL	BLACK
TR-1	CEMENTITIOUS TRIM	BLACK
BR-1	BRICK VENEER	LIGHT BUFF
BR-2	BRICK VENEER	DARK CHARCOAL
WD-1	WOOD LOOK SIDING	TEXAS HONEY
MR-1	ALUMINUM RAILING W/ PICKETS	BLACK
SF-1	ALUMINUM STOREFRONT	BLACK

NOTES

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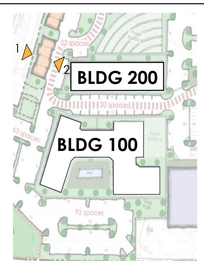
4. EXPOSED SPACING OF ALTERNATIVE LAP SIDING 4", 4", 6", 8", 8"

KEY PLAN



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SEAL

PROJECT

Carter/Austin Sumner Properties

FOR Carter USA

SHEET HISTORY

ISSUE	DATE

ISSUE: ZONING SUBMISSION

DATE: 10/03/2025

JOB NUMBER: 2443804

SHEET TITLE: OVERALL ELEVATIONS TOWNHOMES

SHEET NUMBER: **A4-03**

COMMENTS

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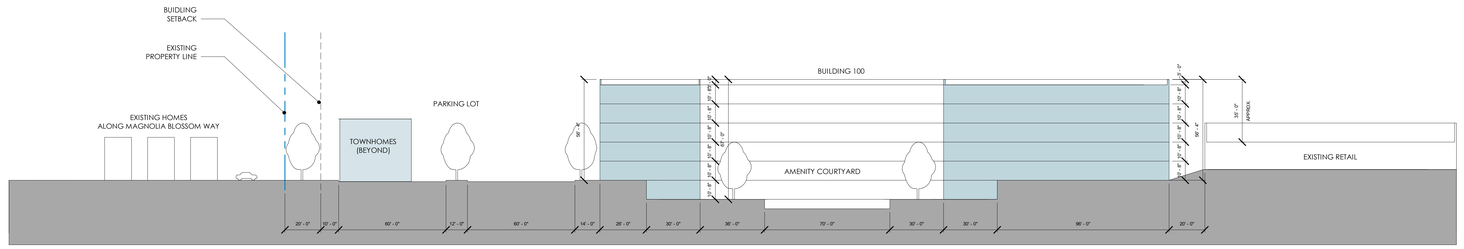
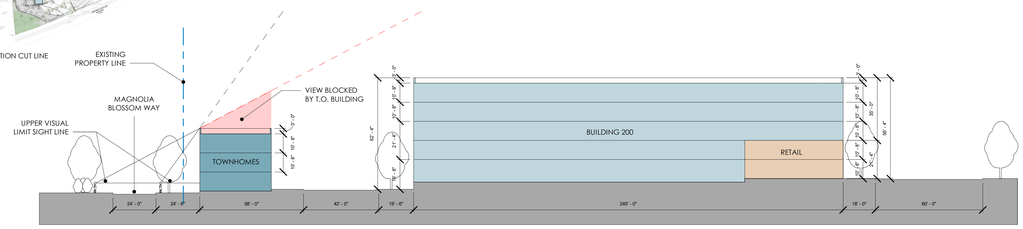
SECTION CUT LINE



4 SECTION D-D

SCALE: 1" = 30'-0"

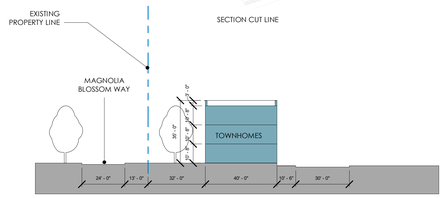
SECTION CUT LINE



3 SECTION C-C

SCALE: 1" = 30'-0"

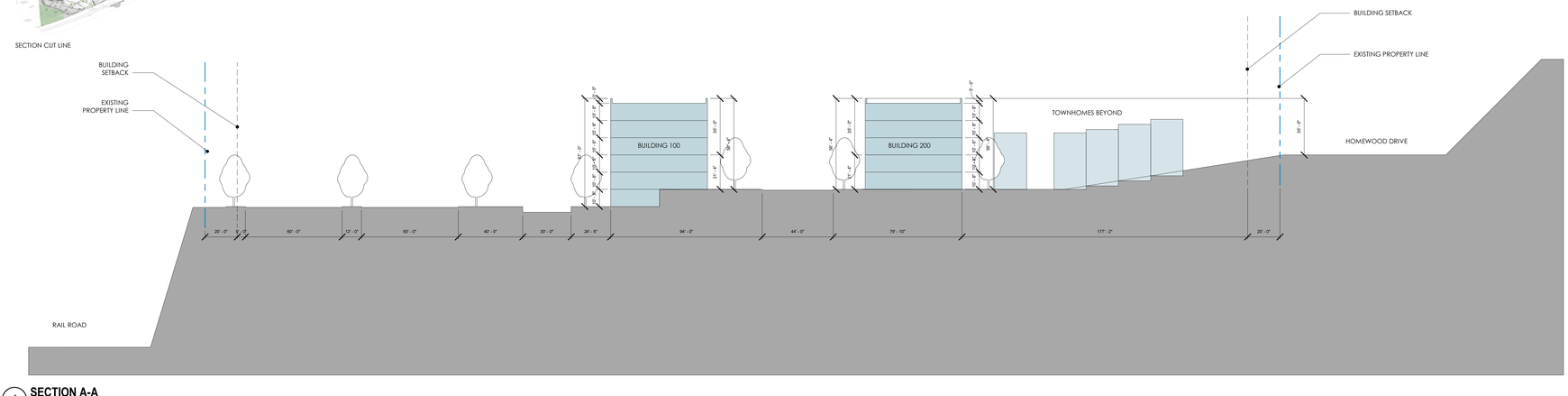
SECTION CUT LINE



2 SECTION B-B

SCALE: 1" = 30'-0"

SECTION CUT LINE



1 SECTION A-A

SCALE: 1" = 30'-0"

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CIVIL ENGINEER
SPG Land Surveyors
236 W. Franklin Street
Hartwell, GA 30643
Contact: Carol Anne Kelley
Tel. 762-253-0473

SEAL

PROJECT

HOMEWOOD VILLAGE

ATHENS-CLARKE COUNTY
ATHENS, GA
FOR: CARTER

SHEET HISTORY

ISSUE	DATE

ISSUE: SCHEMATIC DESIGN

DATE: 09/29/2025

JOB NUMBER: 2443804

SHEET TITLE: OVERALL STREET SECTIONS

SHEET NUMBER: **A1**

COMMENTS

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10/7/2025 1:09:19 AM 30042 \\SERVER01-ATL\Projects-TPP\Carter\Homewood Village 2443804\Graphics\Working Design\Revit\Site Sections.rvt

Homewood neighbors for smart redevelopment of Homewood Village

A redevelopment of this scale is a rare opportunity that will impact our community for decades to come. Many of the surrounding neighbors would be excited about a high-quality redevelopment that could attract more shops, restaurants/cafes, and other amenities, but we are concerned that we will be asked to bear the brunt of negative

traffic impacts without receiving the benefit of a truly enhanced community space where we can gather with our families and neighbors. Athens desperately needs more housing so we are ready to embrace new neighbors, but the project must be done at an appropriate scale, showing respect for the existing context. A project that meets the intent of the Future Land Use map designation "Town Center" would be an asset to the community and bolster our neighborhood pride and sense of place here in Homewood Hills.

The undersigned neighbors respectfully request that the Planning Commission consider the following concerns about the proposed planned development at 2415 Jefferson Road:

1. The scale and density of the proposed planned development are not compatible with the surrounding area. We oppose the construction of two five-story buildings directly adjacent to Homewood Hills and the Cottages at Homewood. Fewer stories, fewer units, and relocating the apartment buildings further from the Cottages would be more compatible.
2. This project lacks compatibility with Town Center designation envisioned for this parcel, as outlined in the ongoing future land use plan update process. In the Town Center designation, "the edges of nodes should be designed to transition to the surrounding neighborhood. Nodes will be designed as compact, walkable spaces with dedicated open space, a functional grid system, and a prioritization on multi-model transit." The project as currently proposed fails to meet these standards.
3. Traffic concerns: We are very concerned about traffic impacts at the intersection of Jefferson and S. Homewood, and potential cut-through traffic from Whitehead Rd. to Jefferson Rd. The submitted traffic impact analysis compares the highest potential impact of the existing development (not current vacancy conditions) to the impact of the redevelopment. We understand that may be standard practice. In this case, because the shopping center currently has a high vacancy rate, this analysis does not give a realistic assessment of the potential impacts on our neighborhood and is therefore insufficient. Please request additional traffic analysis to give a more accurate accounting of the potential impacts.
4. Despite claims that this development is a move closer to providing a Town-Center node, the site plan fails to provide adequate greenspace or connectivity for those walking or biking from surrounding neighborhoods. Please request that the applicant include a more robust internal sidewalk network and include a bike/pedestrian entrance on S. Homewood Dr. (where the vehicle entrance is proposed to be removed) with a crosswalk across S. Homewood.
5. Land use prohibitions: in order to maintain pedestrian orientation and town-center character, please restrict fast food, drive-thrus, auto repair shops, and other auto-oriented uses

6. Please request additional architectural renderings for the commercial component; based on the submitted materials, we are not confident that the architectural upgrades will be high quality.
7. Please require that the commercial upgrades be constructed simultaneously with the apartment buildings. We want to be sure that the commercial upgrades will be completed, and are concerned that Phase III of the project could be abandoned down the line.
8. Please require canopy trees that would have been planted in the power easement to be planted elsewhere on the property, in addition to as much landscaping and walkable greenspace as possible throughout the site.

	A	B	C	D
1	**Date**	**Name**	**Address**	**Why did you sign?**
2	26-May-25	Ben Hornsby	125 Clifton Dr Athens, GA, 30606	Homewood Hills resident wanting the BEST for the community
3	26-May-25	Dale Skeppstrom	195 S. Homewood Dr. Athens, Ga, 30606	I agree with concerns listed above.
4	26-May-25	Kim Alix Langdon	160 Devereux Dr Athens, GA, 30606	
5	26-May-25	Lara Mathes	260 Ashton Drive ATHENS, GA, 30606-	
6	26-May-25	William Tonks	270 Hunnicutt Dr Athens, GA, 30606	I believe the 8 points mentioned are very worthy of discussion. We are not anti-development/housing, just want to be sure as much is done as can be to make improvements that will add to lasting enrichment of our neighborhood.
7	26-May-25	Marnie Yeomans	126 Clifton Dr Athens, GA, 30606	Traffic concerns
8	26-May-25	Mary T. Kramer	140 N Homewood Drive Athens, GA, 30606	I live in Homewood Hills and will be greatly impacted by this development. The traffic and noise generated by this project will impair my safety and ability to enjoy living in my neighborhood. We chose our home several years ago because of the ability to walk and bike safely away from the traffic on Prince and other main roads.
9	26-May-25	Lauren Angert	240 Hunnicutt Drive Athens, Georgia, 30606	I love Homewood Hills and want this project to improve the value of my and my neighbors' homes. I want this project to improve our neighborhood rather than destroy it.
10	26-May-25	Mari Braveheart-Dances	133 S. Homewood Drive Athens, GA, 30606	I signed, because I wholeheartedly agree with each and every aspect of this petition. It will be a monumental failure of vision to allow the development as it currently stands, without attention to the details of quality standards this parcel demands - both for residents of Homewood Hills as well as the nearby Cottages. Unequivocally, people will cut through Whitehead Road. So it will negatively impact that neighborhood as well. Attention to all matters in this petition and thus changes made that are in line with the vision for Athens, is imperative. Athens' character must not be damaged or destroyed by this type of development as it currently stands.

	A	B	C	D
11	26-May-25	Eileen Driscoll	146 S Homewood Dr Athens, GA, 30606	Too much congestion in a small area. Traffic.
12	26-May-25	Barbara Houze	180 Pendleton Athens, Ga, 30606	Agree with suggestions and am concerned about quality and impact of renovations
13	26-May-25	Robert Parker	185 North Homewood Dr Athens, GA, 30606	Resident of Homewood hills concerned about development plans and traffic issues.
14	26-May-25	Nancy Jackson	285 Hunnicutt Dr. Athens, GA 30606, GA,	I have the same concerns referenced in the petition.
15	26-May-25	Jill Weekley	220 Clifton Drive Athens, GA, 30606	I am a resident in favor of these changes.
16	26-May-25	Robert Heath	120 Pendleton Dr Athens, GA, 30606	Traffic concerns
17	26-May-25	Steven Casadont	189 Pendleton Drive Athens, GA, 30606	Because I am in full agreement with all of the concerns expressed in the petition
18	26-May-25	Seth Hendershot	140 S Homewood Dr Athens, GA, 30606	We live one block away from the proposed development and are concerned about the potential impact it will have on our community.
19	26-May-25	Janet Slavin	120 Atkinson Dr Athens, GA, 30606	Deep concerns about construction, business types, tenant quantity & quality, impact on traffic & well established residential neighborhoods.
20	26-May-25	Dylan Wilson	193 Pendleton Dr Athens, GA, 30606	The houses in this neighborhood have character. Large unattractive contemporary style apartment building don't mesh with the unique style of Homewood Hills. The potential overload of the Jefferson and Homewood intersection is not only inconvenient for those living here, but also for everyone commuting to and from Athens daily using Prince/129.

	A	B	C	D
21	26-May-25	Michael Goltzer	120 Valleywood Athens, GA, 30606	I'm concerned that any increased traffic flow will produce unsafe conditions. I noted that the developer stated that improvement to storefronts and the retail properties would be deferred to some undefined date and worry that they might not be implemented. I also heard the developer comment about retaining the "mature trees" along Homewood. Those are Bradford Pears, which are essentially undesirable invasives. They should be replaced, preferably with native trees or other plants to screen the view of the five story apartments from the road.
22	26-May-25	Kelly Whitcomb	193 Pendleton Drive Athens, GA, 30606	
23	26-May-25	Lou Tolosa-Casadont	189 Pendleton Drive Athens, Georgia, 30606	I agree with the respectful request stated above asking that the Planning Commission and Board of Commissioners consider the following concerns about the proposed planned development at 2415 Jefferson Road. Thank you for taking these concerns into account.
24	26-May-25	Melissa Aguilar	290 hunnicutt drive Athens, GA, 30606	I desire smart redevelopment for our neighborhood.
25	26-May-25	Dennis Frary	125 Hunnicutt Dr Athens, GA, 30606	For a better plan.
26	25-May-25	Kim Zanone	Athens, GA, 30606	The issues above seemed like valid reasons to sign.
27	25-May-25	Lilyan West	145 Atkinson Dr Athens, GA, 30606	I oppose this development. I pay almost $6,500 taxes as a homeowner in Homewood Hills. Please respect our wishes and do not go through with this project.
28	25-May-25	Kelly Purcell	245 Hunnicutt Drive Athens, Georgia, 30606	I am concerned about the traffic.
29	25-May-25	Deryl Bailey	135 Valleywood drive Athens, GA, 30606	

	A	B	C	D
30	25-May-25	Mark Ralston	190 PENDLETON DR ATHENS, GA, 30606-1645	I live in Homewood Hills and drive by this area twice daily or more, as well as bicycling through it frequently. I agree with the points articulated in this petition. The redevelopment needs to have lower buildings, especially at the end near Homewood Cottages, traffic impact estimates seem unrealistic, postponing commercial development presents a risk that it may not be built at all, and the site needs better bike/ped infrastructure and connectedness.
31	25-May-25	Lindsey Patat	225 Pendleton Dr. Athens, GA, 30606	Too much traffic, and housing too dense.
32	25-May-25	Samuel Patat	225 Pendleton Dr Athens, Georgia, 30606	Too much density/traffic already, not enough green-space.
33	25-May-25	Zach Moore	133 Magnolia Blossom Way Athens, GA, 30606	
34	25-May-25	Anna Moore	260 magnolia blossom way Athens, Ga, 30606	
35	25-May-25	Anne Ridgway	264 Magnolia blossom Way Athens, Ga, 30606	I could write a book, but basically all the reasons above. This is also not going to help the issue of affordable housing. The worst part is no one has thought how this will impact traffic. 200 plus residents trying to make a right out of the complex into a lane that leads to the loop is ridiculous. It is like no one has been out here to test any of these issues. Losing the commercial space is ridiculous. We have businesses now that are fine. Please rethink the five stories. I would think two stories is fine. Allow these to be homes or condos with apartments that are affordable. Make the space green and accessible. Rezoning because you want more money from apartments is not in our best interest.
36	25-May-25	John R Caldwell	521 Lakeland Court Athens, GA, 30607	I live in this area and I want to see responsible growth and building.
37	25-May-25	Scott Pippin	160 N Homewood dr Athens, GA, 30606	

	A	B	C	D
38	24-May-25	Anna Bearden	282 Janice Drive Athens, GA, 30606	While I support additional housing and a development in The Homewood Hills shopping center, a more thoughtful development in keeping with the infrastructure and current needs of the community feels more in line with helping to maintain the current character and use of this area of the neighborhood. I am most concerned with the onslaught of traffic and already fraught thoroughfare usage of the neighborhood streets in the event of this level of additional housing.
39	24-May-25	Scotty Diesch	200 Valleywood Drive Athens, GA, 30606	I want more green space planned into the build. And for more thought about future traffic to be taken into consideration.
40	24-May-25	Stephanie Starr	175 Valleywood drive Athens, Ga, 30606	I live in the neighborhood and would like to see redevelopment be held to a high standard and done well.
41	24-May-25	John Brannen	245 Sharon Cir. Athens, GA, 30606	
42	24-May-25	Lindsay Brannen	245 Sharon Circle Athens, GA, 30606	I feel that the way the project has been rolled out so far, it does not take into account that it is basically INSIDE the Homewood Hills/Cottages at Homewood neighborhoods. The scale of the proposed apartments does not fit the areas surrounding it. Also, with so much commercial space being torn down and not replaced, the quality of businesses that will move in is of huge concern to me. I do not want to see any drive-thru chains, as that will only create more traffic. It will also create the type of customer who is coming into the shopping center only to leave immediately after their drive-thru destination. I would much rather see a shopping area where people can easily walk or bike or drive and stay a while, visiting several types of stores and/or eateries. I am also concerned about the commercial space being updated after the apartments are built, as mentioned in the petition. It should be addressed alongside the building of the apartments.
43	24-May-25	Theresa Wright	190 Atkinson Drive Athens, GA, 30606	We have an historical neighborhood with a family-friendly, safe sense of place. Adding 5-story apartment buildings at the entrance to our neighborhood is inconsistent with that sense of place. Apartment buildings will decrease property values, create additional traffic problems, and promote using the current neighborhood as a cut-through to Whitehead Road to avoid the congestion at the Jefferson Road stoplight. The intersection is already dangerous, adding more cars will make it treacherous. The property owner does not historically take great care of the property and we can only anticipate consistent behavior in the future.

	A	B	C	D
44	24-May-25	Suzanne Reichner	235 CLIFTON DR Athens, GA, 30606	We do need update and housing in our shopping center but feel that the current structures are an eye sore and the concern of added traffic to the already busy Jefferson/Homewood exit. It is a great investment for the company but not for the Homewood community.
45	24-May-25	David Jones	130 devereux dr Athens, Ga, 30606	Do not want the congestion in the neighbirhood
46	24-May-25	Sophia Turkington	360 Ashton Dr Athens, GA, 30606	Traffic concerns, lack of green space, poorly configured design, lack of foresight This development feels like it is trying to prey on poor people and disregards/is ignorant of all surrounding infrastructure.
47	24-May-25	Faith Critzer	215 Pendleton Drive Athens, GA, 30606	Would like to have purposeful development with proper planning and development for increased occupancy as well as opportunities to revitalize the area commercially to benefit all in the neighborhood.
48	24-May-25	Erin McElroy	160 Valleywood Dr Athens, GA, 30606	In addition to providing additional affordable housing, I would like to see more space for recreation/greenspace that can be utilized by several surrounding neighborhoods.
49	24-May-25	Susannah Dalling	150 Ashton Drive Athens, GA, 30606	Decreased property values within the subdivision. Increased negative traffic issues within the neighborhood. Development plans not fitting for the location!!!
50	24-May-25	Andres Aguilar	290 Hunnicutt Dr Athens, Ga, 30606	
51	24-May-25	Jim Black	240 Magnolia Blossom Way Athens, GA, 30606	While I'm for growth & redevelopment in Clarke County, I don't want to overburden the infrastructure, which I believe adding 220 vehicles to an already congested roadway will do. A solution should be determined regarding the Homewood/Jefferson Hwy intersection and widening the bridges over the railway & bypass.
52	24-May-25	Robert Thompson	370 Ashton Dr Athens, Ga, 30606	My main concern is traffic. I've lived on Ashton Dr for 20+ years and nothing has been done to discourage cut through traffic despite multiple attempts. I can't imagine this project is going to help this problem.
53	24-May-25	Rachel Hanauer	160 Clifton Dr Athens, GA, 30606-1631	Athens needs more good housing with green space, play space for kids, and integrated plans for transportation and commercial development. The current proposal does not meet those requirements.
54	24-May-25	Alex Strauss	160 Clifton Dr Athens, GA, 30606	

	A	B	C	D
55	24-May-25	Laura Fowler	240 Ashton Dr Athens, Ga, 30606	Concerns about cut through traffic from Whitehead Rd to Jefferson Rd. I live on Ashton Dr and cars drive too fast cutting through
56	24-May-25	Todd Miller	115 Clifton Drive Athens, GA, 30606	
57	24-May-25	Jeffrey Hanna	285 Pendleton Drive Athens, Ga, 30606	We agree with the assertions of this document and don't want to have our neighborhood negatively impacted!
58	23-May-25	Karen Handel	175 N Homewood Drive Athens, GA, 30606	
59	23-May-25	Andreas Handel	175 N Homewood Drive Athens, GA, 30606	While I am supportive of a redevelopment of the shopping center, I fully agree with the petition that the current plan pretty much only focuses on maximizing profits for the developers with little concern for the overall suitability and fit for the neighborhood, location, and Athens in general.
60	23-May-25	Colette Walsh	225 Magnolia Blossom Way Athens, Ga, 30606	I am concerned about the points mentioned above and additionally about the traffic to the back entrance from S Homewood onto Magnolia Blossom Way. As this access road is the only way in and out of the Cottages at Homewood.
61	23-May-25	John McMillan	110 Clifton Drive Athens, GA, 30606	Because I agree
62	23-May-25	Bret Jamieson	245 Clifton Dr Athens, GA, 30606	I have almost no faith in our commission or planning department to do anything to benefit me and my family. 20 years of living in Athens has only further cemented this understanding so any suggested improvement upon their initially approved proposals is welcome.
63	22-May-25	Ike McKim	175 Clifton Dr Athens, GA, 30606	I like bikes
64	22-May-25	Brent Hedrick	392 Ashton Drive Athens, GA, 30606	I agree with these points. My primary concern is a walkable/ bikeable pleasant center with amenities like groceries and a pub. Don't want dialysis center and auto zone with the associated car traffic . Class it up come on
65	22-May-25	Kathryn Kipling	392 Ashton Drive Athens, GA, 30606-1622	I want to ensure this project is done thoughtfully and with a positive or neutral impact to the neighborhood. Especially concerned about cut through traffic on Ashton.

	A	B	C	D
66	22-May-25	Robert Ford	175 Clifton Drive Athens, GA, 30606	I am concerned this will turn into another area similar to the new Publix shopping center on Jefferson, just fast food, auto shops and nail salons. This sounds nothing like the town center plan we had envisioned. Traffic is also going to be a nightmare.
67	22-May-25	Melissa McKim	175 Clifton DR Athens, GA, 30606	I live here.
68	22-May-25	Rielle Navitski	375 Ashton Dr Athens, GA, 30606	
69	22-May-25	Paige Trammell	192 Magnolia Blossom Way Athens, GA, 30606	I live in the Cottages at Homewood and the new development would directly affect me. I was very excited to hear about the renovations happening to our Homewood Village initially. We could definitely benefit from some new businesses and a clean up of the area. Right now I really only go to the Taqueria La Parrilla. I have gone into the Dollar General Market a few times and have felt extremely unsafe most of the times I have been by. New restaurants and businesses are exactly what we need. I am very upset to hear about the apartments being built though. I have no idea how over 200 apartments are going to fit in the area and where these extra 200-400 people are going to park. This is going to create unnecessary traffic and backups at our one light to get out of the area. I chose this neighborhood and this side of Athens to avoid the traffic that many of the other areas in town see. I find it very hard to see any benefit to these apartments. It's going to create congestion and our nice quiet quaint neighborhood will most definitely be impacted in a negative way. Please think about those of us that are already living in this area and how this redevelopment plan could negatively affect us. Again, we are excited to see a cleanup of the area and growth for businesses but apartments are not necessary and will just cause problems for us that are already living here.
70	22-May-25	Jacob Sapp	238 Moss Side Dr Athens, GA, 30607	Let's do this, but let's do it right!
71	22-May-25	Mary Ramsey	135 Hunnicutt Drive Athens, GA, 30606	

	A	B	C	D
72	22-May-25	Madeline Hassett	143 Clifton dr Athens, GA, 30606	I don't want my neighborhood entrance to have fastfood restaurant developments with no concern for residents and too many apartments with not enough green space or pedestrian access.
73	22-May-25	Karen McCullough	170 Hunnicutt Dr Athens, GA, 30606	I'm going to be impacted by the development.....the traffic circle is already dangerous
74	22-May-25	Jeannie Heath	120 Pendleton Drive Athens, GA, 30606	I live in Homewood Hills. I agree with the requests in this petition .
75	21-May-25	Sarah Jones	125 Sharon Court Athens, GA, 30606	To ensure the new development makes sense for the area.
76	21-May-25	Chris Moore	260 Magnolia Blossom Way Athens, GA, 30606	I live in the Cottages of Homewood, a tightly knit community where we all value our peaceful residential space. The proposed development as it stands now in close proximity to our entrance will be invasive for those of us who live on Magnolia Blossom Way. While we most certainly want Homewood Village to be reconfigured, we want it done so in a tasteful way...not in a way that solely benefits the developer.
77	21-May-25	David Martin	100 Sharon Ct. Athens, GA, 30606	I love my city and my neighborhood, so I want any changes to my city and neighborhood to be done as thoughtfully as possible.
78	21-May-25	Teresa Stokes	165 Hunnicutt Drive Athens, GA, 30606	Support the development of this shopping center as outlined in the petition.
79	21-May-25	Lexi Torres	100 Sharon Court Athens, GA, 30606	I live in Homewood Hills and want the new development to be designed to optimize green spaces, pedestrian access and community amenities.
80	21-May-25	Bert Stone	133 Clifton Dr Athens, Ga, 30606	Common sense development
81	21-May-25	Leslie Fraser	255 WESTWOOD DR Athens, GA, 30606	Really not a fan of traffic.
82	21-May-25	Mary Berry	215 Clifton Dr ATHENS, GA, 30606	I am a concerned neighbor who wants to see responsible construction that brings value to our shopping center and neighborhood. Please do not close off access to Homewood Hills Shopping Center from S. Homewood Drive.
83	21-May-25	Karen Denning	320 Atkinson Dr Athens, Ga, 30606	Against new development-traffic is already horrible in our area!!
84	21-May-25	Jean Ryan	335 Ashton Drive Athens, GA, 30606	

	A	B	C	D
85	21-May-25	Jonathan Robinson	115 Moss Side Dr Athens, Georgia, 30607	Agree with all 8 concerns listed for the proposal.
86	21-May-25	Derek Moore	360 Ashton Drive Athens, GA, 30606	I am concerned by this project as a whole. The increase in cross through traffic on Ashton Drive along with the lack of infrastructure upgrades when it comes to the intersection are both concerning to me. Also where is the greenspace? This seems like a quick way for a development company to make a few bucks.
87	21-May-25	Kim Logan	398 Ashton Drive Athens, Georgia, 30606	Concerned about traffic and those that would use Ashton Drive as a cut through (from Whitehead Road to the shopping center). This is already an issue.
88	21-May-25	Susan McCormick Skepps	195 S Homewood Dr. Athens, GA, 30606	All items listed above are valid concerns. I have lived here over 30 years and understand the need for the shopping center redevelopment. My main concern is for traffic to be dealt with effectively.
89	20-May-25	Linda Kimsey	220 Moss Side Drive Athens, Georgia, 30607	We are very concerned about the number of apartments and the volume of cars that will affect our traffic flow! Jefferson Road is slready a nightmare and cannot be widened.
90	20-May-25	Rick Cogdell	135 Raintree Ct Athens, GA, 30607	Concerned neighbor. Want a development that encourages people to gather. Hope there is some outdoor dining opportunities with surrounding trees and shrubs. Hope construction is high quality that encourages quality businesses !
91	20-May-25	Belle Clemetson	140 Moss Side Drive Athens, GA, 30607	I am concerned over the new redevelopment. I am concerned over what it will bring to the area and how it will affect my property values if not done properly.
92	20-May-25	Tim Holt	262 Moss Side Drive Athens, Georgia 30607,	Interested in keeping a nice looking neighborhood
93	20-May-25	Owen Beasley	180 Atkinson Dr Athens, GA, 30606	I believe in the power of green spaces and thriving walkable communities!
94	20-May-25	Reed Sheats	198 Moss Side Drive Athens, GA, 30607	These all seem to be reasonable requests for the redevelopment.

	A	B	C	D
95	20-May-25	Jon McElroy	228 Magnolia Blossom Way Athens, GA, 30606	I agree 100 percent with the above statements and concerns. I am staunchly against what has been proposed to date. We have waited many years for this site to be redeveloped and the proposed project is not what the community envisions for this site. I would also strongly state that this plan is not even the way the Developer would build if there weren't easements and leases in place. They should be patient like we have been build it the way the community envisions and deserves.
96	20-May-25	Claire James	244 Moss Side Dr. Athens, GA, 30607	
97	20-May-25	Amy Bales	190 S Homewood Drive Athens, GA, 30606	I live on S Homewood and my elderly father lives with me. I have had to have our mailbox moved due to the traffic despite the new speed humps that have been added in the last year. I am not in the best of health and neither of us could walk across the street the get the mail because of the high volume of through traffic and high rate of speed without any regard to the people who live in the neighborhood. The red light at Jefferson/Prince will not be able to handle an additional volume of cars that is proposed for the new development. How about doing a traffic study that would last for more than one day or better yet how about doing it on a home UGA game. The development will put an even more strain on the through traffic cutting from Whitehead Road to Jefferson/Prince. The high rate of the homeless that is already in this area is ridiculous that the county can not take of at the moment.
98	20-May-25	Carey Hornsby	125 Clifton Dr Athens, GA, 30606	To encourage the best future for our neighborhood.
99	20-May-25	Tiffany Andrews	160 Sharon Circle Athens, GA, 30606	Preserving and/or bettering our wonderful neighborhood is important to me.

	A	B	C	D
100	20-May-25	Jeannette Herzog	109 Magnolia Blossom Way Athens, GA, 30606	I'm one of the first homes immediately behind the shopping center in the Cottages. The proposed 5-story buildings would all but blot out the limited view beyond the shopping center that we near the front of the neighborhood have now. Additionally, the traffic that 200+ units would generate would be overwhelming. S Homewood already struggles with people turning left into the shopping center with folks behind them. It's simply not made for more traffic than it currently sees. I'm all for housing options, but would love to see a more reasonable less-dense use - townhomes or condos that can be purchased by folks as first-time homebuyers if they are ready. The continued proliferation of rental housing does nothing for the future of the middle class. Also I totally understand that the leases of the existing tenants must be honored but I would also want to see assurances that renovations would bring in higher caliber establishments but also long-term ones.
101	20-May-25	Connie Johnson	145 Moss Side Drive Athens, GA, 30635	To protect our neighborhood with the best possible use of development.
102	19-May-25	Jane Holt	262 Moss Side Dr Athens, Georgia, 30607	I share the concerns of a large development compromising our community in multiple ways. A much truer town center concept with lower density would be more amenable.
103	19-May-25	Jenny Best	101 Moss Side Dr. Athens, GA, 30607	Concern about the nature of area developments.
104	19-May-25	Wilda Sharoff	205 Hunnicutt Dr Athens, Ga, 30606	
105	19-May-25	Kelly Curran	144 Magnolia Blossom Way Athens, GA, 30606	I live in Cottages at Homewood and am very concerned about traffic. I'd also prefer more commercial space vs high rise residential. I'm in favor of redeveloping this center, but think that there are better options

	A	B	C	D
106	19-May-25	Jeff Soileau	105 Hunnicutt Dr. Athens, GA, 30606	I vehemently oppose the construction of an apartment complex in the Homewood Hills neighborhood. This is a blatant money-grab for wealthy developers. These "investors" do not care about the quality of life of those of us who purchased property here precisely to AVOID living among apartment complexes. (We purchased our home from the original 1960 owners with intention of retiring in this neighborhood in a few years.) The millionaires that are backing this project do NOT live here. They see this as profit-driven only. Again, vehemently opposed to this.
107	19-May-25	Mary Haddon	170 Sharon Cir Athens, GA, 30606	As a resident of Homewood Hills, I am very concerned about the increased traffic without any modifications/updates/upgrades to the current intersection of Homewood and Jefferson road.
108	19-May-25	Sheridan Soileau	105 Hunnicutt Drive Athens, GA, 30606	Opposed to apartment buildings in our neighborhood.
109	19-May-25	William Benson	235 Moss Side Drive Athens, GA, 30607	Very concerned about traffic implications.
110	19-May-25	Elizabeth Little	170 N Homewood Dr Athens, Ga, 30606	I am in this neighborhood and I am concerned that the concept of a neighborhood center is not being honored. We need some neighborhood stores. Too many apartments (5 story apartment buildings!) and no mention of redevelopment of the commercial. As planned there are too many negatives for the neighborhood and no positives.
111	19-May-25	Curtis H Collier Jr	165 Moss Side Dr Athens, GA, 30607	Traffic congestion. Negative effect on surrounding property values. Object to 5 story buildings. Need more information on quality of buildings and overall development.
112	19-May-25	Louise M Collier	165 Moss Side Dr Athens, Ga, 30606	Traffic concerns. Quality of development. Impact on area property values.
113	19-May-25	Nancy Snowden	129 Magnolia Blossom Way Athens, Ga, 30606	Five stories is unacceptable. At the most three stories would be acceptable. Too little emphasis on high end retail. Traffic will be too high for this area.
114	19-May-25	Joseph Astacio	295 Pendleton Dr Athens, GA, 30606	I'm against the magnitude of this project and concerned with its impact on existing neighborhoods. Traffic congestion, noise, lack of green space.

	A	B	C	D
115	19-May-25	Justin Brogdon	210 Hunnicutt Dr. Athens, GA, 30606	For years as a neighborhood we have wished and hoped for a revitalization of the Homewood shopping center. Something that would benefit all of us who live in the area. When we heard there were talks of change we were excited, less excited to know that it's going to be an apartment complex bringing an incredible amount of traffic to that intersection. We are hopeful, but want to make sure our voice is being heard. Don't ruin our amazing neighborhood!
116	19-May-25	Kalena Bragg	130 Valleywood Dr Athens, GA, 30606	
117	19-May-25	Jordan Dotson	119 CLIFTON DR ATHENS, GA, 30606	I am excited about this new space and development, but want to ensure it's done nicely and in a smart way. This could be amazing, but needs to be thought through and the established neighborhoods surrounding need to be taken into consideration. We don't need a new apartment building that will be run down in 5 years and then only attracting bottom of the barrel stores. The shopping and housing should be a positive addition to the area, not another future reason to throw up a dollar general and trashed apartment complex
118	19-May-25	Monica Stapleton	130 Moss Side Drive Athens, GA, 30607	The proposed development wouldn't enhance the area or provide a benefit, if built in the way the developer is intending. The additional traffic burden to the area would snarl traffic worse than it already does around rush hour. The developers have referred to this as a high-end property, but nothing about the way they have described it seems high-end. They would need to do significant landscaping to the area, to improve the appearance of that plaza and they have not show that is in their plans.
119	19-May-25	Janine Sheedy	130 PENDLETON DR Athens, GA, 30606	
120	19-May-25	Angela Burgess	125 Moss Side Dr. Athens, GA, 30607	I am a neighbor who is invested in my community.
121	19-May-25	Gillian Herbert	120 Sharon Circle Athens, GA, 30606	I share concerns with my neighbors, especially regarding the traffic impact as a result of this plan.

	A	B	C	D
122	18-May-25	Macy Fox	155 N Homewood Dr Athens, Georgia, 30606	We live in Homewood Hills. I am concerned about the increase in traffic, and the increase in people coming through the neighborhood. We live on N Homewood Dr on a large hill and we already have people speed around the curve and down the hill. We have two little girls who play outside, and I worry about having so many new people in the neighborhood. Will we still feel safe walking around the neighborhood? Will we feel like our children can learn to ride a bike in our neighborhood? We moved to Homewood Hills for the friendly neighborhood atmosphere. Currently there is a very strong sense of community and safety. Please help us to maintain this. We are very keen to hear about how this development will integrate with the existing neighborhood. My husband and I both have a degree in horticulture from the University of Georgia and are happy to give recommendations on affordable, low-maintenance native trees and plants for the canopy cover and green space. Trees and green spaces are such an important part of our environment that contribute to air & water quality, biodiversity, beauty, and mental wellbeing. They help to prevent erosion and promote urban cooling. Let's keep Athens green (quite literally) and be an example for further development.
123	18-May-25	Scott Long	180 Clifton Dr ATHENS, GA, 30606	What I have seen of the plans thus far is underwhelming to say the least.
124	18-May-25	Susan Bell	245 Ashton Dr. Athens, Georgia, 30606	As a Homewood Hills' homeowner who will be directly affected by this development, I'm very concerned about the impact the development will have on our neighborhood and support all the specific requests stated in this petition. My hope is that both Athens-Clarke County and the developer will care enough about those of us who will be impacted most to address our concerns.
125	18-May-25	Jeremy Patat	225 Pendleton Dr Athens, Georgia, 30606	Concerned neighbor.

	A	B	C	D
126	18-May-25	Sue Barber	187 S Homewood Drive Athens, GA, 30606	Because I want to protect our neighborhood.
127	18-May-25	Niyantri Ravindran	165 Valleywood Drive Athens, GA, 30606	I share some of these concerns and the proposed alternatives sound reasonable to me.
128	18-May-25	Todd McDaniel	125 Sharon cir Athens, ga, 30606	
129	18-May-25	Max Wilson	180 N Homewood Dr. Athens, Ga, 30606	I have all the same concerns listed, and I'm mostly concerned, that the current plans will not allow adequate community space for the existing neighborhood as well as the underestimation of traffic concerns in the original traffic study.
130	18-May-25	Elizabeth Meeley	180 N Homewood Drive Athens, GA, 30606	I completely agree that a town center would benefit our neighborhood and community as a whole, if done well. The plans, as submitted fall short, as well stated above. All of these adjustments need to be made in order for this development to add value to Athens!
131	18-May-25	Corey Saba	121 Magnolia Blossom Way Athens, GA, 30606	I am opposed to this plan as it will negatively impact my quality of life and likely reduce my property value. The traffic at the intersection is already bad enough, especially if you are coming off the outer loop and trying to merge 3 lanes of traffic to turn onto S Homewood.
132	18-May-25	Heather McElroy	228 Magnolia Blossom Way Athens, GA, 30606	I'm against hundreds of apartments in Homewood Village. There are so many better options for smart housing that will be complimentary to the surrounding neighborhood. The commercial redevelopment should be the first priority to turn the complex around. That cannot happen with the current tenants in place-DG market, the call center and the thrift store.
133	18-May-25	Samuel Potter	130 Ashton Ct Athens, GA, 30606	
134	17-May-25	Nicholas Basinger	South Homewood Drive, South Homewood Drive,	Because I believe that the connectivity for bike and pedestrian access can be improved. I would like the developer to think more creatively about how to make this a community hub and not a quick flip to make a buck.
135	17-May-25	Grace Tuschak	146 South Homewood Drive Athens, GA,	

	A	B	C	D
136	17-May-25	Lauren Black	240 Magnolia Blossom Way Athens, Ga, 30606	
137	17-May-25	Olivia Potter	130 Ashton Court Athens, GA, 30606	Our home is currently negatively impacted by the noise due to the traffic from Jefferson Road to Whitehead road via Ashton Drive. Would love to mitigate any further negative impacts. But so excited for the right changes to be made to the HH shopping center!
138	17-May-25	Gloria McCrary	100 South Homewood Drive Athens, GA,	These apartments will literally be in my backyard
139	17-May-25	Deborah Swinford	227 Hunnicutt Dr Athens, Ga, 30606	I have lived in Homewood Hills for over 32 years and share all the concerns as outlined in the petition. Very concerned about the increased traffic to the neighborhood. We have no sidewalks and this is a neighborhood where individuals and families are out walking daily. Many young families with children have moved into the neighborhood. We already have an issue with traffic cut through from Whitehead. This will only increase if proposed apartments are built Two five story apartment buildings are not what most of us envisioned for the shopping center.
140	15-May-25	Jennifer Hendershot	140 S Homewood dr Athens, GA, us, 30606	I am very concerned about the negative impact of this development as it stands. I do not want it to move forward without the developers addressing the concerns outlined in this petition.

Marc Beechuk

From: Max Doty
Sent: Thursday, June 5, 2025 5:41 PM
To: Marc Beechuk; Stephen Jaques
Cc: Planning Internet Email
Subject: FW: [EXT]Fw: Planning commission letter/Jefferson Rd

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From: Del Little [redacted]
Sent: Thursday, June 5, 2025 5:16 PM
To: Planning Internet Email <Planning@accgov.com>
Subject: [EXT]Fw: Planning commission letter/Jefferson Rd

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Please share this with the commissioners even though it is too late for their meeting this evening. I sent it to the wrong address yesterday.
---del

From: Del Little [redacted]
Sent: Wednesday, June 4, 2025 10:37 AM
To: planning@acc.gov <planning@acc.gov>
Subject: Planning commission letter/Jefferson Rd

Dear Commissioners,

My name is Del Little. I live at 160 Crescent Road which is perpendicular to Jefferson Road between Homewood Hills Drive and Lavender Road. This email is in opposition to residential development off Jefferson Road.

I would urge you to look at traffic flow before any more development is recommended in this area. There are six stop lights in the two miles between South Homewood Hills Drive and Lavendar Road. A main issue is that this stretch of Jefferson Road has no turning lanes. Those of us who live on streets where we egress/ingress onto Jefferson Road without a light have long waits to pull out and harrowing waits when we have to hope an entire lane of traffic safely stops behind us while we try to get across oncoming traffic. I think if you look at the accident reports for this stretch of highway that you will find an abnormally high number of incidents.

Until there are turning lanes on Jefferson Rd. from Homewood Hills to Lavender Road the idea of more housing is unsafe. Also Hawthorne and Prince Ave are bumper to bumper at times and residential development out here will not help that.

Thank you for considering these issues as you prepare to vote,
Del Little

Marc Beechuk

From: Molly DePriest
Sent: Thursday, June 5, 2025 8:11 AM
To: Stephen Jaques; Marc Beechuk
Cc: Planning Internet Email
Subject: FW: [EXT]Proposed development at 2415 Jefferson Road

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jeanne Herzog [redacted]
Sent: Wednesday, June 4, 2025 9:50 PM
To: Planning Internet Email <Planning@accgov.com>
Subject: [EXT]Proposed development at 2415 Jefferson Road

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Hello,

I'm unfortunately not likely to be able to attend the planning meeting on June 5th, 2025 in person, but I hope my comments herein can be read and/or considered in my absence.

I'm a 13-year resident of the Cottages at Homewood, located directly behind the shopping center. This is my first home, and I'm very proud of the continued investment I've made in it since purchase I'm the third house on the left as you enter the community, so quite close to the entrance.

While I am in favor of redevelopment of the shopping center generally, I am concerned about this proposal primarily due to the density of the planned residential units and the impact they would have on traffic in and around the existing entrances to the center, especially using Magnolia Blossom Way as primary ingress and egress point.

I did some quick calculations - there are 55 homes in the Cottages neighborhood. The parcel on which they sit is about 20 acres, but that includes a lot of greenspace. Assuming the 55 homes occupy half of the total acreage, that's an average 5.5 homes per acre. The proposal is for 233 units on a little over half of that 10 acres - a density of about 44 units per acre. Eight times the density.

Where do these residents park? How do they reach the parking? The most convenient way seems to be via the existing entrance to my neighborhood since the plan is to remove the second entrance to the parcel from S Homewood. 8 times the vehicle traffic in a location where it is readily audible to me today, even inside my home. 8 times the number of people driving entirely too fast for such a narrow residential road.

Further concerns include the proliferation of rental units within ACC. When will people ever get the opportunity to buy their first home, like I was able to in 2012, if as a community we continue to prioritize large rental properties like this over development of smaller homes and townhomes that could afford opportunities for home ownership?

Again, I applaud the developers for seeking opportunities to revitalize this shopping center. However, the current plan does little to benefit me and my close neighbors and instead has the potential to materially degrade our enjoyment of the existing neighborhood.

I hope that the planning committee finds that the current plan is not the right one for our community and that future plans do more to consider the folks already living here.

Thank you,
Jeannette Herzog
109 Magnolia Blossom Way

Marc Beechuk

From: Max Doty
Sent: Wednesday, June 4, 2025 8:31 AM
To: Marc Beechuk; Stephen Jaques
Cc: Planning Internet Email
Subject: FW: [EXT]Homewood Village Plan

From: David B Nichols [redacted]
Sent: Wednesday, June 4, 2025 8:27 AM
To: Planning Internet Email <Planning@accgov.com>
Subject: [EXT]Homewood Village Plan

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I am not opposed to changing the zoning to accommodate the proposed plan for the Homewood Shopping Center. However, I would like to see the plan changed from the currently proposed 5 story buildings to a maximum of 3 stories. Three stories would be more in scale with the existing shopping center buildings, but more importantly, three stories are more comfortable to pedestrians utilizing the proposed drive between the two buildings.

Before the eventual plan for the site is approved, I hope the developers would be more innovative in the approach to dealing with stormwater such as utilizing green roofs and adapting some of the Portland, OR green streets initiatives to the entry drive and to the proposed drive between the two buildings.

David Nichols
241 Moss Side Drive
Athens, GA

Stephen Jaques

From: Rachel Gomez
Sent: Monday, August 18, 2025 11:26 AM
To: Stephen Jaques; Robert Walker
Cc: Planning Internet Email
Subject: FW: [EXT]Letter of Support - 2415 Jefferson Road - Homewood Village Redevelopment Project

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From: Brett DeLoach [redacted]
Sent: Monday, August 18, 2025 10:36 AM
To: Planning Internet Email <Planning@accgov.com>
Cc: Bruce Lonnee <Bruce.Lonnee@accgov.com>
Subject: [EXT]Letter of Support - 2415 Jefferson Road - Homewood Village Redevelopment Project

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Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

As both a commercial real estate broker in Athens and a long-time resident of the Homewood Hills neighborhood, I am writing to express my strong support for the proposed redevelopment of Homewood Village at 2415 Jefferson Road.

This project represents a transformative opportunity for our community. The thoughtful, phased approach to revitalizing this aging retail plaza will not only address long-standing vacancy and safety concerns but also introduce much-needed housing and public space to the area. The integration of multifamily residences, neighborhood-scale retail, and pedestrian-friendly design aligns perfectly with the Town Center vision outlined in Athens-Clarke County's Growth Concept Map.

I also support the applicant's request for waivers from certain zoning and development standards. These waivers are not only reasonable given the site's unique constraints—including topography, legacy lease agreements, and limited access—but they also enable the project to move forward in a way that maximizes community benefit. The proposed improvements to streetscape, transit access, and stormwater infrastructure demonstrate a commitment to long-term sustainability and smart growth.

This side of town has long needed reinvestment. The Homewood Village redevelopment is a bold and practical step toward revitalizing the Jefferson Road corridor and creating a vibrant, walkable environment that serves both residents and businesses. As someone who lives adjacent to the site and works daily in the commercial real estate sector, I believe this project will significantly enhance the quality of life and economic vitality of our community.

I urge you to approve the Planned Development application and support the waivers requested. This project deserves our full backing.

Thank you,

Brett DeLoach
Marks Commercial Realty, Inc.

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **SPECIAL USE APPROVAL IN THE RM-2 (MIXED-DENSITY RESIDENTIAL) DISTRICT FOR ONE PARCEL LAND LOCATED AT 250 LITTLE STREET, UNIIT A208**; AND FOR OTHER PURPOSES.

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

SECTION 1. The current RM-2 (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 6.2 acres, 0.01 acres of which is affected by the special use approved herein, is located at 250 Little Street, Unit A208, and is known as Tax Parcel Number 171D3 A208 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 "ArcGIS Web Map," 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.

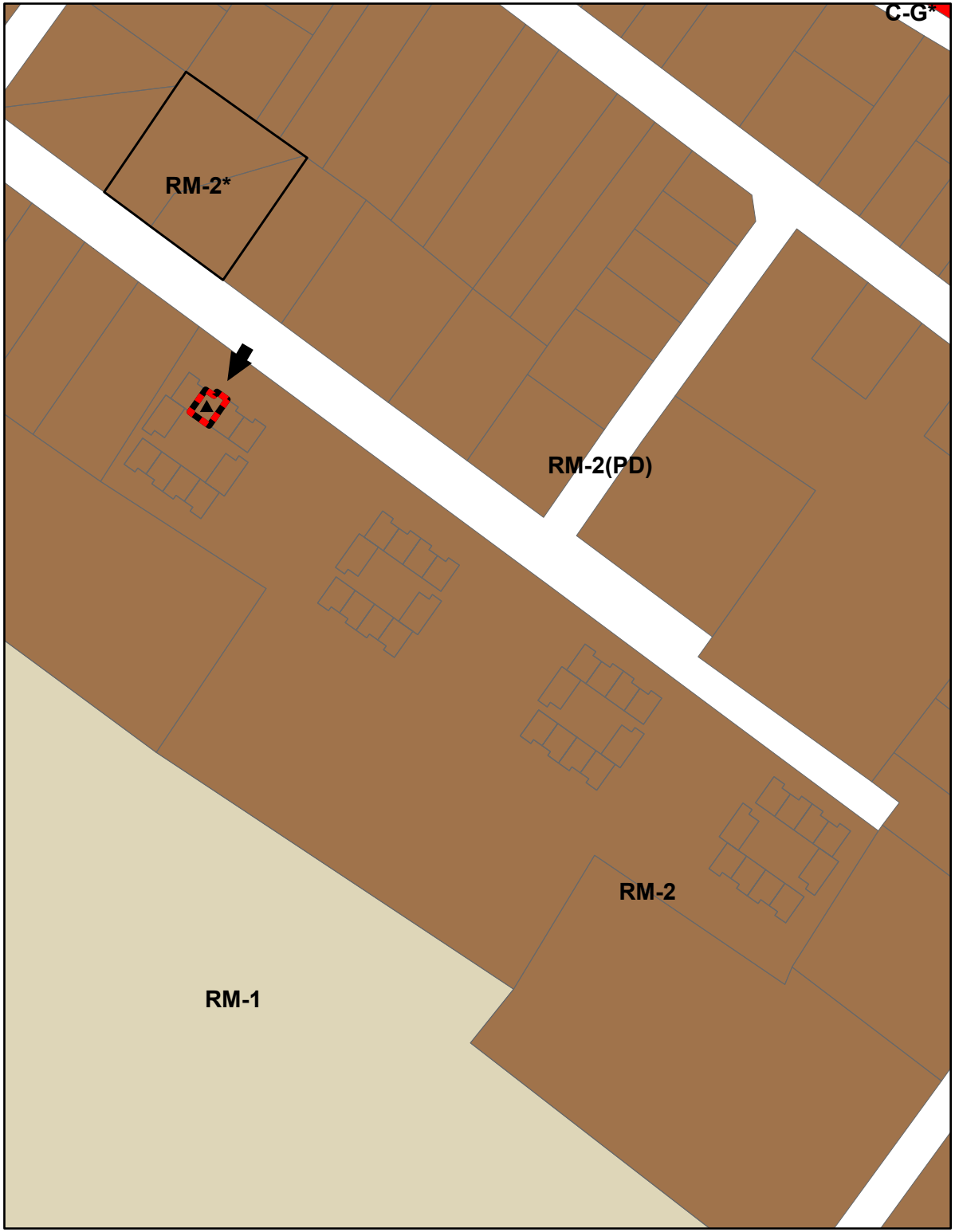
SECTION 2. The binding site plan associated with this ordinance and incorporated herein by reference consists of three (3) pages in total. Eash page is described in the table below.

Sheet No.:	Title/Description	Date:
N/A	ArcGIS Web Map	N/A
N/A	Photo 1 depicting the exterior of unit A-208	N/A
N/A	Photo 2 depicting the exterior of unit A-208 (labeled "A 2 of 2")	N/A

Upon adoption hereof, said pages 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 five (5) pages in total and is entitled "Application Report, 250 Little St. A-208, Athens, GA 30605, Gresham Krasle Properties, LLC." Upon adoption hereof, said 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 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.

100 50 0 100 200 300 Feet

ATTACHMENT A	SUP-2025-09-1974 Special Use Permit 250 LITTLE STREET A208 Eric & Windy Krasle Gresham-Krasle Properties LLC	
621		
FROM: RM-2	TO: Special Use in RM-2	
TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
171D3 A208	November 6, 2025	December 2, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: November 6, 2025	**FILE NO:** SUP-2025-09-1974

LOCATION: 250 Little Street A208
APPLICANT: Eric & Windy Krasle
OWNER: Gresham-Krasle Properties LLC
REQUEST: Special Use in RM-2 (Mixed-Density Residential-2)
COMMISSION DISTRICT: Eight

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Kristen Morales Present				Carey McLaughlin Absent			
Vice-Chair: Sarah Gehring Present	X			Taylor Pass Present	X		
Jen Fleece Present		X		Alexander Sams Present	X		
Sara Beresford Present	X			Monique Sanders Present	X		
Matthew Hall Present	X			Michael Lord Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	6	1	

For: Wendy G. Krasle, Eric Krasle (applicants)
Against: None

Discussion: The applicant stated that they understood that Staff did not have objections particular to the project itself, but recommended denial based on broader concerns about the cumulative impact of commercial short-term rentals. The applicant provided background on the Stadium Village Complex at 250 Little Street, which was built to house alumni and students in the 1960s. The alumni building where units A208 and A303 are located was designed for short stays by visiting alumni from the beginning, so use of these units for short-term rentals was in keeping with the longstanding use of the property. The applicant stated that these are one-bedroom units and they operate quietly. The applicant also stated that the complex had been approached for redevelopment in the past because of the decline of the property, but that an influx of short-term rentals had provided the funds and incentive to maintain the property, so that it could continue to provide affordable housing to people in the other buildings on the site. The applicant mentioned their local ties and the local labor and taxes they pay to operate the units. The applicant also stated they would be willing to withdraw the application for unit B306 to provide a long-term rental as a gesture of good faith.

A Commissioner concurred with the applicant that short-term rentals incentivize owner/operators to keep up the appearances and function of their property. Another Commissioner said that they tend to support restrictions on short-term rentals over concerns about the housing market, but that this complex seemed to be an exception that would justify a special use permit due to its design history. A concern was voiced that the special use permit would go with the property and could be transitioned to a bad operator if the unit was sold. Another countered that they don't consider who the applicant is when judging these proposals, as that puts the Commission in the awkward position of making recommendations based on their feelings about the character of the applicant.

Motion: Ms. Gehring motioned to recommend approval. Mr. Hall seconded the motion, which passed 6-1.

STAFF REPORT
SPECIAL USE PERMIT
250 LITTLE STREET (UNIT A208)
SUP-2025-09-1974
NOVEMBER 6, 2025

APPLICANT.....Eric and Windy Krasle
OWNER: .....Gresham-Krasle Properties LLC
ZONING REQUEST: .....Special Use in RM-2
TYPE OF REQUEST: .....Type II
LOCATION: .....250 Little Street A208
TAX MAP NUMBERS: 171D3 A208
COUNTY COMMISSION DISTRICT: .....District 8
PROJECT SIZE: .....6.2 Acres (Subject Area: 0.01 Acres)
PRESENT USE: .....Residential Multi-Family
PROPOSED USE: .....Commercial Short-Term Rental
PUBLIC NOTICE POSTED: .....October 22, 2025
STAFF RECOMMENDATION: .....***DENIAL***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL***
MAYOR & COMMISSION AGENDA SETTING: ...November 18, 2025 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....December 2, 2025 (tentative)

I. Summary Recommendation

The applicant is requesting a Special Use Permit for a Commercial Short-Term Rental (C-STR) in a Mixed-Density Residential (RM-2) zone at 250 Little Street (Unit A208). The applicant is proposing to turn an existing condominium unit, within a larger complex, 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 four 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 Permit 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 an 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 Occupations) are allowed by-right in most zones, including at this property. Since STR Home Occupations have a long-term residence requirement for their impact on unit availability for long-term occupancy in the housing market is negligible, especially compared to C-STRs

Staff finds that the proposal is compatible with the Future Land Use Map, 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 does not believe this proposal meets the Special Use criteria. For these reasons and those listed previously, **Staff recommends denial**.

Planning Commission Recommendation: Commissioners discussed the positive and negative aspects of commercial short-term rentals, including the incentive to maintain the property to attract guests and the possibility that a bad operator could take over this short-term rental unit if it was sold. A Commissioner said that they tend to support restrictions on short-term rentals over concerns about the housing market, but that this complex seemed to be an exception that would justify a special use permit due to its design history – according to the applicant, this building was designed for short stays by alumni when it was constructed in the 1960s. **The Commission recommends approval.**

II. Purpose of Applicant Request

A. Proposal

The applicant proposes turning a condominium unit into a Commercial Short-Term Rental (C-STR). This C-STR would be within the existing condominium structure on site (Unit A208) and, according to the applicant, would have a total capacity of four individuals. There are no proposed expansions or related improvements to the property proposed as part of this application.

B. Existing Conditions

The surrounding parcels are all zoned Mixed Density Residential (RM-2), except for Oconee Hill Cemetery, which is zoned RM-1. This property is approximately situated between Oconee Hill Cemetery and the rest of the Carr's Hill neighborhood. Built in approximately 1964, the Stadium Village Condominiums are a mix of students, long-term residents, and short-term rentals. The complex overlooks Oconee Hill Cemetery and the University of Georgia campus beyond.

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 *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 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 applicant has requested a Special Use Permit in an RM-2 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 Athens-Clarke County (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). ACCGov's Housing and Community Development Department 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 recommends 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 condition:

- *There is no change of use for this property, as it was originally issued a Certificate of Occupancy as an apartment building. The Fire Marshal's Office can approve its use as a short-term rental with the following conditions: the unit must have working smoke alarms, provide a fire extinguisher on each level, and display a floor plan with clearly marked egress routes posted on the walls.*

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 four individuals, which would most likely not create a noticeable increase in traffic and vehicular parking. The current two assigned parking spaces on site should be sufficient.

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 see this use generating 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 mixed-density residential 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 245 properties that have had an STR in RM zoned properties, 97 of those being on the Legal Non-Conforming STR List. With each condo unit being eligible to apply for a special use, the cumulative impact hinders the housing market at a potentially greater scale. If approved, this type of use has the opportunity to increase, especially within condo complexes close to amenities and necessities.

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.

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Oconee St
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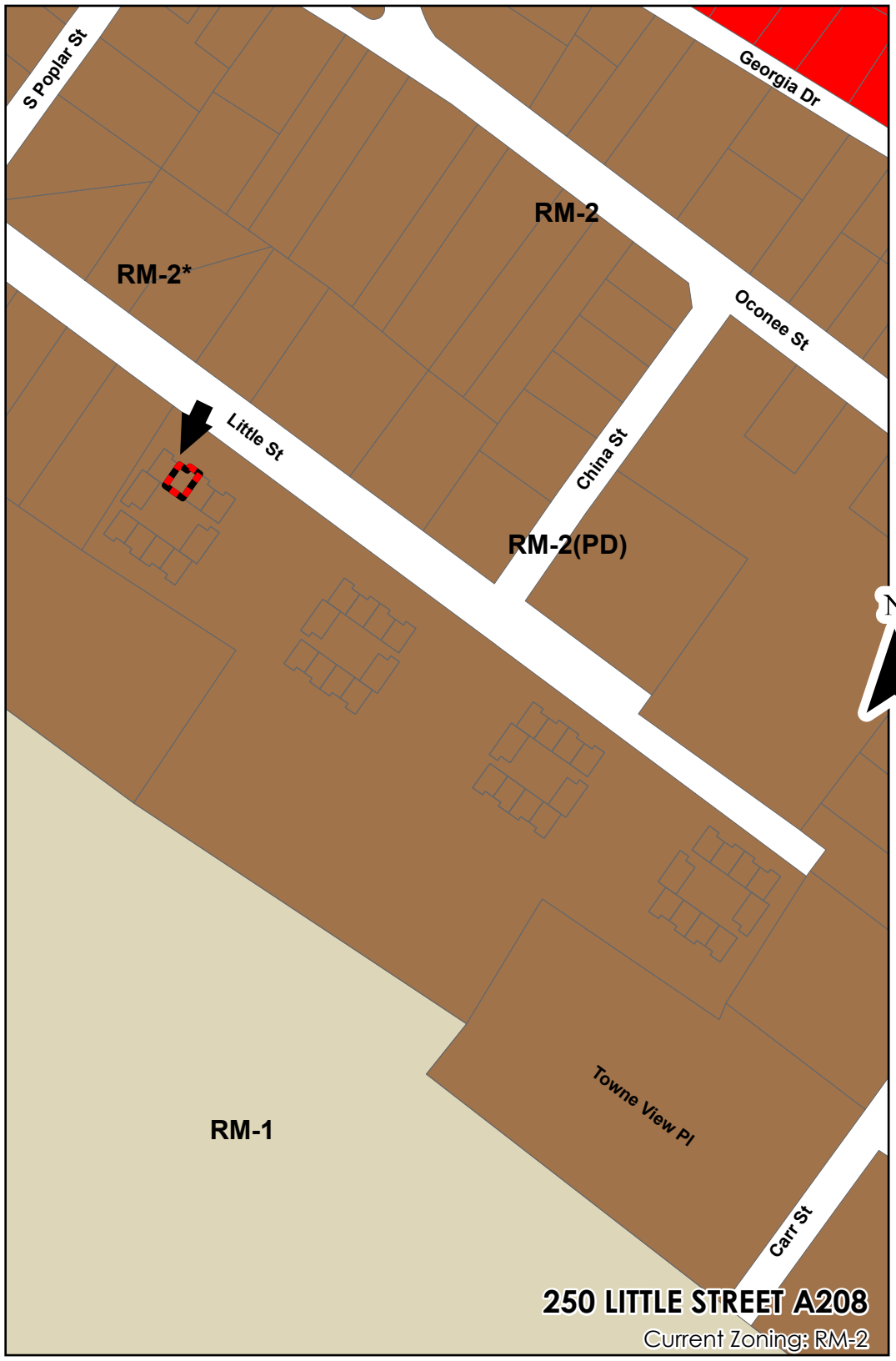
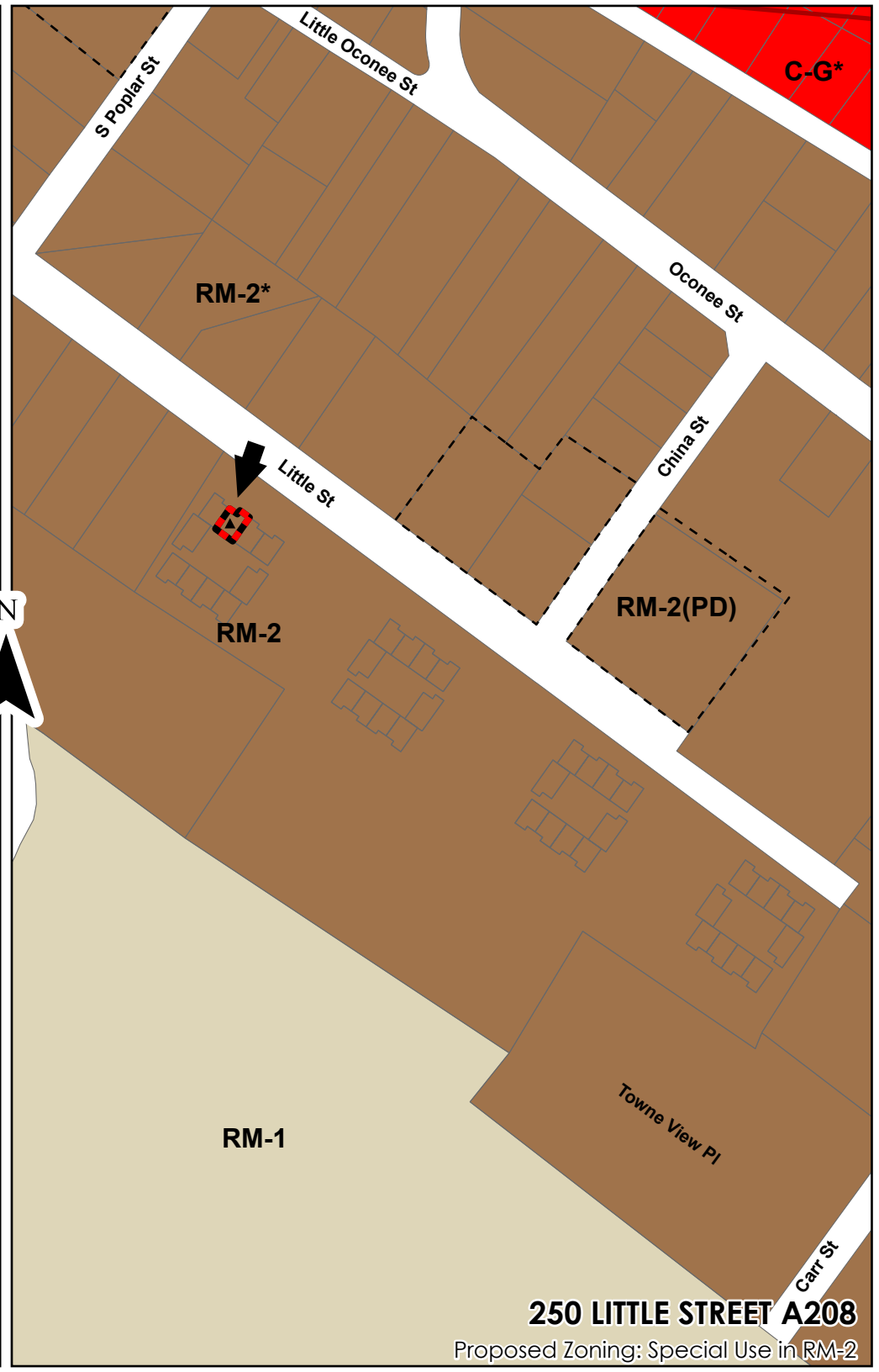
Towne View Pl
250 LITTLE STREET A208
Current Future Land Use: Mixed Density Residential



250 LITTLE STREET A208

Current Zoning: RM-2



250 LITTLE STREET A208

Proposed Zoning: Special Use in RM-2

APPLICATION REPORT

250 LITTLE ST. A-208

ATHENS, GA 30605

GRESHAM KRASLE PROPERTIES, LLC

The following represents the Application Report for Special Use Permit for Short Term Rentals by Gresham Krasle Properties, LLC, (Windy Krasle, Managing Member).

(A.) Compatibility with Future Land Use Map, General Plans for the Physical Development of Athens-Clarke County, and any Master Plan.

The Proposed Use does not change the essential nature of that contemplated by the Future Land Use Map or physical development of Athens-Clarke County Plans. Currently the unit is within a 120-unit apartment/condominium complex, with 30 units per structure. It was originally built as temporary student housing, not particularly well-adjusted for permanent housing (student population, no washer or dryer in the unit, etc.).

In fact, in this case (as opposed to the case with many stand-alone houses within neighborhoods), the STR use provides a critical stabilizing influence to buoy up this aging complex. Short Term Rentals are inspected weekly, observe the highest standards of cleanliness and interior design, are consistently keeping up with their HOA dues (unlike many units), as well as insurance and taxes. They influence other unit owners or tenants to be good community citizens. STR owners (as here) typically participate in the HOA (which in this case is critical to save this complex). STR use actually uses less resources of the complex, since they are only occupied days out of the week rather than full time.

(B.) Conforming with Standards, Comprehensive Plan Policies, and State & Federal Laws.

STRs, like this one, have reduced crime statistics within their area (note that this area of Stadium Village is within an area relatively high in crime statistics).

They provide a financial incentive for the owners for screen and vet guests, prevent the degradation of complex security (by assuring HOA dues are paid up, participating on HOA boards, and generally policing the area).

These units are inspected weekly so as to ensure the highest standards of cleanliness, remain fully insured (unlike other units), remain current on payment of taxes, and otherwise promote compliance with standards and laws. The units have house rules, as well as condominium rules, to discourage unreasonable noise, light, and glare. This unit has never had a complaint from a neighbor.

(C.) Water, Sewer, & Paved Access Capacity, and Electricity, Storm Drainage, & Transportation Considerations.

The Proposed Use reduces, rather than sustains, the water, sewer, and pavement access, as the units, as Short Term Rentals, are not occupied full time, but rather typically, on the weekends. This means less use of water and sewer (which are both city provided here), as well as utility usage.

(D.) Effect on Surrounding Area.

(1.) There is no new construction in this proposal, nor considerations of similarity and scale, pull, and coverage.

(2.) Volume of traffic would be reduced by this usage, as opposed to full-time inhabitants.

(3.) There are no exterior changes raising issues of architectural compatibility.

(4.) There are no changes to exterior features, or landscaping (except that landscaping and exterior features are given more assurance of being kept up-to-date and in repair, given STR tendency to buoy up the complex, be current on HOA dues, participate in HOA, etc.).

(5.) Generation of noise, light, and glare would be somewhat reduced by the STR use since it is not occupied full-time, and because house rules regulate noise. Also, by STR owners generally participating more in HOA issues, there is more oversight to controlling noise, light, and glare.

(6.) The STR use will not affect development of adjacent properties, as there is no new construction, although, as a stabilizing influence, can generally be expected to help assure local infrastructure remains in repair, the general appearance of the complex remains up to standard, and, through participation in HOA, the areas were generally policed.

(7.) The impact on future transportation will be slightly reduced by the STR use (as opposed to full-time occupation).

(8.) The character of the neighborhood will generally be improved in a marginal way, as the guests of STRs are heavily vetted through the platform (such as requiring positive reviews in order to book), as well as the general upkeep of the unit, and complex, through the consistent payment of HOA dues, participation in the HOA, and generally policing.

(9.) Taxes for this unit as STR use have been remitted to the government, throughout its use, during the somewhat chaotic process in which applicant has been participating, so as to be legitimate and in compliance. To date, applicant, based on this unit, has remitted approximately $10,000.00 in taxes. The STR use in this case is not of the

nature of those that create problems with local neighborhoods, such as single-family dwellings that are marketed as "party houses" or the like. The vetted guests in this unit are typically UGA sports fans, parents of students who come up for graduation, orientation, and similar events, as well as visiting lecturers, professors, and the like.

Understanding that the two main objections to STRs are (1) a nuisance effect on neighborhoods (previously addressed), and (2) replacing potential affordable housing, the STR use proposed by applicant in this situation is not averse to either concern.

Regarding affordable housing, the current location of this proposed use (Stadium Village) is an aging complex, originally built for temporary housing, and ill-fitted for permanent housing (not having such facilities as washer and dryer access). This facility is struggling with, and dependent upon, consistent payment on HOA dues (rather than simply servicing a mortgage), and highly vulnerable to even a small number of rogue owners whose non-payment of HOA dues can quickly bankrupt the entire complex HOA. Without STR stabilization, this complex is in danger of bankrupting its HOA, and descending quickly, where it would be bought out and redeveloped probably as unaffordable housing after a period of problematic blight. Only a small percentage of this complex is currently in STR use, though it is allowed, but a disproportionate amount of the board members are volunteers who are incentivized to volunteer because of their STR investment. These volunteers have proven generally more capable because of their familiarity with business and economic issues to rise to the thankless and sophisticated position of managing the myriad of complex financial issues with which this complex has faced in its declining state.

In short, in this limited circumstance, in complexes such as this, the STR units are the "canary in the coal mine" upon which the health of the complex may be fairly gauged.

Subject **250 Little Street-Short Term Rental**
From Joel Phillips <Joel.Phillips@accgov.com>
To eric@krasle.com <eric@krasle.com>
Date 2025-09-22 16:27

Good Afternoon,

I can confirm that a water and sewer capacity evaluation is not required for the proposed short term rental use at 250 Little Street. Please let me know if you have any further questions or concerns.

Thank you,

Joel Phillips
Interim Engineering Administrator
Public Utilities Department
Athens-Clarke County
124 E Hancock Ave.
Joel.phillips@accgov.com
Office: (706) 613-3490
Direct: (762) 400-6753

NOTICE TO GUESTS

MANAGEMENT

You should address any concerns though your booking platform. Drea Stanley is the contact person to respond to your concerns on the platform. In emergencies, you may reach Windy at (404) 917-3432 or Drea Stanley (804) 218-8624. Notices may be mailed to

12 Simonton Bridge Rd.
Watkinsville, GA 30677

Fire extinguisher is located under the kitchen sink.

The maximum number of Guests allowed to stay in this property is **4**.

The maximum number of vehicles allowed at this property is **2** to be parked in the general parking lot within the complex.

Note, under the code of Athens-Clarke County, regarding noise and parking, see the below referenced ordinances:

Sec. 3-5-24. – Noise Control.

(1) Restrictions of 300 feet for 7:00 a.m. through 11:00 p.m. Sunday through Thursday and 7:00 a.m. through 12:00 midnight on Friday and Saturday.

a. Mechanical sound-making devices. It is unlawful for any person or persons to play, use, operate, or permit to be played, used, or operated any radio receiving device, television, stereo, musical instrument, phonograph sound amplifier or other machines or devices for the producing, reproducing or amplifying of sound and/or *noise* at such a volume and in such a manner so as to create, or cause to be created, any *noises* or sounds which are plainly audible at a distance of 300 feet or more from the building, structure or vehicle, or in the case of real property, beyond the property limits, in which it is located, whichever is farthest, between the hours of 7:00 a.m. and 11:00 p.m. Sunday through Thursday and between the hours of 7:00 a.m. and 12:00 midnight on Friday and Saturday.

b. Human-produced sounds. It is unlawful for any person or persons to yell, shout, hoot, whistle, or sing on the public streets or sidewalks or on private property so as to create, or cause to be created, any *noises* or sounds which are plainly audible at a distance of 300 feet or more from the place, building, structure, or in the case of real property, beyond the property limits, in which the person is located, whichever is farthest, between the hours of 7:00 a.m. and 11:00 p.m. Sunday through Thursday and between the hours of 7:00 a.m. and 12:00 midnight on Friday and Saturday.

Sec. 9-26-4. – Parking Standards for Residential Subdivisions

Parking standards shall be as follows:

A. Off-street *parking*. Off-street *parking* space shall be as provided in chapter 9-30 of this title.

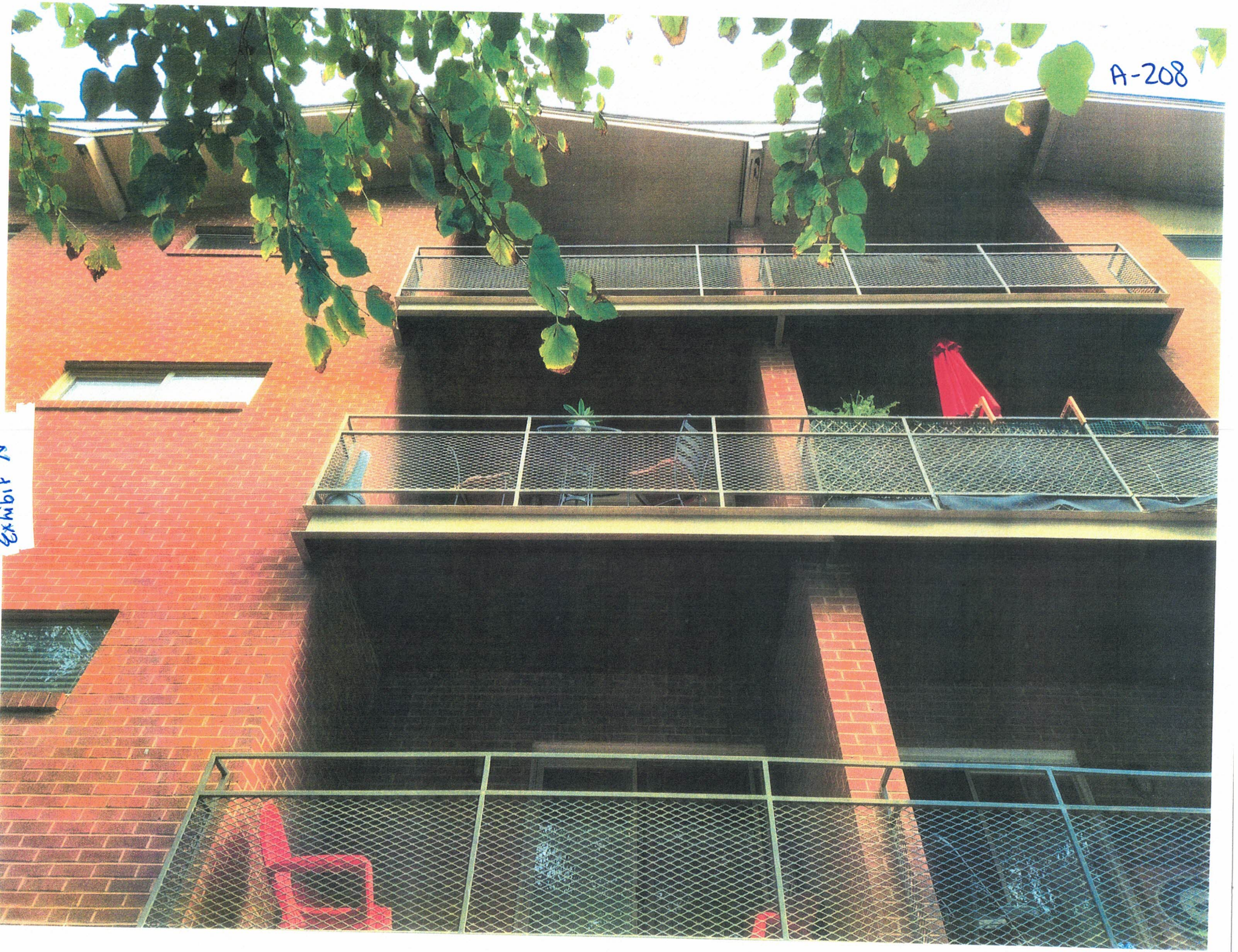
ArcGIS Web Map

1 in =140 ft

0 60 120 ft

Legend

- Planning_LocatorJu
- Major Roads
- Parcels
- Airport Overlay
- Athens-Clarke County Boundary
- Bogart
- Winterville
- Railroad
- World_Hillshade


A-208
EXHIBIT N

A-208

A
2 of 2

From: Shade Preston
To: Planning Internet Email
Subject: [EXT]250 Little Street Proposed Zoning Action
Date: Tuesday, November 4, 2025 12:33:02 PM

EXTERNAL SENDER: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

I am a property owner (unit C206) in Stadium Village at 250 Little St. Athens. The purpose of this email is to let the planning commission know that I am in favor of allowing units A302, A303, and B306 to operate as commercial short term rentals.

I feel that Athens needs more options for short term rentals to accommodate large events such as football games and graduations.

Please accept my vote in favor of allowing units A302, A303, and B306 to operate as commercial short term rentals at Stadium Village 250 Little St, Athens, GA.

Respectfully,

Shade Preston
Stadium Village
Unit 206
250 Little St
Athens, GA

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO SPECIAL USE APPROVAL IN THE RM-2 **(MIXED-DENSITY RESIDENTIAL) DISTRICT FOR ONE PARCEL LAND LOCATED AT 250 LITTLE STREET, UNIIT A303**; AND FOR OTHER PURPOSES.

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

SECTION 1. The current RM-2 (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 6.2 acres, 0.01 acres of which is affected by the special use approved herein, is located at 250 Little Street, Unit A303, and is known as Tax Parcel Number 171D3 A303 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 "ArcGIS Web Map," 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 three (3) pages in total. Eash page is described in the table below.

Sheet No.:	Title/Description	Date:
N/A	ArcGIS Web Map	N/A
N/A	Photo 1 depicting the exterior of unit A-303	N/A
N/A	Photo 2 depicting the exterior of unit A-303 (labeled "A 2 of 2")	N/A

Upon adoption hereof, said pages 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 five (5) pages in total and is entitled "Application Report, 250 Little St. A-208, Athens, GA 30605, Gresham Krasle Properties, LLC." Upon adoption hereof, said 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 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 (PD)
- 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	SUP-2025-09-1989 Special Use Permit 250 LITTLE STREET A303 Eric & Windy Krasle Gresham-Krasle Properties LLC	
622		
FROM: RM-2	TO: Special Use in RM-2	
TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
171D3 A303	November 6, 2025	December 2, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: November 6, 2025	**FILE NO:** SUP-2025-09-1989

LOCATION: 250 Little Street A303
APPLICANT: Eric & Windy Krasle
OWNER: Gresham-Krasle Properties LLC
REQUEST: Special Use in RM-2 (Mixed-Density Residential-2)
COMMISSION DISTRICT: Eight

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Kristen Morales Present				Carey McLaughlin Absent			
Vice-Chair: Sarah Gehring Present	X			Taylor Pass Present	X		
Jen Fleece Present		X		Alexander Sams Present	X		
Sara Beresford Present	X			Monique Sanders Present	X		
Matthew Hall Present	X			Michael Lord Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	6	1	

For: Wendy G. Krasle, Eric Krasle (applicants)
Against: None

Discussion: The applicant stated that they understood that Staff did not have objections particular to the project itself, but recommended denial based on broader concerns about the cumulative impact of commercial short-term rentals. The applicant provided background on the Stadium Village Complex at 250 Little Street, which was built to house alumni and students in the 1960s. The alumni building where units A208 and A303 are located was designed for short stays by visiting alumni from the beginning, so use of these units for short-term rentals was in keeping with the longstanding use of the property. The applicant stated that these are one-bedroom units and they operate quietly. The applicant also stated that the complex had been approached for redevelopment in the past because of the decline of the property, but that an influx of short-term rentals had provided the funds and incentive to maintain the property, so that it could continue to provide affordable housing to people in the other buildings on the site. The applicant mentioned their local ties and the local labor and taxes they pay to operate the units. The applicant also stated they would be willing to withdraw the application for unit B306 to provide a long-term rental as a gesture of good faith.

A Commissioner concurred with the applicant that short-term rentals incentivize owner/operators to keep up the appearances and function of their property. Another Commissioner said that they tend to support restrictions on short-term rentals over concerns about the housing market, but that this complex seemed to be an exception that would justify a special use permit due to its design history. A concern was voiced that the special use permit would go with the property and could be transitioned to a bad operator if the unit was sold. Another countered that they don't consider who the applicant is when judging these proposals, as that puts the Commission in the awkward position of making recommendations based on their feelings about the character of the applicant.

Motion: Ms. Gehring motioned to recommend approval. Mr. Sams seconded the motion, which passed 6-1.

STAFF REPORT
SPECIAL USE PERMIT
250 LITTLE STREET (UNIT A303)
SUP-2025-09-1974
NOVEMBER 6, 2025

APPLICANT.....Eric and Windy Krasle
OWNER: .....Gresham-Krasle Properties LLC
ZONING REQUEST: .....Special Use in RM-2
TYPE OF REQUEST: .....Type II
LOCATION: .....250 Little Street A303
TAX MAP NUMBERS: 171D3 A303
COUNTY COMMISSION DISTRICT: .....District 8
PROJECT SIZE: .....6.2 Acres (Subject Area: 0.01 Acres)
PRESENT USE: .....Residential Multi-Family
PROPOSED USE: .....Commercial Short-Term Rental
PUBLIC NOTICE POSTED: .....October 22, 2025
STAFF RECOMMENDATION: .....***DENIAL***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL***
MAYOR & COMMISSION AGENDA SETTING: ...November 18, 2025 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....December 2, 2025 (tentative)

I. Summary Recommendation

The applicant is requesting a Special Use Permit for a Commercial Short-Term Rental (C-STR) in a Mixed-Density Residential (RM-2) zone at 250 Little Street (Unit A303). The applicant is proposing to turn an existing condominium unit, within a larger complex, 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 four 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 Permit 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 an 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 Occupations) are allowed by-right in most zones, including at this property. Since STR Home Occupations have a long-term residence requirement for their impact on unit availability for long-term occupancy in the housing market is negligible, especially compared to C-STRs

Staff finds that the proposal is compatible with the Future Land Use Map, 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 does not believe this proposal meets the Special Use criteria. For these reasons and those listed previously, **Staff recommends denial**.

Planning Commission Recommendation: Commissioners discussed the positive and negative aspects of commercial short-term rentals, including the incentive to maintain the property to attract guests and the possibility that a bad operator could take over this short-term rental unit if it was sold. A Commissioner said that they tend to support restrictions on short-term rentals over concerns about the housing market, but that this complex seemed to be an exception that would justify a special use permit due to its design history – according to the applicant, this building was designed for short stays by alumni when it was constructed in the 1960s. **The Commission recommends approval.**

II. Purpose of Applicant Request

A. Proposal

The applicant proposes turning a condominium unit into a Commercial Short-Term Rental (C-STR). This C-STR would be within the existing condominium structure on site (Unit A303) and, according to the applicant, would have a total capacity of four individuals. There are no proposed expansions or related improvements to the property proposed as part of this application.

B. Existing Conditions

The surrounding parcels are all zoned Mixed Density Residential (RM-2), except for Oconee Hill Cemetery, which is zoned RM-1. This property is approximately situated between Oconee Hill Cemetery and the rest of the Carr's Hill neighborhood. Built in approximately 1964, the Stadium Village Condominiums are a mix of students, long-term residents, and short-term rentals. The complex overlooks Oconee Hill Cemetery and the University of Georgia campus beyond.

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 *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 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 applicant has requested a Special Use Permit in an RM-2 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 Athens-Clarke County (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). ACCGov's Housing and Community Development Department 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 recommends 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 condition:

- *There is no change of use for this property, as it was originally issued a Certificate of Occupancy as an apartment building. The Fire Marshal's Office can approve its use as a short-term rental with the following conditions: the unit must have working smoke alarms, provide a fire extinguisher on each level, and display a floor plan with clearly marked egress routes posted on the walls.*

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 four individuals, which would most likely not create a noticeable increase in traffic and vehicular parking. The current two assigned parking spaces on site should be sufficient.

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 see this use generating 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 mixed-density residential 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 245 properties that have had an STR in RM zoned properties, 97 of those being on the Legal Non-Conforming STR List. With each condo unit being eligible to apply for a special use, the cumulative impact hinders the housing market at a potentially greater scale. If approved, this type of use has the opportunity to increase, especially within condo complexes close to amenities and necessities.

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.

N
Little St
China St
Oconee St
Mixed Density Residential
Mixed Density Residential
Mixed Density Residential
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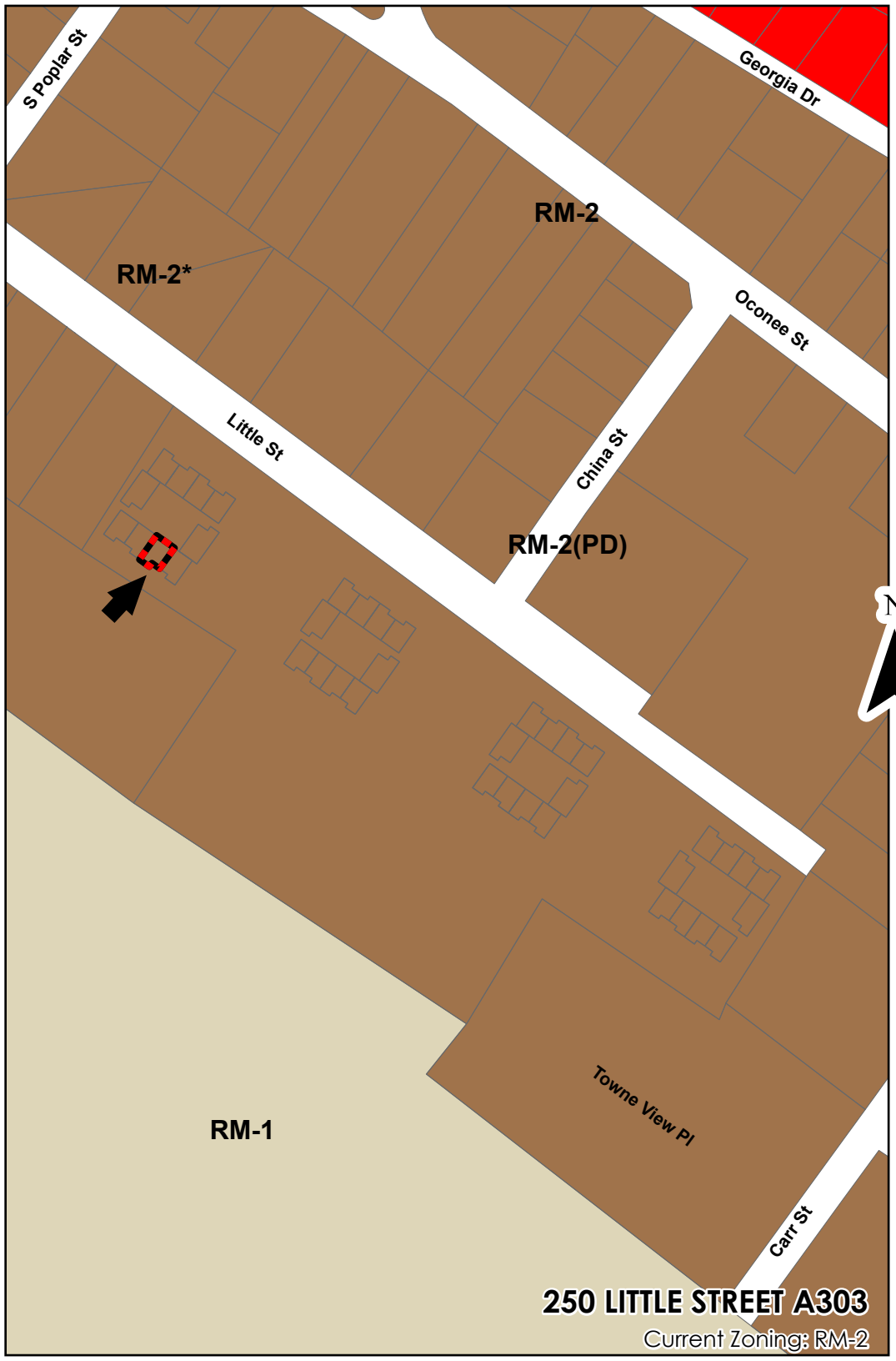
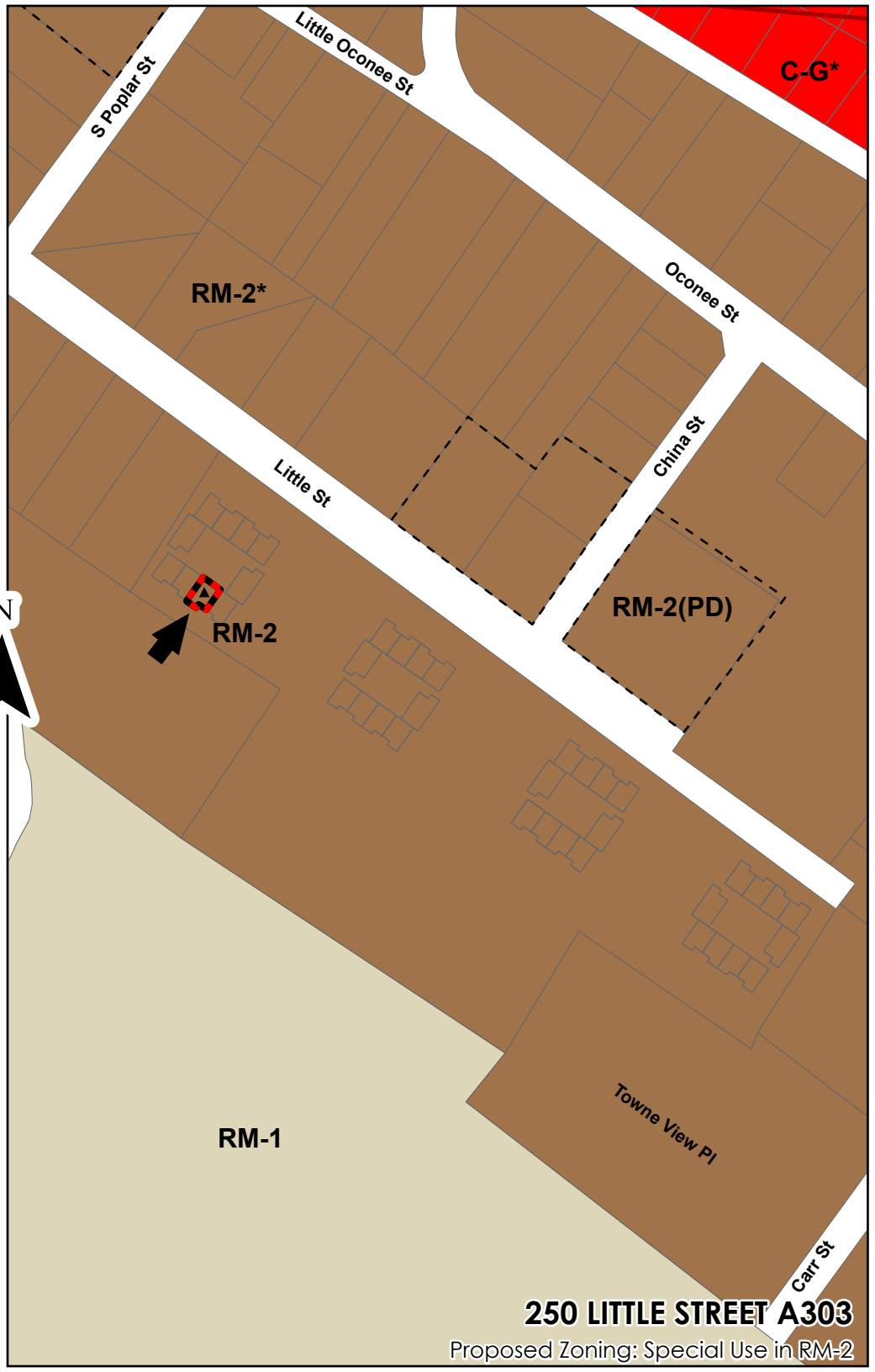
250 LITTLE STREET A303
Current Future Land Use: Mixed Density Residential



250 LITTLE STREET A303

Current Zoning: RM-2



250 LITTLE STREET A303

Proposed Zoning: Special Use in RM-2

APPLICATION REPORT

250 LITTLE ST. A-303

ATHENS, GA 30605

GRESHAM KRASLE PROPERTIES, LLC

The following represents the Application Report for Special Use Permit for Short Term Rentals by Gresham Krasle Properties, LLC (Windy Krasle, Managing Member) for the above parcel.

(a) Compatibility with Future Land Use Map, General Plans for the Physical Development of Athens-Clarke County, and any Master Plan.

The Proposed Use does not change the essential nature of that contemplated by the Future Land Use Map or physical development of Athens-Clarke County Plans. Currently the unit is 120-unit apartment/condominium complex, with 30 units per structure. It was originally built as temporary student housing, not particularly well-adjusted for permanent housing (student population, no washer or dryer in the unit, etc.).

In fact, in this case (as opposed to the case with many stand-alone houses within neighborhoods), the STR use provides a critical stabilizing influence to buoy up this aging complex. Short Term Rentals are inspected weekly, observe the highest standards of cleanliness and interior design, are consistently keeping up with their HOA dues (unlike many units), as well as insurance and taxes. They influence other unit owners or tenants to be good community citizens. STR owners (as here) typically participate in the HOA (which in this case is critical to save this complex). STR use actually uses less resources of the complex, since they are only occupied days out of the week rather than full time.

(b) Conforming with Standards, Comprehensive Plan Policies, and State & Federal Laws.

STRs, like this one, have reduced crime statistics within their area (note that this area of Stadium Village is within an area relatively high in crime statistics).

They provide a financial incentive for the owners for screen and vet guests, prevent the degradation of complex security (by assuring HOA dues are paid up, participating on HOA boards, and generally policing the area).

These units are inspected weekly so as to ensure the highest standards of cleanliness, remain fully insured (unlike other units), remain current on payment of taxes, and otherwise promote compliance with standards and laws. The units have house rules, as well as

condominium rules, to discourage unreasonable noise, light, and glare. This unit has never had a complaint from a neighbor.

(c) Water, Sewer, & Paved Access Capacity, and Electricity, Storm Drainage, & Transportation Considerations.

The Proposed Use reduces, rather than sustains, the water, sewer, and pavement access, as the units, as Short Term Rentals, are not occupied full time, but rather typically, on the weekends. This means less use of water and sewer (which are both city provided here), as well as utility usage.

(d) Effect on Surrounding Area.

(1.) There is no new construction in this proposal, nor considerations of similarity and scale, pull, and coverage.

(2.) Volume of traffic would be reduced by this usage, as opposed to full-time inhabitants.

(3.) There are no exterior changes raising issues of architectural compatibility.

(4.) There are no changes to exterior features, or landscaping (except that landscaping and exterior features are given more assurance of being kept up-to-date and in repair, given STR tendency to buoy up the complex, be current on HOA dues, participate in HOA, etc.).

(5.) Generation of noise, light, and glare would be somewhat reduced by the STR use since it is not occupied full-time, and because house rules regulate noise. Also, by STR owners generally participating more in HOA issues, there is more oversight to controlling noise, light, and glare.

(6.) The STR use will not affect development of adjacent properties, as there is no new construction, although, as a stabilizing influence, can generally be expected to help assure local infrastructure remains in repair, the general appearance of the complex remains up to standard, and, through participation in HOA, the areas were generally policed.

(7.) The impact on future transportation will be slightly reduced by the STR use (as opposed to full-time occupation).

(8.) The character of the neighborhood will generally be improved in a marginal way, as the guests of STRs are heavily vetted through the platform (such as requiring positive reviews in order to book), as well as the general upkeep of the unit, and complex, through the consistent payment of HOA dues, participation in the HOA, and generally policing.

(9.) Taxes for this unit as STR use have been remitted to the government, throughout its use, during the somewhat chaotic process in which applicant has been participating,

so as to be legitimate and in compliance. To date, applicant, based on this unit, has remitted approximately $10,000.00 in taxes. The STR use in this case is not of the nature of those that create problems with local neighborhoods, such as single-family dwellings that are marketed as "party houses" or the like. The vetted guests in this unit are typically UGA sports fans, parents of students who come up for graduation, orientation, and similar events, as well as visiting lecturers, professors, and the like.

Understanding that the two main objections to STRs are (1) a nuisance effect on neighborhoods (previously addressed), and (2) replacing potential affordable housing, the STR use proposed by applicant in this situation is not averse to either concern.

Regarding affordable housing, the current location of this proposed use (Stadium Village) is an aging complex, originally built for temporary housing, and ill-fitted for permanent housing (not having such facilities as washer and dryer access). This facility is struggling with, and dependent upon, consistent payment on HOA dues (rather than simply servicing a mortgage), and highly vulnerable to even a small number of rogue owners whose non-payment of HOA dues can quickly bankrupt the entire complex HOA. Without STR stabilization, this complex is in danger of bankrupting its HOA, and descending quickly, where it would be bought out and redeveloped probably as unaffordable housing after a period of problematic blight. Only a small percentage of this complex is currently in STR use, though it is allowed, but a disproportionate amount of the board members are volunteers who are incentivized to volunteer because of their STR investment. These volunteers have proven generally more capable because of their familiarity with business and economic issues to rise to the thankless and sophisticated position of managing the myriad of complex financial issues with which this complex has faced in its declining state.

In short, in this limited circumstance, in complexes such as this, the STR units are the "canary in the coal mine" upon which the health of the complex may be fairly gauged.

Subject **250 Little Street-Short Term Rental**
From Joel Phillips <Joel.Phillips@accgov.com>
To eric@krasle.com <eric@krasle.com>
Date 2025-09-22 16:27

Good Afternoon,

I can confirm that a water and sewer capacity evaluation is not required for the proposed short term rental use at 250 Little Street. Please let me know if you have any further questions or concerns.

Thank you,

Joel Phillips
Interim Engineering Administrator
Public Utilities Department
Athens-Clarke County
124 E Hancock Ave.
Joel.phillips@accgov.com
Office: (706) 613-3490
Direct: (762) 400-6753

NOTICE TO GUESTS

MANAGEMENT

You should address any concerns though your booking platform. Drea Stanley is the contact person to respond to your concerns on the platform. In emergencies, you may reach Windy at (404) 917-3432 or Drea Stanley (804) 218-8624. Notices may be mailed to

12 Simonton Bridge Rd.
Watkinsville, GA 30677

Fire extinguisher is located under the kitchen sink.

The maximum number of Guests allowed to stay in this property is **4**.

The maximum number of vehicles allowed at this property is **2** to be parked in the general parking lot within the complex.

Note, under the code of Athens-Clarke County, regarding noise and parking, see the below referenced ordinances:

Sec. 3-5-24. – Noise Control.

(1) Restrictions of 300 feet for 7:00 a.m. through 11:00 p.m. Sunday through Thursday and 7:00 a.m. through 12:00 midnight on Friday and Saturday.

a. Mechanical sound-making devices. It is unlawful for any person or persons to play, use, operate, or permit to be played, used, or operated any radio receiving device, television, stereo, musical instrument, phonograph sound amplifier or other machines or devices for the producing, reproducing or amplifying of sound and/or *noise* at such a volume and in such a manner so as to create, or cause to be created, any *noises* or sounds which are plainly audible at a distance of 300 feet or more from the building, structure or vehicle, or in the case of real property, beyond the property limits, in which it is located, whichever is farthest, between the hours of 7:00 a.m. and 11:00 p.m. Sunday through Thursday and between the hours of 7:00 a.m. and 12:00 midnight on Friday and Saturday.

b. Human-produced sounds. It is unlawful for any person or persons to yell, shout, hoot, whistle, or sing on the public streets or sidewalks or on private property so as to create, or cause to be created, any *noises* or sounds which are plainly audible at a distance of 300 feet or more from the place, building, structure, or in the case of real property, beyond the property limits, in which the person is located, whichever is farthest, between the hours of 7:00 a.m. and 11:00 p.m. Sunday through Thursday and between the hours of 7:00 a.m. and 12:00 midnight on Friday and Saturday.

Sec. 9-26-4. – Parking Standards for Residential Subdivisions

Parking standards shall be as follows:

A. Off-street *parking*. Off-street *parking* space shall be as provided in chapter 9-30 of this title.

ArcGIS Web Map

1 in =140 ft

0 60 120 ft

Legend

- Planning_LocatorJu
- Major Roads
- Parcels
- Airport Overlay
- Athens-Clarke County Boundary
- Bogart
- Winterville
- Railroad
- World_Hillshade

A-303

A-303

A-303

A 2 of 2

From: Shade Preston
To: Planning Internet Email
Subject: [EXT]250 Little Street Proposed Zoning Action
Date: Tuesday, November 4, 2025 12:33:02 PM

EXTERNAL SENDER: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

I am a property owner (unit C206) in Stadium Village at 250 Little St. Athens. The purpose of this email is to let the planning commission know that I am in favor of allowing units A302, A303, and B306 to operate as commercial short term rentals.

I feel that Athens needs more options for short term rentals to accommodate large events such as football games and graduations.

Please accept my vote in favor of allowing units A302, A303, and B306 to operate as commercial short term rentals at Stadium Village 250 Little St, Athens, GA.

Respectfully,

Shade Preston
Stadium Village
Unit 206
250 Little St
Athens, GA

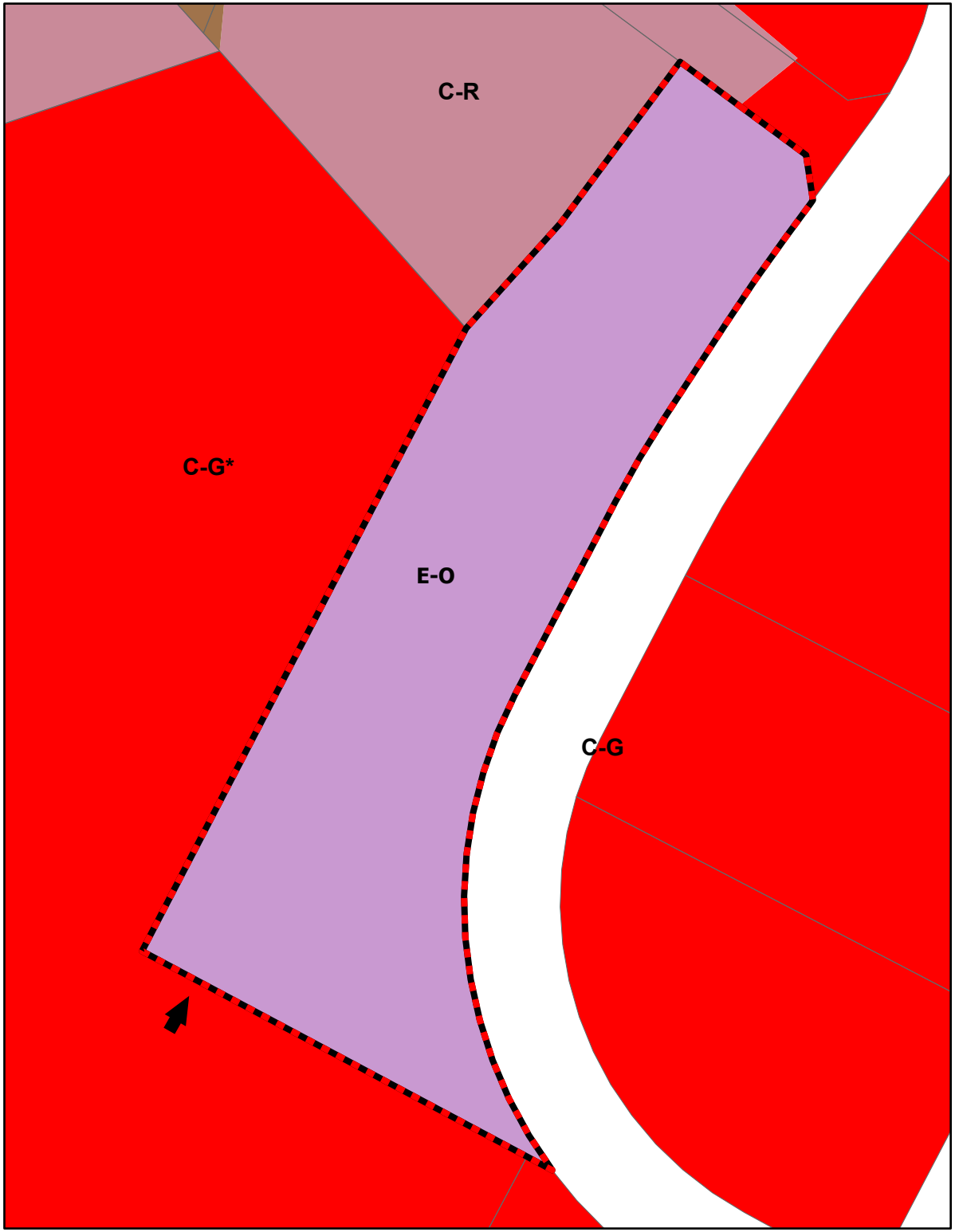
AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **REZONING A PARCEL OF LAND COMPRISING APPROXIMATELY 2.138 ACRES LOCATED AT 115 MCCLUNG ROAD FROM C-R (COMMERCIAL-RURAL) AND C-G (COMMERCIAL-GENERAL) TO E-O (EMPLOYMENT-OFFICE)**; AND FOR OTHER PURPOSES.

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 a parcel of land comprising approximately 2.138 acres and located at 115 McClung Road, Athens, Georgia, from C-R (Commercial-Rural) and C-G (Commercial-General) to E-O (Employment-Office) as shown on Attachment A hereto.

The affected parcel is more particularly described in that certain document entitled "Administrative Reconfiguration Plat For: Universal Planning and Development, LLC," prepared by John F. Brewer, III, registered land surveyor, dated March 13, 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 No. 154 038P 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 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, 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. 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.

60 30 0 60 120 180 Feet

ATTACHMENT A	ZONE-2025-09-1773 Rezone 115 MCCLUNG ROAD Eric Johansen / Universal Planning & Development LLC DRH Properties LLC	
619		
FROM: C-G & C-R	TO: E-O	
TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
154 038P	November 6, 2025	December 2, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: November 6, 2025	**FILE NO:** ZONE-2025-09-1773

LOCATION: 115 McClung Road
APPLICANT: Eric Johansen / Universal Planning & Development LLC
OWNER: DRH Properties LLC
REQUEST: From C-G & C-R to E-O (Commercial-General & Commercial-Rural to Employment-Office)
COMMISSION DISTRICT: Nine

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Kristen Morales Present				Carey McLaughlin Absent			
Vice-Chair: Sarah Gehring Present	X			Taylor Pass Present	X		
Jen Fleece Present	X			Alexander Sams Present		X	
Sara Beresford Present	X			Monique Sanders Present	X		
Matthew Hall Present	X			Michael Lord Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	6	1	

For: Eric Johansen (applicant)
Against: None

Discussion: (Staff note: The rezone and special use permit were discussed at the same time with separate recommending votes) The applicant stated that 90% of the existing climate-controlled self-storage in the area is already leased up, so there is market demand for more self-storage, especially given the addition of 3,500 beds to the area in the preceding years. The applicant also contended that until two years ago, they could have built self-storage on this property under the existing Commercial-General zoning by-right, and that this project would not be out of character with that zone. The applicant also stated that this project would produce an increase in tax revenue from $11,000 to $150,000 and that the project is a good fit for a sloping site with a 16-foot change in grade. The applicant also stated that the odd shape of the parcel was created by the previous developer who laid out McClung Road and developed the lots across the street from the subject parcel.

Commissioners asked if there were other ways to permit this project, to which Staff responded by saying it would take a Planned Development. Commissioners also asked why self-storage was taken out of the permitted use chart for the Commercial-General zone. Staff responded by saying the change was made to preserve commercially-zoned land for more active and mixed uses. Staff also stated that there is a need for self-storage, so it was allowed in the employment zones. A Commissioner stated that, although there is a lot of commercially-zoned land in this area, it is priced so high that only national chain businesses can afford it, so rezoning to Employment-Office would remove commercial land in a place where it is already hard to find land suitable for local businesses. Another Commissioner stated that this area is well-located close to Downtown and UGA, and it's at a crossroads between developing its own identity as a neighborhood and losing any sense of place. This Commissioner contended that adding too much employment-zoned land would push the area away from developing its own identity. It was stated that self-storage would be useful, but Commissioners wondered if there were other better uses of the property, such as a daycare or local business. The applicant stated that the 16-foot drop in grade would make grading the site cost-prohibitive for any building that did not need a very deep basement. This is why a self-storage building would work well, in the applicant's opinion. Commissioners concluded that the cost of grading would make anything else unfeasible and voted to recommend approval of the rezone and the special use, including the variance on Floor-Area Ratio.

Motion: Mr. Hall motioned to recommend approval. Ms. Beresford seconded the motion, which passed 6-1.

STAFF REPORT
REZONE & SPECIAL USE
ZONE-2025-09-1773 &
SUP-2025-09-1908
115 MCCLUNG ROAD
NOVEMBER 6, 2025

APPLICANT: .....Eric Johansen / Universal Planning LLC
OWNER: .....DRH Properties LLC
FUTURE LAND USE REQUEST: .....Remains *General Business*
ZONING REQUEST: .....Rezone from C-G & C-R to E-O; Special Use in E-O
TYPE OF REQUEST: .....Type II
LOCATION: .....115 McClung Road
TAX MAP NUMBERS: 154 038P
COUNTY COMMISSION DISTRICT: .....District 9
PROJECT SIZE: 2.138
PRESENT USE: .....Undeveloped
PROPOSED USE: .....Commercial Self-Service Storage
PUBLIC NOTICE POSTED: .....October 22nd, 2025
STAFF RECOMMENDATION - REZONE: .....***APPROVAL***
STAFF RECOMMENDATION - SUP: .....***DENIAL***
PLANNING COMM. REC. - REZONE: .....***APPROVAL***
PLANNING COMM. REC. - SUP: .....***APPROVAL***
MAYOR & COMMISSION AGENDA SETTING: ...November 18th, 2025 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....December 2nd, 2025 (tentative)

I. Summary Recommendation

The applicant is requesting two separate zoning actions on 115 McClung Road (Tax Parcel #154 038P) totaling 2.138 acres.

1. Rezone from Commercial-General (C-G) and Commercial-Rural (C-R) to Employment Office (E-O).
2. If the rezone is approved, a Special Use Permit is requested for a self-storage use on the newly approved E-O parcel. The Special Use Permit also includes a variance request to raise the Floor-Area Ratio (FAR) maximum from 0.75 to 1.0.

The proposed rezoning of the parcel to E-O is partially compatible with the surrounding commercially and residentially-zoned land. The E-O zone allows for many of the same uses as C-G and has many of the same development standards in regards to coverage, height, setbacks and tree canopy. Assigning E-O zoning to this location would represent "spot zoning," but other E-O properties are in the vicinity. This could allow further mixing of the uses in a growing portion of the community.

The Special Use request for a self-storage facility would not fit in as well with the surrounding parcels. The zoning code and comprehensive plan seek connected uses that support residents by

providing for their regular needs. Those connections require active streetscapes and opportunities for live, work and play. A self-storage facility is a secondary or support use, that does not activate a business district and generally separated from a lively commercial district. E-O zoning also doesn't have the same design standards as the commercial zones, if this project proceeds it should be held to those same regulations.

Staff believes that the request to rezone from C-G and C-R to E-O is a reasonable change that provides for an additional range of compatible land uses for this area. However, Staff does not support the request for Special Use to allow self-storage, as it is only an ancillary and passive use compared to what the current and proposed zoning might allow. **Staff is recommending approval of the Rezone. Staff is recommending denial of the Special Use Permit.**

If the Special Use is approved, Staff recommends the following condition:

Condition

1. The plans shall meet the design standards in Sec. 9-25-8(E)

Planning Commission Recommendation: The applicant contended that a self-storage facility was needed given the extensive residential development in the area. The applicant also pointed out that the 16-foot slope of the site makes it cost-prohibitive to develop most commercial projects that don't need a very deep basement. Commissioners hesitated to approve the requests because the E-O zone and self-storage would take away from commercial opportunities and fail to add a sense of place to this growing node. However, **Commissioners** concluded that the cost of grading would make anything else unfeasible and **voted to recommend approval of the Rezone and the Special Use, including the variance on Floor-Area Ratio.**

II. Purpose of Applicant Request

A. Proposal

The applicant is requesting two separate zoning actions on 115 McClung Road (Tax Parcel #154 038P). The first is a rezone from Commercial-General (C-G) and Commercial-Rural (C-R) to Employment-Office (E-O). The second and subsequent request (predicated on approval of the first) is for a Special Use Permit for a climate-controlled self-storage facility to be constructed on 115 McClung Road.

B. Existing Conditions

115 McClung Road is a 2.138-acre, undeveloped parcel near US Hwy 29. The parcel meets the road grade of McClung Road before dropping roughly 16' going toward the rear (north). It is situated on the corner of McClung Road and the proposed Nease Road expansion (being developed separately) behind a series of quick-service restaurants and commercial enterprises. It is across US Hwy 29 N from the Kroger Shopping Center and is situated near a handful of multifamily developments and a senior living facility. Surrounding zoning designations are primarily Commercial-General (C-G), and there is a large Mixed-Density Residential (RM-2) parcel at the end of the McClung Road cul-de-sac as well as Commercial-Rural (C-R) & Single-Family Residential (RS-15) in the vicinity.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2023 Comprehensive Plan calls for the following policies that **are** supported in this **Rezone** request:

- *Create nodal development tied to transportation healthcare, schools, jobs, workforce, and housing*

Rezoning to Employment-Office (E-O) is only a moderate pivot away from the current Commercial-General (C-G) zoning that exists on 115 McClung Road. It would allow for hotels/motels, professional services and offices, and a host of services that would benefit the surrounding land uses such as administrative or research facilities. It would only allow for the development of a self-storage facility through obtaining a Special Use Permit.

The 2023 Comprehensive Plan calls for the following policies that **are not** supported in this **Rezone** request:

- *Infill and redevelopment should be prioritized over greenfield expansion*

The proposal sits in an area of increased development; however, the site is on the edge and currently undeveloped. The amount of E-O zoned property is not very common in this area.

The 2023 Comprehensive Plan calls for the following policies that **are not** supported in this **Special Use** request:

- *Infill and redevelopment should be prioritized over greenfield expansion*
- *ACC Economic Development Target Sectors (Craft Beverages, Creative Economy, Bioscience, Healthcare, Advanced Manufacturing)*
- *Increase the availability of well-paying jobs*
- *Create appealing and inviting community gateways and corridors*

Self-storage lends itself to very few stated objectives in the comprehensive plan due to its nature of being a more supportive use as opposed to an active use. The comprehensive plan focuses on building an engaged community with active nodal development, but storage is a much more passive and ancillary use often planned or situated outside a residential mixed-use area or main commercial center.

Overall, the proposed Rezone is compatible with the Comprehensive Plan.

Overall, the proposed Special Use Permit 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 *General Business*, which is described as follows:

General Business

These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road, and US 29 North. Pedestrian-oriented design is particularly appropriate when these streets contain neighborhood-shopping areas or are adjacent to multifamily housing or residential neighborhoods. Pedestrian circulation in these centers is a primary concern; therefore, connectivity within and to surrounding areas should be encouraged. Internal pedestrian walkways should be provided from the public right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity, such as, but not limited to, transit stops, street crossings, building, store entry points, and plaza space. Walkways shall feature

adjoining landscaped areas that contribute to the establishment or enhancement of community and public spaces. The street-level facade of these areas should have a scale and architectural elements that relate to pedestrians. Buildings should be oriented to the street corridors, which should be lined with street trees. Small and medium-scale retail stores should frame the streets with large-scale retailers located behind, with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front, and shared parking should be encouraged.

No change to the Future Land Use Map is required since the proposed zoning action is already compatible with the Map. The request for Rezone is compatible with the Future Land Use map since Employment-Office (E-O) zoning is considered *General Business*

However, the request for Special Use requires additional consideration and is less compatible with the Future Land Use map due to Self-Storage not being a by-right use in E-O zoning. *General Business* Future Land Use tends toward more dynamic uses with regular activity, businesses that serve daily or weekly needs and a lively streetscape.

C. Compatibility with the Zoning Map

The applicant has requested a rezone from C-G (Commercial-General) and Commercial-Rural (C-R) to E-O (Employment-Office). The following information has been provided to compare the difference in development intensity between the existing C-G zoning and the requested E-O 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**	**E-O Zoning**
Min Lot Size	2,500 SF	2,500 SF
Density	24 beds/acre	20% of total project SF
Max Lot Coverage	80%	75%
Max Building Height	65 ft.	65 ft.
Setbacks	0-10 ft.	0-10 ft.
Conserved Canopy	10%	15%
Total Canopy	40%	40%
Parking	Varies based on use	Varies based on use

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 E-O zoning is the effect it has on density and a minor deviation in allowable land uses.

Staff notes that a small slice of the property is zoned for C-R , which is the result of re-platting that has occurred in the area. The adjacent stormwater management facility is zoned C-R and a slice of that parcel was recently recombined with the parcel at 115 McClung, which was previously zoned entirely for C-G. The rezoning would resolve this split zone.

The proposed rezone from C-G and C-R to E-O is partially compatible with the zoning map. It is true that the rezone would create a degree of spot zoning, but E-O relates well with the adjacent C-G

zoning and land uses and so the "spot zoning" effect is mitigated. That relationship should also include following the same design standards that are required for the adjacent commercial properties.

The proposed Special Use application for self-storage is not compatible with the zoning map as self-storage is not a by-right use in the proposed E-O zone and so requires an additional zoning action (the request for Special Use) and additional evaluation.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

The ACC Greenway Network Plan shows a proposed trail along the rear of this property. The adjacent multi-family project has reserved space in its development for potential future connection.

IV. Technical Assessment

A. Environment

The Arborist has reviewed the tree management plan and offered the following comments:

- *ACC Arborist recommends approval. Project will be expected to meet all requirements of the community tree management ordinance at time of plan review, including a Tree Canopy Waiver if the applicant cannot achieve 15% conserved.*

B. Grading and Drainage

The Transportation & Public Works Department has reviewed and approved the proposal without comment.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and recommends approval with the following comments:

- *ACC water is available*
- *ACC sanitary sewer is available*
- *Capacity is available to serve the proposed development*

D. Transportation

The Transportation & Public Works Department has reviewed and approved the proposal without comment.

E. Fire Protection

The Fire Marshal has reviewed the proposal and recommends approval.

F. Compliance with the Zoning Ordinance and Development Standards

The Rezone application does not contain a binding plan, but the Special Use application plan would become binding 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.

Special Use requests are evaluated using the following criteria:

a) *Similarity in scale, bulk, and coverage.*

The proposal is for a 4-story structure, as indicated on the site plan, with at least one level below the road grade and a maximum size of 93,131 sq ft, contingent upon their variance request to increase FAR from 0.75 to 1.0. For reference, the Kroger building is approximately 120,000 sq ft, the assisted living facility is 70,000 sq ft, but most of the commercial space in this area is under 10,000 sq ft. Staff finds this proposal to be on the larger side of the spectrum in the area and not allowable on 2.138 acres.

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 type of traffic generated by the use is often of the larger variety for moving and storage. This would be common throughout the day and evening as would be convenient for a customer's schedule. It would bring little or no pedestrian, bicycle or transit traffic and have no streetscape activation due to the storage nature of the use.

c) *Architectural compatibility with the surrounding area.*

The architecture is mostly medium-to-large-box commercial in this area. Recent developments have brought some residential structures to the business district of mostly 2-3 story garden style apartments. This proposal is limited in use of windows and doors and does not provide a streetscape that would invite foot traffic.

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 project site has some environmental areas on the adjacent property to the rear. Development of the site as proposed will not get into those areas. Drainage, erosion and sedimentation will be required to be handled on site.

e) *Generation of noise, light, and glare.*

The proposed use will have minimal noise, light and glare and is not out of context compared to the adjacent commercial uses.

f) *The development of adjacent properties compatible with the future development map and the zoning district.*

Staff understand the need for secondary uses such as storage, especially in areas with apartments and commercial uses. However, this site sits along a more local road and could better serve future residents with lively commercial operations with additional housing opportunity, such as a townhome-form residential, which has not been introduced in this neighborhood.

g) *Impact on future transportation corridors*.

The proposed use would have minimal impact on future transportation corridors.

Requested Variances

The applicant has requested a variance from Sec. to (9-11-4) to allow an increased FAR from 0.75 to 1.0, which would allow for a structure with maximum square footage of 93,131 as opposed to 69,848. Variances are assessed using the following criteria:

1. *Describe the extraordinary and exceptional conditions pertaining to this particular piece of property in question because of its size, shape, character, or topography that do not apply generally to other land in the vicinity:*

Staff Assessment: The applicant has identified that this parcel drops to roughly 16' below the grade of McClung Road and that would inhibit most types of development without extensive retaining walls. Staff agrees that the existing topography is an obstacle to development, but one that could be overcome with the right design. The neighboring parcels also have topographic challenges present and this design still utilizes retaining walls of an unspecified height.

2. *Explain how the strict application of the provisions of this title to this particular piece of property would create an undue and unnecessary hardship so that the grant of the variance is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant:*

   Staff Assessment: The applicant has stated that the additional FAR that would be allowed under the variance is a necessity so that they may utilize "…basement levels for both square footage of the building and for grading and site development purposes…". The applicant argues that the subject property is zoned C-G (Commercial-General), "…which up to a few years ago permitted the land use of a Climate Controlled Self Storage facility… …the FAR for C-G land uses is 1.5". The applicant correctly identifies that self-storage *used* to be a permitted land use in C-G and the maximum FAR permitted in that zone is 1.5. However, it is worth noting that a FAR of .75 is not outside the norm for other zones. E-O (Employment-Office), E-I (Employment-Industrial), and I (Industrial) zoning, all have a FAR of 0.75. C-O (Commercial-Office) and C-N (Commercial-Neighborhood) zoning also have a maximum FAR of 0.75. C-R (Commercial-Rural) zoning has the lowest maximum with a FAR of 0.25.

3. *Describe how the special conditions and circumstances do not result from the actions of the applicant:*

   Staff Assessment: Staff agrees that the applicant is not responsible for the natural topography of the site, but is also operating under the understanding that the owner and development team were part of the platting changes that resulted in the final size and shape of this lot. Further, what the applicant is requesting is above the norm and limiting the FAR to .75 would not prohibit development.

4. *Explain how the benefits of granting the variance will be greater than any negative impacts on the development of the adjacent uses; and will further the purpose and intent of this ordinance and the Comprehensive Plan of Athens-Clarke County:*

   Staff Assessment: The applicant makes their case for Self-Storage by providing with their application a Market Study analyzing the viability of Self-Storage in the context of surrounding properties and businesses. The study and variance application identifies "three (3) multi-family, (1) townhouse, (1) senior housing, (1) single family new lots, and (1) proposed multi-family development all located within less than 1 mile of the Subject Property". The applicant makes the case that these surrounding developments would all benefit from having self-storage nearby as many residents rent rather than own and could utilize the services the applicant offers. The Application Report provided by the applicant states "With the rapid resident growth patterns and the commercial businesses continuing to open in this development corridor, the missing link is a quality climate-controlled self-storage facility." The Application Report does not make reference to the 15 self-storage facilities identified in the Market Study within a 5-mile radius of this site. Many of those are identified in the report as not offering the same level of service or product as this applicant, however there is still Self-Storage available to residents in the vicinity. While staff does not believe that granting this variance will have any excessively negative impacts, the passive land use provided by Self-Storage is also not something that furthers the intent of the ordinance or the Comprehensive Plan of Athens-Clarke County.

5. *Explain how the variance, if granted, will represent the minimum variance that will afford relief*

from the identified hardship and will represent the least deviation possible from the zoning regulation and from the comprehensive plan.

Staff Assessment: The Applicant makes the case for approval based on the fact that net leasable square footage is typically 75% of the total square footage to account for areas such as hallways, corridors, elevators and offices. Extrapolating from that, if the variance is approved for FAR of 1.0, the sq.ft. of the development would be 93,131 and roughly 69,848 sq.ft. of that would be leasable. If the variance were denied, the development would be capped at 69,848 sq.ft. with 52,386 sq.ft. of leasable area. The Applicant does not mention that for the development to be approved as submitted, they must be granted a Special Use Permit and this variance.

Staff finds that the proposal does not meet the five criteria to justify a variance.

Corrective Actions:

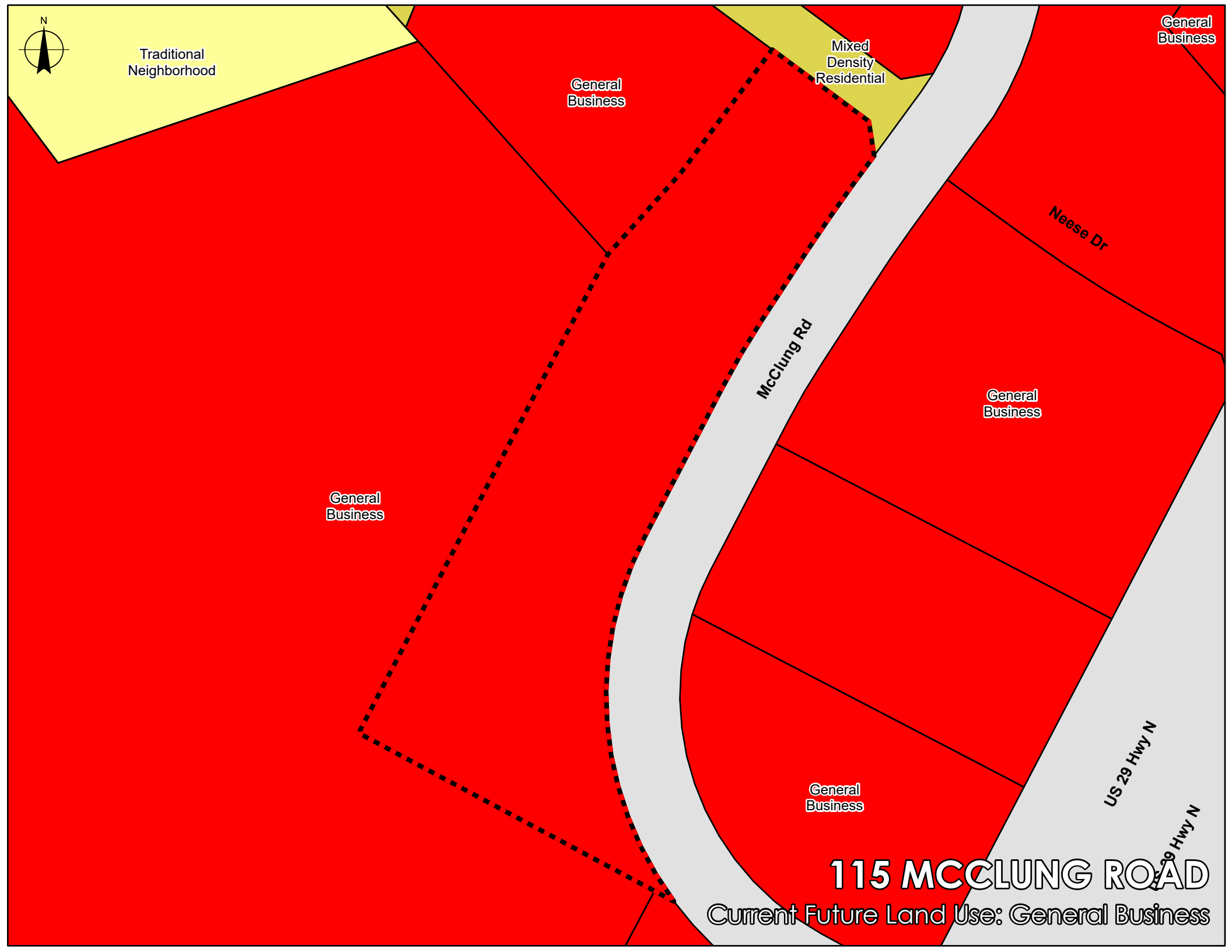
1. If the variance is not granted, the applicant will need to meet the standards of the underlying zoning district
2. Parking for self-storage is based off the office size, however, none has been provided for the project and parking requirements or allowances cannot be determined.
3. The project would be required to have bicycle parking; however, none is shown.
4. As proposed, this project will require a Tree Canopy Waiver if the applicant cannot achieve 15% conserved.

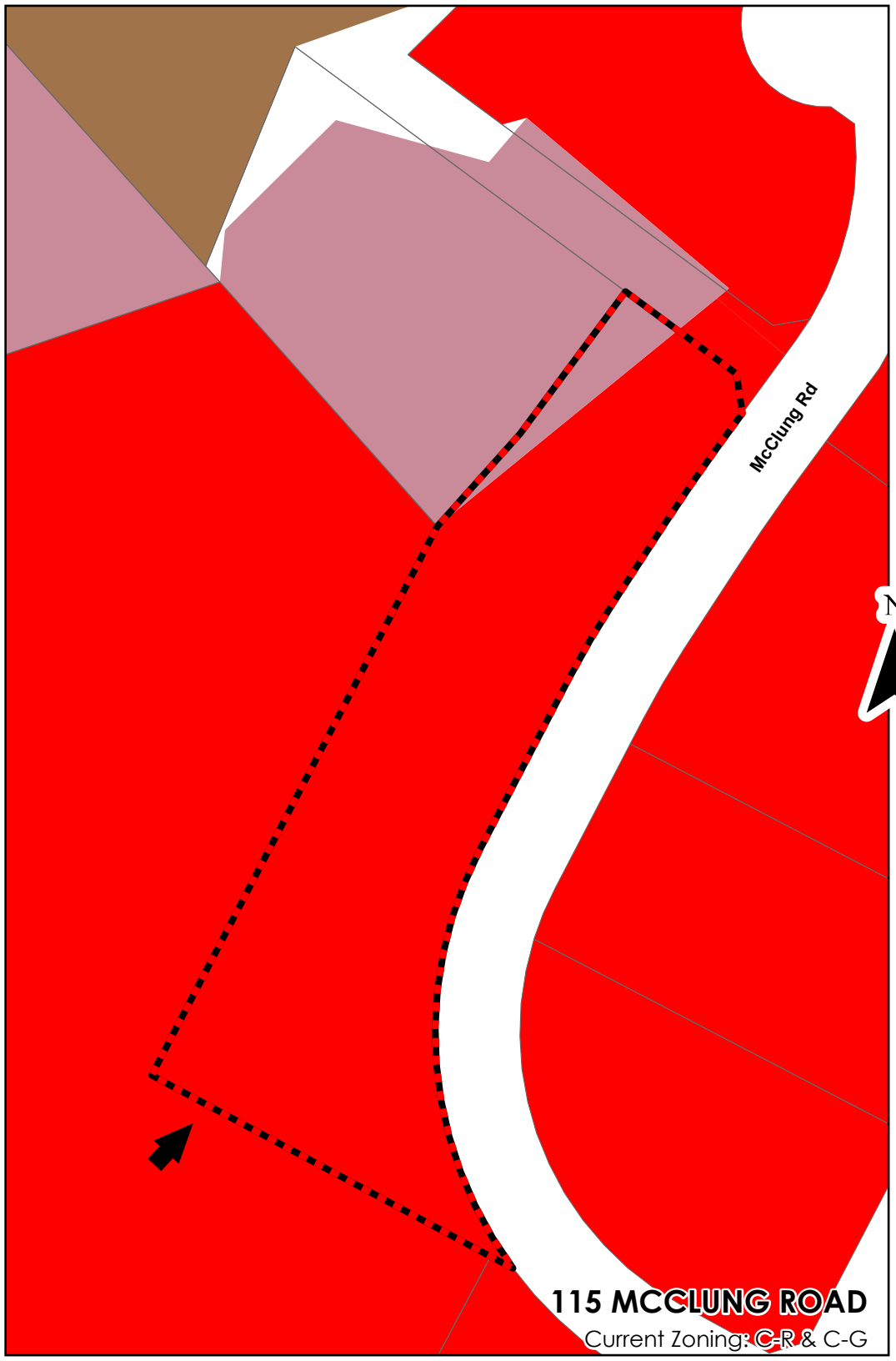
End of Staff Report.

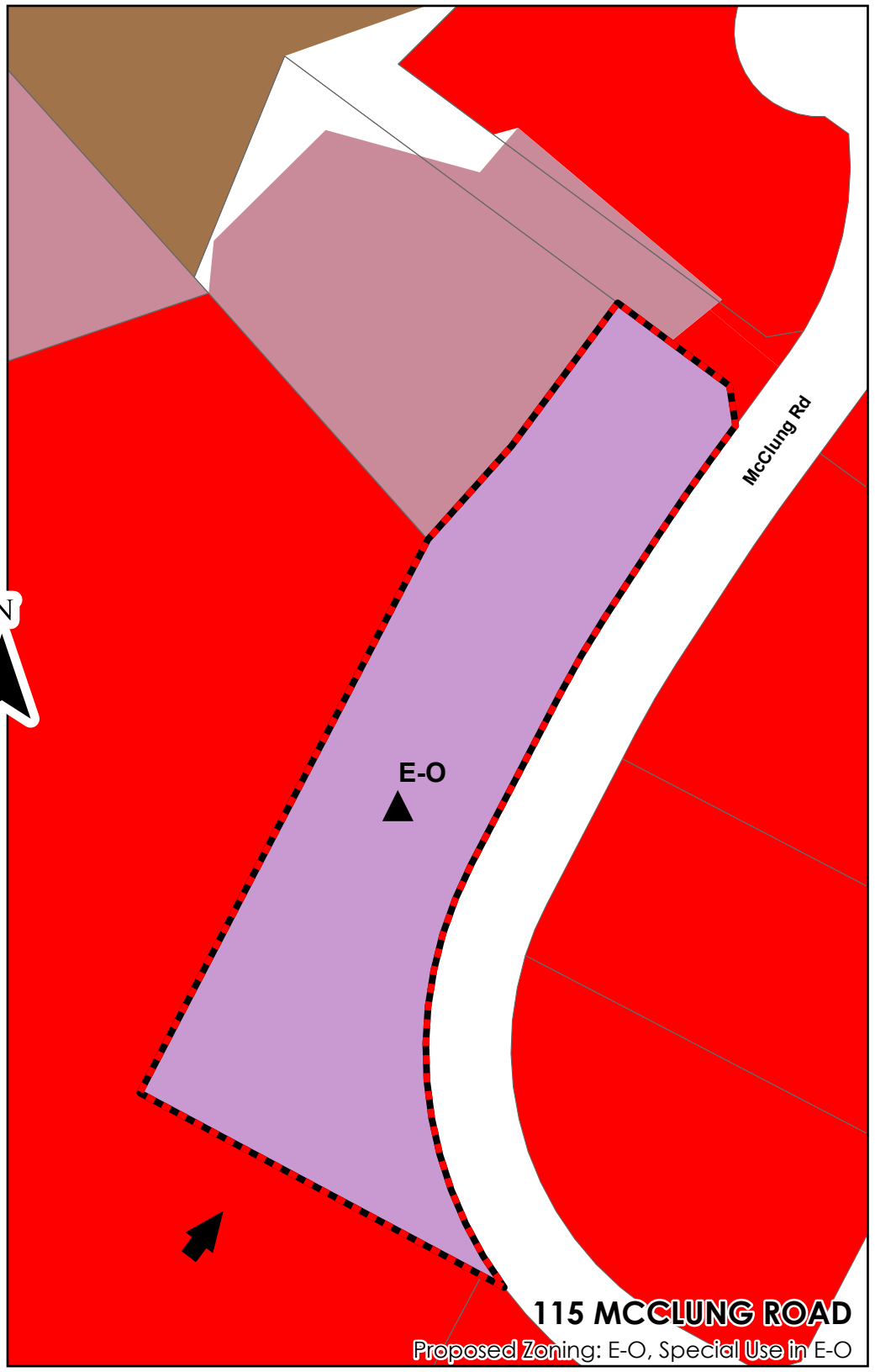
Reviewed — Zoning Criteria Considered by Staff

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
General Business
Mixed Density Residential
General Business
Neese Dr
McClung Rd
General Business
General Business
General Business
US 29 Hwy N
US 29 Hwy N
115 MCCLUNG ROAD
Current Future Land Use: General Business


McClung Rd
115 MCCLUNG ROAD
Current Zoning: C-R & C-G


N
McClung Rd
E-O
115 MCCLUNG ROAD
Proposed Zoning: E-O, Special Use in E-O

Application Report

115 McClung Road, Athens, GA 30601
Tax Parcel(s): 154 038P (the "Subject Property")
±2.138 acres

Applicant & Property Owner

DRH Properties, LLC (the "Property Owner")
DRH Properties, LLC (the "Applicant")
6083 Shadburn Ferry Road
Buford, GA 30518

Proposed Rezoning Request

DRH Properties, LLC (collectively referred to as the "Applicant" and the "Property Owner") is seeking approval to rezone the Subject Property, identified as Tax Parcel 154 038P , from C-G to E-O in support of its proposed use as a Climate Controlled Self Storage Facility. The Subject Property, located at 115 McClung Road, Athens, GA 30601, encompasses approximately ±2.138 acres and is bordered by various commercial establishments along McClung Road, including Wendy's, O'Reilly's Auto Parts, Bojangles, Popeyes, a veterinary clinic, and Starbucks. Directly across Highway 29, a Kroger-anchored shopping center offers additional restaurant and retail spaces. Within a one-mile radius of the Subject Property are numerous multi-family apartment complexes, senior housing, single-family residential communities, industrial office parks, Athens Technical College, fuel stations with convenience stores, a liquor store, businesses specializing in heavy equipment and mobile home sales, and other enterprises typical of a mixed-use commercial corridor.

The proposed facility will be thoughtfully designed to maximize the existing topography of the Subject Property and will feature architectural elements that meet or exceed the standards stipulated by the E-O zoning district. Due to the grade transition from McClung Road to the lower portion of the site, the Climate Controlled Self Storage Facility will be constructed as a multi-story building incorporating a basement level to accommodate the elevation change. In accordance with a permitted FAR of 0.75, the maximum allowable square footage for the development will be 107,418 SF (calculated as 0.75 x 143,225 SF), pursuant to E-O zoning requirements. In addition to this Zoning Application, we are submitting a Zoning Variance Application to increase the FAR from 0.75 to 1.0 for this property permitting a maximum of 93,131 square feet of building space.

The Applicant had a market study prepared by BMS GRP in January 2025, which concluded that *"The Athens area is a growing market with multiple colleges having campuses in the area that feed a growing business sector as well as full time students at entry level school before transferring to UGA. There are permeant residents that rent apartments on an annual basis instead of dorm living. This site will have excellent visibility and drive by traffic that will help with leasing up as more sites are off the main roads. The site is well positioned to serve the area."*

Approval Criteria for Zoning Action

1. 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 proposed use of the subject property is a multi-story climate-controlled self-storage facility to serve the immediate needs of this growing Highway 29 corridor with multiple approved and constructed multi-family apartments and senior housing developments. The Future Land Use map characterizes the subject property as General Business. The proposed use of a climate-controlled self-storage facility is a business type that complies with this land use designation.

2. 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.

   We believe the proposed use as a climate-controlled self-storage facility meets the criteria set forth and conforms to the Comprehensive Plan with respect to the use of the subject property within the General Business district. Until December 2023, the proposed use was permitted as a "use by right" land use designation within the existing C-G zoning district. The recent text amendment is what is driving this request for a change in zoning to what we believe is the least obtrusive land use as E-O, given that there is E-O zoned land in the immediate vicinity located on Hull Road, Pittard Road, and Old Elberton Road, all of which is within ±1 mile of the subject property. Based on our review, there are multiple self-storage facilities in Athens-Clarke County located within C-G zoning districts.

3. The proposal will not adversely affect the balance of land uses in Athens-Clarke County.

   We do not believe the proposed use of a climate-controlled self-storage facility will adversely affect the balance of land use in Athens-Clarke County. Recently, we had a "boots on the ground" market study prepared for the proposed use on the subject property. This market study considered all the existing built and operational self-storage facilities in Athens-Clarke County, and the market study supports this proposed use on the subject property due to the proximity of the existing and proposed multi-family apartment units and senior living developments with a ±1 mile radius of the subject property. We believe a climate-controlled self-storage facility is a complimentary and compatible land use for the multi-family housing land uses previously approved by Athens Clarke-County and should be viewed as an asset to the communities they serve.

4. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.

   The proposed use of a climate-controlled self-storage facility does not rely on any public services or the use of physical facilities and/or the need for county staff. The proposed use is to be located on McClung Road (a fully constructed and operational county road). It will connect to existing utilities that are already present and have capacity within the immediate and surrounding area. The use of the property will not have any heavy demand for public services and will not generate any new residents who would put a demand on existing or proposed County services. This proposed use is a self-sufficient land use that will only generate property and sales taxes for the County's tax base, thus making this a positive land use on the subject property.

5. The existing land use pattern surrounding the property in issue.

   The proposed use as a climate-controlled self-storage facility is a complimentary and much-needed use for this portion of the Highway 29 corridor, stretching from the bypass to the Madison County line. With the rapid resident growth patterns and the commercial businesses continuing to open in this development corridor, the missing link is a quality climate-controlled self-storage facility. Typical land use planning creates nodes and allows a mixture of businesses to locate and operate within those nodes. This proposed land use is the perfect complement to the immediate area. It is an excellent use for the subject property as it is located in a hole below McClung Road and sits second tier behind the multiple drive-thru restaurant out parcels fronting Highway 29. McClung Road is a fully operational county road connecting Highway 29 and Nease Drive. Nease Drive is located at a 4-way traffic signal leading into the Kroger shopping center and its mixture of connected inter-parcel access commercial and residential properties.

6. The possible creation of an isolated district unrelated to adjacent and nearby districts.

   Yes, the proposed zoning district of E-O would be an isolated zoning district, as it's not adjacent to any other E-O-zoned property. However, the proposed use as a climate-controlled self-storage facility is a *general business* use permitted in C-G until the Commission approved the recent text amendment in December 2023. It is our opinion that the change to remove self-storage from C-G was not purely intended for this subject property, and given the recent approvals by the Commission to permit multi-family apartments and senior housing in the immediate vicinity of the subject property is the best reason to allow this proposed development and zoning change on the subject property. The proposed use is bordered by two (2) apartment developments and four (4) drive-through restaurant parcels (Starbucks, Popeyes, Bojangles, and Wendy's). This proposed use in an isolated district does not harm Athens Clarke County and will positively impact the commercial tax base.

7. 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 proposed use as a climate-controlled self-storage facility will have zero impacts on the schools, utilize very little water and sanitary sewer, can rely on readily available gas and power, and will not cause an excessive or burdensome use of the streets as the customers typically do not frequent these developments routinely once they place their belongings in storage.

8. 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.

   As previously mentioned in this Application Report, the proposed use as a climate-controlled self-storage facility should have zero, to little impact, on Athens Clarke County with respect to maintaining public utilities, schools, streets, and other public safety measures. These types of development are intended for the residents within a three (3) mile radius of the subject property to store personal belongings in a safe climate-controlled facility where once they store their items, they typically frequent the facility seasonally to retrieve and place them in storage items that simply cannot be stored at their residences.

9. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

   As is typical with all new developments in Athens-Clarke County, this development must fully comply with the terms and conditions of the E-O zoning ordinance and the development regulations as established by the Unified Government. That would mean detention and water quality will be located within stormwater measures on the subject property. After construction, there should not be any impacts on the environment, air quality, or water quality by approving this development as a climate-controlled self-storage facility.

10. Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

    No, the proposed zoning action shall not deter the adjacent properties concerning value or their improvements. Quite the contrary, the proposed land use shall complement the adjacent multi-family zoned apartment developments and the additional multi-family apartment developments and senior housing development located within ±1 mile of the subject property. The proposed use will be a significant generator of property and sales taxes and add to the commercial tax bases already established along the Highway 29 corridor.

11. 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.

    As currently zoned C-G and located directly behind multiple drive-thru fast-food restaurants, there are not many, if any, commercial uses that can operate as a second-tier level business on a property that sits approximately ±16' below the grade of McClung Road. This property will require a high level of site development, walls, and importing of dirt to get within ±4-5 feet of the existing grade of McClung Road. *As an example, day care facilities and professional office buildings typically cannot operate on sites with higher development costs. Furthermore, the chances of any quality and/or successful commercial or retail uses being successful in this location are very remote due to the shape and topography of the subject property, as well as being located directly behind drive-thru restaurants.* This property's highest and best use is a building that can incorporate a basement level to help take up the grade. Additionally, the use of the property must be a business that relies on the immediate and surrounding area dynamics. Based on these criteria, the multi-story climate-controlled self-storage use of the subject property is the best land use due to the business model being able to afford higher site development-related costs and to take advantage of the presence of multi-family apartments and senior housing development meets located within a ±1 mile radius of the subject property.

12. The aesthetic effect of existing and future use of the property as it relates to the surrounding area.

    No pun intended, but the beauty of these buildings is that the architecture can be created to best blend into the surrounding area and environment. We have not settled on any specific architectural style at the time of this Application Report but fully intend to comply with the policies and intent of the Athens Clarke County zoning regulations for similar E-O developments.

13. 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.

    The subject property is a remnant parcel left over from the commercial outparcel developments along the McClung Road and Highway 29 corridor. The subject property is approximately ±16 feet lower than McClung Road. It will require a particular use of the land that can afford the site development cost and incorporate a basement level into its design. Furthermore, Lawrenceville Land Holdings, LLC, a sister company of DRH Properties, LLC, is the owner of the recently zoned RM-2 multi-family property located adjacent to the subject property, permitting a "use by right" of at least 24 bedrooms per gross acre equating to 800 plus bedrooms. Lastly, the zoning requires Lawrenceville Land Holdings, LLC to incorporate a public road connecting McClung Road/Nease Drive to the back of the recently RM-2 zoned property. The proposed climate-controlled self-storage facility will have a curb cut directly on this new road and is located across from the proposed Dollar Tree development entrance.

Docusign Envelope ID: 36A620FE-D1A3-4087-A6FB-7453CCC41B77

Plat Doc: PLAT
Recorded 08/15/2025 12:28PM

Elisa Zarate, Clerk Superior Court
Athens-Clarke County, Ga.
Bk 0000L Pg 0062
Penalty: $0.00
Interest: $0.00

THE PURPOSE OF THIS PLAT IS TO
RECONFIGURE THE PARCELS BELOW
(NO NEW PARCELS ARE BEING CREATED)

TRACT	PARCEL #	EXISTING ACREAGE	RECONFIGURED ACREAGE
1	154 036	21.755	23.653
2	154 036D	1.430	1.387
3	154 038Q	1.321	1.150
4	154 038P	2.092	2.138
TOTAL		28.328	28.328

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

OWNER'S ACKNOWLEDGEMENT

I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, HAVING ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE ALL RIGHTS-OF-WAY, WATER AND SEWER EASEMENTS, DRAINAGE EASEMENTS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, AND AGREE TO PROVIDE EITHER DIRECTLY OR INDIRECTLY FOR THE MAINTENANCE OF ALL COMMON AREAS AND OUTLETS. I (WE) FURTHER ACKNOWLEDGE THAT POSSESSION OF THE RIGHTS-OF-WAY REMAINS SOLELY WITH THE SUBDIVIDER UNTIL SUCH TIME AS ALL BONDS ARE RELEASED BY ATHENS-CLARKE COUNTY.

Signed by:
7/30/2025
OWNER (PARCEL 154 036 & 154 036E) — DATE
LAWRENCEVILLE LAND HOLDINGS, LLC

Signed by:
7/30/2025
OWNER (PARCEL 154 036D) — DATE
DT ATHENS GA, LLC

Signed by:
7/30/2025
OWNER (PARCEL 154 038P & 154 038Q) — DATE
DRH PROPERTIES, LLC

PLANNING DIRECTOR

THE PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE ATHENS-CLARKE COUNTY SUBDIVISION REGULATIONS

08/15/2025
PLANNING DIRECTOR — DATE

PUBLIC WORKS DIRECTOR

I THEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS NECESSARY TO PROVIDE ALL STREETS AND OTHER REQUIRED PUBLIC IMPROVEMENTS IN ACCORDANCE WITH PLANS SUBMITTED TO ATHENS-CLARKE COUNTY BY THE SUBDIVIDER'S PROFESSIONAL REPRESENTATIVES HAVE BEEN SATISFACTORILY COMPLETED OR HAVE BEEN ADEQUATELY GUARANTEED IN AN AMOUNT SUFFICIENT TO SECURE SATISFACTORY INSTALLATION.

ALL DRAINAGE AND ACCESS EASEMENTS SHOWN ARE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER PER ACC POLICY.

08/15/2025
PUBLIC WORKS DIRECTOR — DATE

PUBLIC UTILITIES DIRECTOR

I THEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS NECESSARY TO PROVIDE WATER AND/OR SANITARY SEWER SERVICE FROM THE ATHENS-CLARKE COUNTY WATER DISTRIBUTION AND/OR SANITARY SEWER COLLECTION SYSTEM(S), AS NOTED, HAVE BEEN SATISFACTORILY INSTALLED AND HAVE BEEN ACCEPTED BY ATHENS-CLARKE COUNTY FOR OWNERSHIP, OPERATION, AND MAINTENANCE, OR IMPROVEMENT GUARANTEES, IN AN AMOUNT SUFFICIENT TO SECURE THE SATISFACTORY INSTALLATION AND DEDICATION OF THE NECESSARY IMPROVEMENTS, HAVE BEEN PROVIDED.

08/15/2025
PUBLIC UTILITIES DIRECTOR — DATE

UTILITY NOTE

TRACT 1: ATHENS-CLARKE COUNTY WATER AND SANITARY SEWER ARE AVAILABLE.
TRACT 2: ATHENS-CLARKE COUNTY WATER AND SANITARY SEWER ARE AVAILABLE.
TRACT 3: ATHENS-CLARKE COUNTY WATER IS NOT AVAILABLE AND SANITARY SEWER IS AVAILABLE.
TRACT 4: ATHENS-CLARKE COUNTY WATER AND SANITARY SEWER ARE AVAILABLE.

BUILDING SETBACKS:

(NO ZONING REPORT PROVIDED)
BUILDING SETBACKS ARE SHOWN PER ATHENS-CLARKE COUNTY GEORGIA MUNICODE TABLE 9-10-3. 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.

ZONING AND SETBACK REQUIREMENTS BASED ON MUNICODE TABLE REFERENCED ABOVE.

(RM-2 ZONING):
MINIMUM LOT AREA: 5,000 SF
MINIMUM LOT WIDTH: 50'
MINIMUM LOT DEPTH: 80'
MINIMUM FRONT YARD: 10'
MINIMUM SIDE YARD: 6'
MINIMUM SIDE YARD ADJACENT TO STREET:10'
MINIMUM REAR YARD: 10', PLUS ONE-HALF FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25 FEET.
MINIMUM RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE
MINIMUM LOT COVERAGE: 65%
MINIMUM LANDSCAPED AREA: 35%
MAXIMUM BUILDING HEIGHT: 35'

(C-G ZONING):
PRINCIPAL BUILDING SETBACKS:
FRONT: NONE | SIDE: NONE
MINIMUM LOT AREA: 2,500 S.F.
MINIMUM LOT WIDTH: 50'
MINIMUM LOT DEPTH: 50'
MAXIMUM BUILDING HEIGHT: 65'

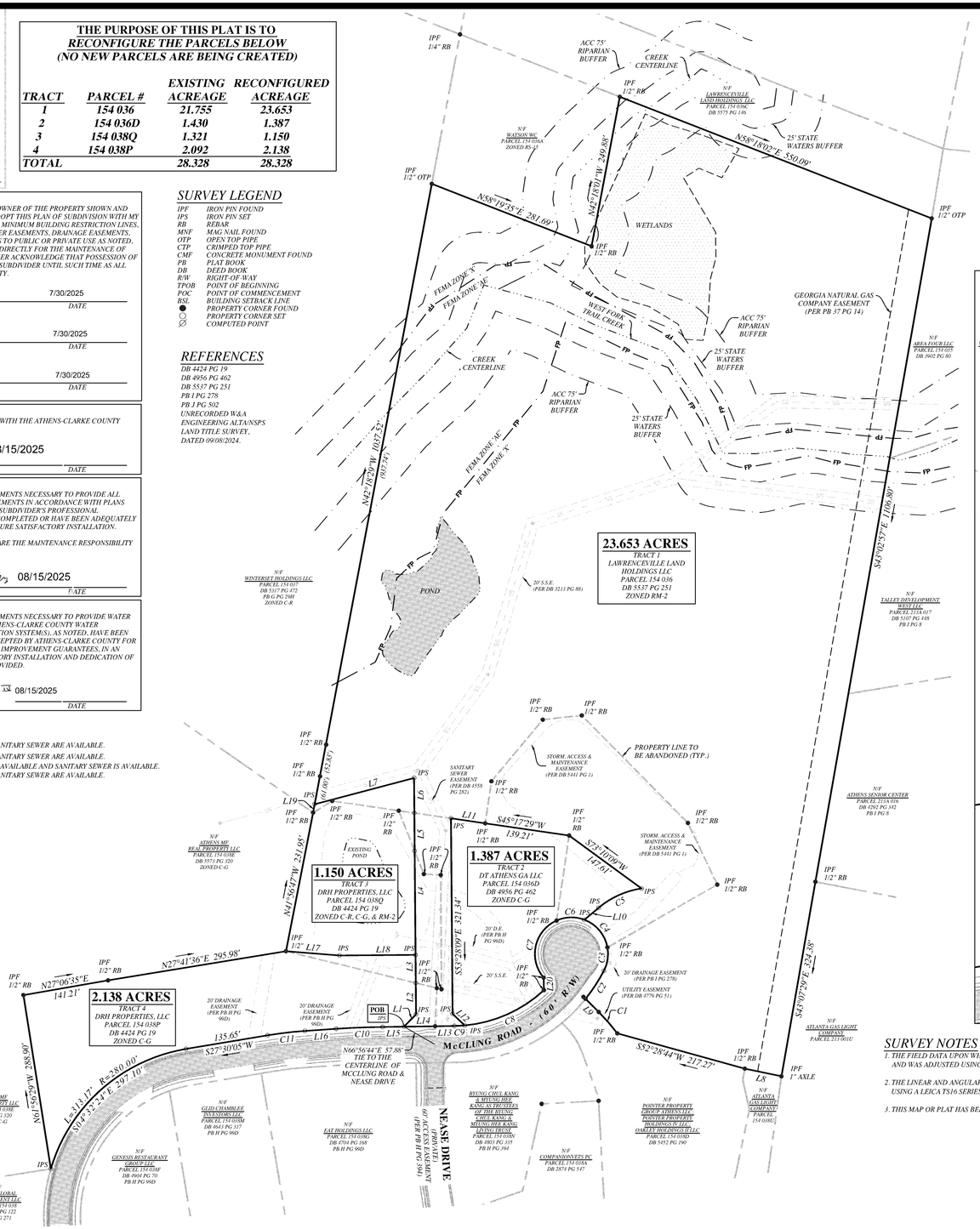
(C-R ZONING):
PRINCIPAL BUILDING SETBACKS:
FRONT: 20' | SIDE: 6'
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT WIDTH: 100'
MINIMUM LOT DEPTH: 200'
MAXIMUM BUILDING HEIGHT: 65'

SURVEY LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
MNF	MAG NAIL FOUND
OTP	OPEN TOP PIPE
CTP	CRIMPED TOP PIPE
CMF	CONCRETE MONUMENT FOUND
PB	PLAT BOOK
DB	DEED BOOK
R/W	RIGHT-OF-WAY
TPOB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
BSL	BUILDING SETBACK LINE
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
∅	COMPUTED POINT

REFERENCES

DB 4424 PG 19
DB 4956 PG 462
DB 5537 PG 251
PB 1 PG 278
PB 1 PG 502
UNRECORDED W&A ENGINEERING ALTA/NSPS LAND TITLE SURVEY, DATED 09/08/2024.



Line Table

Line #	Direction	Length
L1	N08°36'13"W	28.34'
L2	N53°28'09"W	51.54'
L3	N53°28'09"W	46.12'
L4	N53°28'09"W	170.70'
L5	N53°28'09"W	62.50'
L6	N53°28'09"W	57.53'
L7	S22°10'08"W	169.00'
L8	S48°46'08"W	61.55'
L9	S81°56'31"W	30.54'
L10	N02°55'39"W	30.59'

Line Table

Line #	Direction	Length
L11	S45°17'29"W	56.88'
L12	N80°25'45"E	27.71'
L13	S36°14'43"W	31.75'
L14	S36°14'43"W	51.16'
L15	S36°14'43"W	35.11'
L16	S13°07'36"W	51.53'
L17	S41°34'19"W	88.12'
L18	S36°31'51"W	125.00'
L19	N42°18'29"W	14.06'
L20	S54°10'20"E	20.72'

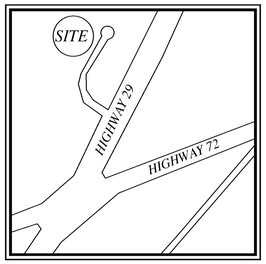
Curve Table

Curve #	Length	Radius	CHORD	CH. LENGTH
C1	46.57'	332.50'	S85°56'59"W	46.54'
C2	55.16'	280.00'	N19°51'08"W	55.07'
C3	39.49'	60.00'	N44°21'09"W	38.78'
C4	61.89'	60.00'	S87°14'17"W	59.19'
C5	78.28'	143.00'	N12°45'21"E	77.31'
C6	46.94'	60.00'	S35°16'17"W	45.76'
C7	111.16'	60.00'	S40°13'11"E	95.93'
C8	144.90'	220.00'	S12°58'07"W	142.30'
C9	17.07'	220.00'	S34°03'35"W	17.06'
C10	76.15'	1391.60'	S34°41'40"W	76.14'
C11	61.78'	629.22'	S30°18'51"W	61.75'

PROPERTY LINES *TO BE ABANDONED AS SHOWN IN THE INSET*

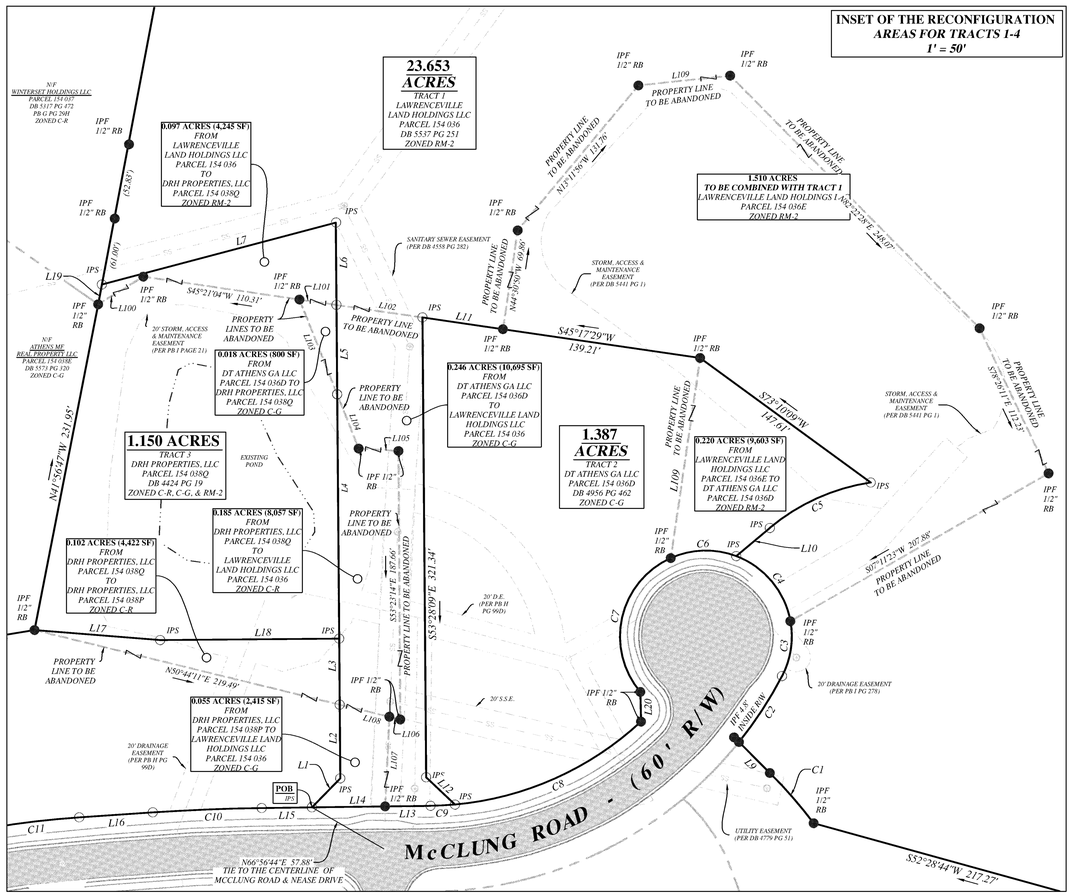
Line Table

Line #	Direction	Length
L100	S05°29'17"W	36.98'
L101	S45°17'29"W	26.06'
L102	N45°17'29"E	60.71'
L103	S74°39'00"E	71.29'
L104	S74°39'00"E	40.74'
L105	N40°22'33"E	27.84'
L106	S50°46'52"W	7.81'
L107	S50°16'59"E	62.69'
L108	S50°44'11"W	35.75'
L109	S44°39'16"E	141.37'



VICINITY MAP
NOT TO SCALE

INSET OF THE RECONFIGURATION
AREAS FOR TRACTS 1-4
1' = 50'



SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,248 FEET, AND WAS ADJUSTED USING COMPASS RULE.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A LEICA TS16 SERIES TOTAL STATION.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN:
   1 FOOT IN 1,917,588 FEET FOR TRACT 1 (PARCEL 154 036)
   1 FOOT IN 124,953 FOR TRACT 2 (PARCEL 154 036D)
   1 FOOT IN 157,647 FEET FOR TRACT 3 (PARCEL 154 038Q)
   1 FOOT IN 268,309 FEET FOR TRACT 4 (PARCEL 154 038P)

GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 08/28/2023.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTIES ARE:
   PARCEL 154 036: LAWRENCEVILLE LAND HOLDINGS LLC, 6083 SHADBURN FERRY ROAD, BUFORD, GEORGIA 30518
   PARCEL 154 036D: DT ATHENS GA LLC, P.O. BOX 9397, GREENVILLE, SOUTH CAROLINA 29604
   PARCEL 154 036E: LAWRENCEVILLE LAND HOLDINGS LLC, 6083 SHADBURN FERRY ROAD, BUFORD, GEORGIA 30518
   PARCEL 154 038P: DRH PROPERTIES, LLC, 6083 SHADBURN FERRY ROAD, BUFORD, GEORGIA 30518
   PARCEL 154 038Q: DRH PROPERTIES, LLC, 6083 SHADBURN FERRY ROAD, BUFORD, GEORGIA 30518
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE 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. 13059C0017F WITH AN EFFECTIVE DATE OF 09/15/2022 FOR COMMUNITY NUMBER 130040, ATHENS-CLARKE COUNTY, 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 SITES ARE ZONED "C-G" (COMMERCIAL-GENERAL), "C-R" (COMMERCIAL-RURAL), OR "RM-2" (MIXED DENSITY RESIDENTIAL) AS NOTED. PER ATHENS-CLARKE COUNTY MUNICODE, SECTION 9-3-2, ACCESSED 07/15/2024.
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, DELINEAVED, 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).

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Oneta Street, Ste. D100
Athens, GA 30601
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GA WEST, ZONE 1002 NAD 83

0 15 30 60
SCALE 1" = 30'

DATE
03/13/2025
REVISIONS

ADMINISTRATIVE RECONFIGURATION PLAT FOR:

UNIVERSAL PLANNING AND *DEVELOPMENT, LLC*

McCLUNG ROAD, ATHENS, GEORGIA 30601
ATHENS-CLARKE COUNTY
219TH G.M.D.

JOB NUMBER
230240
DRAFTED BY
AC
REVIEWED BY
JB

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN F. BREWER, III RLS#2905 — 03/13/2025 DATE

GEORGIA REGISTERED NO. 2905 LAND SURVEYOR JOHN F. BREWER

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **SPECIAL USE APPROVAL FOR A SELF-SERVICE STORAGE FACILITY ON A PARCEL OF LAND COMPRISING APPROXIMATELY 2.138 ACRES LOCATED AT 115 MCCLUNG ROAD**; AND FOR OTHER PURPOSES.

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

SECTION 1. The current Employment-Office (E-O) district is hereby amended to provide for special use approval of a self-service storage facility as described herein. The affected parcel of land comprises approximately 2.138 acres in total, is located at 115 McClung Road, Athens, Georgia, and is also known as Tax Parcel No. 154 038P 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 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.

The subject parcel is further described in that certain document entitled "Self Storage Exhibit A," prepared by W&A Engineering, 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 pages in total. The respective number, title, and date of each sheet is listed below.

Sheet No.:	Title:	Date:
N/A	Self Storage Exhibit A	N/A
N/A	Representative Elevations (showing north elevation and west elevation)	N/A
N/A	Representative Elevations (showing east elevation and south elevation)	N/A
N/A	Retaining Wall (showing north, west, south, and east elevations)	N/A
N/A	Self Storage Exhibit	N/A

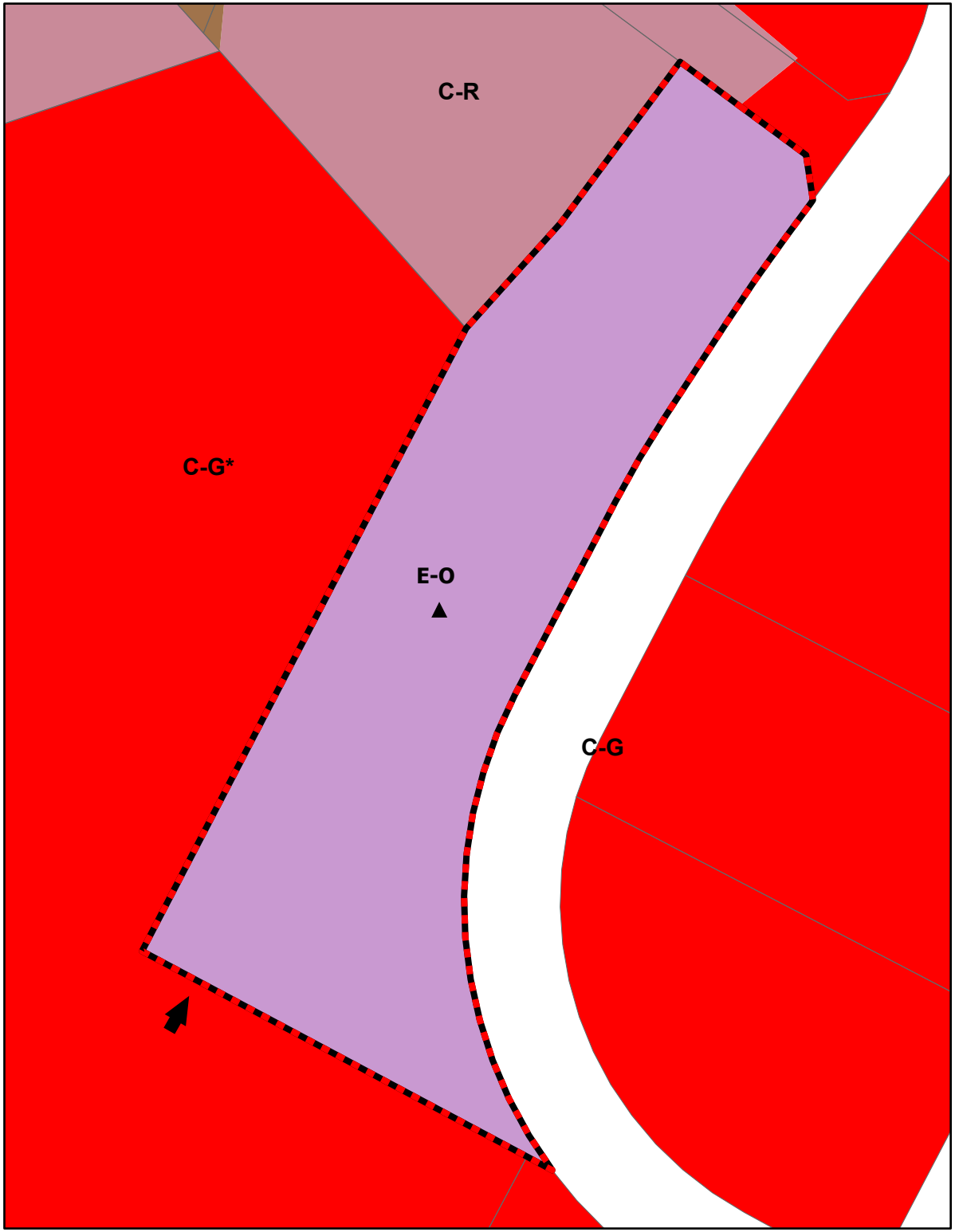
Upon adoption and approval of this ordinance, each sheet listed above shall be stamped "Binding" and shall be on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

The binding written report associated with this ordinance and incorporated herein by reference consists of seven pages in total, inclusive of an attached Special Use Variance Application, is entitled "Special Use Permit Application Report," and prepared by DRH Properties, LLC. Upon adoption and approval of this ordinance, said binding report shall be

stamped “Binding,” and shall be on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia.

SECTION 3. As a condition associated with the special use approved herein, the owner/applicant shall be granted a variance from the requirement in Section 9-11-4 of the Code of Athens-Clarke County, Georgia, of a maximum floor area ratio of 0.75 in the E-O (Employment-Office) district to allow a maximum floor area ratio of 1.0.

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.

60 30 0 60 120 180 Feet

ATTACHMENT A	SUP-2025-09-1908 Special Use Permit 115 MCCLUNG ROAD Eric Johansen / Universal Planning & Development LLC DRH Properties LLC	
620		
FROM: E-O	TO: Special Use in E-O	
TAX PARCEL # 154 038P	PLANNING COMMISSION MEETING DATE November 6, 2025	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE December 2, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: November 6, 2025	**FILE NO:** SUP-2025-09-1908

LOCATION: 115 McClung Road
APPLICANT: Eric Johansen / Universal Planning & Development LLC
OWNER: DRH Properties LLC
REQUEST: Special Use in E-O (Employment-Office)
COMMISSION DISTRICT: Nine

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Kristen Morales Present				Carey McLaughlin Absent			
Vice-Chair: Sarah Gehring Present		X		Taylor Pass Present	X		
Jen Fleece Present	X			Alexander Sams Present		X	
Sara Beresford Present	X			Monique Sanders Present	X		
Matthew Hall Present	X			Michael Lord Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	5	2	

For: Eric Johansen (applicant)
Against: None

Discussion: (Staff note: The rezone and special use permit were discussed at the same time with separate recommending votes) The applicant stated that 90% of the existing climate-controlled self-storage in the area is already leased up, so there is market demand for more self-storage, especially given the addition of 3,500 beds to the area in the preceding years. The applicant also contended that until two years ago, they could have built self-storage on this property under the existing Commercial-General zoning by-right, and that this project would not be out of character with that zone. The applicant also stated that this project would produce an increase in tax revenue from $11,000 to $150,000 and that the project is a good fit for a sloping site with a 16-foot change in grade. The applicant also stated that the odd shape of the parcel was created by the previous developer who laid out McClung Road and developed the lots across the street from the subject parcel.

Commissioners asked if there were other ways to permit this project, to which Staff responded by saying it would take a Planned Development. Commissioners also asked why self-storage was taken out of the permitted use chart for the Commercial-General zone. Staff responded by saying the change was made to preserve commercially-zoned land for more active and mixed uses. Staff also stated that there is a need for self-storage, so it was allowed in the employment zones. A Commissioner stated that, although there is a lot of commercially-zoned land in this area, it is priced so high that only national chain businesses can afford it, so rezoning to Employment-Office would remove commercial land in a place where it is already hard to find land suitable for local businesses. Another Commissioner stated that this area is well-located close to Downtown and UGA, and it's at a crossroads between developing its own identity as a neighborhood and losing any sense of place. This Commissioner contended that adding too much employment-zoned land would push the area away from developing its own identity. It was stated that self-storage would be useful, but Commissioners wondered if there were other better uses of the property, such as a daycare or local business. The applicant stated that the 16-foot drop in grade would make grading the site cost-prohibitive for any building that did not need a very deep basement. This is why a self-storage building would work well, in the applicant's opinion. Commissioners concluded that the cost of grading would make anything else unfeasible and voted to recommend approval of the rezone and the special use, including the variance on Floor-Area Ratio.

Motion: Mr. Hall motioned to recommend approval. Ms. Fleece seconded the motion, which passed 5-2

STAFF REPORT
REZONE & SPECIAL USE
ZONE-2025-09-1773 &
SUP-2025-09-1908
115 MCCLUNG ROAD
NOVEMBER 6, 2025

APPLICANT: .....Eric Johansen / Universal Planning LLC
OWNER: .....DRH Properties LLC
FUTURE LAND USE REQUEST: .....Remains *General Business*
ZONING REQUEST: .....Rezone from C-G & C-R to E-O; Special Use in E-O
TYPE OF REQUEST: .....Type II
LOCATION: .....115 McClung Road
TAX MAP NUMBERS: 154 038P
COUNTY COMMISSION DISTRICT: .....District 9
PROJECT SIZE: 2.138
PRESENT USE: .....Undeveloped
PROPOSED USE: .....Commercial Self-Service Storage
PUBLIC NOTICE POSTED: .....October 22nd, 2025
STAFF RECOMMENDATION - REZONE: .....***APPROVAL***
STAFF RECOMMENDATION - SUP: .....***DENIAL***
PLANNING COMM. REC. - REZONE: .....***APPROVAL***
PLANNING COMM. REC. - SUP: .....***APPROVAL***
MAYOR & COMMISSION AGENDA SETTING: ...November 18th, 2025 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....December 2nd, 2025 (tentative)

I. Summary Recommendation

The applicant is requesting two separate zoning actions on 115 McClung Road (Tax Parcel #154 038P) totaling 2.138 acres.

1. Rezone from Commercial-General (C-G) and Commercial-Rural (C-R) to Employment Office (E-O).
2. If the rezone is approved, a Special Use Permit is requested for a self-storage use on the newly approved E-O parcel. The Special Use Permit also includes a variance request to raise the Floor-Area Ratio (FAR) maximum from 0.75 to 1.0.

The proposed rezoning of the parcel to E-O is partially compatible with the surrounding commercially and residentially-zoned land. The E-O zone allows for many of the same uses as C-G and has many of the same development standards in regards to coverage, height, setbacks and tree canopy. Assigning E-O zoning to this location would represent "spot zoning," but other E-O properties are in the vicinity. This could allow further mixing of the uses in a growing portion of the community.

The Special Use request for a self-storage facility would not fit in as well with the surrounding parcels. The zoning code and comprehensive plan seek connected uses that support residents by

providing for their regular needs. Those connections require active streetscapes and opportunities for live, work and play. A self-storage facility is a secondary or support use, that does not activate a business district and generally separated from a lively commercial district. E-O zoning also doesn't have the same design standards as the commercial zones, if this project proceeds it should be held to those same regulations.

Staff believes that the request to rezone from C-G and C-R to E-O is a reasonable change that provides for an additional range of compatible land uses for this area. However, Staff does not support the request for Special Use to allow self-storage, as it is only an ancillary and passive use compared to what the current and proposed zoning might allow. **Staff is recommending approval of the Rezone. Staff is recommending denial of the Special Use Permit.**

If the Special Use is approved, Staff recommends the following condition:

Condition

1. The plans shall meet the design standards in Sec. 9-25-8(E)

Planning Commission Recommendation: The applicant contended that a self-storage facility was needed given the extensive residential development in the area. The applicant also pointed out that the 16-foot slope of the site makes it cost-prohibitive to develop most commercial projects that don't need a very deep basement. Commissioners hesitated to approve the requests because the E-O zone and self-storage would take away from commercial opportunities and fail to add a sense of place to this growing node. However, **Commissioners** concluded that the cost of grading would make anything else unfeasible and **voted to recommend approval of the Rezone and the Special Use, including the variance on Floor-Area Ratio.**

II. Purpose of Applicant Request

A. Proposal

The applicant is requesting two separate zoning actions on 115 McClung Road (Tax Parcel #154 038P). The first is a rezone from Commercial-General (C-G) and Commercial-Rural (C-R) to Employment-Office (E-O). The second and subsequent request (predicated on approval of the first) is for a Special Use Permit for a climate-controlled self-storage facility to be constructed on 115 McClung Road.

B. Existing Conditions

115 McClung Road is a 2.138-acre, undeveloped parcel near US Hwy 29. The parcel meets the road grade of McClung Road before dropping roughly 16' going toward the rear (north). It is situated on the corner of McClung Road and the proposed Nease Road expansion (being developed separately) behind a series of quick-service restaurants and commercial enterprises. It is across US Hwy 29 N from the Kroger Shopping Center and is situated near a handful of multifamily developments and a senior living facility. Surrounding zoning designations are primarily Commercial-General (C-G), and there is a large Mixed-Density Residential (RM-2) parcel at the end of the McClung Road cul-de-sac as well as Commercial-Rural (C-R) & Single-Family Residential (RS-15) in the vicinity.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2023 Comprehensive Plan calls for the following policies that **are** supported in this **Rezone** request:

- *Create nodal development tied to transportation healthcare, schools, jobs, workforce, and housing*

Rezoning to Employment-Office (E-O) is only a moderate pivot away from the current Commercial-General (C-G) zoning that exists on 115 McClung Road. It would allow for hotels/motels, professional services and offices, and a host of services that would benefit the surrounding land uses such as administrative or research facilities. It would only allow for the development of a self-storage facility through obtaining a Special Use Permit.

The 2023 Comprehensive Plan calls for the following policies that **are not** supported in this **Rezone** request:

- *Infill and redevelopment should be prioritized over greenfield expansion*

The proposal sits in an area of increased development; however, the site is on the edge and currently undeveloped. The amount of E-O zoned property is not very common in this area.

The 2023 Comprehensive Plan calls for the following policies that **are not** supported in this **Special Use** request:

- *Infill and redevelopment should be prioritized over greenfield expansion*
- *ACC Economic Development Target Sectors (Craft Beverages, Creative Economy, Bioscience, Healthcare, Advanced Manufacturing)*
- *Increase the availability of well-paying jobs*
- *Create appealing and inviting community gateways and corridors*

Self-storage lends itself to very few stated objectives in the comprehensive plan due to its nature of being a more supportive use as opposed to an active use. The comprehensive plan focuses on building an engaged community with active nodal development, but storage is a much more passive and ancillary use often planned or situated outside a residential mixed-use area or main commercial center.

Overall, the proposed Rezone is compatible with the Comprehensive Plan.

Overall, the proposed Special Use Permit 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 *General Business*, which is described as follows:

General Business

These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road, and US 29 North. Pedestrian-oriented design is particularly appropriate when these streets contain neighborhood-shopping areas or are adjacent to multifamily housing or residential neighborhoods. Pedestrian circulation in these centers is a primary concern; therefore, connectivity within and to surrounding areas should be encouraged. Internal pedestrian walkways should be provided from the public right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity, such as, but not limited to, transit stops, street crossings, building, store entry points, and plaza space. Walkways shall feature

adjoining landscaped areas that contribute to the establishment or enhancement of community and public spaces. The street-level facade of these areas should have a scale and architectural elements that relate to pedestrians. Buildings should be oriented to the street corridors, which should be lined with street trees. Small and medium-scale retail stores should frame the streets with large-scale retailers located behind, with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front, and shared parking should be encouraged.

No change to the Future Land Use Map is required since the proposed zoning action is already compatible with the Map. The request for Rezone is compatible with the Future Land Use map since Employment-Office (E-O) zoning is considered *General Business*

However, the request for Special Use requires additional consideration and is less compatible with the Future Land Use map due to Self-Storage not being a by-right use in E-O zoning. *General Business* Future Land Use tends toward more dynamic uses with regular activity, businesses that serve daily or weekly needs and a lively streetscape.

C. Compatibility with the Zoning Map

The applicant has requested a rezone from C-G (Commercial-General) and Commercial-Rural (C-R) to E-O (Employment-Office). The following information has been provided to compare the difference in development intensity between the existing C-G zoning and the requested E-O 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**	**E-O Zoning**
Min Lot Size	2,500 SF	2,500 SF
Density	24 beds/acre	20% of total project SF
Max Lot Coverage	80%	75%
Max Building Height	65 ft.	65 ft.
Setbacks	0-10 ft.	0-10 ft.
Conserved Canopy	10%	15%
Total Canopy	40%	40%
Parking	Varies based on use	Varies based on use

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 E-O zoning is the effect it has on density and a minor deviation in allowable land uses.

Staff notes that a small slice of the property is zoned for C-R , which is the result of re-platting that has occurred in the area. The adjacent stormwater management facility is zoned C-R and a slice of that parcel was recently recombined with the parcel at 115 McClung, which was previously zoned entirely for C-G. The rezoning would resolve this split zone.

The proposed rezone from C-G and C-R to E-O is partially compatible with the zoning map. It is true that the rezone would create a degree of spot zoning, but E-O relates well with the adjacent C-G

zoning and land uses and so the "spot zoning" effect is mitigated. That relationship should also include following the same design standards that are required for the adjacent commercial properties.

The proposed Special Use application for self-storage is not compatible with the zoning map as self-storage is not a by-right use in the proposed E-O zone and so requires an additional zoning action (the request for Special Use) and additional evaluation.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

The ACC Greenway Network Plan shows a proposed trail along the rear of this property. The adjacent multi-family project has reserved space in its development for potential future connection.

IV. Technical Assessment

A. Environment

The Arborist has reviewed the tree management plan and offered the following comments:

- *ACC Arborist recommends approval. Project will be expected to meet all requirements of the community tree management ordinance at time of plan review, including a Tree Canopy Waiver if the applicant cannot achieve 15% conserved.*

B. Grading and Drainage

The Transportation & Public Works Department has reviewed and approved the proposal without comment.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and recommends approval with the following comments:

- *ACC water is available*
- *ACC sanitary sewer is available*
- *Capacity is available to serve the proposed development*

D. Transportation

The Transportation & Public Works Department has reviewed and approved the proposal without comment.

E. Fire Protection

The Fire Marshal has reviewed the proposal and recommends approval.

F. Compliance with the Zoning Ordinance and Development Standards

The Rezone application does not contain a binding plan, but the Special Use application plan would become binding 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.

Special Use requests are evaluated using the following criteria:

a) *Similarity in scale, bulk, and coverage.*

The proposal is for a 4-story structure, as indicated on the site plan, with at least one level below the road grade and a maximum size of 93,131 sq ft, contingent upon their variance request to increase FAR from 0.75 to 1.0. For reference, the Kroger building is approximately 120,000 sq ft, the assisted living facility is 70,000 sq ft, but most of the commercial space in this area is under 10,000 sq ft. Staff finds this proposal to be on the larger side of the spectrum in the area and not allowable on 2.138 acres.

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 type of traffic generated by the use is often of the larger variety for moving and storage. This would be common throughout the day and evening as would be convenient for a customer's schedule. It would bring little or no pedestrian, bicycle or transit traffic and have no streetscape activation due to the storage nature of the use.

c) *Architectural compatibility with the surrounding area.*

The architecture is mostly medium-to-large-box commercial in this area. Recent developments have brought some residential structures to the business district of mostly 2-3 story garden style apartments. This proposal is limited in use of windows and doors and does not provide a streetscape that would invite foot traffic.

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 project site has some environmental areas on the adjacent property to the rear. Development of the site as proposed will not get into those areas. Drainage, erosion and sedimentation will be required to be handled on site.

e) *Generation of noise, light, and glare.*

The proposed use will have minimal noise, light and glare and is not out of context compared to the adjacent commercial uses.

f) *The development of adjacent properties compatible with the future development map and the zoning district.*

Staff understand the need for secondary uses such as storage, especially in areas with apartments and commercial uses. However, this site sits along a more local road and could better serve future residents with lively commercial operations with additional housing opportunity, such as a townhome-form residential, which has not been introduced in this neighborhood.

g) *Impact on future transportation corridors*.

The proposed use would have minimal impact on future transportation corridors.

Requested Variances

The applicant has requested a variance from Sec. to (9-11-4) to allow an increased FAR from 0.75 to 1.0, which would allow for a structure with maximum square footage of 93,131 as opposed to 69,848. Variances are assessed using the following criteria:

1. *Describe the extraordinary and exceptional conditions pertaining to this particular piece of property in question because of its size, shape, character, or topography that do not apply generally to other land in the vicinity:*

Staff Assessment: The applicant has identified that this parcel drops to roughly 16' below the grade of McClung Road and that would inhibit most types of development without extensive retaining walls. Staff agrees that the existing topography is an obstacle to development, but one that could be overcome with the right design. The neighboring parcels also have topographic challenges present and this design still utilizes retaining walls of an unspecified height.

2. *Explain how the strict application of the provisions of this title to this particular piece of property would create an undue and unnecessary hardship so that the grant of the variance is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant:*

   Staff Assessment: The applicant has stated that the additional FAR that would be allowed under the variance is a necessity so that they may utilize "…basement levels for both square footage of the building and for grading and site development purposes…". The applicant argues that the subject property is zoned C-G (Commercial-General), "…which up to a few years ago permitted the land use of a Climate Controlled Self Storage facility… …the FAR for C-G land uses is 1.5". The applicant correctly identifies that self-storage *used* to be a permitted land use in C-G and the maximum FAR permitted in that zone is 1.5. However, it is worth noting that a FAR of .75 is not outside the norm for other zones. E-O (Employment-Office), E-I (Employment-Industrial), and I (Industrial) zoning, all have a FAR of 0.75. C-O (Commercial-Office) and C-N (Commercial-Neighborhood) zoning also have a maximum FAR of 0.75. C-R (Commercial-Rural) zoning has the lowest maximum with a FAR of 0.25.

3. *Describe how the special conditions and circumstances do not result from the actions of the applicant:*

   Staff Assessment: Staff agrees that the applicant is not responsible for the natural topography of the site, but is also operating under the understanding that the owner and development team were part of the platting changes that resulted in the final size and shape of this lot. Further, what the applicant is requesting is above the norm and limiting the FAR to .75 would not prohibit development.

4. *Explain how the benefits of granting the variance will be greater than any negative impacts on the development of the adjacent uses; and will further the purpose and intent of this ordinance and the Comprehensive Plan of Athens-Clarke County:*

   Staff Assessment: The applicant makes their case for Self-Storage by providing with their application a Market Study analyzing the viability of Self-Storage in the context of surrounding properties and businesses. The study and variance application identifies "three (3) multi-family, (1) townhouse, (1) senior housing, (1) single family new lots, and (1) proposed multi-family development all located within less than 1 mile of the Subject Property". The applicant makes the case that these surrounding developments would all benefit from having self-storage nearby as many residents rent rather than own and could utilize the services the applicant offers. The Application Report provided by the applicant states "With the rapid resident growth patterns and the commercial businesses continuing to open in this development corridor, the missing link is a quality climate-controlled self-storage facility." The Application Report does not make reference to the 15 self-storage facilities identified in the Market Study within a 5-mile radius of this site. Many of those are identified in the report as not offering the same level of service or product as this applicant, however there is still Self-Storage available to residents in the vicinity. While staff does not believe that granting this variance will have any excessively negative impacts, the passive land use provided by Self-Storage is also not something that furthers the intent of the ordinance or the Comprehensive Plan of Athens-Clarke County.

5. *Explain how the variance, if granted, will represent the minimum variance that will afford relief*

from the identified hardship and will represent the least deviation possible from the zoning regulation and from the comprehensive plan.

Staff Assessment: The Applicant makes the case for approval based on the fact that net leasable square footage is typically 75% of the total square footage to account for areas such as hallways, corridors, elevators and offices. Extrapolating from that, if the variance is approved for FAR of 1.0, the sq.ft. of the development would be 93,131 and roughly 69,848 sq.ft. of that would be leasable. If the variance were denied, the development would be capped at 69,848 sq.ft. with 52,386 sq.ft. of leasable area. The Applicant does not mention that for the development to be approved as submitted, they must be granted a Special Use Permit and this variance.

Staff finds that the proposal does not meet the five criteria to justify a variance.

Corrective Actions:

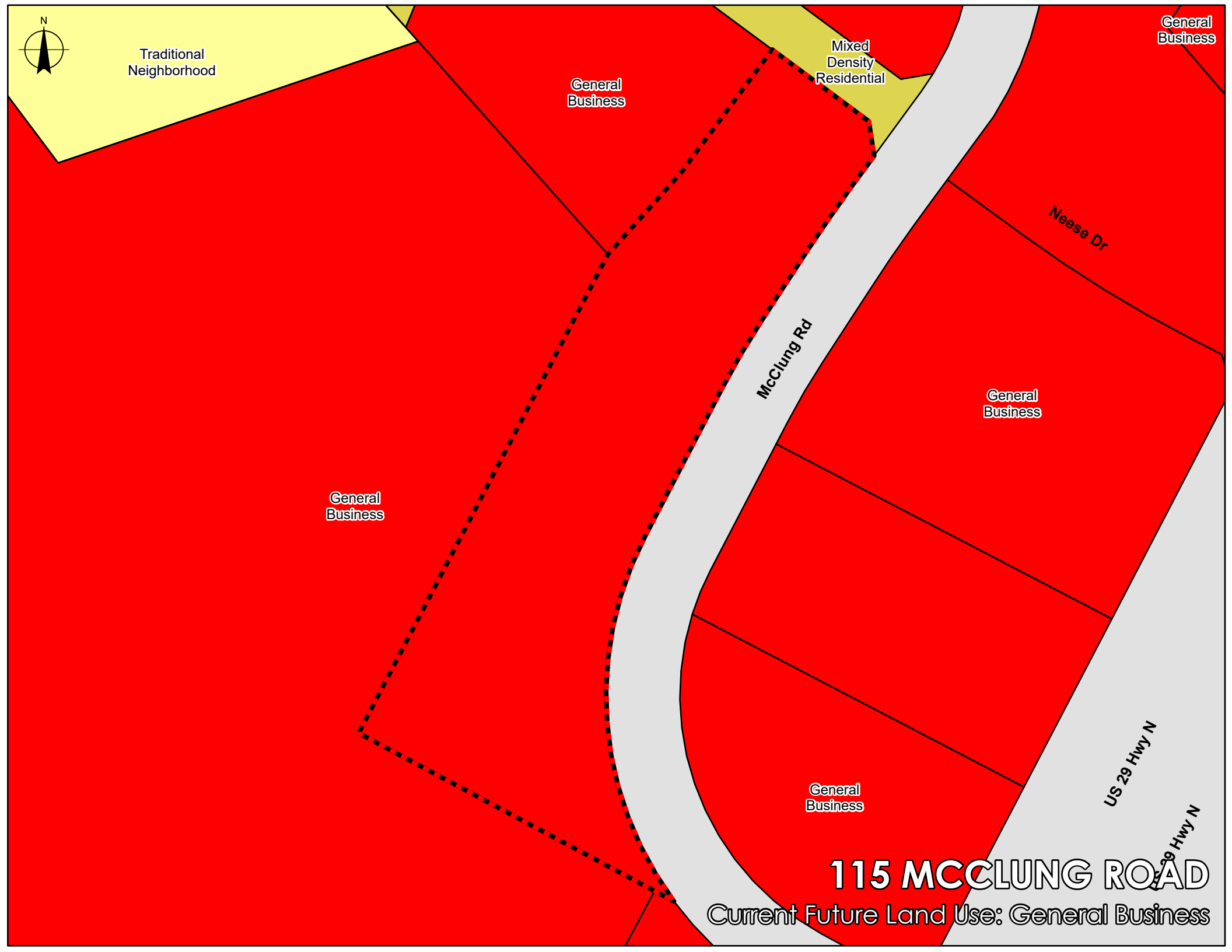
1. If the variance is not granted, the applicant will need to meet the standards of the underlying zoning district
2. Parking for self-storage is based off the office size, however, none has been provided for the project and parking requirements or allowances cannot be determined.
3. The project would be required to have bicycle parking; however, none is shown.
4. As proposed, this project will require a Tree Canopy Waiver if the applicant cannot achieve 15% conserved.

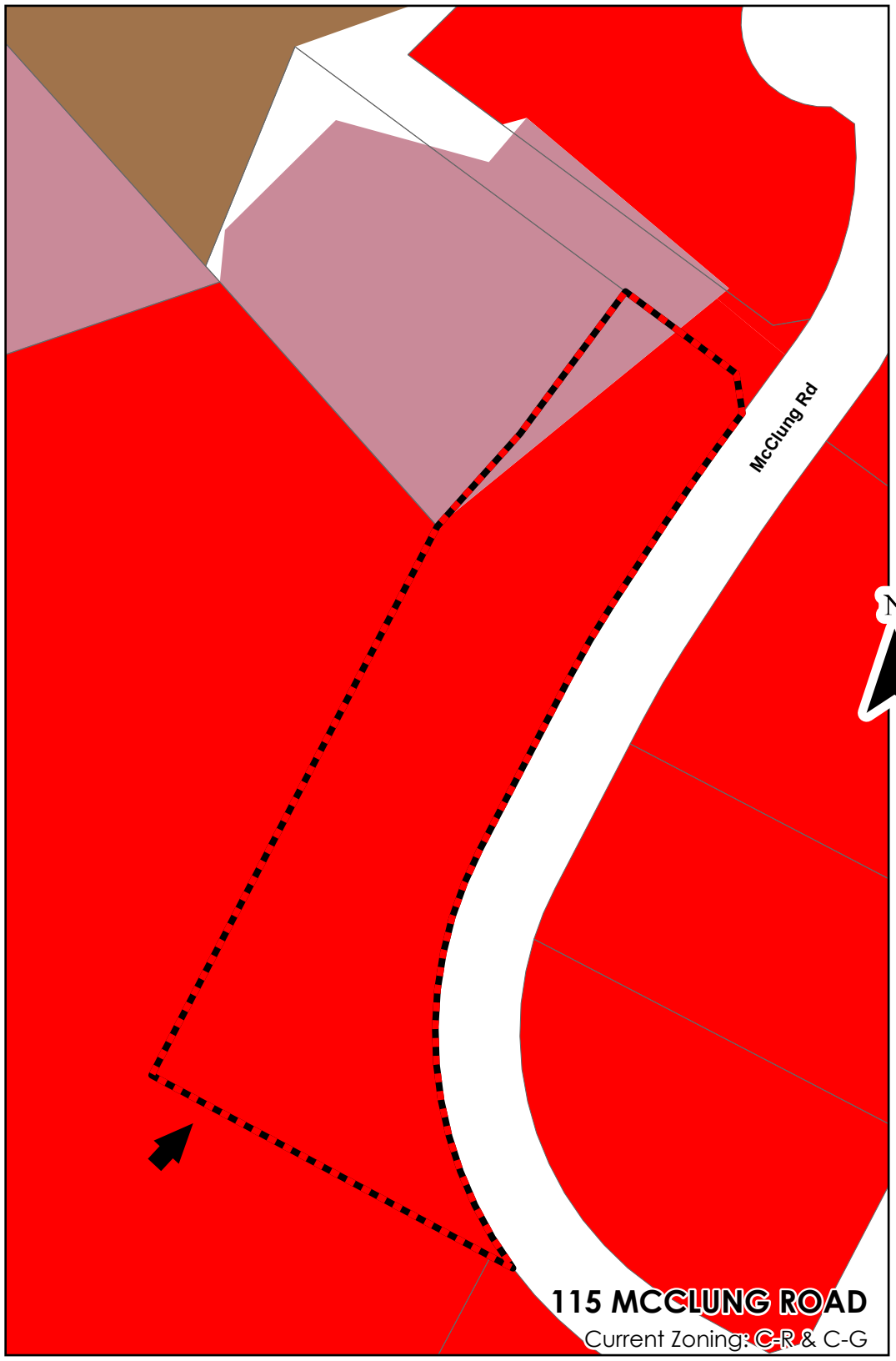
End of Staff Report.

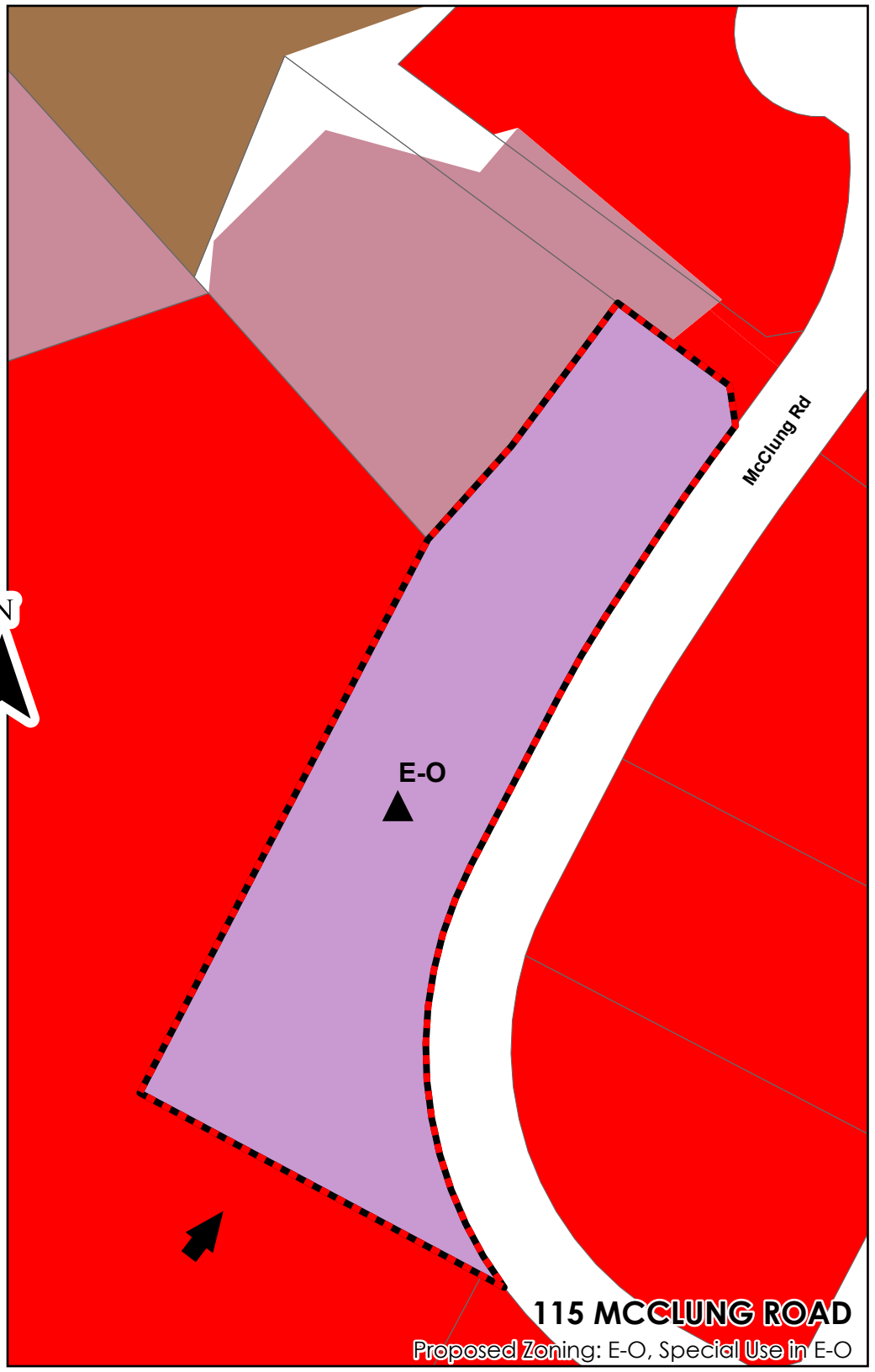
Reviewed — Zoning Criteria Considered by Staff

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
General Business
Mixed Density Residential
General Business
Neese Dr
McClung Rd
General Business
General Business
General Business
US 29 Hwy N
US 29 Hwy N
115 MCCLUNG ROAD
Current Future Land Use: General Business


McClung Rd
115 MCCLUNG ROAD
Current Zoning: C-R & C-G


N
McClung Rd
E-O
115 MCCLUNG ROAD
Proposed Zoning: E-O, Special Use in E-O

Special Use Permit Application Report

115 McClung Road, Athens, GA 30601
Tax Parcel(s): 154 038P (the "Subject Property")
±2.138 acres

Applicant & Property Owner

DRH Properties, LLC (the "Property Owner")
DRH Properties, LLC (the "Applicant")
6083 Shadburn Ferry Road
Buford, GA 30518

Proposed Rezoning Request

DRH Properties, LLC (collectively referred to as the "Applicant" and the "Property Owner") is seeking approval to **Rezone** and obtain a **Special Use Permit** for the Subject Property, identified as Tax Parcel 154 038P, from C-G to E-O in support of its proposed use as a multi-story Climate Controlled Self Storage Facility. The Subject Property, located at 115 & 125 McClung Road, Athens, GA 30601, encompasses approximately ±2.138 acres and is bordered by various commercial establishments along McClung Road, including Wendy's, O'Reilly's Auto Parts, Bojangles, Popeyes, a veterinary clinic, and Starbucks. Directly across Highway 29, a Kroger-anchored shopping center offers additional restaurant and retail spaces. Within a one-mile radius of the Subject Property are numerous multi-family apartment complexes, senior housing, single-family residential communities, industrial office parks, Athens Technical College, fuel stations with convenience stores, a liquor store, businesses specializing in heavy equipment and mobile home sales, and other enterprises typical of a mixed-use commercial corridor.

The proposed facility will be thoughtfully designed to maximize the existing topography of the Subject Property and will feature architectural elements that meet or exceed the standards stipulated by the E-O zoning district. Due to the grade transition from McClung Road to the lower portion of the site, the Climate Controlled Self Storage Facility will be constructed as a multi-story building incorporating a basement level to accommodate the elevation change. In accordance with a permitted FAR of 0.75, the maximum allowable square footage for the development will be 107,418 SF (calculated as 0.75 x 143,225 SF), pursuant to E-O zoning requirements. Additionally, along with this Rezoning Application and Special Use Permit Application, the Applicant is submitting a Variance Application to request the FAR be increased from 0.75 to 1.0 permitting a maximum square footage of 93,131 SF for the proposed building.

The Applicant had a market study prepared by BMS GRP in January 2025, which concluded that *"The Athens area is a growing market with multiple colleges having campuses in the area that feed a growing business sector as well as full time students at entry level school before transferring to UGA. There are permeant residents that rent apartments on an annual basis instead of dorm living. This site will have excellent visibility and drive by traffic that will help with leasing up as more sites are off the main roads. The site is well positioned to serve the area."*

Approval Criteria for Zoning/Special Use Permit 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 proposed use of the subject property is a multi-story climate-controlled self-storage facility to serve the immediate needs of this growing Highway 29 corridor with multiple approved and constructed multi-family apartments and senior housing developments. The Future Land Use map characterizes the subject property as General Business. The proposed use of a climate-controlled self-storage facility is a business type that complies with this land use designation.

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?

   We believe the proposed use as a climate-controlled self-storage facility meets the criteria set forth and conforms to the Comprehensive Plan with respect to the use of the subject property within the General Business district. Until December 2023, the proposed use was permitted as a "use by right" land use designation within the existing C-G zoning district. The recent text amendment is what is driving this request for a change in zoning to what we believe is the least obtrusive land use as E-O, given that there is E-O zoned land in the immediate vicinity located on Hull Road, Pittard Road, and Old Elberton Road, all of which is

within ±1 mile of the subject property. Based on our review, there are multiple self-storage facilities in Athens-Clarke County located within C-G zoning districts.

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?

The proposed use of a climate-controlled self-storage facility does not rely on any public services or the use of physical facilities and/or the need for county staff. The proposed use is to be located on McClung Road (a fully constructed and operational county road). It will connect to existing utilities that are already present and have capacity within the immediate and surrounding area. The use of the property will not have any heavy demand for public services and will not generate any new residents who would put a demand on existing or proposed County services. This proposed use is a self-sufficient land use that will only generate property and sales taxes for the County's tax base, thus making this a positive land use on the subject property.

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.

   We believe the proposed land use is compatible with respect to the scale, bulk and coverage of the Subject Property given the intense commercial land uses already established along the Highway 29 corridor and specifically the Kroger anchored shopping center located directly across the street.

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.

   This type of land use does not generate traffic and will not encourage many pedestrians utilizing the public sidewalks, bicycle paths and mass transit opportunities to frequent the facility. Given the business type of providing both short term and long term storage of personal property, this facility will mainly be used by customers arriving and departing in their own vehicles or being provided rides by acquaintances who have their own vehicles.

3. Architectural compatibility with the surrounding area.

   Architecturally, the proposed building will comply with the current rules and regulations for E-O zoned storage facilities at the time of development permitting.

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.

   As is typical with all new developments in Athens-Clarke County, this development must fully comply with the terms and conditions of the E-O zoning ordinance and the development regulations as established by the Unified Government. That would mean detention and water quality will be located within stormwater measures on the subject property. After construction, there should not be any impacts on the environment, air quality, water quality, to include no smoke, dust, odors, or environmental pollutants shall be generated by approving this development as a climate-controlled self-storage facility.

5. Generation of noise, light, and glare.

   The proposed land use will fully comply with the current Athens-Clarke County ordinances related to sound and light. We do not believe there will be any outstanding issues regarding this topic with regards to noise or light pollution for the adjacent and nearby properties.

6. The development of adjacent properties compatible with the future development map and the zoning district.

   The proposed use as a climate-controlled self-storage facility is a complimentary and much-needed use for this portion of the Highway 29 corridor, stretching from the bypass to the Madison County line. This proposed use should not create any compatibility issues with the future development map and the adjacent zoning districts. With the rapid resident growth patterns and the commercial businesses continuing to open in this development corridor, the missing link is a quality climate-controlled self-storage facility. Typical land use planning creates nodes and allows a mixture of businesses to locate and operate within those nodes. This proposed land use is the perfect complement to the immediate area. It is an excellent use for the subject property as it is located in a hole below McClung Road and sits second tier behind the multiple drive-thru restaurant out parcels fronting Highway 29. McClung Road is a fully operational county road connecting Highway 29 and Nease Drive. Nease Drive is located at a 4-way traffic signal leading into the Kroger shopping center and its mixture of connected inter-parcel access commercial and residential properties.

7. Impact on future transportation corridors.

   We do not believe this proposed land use will have any impact on the existing or future transportation corridors in the immediate or surrounding areas.

8. Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses.

   There should not be any impacts on the character of the neighborhood by the approval of the proposed land use. The "neighborhood" is largely commercial in overall nature dotted with residential pockets. This proposed land use is compatible with any growing area and all types of land uses need the opportunity for storage of items that simply do not fit into their current environments or are only needed "seasonally".

9. Other factors found relevant by the hearing authority for review of the proposed use.

   We do not believe the proposed use of a climate-controlled self-storage facility will adversely affect the balance of land use in Athens-Clarke County. Recently, we had a "boots on the ground" market study prepared for the proposed use on the subject property. This market study considered all the existing built and operational self-storage facilities in Athens-Clarke County, and the market study supports this proposed use on the subject property due to the proximity of the existing and proposed multi-family apartment units and senior living developments with a ±1 mile radius of the subject property. We believe a climate-controlled self-storage facility is a complimentary and compatible land use for the multi-family housing land uses previously approved by Athens Clarke-County and should be viewed as an asset to the communities they serve. The proposed climate-controlled self-storage facility will be similar in building size to the surrounding multi-family projects and the senior housing project. Additionally, its located across Highway 29 from a Kroger anchored shopping center that is similar in overall square footage.

As currently zoned C-G and located directly behind multiple drive-thru fast-food restaurants, there are not many, if any, commercial uses that can operate as a second-tier level business on a property that sits approximately ±16' below the grade of McClung Road. This property will require a high level of site development, walls, and importing of dirt to get within ±4-5 feet of the existing grade of McClung Road. ***As an example, day care facilities and professional office buildings typically cannot operate on sites with higher development costs. Furthermore, the chances of any quality and/or successful commercial or retail uses being successful in this location are very remote due to the shape and topography of the subject property, as well as being located directly behind drive-thru restaurants.*** **This property's highest and best use is a building that can incorporate a basement level to help take up the grade. Additionally, the use of the property must be a business that relies on the immediate and surrounding area dynamics. Based on these criteria, the multi-story climate-controlled self-storage use of the subject property is the best land use due to the business model being able to afford higher site development-related costs and to take advantage of the presence of multi-family apartments and senior housing development meets located within a ±1 mile radius of the subject property.**

The Subject Property is a remnant parcel left over from the commercial outparcel developments along the McClung Road and Highway 29 corridor. The subject property is approximately ±16 feet lower than McClung Road. It will require a particular use of the land that can afford the site development cost and incorporate a basement level into its design. Furthermore, Lawrenceville Land Holdings, LLC, a sister company of DRH Properties, LLC, is the owner of the recently zoned RM-2 multi-family property located adjacent to the subject property, permitting a "use by right" of at least 24 bedrooms per gross acre equating to 800 plus bedrooms. Lastly, the zoning requires Lawrenceville Land Holdings, LLC to incorporate a public road connecting McClung Road/Nease Drive to the back of the recently RM-2 zoned property. The proposed climate-controlled self-storage facility will have a curb cut directly on this new road and is located across from the proposed Dollar Tree development entrance.

ATHENS-CLARKE COUNTY PLANNING DEPARTMENT

PLANNING COMMISSION
SPECIAL USE VARIANCE APPLICATION

SUBMITTAL REQUIREMENTS: 14x copies of Application, 1x Digital Copy, Fee

FEE: $225 per variance requested (Cash/card/check – make check payable to ACC)

VARIANCES REQUESTED

List the requested variances, citing the specific section(s) of the Athens-Clarke County Code, the required and proposed standards. Examples: *Sec. 9-7-3 - side yard building setback variance from 10' to 6'* or *Sec 9-25-8-C-2 - waiver of public sidewalk along street frontage*

1. To increase the allowable Floor Area Ration ("FAR") from 0.75, which is the maximum permitted in the E-O zoning district, to a FAR of 1.0

ACC Code 9-11-4 states the maximum FAR is 0.75 in the E-O zoning district

VARIANCE(S) MAY BE GRANTED IN AN INDIVIDUAL CASE IF IT CAN BE SHOWN THAT A LITERAL ENFORCEMENT OF AN ORDINANCE WILL RESULT IN AN UNNECESSARY HARDSHIP TO THE APPLICANT.

In order to determine that an unnecessary hardship might occur, the following questions must be completely answered.

1. Describe the extraordinary and exceptional conditions pertaining to this particular piece of property in question because of its size, shape, character, or topography that do not apply generally to other land in the vicinity:

   The Subject Property is odd shaped and was left as a remnant C-G parcel after the completion of the McClung Road commercial out parcels, by others. The topography falls from McClung Road to the bottom of the Subject Property approximately 14' to 18' in certain places. The only feasible use of the Subject Property would involve a land use that utilizes a basement to make up the grades below McClung Road. Without using a basement level, or two, then massive retaining walls are needed and dirt would need to be imported to have any chance of any "second tier" commercial land uses.

2. Explain how the strict application of the provisions of this title to this particular piece of property would create an undue and unnecessary hardship so that the grant of the variance is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant:

Presently, the Subject Property is zoned C-G, which up to a few years ago permitted the land use of a Climated Controlled Self Storage facility. When previously permitted, the FAR for C-G land uses is 1.5. The currenT zoning code now requires Self Storage to be located in other zoning districts other than C-G, and the district recommended by ACC is E-O, which permits a maximum FAR of 0.75. Given the topography and off shape of the long and narrow property, we must utilize basement levels for both square footage of the building and for grading and site development purposes to best utilize the grade of the Subject Property. The increased FAR assists with the basement levels of the proposed development and permits a Self Storage facility in keeping with industry standards related to the size and net rentable square footage.

3. Describe how the special conditions and circumstances do not result from the actions of the applicant:

DRH Properties, LLC purchased the Subject Property in the condition it is presently in and has not caused the size or the shape to be affected by its actions.

4. Explain how the benefits of granting the variance will be greater than any negative impacts on the development of the adjacent uses; and will further the purpose and intent of this ordinance and the Comprehensive Plan of Athens-Clarke County.

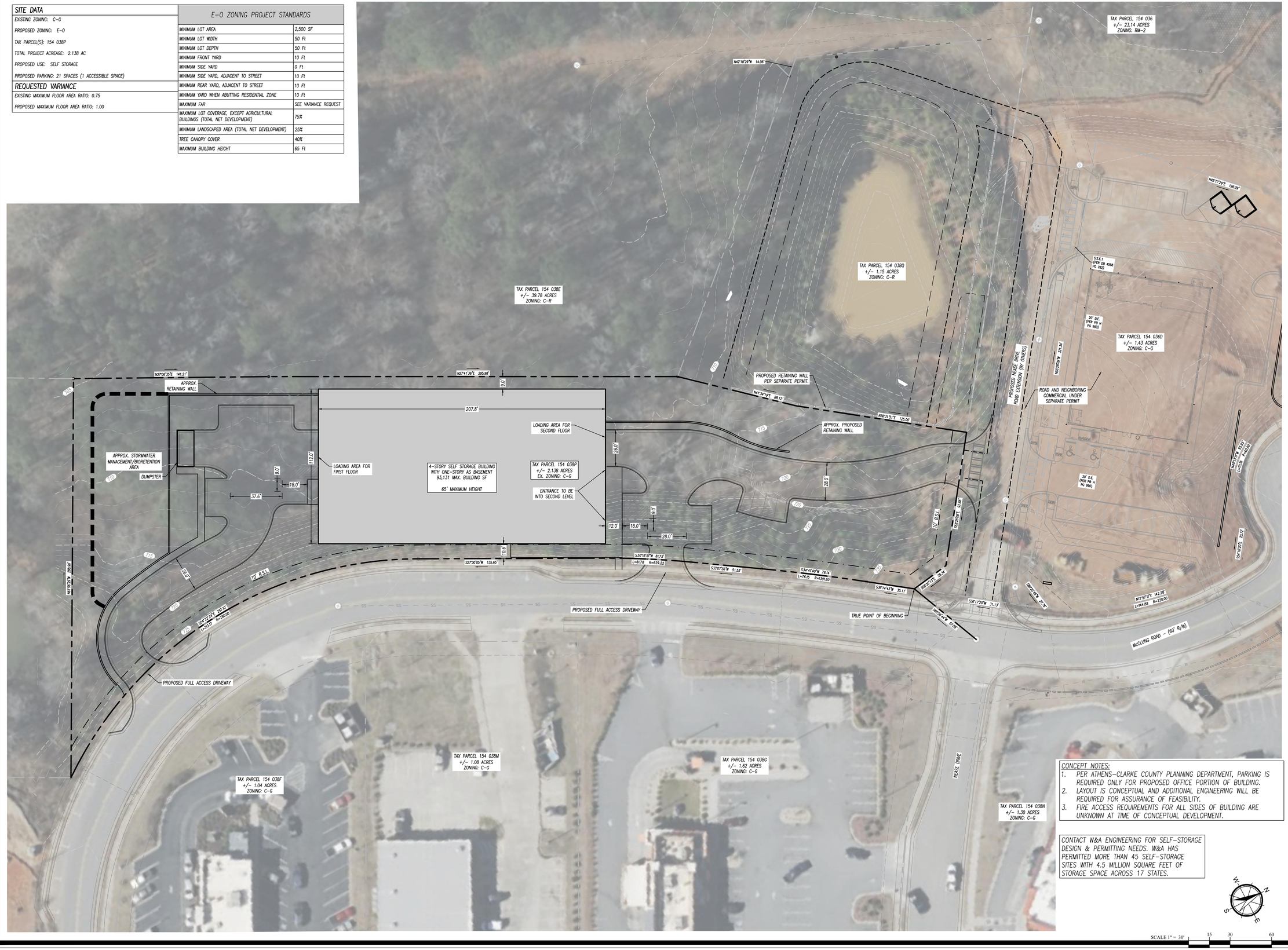
We have provided ACC with a copy of the "boots on the ground" marketing study we had prepared by a nationally recognized Self Storage consultant. The report provides many details about the site and what residential, and commercial uses surrounding the Subject Property could possible benefit from the multi-story Climate Controlled Self Storage facility located on the Subject Property. Presently, there are three (3) multi-family, (1) townhouse, (1) senior housing, (1) single family new lots, and (1) proposed multi-family development all located within less than 1 mile of the Subject Property. The area could greatly benefit from the proposed use and the proposed use would utilize both basement levels and above grade levels to best utilize the existing size and hape of the property.

5. Explain how the variance, if granted, will represent the minimum variance that will afford relief from the identified hardship and will represent the least deviation possible from the zoning regulation and from the comprehensive plan.

The relief provided by this change in FAR from 0.75 to 1.0, will permit the proposed land use to have a maximum amount of square footage as follows: 2.138 acres x 43,560 sf x 1.0 = 93,131 SF
Although the total size of the multi-story facility could utilize this SF, the net leaseable SF is typically 75% of the total SF to account for areas that are not rented, such as hallways, corrdiors, elevators, and offices. With basement levels to take up grade and aid with site development, this Variance, if approved, provides options for the overall building to be efficiently designed and constructed onto the Subject Property.

SITE DATA
EXISTING ZONING: C-G
PROPOSED ZONING: E-O
TAX PARCEL(S): 154 038P
TOTAL PROJECT ACREAGE: 2.138 AC
PROPOSED USE: SELF STORAGE
PROPOSED PARKING: 21 SPACES (1 ACCESSIBLE SPACE)
REQUESTED VARIANCE
EXISTING MAXIMUM FLOOR AREA RATIO: 0.75
PROPOSED MAXIMUM FLOOR AREA RATIO: 1.00

E-O ZONING PROJECT STANDARDS	
MINIMUM LOT AREA	2,500 SF
MINIMUM LOT WIDTH	50 Ft
MINIMUM LOT DEPTH	50 Ft
MINIMUM FRONT YARD	10 Ft
MINIMUM SIDE YARD	0 Ft
MINIMUM SIDE YARD, ADJACENT TO STREET	10 Ft
MINIMUM REAR YARD, ADJACENT TO STREET	10 Ft
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE	10 Ft
MAXIMUM FAR	SEE VARIANCE REQUEST
MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS (TOTAL NET DEVELOPMENT)	75%
MINIMUM LANDSCAPED AREA (TOTAL NET DEVELOPMENT)	25%
TREE CANOPY COVER	40%
MAXIMUM BUILDING HEIGHT	65 Ft



CONCEPT NOTES:

1. PER ATHENS-CLARKE COUNTY PLANNING DEPARTMENT, PARKING IS REQUIRED ONLY FOR PROPOSED OFFICE PORTION OF BUILDING.
2. LAYOUT IS CONCEPTUAL AND ADDITIONAL ENGINEERING WILL BE REQUIRED FOR ASSURANCE OF FEASIBILITY.
3. FIRE ACCESS REQUIREMENTS FOR ALL SIDES OF BUILDING ARE UNKNOWN AT TIME OF CONCEPTUAL DEVELOPMENT.

CONTACT W&A ENGINEERING FOR SELF-STORAGE DESIGN & PERMITTING NEEDS. W&A HAS PERMITTED MORE THAN 45 SELF-STORAGE SITES WITH 4.5 MILLION SQUARE FEET OF STORAGE SPACE ACROSS 17 STATES.

SCALE 1" = 30' 15 30 60

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
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.

McCLUNG RD

ATHENS-CLARKE COUNTY, GEORGIA

+/-2.138 ACRES (93,151 SF)

Know what's below. Call before you dig. 811

REVISIONS

DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: ----

ISSUANCE DATE: ----

W&A PROJECT #: 230240

SELF STORAGE EXHIBIT A

EXHIBIT

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TREE CANOPY CALCULATIONS

TOTAL PROJECT ACREAGE: 2.138 ACRES (93,151 SF.)

PROPOSED ZONING: E-O

EXISTING TREE CANOPY: APPROX. +/-45,423 SF. OR 48.76% OF NET SITE

REQUIRED CONSERVED TREE CANOPY: 15% OF NET SITE (13,972.65 SF.)

PROPOSED CONSERVED TREE CANOPY: 0 SF. OR 0% OF NET SITE

REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 40% OF NET SITE

TOTAL INDIVIDUAL PLANTED TREE CANOPY: 40,600 SF. OR 43.58% OF NET SITE

TOTAL TREE CANOPY (CONSERVED & PLANTED): 40,600 SF. OR 43.58% OF NET SITE

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

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

TREE MANAGEMENT PLAN NOTES

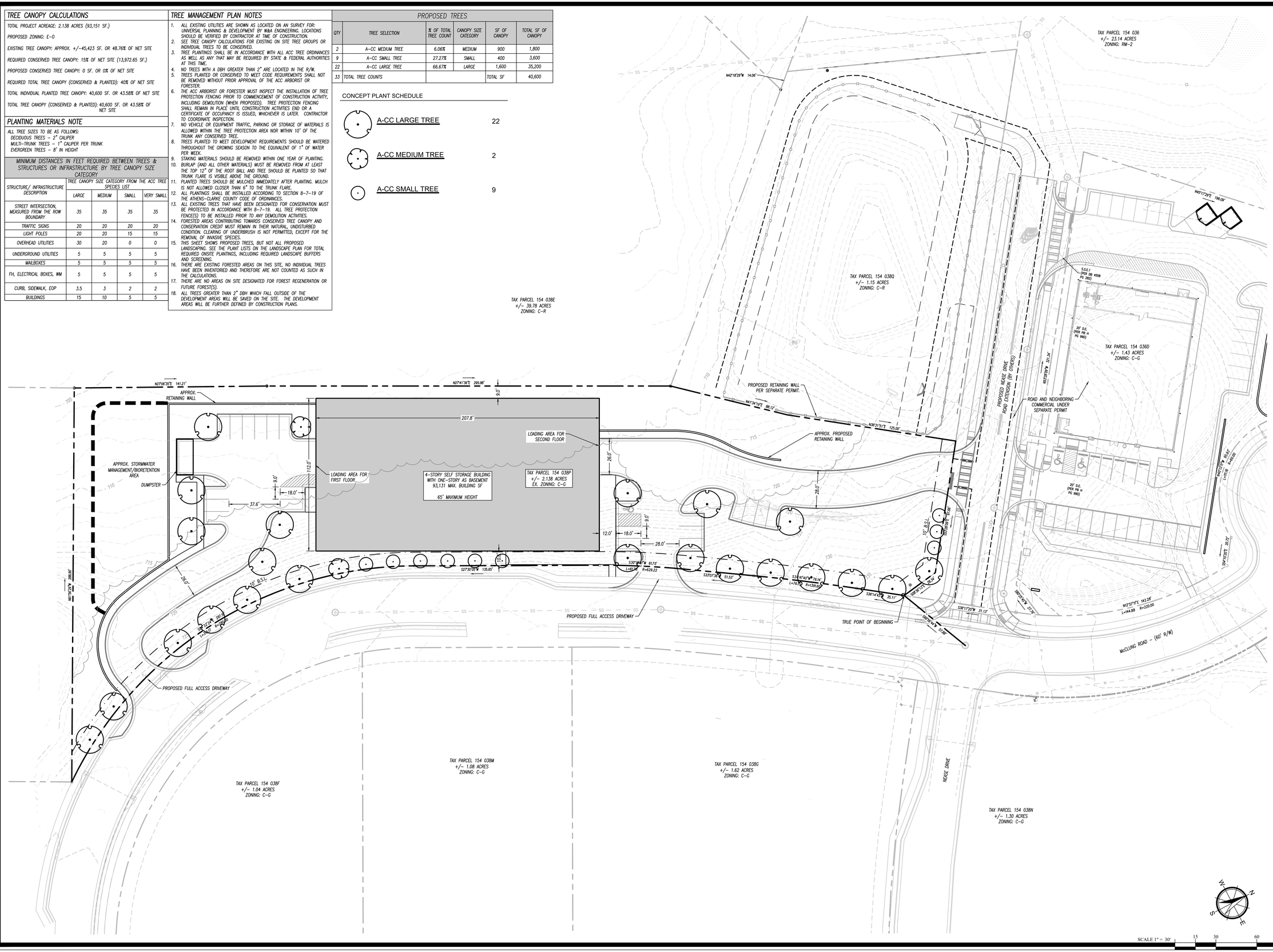
1. ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR: UNIVERSAL PLANNING & DEVELOPMENT BY W&A ENGINEERING. LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.
2. SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.
3. TREE PLANTINGS 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.

PROPOSED TREES

QTY	TREE SELECTION	% OF TOTAL TREE COUNT	CANOPY SIZE CATEGORY	SF OF CANOPY	TOTAL SF OF CANOPY
2	A-CC MEDIUM TREE	6.06%	MEDIUM	900	1,800
9	A-CC SMALL TREE	27.27%	SMALL	400	3,600
22	A-CC LARGE TREE	66.67%	LARGE	1,600	35,200
33	TOTAL TREE COUNTS			TOTAL SF	40,600

CONCEPT PLANT SCHEDULE

A-CC LARGE TREE	22
A-CC MEDIUM TREE	2
A-CC SMALL TREE	9



SCALE 1" = 30' (15, 30, 60)

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
waengineering.com

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McCLUNG RD

ATHENS-CLARKE COUNTY, GEORGIA

+/-2.138 ACRES (93,151 SF)

Know what's below. Call before you dig. 811

REVISIONS

DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: ----

ISSUANCE DATE: ----

W&A PROJECT #: 230240

SELF STORAGE EXHIBIT TMP

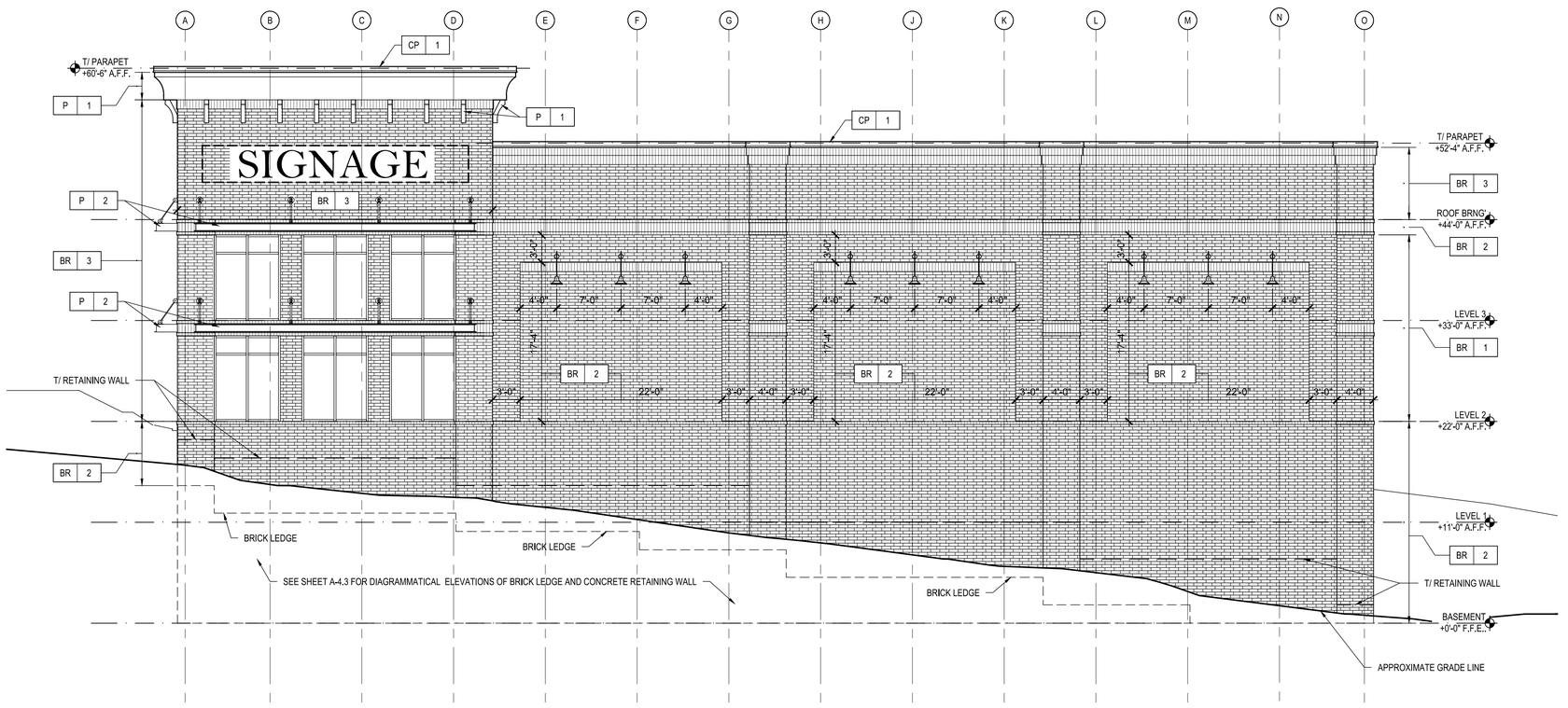
EXHIBIT

C:\Users\skesler\AppData\Local\Temp\AcPublish_19940\STORAGE CONCEPT-230240.dwg 10-03-25 02:19:46 PM skesler

REPRESENTATIVE ELEVATIONS - multi-story Self Storage Building

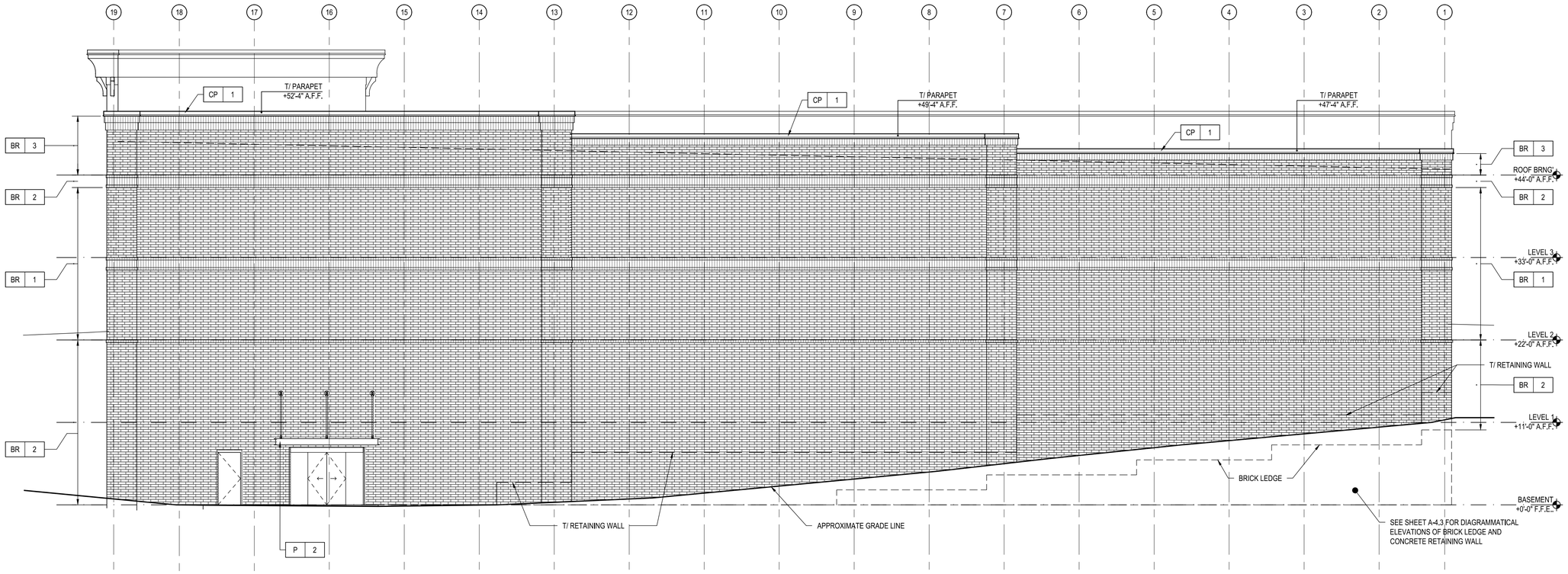
FINISH SCHEDULE: EXTERIOR	
MARK	DESCRIPTION
BR 1	UTILITY BRICK - CHEROKEE BRICK: BROOKHAVEN
BR 2	UTILITY BRICK - CHEROKEE BRICK: OLD MISSISSIPPI
BR 3	UTILITY BRICK - ACME BRICK: GLACIER WHITE
P 1	PAINT - SHERWIN WILLIAMS - BALANCED BEIGE: SW 7037 (CORNICE & BRACKETS)
P 2	PAINT - SHERWIN WILLIAMS - IRON ORE: SW 7069 (EXTERIOR AWNINGS & MISC. TRIM)
CP 1	COPING - PRE-FINISHED TO MATCH IRON ORE: SW 7069 (COPING & GUTTERS)

**EXACT FINISH SCHEDULE TO BE DETERMINED AT THE TIME OF DEVELOPMENT PERMITTING



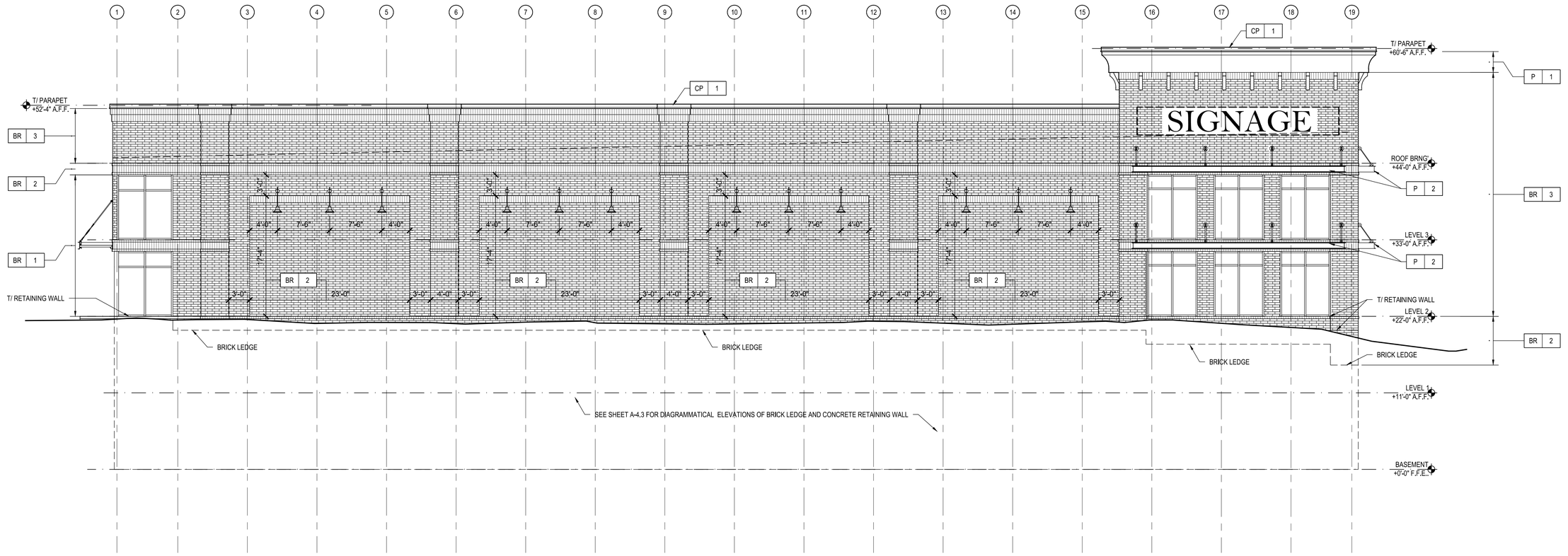
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



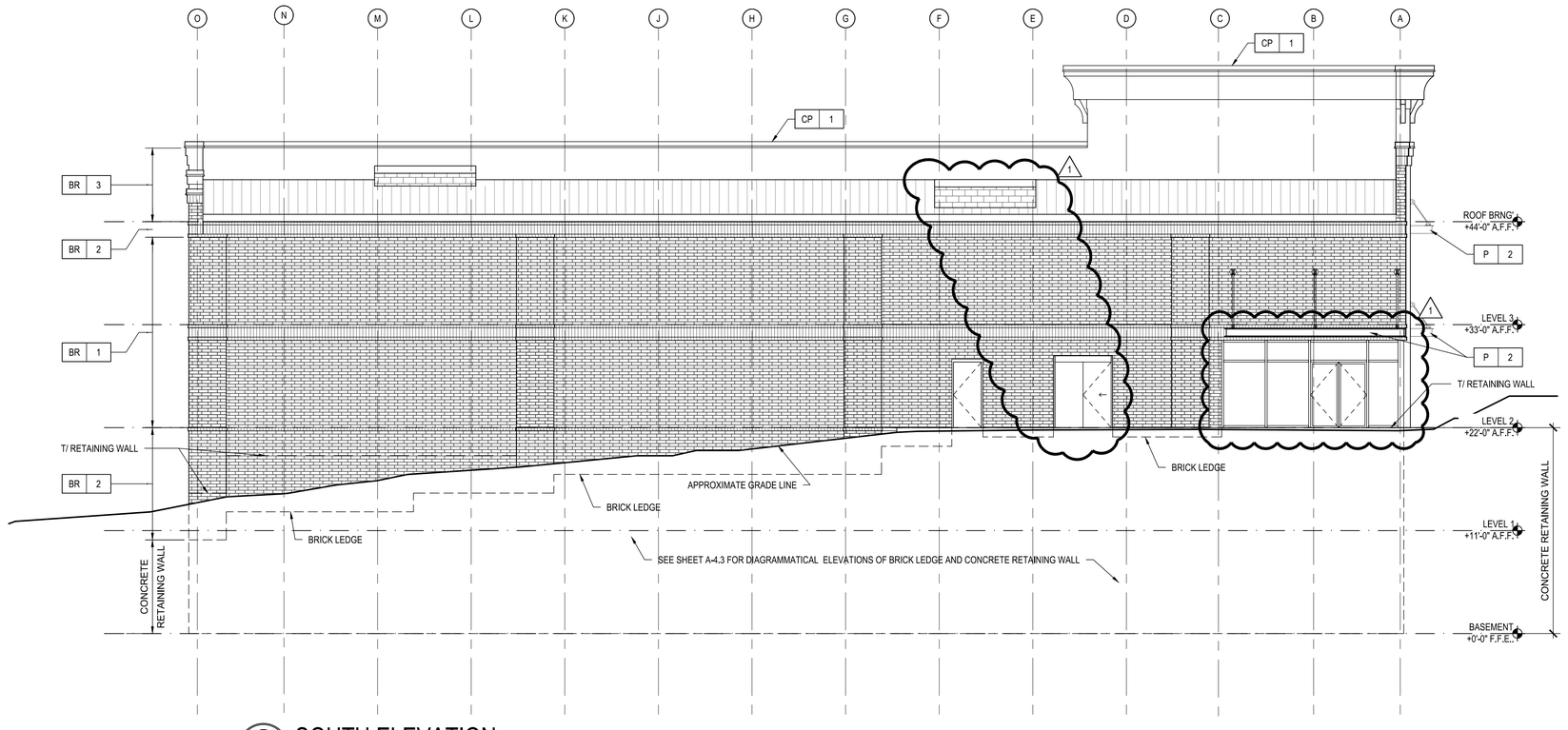
2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



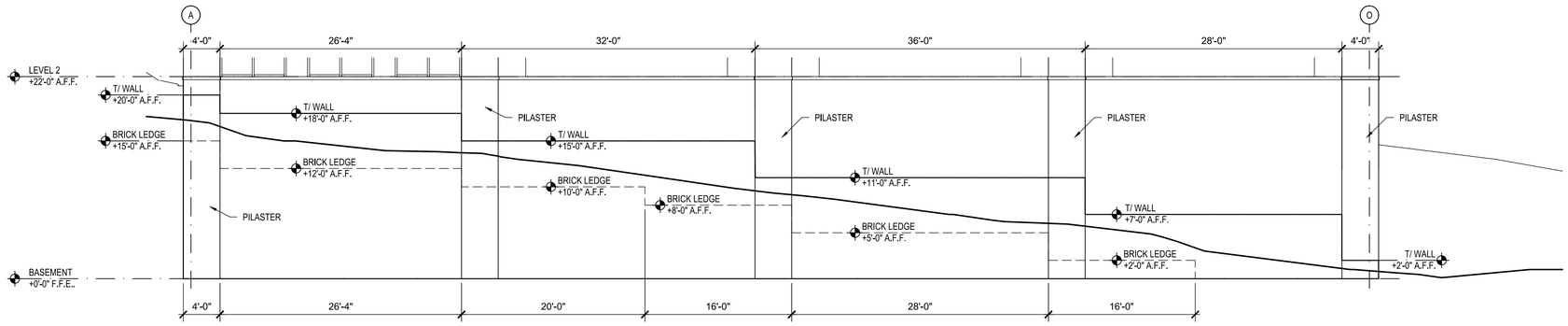
1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



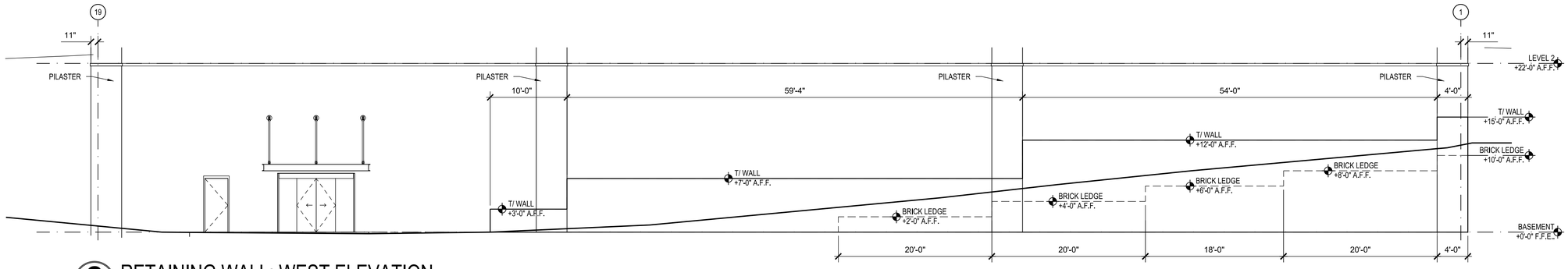
2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



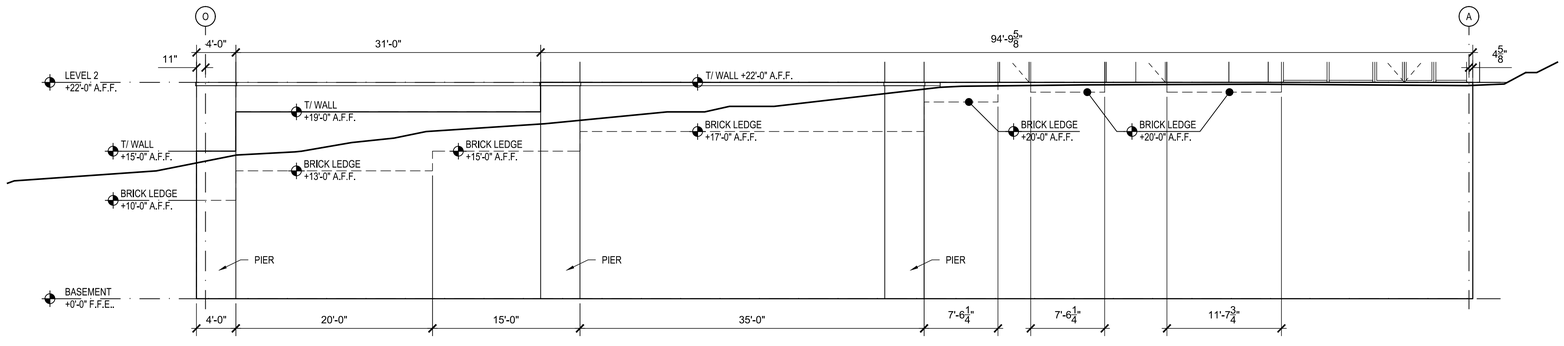
1 RETAINING WALL: NORTH ELEVATION

SCALE: 1/8" = 1'-0"



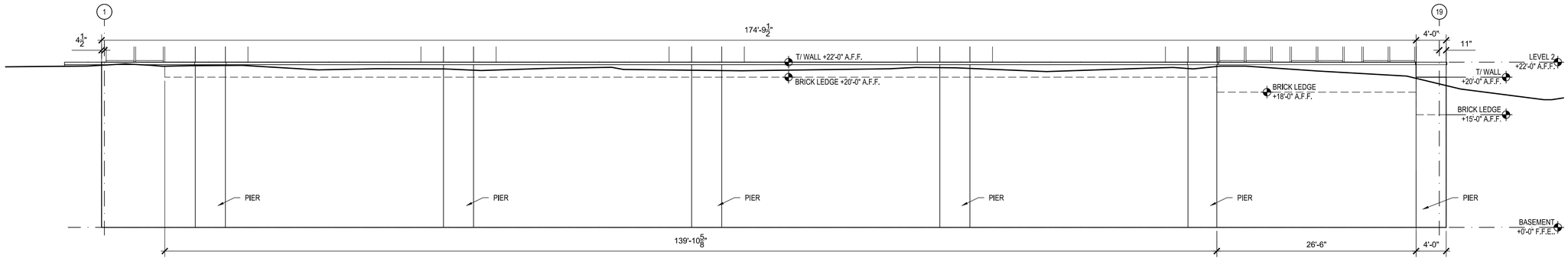
2 RETAINING WALL: WEST ELEVATION

SCALE: 1/8" = 1'-0"



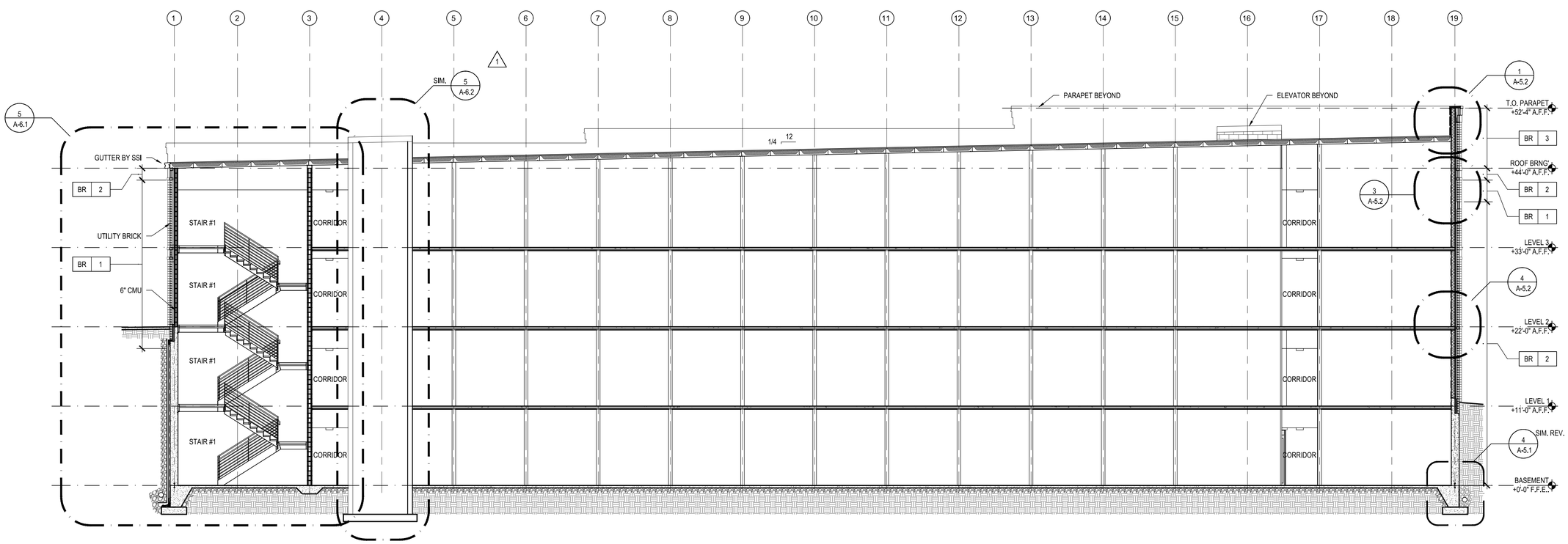
3 RETAINING WALL: SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

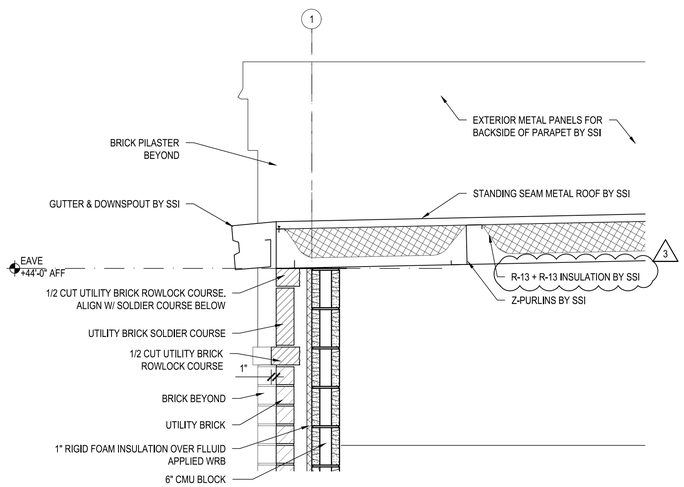


4 RETAINING WALL: EAST ELEVATION

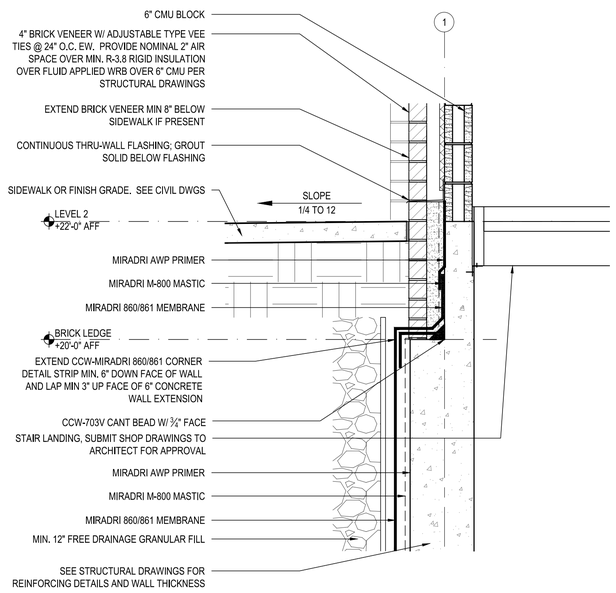
SCALE: 1/8" = 1'-0"



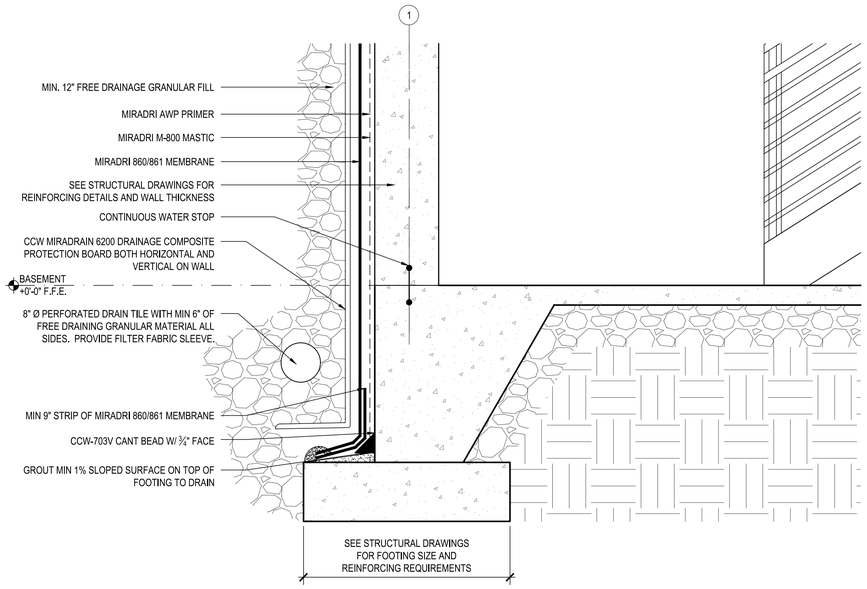
1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 DETAIL: LOW EAVE @ CMU
SCALE: 3/4" = 1'-0"



3 DETAIL: SIDEWALK
SCALE: 3/4" = 1'-0"

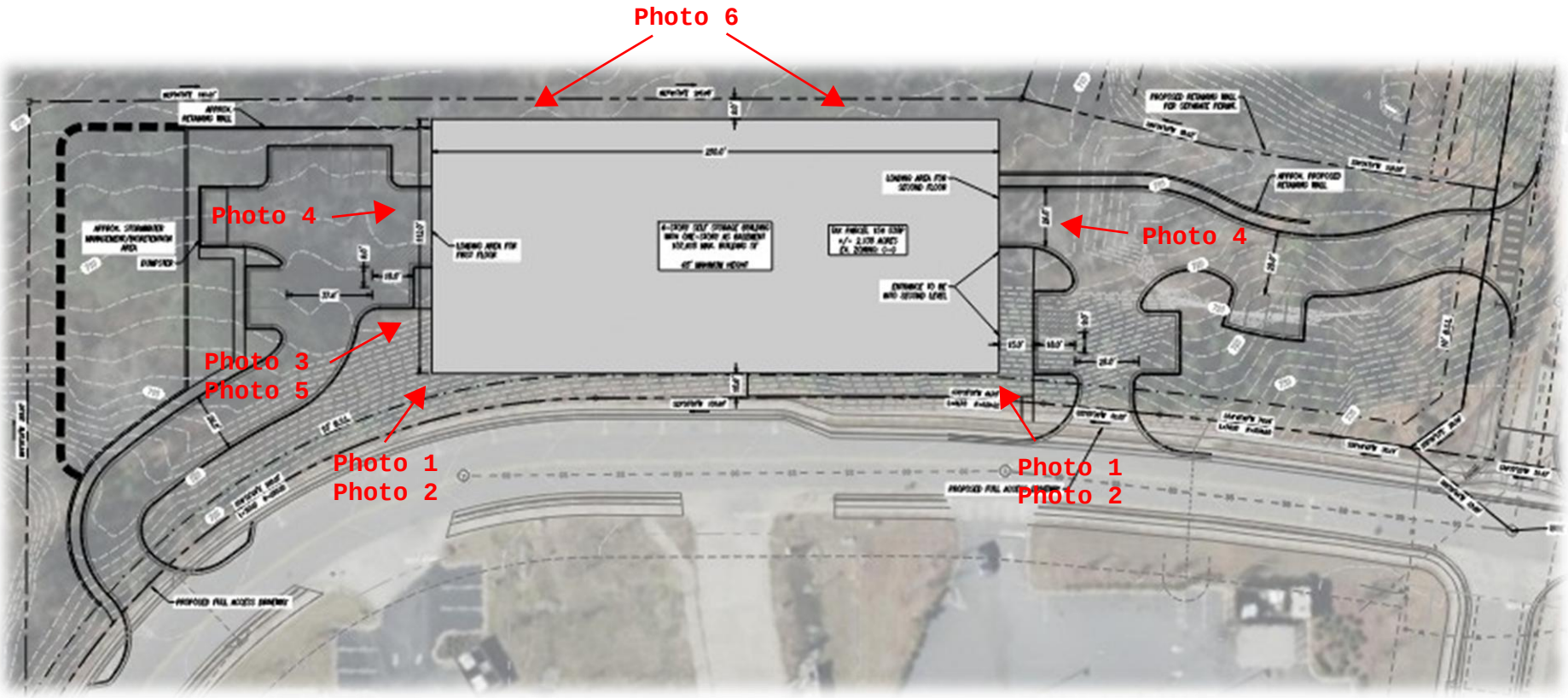


4 DETAIL: RETAINING WALL
SCALE: 3/4" = 1'-0"

McClung Road Self Storage

Representative Building Photos

Photo Legend indicating perspective on proposed location at McClung Road property



*** We have not settled on the exact architectural elements of the building, but these Photos provide a depiction of the multi-level Self Storage Facility with respect to access and transitions between grades. Final building materials to be determined at the time of development permitting complying with the E-O standards of Athens-Clarke County, GA.**

Photo 1

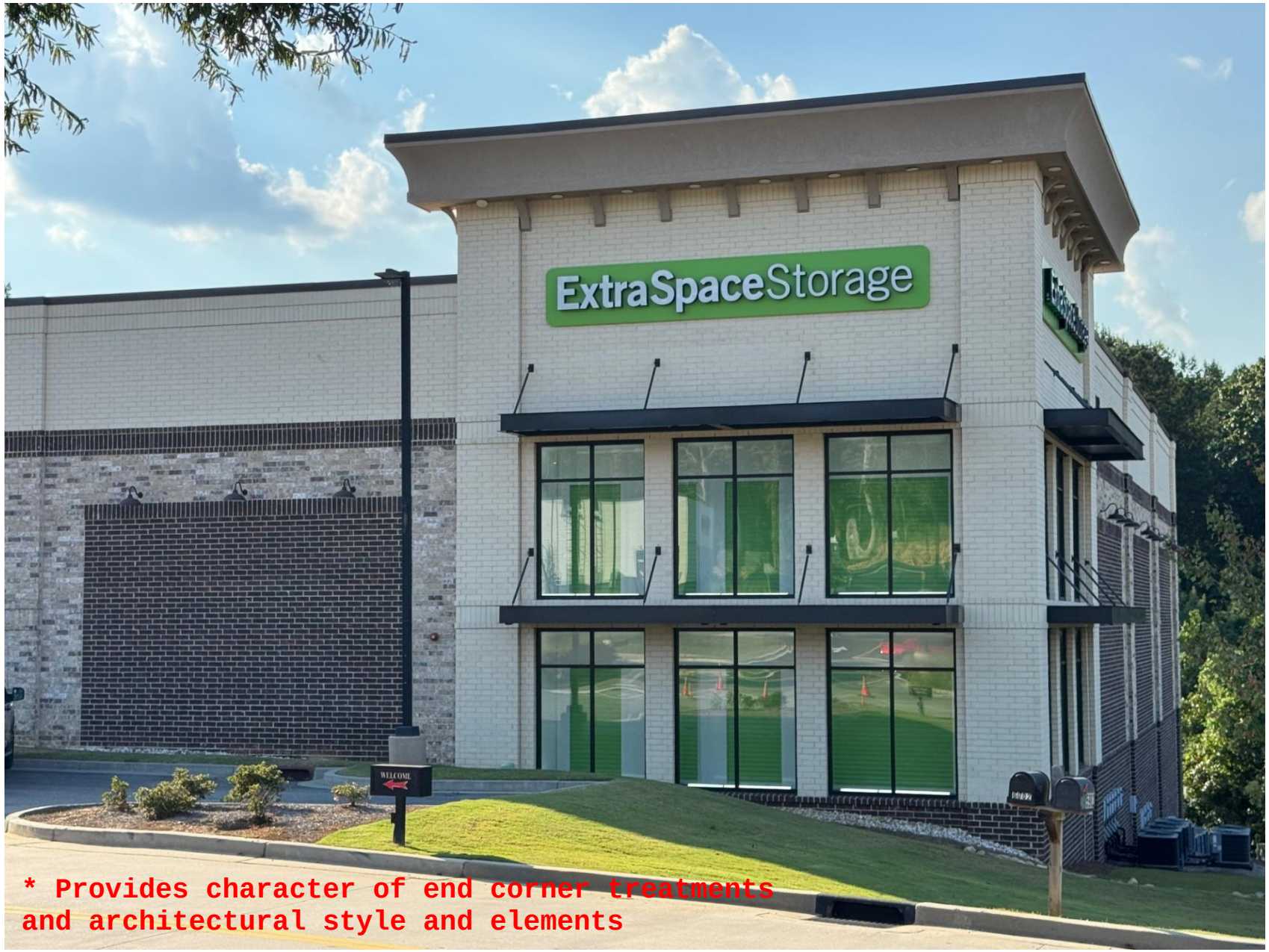

ExtraSpaceStorage
* Provides character of end corner treatments
and architectural style and elements

Photo 2

ExtraSpaceStorage
* Provides character of end corner treatments
and architectural style and elements

Photo 3

THANK YOU!
SPEED LIMIT 5 MPH
WARNING
* Provides side elevation that is sloping with the down gradient to basement levels

Photo 4

Loading
FIRE LANE
* Provides customer access to lower basement level

Photo 5

paceStorage
6002
FDC
* Shows transition from Street Level to Basement Level

Photo 6

* Shows grade transition from Basement Level to Street Access

MARKET FEASIBILITY REPORT

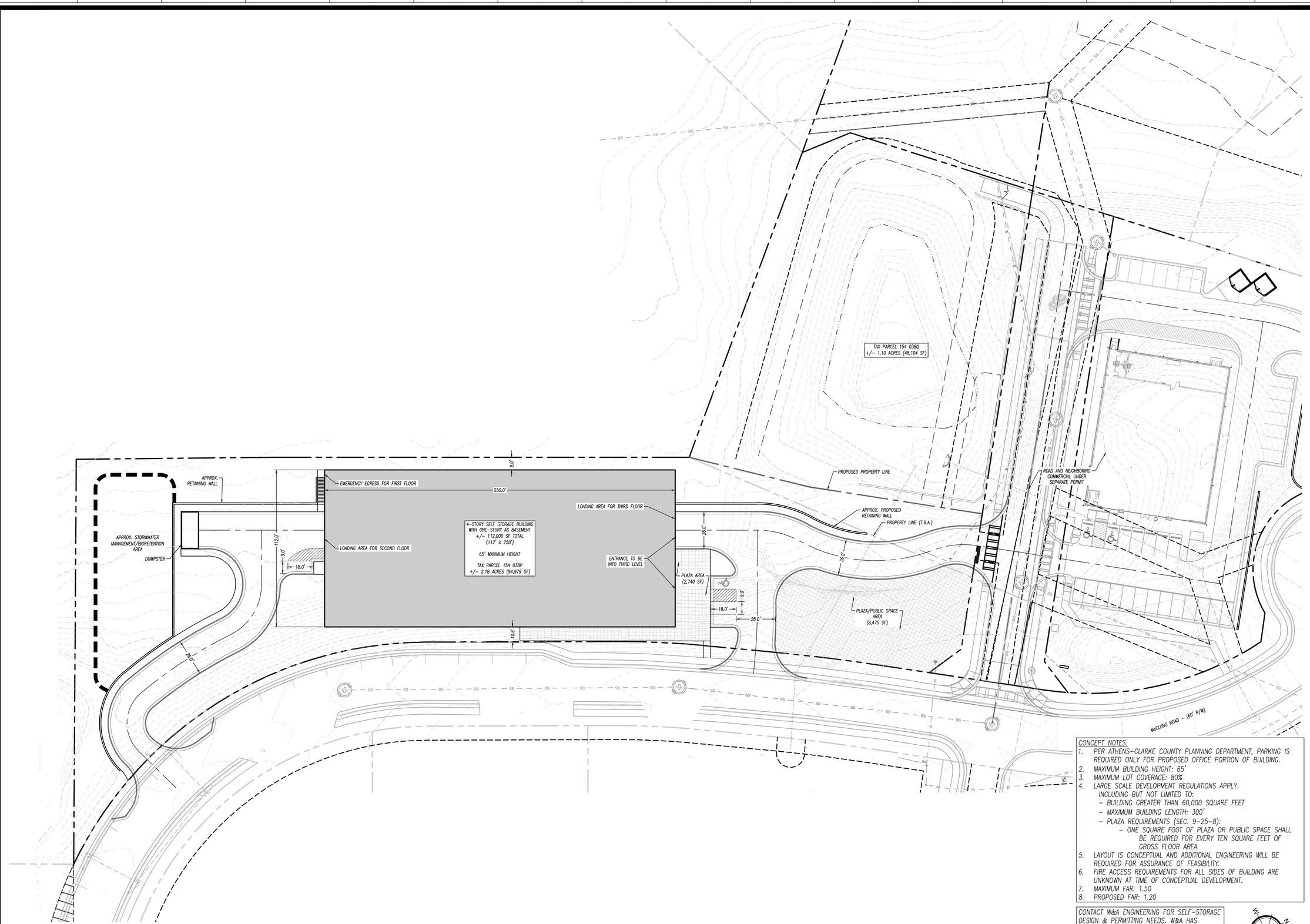
Universal Planning and Development, LLC

Athens, GA

January, 2025

5029 NW 95TH DR. CORAL SPRINGS, FLORIDA 33076
(954) 775-4757 CELL (866) 279-5673 OFFICE
WWW.BMSGRP.COM ERICB@BMSGRP.COM

Site Location
Nowhere Rd
Danielsville Rd
Danielsville Rd
Freeman Dr
Hull Rd
Olympic Dr
Voyles Rd
Boley Dr
29
72
29
441
Google Earth
Image Landsat / Copernicus



CONCEPT NOTES:

1. PER ATHENS-CLARKE COUNTY PLANNING DEPARTMENT, PARKING IS REQUIRED ONLY FOR PROPOSED OFFICE PORTION OF BUILDING.
2. MAXIMUM BUILDING HEIGHT: 65'
3. MAXIMUM LOT COVERAGE: 80%
4. LARGE SCALE DEVELOPMENT REGULATIONS APPLY. INCLUDING BUT NOT LIMITED TO:
   - BUILDING GREATER THAN 60,000 SQUARE FEET
   - MAXIMUM BUILDING LENGTH: 300'
   - PLAZA REQUIREMENTS (SEC. 9-25-8):
     - ONE SQUARE FOOT OF PLAZA OR PUBLIC SPACE SHALL BE REQUIRED FOR EVERY TEN SQUARE FEET OF GROSS FLOOR AREA.
5. LAYOUT IS CONCEPTUAL AND ADDITIONAL ENGINEERING WILL BE REQUIRED FOR ASSURANCE OF FEASIBILITY.
6. FIRE ACCESS REQUIREMENTS FOR ALL SIDES OF BUILDING ARE UNKNOWN AT TIME OF CONCEPTUAL DEVELOPMENT.
7. MAXIMUM FAR: 1.50
8. PROPOSED FAR: 1.20

CONTACT W&A ENGINEERING FOR SELF-STORAGE DESIGN & PERMITTING NEEDS. W&A HAS PERMITTED MORE THAN 45 SELF-STORAGE SITES WITH 4.5 MILLION SQUARE FEET OF STORAGE SPACE ACROSS 17 STATES.

SCALE 1" = 30'
15 30 60

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McCLUNG RD

ATHENS-CLARKE COUNTY, GEORGIA

+/-2.14 ACRES (93,151 SF)

Know what's below. Call before you dig. 811

REVISIONS

DATE	COMMENT

FOR REVIEW ONLY

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ISSUANCE DATE: ----

W&A PROJECT #: 230240

SELF STORAGE EXHIBIT

EXHIBIT

X:\Projects\2023\230240 McClung Road\Design\Concept\STORAGE CONCEPT-230240.dwg 1:10:25 08:37:26 AM skesler

BMSGRP
Self Storage Consulting

EXECUTIVE SUMMARY

5029 NW 95TH DR. CORAL SPRINGS, FLORIDA 33076
(954) 775-4757 CELL (866) 279-5673 OFFICE
WWW.BMSGRP.COM ERICB@BMSGRP.COM

EXECUTIVE SUMMARY

The following is a recap of each section, and a summary of the details provided. We have provided a quick review along with any conclusions.

LOCATION SUMMARY

The location for the subject property is in an area of expanding residential and commercial properties, there is 2,000 confirmed apartment units in development within a 1 mile of the site as well as next door to the location. The site is just off 29 which is a major Thorofare and across from a shopping center with a major supermarket and is withing multiple major roads for the area. Drive By traffic is going to be very strong. as A multi-story elevation will help with visibility and serve the community.

For the purposes of this report, I have analyzed this location as a 5-mile radius.

There are fifteen (15) existing competitors reviewed for my study. Current facilities enjoy a high level of occupancy, in most cases more than 85%, and have maintained and grown the occupancies as the area has grown. Most of the competition is older first-generation type storage that does not offer features that current customers are looking for in a self-storage facility. There currently appears to be a higher demand for storage.

DEMOGRAPHICS

The total number of people in the 5-mile radius is 76,464 with projected growth of 3.89% (the national average is 3%), the population will increase to 79,435 in five years. The average income, at $64,685 is higher than generally accepted industry target matrix of $50,000. The average age is 33, which is slightly below the 34-40 target.

ABSORPTION

Each table is Identical reflecting each of the three chosen radii, (or the singly polygon, if provided). The top half reflects the calculation today for square foot per person (SFPP). The line below shows the same information you your proposed project. Below are projections five years out for your project and then with all know development project.

Of the subject facilities, eleven (11) are ranked "B" grade or better. The absorption analysis for "B" grade or better properties shows availability ranging from **8.47 square feet per person (SFPP)** which for this market is **at** equilibrium, to approximately **9.21 SFPP**, in five years with all proposed product, which for this area is **slightly above** what is considered equilibrium. Again, equilibrium is met when there is as much demand as there is available product. When there is more product than estimated demand (rentable square feet) a market is above equilibrium. Equilibrium in the United States runs between eight and nine square feet per person. When looking at only available air-conditioned space the absorption goes from **5.55 SFPP** currently to **6.40 SFPP** feet per person in five years with the new proposed product, which is **below** anticipated equilibrium. This is one of the metrics that would support additional air-conditioned storage. Overall absorption is currently at **10.85 SFPP** will only **increase** in 5 years with all new products to **11.50 SFPP**.

FINANCIALS

The financial projections, a proforma of operating income, are based on the proposed 112,000 gross square foot building of 100% climate-controlled self-storage units. Without a specific unit mix, an estimated 75% efficiency would yield approximately 84,000 net rentable square feet. Based on an average of the current rates available a target of $20.50 per foot per year was applied. This would yield a monthly gross potential income of $143,500.

The "years 1-3 by Month" indicates a start date of July 2026, if this project was to obtain all approvals within the next 6 months and a building permit is issued no later than June 2025. Allowing for a 12-month construction period. I used an average of 3% per month for the first three years for the rent-up projection. Stabilized occupancy of 90% is achieved in year three.

The expense summary includes all current knowledge of operation costs. Noted in light blue are those expenses for which I do not have specific information, and which could ultimately impact on the expense totals.

"Years 1-7 Annual" tab is a summary of all sheets and reflects a projected net operation income over the next seven years. No numbers for debt service are included as I have no knowledge of any financing or equity plans.

CONCLUSION

The Athens area is a growing market with multiple colleges having campuses in the area that feed a growing business sector as well as full time students at entry level school before transferring to UGA. There are permeant residents that rent apartments on an annual basis instead of dorm living. This site will have excellent visibility and drive by traffic that will help with lease up as more sites are off the main roads. The site is positioned to serve the area.

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Self Storage Consulting

DEMOGRAPHICS

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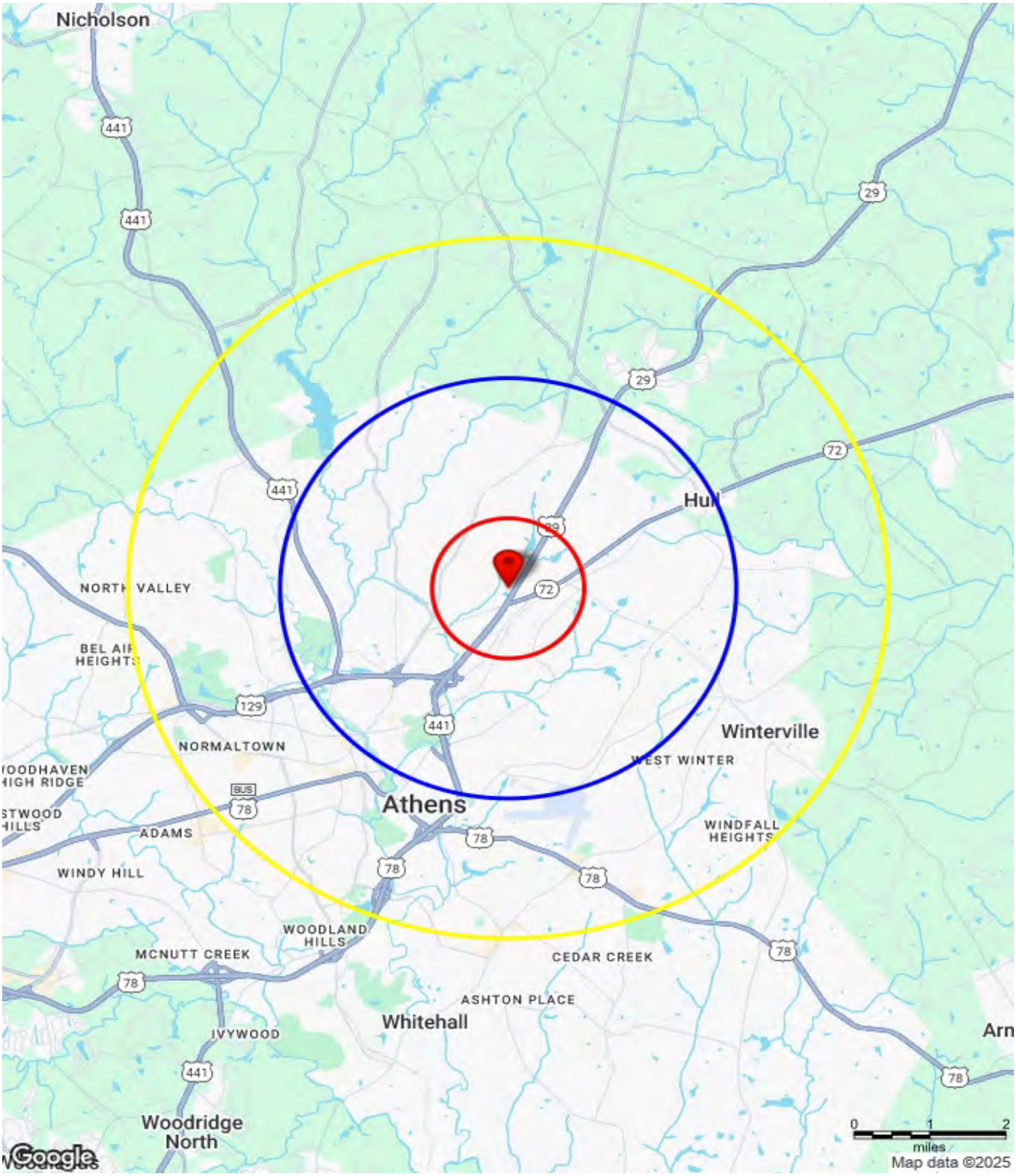
BMSGRP
Self Storage Consulting

115 McClung Rd, Athens, GA 30601



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115 McClung Rd, Athens, GA 30601

STI: PopStats Population Summary

STI: PopStats Population Summary	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Population						
2034 Forecast	748		23,880		83,361	
2029 Projection	706		22,598		79,435	
2024 Estimate	674		21,608		76,464	
2020 Census	514		21,468		75,398	
Growth 2034-2029	5.93%		5.67%		4.94%	
Growth 2029-2024	4.71%		4.58%		3.89%	
Growth 2024-2020	31.21%		0.65%		1.41%	
2024 Estimated Population by Ethnicity	**674**		**21,608**		**76,464**	
White	242	36%	8,872	41%	43,246	57%
Black	262	39%	8,833	41%	21,111	28%
Asian	1	0%	251	1%	2,229	3%
Other	169	25%	3,651	17%	9,878	13%
2024 Estimated Population Hispanic or Latino	213		4,086		9,829	
2024 Estimated Total Population by Age	**674**		**21,608**		**76,464**	
Age 0 to 4	38	6%	1,272	6%	4,073	5%
Age 5 to 14	85	13%	2,375	11%	6,680	9%
Age 14 to 18	37	5%	1,203	6%	4,647	6%
Age 18 to 22	35	5%	1,902	9%	9,656	13%
Age 22 to 25	26	4%	1,923	9%	10,563	14%
Age 25 to 30	46	7%	1,641	8%	5,607	7%
Age 30 to 35	47	7%	1,676	8%	6,054	8%
Age 35 to 40	49	7%	1,379	6%	4,531	6%
Age 40 to 45	47	7%	1,293	6%	3,948	5%
Age 45 to 50	41	6%	1,136	5%	3,459	5%
Age 50 to 55	38	6%	1,013	5%	3,114	4%
Age 55 to 60	42	6%	1,055	5%	3,014	4%
Age 60 to 65	40	6%	1,077	5%	2,998	4%
Age 65 to 70	34	5%	952	4%	2,751	4%
Age 70 to 75	26	4%	708	3%	2,174	3%
Age 75 to 80	21	3%	511	2%	1,568	2%
Age 80 to 85	13	2%	281	1%	919	1%
Age 85 and over	8	1%	211	1%	710	1%
2024 Median Age	37.2		31.5		27.3	
2024 Average Age	38.4		35.5		33.6	
2024 Estimated Population Age 25+ by Educational Attainment	**453**		**12,932**		**40,846**	
Less than 9th grade	60	13%	848	7%	1,876	5%
Some High School, no diploma	59	13%	1,517	12%	3,501	9%
High School Graduate (or GED)	143	32%	3,776	29%	9,540	23%
Some College, no degree	84	19%	2,717	21%	7,277	18%
Associate Degree	22	5%	754	6%	2,576	6%
Bachelor's Degree	42	9%	2,009	16%	8,356	20%

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115 McClung Rd, Athens, GA 30601

STI: PopStats Population Summary

STI: PopStats Population Summary	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Master's Degree	33	7%	875	7%	4,674	11%
Professional School Degree	5	1%	114	1%	1,148	3%
Doctorate Degree	4	1%	323	2%	1,897	5%

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115 McClung Rd, Athens, GA 30601

STI: PopStats Household Summary

STI: PopStats Household Summary	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Households						
2034 Forecast	272		9,267		31,772	
2029 Projection	256		8,766		30,098	
2024 Estimate	244		8,377		28,858	
2020 Census	191		8,307		28,417	
Growth 2034-2029	6.13%		5.72%		5.56%	
Growth 2029-2024	4.71%		4.64%		4.30%	
Growth 2024-2020	28.14%		0.84%		1.55%	
Population in Households						
2034 Forecast	740		23,670		74,130	
2029 Projection	698		22,388		70,216	
2024 Estimate	666		21,395		67,249	
Average Household Size						
2034 Forecast	2.73		2.55		2.33	
2029 Projection	2.73		2.55		2.33	
2024 Estimated	2.73		2.55		2.33	
2024 Estimated Families by Number of Workers in Family	**138**		**4,459**		**13,316**	
No workers	22	16%	650	15%	1,707	13%
1 worker	48	35%	1,704	38%	5,138	39%
2 workers	42	31%	1,673	38%	5,369	40%
3 or more workers	26	19%	432	10%	1,101	8%
2024 Estimated Housing Units by Tenure	**259**		**8,920**		**31,182**	
Vacant Housing Units	14	6%	544	6%	2,324	7%
Occupied Housing Units	244	94%	8,377	94%	28,858	93%
Owner-Occupied	123	48%	3,423	38%	10,417	33%
Renter-Occupied	121	47%	4,954	56%	18,440	59%
2024 Estimated Per Capita Income	$ 20,079		$ 21,197		$ 25,320	

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115 McClung Rd, Athens, GA 30601

Current Year Estimated Population by Age and Sex

Current Year Estimated Population by Age and Sex	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Current Year Estimated Total Population	**674**		**21,608**		**76,464**	
Age 0 to 4	38	6%	1,272	6%	4,073	5%
Age 5 to 14	85	13%	2,375	11%	6,680	9%
Age 14 to 18	37	5%	1,203	6%	4,647	6%
Age 18 to 22	35	5%	1,902	9%	9,656	13%
Age 22 to 25	26	4%	1,923	9%	10,563	14%
Age 25 to 30	46	7%	1,641	8%	5,607	7%
Age 30 to 35	47	7%	1,676	8%	6,054	8%
Age 35 to 40	49	7%	1,379	6%	4,531	6%
Age 40 to 45	47	7%	1,293	6%	3,948	5%
Age 45 to 50	41	6%	1,136	5%	3,459	5%
Age 50 to 55	38	6%	1,013	5%	3,114	4%
Age 55 to 60	42	6%	1,055	5%	3,014	4%
Age 60 to 65	40	6%	1,077	5%	2,998	4%
Age 65 to 70	34	5%	952	4%	2,751	4%
Age 70 to 75	26	4%	708	3%	2,174	3%
Age 75 to 80	21	3%	511	2%	1,568	2%
Age 80 to 85	13	2%	281	1%	919	1%
Age 85 and over	8	1%	211	1%	710	1%
Median Age	37.2		31.5		27.3	
Average Age	38.4		35.5		33.6	

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Self Storage Consulting

115 McClung Rd, Athens, GA 30601

Current Year Estimated Population by Age and Sex

Current Year Estimated Population by Age and Sex	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Current Year Estimated Male Population	**341**		**10,520**		**35,984**	
Age 0 to 4	20	6%	648	6%	2,078	6%
Less than 1	4	1%	128	1%	517	1%
Age 1	3	1%	133	1%	401	1%
Age 2	4	1%	127	1%	390	1%
Age 3	5	1%	123	1%	379	1%
Age 4	4	1%	125	1%	380	1%
Age 5 to 14	43	13%	1,184	11%	3,332	9%
Age 5	4	1%	142	1%	372	1%
Age 6	3	1%	112	1%	386	1%
Age 7	7	2%	146	1%	391	1%
Age 8	5	2%	125	1%	357	1%
Age 9	6	2%	121	1%	361	1%
Age 10	5	1%	125	1%	369	1%
Age 11	5	1%	142	1%	388	1%
Age 12	3	1%	121	1%	359	1%
Age 13	5	1%	151	1%	349	1%
Age 14 to 18	18	5%	595	6%	2,431	7%
Age 14	4	1%	178	2%	913	3%
Age 15	5	1%	144	1%	553	2%
Age 16	6	2%	130	1%	598	2%
Age 17	3	1%	144	1%	367	1%
Age 18 to 22	18	5%	951	9%	4,339	12%
Age 18	4	1%	135	1%	403	1%
Age 19	3	1%	164	2%	1,074	3%
Age 20	6	2%	299	3%	1,486	4%
Age 21	4	1%	352	3%	1,375	4%
Age 22 to 25	14	4%	969	9%	4,442	12%
Age 25 to 30	25	7%	833	8%	2,720	8%
Age 30 to 35	25	7%	814	8%	2,945	8%
Age 35 to 40	26	8%	669	6%	2,218	6%
Age 40 to 45	26	8%	629	6%	1,934	5%
Age 45 to 50	22	6%	582	6%	1,730	5%
Age 50 to 55	19	5%	488	5%	1,531	4%
Age 55 to 60	21	6%	505	5%	1,418	4%
Age 60 to 65	20	6%	522	5%	1,395	4%
Age 65 to 70	16	5%	428	4%	1,252	3%
Age 70 to 75	13	4%	308	3%	959	3%
Age 75 to 80	9	3%	203	2%	650	2%
Age 80 to 85	5	2%	118	1%	382	1%
Age 85 and over	3	1%	74	1%	227	1%
Male Median Age	36.5		30.5		27.5	
Male Average Age	37.6		34.5		33.1	

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Self Storage Consulting

115 McClung Rd, Athens, GA 30601

Current Year Estimated Population by Age and Sex

Current Year Estimated Population by Age and Sex	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Current Year Estimated Female Population	**334**		**11,087**		**40,480**	
Age 0 to 4	19	6%	624	6%	1,995	5%
Less than 1	4	1%	125	1%	490	1%
Age 1	5	1%	128	1%	395	1%
Age 2	3	1%	127	1%	380	1%
Age 3	3	1%	114	1%	353	1%
Age 4	4	1%	131	1%	376	1%
Age 5 to 14	43	13%	1,190	11%	3,348	8%
Age 5	5	1%	146	1%	411	1%
Age 6	6	2%	144	1%	426	1%
Age 7	5	2%	124	1%	356	1%
Age 8	4	1%	122	1%	338	1%
Age 9	5	1%	128	1%	365	1%
Age 10	4	1%	151	1%	394	1%
Age 11	7	2%	146	1%	383	1%
Age 12	3	1%	111	1%	327	1%
Age 13	4	1%	119	1%	348	1%
Age 14 to 18	19	6%	608	5%	2,215	5%
Age 14	4	1%	161	1%	614	2%
Age 15	5	1%	122	1%	568	1%
Age 16	4	1%	151	1%	494	1%
Age 17	6	2%	174	2%	538	1%
Age 18 to 22	17	5%	951	9%	5,317	13%
Age 18	5	1%	137	1%	437	1%
Age 19	4	1%	165	1%	890	2%
Age 20	5	1%	322	3%	1,849	5%
Age 21	4	1%	328	3%	2,142	5%
Age 22 to 25	12	4%	955	9%	6,121	15%
Age 25 to 30	21	6%	808	7%	2,887	7%
Age 30 to 35	23	7%	861	8%	3,109	8%
Age 35 to 40	23	7%	710	6%	2,313	6%
Age 40 to 45	21	6%	664	6%	2,013	5%
Age 45 to 50	19	6%	554	5%	1,728	4%
Age 50 to 55	20	6%	525	5%	1,583	4%
Age 55 to 60	21	6%	550	5%	1,596	4%
Age 60 to 65	20	6%	555	5%	1,603	4%
Age 65 to 70	18	5%	524	5%	1,498	4%
Age 70 to 75	13	4%	401	4%	1,215	3%
Age 75 to 80	12	4%	308	3%	918	2%
Age 80 to 85	7	2%	163	1%	537	1%
Age 85 and over	5	1%	137	1%	483	1%
Female Median Age	38.0		32.4		27.2	
Female Average Age	39.2		36.3		34.1	

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115 McClung Rd, Athens, GA 30601

Five Year Projected Population by Age and Sex

Five Year Projected Population by Age and Sex	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Five Year Projected Total Population	**706**		**22,598**		**79,435**	
Age 0 to 4	38	5%	1,257	6%	3,937	5%
Age 5 to 14	77	11%	2,330	10%	7,142	9%
Age 14 to 18	41	6%	1,225	5%	4,822	6%
Age 18 to 22	40	6%	1,991	9%	9,818	12%
Age 22 to 25	28	4%	2,023	9%	10,658	13%
Age 25 to 30	45	6%	1,300	6%	4,098	5%
Age 30 to 35	47	7%	1,646	7%	5,302	7%
Age 35 to 40	50	7%	1,711	8%	6,072	8%
Age 40 to 45	49	7%	1,388	6%	4,539	6%
Age 45 to 50	48	7%	1,310	6%	3,978	5%
Age 50 to 55	41	6%	1,142	5%	3,469	4%
Age 55 to 60	39	6%	1,006	4%	3,091	4%
Age 60 to 65	41	6%	1,042	5%	2,982	4%
Age 65 to 70	38	5%	1,029	5%	2,885	4%
Age 70 to 75	33	5%	896	4%	2,565	3%
Age 75 to 80	23	3%	629	3%	1,939	2%
Age 80 to 85	17	2%	411	2%	1,252	2%
Age 85 and over	11	2%	264	1%	884	1%
Median Age	38.8		33.6		29.1	
Average Age	39.8		36.7		34.7	
Five Year Projected Male Population	**356**		**11,012**		**37,448**	
Age 0 to 4	19	5%	642	6%	2,013	5%
Less Than 1	4	1%	128	1%	514	1%
Age 1	4	1%	131	1%	376	1%
Age 2	3	1%	124	1%	375	1%
Age 3	4	1%	119	1%	365	1%
Age 4	4	1%	125	1%	368	1%
Age 5 to 14	40	11%	1,179	11%	3,611	10%
Age 5	4	1%	144	1%	407	1%
Age 6	3	1%	108	1%	422	1%
Age 7	6	2%	138	1%	412	1%
Age 8	5	1%	121	1%	380	1%
Age 9	5	2%	127	1%	393	1%
Age 10	5	1%	124	1%	400	1%
Age 11	4	1%	141	1%	430	1%
Age 12	2	1%	124	1%	394	1%
Age 13	5	1%	152	1%	373	1%
Age 14 to 18	20	6%	600	5%	2,502	7%
Age 14	5	1%	179	2%	931	2%
Age 15	6	2%	145	1%	567	2%
Age 16	6	2%	131	1%	620	2%
Age 17	3	1%	145	1%	384	1%
Age 18 to 22	20	6%	992	9%	4,409	12%
Age 18	4	1%	144	1%	421	1%
Age 19	4	1%	173	2%	1,076	3%
Age 20	7	2%	309	3%	1,507	4%
Age 21	4	1%	365	3%	1,406	4%

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Self Storage Consulting

115 McClung Rd, Athens, GA 30601

Five Year Projected Population by Age and Sex

Five Year Projected Population by Age and Sex	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Age 22 to 25	14	4%	1,016	9%	4,487	12%
Age 25 to 30	23	7%	658	6%	2,021	5%
Age 30 to 35	26	7%	836	8%	2,601	7%
Age 35 to 40	26	7%	836	8%	2,957	8%
Age 40 to 45	25	7%	671	6%	2,215	6%
Age 45 to 50	26	7%	639	6%	1,949	5%
Age 50 to 55	21	6%	582	5%	1,724	5%
Age 55 to 60	19	5%	482	4%	1,506	4%
Age 60 to 65	20	6%	491	4%	1,391	4%
Age 65 to 70	18	5%	488	4%	1,313	4%
Age 70 to 75	15	4%	394	4%	1,139	3%
Age 75 to 80	11	3%	264	2%	823	2%
Age 80 to 85	7	2%	151	1%	485	1%
Age 85 and over	4	1%	92	1%	302	1%
Male Median Age	37.9		32.5		29.2	
Male Average Age	38.8		35.7		34.1	

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Self Storage Consulting

115 McClung Rd, Athens, GA 30601

Five Year Projected Population by Age and Sex

Five Year Projected Population by Age and Sex	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Five Year Projected Female Population	**351**		**11,587**		**41,987**	
Age 0 to 4	18	5%	615	5%	1,924	5%
Less Than 1	4	1%	125	1%	490	1%
Age 1	4	1%	124	1%	380	1%
Age 2	3	1%	123	1%	362	1%
Age 3	3	1%	112	1%	331	1%
Age 4	4	1%	131	1%	361	1%
Age 5 to 14	37	11%	1,151	10%	3,532	8%
Age 5	4	1%	143	1%	439	1%
Age 6	5	1%	137	1%	451	1%
Age 7	5	1%	118	1%	371	1%
Age 8	4	1%	118	1%	347	1%
Age 9	4	1%	127	1%	379	1%
Age 10	3	1%	150	1%	430	1%
Age 11	6	2%	138	1%	396	1%
Age 12	3	1%	104	1%	347	1%
Age 13	3	1%	117	1%	372	1%
Age 14 to 18	21	6%	625	5%	2,320	6%
Age 14	5	1%	164	1%	643	2%
Age 15	5	1%	128	1%	581	1%
Age 16	5	1%	153	1%	527	1%
Age 17	6	2%	180	2%	570	1%
Age 18 to 22	20	6%	999	9%	5,409	13%
Age 18	5	2%	144	1%	448	1%
Age 19	5	1%	178	2%	908	2%
Age 20	6	2%	336	3%	1,883	4%
Age 21	4	1%	341	3%	2,170	5%
Age 22 to 25	14	4%	1,007	9%	6,171	15%
Age 25 to 30	21	6%	642	6%	2,077	5%
Age 30 to 35	21	6%	810	7%	2,702	6%
Age 35 to 40	23	7%	875	8%	3,115	7%
Age 40 to 45	23	7%	717	6%	2,324	6%
Age 45 to 50	22	6%	671	6%	2,029	5%
Age 50 to 55	20	6%	560	5%	1,745	4%
Age 55 to 60	20	6%	524	5%	1,585	4%
Age 60 to 65	21	6%	551	5%	1,591	4%
Age 65 to 70	20	6%	541	5%	1,571	4%
Age 70 to 75	18	5%	502	4%	1,427	3%
Age 75 to 80	12	4%	366	3%	1,116	3%
Age 80 to 85	10	3%	260	2%	768	2%
Age 85 and over	7	2%	172	1%	582	1%
Female Median Age	39.8		34.7		28.9	
Female Average Age	40.7		37.7		35.2	

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115 McClung Rd, Athens, GA 30601

Current Year Estimated Population by Labour Force

Current Year Estimated Population by Labour Force	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Current Year Estimated Population Age 16+ by Employment Status	**532**		**17,356**		**63,062**	
Labor Force	329	62%	10,596	61%	37,039	59%
In Armed Forces	0	0%	2	0%	96	0%
Civilian, Employed	307	58%	10,228	59%	35,511	56%
Civilian, Unemployed	22	4%	368	2%	1,528	2%
Not in Labor Force	204	38%	6,760	39%	26,023	41%
Unemployment Rate	6.6%		3.5%		4.1%	

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115 McClung Rd, Athens, GA 30601

Current Year Estimated Households by Household Income

Current Year Estimated Households by Household Income	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Current Year Estimated Households by Household Income	**244**		**8,377**		**28,858**	
Less than $10,000	16	7%	690	8%	3,164	11%
$10,000 to $14,999	18	7%	678	8%	1,672	6%
$15,000 to $19,999	29	12%	826	10%	2,013	7%
$20,000 to $24,999	17	7%	575	7%	1,684	6%
$25,000 to $29,999	10	4%	455	5%	1,751	6%
$30,000 to $34,999	8	3%	316	4%	1,495	5%
$35,000 to $39,999	8	3%	402	5%	1,339	5%
$40,000 to $44,999	11	4%	320	4%	1,231	4%
$45,000 to $49,999	9	4%	280	3%	1,351	5%
$50,000 to $54,999	6	2%	267	3%	1,043	4%
$55,000 to $59,999	6	2%	317	4%	1,059	4%
$60,000 to $64,999	12	5%	375	4%	1,004	3%
$65,000 to $69,999	13	5%	266	3%	722	3%
$70,000 to $74,999	14	6%	268	3%	755	3%
$75,000 to $79,999	10	4%	244	3%	668	2%
$80,000 to $84,999	6	3%	244	3%	695	2%
$85,000 to $89,999	6	2%	257	3%	672	2%
$90,000 to $94,999	5	2%	252	3%	636	2%
$95,000 to $99,999	5	2%	241	3%	570	2%
$100,000 to $124,999	18	7%	546	7%	1,908	7%
$125,000 to $149,999	8	3%	273	3%	1,136	4%
$150,000 to $174,999	6	2%	148	2%	853	3%
$175,000 to $199,999	3	1%	63	1%	497	2%
$200,000 to $249,999	0	0%	41	0%	525	2%
$250,000 to $499,999	0	0%	17	0%	224	1%
$500,000 or more	0	0%	14	0%	190	1%
Median Household Income	$ 47,583		$ 43,841		$ 45,289	
Average Household Income	$ 54,450		$ 54,253		$ 64,685	

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Self Storage Consulting

115 McClung Rd, Athens, GA 30601

Five Year Estimated Households by Household Income

Five Year Estimated Households by Household Income	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Five Year Projected Households by Household Income	**256**		**8,766**		**30,098**	
Less than $10,000	13	5%	578	7%	2,569	9%
$10,000 to $14,999	18	7%	614	7%	1,881	6%
$15,000 to $19,999	22	9%	690	8%	1,740	6%
$20,000 to $24,999	23	9%	688	8%	1,658	6%
$25,000 to $29,999	12	5%	449	5%	1,417	5%
$30,000 to $34,999	10	4%	427	5%	1,755	6%
$35,000 to $39,999	6	2%	271	3%	1,258	4%
$40,000 to $44,999	8	3%	358	4%	1,178	4%
$45,000 to $49,999	9	4%	326	4%	1,170	4%
$50,000 to $54,999	10	4%	298	3%	1,391	5%
$55,000 to $59,999	6	2%	214	2%	915	3%
$60,000 to $64,999	5	2%	281	3%	966	3%
$65,000 to $69,999	5	2%	291	3%	909	3%
$70,000 to $74,999	13	5%	334	4%	910	3%
$75,000 to $79,999	15	6%	285	3%	738	2%
$80,000 to $84,999	12	5%	232	3%	649	2%
$85,000 to $89,999	9	4%	221	3%	595	2%
$90,000 to $94,999	5	2%	210	2%	614	2%
$95,000 to $99,999	6	2%	248	3%	654	2%
$100,000 to $124,999	21	8%	935	11%	2,535	8%
$125,000 to $149,999	13	5%	323	4%	1,315	4%
$150,000 to $174,999	7	3%	230	3%	988	3%
$175,000 to $199,999	5	2%	122	1%	749	2%
$200,000 to $249,999	2	1%	78	1%	865	3%
$250,000 to $499,999	1	0%	34	0%	372	1%
$500,000 or more	1	0%	28	0%	309	1%
Median Household Income	$ 53,374		$ 49,712		$ 51,525	
Average Household Income	$ 62,024		$ 61,694		$ 73,761	

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Self Storage Consulting

115 McClung Rd, Athens, GA 30601

Current Year Estimated Households by Disposable Income

Current Year Estimated Households by Disposable Income	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Current Year Estimated Households by Disposable Income	**244**		**8,377**		**28,858**	
Less than $10,000	21	9%	828	10%	3,514	12%
$10,000 to $14,999	18	7%	684	8%	1,709	6%
$15,000 to $19,999	34	14%	946	11%	2,322	8%
$20,000 to $24,999	15	6%	580	7%	2,003	7%
$25,000 to $29,999	10	4%	442	5%	1,945	7%
$30,000 to $34,999	9	4%	459	5%	1,617	6%
$35,000 to $39,999	13	5%	378	5%	1,529	5%
$40,000 to $44,999	9	4%	305	4%	1,452	5%
$45,000 to $49,999	7	3%	364	4%	1,274	4%
$50,000 to $54,999	11	5%	425	5%	1,237	4%
$55,000 to $59,999	16	7%	357	4%	929	3%
$60,000 to $64,999	17	7%	320	4%	894	3%
$65,000 to $69,999	10	4%	273	3%	796	3%
$70,000 to $74,999	7	3%	325	4%	840	3%
$75,000 to $79,999	6	2%	297	4%	767	3%
$80,000 to $84,999	6	2%	289	3%	691	2%
$85,000 to $89,999	6	3%	243	3%	723	3%
$90,000 to $94,999	5	2%	130	2%	502	2%
$95,000 to $99,999	4	2%	101	1%	434	2%
$100,000 to $124,999	12	5%	367	4%	1,503	5%
$125,000 to $149,999	7	3%	167	2%	1,039	4%
$150,000 to $174,999	1	1%	39	0%	391	1%
$175,000 to $199,999	0	0%	13	0%	209	1%
$200,000 to $249,999	0	0%	17	0%	215	1%
$250,000 to $499,999	0	0%	24	0%	298	1%
$500,000 or more	0	0%	1	0%	25	0%
Median Disposable Income	$ 41,228		$ 38,284		$ 39,313	
Average Disposable Income	$ 47,935		$ 46,885		$ 52,668	

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115 McClung Rd, Athens, GA 30601

Current Year Estimated Households by Age of Householder and Income

Current Year Estimated Households by Age of Householder and Income	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Current Year Estimated Households: Householder Age Under 25 by Household Income	**12**		**1,289**		**5,642**	
Less than $10,000	0	0%	259	20%	1,646	29%
$10,000 to $14,999	4	30%	167	13%	721	13%
$15,000 to $19,999	0	0%	177	14%	476	8%
$20,000 to $24,999	3	28%	203	16%	583	10%
$25,000 to $29,999	2	20%	149	12%	423	7%
$30,000 to $34,999	0	0%	96	7%	305	5%
$35,000 to $39,999	0	1%	28	2%	239	4%
$40,000 to $44,999	0	0%	20	2%	262	5%
$45,000 to $49,999	0	0%	54	4%	241	4%
$50,000 to $59,999	0	0%	43	3%	193	3%
$60,000 to $74,999	1	10%	59	5%	281	5%
$75,000 to $99,999	0	0%	17	1%	106	2%
$100,000 to $124,999	0	0%	2	0%	14	0%
$125,000 to $149,999	0	0%	0	0%	27	0%
$150,000 to $199,999	1	10%	14	1%	94	2%
$200,000 or more	0	0%	0	0%	31	1%
Median Household Income	$ 23,569		$ 21,040		$ 19,765	
Average Household Income	$ 39,619		$ 26,017		$ 30,053	
Current Year Estimated Households: Householder Age 25 to 44 by Household Income	**69**		**2,892**		**10,869**	
Less than $10,000	3	4%	39	1%	590	5%
$10,000 to $14,999	2	3%	158	5%	308	3%
$15,000 to $19,999	6	9%	122	4%	450	4%
$20,000 to $24,999	0	0%	111	4%	519	5%
$25,000 to $29,999	0	0%	125	4%	774	7%
$30,000 to $34,999	0	0%	38	1%	579	5%
$35,000 to $39,999	3	4%	186	6%	522	5%
$40,000 to $44,999	2	3%	108	4%	526	5%
$45,000 to $49,999	7	10%	128	4%	656	6%
$50,000 to $59,999	8	11%	345	12%	994	9%
$60,000 to $74,999	17	24%	325	11%	1,083	10%
$75,000 to $99,999	9	13%	710	25%	1,587	15%
$100,000 to $124,999	12	18%	335	12%	987	9%
$125,000 to $149,999	0	1%	96	3%	530	5%
$150,000 to $199,999	0	0%	43	1%	462	4%
$200,000 or more	0	0%	23	1%	303	3%
Median Household Income	$ 63,627		$ 63,952		$ 55,141	
Average Household Income	$ 62,727		$ 67,021		$ 72,609	

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115 McClung Rd, Athens, GA 30601

Current Year Estimated Households by Age of Householder and Income

Current Year Estimated Households by Age of Householder and Income	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Current Year Estimated Households: Householder Age 45 to 64 by Household Income	**90**		**2,622**		**7,634**	
Less than $10,000	7	7%	261	10%	585	8%
$10,000 to $14,999	6	7%	183	7%	336	4%
$15,000 to $19,999	5	6%	198	8%	495	6%
$20,000 to $24,999	11	12%	153	6%	344	5%
$25,000 to $29,999	5	5%	101	4%	332	4%
$30,000 to $34,999	6	7%	136	5%	383	5%
$35,000 to $39,999	0	0%	76	3%	238	3%
$40,000 to $44,999	6	6%	125	5%	283	4%
$45,000 to $49,999	1	1%	33	1%	276	4%
$50,000 to $59,999	0	1%	142	5%	582	8%
$60,000 to $74,999	15	16%	431	16%	780	10%
$75,000 to $99,999	12	14%	360	14%	1,002	13%
$100,000 to $124,999	5	6%	175	7%	639	8%
$125,000 to $149,999	4	4%	113	4%	372	5%
$150,000 to $199,999	7	8%	105	4%	564	7%
$200,000 or more	0	0%	30	1%	422	6%
Median Household Income	$ 44,507		$ 53,153		$ 59,335	
Average Household Income	$ 59,456		$ 58,983		$ 78,744	
Current Year Estimated Households: Householder Age 65 to 74 by Household Income	**40**		**887**		**2,746**	
Less than $10,000	4	9%	67	8%	176	6%
$10,000 to $14,999	3	8%	88	10%	160	6%
$15,000 to $19,999	9	21%	159	18%	284	10%
$20,000 to $24,999	1	3%	51	6%	112	4%
$25,000 to $29,999	1	4%	36	4%	100	4%
$30,000 to $34,999	1	2%	25	3%	119	4%
$35,000 to $39,999	3	6%	58	7%	180	7%
$40,000 to $44,999	2	5%	39	4%	97	4%
$45,000 to $49,999	1	2%	42	5%	111	4%
$50,000 to $59,999	2	6%	35	4%	211	8%
$60,000 to $74,999	4	10%	63	7%	215	8%
$75,000 to $99,999	7	17%	99	11%	352	13%
$100,000 to $124,999	0	0%	26	3%	176	6%
$125,000 to $149,999	3	7%	44	5%	137	5%
$150,000 to $199,999	0	1%	38	4%	160	6%
$200,000 or more	0	1%	17	2%	158	6%
Median Household Income	$ 37,652		$ 36,613		$ 51,629	
Current Year Estimated Households: Householder Age 65 and over by Household Income	**73**		**1,573**		**4,713**	
Less than $10,000	7	10%	133	8%	343	7%
$10,000 to $14,999	6	8%	170	11%	307	7%

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115 McClung Rd, Athens, GA 30601

Current Year Estimated Households by Age of Householder and Income

Current Year Estimated Households by Age of Householder and Income	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
$15,000 to $19,999	18	24%	329	21%	591	13%
$20,000 to $24,999	3	4%	108	7%	238	5%
$25,000 to $29,999	3	5%	79	5%	223	5%
$30,000 to $34,999	2	2%	45	3%	228	5%
$35,000 to $39,999	5	7%	112	7%	341	7%
$40,000 to $44,999	3	5%	67	4%	160	3%
$45,000 to $49,999	1	1%	64	4%	177	4%
$50,000 to $59,999	3	5%	53	3%	333	7%
$60,000 to $74,999	6	8%	95	6%	338	7%
$75,000 to $99,999	11	15%	152	10%	546	12%
$100,000 to $124,999	0	0%	35	2%	267	6%
$125,000 to $149,999	4	6%	63	4%	207	4%
$150,000 to $199,999	0	0%	49	3%	230	5%
$200,000 or more	0	0%	20	1%	183	4%
Median Household Income	$ 29,206		$ 27,947		$ 42,658	
Average Household Income	$ 42,742		$ 46,029		$ 65,094	
Current Year Estimated Households: Householder Age 75 and over by Household Income	**32**		**686**		**1,967**	
Less than $10,000	3	11%	65	10%	167	9%
$10,000 to $14,999	3	9%	82	12%	147	7%
$15,000 to $19,999	9	28%	170	25%	308	16%
$20,000 to $24,999	1	4%	57	8%	126	6%
$25,000 to $29,999	2	6%	43	6%	123	6%
$30,000 to $34,999	1	2%	21	3%	108	6%
$35,000 to $39,999	2	7%	54	8%	161	8%
$40,000 to $44,999	2	5%	27	4%	63	3%
$45,000 to $49,999	0	1%	22	3%	66	3%
$50,000 to $59,999	1	3%	17	3%	123	6%
$60,000 to $74,999	2	7%	32	5%	123	6%
$75,000 to $99,999	4	13%	52	8%	195	10%
$100,000 to $124,999	0	0%	9	1%	92	5%
$125,000 to $149,999	1	4%	19	3%	70	4%
$150,000 to $199,999	0	0%	11	2%	71	4%
$200,000 or more	0	0%	2	0%	25	1%
Median Household Income	$ 22,285		$ 22,182		$ 35,122	

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115 McClung Rd, Athens, GA 30601

Five Year Estimated Households by Age of Householder and Income

Five Year Estimated Households by Age of Householder and Income	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Five Year Estimated Households: Householder Age Under 25 by Household Income	**13**		**1,292**		**5,502**	
Less than $10,000	0	0%	208	16%	1,300	24%
$10,000 to $14,999	3	27%	167	13%	820	15%
$15,000 to $19,999	0	0%	178	14%	410	7%
$20,000 to $24,999	5	42%	185	14%	551	10%
$25,000 to $29,999	1	8%	147	11%	431	8%
$30,000 to $34,999	0	0%	147	11%	409	7%
$35,000 to $39,999	1	5%	34	3%	272	5%
$40,000 to $44,999	0	1%	21	2%	240	4%
$45,000 to $49,999	0	0%	38	3%	190	3%
$50,000 to $59,999	0	0%	42	3%	191	3%
$60,000 to $74,999	0	4%	71	5%	377	7%
$75,000 to $99,999	0	0%	13	1%	83	2%
$100,000 to $124,999	0	1%	15	1%	31	1%
$125,000 to $149,999	0	0%	3	0%	27	0%
$150,000 to $199,999	2	12%	23	2%	113	2%
$200,000 or more	0	0%	0	0%	55	1%
Median Household Income	$ 22,750		$ 22,507		$ 21,999	
Average Household Income	$ 40,937		$ 28,449		$ 30,731	
Five Year Estimated Households: Householder Age 25 to 44 by Household Income	**71**		**2,891**		**11,154**	
Less than $10,000	2	3%	40	1%	492	4%
$10,000 to $14,999	2	3%	137	5%	341	3%
$15,000 to $19,999	5	6%	101	3%	394	4%
$20,000 to $24,999	0	0%	54	2%	350	3%
$25,000 to $29,999	0	0%	107	4%	460	4%
$30,000 to $34,999	0	0%	44	2%	685	6%
$35,000 to $39,999	2	3%	128	4%	475	4%
$40,000 to $44,999	3	4%	133	5%	466	4%
$45,000 to $49,999	7	10%	123	4%	502	4%
$50,000 to $59,999	8	11%	253	9%	1,111	10%
$60,000 to $74,999	10	14%	290	10%	1,272	11%
$75,000 to $99,999	16	22%	625	22%	1,541	14%
$100,000 to $124,999	14	20%	626	22%	1,453	13%
$125,000 to $149,999	2	3%	120	4%	585	5%
$150,000 to $199,999	0	0%	68	2%	532	5%
$200,000 or more	1	2%	42	1%	494	4%
Median Household Income	$ 70,592		$ 76,423		$ 63,542	
Average Household Income	$ 71,588		$ 75,112		$ 73,683	

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115 McClung Rd, Athens, GA 30601

Five Year Estimated Households by Age of Householder and Income

Five Year Estimated Households by Age of Householder and Income	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Five Year Estimated Households: Householder Age 45 to 64 by Household Income	**96**		**2,819**		**8,238**	
Less than $10,000	5	5%	218	8%	484	6%
$10,000 to $14,999	7	7%	150	5%	366	4%
$15,000 to $19,999	4	4%	142	5%	407	5%
$20,000 to $24,999	15	16%	262	9%	457	6%
$25,000 to $29,999	7	7%	98	3%	294	4%
$30,000 to $34,999	5	5%	136	5%	390	5%
$35,000 to $39,999	0	1%	36	1%	220	3%
$40,000 to $44,999	3	4%	126	4%	254	3%
$45,000 to $49,999	0	0%	12	0%	195	2%
$50,000 to $59,999	4	5%	162	6%	642	8%
$60,000 to $74,999	8	8%	478	17%	834	10%
$75,000 to $99,999	15	16%	390	14%	1,059	13%
$100,000 to $124,999	6	7%	235	8%	745	9%
$125,000 to $149,999	5	5%	121	4%	461	6%
$150,000 to $199,999	9	9%	180	6%	718	9%
$200,000 or more	2	2%	73	3%	709	9%
Median Household Income	$ 53,705		$ 62,098		$ 67,335	
Average Household Income	$ 65,762		$ 66,182		$ 80,303	
Five Year Estimated Households: Householder Age 65 and over by Household Income	**76**		**1,804**		**5,288**	
Less than $10,000	6	8%	121	7%	303	6%
$10,000 to $14,999	6	8%	167	9%	359	7%
$15,000 to $19,999	14	18%	275	15%	531	10%
$20,000 to $24,999	2	2%	190	11%	304	6%
$25,000 to $29,999	4	5%	96	5%	240	5%
$30,000 to $34,999	5	6%	97	5%	281	5%
$35,000 to $39,999	3	4%	75	4%	302	6%
$40,000 to $44,999	2	2%	78	4%	219	4%
$45,000 to $49,999	2	3%	156	9%	281	5%
$50,000 to $59,999	3	4%	52	3%	360	7%
$60,000 to $74,999	4	5%	66	4%	311	6%
$75,000 to $99,999	17	22%	171	9%	567	11%
$100,000 to $124,999	1	1%	64	4%	308	6%
$125,000 to $149,999	6	8%	81	4%	246	5%
$150,000 to $199,999	1	1%	84	5%	379	7%
$200,000 or more	1	1%	30	2%	296	6%
Median Household Income	$ 37,313		$ 32,694		$ 46,849	
Average Household Income	$ 53,474		$ 50,306		$ 66,216	

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115 McClung Rd, Athens, GA 30601

Current Year Population by STI: Landscape Category, WorkPlace, Per Capita Expenditures

Current Year Population by STI: Landscape Category, WorkPlace, Per Capita Expenditures	115 McClung Rd, Athens, GA 30601 0 - 1 mi		115 McClung Rd, Athens, GA 30601 0 - 3 mi		115 McClung Rd, Athens, GA 30601 0 - 5 mi	
		%		%		%
Population in Households by STI: Landscape Category	**666**		**21,395**		**67,249**	
A-Creme de la Creme	0	0%	0	0%	1,917	3%
B-Urban Cliff Climbers	0	0%	0	0%	0	0%
C-Urban Cliff Dwellers	0	0%	1,181	6%	4,339	6%
D-Seasoned Urban Dwellers	0	0%	0	0%	0	0%
E-Thriving Alone	0	0%	0	0%	3,013	4%
F-Going it Alone	0	0%	733	3%	10,862	16%
G-Struggling Alone	0	0%	823	4%	6,095	9%
H-Single in the Suburbs	0	0%	1,290	6%	7,078	11%
I-Married in the Suburbs	0	0%	0	0%	168	0%
J-Retired in the Suburbs	0	0%	0	0%	0	0%
K-Living with Nature	0	0%	418	2%	1,934	3%
L-Working with Nature	0	0%	486	2%	1,175	2%
M-Harlem Gateway	0	0%	5,846	27%	8,688	13%
N-Espaniola	0	0%	0	0%	1,569	2%
O-Specialties	666	100%	10,617	50%	20,411	30%
Workplace						
Workplace Establishments	44		364		2,404	
Workplace Employees (FTE)	644		5,097		40,863	
Weekly Per Capita Consumer Expenditures						
Market Basket	$ 76.47		$ 76.07		$ 67.35	
Apparel and services	$ 12.72		$ 12.55		$ 11.37	
Transportation	$ 94.19		$ 93.93		$ 85.20	
Health Care	$ 44.63		$ 42.65		$ 37.62	
Entertainment	$ 20.90		$ 20.34		$ 18.33	

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COMPETITIVE ANAYLSIS

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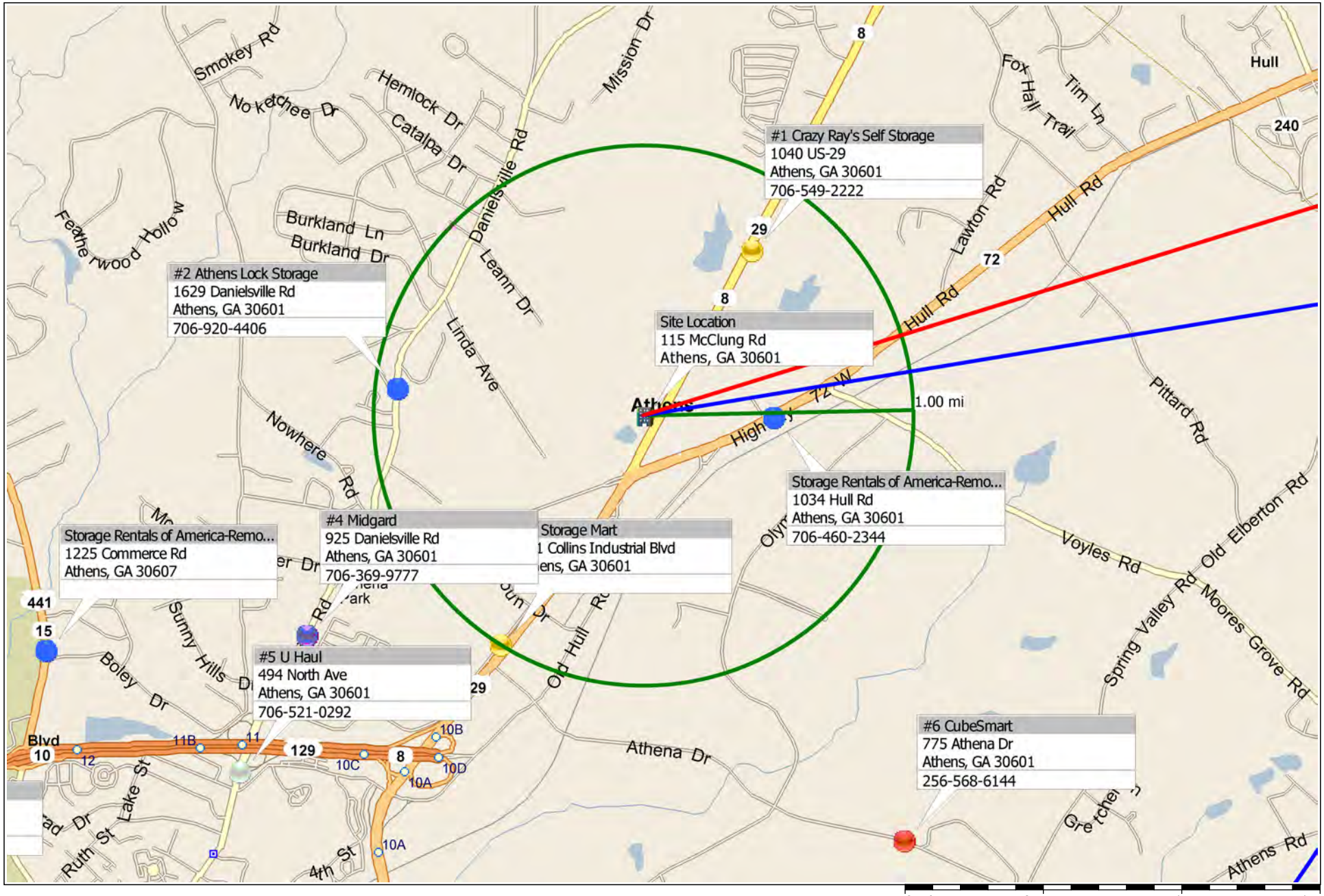
WWW.BMSGRP.COM ERICB@BMSGRP.COM

Athens, Georgia, United States



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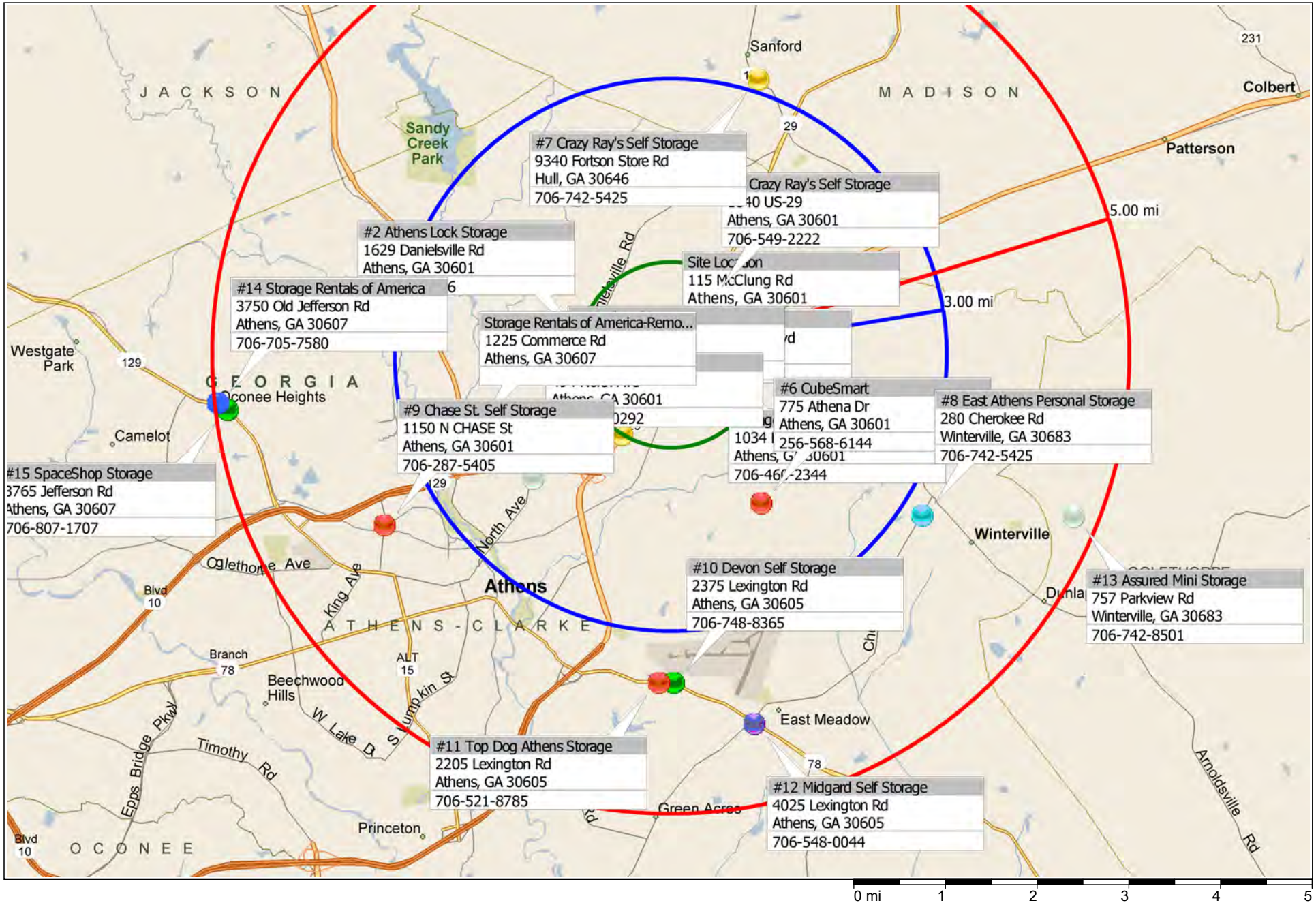
Athens, Georgia, United States



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1 Location

Crazy Ray's Self Storage
1040 US-29
Athens, GA 30601
706-549-2222

	place x in box		place x in box
Security Gate	X	Resident Manager	
Camera's	X	Retail Display	X
Climate Control	X	Room For Expansion	
53%			
R. V. Spaces	X	24 hour Access	X
Covered R.V. Spaces		Access Hours	**24 Hours**
Door Alarms		Office Hours	**M-F 9-5** **Sat 8-2** **Sun Closed**
Truck Rentals	X		
U Haul			

		(A) actual (E) estimate
Units	**375**	**A**
Sq. Ft.,	**42,000**	**A**
Occup.	**90%**	**A**
Yr Built	**2004**	**A**
Office	**200**	**A**

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
C/C				
	5X5	25	$69.00	$33.12
	5x10	50	$99.00	$23.76
	5X15	75		$0.00
	10X10	100	$129.00	$15.48
	10x15	150	$179.00	$14.32
	10x20	200	$239.00	$14.34
	10X25	250		$0.00
Non C/C				
	5x5	25	$49.00	$23.52
	5x10	50	$69.00	$16.56
	5X15	75		$0.00
	10X10	100	$99.00	$11.88
	10x15	150	$139.00	$11.12
	10X20	200	$179.00	$10.74
	10X25	250		$0.00

Over all Rating (A - D)

Access	**A**
Curb Appeal	**A**
Drive Aisles	**A**
General Condition	**A**
Management	**B**
Office Quality	**A**
Visability	**B**
Overall Rating	**A**

RV

8x18 Surface	$89
9x18 Surface	$89
15x20 Surface	$89
15x40 Surface	$89

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Self Storage Consulting

2 Location

Athens Lock Storage
1629 Danielsville Rd
Athens, GA 30601
706-920-4406

	place x in box		place x in box
Security Gate	X	Resident Manager	
Camera's	X	Retail Display	X
Climate Control		Room For Expansion	
50%			
R. V. Spaces	X	24 hour Access	
Covered R.V. Spaces		Access Hours	6am-9pm
Door Alarms		Office Hours	M-F 9-5 Sat By Appt Sun Closed
Truck Rentals	X		
U Haul			

		(A) actual (E) estimate
Units	225	A
Sq. Ft.,	30,000	E
Occup.	88%	A
Yr Built	2004	A
Office	100	A

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
C/C				
	5X5	25	$25.00	$12.00
	5X10	50	$49.00	$11.76
	5X15	75		$0.00
	10X10	100		$0.00
	10X15	150	$100.00	$8.00
	10X20	200		$0.00
	10X25	250		$0.00
Non C/C				
	5x5	25		$0.00
	5x10	50	$30.00	$7.20
	5X15	75		$0.00
	10X10	100	$55.00	$6.60
	10x15	150	$95.00	$7.60
	10X20	200	$121.00	$7.26
	10X25	250	$165.00	$7.92

Over all Rating (A - D)

Access	B
Curb Appeal	A
Drive Aisles	A
General Condition	A
Management	A
Office Quality	A
Visability	A
Overall Rating	A

RV

10x20 Surface	$50
10x30	
10x40 Surfce	$39
10x50+	

Drive Up C/C	Size	Sq. Ft	Price	$ / Sq. Ft / yr
	10x10	100	$65.00	$7.80

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3 Location
Storage Mart
251 Collins Ind Blvd
Athens, GA 30601

	place x in box		place x in box
Security Gate	X	Resident Manager	X
Camera's	X	Retail Display	X
Climate Control 25%	X	Room For Expansion	
R. V. Spaces	X	24 hour Access	
Covered R.V. Spaces		Access Hours	6am-10pm
Door Alarms		Office Hours	M-F 9:30-6 Sat 10-2 Tue/Sun Closed
Truck Rentals			

		(A) actual (E) estimate
Units	427	A
Sq. Ft.,	41,350	A
Occup.	83%	A
Yr Built	2003	A
Office	100	A

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
C/C				
	5X5	25	$19.00	$9.12
	5X10	50	$44.00	$10.56
	5X15	75		$0.00
	10X10	100		$0.00
	10X15	150	$155.00	$12.40
	10X20	200		$0.00
	10X25	250		$0.00
Non C/C				
	5x5	25	$19.00	$9.12
	5x10	50	$20.00	$4.80
	5X15	75		$0.00
	10X10	100	$44.00	$5.28
	10x15	150	$67.00	$5.36
	10X20	200	$74.00	$4.44
	10X25	250	$84.00	$4.03

RV

10x18 Dirt	$59
8x28 Dirt	$60
10x40	
10x50+	
10x50+	

Over all Rating (A - D)

Access	B
Curb Appeal	B
Drive Aisles	C
General Condition	A
Management	A
Office Quality	A
Visability	B
Overall Rating	B

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4 Location

Midgard Self Storage
925 Danielsville Rd
Athens, GA 30601
706-369-9777

	place x in box		place x in box
Security Gate	X	Resident Manager	X
Camera's	X	Retail Display	X
Climate Control	X	Room For Expansion	
55%			
R. V. Spaces	X	24 hour Access	X
Covered R.V. Spaces		Access Hours	7am-10pm
Door Alarms		Office Hours	M-F 9-8 Sat 9-8 Sun 9-6
Truck Rentals			

		(A) actual (E) estimate
Units	600	E
Sq. Ft.,	66,000	E
Occup.	90%	A
Yr Built	2006	A
Office	150	A

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
C/C				
	5X5	25	$48.00	$23.04
	5X10	50	$99.00	$23.76
	5X15	75		$0.00
	10X10	100	$102.00	$12.24
	10X15	150	$136.00	$10.88
	10X20	200	$210.00	$12.60
	10X25	250		$0.00
Non C/C				
	5x5	25	$38.00	$18.24
	5x10	50	$53.00	$12.72
	5X15	75		$0.00
	10X10	100	$81.00	$9.72
	10x15	150	$93.00	$7.44
	10X20	200	$111.00	$6.66
	10X25	250		$0.00

RV

12x25 Surface	$70
12x30 Surface	$104
12x40 Surfce	$149
12x50 Surface	$155

Over all Rating (A - D)

Access	B
Curb Appeal	A
Drive Aisles	A
General Condition	A
Management	A
Office Quality	A
Visability	C
Overall Rating	B

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5 Location

U Haul
494 North Ave
Athens, GA 30601
706-521-0292

	place x in box		place x in box
Security Gate		Resident Manager	
Camera's	X	Retail Display	X
Climate Control	X	Room For Expansion	
96%			
R. V. Spaces		24 hour Access	X
Covered R.V. Spaces		Access Hours	**5am-10pm**
Door Alarms	X	Office Hours	**M-Th-Sat 7-7 Fri 7-8 Sun 9-5**
Truck Rentals	X		

		(A) actual (E) estimate
Units	**569**	**A**
Sq. Ft.,	**68,000**	**A**
Occup.	**93%**	**A**
Yr Built	**2020**	**A**
Office	**500**	**A**

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
C/C				
	5X5	25	$69.95	$33.58
	5X10	50	$94.95	$22.79
	5X15	75		$0.00
	10X10	100	$134.95	$16.19
	10X15	150	$174.95	$14.00
	10X20	200	$224.95	$13.50
	10X25	250		$0.00
Non C/C				
	5x5	25		$0.00
	5x10	50		$0.00
	5X15	75		$0.00
	10X10	100	$124.95	$14.99
	10x15	150		$0.00
	10X20	200		$0.00
	10X25	250		$0.00
RV				
	10x20			
	10x30			
	10x40 Surface			
	10x50+			

Over all Rating (A - D)

Access	**A**
Curb Appeal	**B**
Drive Aisles	**N/A**
General Condition	**A**
Management	**C**
Office Quality	**A**
Visability	**A**
Overall Rating	**A**

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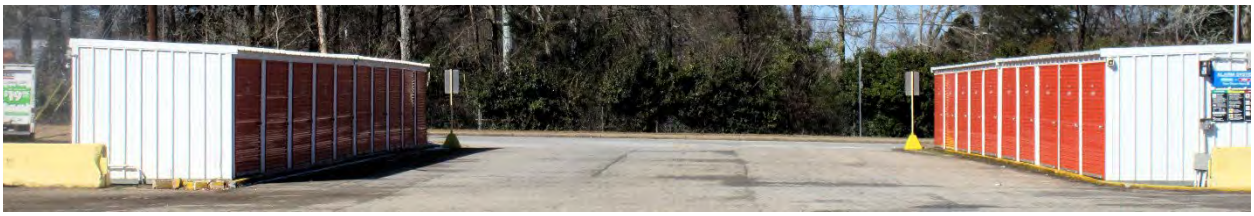

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#- 6 Location

CubeSmart
775 Athena Dr
Athens, GA 30601
256-568-6144

	place x in box		place x in box
Security Gate	X	Resident Manager	
Camera's	X	Retail Display	X
Climate Control	X	Room For Expansion	
24%			
R. V. Spaces		24 hour Access	
Covered R.V. Spaces		Access Hours	6am-10pm
Door Alarms		Office Hours	M-F 9:30-6 Sat 8:30-5 Sun Closed
Truck Rentals			

		(A) actual (E) estimate
Units	330	A
Sq. Ft.,	35,625	A
Occup.	43%	A
Yr Built	2024	A
Office	150	A

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
A/C				
	5X5	25		$0.00
	5X10	50	$61.00	$14.64
	5X15	75	$101.00	$16.16
	10X10	100		$0.00
	10X15	150		$0.00
	10X20	200		$0.00
	10X25	250		$0.00
Non A/C				
	5x5	25		$0.00
	5x10	50	$30.00	$7.20
	5X15	75		$0.00
	10X10	100		$0.00
	10x15	150		$0.00
	10X20	200	$134.00	$8.04
	10X25	250		$0.00
RV				
	10x20			
	10x30			
	10x40			
	10x50+			

Over all Rating (A - D)

Access	B
Curb Appeal	A
Drive Aisles	A
General Condition	A
Management	A
Office Quality	A
Visability	D
Overall Rating	C

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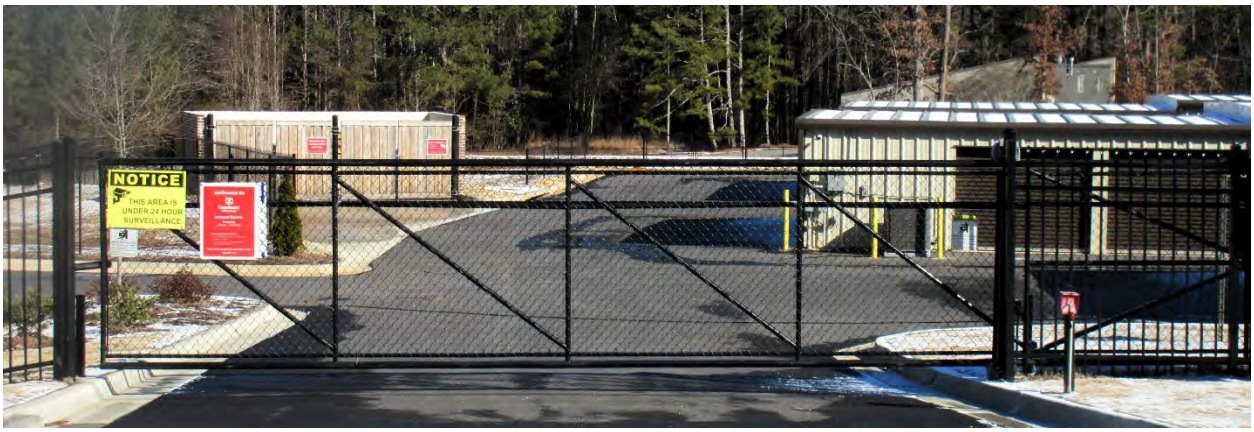

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7 Location

Crazy Ray's Self Storage
9340 Fortson Store Rd.
Winterville, GA 30683
706-742-5425

	place x in box				
Security Gate	X	Resident Manager			(A) actual (E) estimate
Camera's	X	Retail Display	X	Units	380 A
Climate Control		Room For Expansion		Sq. Ft.,	45,000 A
R. V. Spaces		24 hour Access	X	Occup.	20% A
Covered R.V. Spaces		Access Hours	24 Hours	Yr Built	2024 A
Door Alarms		Office Hours	M-F 8:30-5 Sat 8-2 Sun Closed	Office	N/A
Truck Rentals					

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
C/C				
	5X5	25		$0.00
	5x10	50		$0.00
	5x15	75		$0.00
	10x10	100		$0.00
	10x15	150		$0.00
	10x20	200		$0.00
	10x25	250		$0.00
Non C/C				
	5x5	25		$0.00
	5x10	50		$0.00
	5x15	75		$0.00
	10x10	100	$82.00	$9.84
	10x15	150	$95.00	$7.60
	10x20	200	$170.00	$10.20
	10x30	300		$0.00
RV				
	10x20			
	10x30			
	10x40			
	10x50+			

Over all Rating (A - D)

Access	A
Curb Appeal	A
Drive Aisles	A
General Condition	A
Management	A
Office Quality	A
Visability	B
Overall Rating	A

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8 Location

East Athens Personal Storage
280 Cherokee Rd
Winterville, GA 30683
706-742-5425

	place x in box			
Security Gate	X	Resident Manager		
Camera's	X	Retail Display		
Climate Control	X	Room For Expansion		
10%				
R. V. Spaces		24 hour Access	X	
Covered R.V. Spaces		Access Hours	24 Hours	
Door Alarms		Office Hours	By Appt	
Truck Rentals				

(A) actual
(E) estimate

Units	200	E
Sq. Ft.,	20,000	E
Occup.	85%	A
Yr Built	1996	A
Office	N/A	

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
C/C				
	5X5	25	$65.00	$31.20
	5x10	50	$100.00	$24.00
	5x15	75		$0.00
	10x10	100	$145.00	$17.40
	10x15	150	$195.00	$15.60
	10x20	200		$0.00
	10x25	250		$0.00
Non C/C				
	5x5	25		$0.00
	5x10	50		$0.00
	5x15	75		$0.00
	10x10	100	$82.00	$9.84
	10x15	150	$95.00	$7.60
	10x20	200	$170.00	$10.20
	10x30	300		$0.00
RV				
	10x20			
	10x30			
	10x40			
	10x50+			

Over all Rating (A - D)

Access	C
Curb Appeal	B
Drive Aisles	B
General Condition	B
Management	C
Office Quality	N/A
Visability	B
Overall Rating	B

9 Location

Chase St. Self Storage
1150 N. Chase St
Athens, GA 30601
706-287-5405

place x in box

Security Gate	X	Resident Manager			(A) actual (E) estimate
Camera's	X	Retail Display	X	Units	718 A
Climate Control 75%	X	Room For Expansion		Sq. Ft.,	82,874 A
R. V. Spaces	X	24 hour Access		Occup.	87% A
Covered R.V. Spaces		Access Hours	6am-10pm	Yr Built	2004 A
Door Alarms		Office Hours	M-F 9:30-5:30 Sat 9-3 Sun Closed	Office	150 A
Truck Rentals U Haul	X				

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
C/C				
	5X5	25	$62.00	$29.76
	5X10	50	$72.00	$17.28
	5X15	75		$0.00
	10X10	100	$117.00	$14.04
	10X15	150	$172.00	$13.76
	10X20	200		$0.00
	10X25	250	$314.00	$15.07
Non C/C				
	4x7	28		$0.00
	5x10	50		$0.00
	9x9	81		$0.00
	10x10	100	$92.00	$11.04
	9x15	135		$0.00
	10x20	200	$197.00	$11.82
	9x24	216		$0.00
RV				
	10x20			
	10x30			
	10x40			
	10x50+			

Over all Rating (A - D)

Access	B
Curb Appeal	C
Drive Aisles	A
General Condition	B
Management	A
Office Quality	B
Visability	B
Overall Rating	B

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10 Location

Devon Self Storage
2375 Lexington Rd
Athens, GA 30605
706-748-8365

	place x in box		place x in box
Security Gate	X	Resident Manager	X
Camera's	X	Retail Display	X
Climate Control	X	Room For Expansion	
63%			
R. V. Spaces	X	24 hour Access	
Covered R.V. Spaces		Access Hours	**6am-10pm**
Door Alarms		Office Hours	**M-F 9:30-6** **Sat 9-5** **Sun Closed**
Truck Rentals			

		(A) actual (E) estimate
Units	**953**	**A**
Sq. Ft.,	**109,659**	**A**
Occup.	**84%**	**A**
Yr Built	**2006**	**A**
Office	**150**	**A**

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
C/C				
	5X5	25	$41.00	$19.68
	5X10	50	$62.00	$14.88
	5X15	75		$0.00
	10X10	100	$131.00	$15.72
	10X15	150	$137.00	$10.96
	10X20	200	$191.00	$11.46
	10X25	250		$0.00
Non C/C				
	5x5	25		$0.00
	5x10	50	$47.00	$11.28
	5X15	75		$0.00
	10X10	100	$88.00	$10.56
	10x15	150	$89.00	$7.12
	10X20	200	$107.00	$6.42
	10X25	250		$0.00

RV

20ft Surtface	$83
35ft Surface	$72
10x40	
10x50+	

Over all Rating (A - D)

Access	**A**
Curb Appeal	**A**
Drive Aisles	**A**
General Condition	**A**
Management	**A**
Office Quality	**A**
Visability	**A**
Overall Rating	**A**

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11 Location

Top Dog Athens Storage
2205 Lexington Rd
Athens, GA 30605
706-521-8785

	place x in box				
Security Gate	X	Resident Manager			(A) actual
Camera's	X	Retail Display			(E) estimate
Climate Control		Room For Expansion		Units	170 A
R. V. Spaces		24 hour Access		Sq. Ft.,	19,664 A
Covered R.V. Spaces		Access Hours	6am-9pm	Occup.	85% E
Door Alarms		Office Hours	M-F 9-5 Sat 9-12 Sun Closed	Yr Built	<2018 E
Truck Rentals	X			Office	100 A

Penske

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
C/C				
	5X5	25		$0.00
	5x10	50		$0.00
	5x15	75		$0.00
	10x10	100		$0.00
	10x15	150		$0.00
	10x20	200		$0.00
	10x25	250		$0.00
Non C/C				
	5x5	25	$40.00	$19.20
	5x10	50	$45.00	$10.80
	5x15	75		$0.00
	10x10	100	$65.00	$7.80
	10X15	150	$80.00	$6.40
	10x20	200	$110.00	$6.60
	10x30	300		$0.00
RV				
	10x20			
	10x30			
	10x40			
	10x50+			

Over all Rating (A - D)

Access	C
Curb Appeal	C
Drive Aisles	C
General Condition	C
Management	C
Office Quality	N/A
Visability	A
Overall Rating	C

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12 Location

Midgard Self Storage
4025 Lexington Rd
Athens, GA 30605
706-548-0044

	place x in box					
Security Gate		Resident Manager			(A) actual	
Camera's		Retail Display			(E) estimate	
Climate Control	X	Room For Expansion		Units	566	A
85%				Sq. Ft.,	65,150	A
R. V. Spaces		24 hour Access	X	Occup.	80%	E
Covered R.V. Spaces		Access Hours	7am-10pm	Yr Built	2017/23	A
Door Alarms		Office Hours	M-F 9-8 Sat 9-8 Sun 9-6	Office	150	A
Truck Rentals						

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
A/C				
	5X5	25	$51.00	$24.48
	5x10	50	$98.00	$23.52
	5x15	75	$118.00	$18.88
	10x10	100	$161.00	$19.32
	10x15	150	$197.00	$15.76
	10x20	200	$178.00	$10.68
	10x25	250		$0.00
Non A/C				
	5X5	25	$42.00	$20.16
	5X10	50	$84.00	$20.16
	5x15	75		$0.00
	10x10	100		$0.00
	10x15	150	$100.00	$8.00
	10x20	200	$166.00	$9.96
	10X25	250	$172.00	$8.26

Over all Rating (A - D)

Access	B
Curb Appeal	A
Drive Aisles	A
General Condition	A
Management	A
Office Quality	A
Visability	A
Overall Rating	A

RV

10x20 Surface	$50
10x30	
10x40	
10x50+	

Drive Up CC

Size	Sq. Ft	Price	$ / Sq. Ft / yr
10X15	150	$176.00	$14.08
10X20	200	$209.00	$12.54

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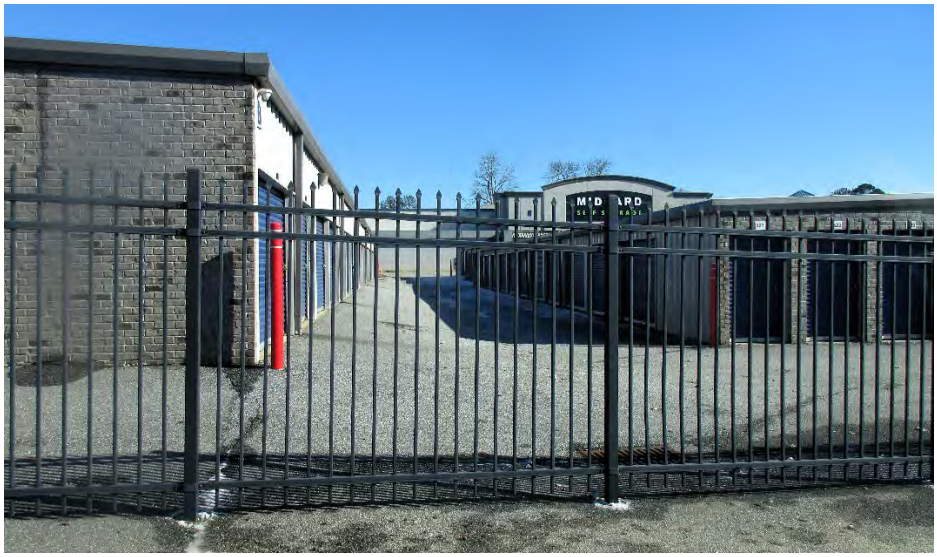

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13 Location

Assured Mini Storage
757 Parkview Rd
Winterville, GA 30683
706-742-8501

	place x in box				(A) actual / (E) estimate
Security Gate	X	Resident Manager		Units	549 A
Camera's	X	Retail Display	X	Sq. Ft.,	63,149 A
Climate Control		Room For Expansion		Occup.	85% E
R. V. Spaces	X	24 hour Access	X	Yr Built	1998 A
Covered R.V. Spaces		Access Hours	24 Hours	Office	200 A
Door Alarms		Office Hours	M-F 12-5 Sat 10-2 Sun 10-2		
Truck Rentals	X				
U Haul					

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
A/C				
	5X5	25		$0.00
	5x10	50		$0.00
	5x15	75		$0.00
	10x10	100		$0.00
	10x15	150		$0.00
	10x20	200		$0.00
	10x25	250		$0.00
Non A/C				
	5X5	25		$0.00
	5X10	50		$0.00
	5x15	75		$0.00
	10x10	100	$95.00	$11.40
	10x15	150	$120.00	$9.60
	10x20	200	$140.00	$8.40
	10x30	300		$0.00
RV				
	10x20			
	10x30			
	10x40			
	10x50+			

Over all Rating (A - D)

Access	A
Curb Appeal	D
Drive Aisles	A
General Condition	D
Management	C
Office Quality	C
Visability	B
Overall Rating	C

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14 Location

Storage Rentals of America

3750 Old Jefferson Rd-Main. Remote Sites 1034 Hull Rd/1225 Commerce Rd

Athens, GA 30607

706-705-7580

	place x in box		place x in box
Security Gate	X	Resident Manager	
Camera's	X	Retail Display	
Climate Control		Room For Expansion	
R. V. Spaces		24 hour Access	
Covered R.V. Spaces		Access Hours	6am-10pm
Door Alarms		Office Hours	M-F 9:30-5:30 Sat 9:30-4 Sun Closed
Truck Rentals			

		(A) actual (E) estimate
Units	550	E
Sq. Ft.,	63,236	E
Occup.	85%	E
Yr Built	95/96	A
Office	150	A

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
A/C				
	5X5	25		$0.00
	5x10	50		$0.00
	5x15	75		$0.00
	10x10	100		$0.00
	10x15	150		$0.00
	10x20	200		$0.00
	10x25	250		$0.00
Non A/C				
	5X5	25		$0.00
	5X10	50	$30.00	$7.20
	5x15	75		$0.00
	10x10	100	$75.00	$9.00
	10x15	150	$69.00	$5.52
	10x20	200	$97.00	$5.82
	10x30	300		$0.00
RV				
	10x12 Surface		$49	
	10x30			
	10x40			
	10x50+			

Over all Rating (A - D)

Access	B
Curb Appeal	C
Drive Aisles	B
General Condition	C
Management	C
Office Quality	B
Visability	C
Overall Rating	C

Main Office

Remotes Site 1034 Hull Rd.

Remote Site 1225 Commerce Rd.

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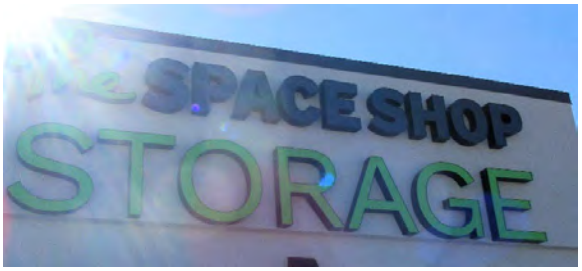
15 Location

SpaceShop Self Storage
3765 Jefferson Rd.
Athens, GA 30607
706-807-1707



	place x in box		place x in box
Security Gate		Resident Manager	
Camera's	X	Retail Display	X
Climate Control	X	Room For Expansion	
100% R. V. Spaces		24 hour Access	
Covered R.V. Spaces		Access Hours	6am-10pm
Door Alarms		Office Hours	M-F 9:30-6 Sat 9:30-6 Sun 10-5
Truck Rentals			

		(A) actual (E) estimate
Units	711	A
Sq. Ft.,	77,861	A
Occup.	5%	A
Yr Built	12/27/2024	A
Office	150	A

RATES

	Size	Sq. Ft	Price	$ / Sq. Ft / yr
A/C				
	5X5	25	$35.00	$16.80
	5x10	50	$50.00	$12.00
	5x15	75	$65.00	$10.40
	10x10	100	$80.00	$9.60
	10x15	150	$110.00	$8.80
	10x20	200	$165.00	$9.90
	10x25	250		$0.00
Non A/C				
	5X5	25		$0.00
	5X10	50		$0.00
	5x15	75		$0.00
	10x10	100		$0.00
	10x15	150		$0.00
	10x20	200		$0.00
	10x30	300		$0.00
RV				
	10x20			
	10x30			
	10x40			
	10x50+			

Over all Rating (A - D)

Access	B
Curb Appeal	A
Drive Aisles	N/A
General Condition	A
Management	A
Office Quality	A
Visability	A
Overall Rating	A

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Size	Location #1 Crazy Ray's Self Storage		Location #2 Athens Lock Storage		Location #3 Storage Mart		Location #4 Midgard Self Storage		Location #5 U Haul		Location #6 CubeSmart		Location #7 Crazy Ray's Self Storage		Location #8 East Athens Personal Storage		Location #9 Chase St. Self Storage		Location #10 Devon Self Storage		Location #11 Top Dog Athens Storage		Location #12 Midgard Self Storage		Location #13 Assured Mini Storage		Location #14 Storage Rentals of America		Location #15 SpaceShop Self Storage		AVERAGE	
	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF	Rate	RPSF
A/C																																
5x5	69	33.12	25	12.00	19	9.12	48	23.04	70	33.58	0	0.00	0	0.00	65	31.20	62	29.76	41	19.68	0	0.00	51	24.48	0	0.00	0	0.00	35	16.80	48.50	23.28
5x10	99	23.76	49	11.76	44	10.56	99	23.76	95	22.79	61	14.64	0	0.00	100	24.00	72	17.28	62	14.88	0	0.00	98	23.52	0	0.00	0	0.00	50	12.00	75.36	18.09
5x15	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	101	16.16	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	118	18.88	0	0.00	0	0.00	65	10.40	94.67	15.15
10x10	129	15.48	0	0.00	0	0.00	102	12.24	135	16.19	0	0.00	0	0.00	145	17.40	117	14.04	131	15.72	0	0.00	161	19.32	0	0.00	0	0.00	80	9.60	124.99	15.00
10x15	179	14.32	100	8.00	155	12.40	136	10.88	175	14.00	0	0.00	0	0.00	195	15.60	172	13.76	137	10.96	0	0.00	197	15.76	0	0.00	0	0.00	110	8.80	155.60	12.45
10x20	239	14.34	0	0.00	0	0.00	210	12.60	225	13.50	0	0.00	0	0.00	0	0.00	0	0.00	191	11.46	0	0.00	178	10.68	0	0.00	0	0.00	165	9.90	201.33	12.08
10x25	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	314	15.07	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	314.00	15.07
		20.20		10.59		10.69		16.50		20.01		15.40		0.00		22.05		17.98		14.54		0.00		18.77		0.00		0.00		11.25		15.87
Non A/C																																
5x5	49	23.52	0	0.00	19	9.12	38	18.24	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	40	19.20	42	20.16	0	0.00	0	0.00	0	0.00	37.60	18.05
5x10	69	16.56	30	7.20	20	4.80	53	12.72	0	0.00	30	7.20	0	0.00	0	0.00	0	0.00	47	11.28	45	10.80	84	20.16	0	0.00	30	7.20	0	0.00	45.33	10.88
5x15	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0.00
10x10	99	11.88	55	6.60	44	5.28	81	9.72	125	14.99	0	0.00	82	9.84	82	9.84	92	11.04	88	10.56	65	7.80	0	0.00	95	11.40	75	9.00	0	0.00	81.91	9.83
10x15	139	11.12	95	7.60	67	5.36	93	7.44	0	0.00	0	0.00	95	7.60	95	7.60	0	0.00	89	7.12	80	6.40	100	8.00	120	9.60	69	5.52	0	0.00	94.73	7.58
10x20	179	10.74	121	7.26	74	4.44	111	6.66	0	0.00	134	8.04	170	10.20	170	10.20	197	11.82	107	6.42	110	6.60	166	9.96	140	8.40	97	5.82	0	0.00	136.62	8.20
10x25	0	0.00	165	7.92	84	4.03	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	172	8.26	0	0.00	0	0.00	0	0.00	140.33	6.74
		14.76		7.32		5.51		10.96		14.99		7.62		9.21		9.21		11.43		8.85		10.16		13.31		9.80		6.89		0.00		10.21
Blended Rate		17.48		8.54		7.23		13.73		19.17		11.51		9.21		16.55		16.11		12.01		10.16		16.29		9.80		6.89		11.25		13.26
Rentable Square Feet		42,000		30,000		41,350		66,000		68,000		35,625		45,000		20,000		82,874		109,659		19,664		65,150		63,149		63,236		77,861		829,568
Within 1, 3, 5 mile radius																																
OVERALL RATING		A		A		B		B		A		C		A		B		B		A		C		A		C		C		A		
		22260		15000		10338		36300		65280		8,550		0		2000		62156		69085		0		55378		0		0		77861		424,207

A/C	Mile Radius
1 Mile	47,598
3 Mile	157,728
5 Mile	424,207

ALL	Mile Radius
1 Mile	113,350
3 Mile	282,975
5 Mile	829,568

"B"	Mile Radius
1 Mile	113,350
3 Mile	247,350
5 Mile	647,894

ABSORPTION ANALYSIS

(square feet / population)

All Product in Market

AS OF TODAY

	1 Mile			3 Mile			5 Mile		
	2024 Population	Total Sq. Ft.	RATE (Ft. per Person)	2024 Population	Total Sq. Ft.	RATE (Ft. per Person)	2024 Population	Total Sq. Ft.	RATE (Ft. per Person)
Current	674	113,350	168.18	21,608	282,975	13.10	76,464	829,568	10.85
Proposed	674	197,350	292.80	21,608	366,975	16.98	76,464	913,568 *	11.95

IN 5 YEARS

	1 Mile			3 Mile			5 Mile		
	2029 Population (projected)	Total Sq. Ft.	RATE (Ft. per Person)	2029 Population (projected)	Total Sq. Ft.	RATE (Ft. per Person)	2029 Population (projected)	Total Sq. Ft.	RATE (Ft. per Person)
Current	706	113,350	160.55	22,598	282,975	12.52	79,435	829,568	10.44
Proposed	706	197,350	279.53	22,598	366,975	16.24	79,435	913,568 *	11.50

Includes proposed est 84,000 net rentable sqft
RV/boat parking not included in the absorption

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ABSORPTION ANALYSIS

(square feet / population)

AC Only

AS OF TODAY

	1 Mile				3 Mile				5 Mile			
	2024 Population	Total Sq. Ft.		RATE (Ft. per Person)	2024 Population	Total Sq. Ft.		RATE (Ft. per Person)	2024 Population	Total Sq. Ft.		RATE (Ft. per Person)
Current	674	47,598		70.62	21,608	157,728		7.30	76,464	424,207		5.55
Proposed	674	131,598	*	195.25	21,608	241,728	*	11.19	76,464	508,207	*	6.65

IN 5 YEARS

	1 Mile				3 Mile				5 Mile			
	2029 Population (projected)	Total Sq. Ft.		RATE (Ft. per Person)	2029 Population (projected)	Total Sq. Ft.		RATE (Ft. per Person)	2029 Population (projected)	Total Sq. Ft.		RATE (Ft. per Person)
Current	706	47,598		67.42	22,598	157,728		6.98	79,435	424,207		5.34
Proposed	706	131,598	*	186.40	22,598	241,728	*	10.70	79,435	508,207	*	6.40

Includes proposed est 84,000 net rentable sqft
RV/boat parking not included in the absorption

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ABSORPTION ANALYSIS

(square feet / population)

"B" Ranked or Better

AS OF TODAY

	1 Mile				3 Mile				5 Mile			
	2024 Population	Total Sq. Ft.		RATE (Ft. per Person)	2024 Population	Total Sq. Ft.		RATE (Ft. per Person)	2024 Population	Total Sq. Ft.		RATE (Ft. per Person)
Current	674	113,350		168.18	21,608	247,350		11.45	76,464	647,894		8.47
Proposed	674	197,350	*	292.80	21,608	331,350	*	15.3	76,464	731,894	*	9.57

IN 5 YEARS

	1 Mile				3 Mile				5 Mile			
	2029 Population (projected)	Total Sq. Ft.		RATE (Ft. per Person)	2029 Population (projected)	Total Sq. Ft.		RATE (Ft. per Person)	2029 Population (projected)	Total Sq. Ft.		RATE (Ft. per Person)
Current	706	113,350		160.55	22,598	247,350		10.95	79,435	647,894		8.16
Proposed	706	197,350	*	279.53	22,598	331,350	*	14.66	79,435	731,894	*	9.21

Includes proposed est 84,000 net rentable sqft
RV/boat parking not included in the absorption

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FINANCIALS

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Universal Planning and Development, LLC-Athens, GA-01-2025

PROJECTED NET OPERATING INCOME FOR YEARS 1 THROUGH 7 (Years 1-7 Annual)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
ANNUAL RPSF	**$20.50**	**$20.50**	**$21.75**	**$22.18**	**$22.63**	**$23.08**	**$23.54**
GROSS POTENTIAL INCOME	$1,722,000	$1,773,660	$1,826,870	$1,863,407	$1,900,675	$1,938,689	$1,977,463
LESS VACANCY- $	($1,334,550)	($736,069)	($152,239)	($186,341)	($190,068)	($193,869)	($197,746)
VACANCY- %	78%	42%	8%	10%	10%	10%	10%
	-	-	-	-	-	-	-
RENTAL INCOME	$387,450	$1,037,591	$1,674,631	$1,677,066	$1,710,608	$1,744,820	$1,779,716
DISCOUNTS	($116,235)	($155,639)	($83,732)	($50,312)	($51,318)	($52,345)	($53,391)
WRITEOFFS	($775)	($10,376)	($16,746)	($33,541)	($34,212)	($34,896)	($35,594)
NET RENTAL INCOME	$270,440	$871,577	$1,574,153	$1,593,213	$1,625,077	$1,657,579	$1,690,731
OTHER INCOME							
LOCK & PACKAGING	$5,409	$8,716	$15,742	$16,771	$17,106	$17,448	$17,797
ADMIN. FEES	$10,818	$13,074	$7,871	$25,156	$25,659	$26,172	$26,696
LATE & NSF CHARGES	$1,352	$6,973	$12,593	$13,417	$13,685	$13,959	$14,238
MISC/TRUCK RENTAL INC.	$0	$0	$0	$0	$0	$0	$0
TOTAL OTHER INCOME	$17,579	$28,762	$36,206	$55,343	$56,450	$57,579	$58,731
TOTAL REVENUES	$288,019	$900,339	$1,610,358	$1,648,556	$1,681,527	$1,715,158	$1,749,461
OPERATING EXPENSES	($293,597)	($366,809)	($451,351)	($459,546)	($469,786)	($480,220)	($490,852)
PERCENT OF GPI	17.0%	20.7%	24.7%	24.7%	24.7%	24.8%	24.8%
NET OPERATING INCOME	($5,578)	$533,530	$1,159,007	$1,189,010	$1,211,741	$1,234,938	$1,258,609
DEBT SERVICE							
CASH FLOW BEFORE DEBT AND TAX	($5,578)	$533,530	$1,159,007	$1,189,010	$1,211,741	$1,234,938	$1,258,609

DISCOUNT % YEAR 4-7	**3.00%**
WRITEOFF % YEAR 4-7	**2.00%**

Universal Planning and Development, LLC-Athens, GA-01-2025

PROJECTED NET OPERATING INCOME FOR FIRST 36 MONTHS OF OPERATIONS (Years 1-3 by Month)

RATE INCREASE		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
RENT-UP YEAR 1:		Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	
OVERALL OCCUPANCY		6.00%	9.00%	12.00%	15.00%	18.00%	21.00%	24.00%	27.00%	30.00%	33.00%	36.00%	39.00%	
MONTH		1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
EXPECTED INCOME(NRI+WRITEOFFS)		$6,027	$9,041	$12,054	$15,068	$18,081	$21,095	$24,108	$27,122	$30,135	$33,149	$36,162	$39,176	$271,215
GROSS POTENTIAL		$143,500	$143,500	$143,500	$143,500	$143,500	$143,500	$143,500	$143,500	$143,500	$143,500	$143,500	$143,500	$1,722,000
LESS VACANCY		($134,890)	($130,585)	($126,280)	($121,975)	($117,670)	($113,365)	($109,060)	($104,755)	($100,450)	($96,145)	($91,840)	($87,535)	($1,334,550)
RENTAL INCOME		$8,610	$12,915	$17,220	$21,525	$25,830	$30,135	$34,440	$38,745	$43,050	$47,355	$51,660	$55,965	$387,450
DISCOUNTS *	30.0%	($2,583)	($3,875)	($5,166)	($6,458)	($7,749)	($9,041)	($10,332)	($11,624)	($12,915)	($14,207)	($15,498)	($16,790)	($116,235)
WRITEOFFS *	0.2%	($17)	($26)	($34)	($43)	($52)	($60)	($69)	($77)	($86)	($95)	($103)	($112)	($775)
NET RENTAL INCOME		$6,010	$9,015	$12,020	$15,024	$18,029	$21,034	$24,039	$27,044	$30,049	$33,054	$36,059	$39,064	$270,440
OTHER INCOME														
LOCK & PACKAGING *	2.0%	$120	$180	$240	$300	$361	$421	$481	$541	$601	$661	$721	$781	$5,409
ADMIN. FEES *	4.0%	$240	$361	$481	$601	$721	$841	$962	$1,082	$1,202	$1,322	$1,442	$1,563	$10,818
LATE & NSF CHARGES *	0.5%	$30	$45	$60	$75	$90	$105	$120	$135	$150	$165	$180	$195	$1,352
MISC/TRUCK RENTAL INC.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL OTHER INCOME		$391	$586	$781	$977	$1,172	$1,367	$1,563	$1,758	$1,953	$2,148	$2,344	$2,539	$17,579
TOTAL REVENUES		$6,400	$9,601	$12,801	$16,001	$19,201	$22,401	$25,602	$28,802	$32,002	$35,202	$38,402	$41,603	$288,019
OPERATING EXPENSES		($24,466)	($24,466)	($24,466)	($24,466)	($24,466)	($24,466)	($24,466)	($24,466)	($24,466)	($24,466)	($24,466)	($24,466)	($293,597)
NET OPERATING INCOME		($18,066)	($14,866)	($11,666)	($8,465)	($5,265)	($2,065)	$1,135	$4,335	$7,536	$10,736	$13,936	$17,136	($5,578)
DEBT SERVICE		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BEFORE CASH TAX FLOW		($18,066)	($14,866)	($11,666)	($8,465)	($5,265)	($2,065)	$1,135	$4,335	$7,536	$10,736	$13,936	$17,136	($5,578)
RATE INCREASE		3.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
RENT-UP YEAR 2		Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	
OVERALL OCCUPANCY		42.00%	45.00%	48.00%	51.00%	54.00%	57.00%	60.00%	63.00%	66.00%	69.00%	72.00%	75.00%	
MONTH		13	14	15	16	17	18	19	20	21	22	23	24	TOTAL
EXPECTED INCOME(NRI + WRITEOFFS)		$52,766	$56,535	$60,304	$64,073	$67,842	$71,612	$75,381	$79,150	$82,919	$86,688	$90,457	$94,226	$881,952
GROSS POTENTIAL		$147,805	$147,805	$147,805	$147,805	$147,805	$147,805	$147,805	$147,805	$147,805	$147,805	$147,805	$147,805	$1,773,660
LESS VACANCY		($85,727)	($81,293)	($76,859)	($72,424)	($67,990)	($63,556)	($59,122)	($54,688)	($50,254)	($45,820)	($41,385)	($36,951)	($736,069)
RENTAL INCOME		$62,078	$66,512	$70,946	$75,381	$79,815	$84,249	$88,683	$93,117	$97,551	$101,985	$106,420	$110,854	$1,037,591
DISCOUNTS	15.0%	($9,312)	($9,977)	($10,642)	($11,307)	($11,972)	($12,637)	($13,302)	($13,968)	($14,633)	($15,298)	($15,963)	($16,628)	($155,639)
WRITEOFFS	1.0%	($621)	($665)	($709)	($754)	($798)	($842)	($887)	($931)	($976)	($1,020)	($1,064)	($1,109)	($10,376)
NET RENTAL INCOME		$52,146	$55,870	$59,595	$63,320	$67,044	$70,769	$74,494	$78,218	$81,943	$85,668	$89,392	$93,117	$871,577
OTHER INCOME														
LOCK & PACKAGING	1.0%	$521	$559	$596	$633	$670	$708	$745	$782	$819	$857	$894	$931	$8,716
ADMIN. FEES	1.5%	$782	$838	$894	$950	$1,006	$1,062	$1,117	$1,173	$1,229	$1,285	$1,341	$1,397	$13,074
LATE & NSF CHARGES	0.8%	$417	$447	$477	$507	$536	$566	$596	$626	$656	$685	$715	$745	$6,973
MISC/TRUCK RENTAL INC.		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL OTHER INCOME		$1,721	$1,844	$1,967	$2,090	$2,212	$2,335	$2,458	$2,581	$2,704	$2,827	$2,950	$3,073	$28,762
TOTAL REVENUES		$53,866	$57,714	$61,562	$65,409	$69,257	$73,104	$76,952	$80,800	$84,647	$88,495	$92,342	$96,190	$900,339
OPERATING EXPENSES		($30,567)	($30,567)	($30,567)	($30,567)	($30,567)	($30,567)	($30,567)	($30,567)	($30,567)	($30,567)	($30,567)	($30,567)	($366,809)
NET OPERATING INCOME		$23,299	$27,147	$30,994	$34,842	$38,689	$42,537	$46,385	$50,232	$54,080	$57,927	$61,775	$65,623	$533,530
DEBT SERVICE		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BEFORE CASH TAX FLOW		$23,299	$27,147	$30,994	$34,842	$38,689	$42,537	$46,385	$50,232	$54,080	$57,927	$61,775	$65,623	$533,530

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RATE INCREASE		3.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
RENT-UP YEAR 3		Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29	
OVERALL OCCUPANCY		78.00%	81.00%	84.00%	87.00%	90.00%	93.00%	96.00%	97.00%	98.00%	98.00%	99.00%	99.00%	
MONTH		25	26	27	28	29	30	31	32	33	34	35	36	TOTAL
EXPECTED INCOME(NRI+WRITEOFFS)		$112,809	$117,148	$121,487	$125,826	$130,164	$134,503	$138,842	$140,288	$141,735	$141,735	$143,181	$143,181	$1,590,899
GROSS POTENTIAL		$152,239	$152,239	$152,239	$152,239	$152,239	$152,239	$152,239	$152,239	$152,239	$152,239	$152,239	$152,239	$1,826,870
LESS VACANCY		($33,493)	($28,925)	($24,358)	($19,791)	($15,224)	($10,657)	($6,090)	($4,567)	($3,045)	($3,045)	($1,522)	($1,522)	($152,239)
RENTAL INCOME		$118,747	$123,314	$127,881	$132,448	$137,015	$141,582	$146,150	$147,672	$149,194	$149,194	$150,717	$150,717	$1,674,631
DISCOUNTS	5.0%	($5,937)	($6,166)	($6,394)	($6,622)	($6,851)	($7,079)	($7,307)	($7,384)	($7,460)	($7,460)	($7,536)	($7,536)	($83,732)
WRITEOFFS	1.0%	($1,187)	($1,233)	($1,279)	($1,324)	($1,370)	($1,416)	($1,461)	($1,477)	($1,492)	($1,492)	($1,507)	($1,507)	($16,746)
NET RENTAL INCOME		$111,622	$115,915	$120,208	$124,501	$128,794	$133,087	$137,381	$138,812	$140,243	$140,243	$141,674	$141,674	$1,574,153
OTHER INCOME														
LOCK & PACKAGING	1.0%	$1,116	$1,159	$1,202	$1,245	$1,288	$1,331	$1,374	$1,388	$1,402	$1,402	$1,417	$1,417	$15,742
ADMIN. FEES	0.5%	$558	$580	$601	$623	$644	$665	$687	$694	$701	$701	$708	$708	$7,871
LATE & NSF CHARGES	0.8%	$893	$927	$962	$996	$1,030	$1,065	$1,099	$1,110	$1,122	$1,122	$1,133	$1,133	$12,593
MISC/TRUCK RENTAL INC.		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL OTHER INCOME		$2,567	$2,666	$2,765	$2,864	$2,962	$3,061	$3,160	$3,193	$3,226	$3,226	$3,258	$3,258	$36,206
TOTAL REVENUES		$114,189	$118,581	$122,973	$127,365	$131,757	$136,148	$140,540	$142,004	$143,468	$143,468	$144,932	$144,932	$1,610,358
OPERATING EXPENSES		($37,613)	($37,613)	($37,613)	($37,613)	($37,613)	($37,613)	($37,613)	($37,613)	($37,613)	($37,613)	($37,613)	($37,613)	($451,351)
NET OPERATING INCOME		$76,576	$80,968	$85,360	$89,752	$94,144	$98,536	$102,928	$104,392	$105,856	$105,856	$107,320	$107,320	$1,159,007
DEBT SERVICE		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BEFORE CASH TAX FLOW		$76,576	$80,968	$85,360	$89,752	$94,144	$98,536	$102,928	$104,392	$105,856	$105,856	$107,320	$107,320	$1,159,007

	YEAR 1	YEAR 2	YEAR 3
LEASE-UP % PER MONTH	**3.00%**	**3.00%**	**3.00%**
STABILIZED OCCUPANCY Year 1-3	**90.0%**		
STABILIZED OCCUPANCY YEARS 4-7	**90.0%**		
NET RENTABLE SQ. FEET	84,000	84,000	84,000
ANNUAL MISC/TRUCK RENTAL INCREASE (YEARS 2-7)	**3.00%**		
ASSUMED ANNUAL % INCREASE FOR BOTH REVENUES AND EXPENSES	2.0%		
REVENUES = RATE INC. YEARS 4-7			
EXPENSES = ALL EXPENSES YEARS 2-7			
YEAR 1 MONTHLY GPI	$143,500		
ANNUAL AVERAGE RENT PER SQ. FT.	$20.50		

Universal Planning and Development, LLC-Athens, GA-01-2025

UNIT MIX AND PRICING ANALYSIS (MIX)

Total Square Ft.	84,000
Average Unit Size	111
GPI	$143,500
RPSF	$20.50
CC PREM.	#REF!

	SQ FT	UNITS				SQ FT. %	CURRENT RATE	RPSF	% OF GPI
		GROUND	2ND FLR.	TOTAL	%				
CLIMATE	84000	155	600	755	100.0%	100%	$143,500	$20.50	100.0%
TOTALS	**84000**	**155**	**600**	**755**	**100%**	**100%**	**$143,500**	**$20.50**	**100.0%**

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SAMPLE UNIT MIX

Project Name:Athens, GA-01-2025

Climate Units

Unit Dimensions			Total Units			
Unit Width	Unit Depth	Unit Sq.Ft.	Unit Count	Ext. Sq.Ft.	% Unit Count	% Sq.Ft.
5	5	25	67	1,680	8.9%	2.0%
5	10	50	84	4,200	11.1%	5.0%
7.5	10	75	67	5,040	8.9%	6.0%
10	10	100	294	29,400	39.0%	35.0%
10	15	150	151	22,680	20.0%	27.0%
10	20	200	63	12,600	8.3%	15.0%
10	30	300	28	8,400	3.7%	10.0%
		TOTALS:	755	84,000	100.0%	100.0%

2.0%	5 x 5	1680.00	67.20
5.0%	5 x 10	4200.00	84.00
6.0%	7.5 x 10	5040.00	67.20
35.0%	10 x 10	29400.00	294.00
27.0%	10 x 15	22680.00	151.20
15.0%	10 x 20	12600.00	63.00
10.0%	10 x 30	8400.00	28.00
100.0%		84000.00	755

Facility Sq.Ft. Recap	
Total Gross Area	**112,000**
Total Net Rentable	**84,000**
Total Use Factor	**75%**
Total Avg Unit Size	**110**

Universal Planning and Development, LLC-Athens, GA-01-2025

PROJECTED OPERATING EXPENSES (EXPENSES)

				YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
ADVERTISING		**PREM.**	**OTHER**							
ADVERTISING-OTHER -- INTERNET	**75.0%**	**$2**	**$200**	$15,000.00	$10,000	$7,500	$5,000	$5,000	$5,000	$5,000
						$0	$0	$0	$0	$0
		Cost / Sq. Ft.								
TOTAL ADVERTISING		**Year 1=**	**$0.18**	**$15,000**	**$10,000**	**$7,500**	**$5,000**	**$5,000**	**$5,000**	**$5,000**
AUTO EXPENSE				**$700**	$714	$728	$743	$758	$773	$788
BANK CHARGES/SERVICE CHARGE.				**$800**	$816	$832	$849	$866	$883	$901
BANK CHARGES- VISA/MC				**$2,000**	$13,505	$24,155	$24,638	$25,131	$25,634	$26,147
COMPUTER SUPPORT - HARDWARE				**$2,400**	$2,448	$2,497	$2,547	$2,598	$2,650	$2,703
DUES & SUBSCR.		**$65**	**$295**	$360	$367	$375	$382	$390	$397	$405
FORECLOSURE				**$900**	$918	$936	$955	$974	$994	$1,014
INSURANCE-LIABILITY/UMBRELLA				**$5,000**	$5,100	$5,202	$5,306	$5,412	$5,520	$5,631
INSURANCE - PROPERTY				**$5,000**	$5,100	$5,202	$5,306	$5,412	$5,520	$5,631
INVENTORY-LOCKS/PACK.		50%		$6,300	$4,358	$7,871	$8,385	$8,553	$8,724	$8,899
LICENSES & FEES				**$300**	$306	$312	$318	$325	$331	$338
MGMT FEE EXPENSE/ANNUALLY		**5.0%**	**$0**	$30,000	$45,017	$80,518	$82,428	$84,076	$85,758	$87,473
MGMT OPERATING ITEMS (Software, Call Center, Internet)			EST. Avg/$2000/Mo	**$24,000**	$24,480	$24,970	$25,469	$25,978	$26,498	$27,028
MISCELLANEOUS				**$1,200**	$1,224	$1,248	$1,273	$1,299	$1,325	$1,351
PERSONNEL		**WKLY**	**WEEKS/PAYS**							
SALARIES		$1,254	**53**	$65,223	$66,854	$68,191	$69,896	$71,643	$73,434	$75,270
INCENTIVES	**$9,000**	INVENTORY	**15%**	$0	$0	$0	$0	$0	$0	$0
BONUS/RYDER	25%	+	**$2,000**	**$1,350**	$1,377	$1,405	$1,433	$1,461	$1,491	$1,520
OTHER(i.e.TRAINING)				**$100**	$102	$104	$106	$108	$110	$113
		Cost / Sq. Ft.								
TOTAL PERSONNEL COSTS		**Year 1=**	**$0.79**	**$66,673**	**$68,333**	**$69,699**	**$71,434**	**$73,213**	**$75,035**	**$76,903**
MID YEAR ANTICIPATED RAISE %				**5.0%**						
PEST CONTROL				**$2,500**	$2,550	$2,601	$2,653	$2,706	$2,760	$2,815
POSTAGE		**40%**	**$0.50**	$1,150	$1,173	$1,196	$1,220	$1,245	$1,270	$1,295
PRINTING/COPIES	Lease Pak, Handout	**$1.00**	**$0.35**	$864	$881	$898	$916	$935	$953	$972
PROFESSIONAL FEES				**$600**	$612	$624	$637	$649	$662	$676
REPAIRS/MAINTENANCE:										
BUILDING				**$1,200**	$1,224	$1,248	$1,273	$1,299	$1,325	$1,351
ELEVATOR				**$4,000**	$4,080	$4,162	$4,245	$4,330	$4,416	$4,505
EQUIPMENT				**$1,200**	$1,224	$1,248	$1,273	$1,299	$1,325	$1,351
GROUNDS				**$3,000**	$3,060	$3,121	$3,184	$3,247	$3,312	$3,378
SNOW REMOVAL				**$250**	$255	$260	$265	$271	$276	$282
SECURITY SYS/GATE				**$1,200**	$1,224	$1,248	$1,273	$1,299	$1,325	$1,351
		Cost / Sq. Ft.								
TOTAL R&M		**Year 1=**	**$0.13**	**$10,850**	**$11,067**	**$11,288**	**$11,514**	**$11,744**	**$11,979**	**$12,219**
SUPPLIES- OFFICE				**$500**	$510	$520	$531	$541	$552	$563
SUPPLIES- CLEANING				**$500**	$510	$520	$531	$541	$552	$563
SUPPLIES-OTHER(i.e.RED LOCKS)				**$600**	$612	$624	$637	$649	$662	$676
TAXES - PROPERTY (ESTIMATED)				**$75,000**	$125,000	$150,000	$153,000	$156,060	$159,181	$162,365
TELEPHONE / INTERNET				**$3,000**	$3,060	$3,121	$3,184	$3,247	$3,312	$3,378
TRASH PICK-UP				**$1,000**	$1,020	$1,040	$1,061	$1,082	$1,104	$1,126
TRUCK RENTAL EXPENSE				**$0**	$0	$0	$0	$0	$0	$0
UNIFORMS				**$600**	$612	$624	$637	$649	$662	$676
UTILITIES										
ELECTRIC/GAS				**$35,000**	$35,700	$36,414	$37,142	$37,885	$38,643	$39,416
WATER/SEWER				**$2,000**	$2,040	$2,081	$2,122	$2,165	$2,208	$2,252
		Cost / Sq. Ft.								
TOTAL UTILITIES		**Year 1=**	**$0.44**	**$37,000**	**$37,740**	**$38,495**	**$39,265**	**$40,050**	**$40,851**	**$41,668**
REPLACEMENT RESERVES					$0	$9,000	$10,000	$11,000	$12,000	$13,000
		Cost / Sq. Ft.								
TOTAL EXPENSES		**Year 1=**	**$3.50**	**$293,597**	**$366,809**	**$451,351**	**$459,546**	**$469,786**	**$480,220**	**$490,852**

Universal Planning and Development, LLC-Athens, GA-01-2025

PAYROLL COST ANALYSIS: (PAYROLL)

	STANDARD WEEKLY HOURS	RATE		WEEKLY	BI-WEEKLY	Monthly Health	MONTHLY	ANNUAL
PRIMARY MANAGER	40.0	$18.00	$20.51	$912.53	$1,640.45	$400.00	$4,354.30	$47,451.65
ASST. Manager	25.0	$12.00	$13.67	$341.76	$683.52	$0.00	$1,480.96	$17,771.52
ASST.	0.0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Maintenance	0.0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Maintenance	0.0	$0.00	$0.00	$0.00	$0.00		$0.00	$0.00
TOTAL:	**65.0**	**$19.30**		$1,254.29	**$2,323.97**		**$5,835.26**	**$65,223.17**

Sample Schedule

April			Hours	Monday	Tuesday	Wed	Thurs	Friday	Sat	Sun
1	Primary Manager	Manager	40	Off	9-6	9-6	9-6	9-6	9-5	Off
1	Spouse / Assistant	Asst	25	9-6	10-2	Off	Off	11-4	9-5	off
0.2	Maintenance	Asst	25							
0.2	Supervision									

Total	

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CREDENTIALS

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SPECIAL ASSUMPTIONS. CONTINGENT AND LIMITING CONDITIONS

The analysis set forth within this report, particularly regarding physical descriptions, unit size calculations, etc., is based upon estimates provided by a client with a specific unit mix and site plan. Unit square footage is taken from estimates and information provided by the developer and is assumed correct. Assumptions as to unit mix; rates and projections are estimates, and rough calculations based in information obtained in the survey and developed by the author and developer.

The subject property is a proposed mini-storage warehouse project on vacant land at or near 115 McClung Rd. Athens, GA 30601.

At the time of inspection on January 22, 2025, the land is vacant and needs to be developed for this project. For this assignment, we are assuming that the subject site will be developed with all in compliance with the city of Athens and Clark County. Should the author be required to enforce the above assumptions, contingent and limiting conditions against any entity, person or persons claiming damages because of reliance upon or use of this report, that entity, person or persons shall be liable to the author for all reasonable attorney's fees, costs, and expenses incurred by the author in enforcing this contract or defending the contingent conditions set forth in the report, including that incurred without suit, with suit, including all trials and appeals thereof. Acceptance of delivery of this report shall constitute acceptance of this condition and all other contingent conditions set forth herein.

CERTIFICATION OF REPORT

I certify that, to the best of my knowledge and belief,

- The statements of facts contained in this marketing report, upon which the analyses, opinions and conclusions were based, are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analysis, opinions, and conclusions.
- My compensation is not contingent upon a minimum valuation or an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report.
- The assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- Eric Blum and/or members of his staff have made personal inspections of the subject property on various dates, the most recent being during January 22, 2025, when photographs were taken.
- No one provided significant professional assistance to the person signing this report. The analyses, conclusions, and opinions contained in the report are the principal effort of the undersigned. However, other members of the staff may have performed certain functions, such as data collecting and verification.

BASIC ASSUMPTIONS, CONTINGENT AND LIMITING CONDITIONS

This marketing report was prepared expressly for the client and is subject to the following assumptions and limiting conditions and any special limiting conditions contained in the report, which are incorporated herein by reference.

This report represents the best opinion of the undersigned.

The legal description furnished, if any, is assumed correct. The report assumes no responsibility for matters legal in character, nor does it render any opinion as to the title, which is assumed good. All existing lines and encumbrances, if any, have been disregarded and the property is reviewed as free and clear, under responsible ownership and competent management.

Any sketches or assumptions in this report are included to assist the reader in visualizing the property. The reporter has conducted no survey of the property and assumes no responsibility in connection with such matters.

The writer believes to be dependable the information which was furnished by others to be dependable to be dependable, but he assumes no responsibility for its accuracy.

Possession of this report, or a copy thereof, does not carry with it the right of Publication, nor may it be used for any purpose by any but the client, without the previous written consent of the undersigned or the client, and then, only with proper qualification.

No testimony will be rendered unless the entire market report fee has been paid.

The comparable sales data relied upon in this study are believed to be from reliable sources; however, it was not possible to inspect the interiors of all the comparable and it was necessary to rely on information furnished by others as to physical and economic data.

No part of the content of the report, or copy thereof, including conclusions as to the marketability, the identity of the undersigned, or the firm with which the undersigned is connected shall be used for any purposes by anyone, but the client specified in the report.

I recommend that to determine the most effective analysis of this project that the owner proceed with a professional civil engineer and architect taking into consideration but not limited to all construction restrictions, drainage, and parking pertaining to this type of project.

SCOPE OF REPORT

The scope of this report includes an investigation into the market factors that affect the feasibility for the development of the subject property, with and without its proposed improvements. The subject is a proposed mini-storage warehouse development on a parcel of land located at or near 115 McClung Rd. Athens, GA 30601.

The writer or employee inspected the property, the last inspection of the subject site occurring during January 22, 2025. The scope of this assignment involves estimation of the following:

COMPETITIVE ANALYSIS:

A review of all like properties within a specific geographical area as to be determined to have a direct impact on the marketability of subject proposed project.

AN ASSUPTION OF TOTAL RENATBLE SQUARE FEET and rating calculation-based estimates provided by client and author.

In no way are these estimates presented as guaranties or warranties as to actual square feet, unit count or annual rent per square foot. Rate estimates are the author's best assumption of average rental rates available at the time of this report.

ABOUT THE AUTHOR

BMSGRP Self Storage Consulting was started 20 years ago by David Blum, who after serving three years as a district manager for Storage USA and then four years as Vice President of Operations for Budget Ministorage in South Florida. In April 2020, after the passing of David, Eric Blum assumed responsibilities as President of BMSGRP, previously spending 5 years as Vice President and working for various companies throughout the storage industry in multiple capacities Since 2005. BMSGRP is a full-service consulting firm that specializes in Self Storage exclusively. Our consulting assignments have included feasibility and market reports throughout the US. We specialize in assisting first time novice investors and developers in the complete process from site location, site planning, zoning, design, unit mix, office layout, security, branding, marketing, and operations. In addition, we have assisted with projects throughout Europe, the Middle East, and Latin America. In Please visit our web site, www.bmsgrp.com for details on specific projects.

ERIC BLUM

SUMMARY OF QUALIFICATIONS

- 15+ years Self-Storage experience
- 5+ years business owner
- 3 years Truck Rental experience

PROFESSIONAL EXPERIENCE

2005-2008, 2017-Present	BMSGRP Self Storage Consulting-President
2014-2017	U-Haul International-General Manager/Owners Representative
2009-2014	Best Florida Storage-District Manager
2005-2008	Sunshine Self Storage-General Manager/Owners Representative
2003-2005	Office Depot-Assistant Manager

EDUCATION

1999-2001 **Broward College**
Associate of Business Administration

References Available upon request.

5029 NW 95TH DR. CORAL SPRINGS, FLORIDA 33076
(954) 775-4757 CELL (866) 279-5673 OFFICE
WWW.BMSGRP.COM ERICB@BMSGRP.COM

eric@universalplanningllc.com

From: Luke Sauls <luke@saulsstoragegroup.com>
Sent: Thursday, October 2, 2025 4:31 PM
To: Eric Johansen
Subject: McClung Rd NRSF

Good afternoon,

Following our previous conversation- for a multi-story climate controlled storage facility an estimation of net rentable square feet is 75% of the gross building square feet. This can vary slightly depending on layout and unit mix.

The 25% difference is mostly due to: office, hallways, loading areas, utilities, elevators, and stairwells.

Thank you,

Get Outlook for iOS

Winterset holdings, LLC
390 Brogdon Rd
Suwanee, GA 30024
mbphelps1988@yahoo.com
770-527-3030

"115 McClung rd Athens, GA"

To whom it may concern,

Winterset holdings LLC the property owner adjacent to 115 McClung rd. fully supports the proposed Climate controlled storage facility obtaining zoning at 115 McClung rd. With the growing number of residential rooftops in the area. The use of new climate-controlled storage will help property owners keep cleaning curb appeals throughout the community. With the location being directly between 2 apartment communities and along a major thoroughfare, I think this property is the best use.

Michael Phelps
Member/ manager

Michael Phelps

HILLPOINTE

November 5, 2025

Athens-Clarke County Planning Commission
120 West Dougherty Street
Athens, GA 30601

RE: Support for Rezoning and Special Use Permit
115 McClung Road
ZONE-2025-09-1773 / SUP-2025-09-1908

Dear Members of the Planning Commission,

Hillpointe LLC respectfully submits this letter in **support of the proposed rezoning and Special Use Permit request** for 115 McClung Road to allow the development of a **climate-controlled self-storage facility** near our multifamily community along the Highway 29 corridor.

1. Complementary Relationship Between Self-Storage and Multifamily Uses

Self-storage has proven to be a **complementary and low-impact land use** that directly supports nearby residential communities. Residents of apartment and senior-living communities often require temporary or overflow storage when moving, downsizing, or managing seasonal items. National and local data confirm that multifamily renters use self-storage at more than twice the rate of single-family homeowners, particularly in areas with sustained population growth and high rental turnover.

As a result, self-storage functions as an ancillary neighborhood service, accommodating transitions in residents' life stages and improving housing satisfaction and retention. For developments like ours, such facilities reduce on-site storage pressures, help maintain orderly property conditions, and provide a valued convenience within a short drive.

2. Land Use Compatibility and Existing Context

The subject parcel lies within a well-established mixed-use corridor containing multifamily housing, senior housing, restaurants, and retail. A self-storage facility, particularly one that is climate-controlled and architecturally compatible, is **consistent with the character of surrounding commercial and residential zoning**.

The proposed Employment-Office (E-O) designation aligns with the Comprehensive Plan's "People, Prosperity, Place" framework by providing flexible, transitional land uses between residential and commercial zones. Staff's own analysis notes that E-O zoning "relates well with adjacent C-G zoning and land uses" and that reclassification will help "allow further mixing of uses in a growing portion of the community."

3. Alignment with the Comprehensive Plan and Future Land Use Map

The Athens-Clarke County 2023 Comprehensive Plan designates this area as General Business, intended for retail and service uses that meet the varied needs of residents and the region. Self-storage supports that intent by serving the local residential base and ensuring that the Highway 29 corridor continues to evolve with balanced, service-oriented development.

The project would also advance Comprehensive Plan goals of:

- Encouraging nodal development tied to housing and workforce centers;
- Promoting low-impact commercial uses that minimize traffic and environmental impacts; and
- Utilizing available infrastructure capacity, as ACC departments have confirmed adequate water, sewer, and transportation service to the site

4. Planning and Infrastructure Considerations

This site is particularly well-suited for a self-storage use:

- It has **limited visibility from Highway 29** but convenient access via McClung Road, making it ideal for a lower-intensity use.
- Topography challenges that might constrain active retail can be effectively managed within a multi-level storage design.
- The use will generate minimal daily traffic, no school impact, and negligible utility demand—benefiting public services and preserving infrastructure capacity for higher-intensity projects elsewhere.

5. Broader Community Benefit

The proposed self-storage will complement the three multifamily, one townhouse, one senior-housing, and additional single-family and mixed-use developments within one mile of the site, as identified in the applicant's market analysis.

Providing proximate, modern storage options for those residents enhances livability, supports continued residential investment in this corridor, and contributes to a diversified tax base without creating new service burdens.

6. Hillpointe's Position

Hillpointe develops, owns, and manages high-quality workforce housing throughout Georgia and the Southeast, including in Athens-Clarke County. From our perspective as a neighboring multifamily stakeholder, the proposed facility represents a logical, compatible, and beneficial land use that fills a service gap for our residents and the broader community.

For these reasons, Hillpointe LLC respectfully requests that the **Planning Commission recommend approval of both the Rezoning and the Special Use Permit** for 115 McClung Road.

Thank you for your thoughtful consideration. Please do not hesitate to contact us if additional input or context from the multifamily housing perspective would be helpful during your deliberations.

Sincerely,

Pamela Thompson

Pamela Thompson, AICP
Director of External Affairs
pthompson@hillpointe.com

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **REZONING THREE PARCELS OF LAND COMPRISING APPROXIMATELY 1.54 ACRES OF LAND LOCATED AT 1065, 1075, AND 1085 HULL ROAD FROM C-R (COMMERCIAL-RURAL) TO C-G (COMMERCIAL-GENERAL)**; AND FOR OTHER PURPOSES.

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

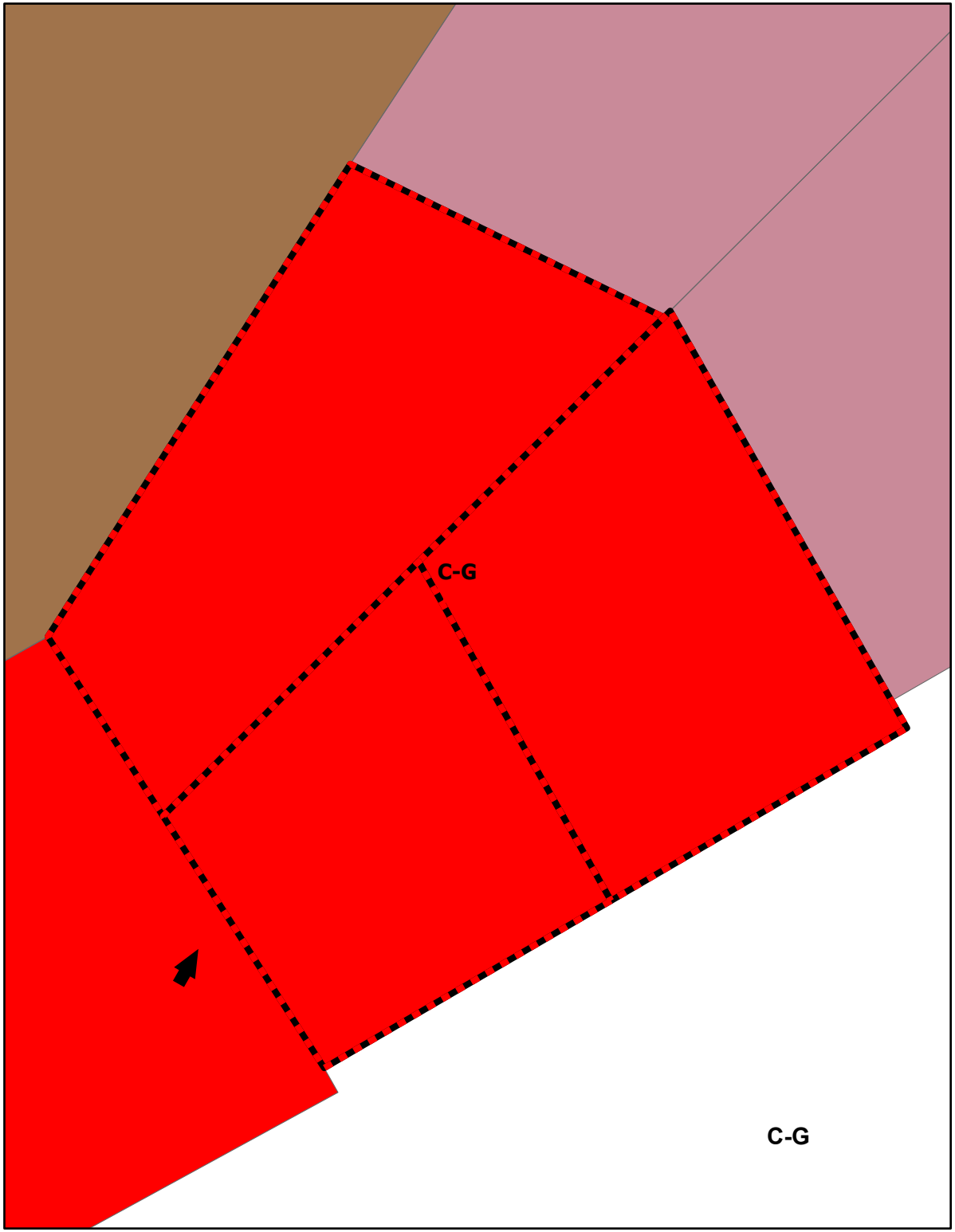
SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Sections 9-3-3 and 9-3-6 thereof, is hereby amended by changing the zoning of three parcels of land comprising approximately 1.54 acres and located at 1065, 1075, and 1085 Hull Road, Athens, Georgia, from C-R (Commercial-Rural) to C-G (Commercial-General) as shown on Attachment A hereto.

The affected parcels of land are more particularly described in that certain document entitled "Retracement Boundary Plat," designated in the lower right hand corner as "Sheet 1 of 1," prepared by Steven R. Crim, registered land surveyor, dated June 11, 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 parcels are also known as Tax Parcel Numbers 213 012 (1065 Hull Road), 213 001G (1075 Hull Road), and 213 013 (1085 Hull Road) 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. The following condition of zoning shall be associated with this ordinance:

1. Land Disturbance Permits shall not be issued without a viable sanitary sewer connection in accordance with the standards of the Athens-Clarke County Public Utilities Department.

SECTION 3. 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-2025-09-1987 Rezone 1065, 1075, & 1085 HULL ROAD Frank Pittman / Pittman & Greer Engineering Allgood Properties LLC	
624		
FROM: C-R	TO: C-G	
TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
213 012, 213 001G, 213 013	November 6, 2025	December 2, 2025

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: November 6, 2025	**FILE NO:** ZONE-2025-09-1987

LOCATION: 1065, 1075, & 1085 Hull Road
APPLICANT: Frank Pittman / Pittman & Greer Engineering
OWNER: Allgood Properties LLC
REQUEST: From C-R to C-G (Commercial-Rural to Commercial-General)
COMMISSION DISTRICT: Nine

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Kristen Morales Present				Carey McLaughlin Absent			
Vice-Chair: Sarah Gehring Present	X			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 Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	6	0	

For: Frank Pittman (applicant)
Against: None

Discussion: The applicant explained that the existing zoning was a holdover from before sewer access was extended to this part of the County and that the existing Commercial-Rural zone did not match the increasing intensity of development in the area, both commercial and residential. The applicant stated that the owner had been approached by a restaurant group about building a non-fast-food restaurant on the property. The applicant stated that this commercial property would be able to serve the new residents in the area. The applicant also explained that the recommended condition on sewer access was not a problem and is mainly intended to let everyone know that a sewer main extension from next door would be required to serve the property. Commissioners voted to recommend approval without discussion.

Motion: Mr. Hall motioned to recommend approval with condition, as follows. Ms. Fleece seconded the motion, which passed unanimously.

Condition:

1. Land Disturbance Permits shall not be issued without a viable sanitary sewer connection, per the standards of the Athens-Clarke County Public Utilities Department.

STAFF REPORT
(REVISED HIGHLIGHTED)
REZONE
1065, 1075, 1085 HULL ROAD
ZONE-2025-09-1987
NOVEMBER 6th, 2025

APPLICANT: .....Frank Pittman / Pittman & Greer Engineering
OWNER: .....Allgood Properties LLC
ZONING REQUEST: .....From C-R to C-G
TYPE OF REQUEST: .....Type II
LOCATION: .....1065, 1075, 1085 Hull Road
TAX MAP NUMBERS: 213 012, 213 013, 213 001G
COUNTY COMMISSION DISTRICT: .....District 9
PROJECT SIZE: .....1.54 Acres
PRESENT USE: .....Undeveloped/Single-Family Residential
PROPOSED USE: .....Commercial Retail / Restaurant
PUBLIC NOTICE POSTED: .....October 22nd, 2025
STAFF RECOMMENDATION: .....***APPROVAL WITH CONDITION***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL WITH CONDITION***
MAYOR & COMMISSION AGENDA SETTING: ...November 18th, 2025 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....December 2nd, 2025 (tentative)

I. Summary Recommendation

The proposal is to rezone two undeveloped parcels and one parcel with an unoccupied single-family residence, at 1065, 1075, and 1085 Hull Road, from Commercial-Rural (C-R) to Commercial-General (C-G). Combined, these three parcels total 1.54 acres. The applicant has not provided any development plan associated with the request; however, the application report indicates potential for retail and/or restaurant use.

The request, though unrelated by ownership or applicant to previous requests, is a continuation of the continuing development on Hull Road and US Highway 29 N. Over the last decade, this area has seen a significant increase in intensity of use. The subject parcel is bounded to the north and west by mixed-density residential and commercial uses.

Staff finds that the requested rezoning request, while a significant increase in intensity, does align with continued development of the Hull Road and US Highway 29 N area. This is especially true given the adjacent properties to the north and west have seen significant redevelopment with uses that are more akin in intensity to C-G than C-R. Furthermore, the future land use classification of this property is *General Business*, which is compatible with C-G, but incompatible with the existing C-R zoning.

The rezone and concept plan are compatible with the Comprehensive Plan due to the ongoing nodal development of the Hull Road and US Highway 29 N corridor and aligns more closely with the changing character of this area. The rezone is compatible with the 2023 Future Land Use Map. Staff's review focuses more on the requested zoning change and less on the potential use(s) as they are non-

binding. Therefore, **Staff recommends approval of the request with a condition**.

Condition:

1. Land Disturbance Permits shall not be issued without a viable sanitary sewer connection, per the standards of the Athens-Clarke County Public Utilities Department.

Planning Commission Recommendation: Commissioners heard from the applicant that the existing zoning did not match the recent development in the area, that the site would support commercial uses to serve adjacent residents, and that the recommended condition is mainly intended to let everyone know that a sewer main extension from next door would be required to serve the property. **Commissioners voted to recommend approval with condition**, as follows, without discussion.

Condition:

1. Land Disturbance Permits shall not be issued without a viable sanitary sewer connection, per the standards of the Athens-Clarke County Public Utilities Department.

II. Purpose of Applicant Request

A. Proposal

The proposal is to rezone two undeveloped parcels and one parcel with an unoccupied single-family residence from Commercial-Rural (C-R) to Commercial-General (C-G). Combined, these three parcels total 1.54 acres. The applicant has not provided any development plan associated with the request; however, the application report indicates potential for retail and/or restaurant use.

B. Existing Conditions

The parcel at 1065 Hull Road contains an approximately 2,000 square foot single-family residential house built in 1961, according to Tax Assessor records. The applicant states that the house is unoccupied and in the process of demolition. A demolition review was approved for the existing house in February 2025, though demolition permits have not yet been issued. The other two parcels (1075 and 1085 Hull Road) have not been developed in the last 27 years, aside from an accessory structure that was demolished over ten years ago, according to aerial photographs. The properties to the west and south are C-G (Commercial-General), properties to the north are zoned Mixed-Density Residential (RM-2), and properties to the east are zoned C-R (Commercial-Rural). There are no significant environmental constraints on the site.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2023 Comprehensive Plan calls for the following policies that **are** supported in this project:

- *Create nodal development tied to transportation, healthcare, schools, jobs, workforce, and housing.*

Overall, the proposal is compatible with the Comprehensive Plan. The US Highway 29 N and Hull Road node is one that has seen significant development in recent years, and this rezone would be filling in gaps for commercial development that aligns more with ongoing trends.

B. Compatibility with the Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *General Business*, which is described as follows:

General Business

These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road and US 29 North. Pedestrian-oriented design is particularly appropriate when these streets contain neighborhood-shopping areas or are adjacent to multifamily housing or residential neighborhoods. Pedestrian circulation in these centers is a primary concern, therefore, connectivity within and to surrounding areas should be encouraged. Internal pedestrian walkways should be provided from the public right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building, store entry points, and plaza space. Walkways shall feature adjoining landscaped areas that contribute to the establishment or enhancement of community and public spaces. The street level facade of these areas should have a scale and architectural elements that relate to pedestrians. Buildings should be oriented to the street corridors which should be lined with street-trees. Small and medium scale retail stores should frame the streets with large-scale retailers located behind with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front and shared parking should be encouraged.

No change to the Future Land Use Map is required as the proposed zoning action is already compatible with the Map. The proposal is compatible with the Future Land Use description for this area. As referenced in code section 9-4-18's compatibility matrix, *General Business* is compatible with the requested Commercial-General zoning, but not the existing Commercial-Rural zoning. If approved, this request would bring these parcels more into compliance with the Future Land Use map's designation.

C. Compatibility with the Zoning Map

The applicant has requested a rezone from Commercial-Rural (C-R) to Commercial-General (C-G). The following information has been provided to compare the difference in development intensity between the existing C-R zoning and the requested C-R 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-R Zoning**	**C-G Zoning**
Minimum Lot Area	20,000 sq. ft.	2,500 sq. ft.
Max Lot Coverage	35%	80%
Max Building Height	65 feet	65 feet
Setbacks	6-20 ft.	None
Min. Yard When Abutting Residential Zone	10 feet, plus one foot for each foot of building height above 30 ft.	10 feet
Conserved Canopy	30%	10%
Total Canopy	60%	40%

Minimum Landscaped Area	65%	20%

The Athens-Clarke County Zoning Ordinance includes a list of defined uses and designates where they can or cannot be established. For this request, C-G zoning represents a significant increase in intensity from C-R in terms of permitted uses and increased by-right allowable gross floor area. For instance, in C-R zones, Retail Sales and Service uses are limited to 10,000 square feet of gross floor area, whereas in C-G, there is no such limitation. Also, as can be seen above, the required conserved canopy, total canopy and minimum landscaped area requirements are much lower in C-G than in C-R.

While C-G zoning does differ greatly from C-R in a variety of ways, staff finds that given the context of recent development in this area, this would not be a significant departure from the surrounding area's character and uses.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

The MACORTS 2050 MTP contains a Hull Road project further north of the subject property for an intersection/interchange upgrade.

IV. Technical Assessment

A. Environment

There are no significant environmental areas on any of the three subject parcels. 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 & Public Works Department has reviewed the proposal and approved without comment.

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and approved with the following comment:

• ACC water is available; ACC sanitary sewer is NOT available

• A sanitary sewer main extension at the expense of the developer is required to serve the development with sanitary sewer. Capacity is available to serve the proposed development

D. Transportation

The Transportation & Public Works Department has reviewed the proposal and approved without comment.

E. Fire Protection

The Fire Marshal has reviewed the proposal and approved without comment.

F. Compliance with the Zoning Ordinance and Development Standards

Since a binding plan is not required or proposed with this request, Staff reviewed the plan for general compliance with the Code. If approved the 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. The applicant has indicated that these parcels will be recombined which will be reviewed for code compliance at the time of recombination plat review.

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.

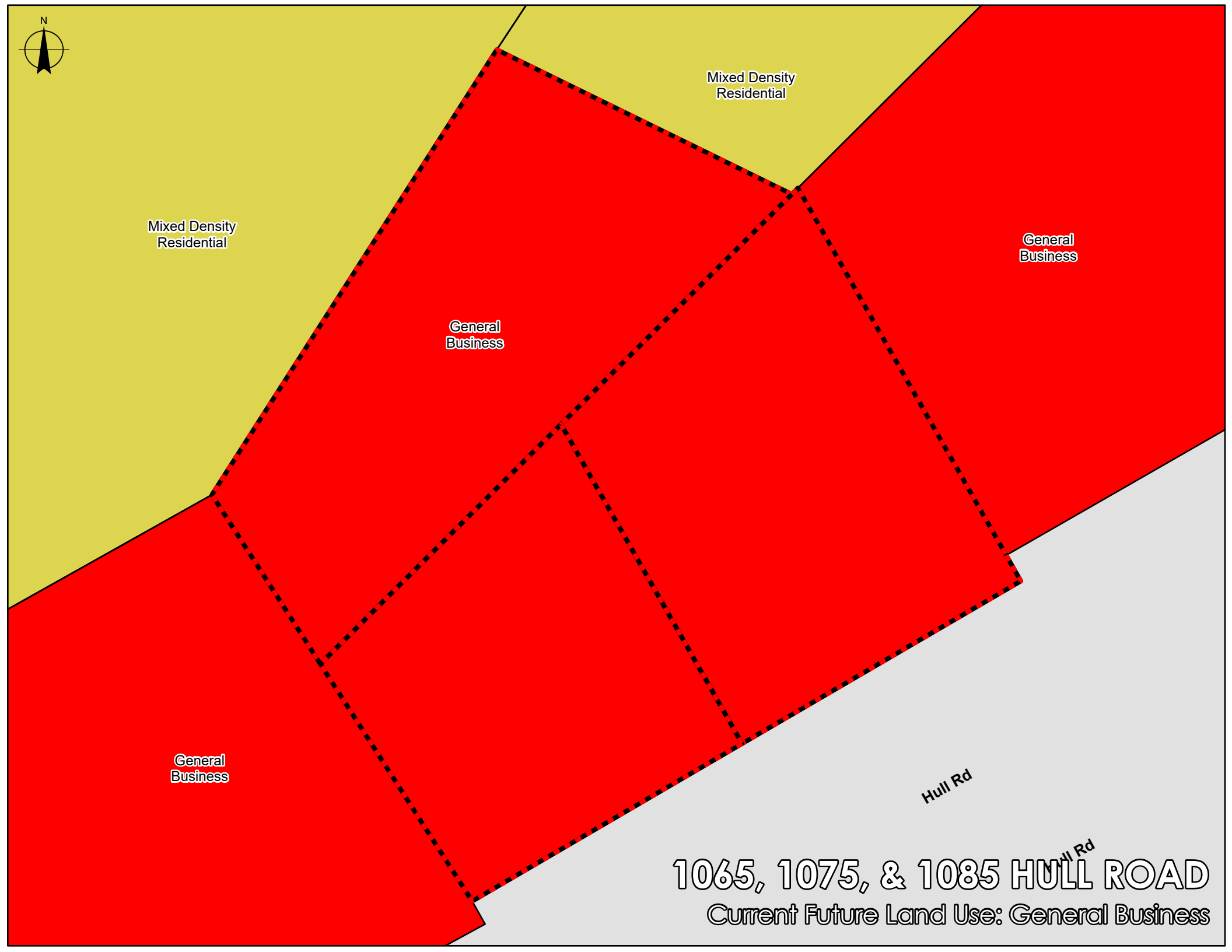
☒ Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.

☒ 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.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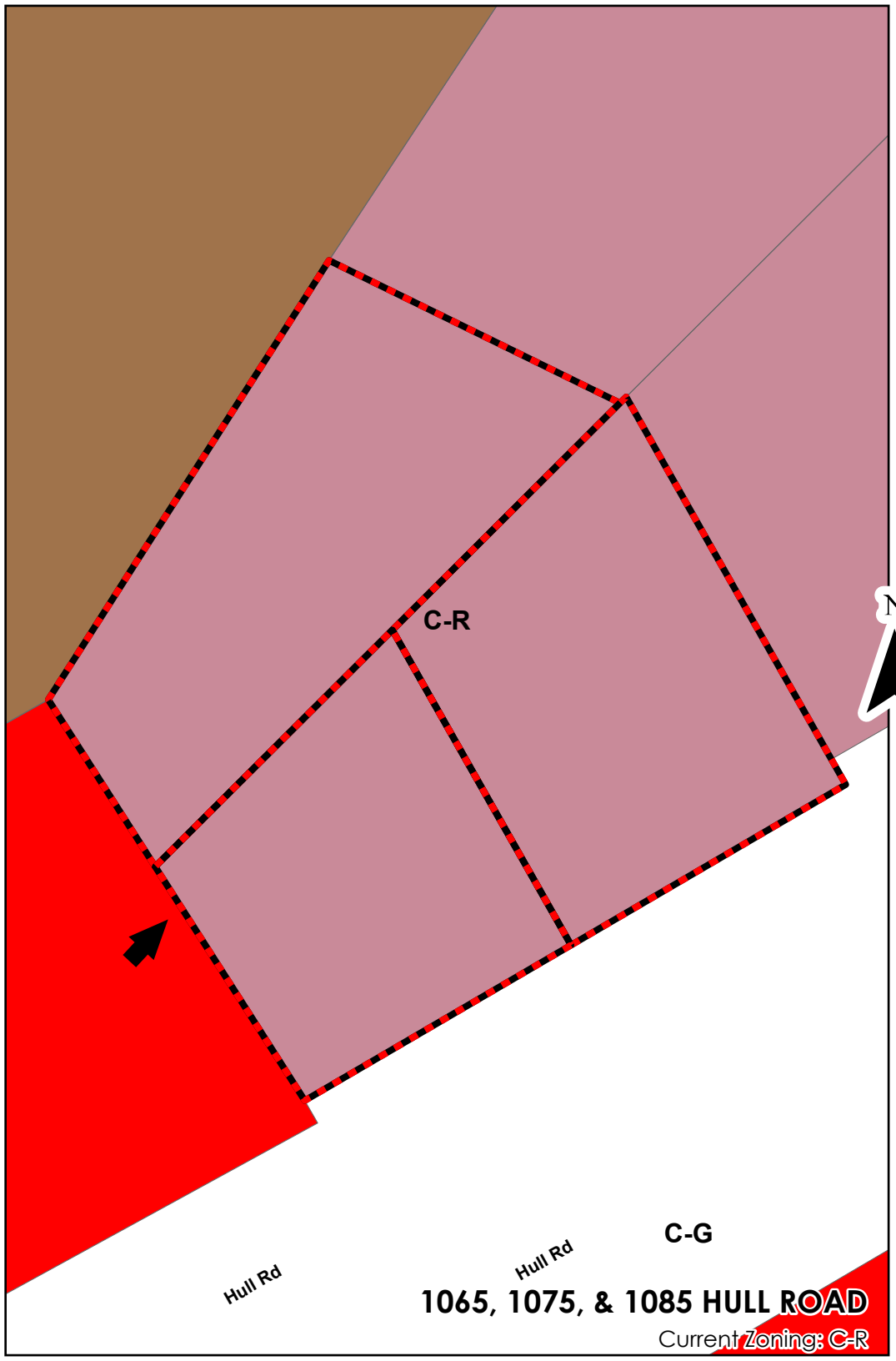
Mixed Density Residential
Mixed Density Residential
General Business
General Business
General Business
General Business
Hull Rd
Hull Rd
1065, 1075, & 1085 HULL ROAD
Current Future Land Use: General Business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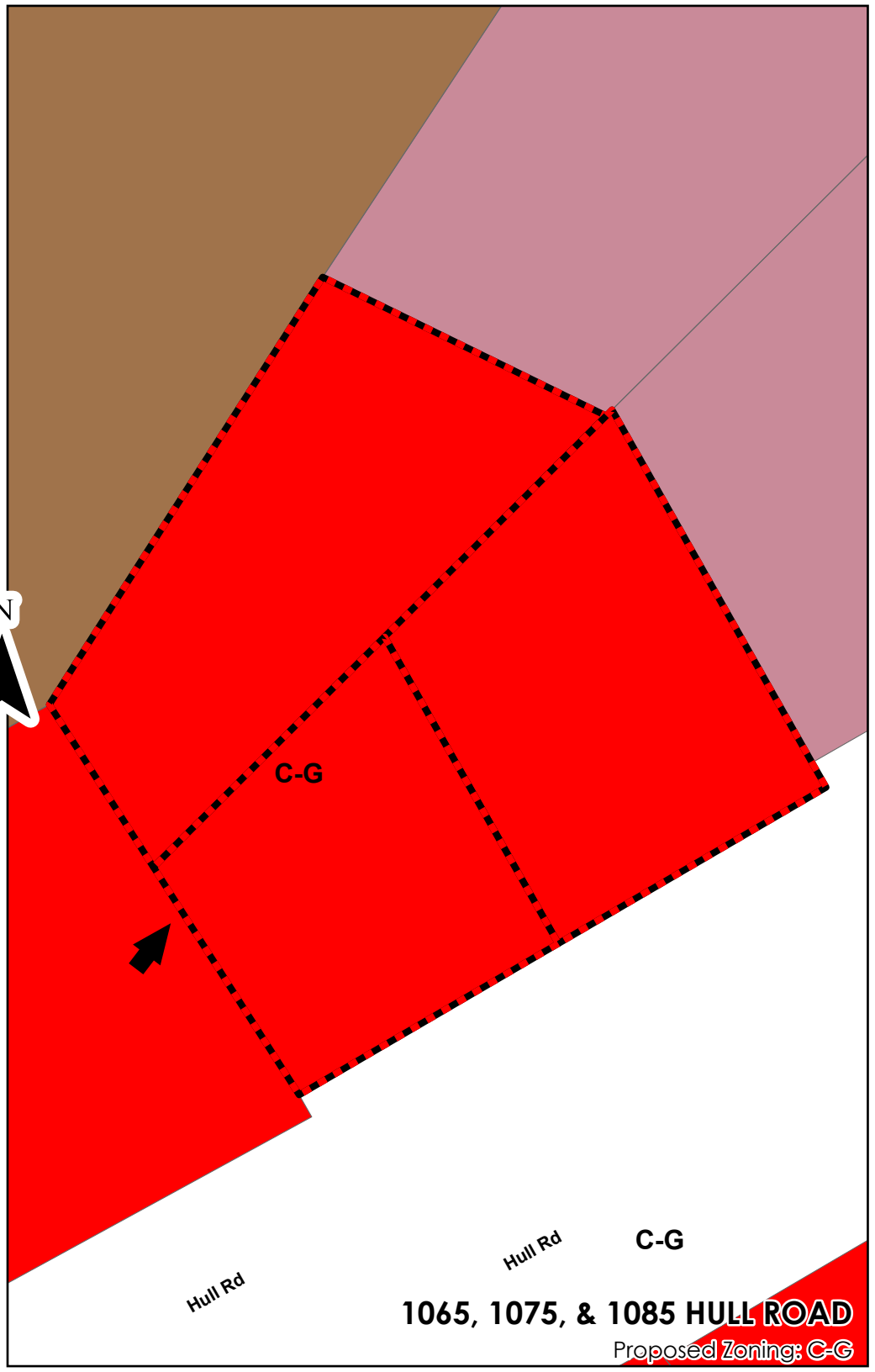
Hull Rd
1065, 1075, & 1085 HULL ROAD
Current Zoning: C-R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Hull Rd
1065, 1075, & 1085 HULL ROAD
Proposed Zoning: C-G

1065, 1075, 1085 HULL ROAD

TYPE II REZONING REPORT (submitted 10/02/2025)

PROPERTY INFORMATION

Property Address: 1065, 1075, 1085 Hull Road

Parcel ID: 213 012, 213 013, 213 001G

Owner: Allgood Properties LLC

Existing Zoning: CR

Proposed Zoning: CG

Adjacent Zonings: North: RM-2

South: CG

East: CR

West: CG

Existing Use: abandoned residential house

Proposed Use: Retail Center with potential restaurant

Property Area: 1.54 acres

INTRODUCTION AND PROPOSAL

1065, 1075, 1085 Hull Road are 3 contiguous undeveloped tracts that are along the northern side of Hull Road just west of Voyles Road in northeastern Athens-Clarke County. The parcel mostly cleared and has an old residential structure on it that is currently being demolished. The property to the north is being developed as townhomes and the parcel directly adjacent to the west was rezoned to CG earlier in 2025. The site sits just west of what will eventually be the entry point to Talley Crossing from Hull Road. The property has sewer access through a platted easement to the west. The owner of this property would like to develop the property as a small commercial center with a mix of retail and a potential restaurant. There is already restaurant groups that have contacted the owner about potential placement on the property.

ECONOMIC IMPACT OF PROPOSED DEVELOPMENT

After development of the parcel for a retail/commercial center use there would be a substantial positive economic impact to Athens-Clarke County created by the project. The current tract is 1.54 acres that has been sitting mostly unused for years. The proposed development would consist of commercial development that would increase property tax and sales tax revenues for ACC.

ZONING REQUEST

This zoning request is to change the existing CR zoning to a straight CG zoning for a retail/restaurant use. The proposed rezoning meets all objective criteria set forth for that use provided in the zoning ordinance and fits the surrounding properties by providing needed services to the substantial housing

that has been built in the area. The rezone request does conform to the future land use map and therefore the request is considered a Type II rezone.

FUTURE LAND USE MAP

The future land use map for Athens-Clarke County designates this property as General Business. The proposed rezoning does conform to the Future Development Map and therefore no change is proposed to the Future Land Use map.

ADJACENT USES

Adjacent uses include CG zoned property, CR zoned property, and RM-2 zoned property.

LANDSCAPING AND BUFFERING

Landscaping will be such that it meets the ACC ordinance on tree management. This includes conserved and proposed tree canopy throughout the development to meet ACC Tree Management requirements.

PROPOSED USE

The proposed use consists of a retail center with potential restaurant.

UTILITY SERVICE

Water and fire protection will be provided by Athens-Clarke County Public Utilities. Demands for water usage is anticipated to be:

100 gpd per 1000 sf of potential commercial development x 20,000 sf of potential commercial

= 2,000 gpd estimated

GARBAGE COLLECTION

Garbage collection will be handled by private contractor. There will be a double dumpster corral onsite to provide trash and recycling.

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. The proposed stormwater management facility will be an above ground facility.

TYPE II REZONE 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 C-G zoning is in conformance with the Future Land Use Map designation of General Business. The C-G zoning would be the same as the adjacent property rezoned earlier in 2025.

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 C-G zones by providing shopping nodes near pedestrian corridors, residential communities, and large employment areas. It also provides much needed retail services for a large employment area and provides a tax boost to Athens-Clarke County.

AFFECT ON BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The proposed C-G zoning class will not adversely affect the balance of land uses in Athens-Clarke County. The property is already commercial and the CG zoning would be more in line with other commercial property in the area.

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 roadway system that carries commercial, industrial, and residential traffic.

THE EXISTING LAND USE PATTERN SURROUNDING THE PROPERTY IN ISSUE

The adjacent properties are zoned CG, CR, and RM2. The proposed use would be similar to the other properties in the area.

THE POSSIBLE CREATION OF AN ISOLATED DISTRICT UNRELATED TO ADJACENT AND NEARBY DISTRICTS

This C-G zoning would not be an isolated district as the adjacent property is CG and the property across the road is also CG.

THE POPULATION DENSITY PATTERN AND POSSIBLE INCREASE OR OVER-TAXING OF THE LOAD ON PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO, SCHOOLES, UTILITIES, STREETS

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 is 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 would be zoned the same as adjacent properties.

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 CR. The parcel is along a high traffic highway. This area is no longer a "rural" area and other CG zoned properties are more suitable for this highly developed corridor.

THE AESTHETIC EFFECT OF EXISTING AND FUTURE USE OF THE PROPERTY AS IT RELATES TO THE SURROUNDING AREA

The property will be developed as a low impact commercial center which will not create an aesthetic effect on the surrounding properties.

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

There are more and more jobs being created in the area as well substantial housing development in the area. This area is no longer "rural" and there are needs for general commercial developments to support these residents and employees in the area.

THIS BLOCK RESERVED FOR RECORDING INFORMATION

STEVEN@BASELINEGA.COM
GEORGIA REGISTERED
LAND SURVEYOR #3600

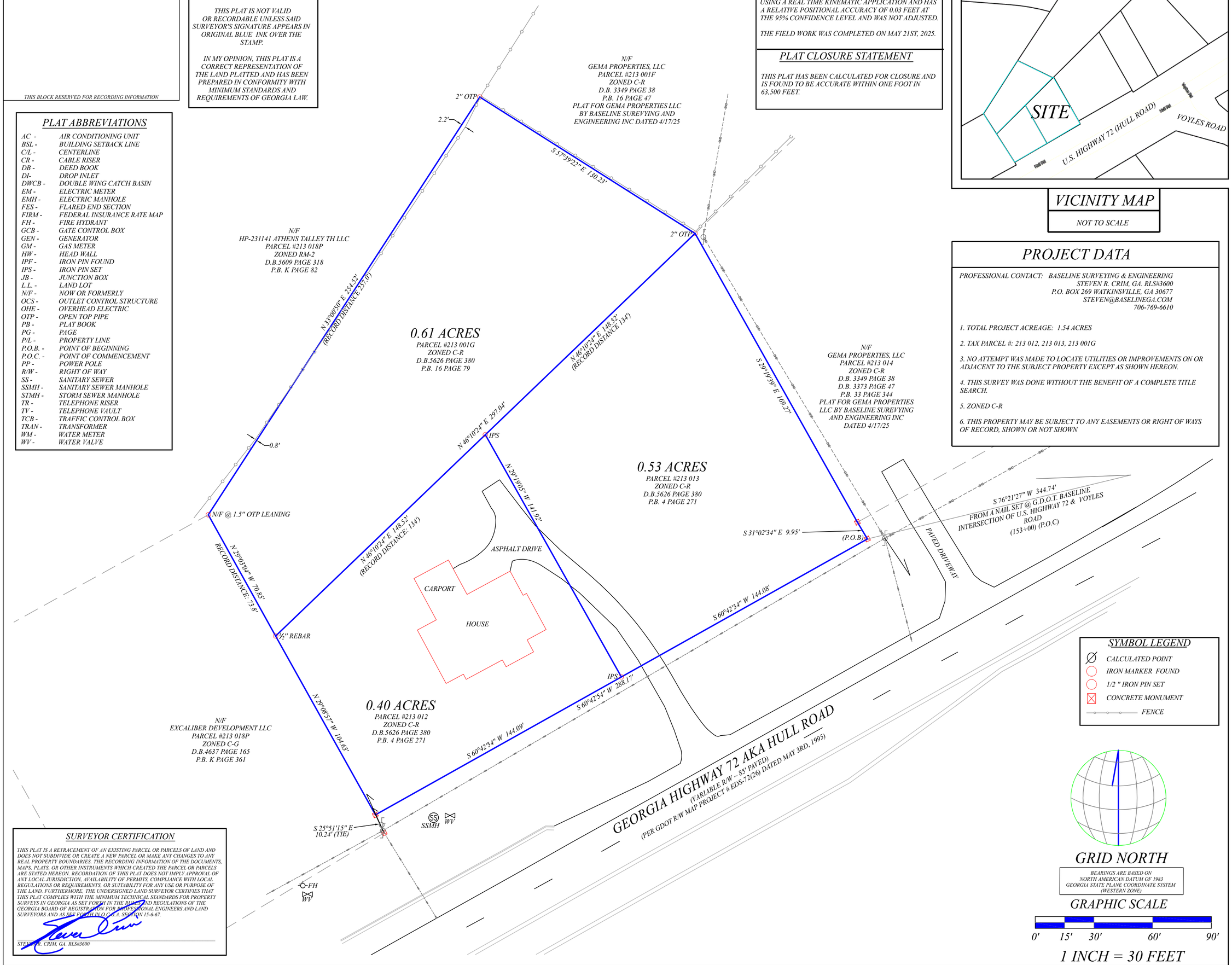
P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

PLAT ABBREVIATIONS

AC -	AIR CONDITIONING UNIT
BSL -	BUILDING SETBACK LINE
C/L -	CENTERLINE
CR -	CABLE RISER
DB -	DEED BOOK
DI-	DROP INLET
DWCB -	DOUBLE WING CATCH BASIN
EM -	ELECTRIC METER
EMH -	ELECTRIC MANHOLE
FES -	FLARED END SECTION
FIRM -	FEDERAL INSURANCE RATE MAP
FH -	FIRE HYDRANT
GCB -	GATE CONTROL BOX
GEN -	GENERATOR
GM -	GAS METER
HW -	HEAD WALL
IPF -	IRON PIN FOUND
IPS -	IRON PIN SET
JB -	JUNCTION BOX
L.L. -	LAND LOT
N/F -	NOW OR FORMERLY
OCS -	OUTLET CONTROL STRUCTURE
OHE -	OVERHEAD ELECTRIC
OTP -	OPEN TOP PIPE
PB -	PLAT BOOK
PG -	PAGE
P/L -	PROPERTY LINE
P.O.B. -	POINT OF BEGINNING
P.O.C. -	POINT OF COMMENCEMENT
PP -	POWER POLE
R/W -	RIGHT OF WAY
SS -	SANITARY SEWER
SSMH -	SANITARY SEWER MANHOLE
STMH -	STORM SEWER MANHOLE
TR -	TELEPHONE RISER
TV -	TELEPHONE VAULT
TCB -	TRAFFIC CONTROL BOX
TRAN -	TRANSFORMER
WM -	WATER METER
WV -	WATER VALVE



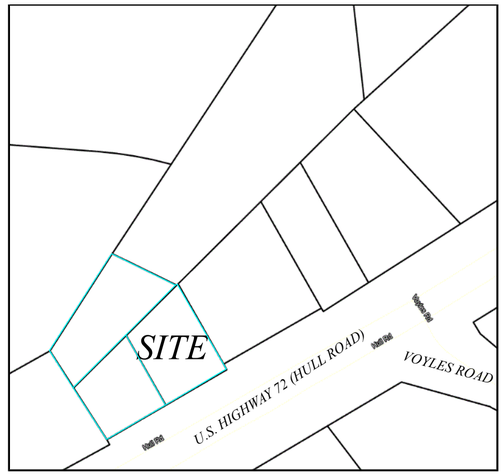
FIELD SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT WAS BASED WAS PERFORMED USING A DUAL FREQUENCY EGPS 20TL GNSS RECEIVER. THE DATA WAS COLLECTED USING A REAL TIME KINEMATIC APPLICATION AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL AND WAS NOT ADJUSTED.

THE FIELD WORK WAS COMPLETED ON MAY 21ST, 2025.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 63,500 FEET.



VICINITY MAP

NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
STEVEN R. CRIM, GA. RLS#3600
P.O. BOX 269 WATKINSVILLE, GA 30677
STEVEN@BASELINEGA.COM
706-769-6610

1. TOTAL PROJECT ACREAGE: 1.54 ACRES

2. TAX PARCEL #: 213 012, 213 013, 213 001G

3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.

4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.

5. ZONED C-R

6. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD, SHOWN OR NOT SHOWN

SYMBOL LEGEND

- CALCULATED POINT
- IRON MARKER FOUND
- 1/2 " IRON PIN SET
- CONCRETE MONUMENT
- FENCE

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

STEVEN R. CRIM, GA. RLS#3600

GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE)

GRAPHIC SCALE

0' 15' 30' 60' 90'

1 INCH = 30 FEET

BASELINE
SURVEYING & ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610

STEVEN@BASELINEGA.COM

PLAT FOR:

ALLGOOD PROPERTIES, LLC

219th GEORGIA MILITIA DISTRICT

ATHENS-CLARKE COUNTY

PHYSICAL ADDRESS:

1065,1075, & 1085
HULL ROAD
ATHENS, GA
30601

REVISIONS	DATE

THIS PLAN IS A COPYRIGHT OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT OF BASELINE SURVEYING & ENGINEERING, INC.

DATE
6/11/2025

PROJECT
25-4071S

DRAWN BY:BMK

RETRACEMENT BOUNDARY PLAT

SHEET
1 OF 1

GEORGIA REGISTERED NO. 3600 PROFESSIONAL LAND SURVEYOR STEVEN R. CRIM

LSF#001108
EXPIRES 12-31-2025

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **COMMERCIAL SHORT-TERM RENTALS AND HOME OCCUPATION SHORT-TERM RENTALS**; AND FOR OTHER PURPOSES.

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

SECTION 1. Concerning this ordinance, the Commission of Athens-Clarke County hereby provides the following background:

(a) On February 6, 2024, the Commission of Athens-Clarke County adopted an ordinance entitled "AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO SHORT-TERM RENTALS; AND FOR OTHER PURPOSES," commonly referred to as the "Short-Term Rental Ordinance." The Mayor of Athens-Clarke County approved the Short-Term Rental Ordinance on that same date.

(b) On June 3, 2025, the Commission of Athens-Clarke County adopted an ordinance entitled, "AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO OPERATION OF SHORT-TERM RENTALS; AND FOR OTHER PURPOSES," which made certain modification to the Short-Term Rental Ordinance. The Mayor of Athens-Clarke County approved this ordinance on June 6, 2025.

(c) The Unified Government of Athens-Clarke County regulates land use through Title 9 of the Code of Athens-Clarke County, Georgia. Article I of that Title is known as "The Zoning Ordinance of Athens-Clarke County, Georgia," and may be referred to as the "Zoning Ordinance" in this Section 1.

(d) The Short-Term Rental Ordinance, as amended, has established a definition for the terms "short-term rental," "short-term rental, commercial," and "short-term rental, home occupation."

(e) The Short-Term Rental Ordinance, as amended, has further established the zoning districts where commercial short-term rentals and home occupation short-term rentals are allowed either as a permitted use or special use.

(f) It is the intent of the Commission of Athens-Clarke County to amend the Zoning Ordinance to further refine and clarify the regulation and use of short-term rentals in certain zoning districts. As part of these amendments, the Commission of Athens-Clarke County desires to revise the zoning districts within which commercial short-term rentals are allowed as a special use. The Commission further desires to make minor clarifications to the definition of "short-term rental, home occupation" and minor modifications concerning certain regulations pertaining to home occupation short-term rentals.

(g) This Section 1 provides important background related to this ordinance, and thus, constitutes an integral part of this ordinance.

SECTION 2. Section 9-2-1 of the Code of Athens-Clarke County, Georgia, entitled "*General*," is hereby amended by adding the phrase "standards for which are found in section 9-15-16," to the second sentence within the definition of "*Short-term rental, home occupation*," so that said definition now reads as follows:

> *Short-term rental, home occupation:* Any short-term rental (STR) which is rented by the owner-occupant or the primary resident of the residential dwelling unit. For the purposes of this definition, a person must apply for and receive a home occupation permit (and comply with all requirements of the permit) to have a home occupation short-term rental, standards for which are found in section 9-15-16. As it applies to short-term rentals, an "owner-occupant" is a person who is an owner of record of a parcel and occupies the parcel as the person's primary residence.

SECTION 3. Section 9-5-2 of the Code of Athens-Clarke County, Georgia, entitled "*Permitted uses*," is hereby amended by deleting the notation "S" in the row labeled "Short-Term Rental, Commercial," under the column labeled "AR," and replacing said notation with "P, L(9) so that the pertinent portion of the use table for the Agricultural Residential (AR) District now reads as follows:

Commercial Categories	
Home Occupation	P
Sales of products grown on site	P
Hostels	N
Hotels	N
Motels	N
Bed and Breakfast	L(1), S
Short-Term Rental, Commercial	P, L(9)
Retail Sales And Service	L(2), S
Convenience Store	S
Theaters (less than 1,000 Seats)	N
Restaurant or Bar	L(3), S
Drive-Through Facility	N
Professional Services and Office	N
Quick Vehicle Servicing	N
Vehicle Repair	N
Auto and RV Sales	N
Laundry Facilities	N
Equestrian Facilities	P
Commercial Outdoor Recreation	S
Indoor Recreation	N
Major Event Entertainment	N
Commercial Parking Structures or Lots	N
Terminal (Passenger)	S
Administrative or Research Facilities	S
Broadcasting or Production Studios	S

Temporary Uses	P
Temporary Special Event	P, L(7)

Said Section 9-5-2 of the Code of Athens-Clarke County, Georgia, is further amended by deleting the language for footnote (L)(9) and replacing said language so that footnote L(9) now reads as follows:

L(9) = Short-Term Rental, Commercial uses are not permitted in an "AR neighborhood," as defined in section 9-15-18. Refer to section 9-15-28 for more information concerning Short-Term Rental, Commercial uses.

SECTION 4. Section 9-8-2 of the Code of Athens-Clarke County, Georgia, entitled "*Permitted uses*," is hereby amended by adding the notation "L(9)" in the row labeled "Home Occupation" and the columns labeled "RM-1," "RM-2," and "RM-3," respectively, and deleting the notation "S" and replacing it with "N" in the row labeled "Short-Term Rental, Commercial," and the columns labeled "RM-1," "RM-2," and "RM-3," respectively, so that the pertinent portions of the use table for the Mixed Density (RM) Districts now read as follows:

Zoning Districts	**RM-1**	**RM-2**	**RM-3**
Residential Categories			
Agriculture	N	N	N
Single-Family Dwellings	P	P	P
Accessory Dwelling Units	L(7)	L (7)	L(7)
Dwellings Above Businesses	P	P	P
Duplexes	P	P	P
Personal care homes, individual	P, L(6)	P, L(6)	P, L(6)
Personal care homes, family	P, L(6)	P, L(6)	P, L(6)
Personal care homes, group	S, L(6)	S, L(6)	S, L(6)
Personal care homes, congregate	S, L(6)	S, L(6)	S, L(6)
Multifamily Dwellings	P	P	P
Class "A" Manufactured Homes	L(1)	L(1)	L(1)
Class "B" Manufactured Homes	L(2)	L(2)	L(2)
Boarding House, Rooming House	S	S	S
Dormitory	S	S	S
Halfway House	S, L(8)	S, L(8)	S, L(8)
Community Garden	P	P	P
Home Occupation	P, L(9)	P, L(9)	P, L(9)
Commercial Categories			
Sales of products grown on site	N	N	N
Hostels	N	P	P
Hotels	N	N	N
Motels	N	N	N
Bed and Breakfast	L(3)	L(4)	L(4)
Short-Term Rental, Commercial	N	N	N

Said Section 9-8-2 of the Code of Athens-Clarke County, Georgia, is further amended by adding a new footnote L(9) below the use table for the Mixed Density Residential (RM) Districts that shall read as follows:

L(9) = Short-term rental home occupation uses are permitted with an allowance for one accommodation per dwelling unit or guest house as defined in this Title, provided however, that each dwelling unit or guest house must be occupied by an owner-occupant or primary resident.

SECTION 5. Section 9-10-2 of the Code of Athens-Clarke County, Georgia, entitled "*Permitted uses*," is hereby amended by adding the notation "L(17)" in the row labeled "Home Occupation" and the columns labeled "C-G," "C-D," "C-O," "C-N," and "C-R" respectively, so that the pertinent portions of the use table for the Commercial-General, Commercial-Downtown, Commercial-Office, Commercial-Neighborhood, and Commercial-Rural Districts now read as follows:

Commercial Zoning Districts	**C-G General**	**C-D Downtown**	**C-O Office**	**C-N Neighborhood**	**C-R Rural**
Residential Categories					
Agriculture	N	N	N	N	P
Single-Family Dwellings	S, L(11)	S, L(11)	S, L(11)	S, L(11)	S, L(11)
Accessory Dwelling Units	S	S	N	S	S
Dwellings Above or Below Businesses	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)
Duplexes	N	N	N	N	N
Personal care homes, individual	S, L(12)	S, L(12)	S, L(12)	S, L(12)	S, L(12)
Personal care homes, family	S, L(12)	S, L(12)	S, L(12)	S, L(12)	S, L(12)
Personal care homes, group	P, L(12)	P, L(12)	P, L(12)	P, L(12)	P, L(12)
Personal care homes, congregate	P, L(12)	P, L(12)	P, L(12)	P, L(12)	P, L(12)
Multifamily Dwellings	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)
Class "A" Manufactured Homes	N	N	N	N	P, L(10)
Class "B" Manufactured Homes	N	N	N	N	N

Boarding House, Rooming House	S	S	S, L(13)	S	S
Dormitory	S	S	S, L(13)	S	S
Halfway House	S, L(15)	S, L(15)	S, L(15)	S, L(15)	S, L(15)
Community Garden	P	P	P	P	P
Home Occupation	P, L(17)	P, L(17)	P, L(17)	P, L(17)	P, L(17)
Commercial Categories					
Sales of products grown on site	N	N	N	N	P
Hostels	P	P	P	P	P
Hotels	P	P	N	L(4)	N
Motels	P	N	N	N	N
Bed and Breakfast	P	P	P	P	P
Short-term Rental, Commercial	P	P	P	P	P

Said Section 9-10-2 of the Code of Athens-Clarke County, Georgia, is further amended by adding a new footnote L(17) below the use table for the Commercial-General, Commercial-Downtown, Commercial-Office, Commercial-Neighborhood, and Commercial-Rural Districts that shall read as follows:

L(17) = Short-term rental home occupation uses are permitted with an allowance for one accommodation per dwelling unit or guest house as defined in this Title, provided however, that each dwelling unit or guest house must be occupied by an owner-occupant or primary resident.

SECTION 6. Section 9-11-2 of the Code of Athens-Clarke County, Georgia, entitled "*Permitted uses*," is hereby amended by adding the notation "L(9)" in the row labeled "Home Occupation" and the columns labeled "E-O," and by deleting the notation "S" in the row labeled "Short-term Rental, Commercial," and the column labeled "E-I, Employment Industrial," and replacing said notation with "N", so that the pertinent portions of the use table for the Employment-Office, Employment-Industrial, and Industrial Districts now read as follows:

Zoning Categories	**E-O Employment Office**	**E-I Employment Industrial**	**I Industrial**
Residential Categories			
Agriculture	L(4)	L(4)	L(4)
Single Family Dwellings	L(3)	N	N
Accessory Dwelling Units	L(7)	N	N
Dwellings Above Businesses	N	N	N
Duplexes	P, L(3)	N	N

Personal care homes	N	N	N
Multifamily Dwellings	L(3)	N	N
Class "A" Manufactured Homes	L(3)	N	N
Class "B" Manufactured Homes	N	N	N
Boarding House or Rooming House	L(3)	S, L(3)	N
Dormitory	L(3)	S, L(3)	N
Halfway House	N	N	N
Community Garden	P	P	P
Home Occupation	P, L(9)	N	N
Commercial Categories			
Sale of products grown on site	N	N	N
Hostels	N	N	N
Hotels	P	P	N
Motels	P	P	N
Bed and Breakfast	P	P	N
Short-term Rental, Commercial	P	N	N

Said Section 9-11-2 of the Code of Athens-Clarke County, Georgia, is hereby further amended by adding a new footnote L(9) below the use table for the Employment-Office, Employment-Industrial, and Industrial Districts that shall read as follows:

L(9) = Short-term rental home occupation uses are permitted with an allowance for one accommodation per dwelling unit or guest house as defined in this Title, provided however, that each dwelling unit or guest house must be occupied by an owner-occupant or primary resident.

SECTION 7. Section 9-15-16 of the Code of Athens-Clarke County, Georgia, entitled "*Home occupations*," is hereby amended by deleting the word "Either" in the first sentence of sub-section (O), paragraph (7) thereof, and replacing it with "In the AR and RS zones," so that said sub-section (O), paragraph (7) now reads as follows:

7. Short-term rental, home occupation. In the AR and RS zones, the principal residential structure or an accessory structure can be utilized as a short-term rental; however, only one structure on the same parcel may be utilized as a short-term rental at any given time. In either case, a portion of the structure or the entirety of the structure can be utilized as a short-term rental, notwithstanding the default limitation that home occupations must only utilize 25 percent of the dwelling.

SECTION 8. Section 9-15-28 of the Code of Athens-Clarke County, Georgia, entitled "*Short-Term Rentals*," is hereby amended by deleting the current language of sub-section (c), paragraph (2) thereof, and replacing such language so that said sub-section (c), paragraph (2) now reads as follows:

> (2) If an STR is allowed as a special use or has been approved as a special use prior to *[date certain]* in a certain zoning district, it shall be considered a conforming use if a special use permit has been issued, and shall remain a conforming use for so long as the special use permit is not expired, terminated, or revoked.

As it relates to this amendment to Section 9-15-28 of the Code of Athens-Clarke County, Georgia, it is the express intent of the Commission of Athens-Clarke County that the bracketed and italicized phrase "*[date certain]*" shall be replaced with the month, day, and year that this ordinance becomes effective as set forth in Section 2-204 of the Charter of the Unified Government of Athens-Clarke County, Georgia. The Clerk of Commission, in consultation with the Athens-Clarke County Attorney, is expressly authorized to ensure that said date is reflected in the codified version of this ordinance.

SECTION 9. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 10. The provisions of this ordinance are severable, and should any part of this ordinance be deemed by the final decision of a court of competent jurisdiction to be invalid, such invalidity shall not affect the validity of the ordinance as a whole, or any part thereof other than the part declared to be invalid.

SECTION 11. The Clerk of Commission is authorized, in consultation with the Athens-Clarke County Attorney, to correct any scrivener's errors that may be found herein after the adoption and approval hereof.

SECTION 12. This ordinance shall become effective once approved by the Mayor or as otherwise set forth in Section 2-204 of the Charter of the Unified Government of Athens-Clarke County, Georgia.

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: November 6, 2025	**FILE NO:** N/A

APPLICANT: Athens-Clarke County Unified Government
REQUEST: Amend Title IX of the Code of Ordinances regarding special use permits for short-term rentals

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Kristen Morales Present				Carey McLaughlin Absent			
Vice-Chair: Sarah Gehring Present	X			Taylor Pass Present	X		
Jen Fleece Present	X			Alexander Sams Present		X	
Sara Beresford Present	X			Monique Sanders Absent			
Matthew Hall Present	X			Michael Lord Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	5	1	

Public Comment: Marilyn Vickers, Clint Moore

Discussion: Residents asked for and received clarification on where Commercial Short-Term Rentals would and would not be allowed in the Agricultural-Residential zone. Residents also noted that they would have feedback on future considerations of licensing and sunset provisions for legal non-conforming short-term rentals that were not part of this text amendment.

Commissioners clarified that the text amendment would switch commercial short-term rentals from a special use permit to a use that is not allowed in a Mixed-Density Residential (RM) zoning district. It was noted that the commercial short-term rentals that were recommended for approval earlier in the agenda would not be allowed, since those units are in an RM-zone. Commissioners clarified that a licensing regime would not override the zoning limits on the location of short-term rentals. Commissioners also clarified the change to the home occupation that would allow all multi-family units to be eligible for home-occupation short-term rentals operated by the tenants, as they are already allowed to do with all other home occupations. Some Commissioners supported the change to the ordinance because it would put the RM zones and the RS zones on a level and fair playing field. Neither zone would allow commercial short-term rentals, but both would allow home occupation short-term rentals. Some noted that there are differences between single-family homes in RM zones and large multi-family complexes like those permitted in the RM-3 zoning district and thought that consideration should be given to allowing commercial short-term rentals in some multi-family complexes, but not in areas where the character is of a single-family nature. It was also noted with approval that removing this use from consideration as a special use would save the time and resources of the Commission as well as Staff, which could be put to better use. Commissioners noted that short-term rental regulations were a work in progress and voted to recommend approval of the latest ordinance revision as a step in the right direction.

Motion: Mr. Hall motioned to recommend approval. Ms. Gehring seconded the motion, which passed 5-1.

DATE: November 3, 2025

TO: Planning Commission

FROM: Bruce Lonnee, Planning Director

RE: Proposed Text Amendments to Short-Term Rental (STR) Regulations

Attached are the proposed text amendments to the Athens-Clarke County Code of Ordinances regarding Short-Term Rental (STR) regulations. Amendments are proposed to Section 9-2-1, *Definitions*, as well as specific use tables in various zoning code chapters and Section 9-15-16. The proposed amendments include the following changes:

1) Revise the "Short-term rental, home occupation" definition in 9-2-1 and the wording in 9-15-16.O.7. to assist in clarifying that home occupations are permittable in individual dwelling units in multi-family development; and,
2) Remove the Special Use Permit requirement for "Commercial Short-term Rentals" in all use tables associated with all zoning districts, and classify as "Permitted" or "Not Permitted" as follows:

   Permitted: **E-O**

   Permitted with limitation:

   IN – L(1) = Permitted support uses or structures owned or operated by, leased by or to, or otherwise controlled by, the institutional user, which directly provide service to the institution and its patrons, and when such support use or structure is physically integrated into the physical plan of this institution. This provision shall include, but not be limited to leasing of office space by a hospital or health care facility to independent physicians or other health care providers. Residential uses must be owned or operated by the institutional user with a primary use other than residential. Refer to section 9-15-28 for more information concerning Short-Term Rentals.

   AR - L(9) = Short-Term Rental, Commercial uses are not permitted in an "AR neighborhood," as defined in section 9-15-18. Refer to section 9-15-28 for more information concerning Short-Term Rental, Commercial uses.

   All C zones - L(17) = Short-term rental home occupation uses are permitted with an allowance for one accommodation per dwelling unit or guest house as defined in this Title.

   Not Permitted: **RS-40, RS-25, RS-15, RS-8, RS-5, RM-1, RM-2, RM-3, E-I, I**

Please note that text amendments related to the sunsetting period for legal non-conforming short-term rentals are not proposed for consideration at this time. It is anticipated that reconsideration of the sunset provision will occur in conjunction with deliberation regarding the potential for licensing short-term rentals in Athens-Clarke County. Details regarding licensing are still in development at this time.

Please feel free to contact me if you have any questions in advance of the Planning Commission meeting.

Attach.

CC: John Hawkins, ACCGov Attorney's Office
Austin Jackson, ACCGov Attorney's Office
Marc Beechuk, ACCGov Planning Department
File

Sec. 9-2-1. General.

For the purpose of this title, those certain words and terms defined herein shall be defined and interpreted as follows. All other words and terms not expressly defined herein shall have their general meaning, as interpreted by the planning director. Appeals of staff interpretations of this title shall be heard as a Type IV Procedure.

Short-term rental: An accommodation for transient guests where, in exchange for compensation of any type or amount, a residential dwelling unit is rented or otherwise provided for lodging for any period of time less than thirty-one (31) consecutive days. Such accommodations are usually, but not exclusively, advertised through websites such as Airbnb.com, Booking.com, Hometogo.com, and VRBO.com. Such accommodations may or may not include an on-site manager. For the purposes of this definition, a residential dwelling unit shall include all housing types (non-exclusive examples of which include homes, duplexes, apartments, condominiums, townhomes, accessory dwelling units, or a room or a portion of any of the foregoing) and shall exclude group personal care homes or other lodging uses which are provided incidental to other services, such as health care. This term may also be abbreviated as " STR " in Title 9 of the Code of Athens-Clarke County, Georgia. Unless otherwise stated, this phrase is intended to encompass both commercial short-term rentals and home occupation short-term rentals, as defined in this section 9-2-1. Unless otherwise expressly permitted in a particular zoning district, a STR shall consist of no more than one individual accommodation per parcel, and is therefore intended to exclude bed and breakfast facilities, hotels, motels, hostels, boarding houses, rooming houses, and dormitories, as all such terms are defined in this section 9-2-1.

Short-term rental, commercial: Any short-term rental (STR) that is rented by a person or entity other than the owner-occupant or the primary resident of the residential dwelling unit and the sole or primary use of the residential dwelling unit is as an STR, standards for which are found in section 9-15-28. For the purposes of Title 9 of the Code of Athens-Clarke County, Georgia, the phrase “dedicated use short-term rental” shall be synonymous with the phrase “commercial short-term rental.”

Short-term rental, home occupation: Any short-term rental (STR) which is rented by the owner-occupant or the primary resident of the residential dwelling unit. For the purposes of this definition, a person must apply for and receive a home occupation permit (and comply with all requirements of the permit) to have a home occupation short-term rental, standards for which are found in section 9-15-16. As it applies to short-term rentals, an “owner-occupant” is a person who is an owner of record of a parcel and occupies the parcel as the person’s primary residence.

Sec. 9-5-2. Permitted uses. [NOTE: Agricultural-Residential (AR) Zone]

The following uses and their accessory uses are permitted as contained in the use table below:

Zoning Districts	AR
Residential Categories	
Agriculture	P
Single Family Dwellings	P
Accessory Dwelling Units	L(4)
Dwellings Above Businesses	N
Duplexes	N
Personal care homes, individual	S, L(6)
Personal care homes, family	S, L(6)
Personal care homes, group	S, L(6)
Personal care homes, congregate	S, L(6)
Multi-Family Dwellings	N
Class "A" Manufactured Homes	P, L(5)
Class "B" Manufactured Homes	N
Boarding House or Rooming House	N
Dormitory	N
Halfway House	S, L(8)
Community Garden	P
Home Occupation	P
Commercial Categories	
Sales of products grown on site	P
Hostels	N
Hotels	N
Motels	N
Bed and Breakfast	L(1)
Short-term Rental, Commercial	~~S~~ P, L(9)

Legend:

P = Permitted outright

S = Subject to approval under the special use procedures section

N = Prohibited use

L(9) = Short-Term Rental, Commercial uses are not permitted in an "AR neighborhood," as defined in section 9-15-18. Refer to section 9-15-28 for more information concerning Short-Term Rental, Commercial uses.

Sec. 9-8-2. Permitted uses. [NOTE: Mixed Density Residential (RM) Zone]

The following uses and their accessory uses are permitted according to the following matrix:

Zoning Districts	RM-1	RM-2	RM-3
Residential Categories			
Agriculture	N	N	N
Single-Family Dwellings	P	P	P
Accessory Dwelling Units	L(7)	L (7)	L(7)
Dwellings Above Businesses	P	P	P
Duplexes	P	P	P
Personal care homes, individual	P, L(6)	P, L(6)	P, L(6)
Personal care homes, family	P, L(6)	P, L(6)	P, L(6)
Personal care homes, group	S, L(6)	S, L(6)	S, L(6)
Personal care homes, congregate	S, L(6)	S, L(6)	S, L(6)
Multifamily Dwellings	P	P	P
Class "A" Manufactured Homes	L(1)	L(1)	L(1)
Class "B" Manufactured Homes	L(2)	L(2)	L(2)
Boarding House, Rooming House	S	S	S
Dormitory	S	S	S
Halfway House	S, L(8)	S, L(8)	S, L(8)
Community Garden	P	P	P
Home Occupation	P, L(9)	P, L(9)	P, L(9)
Commercial Categories			
Sales of products grown on site	N	N	N
Hostels	N	P	P
Hotels	N	N	N
Motels	N	N	N
Bed and Breakfast	L(3)	L(4)	L(4)
Short-Term Rental, Commercial	~~S~~ N	~~S~~ N	~~S~~ N

Legend:

P = Permitted outright.

S = Subject to approval under the special use procedures section.

N = Prohibited use.

L(9) = Short-term rental home occupation uses are permitted with an allowance for one accommodation per dwelling unit or guest house as defined in this Title, provided however, that each dwelling unit or guest house must be occupied by an owner-occupant or primary resident.

Sec. 9-10-2. Permitted uses. [NOTE: Commercial (C) Zones]

The following uses and their accessory uses are permitted as shown in the use table below:

Commercial Zoning Districts	**C-G General**	**C-D Downtown**	**C-O Office**	**C-N Neighborhood**	**C-R Rural**
Residential Categories					
Agriculture	N	N	N	N	P
Single-Family Dwellings	S, L(11)	S, L(11)	S, L(11)	S, L(11)	S, L(11)
Accessory Dwelling Units	S	S	N	S	S
Dwellings Above or Below Businesses	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)
Duplexes	N	N	N	N	N
Personal care homes, individual	S, L(12)	S, L(12)	S, L(12)	S, L(12)	S, L(12)
Personal care homes, family	S, L(12)	S, L(12)	S, L(12)	S, L(12)	S, L(12)
Personal care homes, group	P, L(12)	P, L(12)	P, L(12)	P, L(12)	P, L(12)
Personal care homes, congregate	P, L(12)	P, L(12)	P, L(12)	P, L(12)	P, L(12)
Multifamily Dwellings	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)
Class "A" Manufactured Homes	N	N	N	N	P, L(10)
Class "B" Manufactured Homes	N	N	N	N	N
Boarding House, Rooming House	S	S	S, L(13)	S	S
Dormitory	S	S	S, L(13)	S	S
Halfway House	S, L(15)	S, L(15)	S, L(15)	S, L(15)	S, L(15)
Community Garden	P	P	P	P	P
Home Occupation	P, L(17)	P, L(17)	P, L(17)	P, L(17)	P, L(17)
Commercial Categories					
Sales of products grown on site	N	N	N	N	P
Hostels	P	P	P	P	P
Hotels	P	P	N	L(4)	N
Motels	P	N	N	N	N
Bed and Breakfast	P	P	P	P	P
Short-term Rental, Commercial	P	P	P	P	P

Legend:

P = Permitted outright

S = Subject to approval under the special use procedures section

N = Prohibited use

L(17) = Short-term rental home occupation uses are permitted with an allowance for one accommodation per dwelling unit or guest house as defined in this Title, provided however, that each dwelling unit or guest house must be occupied by an owner-occupant or primary resident.

Sec. 9-11-2. Permitted uses. [NOTE: Employment (E-O), Employment (E-I), and Industrial (I) Zones]

The following uses and their accessory uses are permitted as follows in these districts:

Zoning Categories	**E-O Employment Office**	**E-I Employment Industrial**	**I Industrial**
Residential Categories			
Agriculture	L(4)	L(4)	L(4)
Single Family Dwellings	L(3)	N	N
Accessory Dwelling Units	L(7)	N	N
Dwellings Above Businesses	N	N	N
Duplexes	P, L(3)	N	N
Personal care homes	N	N	N
Multifamily Dwellings	L(3)	N	N
Class "A" Manufactured Homes	L(3)	N	N
Class "B" Manufactured Homes	N	N	N
Boarding House or Rooming House	L(3)	S, L(3)	N
Dormitory	L(3)	S, L(3)	N
Halfway House	N	N	N
Community Garden	P	P	P
Home Occupation	P, L(9)	N	N
Commercial Categories			
Sale of products grown on site	N	N	N
Hostels	N	N	N
Hotels	P	P	N
Motels	P	P	N
Bed and Breakfast	P	P	N
Short-term Rental, Commercial	P	~~S~~ N	N

Legend:

P = Permitted outright.

S = Subject to approval under the special use procedures section.

N = Prohibited use.

L(9) = Short-term rental home occupation uses are permitted with an allowance for one accommodation per dwelling unit or guest house as defined in this Title, provided however, that each dwelling unit or guest house must be occupied by an owner-occupant or primary resident.

Sec. 9-15-16. Home occupations.

The purpose of this section is to permit minimal business practices while maintaining residential character. Such business practices shall not be readily discernible from those activities typically occurring at a solely domestic residence. The following provisions shall apply to home occupations:

A. *Dwelling.* The occupation shall be carried on within the primary and/or accessory structure. When the occupation is carried on within the primary structure, it shall be restricted to habitable floor space and shall not occupy an excess of 25 percent of the habitable floor space within the structure unless otherwise noted below.

B. *Restriction on sales.* The occupation shall not involve direct sales on the premises, except in the case of sales which are customarily accessory and incidental to a provided service home occupation. Mail order, on-line sales, or home marketing services with off-premise sales are allowable.

C. *Employees.* The occupation shall be conducted by those who are living in the residence. Provided, however, that a maximum of one non-resident employee may work on the premises.

D. *External display of products.* There shall be no external display of products or storage of equipment or any other externally visible evidence whatsoever of the occupation, business or profession.

E. *Signage.* There shall be no signs on the property advertising the home occupation, except for those on a business-related vehicle.

F. *Nuisance.* There shall be no emission of smoke, dust, odor, fumes, glare, noise, vibration, electrical or electronic disturbance detectable at the lot line or beyond exceeding a normal residential level.

G. *Prohibited equipment and materials.* There shall be no chemical, mechanical or electrical equipment on the premises other than that normally found in a purely domestic residence. This includes any chemicals and pharmaceuticals of a type or in volumes not normally found in a domestic residence without a home occupation.

H. *Parking and business-related vehicles (vehicles either marked or equipped commercially).* No on-street parking of business-related vehicles, including occupants of a STR, shall be permitted at any time. No business-related vehicles larger than a van, panel truck, or pickup truck shall be permitted to park overnight on the premises. The number of business-related vehicles on the premises shall be limited to one, except as otherwise specifically permitted in 9-15-28(a)(5). No repair or detailing of vehicles owned by non-residents shall be done on the premises.

I. *Sale of garden produce.* The above-listed requirements of a home occupation shall not be construed to restrict the sale of garden produce grown on the premises within the AR (Agricultural/Residential) District, provided this exception shall not extend to allow the operation of a commercial greenhouse or nursery or the existence of stands or booths for display of such produce.

J. *Animals.* Except as specifically permitted herein, activities involving live or dead animals, including without limitation kennels, pet sitting or boarding, animal breeding, butchering, and taxidermy are prohibited.

K. *Medical practice.* No medical practice required to obtain a medical license by the State of Georgia shall be permitted.

L. *Food service.* No food service regulated by the Department of Health shall be permitted.

M. *Definition of "on the premises."* "On the premises," except as otherwise specifically permitted herein, and as it pertains to home occupations, shall be defined as the actual dwelling structure plus the lot on which such structure is located.

N. *Permitted home occupations.* Home occupations shall be permitted by staff upon determination that

all above criteria have been met.

O. *Permitted home occupations with limitations or exceptions to specific criteria.* The following specific home occupations are allowed subject, however, to the below-prescribed limitations or exceptions to the general provisions of this section:

1. In-home daycare for no more than six individuals under care at a time, excluding the family members of the resident caregiver, with the allowance to occupy a maximum of 50 percent of the habitable floor space within the structure and for outdoor recreational activity.

2. Tutoring of all types for no more than four pupils at one time.

3. Musician's and artist's studio, which may have equipment other than that normally found in a purely domestic residence.

4. Barber and beauty shops. The business shall consist of no more than one beauty/barber chair, and no more than two customers shall be permitted at one time.

5. Reserved.

6. Animal grooming. No more than two non-resident animals shall be permitted on the premises at one time. No non-resident animals shall be kept overnight.

7. Short-term rental, home occupation. In the AR and RS zones, ~~Either~~ the principal residential structure or an accessory structure can be utilized as a short-term rental; however, only one structure on the same parcel may be utilized as a short-term rental at any given time. In either case, a portion of the structure or the entirety of the structure can be utilized as a short-term rental, notwithstanding the default limitation that home occupations must only utilize 25 percent of the dwelling.

P. *Planning Department approval.* It shall be unlawful for a person to operate a home occupation without first obtaining a home occupation permit. A proposed home occupation shall be reviewed and approved by the Planning Department per the standards of this section at the time of the issuance of a business occupation tax certificate. For those home occupations not specifically allowed or prohibited by this section, the planning director may, per the authority granted by Chapter 9-4 of this title, determine whether the proposed home occupation meets the standards of this section.

Q. *Permission of property owner.* An applicant shall be either the property owner of record of the premises on which the home occupation shall be located and the property must serve as their primary residence or a resident who shall have obtained written permission from such property owner, which shall be submitted with the application.

R. *State or federal compliance.* Home occupations shall comply with the more stringent standards and requirements of all applicable local, state, and federal laws.

S. *Parking.* Adequate off-street parking must be provided for the residents, employees, and business visitors.

Sec. 9-15-28. Short-Term Rentals

(a) *Standards for commercial STRs*. The following standards shall apply to all Commercial Short-Term Rentals (STRs):

(1) The business owner shall post emergency contact information (police, fire, hospital) and show renters the location of fire extinguishers in the short-term rental.

(2) Except as specifically set forth in (b)(2) of this code section, all business owners must provide written notice of the name, address, and phone number for the managing agent or local contact to neighboring parcels in accordance with this paragraph. The business owner must provide the written notice to the following property owners within 300 feet of the boundary of the parcel being used as an STR: (A) all adjoining parcels; and (B) any parcels located across a street that adjoins the parcel being used as an STR, if said parcels also adjoin that street. A business owner must also comply with these notice provisions within ten (10) days of a change in the managing agent or local contact's information.

(3) A business owner must disclose in writing to the renters of an STR the following information:

(A) The managing agent or local contact's name, address, and phone number.
(B) The maximum number of guests allowed at the property as determined by the appropriate officials of the State of Georgia or Athens-Clarke County, such as the Fire Marshal or Chief Building Official.
(C) The maximum number of vehicles allowed at the property and where they are to be parked.
(D) Applicable provisions of the Code of Athens-Clarke County, Georgia, governing noise and parking.

(4) Additional occupancy by use of recreational vehicles, tents, or accessory structures is not permitted, except as legally permitted accessory dwelling units or guest houses.

(5) Parking for commercial STRs must meet all applicable standards of section 9-30-2 of the Code of Athens-Clarke County, Georgia.

(b) *Additional standards in certain zoning districts*. The following standards shall apply only in the RM-1 (Mixed Density Residential), RM-2 (Mixed Density Residential), and RM-3 (Mixed Density Residential), C-G (Commercial-General), C-D (Commercial-Downtown), C-O (Commercial-Office), C-N (Commercial-Neighborhood), and C-R (Commercial-Rural), E-O (Employment-Office), and E-I (Employment-Industrial) zoning districts:

(1) When applied to short-term rentals in these zoning districts, the word "parcel" shall be construed to mean a tax parcel identified on the Official Tax Map of Athens-Clarke County, Georgia, as it may from time-to-time be amended.

(2) The notice requirements of subsection (a)(2) of this code section shall not apply to a commercial short-term rental within a condominium complex or townhouse fee-simple dwelling complex. Instead, a business owner must provide written notice the name, address, and phone number for the managing agent or local contact to the owner or occupants of all dwelling units sharing a common wall or a common floor/ceiling with the condominium or townhouse unit being utilized for a short-term rental and to the homeowners' association, condominium association, townhouse association, or similar entity for the complex. A business owner must also comply with these notice provisions within ten (10) days of a change in the managing agent or local contact's information.

(c) *Conforming and legal non-conforming STR uses*. The following shall apply to all short-term rentals (STRs) and the status of an STR as a conforming or a legal non-conforming use:

(1) If an STR is in permitted outright in a certain zoning district and meets all applicable code standards, it shall be considered a conforming use.

(2) If an STR is allowed or has been approved as a special use prior to [*date certain*] in a certain zoning district, it shall be considered a conforming use if a special use permit has been issued, and shall remain a conforming use for so long as the special use permit is not expired, terminated, or revoked.

(3) If the STR is a home occupation STR and has a valid home occupation permit, it shall be considered a conforming use for so long as the home occupation permit is valid. For the purposes of home occupation STR s, there shall be a presumption that the home occupation permit is no longer valid if the premises has not been rented as an STR for a period of twelve (12) consecutive months or longer.

(4) Any other STR shall be considered a legal non-conforming STR, if the STR satisfies one of the two following conditions:

(A) As soon as practicable after the effective date of this section 9-15-28, the Unified Government of Athens-Clarke County shall develop a list of properties identified as having operated as an STR at some point during the twelve (12) months prior to September 19, 2023. For the purposes of this section 9-15-28, this list shall be known as the "Legal Non-Conforming STR List" Once finalized, the Legal Non-Conforming STR List shall be published on the official website of the Unified Government of Athens-Clarke County and shall be available to the public in the office of the Athens-Clarke County Planning Department during normal business hours. The parcels listed on the Legal Non-Conforming STR List will be deemed to be legal non-conforming upon publication of the Legal Non-Conforming STR List (or upon addition thereto as described elsewhere in this code section) and may continue said use until such time that the legal non-conforming use becomes null and void as described elsewhere in this code section.

(B) Property owners whose parcels are not identified on the Legal Non-Conforming STR List and who wish to be considered for addition on said list shall have six (6) months from the publication date of the Legal Non-Conforming STR List to submit an application with documentation to the Athens-Clarke County Planning Department verifying use of their parcel as an STR during the appropriate time period. The Athens-Clarke County Planning Director shall have the authority to develop and issue standard forms and instructions for such applications. These applications will be reviewed by the Planning Department to determine whether the submitted documents substantiate that the parcel was used as an STR during the twelve (12) months prior to September 19, 2023. Staff of the Planning Department may seek assistance from the Athens-Clarke County Attorney's Office for the review of any such applications. After review, the Planning Department shall issue a written determination to the property owner(s) concerning whether the parcel will be included on the Legal Non-Conforming STR List. If the Planning Department determines that a parcel is appropriate for inclusion on the Legal Non-Conforming STR List, it will be added thereto and considered a legal non-conforming use. Any property owner dissatisfied with the written determination of the Planning Department shall have the right to appeal the determination in the same manner as described in section 9-4-8 for staff permit decisions.

(5) The following shall apply to all legal non-conforming STR uses described in this code section:

(A) In the event of the sale or other conveyance of the parcel at any time after the effective date of this section 9-15-28, the legal non-conforming use shall be null and void.

(B) In the event of the abandonment of the use for twelve (12) consecutive months, the legal non-conforming use shall be null and void.

(C) Any business entity owning a parcel with an STR use shall list the names and addresses of the stockholders, unit holders, partners, members, or other such persons with an ownership interest in the business entity. Any change in thirty percent (30%) or more in the ownership of the voting stock of the corporation owning a parcel with a legal non-conforming STR use shall constitute a conveyance for the purposes of this code section. For partnerships, limited partnerships, limited liability partnerships, and limited liability companies, any transaction in which thirty percent (30%) or more of an the ownership or equity interest in the business entity owning a parcel with a legal non-conforming STR use is transferred from one person or group of persons to another person or group of persons so that control in interest of the grantee is transferred or assigned to another person or

group of persons shall constitute a conveyance for the purposes of this code section. This provision shall not apply if a business entity's corporate stock or other ownership interest is listed on the stock exchange or available for over-the-counter sales and subject to regulation by federal and state securities laws

(D) Any change in a beneficial interest in a trust owning a parcel with a legal non-conforming STR use shall constitute a conveyance for the purposes of this code section.

(E) Unless otherwise considered null and void because of another event described in this code section, the legal non-conforming status of an identified STR use that is included on the final Legal Non-Conforming STR List shall be permitted to continue for a period of twenty-four (24) months, as measured from March 1, 2025 (i.e., the date of publication for the final Legal non-Conforming STR List), after which time all legal non-conforming STR uses shall be null and void.

(d) *Authority of Planning Director*. The Athens-Clarke County Planning Director is hereby authorized to develop and issue standard forms and instructions to effectuate the purposes of this code section.

(e) *Effective date*. The effective date of this code section is February 6, 2024, which is the day it was first adopted by the Commission of Athens-Clarke County and approved by the Mayor of Athens-Clarke County.

(f) *Severability*. It is the express intent of the Mayor and Commission of Athens-Clarke County that the provisions of this code section shall be severable, as further described in section 1-1-4 of the Code of Athens-Clarke County, Georgia.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: GOC Report: Recommend Updates to Boards Authorities and Commissions Procedures

DATE: ~~August 27, 2025~~ October 28, 2025

EXECUTIVE SUMMARY:
This report details the recommendations of the Government Operations Committee as it relates to the structure and operations of locally controlled Boards, Authorities, and Commissions of the Unified Government.

PURPOSE:
This report provides the Mayor and Commission with recommendations from the Government Operations Committee related to updating BAC procedures and manual.

HISTORY:
1. On July 19, 2022, Mayor Kelly Girtz assigned the Government Operations Committee (GOC) to "Recommend updates to Boards, Authorities, and Commissions (BACs) procedures as recommended by Manager's Office, Public Information Office, and the Clerk of Commission".

2. On September 18, 2023, GOC began to work on BACs.

3. On October 28, 2024, survey was sent to GOC members to gauge the interest of the GOC in consolidating or sunsetting Tier 2 (locally appointed) BACs.

4. On November 21, 2024, the Tier 2 BAC survey was expanded to include the full Mayor & Commission.

5. On December 9, 2024, the GOC made a recommendation for the Mayor and Commission to include a $25 per person per meeting stipend (maximum of one per month) for residents serving on a locally appointed Board, Authority, or Commission. If approved, this action will be included as an initiative in the FY27 budget. At this same meeting, GOC members provided feedback on concepts they would like to explore for consolidating or sunsetting Tier 2 BACs.

6. On March 12, 2025, BAC staff liaisons provided feedback consolidation/sunsetting concepts.

7. On March 17, 2025, as a separate topic assigned to the committee, the GOC provided a formal recommendation for the M&C to restart the Land Bank Authority.

8. On April 7, 2025, the GOC received BAC feedback from specific BACs being considered for consolidation/sunsetting.

9. On April 21, 2025, the GOC made recommendations for the Mayor and Commission to discontinue two BACs, formalize/document three BACs in local ordinances, consolidate six similarly purposed BACs into a single BAC, and convert three similarly purposed Mayor-appointed committees into a single BAC (see Recommendation #1).

10. On June 3, 2025, the Mayor and Commission approved the BAC recommendation to restart the Land Bank Authority.

11. On August 18, 2025, the GOC made a recommendation for the Mayor and Commission to accept the updated Boards, Authorities, and Commissions Manual (**Attachment #1**). Revisions to this manual include changes to:
    a. Enhance transparency around the requirements for open meetings, open records, and the streaming of BAC meetings;
    b. Improve BAC member training;
    c. Provide structure for BAC membership and the application process;
    d. Establish an expedited BAC member reappointment process;
    e. Create expectations for BAC member attendance;
    f. Establish a process for BAC member removal and associated appeals;
    g. Identify how BAC member stipends will be managed; and,
    h. Improve BAC communication as it relates to the use of websites, social media, and ACCGov visual identity.

12. On October 7, 2025, the Mayor and Commission voted to hold consideration of the GOC recommendation, send the topic to Committee for additional updates to address minor updates suggested by the Commission, and then return it back to the Mayor and Commission in a future agenda cycle.

13. On October 20, 2025, the GOC reviewed the Commission's feedback on the Boards, Authorities, and Commissions (BAC) Manual and proposed language revisions to address the questions and comments received. Staff also recommended including flexibility for administrative amendments to correct scrivener's errors and to incorporate any future policy changes approved by the Mayor and Commission. The Committee voted unanimously to approve the revised BAC Manual and to authorize staff to make administrative amendments as needed to correct scrivener's errors or reflect approved policy changes.

RECOMMENDATIONS:

The Government Operations Committee recommends that the Mayor and Commission:

1. Direct the Manager and Attorney's Office to return to the Mayor and Commission with ordinance changes to accomplish the following changes to locally created boards, authorities, or commissions:
    a. To discontinue the Construction Board of Appeals (as described in Ordinance 7-1-36 (d)) and delegate the role to the Georgia Department of Community Affairs as permitted in state law;

b. To discontinue the dormant Commission on People with Disabilities (as described in Ordinance 1-16) since their purpose is covered by the Human Relations Commission as described in Ordinance 1-29 that was adopted in 2021;
c. To codify the Athens in Motion Commission in a local ordinance since their enabling legislation originated via a Mayor and Commission Resolution;
d. To codify the Athens Landbank Authority in a local ordinance since their enabling legislation originated via a Mayor and Commission Resolution;
e. To codify the Vision Committee in local ordinance;
f. To consolidate the six Tax Allocation District Advisory Committees (as described in Ordinance 1-28) into a single Tax Allocation Advisory Commission[1] after the Mayor and Commission have accepted a Community Identified Priority List for each tax allocation district; this commission should have proportional representation of residents, businesses, or stakeholders from within each of the six districts; and,
g. To transition the Mayor-appointed SPLOST and TSPLOST Citizen Oversight Committees into a single T/SPLOST Oversight Commission;

2. To include a $25 per person per meeting stipend—with a maximum of one per month—for residents serving on a locally appointed Board, Authority, or Commission (to begin in the FY27 fiscal year[2] if approved); and,

3. To adopt the updated Boards, Authorities, and Commissions Manual[3] (**Attachment #1**).

ADDITIONAL INFORMATION/COMMENTS:

1. The GOC further recommends a change in the appointment process for the TAD Advisory Commission, if consolidated. This action would change the process from TAD membership being selected and appointed by the Mayor to a process where the Commissioner(s) representing each TAD will nominate a member to be affirmed by the Mayor.

2. If the Mayor and Commission implement the structural changes from Recommendation #1, it will cost approximately $49,800 to implement the recommend $25 member stipend identified in Recommendation #2. If the Mayor and Commission do not implement Recommendation #1, it will cost approximately $66,900 to implement the recommend $25 member stipend identified in Recommendation #2.

3. Staff are authorized to make additional edits to the manual regarding the naming and existence of BACs and stipends if recommendations #1 and #2 are accepted by the Mayor and Commission.

9/3/25

Patrick Davenport, Chair
Government Operations Committee

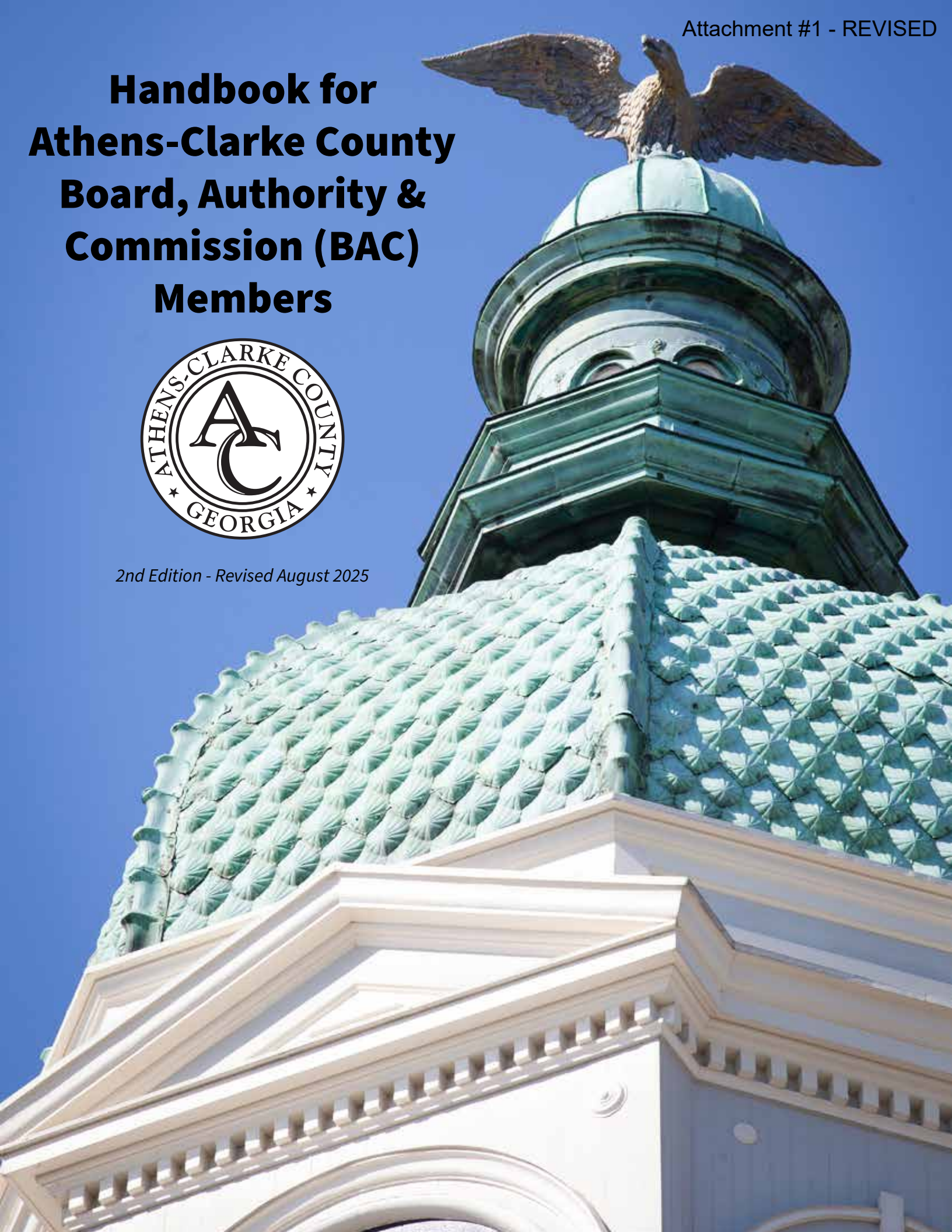
Date

ATTACHMENTS:

Attachment #1 – Updated Boards, Authorities, and Commissions Manual- REVISED 10/20/25

Attachment #1 - REVISED

Handbook for Athens-Clarke County Board, Authority & Commission (BAC) Members



2nd Edition - Revised August 2025

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I. GUIDELINES FOR BOARDS, AUTHORITIES, AND COMMISSION MEMBERS

Welcome

Welcome to your role with an advisory body for the Athens-Clarke County Unified Government (ACCGov). Your selection as an active member of a board, authority, task force, commission, or committee (commonly known collectively as a BAC) provides you with a valuable opportunity for genuine public service. Thank you for your contribution. Although the specific duties of each BAC vary widely, there are certain responsibilities common to most, if not all, BAC members. These guidelines will assist you in maximizing your contribution to our community.

The General Role of Athens-Clarke County's Advisory BACs

BACs are a structured way for individual residents to share their opinions and perspectives, study issues, develop recommendations, and make decisions in a focused, small group structure.

The primary purpose of BACs is to provide recommendations from a resident perspective to the Mayor and Commission, which is ACCGov's elected policy-making body; to make quasi-judicial decisions in certain administrative proceedings; or to participate in board governance as provided in applicable law or ordinance.

BACs may study critical issues, hear public testimony, conduct independent research, review staff reports and recommendations, and make informed and reasoned decisions. All of these duties and others are intended to enable the BAC to discuss, formulate, and forward well-developed, thoughtful recommendations to the Mayor and Commission in a timely manner, to make quasi-judicial decisions based on evidence presented at a hearing, or to provide leadership and board governance.

Mayor and Commission Decision Making

Some BACs interact with the Mayor and Commission by providing recommendations. In making decisions, the Mayor and Commission consider general resident comment, BAC recommendations, staff recommendations, Mayor and Commission priorities and goals, research and background information, and individual Commissioner perspectives. In some cases, the Mayor and Commission sit as an appellate body to review the quasi-judicial decisions of a board such as the Planning Commission.

The Mayor and Commission expect to receive recommendations from BACs that reflect the individual and collective knowledge and thinking of each BAC, particularly from a resident perspective. Your recommendations may be transmitted as part of the staff report or as a distinct memorandum or report either attached to the staff report or transmitted separately to the Mayor and Commission. The staff liaison for your BAC can assist with this effort. In all cases, a copy of your recommendation or report should be filed with both the staff liaison for your BAC and with the Clerk of Commission's Office as correspondence with the Mayor and Commission.

The Mayor and Commission also expect that staff will present recommendations from their respective professional perspectives. There may be times when the professional opinions and recommendations of staff differ in part or in whole from yours or that of the BAC. Differences of perspective in policy formulation and deliberation are inherent in the work of an organization that welcomes diverse viewpoints.

There also may be times when your BAC's recommendations or administrative decisions will not prevail or will be modified by the Mayor and Commission. It is important to recognize that this is not a rejection of the integrity of the recommendation but is an inevitable part of the process of municipal decision making where a variety of views, perspectives, and recommendations are considered.

Summary of Expectations for BAC Members

It is expected that:

- All BAC meetings are open to the public with public notice in accordance with state law, unless otherwise advised by the BAC's attorney. For most BACs, ACCGov's Attorney's Office provides legal counsel on this and other matters through the BAC liaison. Some entities that are created by the state or have other jurisdiction have their own counsel.
- Individual BAC members and the collective group will be fair, impartial, and respectful of the public, staff, and each other.
- BAC members will respect the limitations of their individual and collective authority. The role of the BAC generally is to advise the Mayor and Commission and/or staff or to make administrative decisions based on evidence and an applicable legal standard. Please keep in mind that BAC appointment does not empower you to make final decisions or to supervise staff, unless authorized by state law or the group's enabling ordinance.
- Members will strive to appreciate differences in approach and point of view, whether from each other, the community, the Mayor and Commission, or staff.
- Each member will attend meetings and participate in the group's discussions and work assignments, without dominating the discussion or activity of the BAC.
- The chair will ensure that all members have a fair, balanced, and respectful opportunity to share their knowledge and perspectives.
- In rendering advisory opinions or recommendations, the BAC will attempt to reach consensus on issues. If consensus is not possible, strong differing opinions such as "minority" opinions may be recorded and acknowledged in the BAC's report to the Mayor and Commission. However, members should apply their independent judgment based on the evidence and applicable legal standard when acting in a quasi-judicial capacity or applying applicable law when required as part of their duties.
- When a consultant is retained by ACCGov as part of the BAC's work, the consultant will be managed by staff, as there is a contractual obligation between ACCGov and the consultant. Additionally, the consultant will need to have a single point of contact for the engagement. The BAC will act in an advisory role and work with the consultant and staff to accomplish the charge provided by the Mayor and Commission.
- Discussion about BAC work and issues should not take place via personal or work e-mail, text message, or in unnoticed "side meetings or gatherings," as these actions may be in violation of open meeting laws. Most BAC members will be provided with an @accgov.com email address once appointed for use in their official BAC work.
- BAC Members will take required online training prepared by the Attorney's Office, the Communications Department, and the Organizational Development Department within six months of appointment. Failure to take training within this time frame may result in removal from the BAC by the Mayor and Commission.

Representation on a BAC

As an individual member of a BAC, you must not represent your own views or recommendations as those of the BAC unless the majority of the body has officially voted to approve such action. BAC members making recommendations or expressing views that have not been approved by a majority of the BAC should indicate they are expressing individual opinions and are not speaking on behalf of the BAC or ACCGov.

Public statements should not contain promises that may be construed to be binding on a BAC, staff, or the Mayor and Commission. When making a public statement, members should remind listeners that BAC actions are recommendations (unless otherwise provided by law or the function of a specific BAC) and that final action will be taken by the Mayor and Commission. This may not be true with the independent boards. Remember that your actions and statements as a BAC member assume special significance, and if not responsibly discharged, could result in a situation detrimental to ACCGov's best interests.

Although BAC members may be selected, in part, on the basis of representing specific interest groups, each member should represent the overall public good and not that of an exclusive group or interest.

Relationship with Other Members

On many occasions, the success or failure of the efforts of a BAC is dependent upon the degree of cooperation evident among the individual members of the body. We encourage you to keep the following points in mind in your interactions with other members:

- Show respect for another's viewpoint.
- Allow others adequate time to present their views fully before making comments.
- Be open and honest.
- Welcome new members and help them become acquainted with their duties.
- Strive to maintain goodwill amongst board members.
- Minimize conflicts of interest, political bias, and misuse of official position for political motivations.

II. INTRODUCTION TO THE UNIFIED GOVERNMENT

Unification

The former City of Athens and Clarke County governments unified their operations in 1991 after a voter referendum approved the initiative in 1990. Since then, the Athens-Clarke County Unified Government (ACCGov) has provided local government services for all of Athens-Clarke County. The City of Winterville and the City of Bogart have their own local government operations for their areas in the county.

Mayor and Commission

The Mayor and Commission is composed of ten district commissioners who are elected on a nonpartisan basis for staggered four-year terms and a Mayor who is elected at-large for a four-year term. The Mayor pro tempore is chosen from among the entire Commission to serve in the absence of the Mayor and serves a term of one year.

The Mayor and Commission serves as the community's legislative body, having responsibilities for enacting ordinances, appropriating funds to conduct ACCGov business, and providing policy direction to the Manager for implementation. By provision of the Charter, the Mayor and Commission are specifically prohibited from giving direction to any of the staff members, except for the Manager, Attorney, the Internal Auditor, the Clerk of Commission, and the Municipal Court Judge.

Manager

ACCGov operates within a commission-manager form of government. The Manager is the chief executive officer of ACCGov and is responsible for the overall management of day-to-day operations.

Functions of the manager include:

- Implement policy decisions and legislative actions taken by the Mayor and Commission
- Make recommendations to Mayor and Commission
- Oversee the operations of the Unified Government
- Prepare the budget for presentation to the Mayor
- Hire and fire department heads

Commission-Manager Form of Government

	Mayor and Commission	Manager
Responsible for:	Policy decisions	Day-to-day operations
Hires and Supervises:	• Manager • Attorney • Clerk of Commission • Municipal Judge • Internal Auditor	Directly hires department directors and Manager's Office employees. Manages all other ACCGov staff members/employees, with the exception of constitutional officers, elected officials, and elected officials' employees

III. GENERAL INFORMATION

General Provisions

Details about a few BACs may be found in Chapter 4 of the Charter. The Commission may, by ordinance, establish BACs to advise the Commission on various issues and perform functions as the Commission may designate. The ordinance establishing each board or commission prescribes the powers, duties, and operating procedures of the BAC and establishes the terms of office of the board or commission members. Other BACs are established by state law and have separate functions and board member responsibilities.

In addition to the duties and functions specified in the Code for any particular board or commission, some boards and commissions are authorized to participate on a case-by-case basis in the review, discussion and advisement of the Commission regarding any policy or program matter, upon the request of the Commission or the Manager. The Commission may change any or all of the powers, duties, and procedures of some BACs subject to Commission authority and jurisdiction and may abolish any board or commission that is not required by the Charter or law.

Open Records

The work of the BAC is subject to the Georgia Open Records Act. To facilitate compliance with this, most BAC members will be issued an ACCGov email address to be used in the conduct of BAC business. BAC members should not use non-ACCGov email accounts in their work with the BAC.

Membership Limitations

The following limitations and requirements are applied to BAC membership:

Unless specifically identified by ordinance, ACCGov employees and local elected officials may not serve on any BAC. This restriction does not apply to "Hourly with no Benefits" employees, provided that such employees do not serve on a BAC which, in the judgment of the Manager, directly affects the terms, conditions, or benefits of employment of any ACCGov employee. "Hourly with No Benefits" employees are required to obtain the written authorization of the Manager prior to serving or continuing to serve on a BAC. At the request of a BAC or as identified in ordinance, ACCGov employees may serve as nonvoting ex-officio members of one or more BACs. The Mayor may appoint a Commissioner to serve as a non-voting BAC liaison when the associated enabling ordinance does not specify membership to include one or more Commissioners.

Unless specifically identified by ordinance, BAC members appointed by the Mayor and Commission or the Mayor must be residents of Athens-Clarke County and must not have any past due obligations to ACCGov either as an individual or as owner of a business. Any member serving on a BAC who relocates outside of the Athens-Clarke County during his or her term of service on a BAC regardless of his or her date of appointment or reappointment, should notify the staff liaison, who will then notify the Clerk of Commission and will no longer be a BAC member. These limitations shall not apply to applicants for or members of the Pension Board, Deferred Compensation Board, or other BACs with requirements established by state law.

Unless specifically identified by ordinance, no person shall serve on more than one BAC at a time.

As a rule of the Commission, no elected Commissioner can serve on two or more BACs simultaneously.

Attendance Policy

Upon application for and acceptance of appointment, BAC members demonstrate their intention and ability to attend meetings. If a member experiences recurring attendance problems, the chair of the BAC (or the vice chair, if the chair is the person experiencing the attendance problems) should contact the liaison and the Clerk of

Commission's Office, so that he or she can work with the affected BAC to address the issue.

In person attendance is required by state law except for in limited circumstances when virtual attendance is allowed (a member is out of town or due to health reasons). Virtual attendance is only allowed twice in a calendar year unless a doctor's note is provided for health absences and should be tracked by the liaison. Virtual attendance is not allowed due to convenience. Only physical attendees count towards a quorum.

Reappointment

BAC members in good standing may request to be reappointed at the end of their naturally expiring first term. To do so, they must request a recommendation for reappointment by their respective BAC. If the BAC recommends reappointment of the member, the recommendation shall be shared with the staff liaison, who will then notify the Clerk of Commission and provide any additional relevant information. At that point, the reappointment will be considered by a working committee consisting of the Mayor, Mayor Pro Tem, and one commissioner appointed by the Mayor.

- If the working committee recommends reappointment, the "vacant" position will not be advertised, and the reappointment will be brought forward for vote by the full Commission.
- If the working committee does not recommend reappointment, the "vacant" position will be advertised in the next available cycle and the individual seeking reappointment will be encouraged to apply.
- After the first reappointment, BAC members would be expected to apply for the position in subsequent reappointment processes.

Vacancies

Staff liaisons are responsible for notifying the Clerk of Commission's Office when a member resigns or a vacancy exists for other reasons. Any vacancy during the unexpired term of any member is generally filled by the Commission at the next BAC appointment cycle for the remainder of the term.

Vacancies are usually announced in advance of the term expiration. Two weeks is generally allowed for submittal of applications, which are usually solicited three times per year and accepted online and in hard copy formats. Openings are announced to the public through a variety of outlets.

Eligible incumbents receive a letter advising they are eligible to reapply if they have not already been reappointed through the process outlined in "Reappointment" above.

Residency

All applicants and BAC members must be ACC residents and have no past due obligations owed to ACCGov by the individual or as the owner of a business.

Residency can be established by, for instance, claiming a homestead exemption in Athens-Clarke County, having a vehicle registered in Athens-Clarke County, being registered to vote in Athens-Clarke County, or through some other appropriate means.

Application Procedures

When vacancies are advertised across multiple BACs, individuals may only apply for up to two possible positions and ultimately may fill no more than one position on a BAC appointed by the Mayor & Commission.

Once the application period has closed, the Clerk of Commission will verify applicants are qualified to serve (i.e. residency, etc.).

All Commissioners will receive a packet of qualified applicants. Each Commissioner will rank the top five applicants for each BAC opening.

After receipt of rankings, the Mayor & Commission, sitting as a nominating committee, will conduct individual 10-minute interviews with up to five selected applicants. Candidates for a BAC position will all be interviewed on the same day, although interviews for openings on multiple BACs may span several days. Interview dates will be specified on the application and announcement. Candidates who cannot attend an interview of the specified date can still be considered, but will not have an alternative date for an interview. When the nominating committee consists of less than a quorum of the M&C, interviews may be conducted virtually.

Note: The process for selecting applicants when there are multiple open positions on a BAC will be revised further at a later date.

The committee will make recommendations for appointments at the next regularly scheduled Mayor & Commission Regular Session or Special Called Session meeting.

All appointees are expected to attend and actively participate in the BAC. Each vacancy advertised includes links to BAC information pages that provide the day/time/frequency of meetings and the approximate time required. The application, which must be signed by the applicant, states in part: "I confirm that I am informed and I understand the obligation and commitment required by this position."

Some BACs have slightly different appointment processes through the Mayor and Commission as established by ordinance or other means.

- The following make their own nominations to the Commission for the Commission to confirm or reject:
    - Athens Cultural Affairs Commission
    - ~~Athens in Motion Commission~~
    - Community Tree Council
    - Hospital Authority of Clarke County
    - Keep Athens-Clarke County Beautiful
    - Oconee Rivers Greenway Commission

- The following appointments are at the discretion of the Mayor:
    - Athens Housing Authority
    - Tax Allocation District Advisory Committee

- The following appointments are recommended by Commissioners and appointed by the Mayor
    - TSPLOST and SPLOST advisory and oversight committees

- A full list of various BACs and their appointment processes is available at www.accgov.com/boards.

Removal of Board Members

The Mayor and Commission may remove BAC members that they have appointed for such reasons as absenteeism, conflict of interest, or other actions that accrue to the detriment of ACCGov, according to applicable state law. The following provisions apply to BAC member removal:

- Relocation – Unless serving on a BAC with alternative requirements established in the enabling legislation, any member serving on a BAC who relocates outside of the Athens-Clarke County during their term of service will notify the staff liaison, who will then notify the Clerk of Commission. At that point, the BAC member

appointment will be automatically terminated, and the resulting vacancy will be refilled.

- Training – Any BAC member who fails to complete the ACCGov-required training within 180 days of their initial appointment will have their appointment automatically terminated and the resulting vacancy will be refilled.
- Absenteeism – Any BAC member who fails to attend three consecutive meetings, 50% of the last year's meetings, or a total of six of the last 12 meetings shall be eligible to be removed from a BAC by a majority vote of the BAC. If the BAC votes to remove a member for absenteeism, they shall notify their liaison, who will notify the Clerk of Commission.
- Referral – A BAC may, by majority vote, recommend the Mayor & Commission consider removing a BAC member for a conflict of interest or other actions that are to the detriment of the work of the BAC. Upon such a vote, the BAC shall prepare a letter to the M&C outlining the reason for recommended removal and the date and count of the BAC vote on the issue. This letter shall be delivered to the BAC liaison who will forward it to the Clerk of Commission. The Clerk will then add the item to the next Mayor & Commission agenda where the body will vote to accept or reject the recommended removal.

Any BAC member who is removed from their appointment because of a relocation, absenteeism, or failure to complete the required training may appeal their removal within 30 days. To do so, the individual shall write a letter of appeal to the Clerk of Commission, who will then share it with the Mayor. At the Mayor's discretion, the appeal may be placed on an upcoming agenda where the Commission may vote to accept or reject the appeal. If the Mayor chooses not to place the appeal on an upcoming Commission agenda, the appeal is denied.

Officers

Each BAC shall choose its own officers from among its members, according to its bylaws, except where the Mayor appoints an initial chair. Election of officers should be held each year during a regular meeting for a 12-month period. This time frame follows the annual appointment of new members.

Staff Liaison Role

Each BAC should have an assigned staff liaison, even for state BACs where the many of the liaison duties described below are not applicable. The word liaison is used deliberately to describe the nature of the staff role in relation to the BAC, instead of the phrase "committee staff." The liaison is helps maintain communication between the BAC and relevant ACCGov department(s) or offices.

Staff liaisons must complete online staff liaison orientation and training through ACCGov.

While staff liaisons have some differing duties, depending on past BAC practice, time availability, and departmental resources, in general staff liaisons are responsible for:

- Ensuring that meeting notifications and recordkeeping occurs consistent with applicable state laws.
- Serving as a communication link between the BAC, administration, departments, and the Mayor and Commission, as appropriate.
- Providing professional guidance, issue analysis, and recommendations.
- Assisting the BAC with research, report preparation, and correspondence in keeping with the BAC's Mayor and Commission-approved charge and depending on their workload and time availability.
- Making sure the intent of the BAC is not lost after a decision, and that it is conveyed to the Mayor and Commission in a timely manner.
- Assisting the BAC in staying on track and focused.
- Presenting BAC recommendations to the Mayor and Commission, if requested to do so by either the BAC or the Mayor and Commission.
- Maintaining a positive working relationship with the Chair and members.

The liaisons are staff professionals with significant work responsibilities in addition to their liaison activities. In

general, the liaisons are individuals who have staff responsibilities that relate to the same work area as the BAC. The liaisons do not work "for" or "at the direction of" the BAC, with some limited exceptions of BACs created by state law. They are professionals who work with the BAC to develop information and recommendations for Mayor and Commission consideration.

Orientation and Training

ACCGov staff provides online training on the structure and operation of the BAC, the legal and ethical duties and responsibilities of BAC members, and the Georgia Open Records Act and Open Meetings Act. All members of BACs are required to complete the training. This requirement must be fulfilled within six months of the appointment of any member. The liaison will notify the BAC member when the training has not been completed within the first 90 days of appointment. If the training has not been completed within 180 days of appointment, the BAC member's appointment will automatically terminate and their position on the BAC will be refilled at the next regularly scheduled cycle.

Record of compliance with this requirement will be maintained in the office of the Clerk of Commission.

Additionally, staff liaisons should provide new BAC members with pertinent materials that will assist new members in becoming fully functioning members of the BAC. Established board members are encouraged to share their experience and knowledge with new members.

Budget

Generally, budgets are not established for BACs. However, funds necessary for the routine business of BACs are included in the departmental budget for each department that provides staff support to a BAC. This is not applicable to state BACs.

Stipends

Some BACs include a stipend for serving members. When stipends are utilized for locally created and controlled BACs, members shall be eligible for a maximum of one stipend per regularly scheduled meeting per month, which will be issued on a quarterly basis. In all cases, an individual must attend a meeting in-person to be eligible for the resulting stipend. ACCGov staff, ex-officio members, and elected officials are not eligible to receive stipends.

Bylaws

BACs may not adopt bylaws that are inconsistent with the Charter, the Code, or other policies that may be established by the Mayor & Commission. A copy of the bylaws must be filed with the Clerk of Commission for the use of the Commission immediately after adoption by the board. This is not applicable to state BACs.

Social Media

Generally, BACs are encouraged to share general, non-advocacy information via established ACCGov social media accounts before contemplating the creation of one focused solely on their work. It is recognized that in some cases, a BAC may desire to have one or more BAC-branded social media accounts to educate the public about their work. Social media accounts for BACs may be created and operated under the following conditions:

- The BAC shall vote to request a social media presence. This vote should note the desired platform(s) and purpose for the account(s).
- The staff liaison shall notify the Communications Department of the request through the social media request form.
- The Communications Department, in consultation with the Manager's Office, will determine if the request can be completed via existing ACCGov accounts or if additional BAC branded accounts are needed.

- If a BAC branded account is created, the Communications Department shall be the "owner" and the staff liaison shall be an authorized user. Liaisons must attend required social media training from the Communications Department prior to posting anything on an official account and follow all ACCGov social media policies.

The BAC shall then establish a process by which they determine what content they would like to share and when they would like it shared. It shall then be the responsibility of the staff liaison to post the BAC requested content.

Websites

All BACs must use the ACCGov website for their online presence. The website will be updated by the staff liaison and Communications Department as requested by the BAC. BACs may not create a web presence outside of the official ACCGov website unless authorized by the Manager's Office.

Visual Identity

BACs should adhere to ACCGov visual identity guidelines for printed or digital items and any other logo or visual identity creations. Liaisons can contact the Communications Department for more information.

Annual Reports

Each BAC should prepare an annual report as outlined in their enabling ordinang. Annual reports should directly correspond to the work conducted by the BAC for the year. Annual reports are filed with the Clerk of Commission for distribution to the Commission. This is not applicable to state BACs.

IV. MEETING RESPONSIBILITIES

Conduct of Meetings

It is important that BACs conduct their meetings in a manner that is procedurally correct. It is recommended that BACs follow the procedures for the conduct of meetings as established in *Robert's Rules of Order, Newly Revised*. These rules of procedure may also be further modified by each BAC, upon majority vote, if the BAC believes that such modification would enable it to better meet its responsibilities under the Code or Charter and fulfill its functions. Additionally, in those instances where *Robert's Rules of Order* may be inconsistent with the provisions of the Charter, the ordinances of ACCGov, or this Manual, the Charter, ordinances, and this Manual shall take precedence. This is not applicable to state BACs.

Public Input

Although not required, each BAC may at their discretion, at or near the beginning of each of its regular meetings, afford members of the public an opportunity to speak to any matter on the meeting agenda and indicate such time on the agenda. Time limitations may be imposed by the chair of the BAC on such public input as necessary to conduct the business of the BAC in a timely and efficient manner. This is not applicable to state BACs.

Streaming

Although not legally required except during emergency declarations, live video streaming of BAC meetings is considered an expectation for BACs that are locally created or controlled. Committee and subcommittee meetings are not expected to be streamed. Meeting videos are useful for the public, elected officials, and even BAC members who could not attend a meeting.

Streamed meetings are also available afterwards on-demand through the BAC's webpage on accgov.com. Liaisons should contact the Communications Department for streaming instruction, training, and details on available hardware options for streaming.

Although the Communications Department may offer limited technical support, especially after hours, a meeting video may not be available live or on-demand in the event of a technical issue. Videos are not considered the official record of meetings, unlike agendas, meeting summaries, and minutes.

Open Meetings

Georgia law specifically requires that all meetings of a BAC, and all meetings of any committee of a BAC, shall be open to the public at all times.

The term "meeting" is defined as a gathering of a quorum of members or any committee of such BAC, at which any public business is discussed or at which any formal action may be taken. It is important to remember that the open meeting requirements apply to more than just in-person gatherings.

Participation and voting should be conducted in an open meeting. Input/proxies/votes are not allowed via telephone, email, conference call, etc. except under limited legal exceptions or in some cases to state BACs.

Executive Session

State law does allow for elected and appointed boards involved in the legislative process to enter into executive session (only the BAC members and no one else) for the following reasons:

- Procurement through RFP when considering respondents
- Threatened or pending litigation
- Personnel issues

- Disposition or acquisition of real estate

For the above reasons, the ability to enter into executive session is not applicable to virtually all BACs, save a few. If you have any questions about the eligibility of your topic for an executive session, please contact the Clerk of Commission. Any BAC that intends to enter into executive session must notify the ACCGov Attorney's Office at least 24 hours before doing so.

Notice Requirement

Full and timely notice to the public must be given prior to the holding of any meeting of a BAC (or committee of a BAC) at which a majority or quorum is in attendance or is expected to be in attendance or at which formal action could be taken. Under the Georgia Open Meetings Act, five days' notice is required for any regularly scheduled meeting, and 24-hours' notice for any special called meeting. Meetings should be posted by the BAC liaison on the appropriate accgov.com website calendar.

For special meetings, irregularly scheduled meetings, or rescheduled meetings, notice of the meeting must be posted least 24 hours before the time of the meeting online, as well as the usual place of business or a location if different from the normal. The liaison is responsible for the posting.

Quorum Requirements

In order for a BAC to conduct any business or take any formal action, it is necessary that a quorum of the membership be physically present at the meeting. Virtual attendees, when allowed, do not count towards a quorum. A quorum consists of the majority of the total number of members that comprise the BAC. This quorum requirement does not change even if a position on the BAC is vacant and the Commission has not appointed a replacement. In the event that a quorum is not present for a meeting, those present can adjourn the meeting to a later date and time. This is not applicable to state BACs.

The quorum for a BAC subcommittee shall be a majority of those appointed to the subcommittee unless the Charter, Code, or the BAC establishing the subcommittee specifies otherwise.

Minutes

Minutes must be taken at any meeting of a BAC (or committee of a board or commission), including meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or could occur. The minutes must be open to public inspection and a copy must be placed online and filed with the liaison upon approval. Approval of minutes shall occur no later than the next regular meeting of the BAC or committee, except in those instances when an audio or video recording has been made and maintained.

State law and Code do not prescribe the level of detail to be contained in the minutes. At a minimum, the minutes of a meeting should contain the following information:

- Date, time and location of the meeting.
- Listing of members present and a statement that such members constituted a quorum.
- General outline of each major topic discussed, considered, and the outcome.
- Comments of individual members that illustrate the individuals' viewpoints and opinions.
- Verbatim (to the extent possible) recital of all motions along with the recording of how each member voted on each motion.
- Detailed recital of all formal action taken.
- Time of adjournment.

Approval of Minutes

Meeting minutes are generally drafted after a meeting and are sent to members as part of the next meeting's agenda to consider approving as part of the agenda. Any additions, deletions, or corrections to the minutes should be presented by BAC and staff members. A motion should be made and seconded to approve the minutes of the last meeting as amended. The approved minutes should be signed by the chair and secretary of the BAC. If a BAC is dissolving, the final minutes can be approved at the end of a meeting for a BAC's final action. The BAC liaison can contact the BAC attorney for guidance.

Minutes of Discussion Items

While the minutes should be as accurate as possible, the secretary is not required to record every remark made at the meeting. The secretary should not make the minutes a verbatim transcript.

The minutes should include a description of each item being discussed. Listing questions and answers during discussion of each item is not necessary. The exact wording of any motion made should be included in the minutes, and the maker and second of the motion should be noted.

If the motion is approved or defeated unanimously, such should be noted. If the vote on a motion is split, the record should reflect those voting in favor of the motion and those voting against the motion. Member names must be listed along with the reason for the nay vote on motions. (NOTE: Special matters such as annexation and zoning hearings may require considerably more detail. Items being forwarded for Commission consideration should also include more detail.)

Minutes of Adjournment

Recording adjournment of a meeting in the minutes is advisable, since it indicates whether the meeting was finally adjourned, or adjourned to another time prior to the next regular meeting. The adjournment should specify the time the meeting was adjourned to a date and hour. The Chair may adjourn the meeting by declaration.

Filing and Distribution of Minutes

Written minutes of BAC meetings are considered permanent records of ACCGov. BACs must file minutes online and with their liaison. This is not applicable to state BACs. After minutes have been approved, send an e-mail pdf of signed/approved minutes to the liaison. BAC liaisons are responsible for assuring agendas and minutes are posted for the public in a timely manner.

Electronic audio or video recordings do not take the place of written minutes and are not legally required to be created for meetings. It is recommended that audio electronic recordings of meetings be retained at least until the minutes are approved, and ideally for 2 to 3 months. Streamed video recordings are generally kept for longer periods of time when created.

V. CONFLICT OF INTEREST GUIDELINES

Introduction

The members of BACs are subject to certain rules of ethical conduct established by the Charter and Code. This is not applicable to state BACs. The following summary highlights the primary areas of concern addressed by these rules. When in doubt, a BAC member should consult with the Attorney's Office for clarification of any applicable regulations. Ultimately, each member is responsible for his or her own compliance with all applicable laws and regulations.

Conflicts of Interest

A BAC member should refrain from voting on or attempting to influence any decision in which he or she has a financial or personal conflict of interest. Additionally, when a conflict exists under the rules contained in the Charter, the member should file with the staff liaison a written statement of disclosure as soon as the conflict of interest is discovered. A copy of the disclosure form is included with these materials and additional forms may be obtained from the Clerk of Commission's Office. This is not applicable to state BACs.

Generally, a BAC member has a financial interest in a decision when the decision entails some foreseeable, measurable financial benefit to the individual member or relative.

Even if a member does not have a financial interest in a decision or recommendation, a personal interest may also create a conflict of interest. The test for a personal interest is whether, in the judgement of a reasonably prudent person, the BAC member would realize or experience some direct and substantial benefit or detriment different in kind from that experienced by the general public.

In applying this test in a business context, a BAC member should check with the Attorney's Office before participating in any decision which directly and substantially benefits a business in which he or she either has a substantial financial interest or is engaged as a consultant or representative. Or, if a decision of ACCGov might directly and substantially affect a particular business to its economic detriment, and a BAC member has a substantial financial interest in a competing firm, the member should also exercise caution in deciding whether to participate in the decision. The guidelines in the Charter will be the basis by which the Attorney will make an interpretation in each case.

Contracts with ACCGov

BAC members and their relatives are prohibited from having a financial interest in sales to ACCGov, but only if they exercise, directly or indirectly, any decision-making or supervisory authority with regard to the goods or services to be sold to ACCGov.

As to purchases from ACCGov, such purchases are permitted only when the property is offered for sale at an established price and not by bid or auction, and the purchase must be on the same terms and conditions as would be available to all members of the general public.

Disclosure of Confidences

BAC members sometimes receive confidential information from staff. Such information should not be used for the private benefit of the BAC member or any other individual. Additionally, disclosure of the information is prohibited if a reasonable person would consider that the disclosure would injure the financial interests of ACCGov. This is not applicable to state BACs.

Gifts and Favors

The acceptance of honoraria (compensation for a speech or participation in public events as an official of

ACCGov) is prohibited by BAC members. The acceptance of any other gift or favor from persons doing business with the ACCGov desiring to do business with ACCGov is also prohibited if the gift or favor might reasonably be construed as compensation for an official decision or as something that would tend to impair the BAC member's independence of judgment in the performance of his or her official duties. The following specific items are excluded from the definition of prohibited gifts or favors and may be accepted:

- Nonpecuniary awards for public service.
- Reimbursement for expenditure for attending job-related conferences or other meetings.
- Invitations to social functions or meetings that are not extraordinary when viewed in the light of the position held by the BAC member.
- Perishable or nonpermanent items that are insignificant in value, such as meals, lodging, travel expenses, tickets to sporting, recreation, educational or cultural events.
- Salary from outside employment.

Checklist

The following questions are suggested when examining a potential conflict of interest or question of ethical conduct. If the answer to the question is "yes," the BAC member should avoid participating in the decision of engaging in the proposed transaction:

☐ **Sales to ACCGov:** Will I or my relative receive some foreseeable, measurable financial benefit? Am I involved in the procurement or supervision?

☐ **Purchases from ACCGov:** Am I, or is my relative, buying this at auction? Are we buying it under any different terms and conditions than would be available to members of the general public?

☐ **Financial Interest in a Decision:** Will I or my relative receive some foreseeable, measurable financial benefit?

☐ **Personal Interests:** Would a reasonably prudent person believe that I or my relative will realize or experience some direct and substantial benefit or detriment from this decision that is different in kind from that experienced by the general public? Will the business that either of us represents directly and substantially benefit? Will a competing firm be directly and substantially harmed?

☐ **Gifts or Favors:** Is this gift or favor being offered to me because of a decision I have made or am about to make? Would a reasonably prudent person think that this gift or favor would impair my independence of judgment?

☐ **Confidences**: Am I about to use or disclose a confidence which, in the judgment of a reasonably prudent person, would injure the financial interests of ACCGov? Will I be using it for private gain, either for myself or for another person?

Recommended Action

If a conflict of interest exists, or there is a strong and distracting perception of a conflict, it is recommended that the BAC member recuse himself or herself from the discussion and/or vote, and state clearly the reason for the recusal. The staff liaison should capture the stated reason in the minutes for the public record.

CONFLICT OF INTEREST DISCLOSURE STATEMENT
THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

The following disclosure statement is submitted to the Clerk of Commission of the Unified Government of Athens-Clarke County.	
Name:	
Title:	
Decision(s) or contract affected (give description of item to be addressed by BAC, etc.):	
Brief statement of interest:	
Date:	Signature:
REMOVAL OF CONFLICT OF INTEREST I affirm that the above-stated conflict of interest no longer exists.	
Date:	Signature:

cc: (regardless of membership type): BAC Staff Liaison
cc (if Commission member or BAC member): Attorney and Manager
cc (if employee): HR Director

APPENDIX I: BOARDS, AUTHORITIES, AND COMMISSIONS

1. **STATE CREATED/ENABLED/MANDATED BACS**
   a. Airport Authority
   b. Athens-Clarke County Library Board
   c. Athens-Clarke County Industrial Development Authority
   d. Athens Downtown Development Authority
   e. Athens Housing Authority
   f. Board of Elections
   g. Board of Health
   h. Board of Tax Assessors
   i. Clarke County Division of Family and Children Services
   j. Classic Center Authority
   k. Construction Board of Appeals
   l. Department of Behavioral Health and Developmental Disabilities – Region 2 Advisory Council
   m. Development Authority of Unified Government of Athens-Clarke County
   n. Georgia Innovation Corridor Joint Development Authority
   o. Hospital Authority of Clarke County, Georgia
   p. Joint Development Authority of the Athens-Clarke County Unified Government and the City of Winterville
   q. Residential Care Facilities for the Elderly Authority

2. **LOCALLY CREATED AND CONTROLLED BACS**
   a. Athens-Clarke County Community Tree Council
   b. Athens Cultural Affairs Commission
   c. Athens in Motion Commission
   d. Commission on People with Disabilities
   e. Deferred Compensation Board
   f. Hearings Board
   g. Historic Preservation Commission
   h. Human Relations Commission
   i. Keep Athens-Clarke County Beautiful
   j. Oconee Rivers Greenway Commission
   k. Pension Board
   l. Planning Commission
   m. Public Safety Civilian Oversight Board
   n. Solid Waste Advisory Commission
   o. Tax Allocation District Advisory Committees (six total)
   p. Vision Committee

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Reallocation of Recaptured ARPA Funds for Affordable Housing Projects

DATE: October 27, 2025

EXECUTIVE SUMMARY:

Staff requests Mayor and Commission approval to award an additional $273,674.96 in recaptured ARPA funding to Athens Area Habitat for Humanity to support the agency's existing ARPA contract for development of 10 affordable houses for sale in the Gaines Elementary School attendance zone (5 in Micah's Creek and 5 in in-fill lots).

BUDGET INFORMATION:

REVENUES:

$ 10,000.00	Remaining from the $150,000.00 recaptured from the Economic Justice Coalition's Workforce Support contract ($140,000 previously reallocated toward Classic Center Authority for Center for Racial Justice)
$ 263,674.96	Available recaptured funding from the Economic Justice Coalition's ARPA Homelessness CNA Training contract
$ 273,674.96	Total available for reallocation via this agenda report

EXPENSES

$ 273,674.96	Recommended additional award to Athens Area Habitat for Humanity

FUNDING SOURCE: American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:

To request Mayor and Commission:

a. Approve staff's recommendation to award an additional $273,674.96 in recaptured ARPA funding to Athens Area Habitat for Humanity (Habitat) to support the agency's existing ARPA contract for development of 10 affordable houses for sale in the Gaines Elementary School attendance zone (5 in Micah's Creek and 5 in in-fill lots), for a total award of $1,773.674.96 (**Attachment #1)**; and,
b. Approve staff's recommendation to amend the current Habitat ARPA contract scope of work to allow for a reduction of the number of housing units developed from ten to five, and allow for the reduced construction funds to be budgeted to support infrastructure development in Micah's Creek Phase I; and
c. 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 (Habitat), 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 October 3, 2023, the Affordable Housing Investment Strategy (AHIS) was accepted by the M&C through a Commission Defined Option (CDO).

7. On April 2, 2024, at the request of Athens Area Habitat for Humanity (AAHH), M&C approved revisions to the agency's ARPA contract scope of work, project timeline and budget whereby

the agency would construct 5 for-sale homes in Micah's Creek development *and* 5 single-family homes on "in-fill" lots located within 1.2 miles of Micah's Creek. AAHH cited significant delays to Micah's Creek infrastructure development as a driving force for their request.

8. On May 1, 2024, the First Amendment to AAHH's ARPA contract was executed to reflect changes approved by M&C (History #7).

9. On May 7, 2024, M&C approved HOME Investment Partnerships Program (HOME) funding totaling $400,000 to Habitat in support of Micah's Creek infrastructure hard costs, including new on-site improvements such as sidewalks, utility connections, and sewer or water lines, and costs related to building new, off-site utility connections to an adjacent street when necessary to connect on-site infrastructure to a utility distribution center.

10. 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 #2**).

11. 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.

12. 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.

13. 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.

14. On May 6, 2025, M&C approved HOME funding totaling $480,000.00 to Habitat in support of new construction of four single-family homebuyer units in Micah's Creek.

15. Between June and July 2025, the agencies subject to recapture via the September 2, 2025 agenda item submitted an Action Plan to meet their next ARPA expenditure deadline. 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.

16. 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.

17. On September 2, 2025, Mayor and Commission voted to:

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:
    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 up to $150,000.00 of ARPA funding previously contracted to the Economic Justice Coalition for their Workforce Support contract;
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;
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;
e. Amend the intergovernmental agreement 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 the agenda report; and,
g. Authorize Mayor and staff to execute all related documents.

18. On September 8, 2025, HCD released an expedited application to agencies with active ARPA affordable housing contracts to submit requests for additional ARPA funding to support existing eligible development and/or rehabilitation activities. Leading up to the application deadline, HCD provided technical assistance to agency partners that requested it.

19. In September 2025, HCD staff continued to work with the Economic Justice Coalition to close out its ARPA Homelessness (CNA Training Program) contract and determined that a total of up to $263,674.96 in ARPA funds from that PO would be available for recapture and reallocation.

20. In October 2025, a panel of HCD staff reviewed the six applications submitted by agencies with existing ARPA affordable housing contracts and reached out to agency contacts with clarifying questions, as needed. Also as needed, HCD staff consulted with ACCGov colleagues at PUD, Planning, Building Inspections and Fire Marshal to verify status and feasibility of proposed projects.

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.

3. 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 #2**) 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%

4. Based on federal regulations governing ARPA funding, ACCGov can re-obligate unspent ARPA funds by using one of three strategies:
   a. Strategy 1: Amend Existing ARPA Contracts to Authorize the Use of Unspent Funds. 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).

5. Because of the limited time remaining and the complexity involved, staff advised in the September 2, 2025 agenda report that *Strategy 2: Authorize Replacement Contracts for Substantially the Same Purpose* would have a high risk of failure and was thus not recommended for Mayor and Commission consideration.

6. Per the September 2, 2025 agenda report, *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, staff recommended the M&C should prioritize Strategy 1 reallocations now if they wish to use that approach. Staff recommended 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.

7. Based on these criteria, staff recommended in the September 2, 2025 agenda report that reclaimed ARPA funds be allocated to affordable housing projects if the M&C wish to use Strategy 1. Candidate projects included both new construction and rehabilitation. Per that agenda report, staff were directed to conduct an expedited solicitation of eligible contracts and return to the M&C with funding recommendations in November of 2025.

8. HCD received applications from six agencies with eligible/active ARPA Affordable Housing contracts (**Attachment #3)**. Combined applications totaled $1.2M in requested funding, as follows:

Agency and Activity	**Original ARPA Contract**	**Supplemental Request**
Athens Area Habitat for Humanity: new construction for sale	$1,500,000.00	$290,555.42
Athens Community Council on Aging: owner-occupied rehab and housing counseling	$415,000.00	$115,000.00
Athens Land Trust: Young Urban Builders owner-occupied rehab	$415,000.00	$290,555.42
Athens Recovery Center: rehabilitation of supportive housing units	$250,000.00	$75,000.00
East Athens Development Corporation: new construction for rent	$800,000.00	$290,555.42
Historic Athens: owner-occupied rehab	$531,600.00	$140,000.00

9. HCD reviewed all submitted applications and determined all were eligible according to the criteria specified in the September 2, 2025 agenda report.

10. A panel of HCD staff members rated all eligible applications using this evaluation rubric:

Category and Points	**To score maximum points:**
Budget & Leverage *Max Points: 20*	• Demonstrate existing cost overruns from original ARPA Affordable Housing project.

	• Show that additional funds request is reasonable (final cost per sq. ft. and cost per unit) and realistic in determining the project's overall sources, uses, revenue, and expenses. • Project is financially feasible with a high probability of completion by 12/31/26 with the additional ARPA Funds.
Feasibility/ Timeline *Max Points: 20*	• Demonstrate ability to complete the ARPA-funded project and expend 100% of awarded funds (original + additional request) according to the expenditure deadlines outlined in contract and RFP. • Demonstrate that personnel, project activities timeline, and budget expenditures congruent with project description and outcomes. • Timelines for remaining grant period are clearly stated and realistic. • Absence of known funding, construction and/or environmental issues that might significantly impact ability to complete
Organization Capacity/ Qualifications *Max Points: 20*	Demonstrate <u>current</u> high capacity/ability to implement and oversee the proposed project with additional funding.
Clarity/Quality of Proposal *Max Points: 10*	Proposal for additional funds is clearly written. There is a logical alignment between needs, goals, and activities.
Affordability *Max Points: 10*	Proposal for increased funding (including proposed changes to scope of work, if any) supports deep levels of affordability and robust supportive services for the intended resident population as outlined in original contract. Period of affordability still exceeds HOME guidelines.
Risk Assessment *Max Points: 20*	• Low risk due to demonstrated experience with administering federal funds with positive history of performance and is in good standing with the federal and local government for grant funds. Financial accountability, policies, and staffing are appropriate. • No open monitoring findings on any HCD-managed contracts. • Currently in compliance with all performance, expenditures, and reporting requirements outlined in the original contract.

11. As further outlined in **Attachment #1**, the panel of HCD staff reviewers rated the six received applications as follows:

Agency and Activity	**TOTAL (of 100)**
Athens Area Habitat for Humanity: new construction for sale	88.75
Athens Recovery Center: rehabilitation of supportive housing units	85.00
Athens Community Council on Aging: owner-occupied rehab and housing counseling	83.75

Historic Athens: owner-occupied rehab	83.75
Athens Land Trust: Young Urban Builders owner-occupied rehab	81.25
East Athens Development Corporation: new construction for rent	73.75

12. HCD staff recommends awarding 100% of available ARPA recaptured funds ($273,674.96) to Athens Area Habitat for Humanity (Habitat) to help address significant cost overruns related to infrastructure for the development of Micah's Creek. All other requests for recaptured ARPA funding sought to *expand* existing scope of services and performance metrics.

13. Due to project planning approval delays and inflationary increases in construction materials, Habitat has broken the Micah's Creek project into phases. HCD staff recommends allowing Habitat to amend the current ARPA contract scope of work to reduce the number of single-family housing units from ten to five and to allow Habitat to reallocate construction funds to support development of required infrastructure activities that support Phase I **(Attachment #4).**

14. HOME funding awarded to Habitat for infrastructure and development of four single family housing units will be targeted to Phase I activities.

15. Given the proximity to the federal ARPA expenditure deadline (12/31/26), it will be critical for agencies awarded funding through this agenda report to meet all contracting *and* expenditure deadlines that were included in the expedited application and listed below. HCD will continue to provide comprehensive technical assistance to contracted agencies, but will recommend M&C recapture funds should critical deadlines be missed.

Deadline for Selected Agencies to Submit all Required Documentation to Execute Contract Amendments, including but not limited to: • Revised scope and/or budget, as requested by staff • Proof of current insurance coverage, including all required endorsements • Updated Board of Directors List, etc.	Dec. 31, 2025
Deadline for Agencies to Meet Next Expenditure Deadline: • For contracts executed in 2023: At least 75% of ARPA contract funds • For contracts executed in 2024: At least 50% of ARPA contract funds in original contract	Jan. 1, 2026
Deadline for Staff to Provide Contract Amendment to Agency for Final Review and Signatures	Jan. 15, 2026
Deadline for Agency to Submit Signed Contract and other Required Documentation	Jan. 30, 2026
M&C Voting Cycle re: Possible Recapture of Unspent ARPA Funds (based on expenditures thru 1/1/26)	Feb. / March 2026
Deadline for Agencies who Receive Additional ARPA Funds, to Meet Next Expenditure Deadline	July 1, 2026

For contracts executed in 2023 or 2024: At least 75% of ALL ARPA funds, including original *and* additional funds awarded through this application	
M&C Voting Cycle re: Possible Recapture of Unspent ARPA Funds (based on expenditures thru 7/1/26)	August / Sept. 2026
Deadline to Expend 100% of Awarded ARPA Funds	Dec. 31, 2026

16. This agenda meets the following FY26-28 ACCGov Strategic Plan Goals, Strategies, and/or initiatives:
    a. 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. Approve staff's recommendation to award an additional $273,674.96 in recaptured ARPA funding to Athens Area Habitat for Humanity to support the agency's existing ARPA contract for development of 10 affordable houses for sale in the Gaines Elementary School attendance zone (5 in Micah's Creek and 5 in in-fill lots), for a total award of $1,773.674.96; and,
    b. Approve staff's recommendation to amend the current Habitat ARPA contract scope of work to allow for a reduction of the number of housing units developed from ten to five, and allow for the reduced construction funds to be budgeted to support infrastructure development in Micah's Creek Phase I; and
    b. Authorize Mayor and staff to execute all related documents.

2. Mayor and Commission do not award the recaptured ARPA funds.

3. Mayor and Commission defined option.

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

DEPARTMENT: Housing & Community Development
Prepared by: Alejandra Calva, HCD Assitant Director

Melinda Lord — 10/27/2025

Melinda Lord
HCD Director

Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b and c

November 13, 2025

Bob Cowell, Manager Date

ATTACHMENTS:

Attachment #1: Staff Recommendation for Reallocation of Recaptured ARPA Funds to Existing ARPA Affordable Housing Contracts

Attachment #2: 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 #3: Compilation of Submitted Agency Applications for Recaptured ARPA Funds

Attachment #4: Proposed Budget from Athens Area Habitat for Humanity

Attachment #1
Athens-Clarke County
Housing & Community Development Department
Reallocated ARPA Funding Recommendations for Existing ARPA Affordable Housing Contracts

Available Recaptured ARPA Funding for Reallocation…… **$273,674.96**

1. **Athens Area Habitat for Humanity**…… **$273,674.96**
   - *Current Contract Amount and Scope*: $1,500,000 for new construction of 10 affordable houses for sale in Gaines Elementary School Zone (5 in Micah's Creek and 5 in-fill lots)
     - *Expenditure Rate for Current Contract Award* (as of 9/30/25): 57.5% spent
   - *Need for Requested Funding*: Requested additional $290,555.42 to help address cost overruns related to infrastructure in Micah's Creek

   Staff recommends reallocating all available ARPA recaptured funds to AAHH as they have experienced significant cost overruns related to the contracted project, whereas all other applications seek additional funds to *expand* services beyond contracted scope.

2. **Athens Community Council on Aging**…… **$0.00**
   - *Current Contract Amount and Scope*: $415,000 for owner-occupied rehabilitation projects and housing counseling services (including rental/utility assistance) for ACC residents 55 years and older
     - *Expenditure Rate for Current Contract Award* (as of 9/30/25)): 66.4% spent
   - *Need for Requested Funding*: Requested additional $115,000.00 to complete 3 additional major home renovation projects for homeowners, continue funding for housing counseling (including rental/utility assistance) for ACC residents 55 years and older.

3. **Athens Land Trust**…… **$ 0.00**
   - *Current Contract Amount and Scope:* $415,000 for owner-occupied rehabilitation projects as part of Young Urban Builders Program
     - *Expenditure Rate for Current Contract Award* (as of 9/30/25): 99.9% spent
   - *Need for Requested Funding*: Requested additional $290,555.42 to complete an additional 12+ rehabilitation and weatherization projects for LMI homeowners, and add an outreach/education activity component to program.

4. **Athens Recovery Center**…… **$ 0.00**
   - *Current Contract Amount and Scope*: $250,000 to complete rehabilitation and weatherization of supportive affordable housing units in Prince Avenue location, and provide supportive services focused on family preservation.
     - *Expenditure Rate for Current Contract Award* (as of 9/30/25): 99.5%
   - *Need for Requested Funding*: Requested additional $75,000 to complete additional repairs on Prince Avenue location and provide indigent support services.

5. **East Athens Development Corporation**…… **$ 0.00**

- *Current Contract Amount and Scope: $800,000* to develop two new rental affordable housing units and provide housing supportive services
    - *Expenditure Rate for Current Contract Award* (as of 9/30/25): 75.9%
- *Need for Requested Funding*: Requested additional $290,555.42 to develop an additional new affordable housing unit for rent.

6. Historic Athens…….. **$ 0.00**

- *Current Contract Amount and Scope:* $531,600 to rehabilitate owner-occupied affordable housing units
    - *Expenditure Rate for Current Contract Award* (as of 9/30/25): 69.1%
- *Need for Requested Funding*: $140,000 to complete four additional major owner-occupied rehabilitation projects.

###

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.

Attachment #3:
Combined Agency Applications for Recaptured ARPA Funding

APPLICATION FOR ADDITIONAL ARPA FUNDING
FOR PURPOSES OF AFFORDABLE HOUSING PROJECTS

Please answer all questions concisely but thoroughly. If needed, you may submit additional pages if the response space provided is not sufficient.

A. Agency Information

Agency Name: Athens Area Habitat for Humanity

Contact Name: Charles Smith

B. Current ARPA Contract Information

1. ARPA Project name for which you are seeking additional funds:
   Micah's Creek

2. Current ARPA contract amount: $1,500,000.00

3. ARPA expenditures as of date of application submission:
   a. Approved expenditures by HCD: $830,868.52
   b. Submitted financial reports, currently under review by HCD: $0
   c. Expenditures already incurred but not yet submitted to HCD: $20,000.00

4. Do you anticipate meeting your upcoming January 1, 2026 Expenditure Deadline to avoid recapture of ARPA funds? Please refer back to Section II of this application instructions for expenditure thresholds.
   ☒ Yes ☐ No

   4a. If NO, please explain why you may not meet your expenditure deadline. Include any known funding, construction and/or environmental issues that might impact your ability to.

5. If you are awarded additional ARPA funds, do you *currently* have the staffing and organizational capacity to:
   a. Expend at least 75% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by July 1, 2026? ☒ Yes ☐ No
   b. Expend 100% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by December 31, 2026? ☒ Yes ☐ No

6. Is your ARPA Affordable Housing contract currently in compliance with all performance, expenditures, and reporting requirements outlined in the original contract?
   ☒ Yes ☐ No

6a. If NO, please explain why and your plan to get back in compliance before the M&C vote on November 4, 2025:

7. Does your agency have any open monitoring findings related to your ARPA contract(s)?
   ☐ Yes ☒ No

   6a. If YES, please explain the status of your corrective action plan to address the open monitoring findings:

C. Request for Additional ARPA Funds

8. Amount of additional ARPA funds requested via this application: $290,555.42

9. Please explain why you are seeking these additional ARPA funds, including whether you are at risk of not meeting your currently contracted performance metrics without these additional funds ("cost overruns"). Please attach supporting documents to this application as needed.

We are seeking additional funding due to inflation of projected infrastructure costs. Supplemental documentation includes projections from Georgia Development Partners, who are won the bid to complete our infrastructure. Given expected expenses totaling $7,670,052.32, we will need additional financial support to complete the project as projected. The initial budget of more than $4,000,000 was considered adequate at time of application. While receiving funding for the original budgetary expectation, we now find ourselves facing a shortfall in funding to complete the infrastructure for the projected 63 home development. With or without additional funds, we will complete the construction of the 10 houses from the original ARPA application. However, without additional funding for infrastructure, future construction of housing in Micah's Creek would be jeopardized.

10. Please explain potential changes to your scope of work and performance metrics if you are awarded additional funds:

Our scope of work and performance metrics do not change; we are confident that we will complete the original ARPA contract requirements for constructing 10 single family houses within the contract award period.

11. Please use the Gantt chart below to provide an updated project timeline of the major milestones through December 2026, for every quarter (use Calendar Year Quarters: Q1 = Jan-March, etc.). Please include milestones completed to date, *and* the use of the additional funds if awarded.

Activity	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26	Q3 26	Q4 26
Initiate Family Engagement and Recruitment	X	X	X	X	X											
Amended contract approved					X											
Construction of the first 5 houses on infill lots						X	X	X	X	X	X	X				
First home completed									X							
Infrastructure at 437 Little Oak											X	X	X	X		
Construction of 5 houses at 437 Little Oak													X	X	X	X

12. Please use the provided table to explain how you would allocate the additional funds (if awarded) among existing and/or new contract budget line items. Please reference your current budget on Zoom Grants to ensure that Column B captures any budget adjustments completed since contracting. If needed, you may add additional lines.

Category	Current Contract Budget (from Zoom Grants)	Request of Additional ARPA Funds	Total Proposed ARPA Contract Budget (current + additional request)	Other Non-ARPA Funds (specify source)
New Construction	1,430,000	290,555.42	1,720,555.42	4,310,849.00 (GA ARPA: Infrastructure and 15 houses + In-kind gift of $10,000 in labor from W&A)
Administration	70,000	0	70,000	$821,203 (AAHFH salaries of personnel contributing to project as calculated in initial application)
TOTAL	1,500,00.00	290,555.42	1,790,555.42	5,132,052

End of Application

APPLICATION FOR ADDITIONAL ARPA FUNDING
FOR PURPOSES OF AFFORDABLE HOUSING PROJECTS

Please answer all questions concisely but thoroughly. If needed, you may submit additional pages if the response space provided is not sufficient.

A. Agency Information

Agency Name: Athens Community Council on Aging

Contact Name: Jenna Moon

B. Current ARPA Contract Information

1. ARPA Project name for which you are seeking additional funds:
   ACCA Live Well Housing Program

2. Current ARPA contract amount: $415,000

3. ARPA expenditures as of date of application submission:
   a. Approved expenditures by HCD: $248,602.06
   b. Submitted financial reports, currently under review by HCD: $10,812.67
   c. Expenditures already incurred but not yet submitted to HCD: $13,422.66

4. Do you anticipate meeting your upcoming January 1, 2026 Expenditure Deadline to avoid recapture of ARPA funds? Please refer back to Section II of this application instructions for expenditure thresholds.
   ☐ Yes ☐ No

   4a. If NO, please explain why you may not meet your expenditure deadline. Include any known funding, construction and/or environmental issues that might impact your ability to.

5. If you are awarded additional ARPA funds, do you *currently* have the staffing and organizational capacity to:
   a. Expend at least 75% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by July 1, 2026? ☐ Yes ☐ No
   b. Expend 100% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by December 31, 2026? ☐ Yes ☐ No

6. Is your ARPA Affordable Housing contract currently in compliance with all performance, expenditures, and reporting requirements outlined in the original contract?
   ☐ Yes ☐ No

6a. If NO, please explain why and your plan to get back in compliance before the M&C vote on November 4, 2025:

7. Does your agency have any open monitoring findings related to your ARPA contract(s)?
   ☐ Yes ☐ No

6a. If YES, please explain the status of your corrective action plan to address the open monitoring findings:

C. Request for Additional ARPA Funds

8. Amount of additional ARPA funds requested via this application: $115,000

9. Please explain why you are seeking these additional ARPA funds, including whether you are at risk of not meeting your currently contracted performance metrics without these additional funds ("cost overruns"). Please attach supporting documents to this application as needed.

We are requesting an additional $115,000 to provide funding for three additional major home renovation projects, to continue funding the housing counseling portion of ACCA's Live Well Housing program, through both provision of funding for rental and utility assistance to individuals and to fund a portion of the salary for Care Coordinator, Jenna Moon, who oversees the housing counseling program.

At present, we have $125,191 of the $312,188 originally allocated for major home repairs remaining. We anticipate that eight projects, already in our queue, will exhaust these funds. As of now, we have an additional 46 home modification/repair requests for assistance which we do not anticipate being able to provide with existing funds. We will use $75,000 of the requested $115,000 to complete a minimum of three additional housing repair projects.

At present, we have $2,569 of the $41,112 allocated for housing programs supplies and operations remaining and anticipate exhausting this funding quickly. We anticipate using $20,000 of the requested $115,000 for continued operating expenses on this line.

At present, we have $13,382 of the initial $60,000 requested for the housing counselor position remaining. To date, we have billed 40% of this position's time at their pay rate at the beginning of the

project steadily with each report, without adjustments for pay and benefit increases. We anticipate spending all money currently allocated for this expense in February 2026. The remaining $20,000 of the $115,00 requested would allow us to continue funding the housing counseling position through December 2026 at the current rate of pay and benefits.

10. Please explain potential changes to your scope of work and performance metrics if you are awarded additional funds:

We do not anticipate any changes to our scope of work. However, we expect an increase in the number of households being assisted.

At present, we have completed repairs/renovations for 19 households, and with the current funding we project to serve 8 more households. If awarded, we would be able to repair an additional 3 households. In total, this would bring the estimated number of repaired households to 30.

At present, 58 households have been supported through emergency assistance, and with the current remaining funds, we project serving 6 more households. If awarded, we would be able to reach an additional 30 households. In total, this would bring the estimated number served to 94 households.

11. Please use the Gantt chart below to provide an updated project timeline of the major milestones through December 2026, for every quarter (use Calendar Year Quarters: Q1 = Jan-March, etc.). Please include milestones completed to date, *and* the use of the additional funds if awarded.

Activity	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26	Q3 26	Q4 26
Example	*X*	*X*	*X*	*X*												
Application for housing modification/renovation process and documents developed			X													
Housing modification Program announced, and applications become available			X													
Housing applications reviewed and work scheduled				X	X	X	X	X	X	X	X	X	X	X	X	X
Housing Counseling program advertised, and clients begin service				X	X	X	X	X	X	X	X	X	X	X	X	X
Quarterly review of program progress				X	X	X	X	X	X	X	X	X	X	X	X	X
25% budget spent								X								
50% of budget spent										X						
75% of budget spent												X				
Program completed- 100% of funded expended & sustained efforts in place																X

12. Please use the provided table to explain how you would allocate the additional funds (if awarded) among existing and/or new contract budget line items. Please reference your current budget on Zoom Grants to ensure that Column B captures any budget adjustments completed since contracting. If needed, you may add additional lines.

Category	Current Contract Budget (from Zoom Grants)	Request of Additional ARPA Funds	Total Proposed ARPA Contract Budget (current + additional request)	Other Non-ARPA Funds (specify source)
Rehabilitation (Repair & Weatherization)	$312,188	$75,000	$387,188	
Personnel (Housing Counselor)	$60,000	$20,000	$80,000	
Housing Counseling Program Supplies/Operations	$41,112	$20,000	$61,112	
Legal Fees/Background Checks	$1,700		$1,700	
Administration/Occupancy				$45,500
TOTAL	$415,000	$40,000	$530,000	$45,500

End of Application

APPLICATION FOR ADDITIONAL ARPA FUNDING
FOR PURPOSES OF AFFORDABLE HOUSING PROJECTS

Please answer all questions concisely but thoroughly. If needed, you may submit additional pages if the response space provided is not sufficient.

A. Agency Information

Agency Name: Athens Land Trust

Contact Name: Demetrius D. Jordan

B. Current ARPA Contract Information

1. ARPA Project name for which you are seeking additional funds:
   Youth ARPA Rehab Program

2. Current ARPA contract amount: $_415,000____

3. ARPA expenditures as of date of application submission:
   a. Approved expenditures by HCD: $__414,999_____
   b. Submitted financial reports, currently under review by HCD: $__0_____
   c. Expenditures already incurred but not yet submitted to HCD: $_ 0_____

4. Do you anticipate meeting your upcoming January 1, 2026 Expenditure Deadline to avoid recapture of ARPA funds? Please refer back to Section II of this application instructions for expenditure thresholds.
   ☒ Yes ☐ No

   4a. If NO, please explain why you may not meet your expenditure deadline. Include any known funding, construction and/or environmental issues that might impact your ability to.

N/A

5. If you are awarded additional ARPA funds, do you *currently* have the staffing and organizational capacity to:
   a. Expend at least 75% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by July 1, 2026? ☒ Yes ☐ No
   b. Expend 100% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by December 31, 2026? ☒ Yes ☐ No

6. Is your ARPA Affordable Housing contract currently in compliance with all performance, expenditures, and reporting requirements outlined in the original contract?
   ☒ Yes ☐ No

6a. If NO, please explain why and your plan to get back in compliance before the M&C vote on November 4, 2025:

N/A

7. Does your agency have any open monitoring findings related to your ARPA contract(s)?
   ☐ Yes ☒ No

   6a. If YES, please explain the status of your corrective action plan to address the open monitoring findings:

N/A

C. Request for Additional ARPA Funds

8. Amount of additional ARPA funds requested via this application: $_290,555.42_____

9. Please explain why you are seeking these additional ARPA funds, including whether you are at risk of not meeting your currently contracted performance metrics without these additional funds ("cost overruns"). Please attach supporting documents to this application as needed.

Our scope of work for our existing ARPA grant stated that we would deliver rehabilitation and weatherization services to at least three homes per year over a 3.5-year period (at least 12 homes). We completed four major repairs (>$25K) and forty-four minor repairs (<$25K) in twenty months, with 82% of homeowners who received services below the 65% income limit. We continue to receive a high volume of requests for ARPA-eligible home rehabilitation and weatherization services, including ACC homeowners who are outside the service area set by our other funding sources. Additional ARPA funds will allow us to enroll homeowners and provide repairs for those whom we would otherwise have to turn away. We have a streamlined process for intake, baseline energy auditing, and repairs, and we believe we can use additional ARPA funds by the end of 2026 as efficiently and effectively as we did with our original contract. This is supported by our ability to leverage a Department of Energy grant that includes wages for Young Urban Builders who assist with repairs, including some with training and certification as energy auditors; and established relationships with a wide range of local subcontractors who are versed in the objectives and requirements for the ARPA-funded projects.

10. Please explain potential changes to your scope of work and performance metrics if you are awarded additional funds:

We will complete a minimum of 12 rehabilitation/weatherization projects (12 homes). We would like to use this funding to close repair and energy efficiency gaps by supporting residents outside of our current zones (those census tracts that meet the eligibility requirements for our other funding sources). The type of calls that we turn down in record numbers are: (1) ramps and porch safety for seniors (2) HVAC and (3) walk-in bathtubs. We will continue our partnership with ACTION, Inc. to assist homeowners who receive deferrals in applying for State-level weatherization assistance due to substandard housing conditions.

We have revised the performance metrics in the GANTT chart from that of our original contract to remove the following metrics since these activities are not funded by the proposed additional ARPA funds: (a) youth certifications; (b) neighborhood advisory board meetings. In addition, we have removed the metrics for outreach to develop an applicant pool and orientation with potential subcontractors since the project is ongoing, i.e. we have a sufficient applicant pool and established relationships with contractors.

We propose to use a portion of this funding for three outreach/education activities. This will allow us to build off the starting point of simply delivering repairs to give residents the tools to maintain and save money on their energy bills. Topics could include energy efficiency, solar education, and financial literacy around energy burdens.

11. Please use the Gantt chart below to provide an updated project timeline of the major milestones through December 2026, for every quarter (use Calendar Year Quarters: Q1 = Jan-March, etc.). Please include milestones completed to date, *and* the use of the additional funds if awarded.

Activity	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26	Q3 26	Q4 26
Example	*X*	*X*	*X*	*X*												
Energy Audits and/or work plans				4	4	2		11								
Minor rehab completed				3	8	3		18	12							
Major rehab completed					1		3									
YUB Coordinator schedules energy audits, home assessments, and legal documentation overview with registered homeowners																
YUB work with coordinator to complete home retrofits, and shadowing sub-contractors when appropriate																
Project staff prepare resident historical file: before and after photos, filing legal paperwork, energy audit, bill collection, filing for energy rebates as appropriate, collecting resident post evaluation																
Hold three community education meetings on energy efficiency, solar opportunities, and/or financial literacy related to energy burdens																
Submitting monthly reports and reimbursements																

12. Please use the provided table to explain how you would allocate the additional funds (if awarded) among existing and/or new contract budget line items. Please reference your current budget on Zoom Grants to ensure that Column B captures any budget adjustments completed since contracting. If needed, you may add additional lines.

Category	**Current Contract Budget (from Zoom Grants)**	**Request of Additional ARPA Funds**	**Total Proposed ARPA Contract Budget (current + additional request)**	**Other Non-ARPA Funds (specify source)**
Budget notes	*These funds have been 99.99% expended between 09/2023 – 04/2025*			*Non-ARPA funds for project period 01/01/26 – 12/31/26*
Personnel	$28,414.49	$19,890	$48,304.49	US DOE $74,100 Drawdown GA $8,500 ACC CPP $40,300
Materials & Supplies	$358,407.76	$247,941.42	$609,349.18	US DOE $245,115 ACC CPP $3,670
Insurance	$0	$0	$0	
Filing fees/ energy audits	$14,400	$10,084	$24,484	
Administration	$13,777.75	$9,640	$23,417.75	US DOE $33,214 Drawdown GA $1,500 ACC CPP $8,260
Other: youth workforce development wages, training; leadership development stipends for low-income homeowners	$0	$0	$0	US DOE $75,236 ACC CPP $45,000
NEW: supplies and materials for three (3) community education events (marketing materials, educational materials/literature, and refreshments		$3,000		
TOTAL	$415,000	$290,555.42	$705,555.42	$534,895

End of Application

APPLICATION FOR ADDITIONAL ARPA FUNDING
FOR PURPOSES OF AFFORDABLE HOUSING PROJECTS

Please answer all questions concisely but thoroughly. If needed, you may submit additional pages if the response space provided is not sufficient.

A. Agency Information

Agency Name: Acceptance Recovery Center, Inc.

Contact Name: Michelle Medlock, Executive Director

B. Current ARPA Contract Information

1. ARPA Project name for which you are seeking additional funds:
   Prince Avenue Weatherization and Repair

2. Current ARPA contract amount: $ 250,000

3. ARPA expenditures as of date of application submission:
   a. Approved expenditures by HCD: $ 247,236.86
   b. Submitted financial reports, currently under review by HCD: $ $1,540
   c. Expenditures already incurred but not yet submitted to HCD: $ 0

4. Do you anticipate meeting your upcoming January 1, 2026 Expenditure Deadline to avoid recapture of ARPA funds? Please refer back to Section II of this application instructions for expenditure thresholds.

   X Yes No

   4a. If NO, please explain why you may not meet your expenditure deadline. Include any known funding, construction and/or environmental issues that might impact your ability to.

N/A

5. If you are awarded additional ARPA funds, do you *currently* have the staffing and organizational capacity to:
   a. Expend at least 75% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by July 1, 2026? X Yes No
   b. Expend 100% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by December 31, 2026? X Yes No

6. Is your ARPA Affordable Housing contract currently in compliance with all performance, expenditures, and reporting requirements outlined in the original contract?

X Yes No

6a. If NO, please explain why and your plan to get back in compliance before the M&C vote on November 4, 2025:

N/A

7. Does your agency have any open monitoring findings related to your ARPA contract(s)?

Yes X No

6a. If YES, please explain the status of your corrective action plan to address the open monitoring findings:

N/A

C. Request for Additional ARPA Funds

8. Amount of additional ARPA funds requested via this application: $__$75,000_____

9. Please explain why you are seeking these additional ARPA funds, including whether you are at risk of not meeting your currently contracted performance metrics without these additional funds ("cost overruns"). Please attach supporting documents to this application as needed.

We are requesting additional ARPA funds to complete essential building renovations and accessibility improvements that will increase the number of individuals we can serve each year, expand the overall impact of our program, and support our Indigent Care Program, bringing the total request to $75,000. The requested amount includes the attached invoice totaling $51,070 for the building repairs and improvements outlined below.

The goals of this project include:

1. **Repairing current issues;**
2. **Addressing lighting, accessibility, and property maintenance needs to ensure safety, functionality, and prevent further deterioration of the facility; and**

3. **Sustaining and expanding program impact through quicker intakes and smoother transitions, allowing us to serve more individuals each year by reducing downtime and avoiding delays caused by units being out of service.**

Over 95% of our residents currently come from prisons or houseless living situations. If funded, we will serve only those with low incomes within HUD requirements. There are currently no other residential treatment facilities in our area and no other residential recovery centers offering long-term housing with financial assistance in Athens-Clarke County. Additionally, there are no other facilities in Athens that provide family preservation services, substance use treatment, and recovery services for pregnant persons.

The planned renovations include installing new exterior lighting in the columns, adding a new camera system inside and outside the building to improve safety, replacing four exterior doors, repairing the stairs, and updating the existing ADA ramp at the front of the house to improve accessibility. Additional work includes repairing the threshold on the front door, refinishing doors that are in poor condition, installing a new light on the upstairs front of the house, replacing damaged interior doors, and updating the kitchen with new cabinets to replace those that are in very poor condition. We will also frame a room in the basement for secure storage, and repaint the kitchen walls and exterior fence to maintain the integrity and appearance of the facility.

These improvements are critical to maintaining a safe, functional, and welcoming recovery environment. Completing these repairs will allow us to complete intakes more efficiently, enroll residents without delay, and transition them into recovery care more quickly. Once residents are enrolled in the program, they will be able to access services sooner, begin their recovery path earlier, find employment more quickly, and ultimately move toward independent living faster. As participants graduate and transition to stable housing and employment, we are able to bring new residents into available beds without delay, ensuring continuous service delivery to those most in need.

In addition, we are seeking to expand our Indigent Care Program, which covers admission fees and housing costs for individuals who cannot afford them. Admission fees are $600 and housing costs are $265 per week. This additional funding of $23,930 will allow us to support, on average, 15 additional residents without financial means by covering admission fees and up to one month of recovery housing and services. This support helps residents during their most difficult period of transition, increasing their likelihood of success in the program and their ability to seek employment.

Applicants to the Indigent Care Program complete a short application and interview process, with awards based on economic need, housing status, parental or pregnancy status, and incarceration history. Participants must meet program requirements, which include securing employment within 10 days of intake, attending evidence-based and peer support groups, maintaining negative drug screens, volunteering at one of ARC's annual community events, and submitting a reflection letter on how funds supported their goals. This process reinforces accountability and highlights the short-term nature of the Indigent Care Program, which provides critical financial support during periods of hardship. Residents who benefit are encouraged to give back through service to ARC or the Athens community, and some repay their assistance into the fund itself. Together, these practices create a sustainable model that reduces barriers, supports recovery, and strengthens community reintegration.

By addressing both the physical repairs and the financial barriers to access, we will strengthen our ability to fill beds quickly, reduce wait times, and help individuals transition into care and long-term stability sooner. These combined efforts directly increase the number of people we can serve each year and enhance the long-term sustainability of our recovery housing program. This investment ensures that neither facility limitations nor financial hardship will prevent someone from entering recovery housing and receiving the care and stability needed to sustain long-term recovery.

Acceptance Recovery Center is not at risk of failing to meet any currently contracted performance metrics. All performance metrics will be met as outlined in the original contract.

10. Please explain potential changes to your scope of work and performance metrics if you are awarded additional funds:

The scope of work does not change with regard to the repairs for the Prince Avenue property. The proposed renovations build upon the same type of work outlined in the original contract and simply add additional repairs to further improve safety, accessibility, and overall building condition. These include items such as new exterior lighting, a camera system inside and outside the building, replacement of exterior doors, stair and threshold repairs, updates to the ADA ramp, refinishing and replacement of damaged doors, new kitchen cabinets, basement storage framing, and painting to prevent deterioration and maintain the property.

The scope does expand slightly in relation to the use of Indigent Care Program funds. While the original contract focused on housing costs specific to the Family Preservation Program, the expanded funding would allow us to extend financial assistance to any individual in need of recovery housing who meets HUD income guidelines but lacks the means to afford admission or housing costs. This change will ensure equitable access to recovery housing and allow more individuals to begin treatment and stabilization without financial delay.

Based on the new and updated accessibility improvements and building repairs, we anticipate no delays in admissions, allowing us to maintain consistent occupancy and improve program flow. Combined with the additional funding for housing costs, we estimate being able to serve an additional 15 people annually with these funds. The original application projected serving 10 individuals, so this expansion would increase our annual reach to approximately 25 individuals. The Prince Avenue location has 21 beds, giving us the capacity to support this increase while maintaining high-quality care and operational efficiency. We believe these improvements will make us even stronger stewards of the additional funds and allow us to create a larger impact within the Athens community.

All other program goals, deliverables, and performance metrics remain unchanged and will be fully met per the original contract.

11. Please use the Gantt chart below to provide an updated project timeline of the major milestones through December 2026, for every quarter (use Calendar Year Quarters: Q1 = Jan-March, etc.). Please include milestones completed to date, *and* the use of the additional funds if awarded.

Activity	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26	Q3 26	Q4 26
Example	*X*	*X*	*X*	*X*												
Complete Repairs & Weatherization	X	X	X	X												
Hire a contracted consultant to assist with HUD procedures, policies, and managing new rental requirements to meet HUD guidelines. Apply for additional grant funding (foundational, state, and federal funds) to sustain building and program maintenance (ongoing) and monitor any reporting required if funded.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Launch and Maintain Family Reunification Program (Partnership with DFCS) to be partnered with the Women's Center Program and provide affordable and accessible housing to residents and their families (including children and pregnant persons with substance use disorders)					X	X	X	X	X	X	X	X	X	X	X	X
Complete repairs current issues													X	X		
Address and fix lighting, accessibility, and property maintenance needs to ensure safety, functionality, and prevent further deterioration of the facility													X	X		
Sustaining and expanding program impact through quicker intakes and smoother transitions, allowing us to serve more individuals each year by reducing													X	X	X	X

downtime and avoiding delays caused by units being out of service.																

12. Please use the provided table to explain how you would allocate the additional funds (if awarded) among existing and/or new contract budget line items. Please reference your current budget on Zoom Grants to ensure that Column B captures any budget adjustments completed since contracting. If needed, you may add additional lines.

Category	Current Contract Budget (from Zoom Grants)	Request of Additional ARPA Funds	Total Proposed ARPA Contract Budget (current + additional request)	Other Non-ARPA Funds (specify source)
Rehabilitation	$237,499.00	$0	$237.499.00	$123,326.18
Programs - Family Preservation	$1	$0	$1	
Admin	$12,500	$0	$12,500	
Additional Repairs w/additional funding	$0	$51,070.00	$51,070.00	
Program - Indigent Fund	$0	$23,930.00	$23,930.00	$50,000 (private and foundational grants and donations)

TOTAL				

End of Application

APPLICATION FOR ADDITIONAL ARPA FUNDING
FOR PURPOSES OF AFFORDABLE HOUSING PROJECTS

Please answer all questions concisely but thoroughly. If needed, you may submit additional pages if the response space provided is not sufficient.

A. Agency Information

Agency Name: East Athens Development Corporation

Contact Name: Fred O. Smith, Sr

B. Current ARPA Contract Information

1. ARPA Project name for which you are seeking additional funds:
   East Athens Housing Construction and Education Program Expansion

2. Current ARPA contract amount: $ 800,000

3. ARPA expenditures as of date of application submission:
   a. Approved expenditures by HCD: $ 582,651.22
   b. Submitted financial reports, currently under review by HCD: $ 30,000
   c. Expenditures already incurred but not yet submitted to HCD: $ 8,000

4. Do you anticipate meeting your upcoming January 1, 2026 Expenditure Deadline to avoid recapture of ARPA funds? Please refer back to Section II of this application instructions for expenditure thresholds.
   x Yes □ No

   4a. If NO, please explain why you may not meet your expenditure deadline. Include any known funding, construction and/or environmental issues that might impact your ability to.

5. If you are awarded additional ARPA funds, do you *currently* have the staffing and organizational capacity to:
   a. Expend at least 75% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by July 1, 2026? x Yes □ No
   b. Expend 100% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by December 31, 2026? x Yes □ No

6. Is your ARPA Affordable Housing contract currently in compliance with all performance, expenditures, and reporting requirements outlined in the original contract?
   x Yes □ No

6a. If NO, please explain why and your plan to get back in compliance before the M&C vote on November 4, 2025:

7. Does your agency have any open monitoring findings related to your ARPA contract(s)?
   □ Yes x No

   7a. If YES, please explain the status of your corrective action plan to address the open monitoring findings:

8. Amount of additional ARPA funds requested via this application: $ 290,555.92

9. Please explain why you are seeking these additional ARPA funds, including whether you are at risk of not meeting your currently contracted performance metrics without these additional funds ("cost overruns"). Please attach supporting documents to this application as needed.

We are seeking additional ARPA funds to expand our existing project, which has already successfully completed the construction of two new affordable homes equipped with solar panels and energy-efficient appliances. In addition, we designed, developed, and launched a Housing Education Program. With a third lot already secured, we are prepared to construct an additional affordable home. While we can complete our current contracted performance metrics without the additional funds, securing these funds would allow us to expand our impact and better meet the urgent demand for affordable housing in East Athens communities, specifically in census tract 301.

10. Please explain potential changes to your scope of work and performance metrics if you are awarded additional funds:

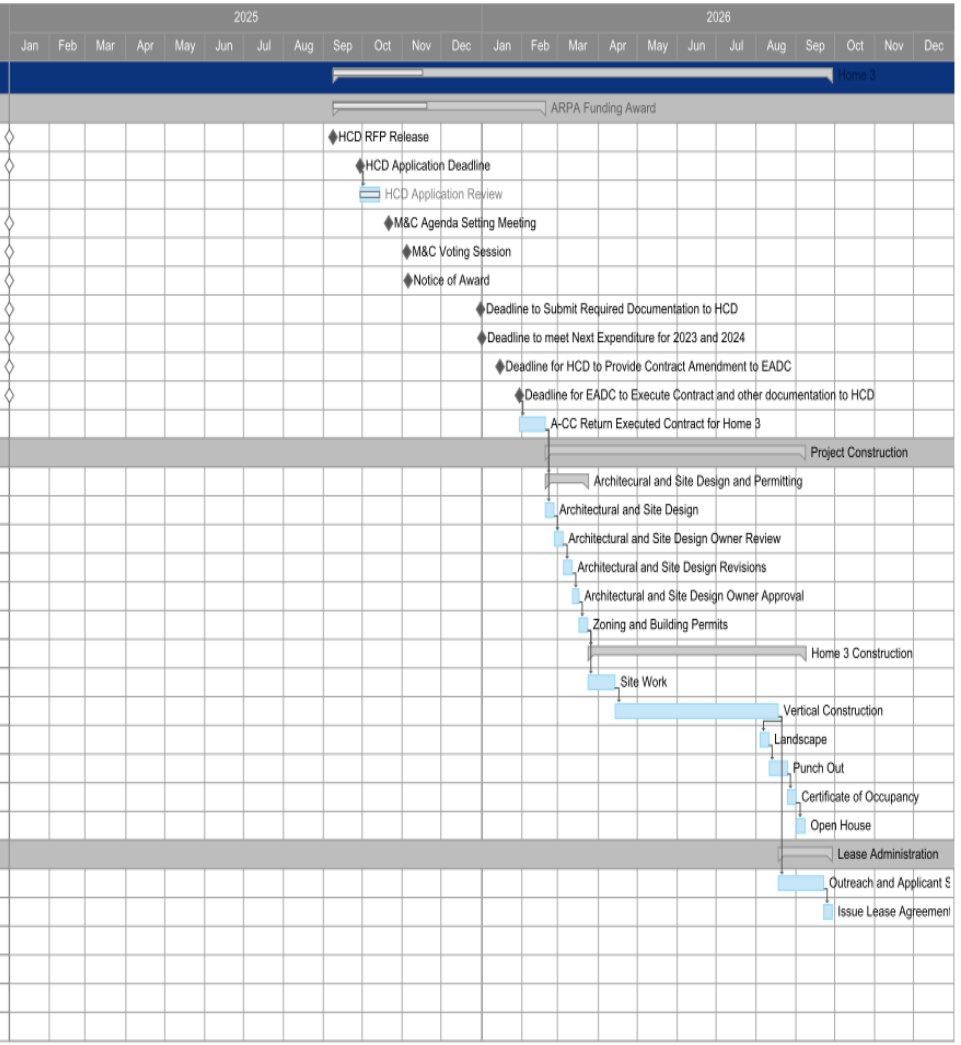
If awarded the additional ARPA funds, we will expand the scope of work and performance metrics to include the construction of an additional affordable home. This home will serve a family household earning 80% AMI or below, with priority given to households at or below 65% AMI, and will be structured to ensure long-term affordability for Athens' residents. In addition, the expanded scope will allow us to increase the number of affordable housing residents who receive direct services and participate in our Housing Education Program, further supporting pathways to self-sufficiency and housing stability.

11. Please use the Gantt chart below to provide an updated project timeline of the major milestones through December 2026, for every quarter (use Calendar Year Quarters: Q1 = Jan-March, etc.). Please include milestones completed to date, *and* the use of the additional funds if awarded.

Project Plan-EADC Fairview St-220355

W&A ENGINEERING

	Task	Start Date	End Date	Duration
1	Home 3	09/08/25	09/28/26	276d
2	ARPA Funding Award	09/08/25	02/18/26	118d
3	HCD RFP Release	09/08/25	09/08/25	0
4	HCD Application Deadline	09/29/25	09/29/25	0
5	HCD Application Review	09/29/25	10/13/25	11d
6	M&C Agenda Setting Meeting	10/21/25	10/21/25	0
7	M&C Voting Session	11/04/25	11/04/25	0
8	Notice of Award	11/05/25	11/05/25	0
9	Deadline to Submit Required Documentation to HCD	12/31/25	12/31/25	0
10	Deadline to meet Next Expenditure for 2023 and 2024	01/01/26	01/01/26	0
11	Deadline for HCD to Provide Contract Amendment to EADC	01/15/26	01/15/26	0
12	Deadline for EADC to Execute Contract and other documentation to HCD	01/30/26	01/30/26	0
13	A-CC Return Executed Contract for Home 3	01/30/26	02/18/26	14d
14	Project Construction	02/19/26	09/07/26	143d
15	Architecural and Site Design and Permitting	02/19/26	03/23/26	23d
16	Architectural and Site Design	02/19/26	02/25/26	5d
17	Architectural and Site Design Owner Review	02/26/26	03/04/26	5d
18	Architectural and Site Design Revisions	03/05/26	03/11/26	5d
19	Architectural and Site Design Owner Approval	03/12/26	03/16/26	3d
20	Zoning and Building Permits	03/17/26	03/23/26	5d
21	Home 3 Construction	03/24/26	09/07/26	120d
22	Site Work	03/24/26	04/13/26	15d
23	Vertical Construction	04/14/26	08/17/26	90d
24	Landscape	08/04/26	08/10/26	5d
25	Punch Out	08/11/26	08/24/26	10d
26	Certificate of Occupancy	08/25/26	08/31/26	5d
27	Open House	09/01/26	09/07/26	5d
28	Lease Administration	08/18/26	09/28/26	30d
29	Outreach and Applicant Screening	08/18/26	09/21/26	25d
30	Issue Lease Agreements	09/22/26	09/28/26	5d
31				
32				
33				
34				



12. Please use the provided table to explain how you would allocate the additional funds (if awarded) among existing and/or new contract budget line items. Please reference your current budget on Zoom Grants to ensure that Column B captures any budget adjustments completed since contracting. If needed, you may add additional lines.

Category	Current Contract Budget (from Zoom Grants)	Request of Additional ARPA Funds	Total Proposed ARPA Contract Budget (current + additional request)	Other Non-ARPA Funds (specify source)
Construction	$516,950.00	261,499.88	778,449.88	
Contingency	$51,695	0	51,695	
Solar	$38,200	0	38,200	
Appliances	$50,000	0	50,000	
Administration	$58,943.00	29,055.54	87,998.54	
Consultants	$84,212	0	84,212	
TOTAL	$800,000	290,555.42	1,090,554.54	

End of Application

APPLICATION FOR ADDITIONAL ARPA FUNDING
FOR PURPOSES OF AFFORDABLE HOUSING PROJECTS

Please answer all questions concisely but thoroughly. If needed, you may submit additional pages if the response space provided is not sufficient.

A. Agency Information

Agency Name: Athens Clarke Heritage Foundation DBA Historic Athens

Contact Name: Taneisha Brooks

B. Current ARPA Contract Information

1. ARPA Project name for which you are seeking additional funds:
   Equitable Housing Initiative

2. Current ARPA contract amount: $531,600.00

In Process

3. ARPA expenditures as of date of application submission:
   a. Approved expenditures by HCD: $330,897.41
   b. Submitted financial reports, currently under review by HCD: $18,066.19
   c. Expenditures already incurred but not yet submitted to HCD: $0

4. Do you anticipate meeting your upcoming January 1, 2026 Expenditure Deadline to avoid recapture of ARPA funds? Please refer back to Section II of this application instructions for expenditure thresholds.
   Ξ Yes □ No

   4a. If NO, please explain why you may not meet your expenditure deadline. Include any known funding, construction and/or environmental issues that might impact your ability to.

5. If you are awarded additional ARPA funds, do you *currently* have the staffing and organizational capacity to:
   a. Expend at least 75% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by July 1, 2026? Ξ Yes □ No
   b. Expend 100% of ALL awarded ARPA funds, including original *and* additional funds awarded through this application, by December 31, 2026? Ξ Yes □ No

6. Is your ARPA Affordable Housing contract currently in compliance with all performance, expenditures, and reporting requirements outlined in the original contract?
   Ξ Yes □ No
   6a. If NO, please explain why and your plan to get back in compliance before the M&C vote on November 4, 2025:

7. Does your agency have any open monitoring findings related to your ARPA contract(s)?
   □ Yes Ξ No

6a. If YES, please explain the status of your corrective action plan to address the open monitoring findings:

C. Request for Additional ARPA Funds

8. Amount of additional ARPA funds requested via this application: *$140,000.00.*

9. Please explain why you are seeking these additional ARPA funds, including whether you are at risk of not meeting your currently contracted performance metrics without these additional funds ("cost overruns"). Please attach supporting documents to this application as needed.

   We are seeking additional ARPA funds to expand the impact of the Equitable Housing preservation Initiative. To date, we have successfully rehabilitated seven homes using current funding. Under the existing contract, each home receives up to $25,000 in major rehabilitation support, which has included full roof replacements, insulation removal and replacement, bathroom modifications for aging-in-place, column repairs, structural repairs, and other critical improvements.

   At present, our contract structure allows us to complete one rehabilitation per quarter. However, given our strong partnerships with reliable contractors and our proven program model, we have the capacity to complete 1–2 projects per quarter while maintaining high-quality outcomes. With an additional $100,000, we could complete four more projects, increasing our total impact from 12 to 16 rehabilitated homes over the grant period.

   We have the staff, expertise, and systems in place to manage this expanded scope effectively. To ensure sustainability and program efficiency, we are also requesting $40,000 in staffing support to offset the increased administrative expenses. Together, this additional investment will directly strengthen our ability to preserve affordable housing, protect homeowners, and further the goals of the ARPA program.

10. Please explain potential changes to your scope of work and performance metrics if you are awarded additional funds:

    There will be no changes to the original scope of work outlined in our contract. The existing model has proven to be both effective and sustainable, and we intend to maintain the same approach. If awarded additional funds, the primary change will be an increase in scale and output rather than in scope. Specifically, the additional funding will allow us to rehabilitate more homes within the same framework and quality standards, thereby increasing the number of families served. Performance metrics will be adjusted accordingly to reflect the higher volume of completed projects, but the core program design, goals, and methods of delivery will remain consistent.

In Process

11. Please use the Gantt chart below to provide an updated project timeline of the major milestones through December 2026, for every quarter (use Calendar Year Quarters: Q1 = Jan-March, etc.). Please include milestones completed to date, *and* the use of the additional funds if awarded.

Activity	Q1 23	Q2 23	Q3 23	Q4 23	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25	Q4 25	Q1 26	Q2 26	Q3 26	Q4 26
Example	*X*	*X*	*X*	*X*												
The Program Director was hired in March 2024. To keep the program on schedule, a step was taken in Q2 of 2024 to complete two homes instead of the originally planned one per quarter.						*XX*	*X*	*X*	*X*	*X*	*X*	*XX*	*XX*	*XX*	*XX*	*X*

In Process

12. Please use the provided table to explain how you would allocate the additional funds (if awarded) among existing and/or new contract budget line items. Please reference your current budget on Zoom Grants to ensure that Column B captures any budget adjustments completed since contracting. If needed, you may add additional lines.

Category	Current Contract Budget (from Zoom Grants)	Request of Additional ARPA Funds	Total Proposed ARPA Contract Budget (current + additional request)	Other Non-ARPA Funds (specify source)
Staffing	$196,500	$40,000	$236,500	0
Construction Materials and Supplies	$100,000	$50,000	$$150,000	0
Contracting Services	$200,000	$50,000	$250,000	0
TOTAL	$496,500	$140,000	$636,500	0

In Process

End of Application

Attachment #4

Athens Area Habitat for Humanity®

PO BOX 1261 | ATHENS, GA 30603
PHONE: 706.208.1001 | FAX: 706.369.1210
WWW.ATHENSHABITAT.COM
BUILDING HOMES, CHANGING LIVES

November 7, 2025

To Whom It May Concern,

On September 2, 2022, Athens Area Habitat for Humanity (AAHFH) received approval from Athens-Clarke County Unified Government for American Rescue Plan Act Funding for Affordable Housing (ARPA AH) in the amount of $1,500,000 for the Micah's Creek Homeownership Opportunity Project. The Scope of Work included New Construction of 10 single-family houses (1,430,000) and Administration- audits and insurance ($70,000). The initial contract was amended to build 5 houses on infill lots near their 437 Little Oak Street parcel, because infrastructure was not yet completed; Mayor/Commission approved that amendment on April 2, 2024.

Due to plan approval delays and dramatic inflationary increases in construction materials, AAHFH now is having to phase the infrastructure construction for the entire 63-house project and requests an amendment of their ARPA AH to use the balance from the remaining 5 houses to help fund the infrastructure of the Micah's Creek project. AAHFH will complete the 5 houses on the infill lots and use ARPA AH funding for that purpose. AAHFH will complete Phase I of the infrastructure with the balance of ARPA AH funding. After completion of infrastructure, AAHFH plans to continue building homes for families on the 437 Little Oak Street parcel, eventually completing 37 homes for families, 15 houses for homeless college students release from the foster system, and 11 tiny homes for veterans and artists as approved in the original Planned Development proposal which was approved by Mayor/Commission on December 5, 2023.

Thank you for your consideration of our amended Scope of Work for our ARPA AH.

Sincerely,

Charles R. Smith
Vice President of Operations
charles@athenshabitat.com 706-715-6725

ATHENS AREA HABITAT FOR HUMANITY ARPA AH ESTIMATES FOR BUDGET AMENDMENT

COST CATEGORY	Balance to be left in line items
Accounting/Audit Expense	$31,000.00
Insurance	$3,240.00
Infrastructure	$504,580.00
House construction	$101,349.85
Unreimbursed funds as of 11.10.2025	$640,169.85

LINK/GIRTZ CDO 12/2/25: Agenda Item #23
TSPLOST 2018, Project 11 & 12, SP #7 - Barber Street Bicycle and Pedestrian Imp., Proposed Preliminary Plans, Land Acquisition and Revised Project Concept

--Approve a, b, e, & f.
--Approve c & d as pertaining to Segment 3.
--Re. Section 4:

1. Proceed with near-term cost-efficient improvements to Boulevard & Barrow St. intersections (i.e. all-way stops, signage, crosswalk markings) + recommended additional pavement markings & signage to encourage traffic calming.
2. Engage the public via an in-person presentation & input session to inform appropriate project concept development of future additional improvements to Section 4, including interface with Prince Ave bike lanes.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: TSPLOST 2018, Project 11 & 12, SP #7 - Barber Street Bicycle and Pedestrian Imp., Proposed Preliminary Plans, Land Acquisition and Revised Project Concept

DATE: October 20, 2025

EXECUTIVE SUMMARY:

This agenda item requests Mayor & Commission approval of the Proposed Preliminary Plans for Segments 1 & 2 along with two sidewalk gaps within Segment 3 and authorize staff to enter Right-of-Way Acquisition, Final Design, and Bid-Award Phases for Segements 1 & 2 and the sidewalk gaps; requests approval of the Proposed Revised Project Concept for Segments 3 & 4 and, to advance the revised Project Concepts to Preliminary Plans.

BUDGET INFORMATION:

REVENUES:

SPLOST 2011 Project 06 (Bicycle Imp.)	TSPLOST 2018 Project 11 (Bicycle Imp.)	TSPLOST 2018 Project 12 (Pedestrian Imp.)	TSPLOST 2023 Project 25 (Bic. & Ped. Imp)	
$ 4,365,000	$ 6,739,466	$13,266,843	$ 7,840,000	Project Funds (All Tiers)
EXPENSES:				
$ 3,492,478	$ 822,708	$ 1,700,953	$ 165,802	Expensed or Encumbered (all SP)
$ 0	$ 311,712	$ 379,699	$ 453,636	Testing, Permits, Misc., & PM Fees (all Subprojects)
$ 0	$ 40,200	$ 74,150	$ 50,000	Public Art (all Subprojects)
$ 0	$ 1,405,500	$ 1,405,500	$ 0	Riverbend Rd. ROW – Construction*
$ 0	$ 715,950	$ 2,982,417	$ 201,308	Jefferson River Rd MUP ROW - Construction**
$ 0	$ 0	$ 0	$ 3,272,561	Cherokee Rd MUP ROW & Construction*
$ 0	$ 0	$ 0	$ 1,800,000	Active Transportation Programs
$ 0	$ 948,912	$ 1,448,912	$ 0	TAP Chase Street Project (Local Match)*
$ 0	$ 0	$ 2,110,540	$ 0	Vincent Drive Sidewalk*
$ 0	$ 0	$ 0	$ 250,000	Lexington Road Sidewalk Gap
$ 0	$ 0	$ 43,344	$ 526,839	Future Sub-Projects & Contingency
$ 872,522	$ 2,494,484	$ 3,121,328	$ 1,119,854	Available for Barber Street**
			$ 7,608,188	Total Available for Barber Street

* Designated Funds for each project listed.

** Recommended by staff and for M&C consideration (December 2, 2025)

FUNDING SOURCE:

CAPITAL: SPLOST 2011, TSPLOST 2018, TSPLOST 2023
OPERTING: General Fund

COMMISSION ACTION REQUESTED ON: December 2, 20205

PURPOSE:

To request that Mayor and Commission:

a. Approve the Proposed Preliminary Plans, as generally shown in **Attachment #1**, for Segments 1 & 2 along with two sidewalk gaps within Segment 3 of the Barber Street Bicycle and Pedestrian Improvements, Sub-Project #7 (SP #7);
b. Authorize staff to advance the Preliminary Plans for Segments 1 & 2 and two sidewalk gaps within Segment 3 for the Barber Street Bicycle and Pedestrian Improvement SP #7, as generally shown in **Attachment #1**, to Final Design, Right-of-Way Acquisition, and Bid-Award Phase;
c. Approve the Revised Project Concept for Segments 3 and 4 for the Barber Street Bicycle and Pedestrian Improvements (SP #7);
d. Authorize staff to advance the Revised Project Concept for Segments 3 & 4 for SP #7 to the Preliminary Plans Phase;
e. Approve a Professional Services Supplement to on-call design consultant, Alfred Benesch and Company, in the amount of $377,030; and,
f. Authorize the Mayor and appropriate staff to execute any and all other project related documents.

HISTORY:

1. On March 7, 2017, Mayor and Commission (M&C) awarded a contract for the development of a Bicycle and Pedestrian Master Plan to Toole Design Group, LLC.

2. Between March 2017 and August 2018, Toole Design Group, the Bike and Pedestrian Master Plan, branded Athens in Motion (AiM), was developed.

3. On November 7, 2017, the voters of Athens-Clarke County approved the TSPLOST 2018 Program Referendum, which included the TSPLOST 2018 Project #11 – Bicycle Improvement Program and Project #12 – Pedestrian Improvement Program.

4. On June 12, 2018, T&PW staff presented the Chase Street Corridor Study to M&C at a scheduled Work Session.

5. In August 2018, the Athens in Motion Commission (AiMC) issued a Bicycle and Pedestrian Master Plan Final Report. The Final Report included the following Goals and Objectives:
   - Create a vision for a future of biking and walking through strategic goal setting
   - Continue to evolve into a more bikeable and walkable community
   - Goals:
     - Connectivity

- Equity
- More Users
- Education
- Implementation

6. On October 2, 2018, M&C accepted the Bicycle and Pedestrian Master Plan, branded AiM Plan, and authorized staff to proceed with concept development of the first phase of bicycle and pedestrian projects, including:
   - Cherokee Road between Beaverdam Road and Lexington Road (SP #1)
   - Riverbend Road between S Milledge Avenue and College Station Road (SP #2)
   - Jefferson River Road between Old Jefferson Road and Vincent Drive (SP #3)
   - King Avenue between Sunset Drive and Old West Broad Street (SP #5)
   - Barber Street between N. Chase Street and Boulevard (SP #7)

   (Copy of the AIM Plan is available at: https://www.accgov.com/7604/Athens-In-Motion-Bicycle-Pedestrian-Mast).

7. In 2018, a Statewide Bicycle Safety Action Plan was developed for the State with the objective of systematically incorporating bicycle safety countermeasures and establishing funding streams for bicycle improvements. (Copy of the report is available at: https://www.accgov.com/DocumentCenter/View/82893/Georgia-Bicycle-Safety-Action-Plan-2018?bidId)

8. On April 10, 2019, ACCGov issued a Purchase Order to on-call design consultant, Alfred Benesch and Company, to begin developing Project Concepts for Bicycle and Pedestrian Improvements on Barber Street between N. Chase Street and Boulevard (SP #7) with added enhancement and safety improvements to the section from Boulevard to Prince Ave.

9. On October 28, 2019, Georgia Department of Transportation (GDOT) announced that ACCGov had been a awarded the Transportation Alternatives Program (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.

10. On January 27, 2020, T&PW hosted an onsite walk audit along Barber Street; 10 people were in attendance. Comments received were in support of bicycle and pedestrian improvements that would address excessive speeds, need for multi-use bicycle and pedestrian facilities, lack of crossings, downhill bike speeds, and beatification needs.

11. On July 27, 2020, a change order was issued to Alfred Benesch and Company to develop a matrix to evaluate multiple options for the proposed bicycle and pedestrian improvements on Barber Street.

12. On December 8, 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 Contact to Provide Preliminary Engineering Services (including Concept Design).

13. On February 23, 2021, AiMC reviewed multiple alternatives with the matrix used to arrive at the developed concept for Barber Street Bicycle and Pedestrian Improvements.

14. On March 3, 2021, during a Special Called Session, AiMC unanimously recommended that the Barber Street Bicycle and Pedestrian Alternative, from Newton Bridge Road to Boulevard, be a 10-ft wide 2-way separated bike lane path and a separate 5-ft sidewalk from Newton Bridge Road to Boulevard. AiMC also recommended exploring the extension of a multi-use path from Boulevard to Prince Avenue at a later date.

15. On March 9, 2021, at a M&C Work Session, T&PW staff presented the proposed project concept for bicycle and pedestrian improvements on Barber Street (https://www.youtube.com/watch?v=RjKw6my1U94&list=PLeQe7ilDuV5Iq-oEvGdqtPFGW9vphRpEa&ab_channel=Athens-ClarkeCounty) and the Manager was directed to consider:
    - Lane reduction alternative from N. Chase to Loop 10 Bridge
    - Maintain sidewalk on same side as 2-way separate bike facility
    - Cost comparison with multiuse path
    - Prioritize and rank segments by AiMC and through future public input
    - Inclusion of Barber Street from Prince Ave to Boulevard in the project

16. On April 6, 2021, AiMC unanimously recommended the following for the Barber Street Bicycle and Pedestrian Improvements:
    - Two-way separated bike facility and 5-ft sidewalk from N. Chase Street to Boulevard (Segments 1, 2, and 3).
    - Reduce the 4-lane roadway from N. Chase Street to Loop 10 Bridge (Segment 1) to a 3-lane roadway with 2 travel lanes and one center turn lane.
    - Sharrows and curb bump-outs from Boulevard to Prince Ave (Segment 4).
    - Maintain sidewalk between Oneta St and Loop 10 Underpass (Segment 2) on the eastern side of the roadway where possible.
    - Progress the entire project from N. Chase Street to Prince Avenue (Segments 1-4) into Preliminary Design Phase.
    - Allocate funding for final design, ROW acquisition, and construction for all segments, in the amount of $6,112,500 to be funded by Bike and Pedestrian TSPLOST Programs at a 50/50 split. (See F&I #8 for updated cost estimates).
    - The following prioritized order for construction (from highest to lowest priority): Segment 4 > Segment 3 > Segment 2 > Segment 1

17. On April 28, 2021 to May 19, 2021, public input through the project webpage, www.accgov.com/barber, was received. This survey solicited feedback on the entire project, from Prince Ave to N. Chase Street, with shared Sharrows and curb bump-outs from

Boulevard to Prince Ave (Segment 4). https://athensclarke.maps.arcgis.com/apps/dashboards/03c8b3673c664369bfb5417ee5a6f4cd). The summary of comments is included as **Attachment #2.**

18. On May 24, 2021, the TSPLOST 2018 Oversight Committee confirmed that the original Proposed Project Concept for Sub-Project #7 Barber Street Bicycle and Pedestrian Improvements, was consistent with the Initial Project Statements for TSPLOST 2018 Projects #11 & #12 Bicycle and Pedestrian Improvement Programs.

19. On June 8, 2021, at a M&C Work Session (https://youtu.be/WPkfeyPCDBk), T&PW staff, design consultant, Toole Design Group, and the AiMC Chair presented concept plans for Segment 4, added as a result of the direction from the March 9, 2021 work session (History #15). M&C comments triggered further investigations and advance concept design efforts for said segment.

20. On July 13, 2021, the AiMC unanimously recommended (https://youtu.be/SJU2N_bPxAM) Barber Street Bicycle and Pedestrian Improvements based on the information previously presented to M&C (History #15 & #19).

21. On July 17, 2021, staff was directed to put the project on hold until a field visit was completed by staff with Manager's Office and M&C.

22. On October 19, 2021, T&PW staff held an on-site, Barber Street walk with Commissioner Russell Edwards, Mayor Kelly Girtz, and Manager Blaine Williams to review project progress and next steps.

23. On November 15, 2021, T&PW issued a change order to Alfred Benesch and Company to develop advanced concept plans for Barber Street Segment 4 from Boulevard to Prince Ave.

24. On July 14, 2022, Alfred Benesch and Company presented multiple alternatives and decision matrix for Segment 4 to AiMC (https://youtu.be/fObRJTrhY98). AiMC unanimously recommended a 12-ft wide two-way separated bike lane with 5' sidewalk and the removal of on-street parking as the preferred alternative for Segment 4 (Boulevard to Prince Ave).

25. On September 13, 2022, T&PW issued a change order to Alfred Benesch and Company, to assist with public engagement and feedback efforts on the new Segment 4 alternatives. These services complemented the previously completed public engagement strategy for the Barber Street project.

26. On October 3, 2022 to November 25, 2022, online public input was received, through the project webpage, www.accgov.com/barber. A summary of comments is included as **Attachment #3**.

27. On October 25, 2022, AiMC unanimously recommended the revised concept of Barber Street Bicycle and Pedestrian Improvements, as presented to the public and M&C.

28. On December 13, 2022, M&C approved Prince Avenue Road Diet project (TSPLOST 2018, Project #16, SP #1) and authorized staff to enter Preliminary Plan Phase to further investigate and mature the peripheral improvement elements including the intersection with Barber Street.

29. On January 12, 2023, at a M&C Work Session, T&PW staff presented the Barber Street Project background for Segments 1, 2, & 3 and the advanced design and public engagement outcome, for Segment 4.

30. On January 23, 2023, TSPLOST Oversight Committee unanimously confirmed that the Project Concept was consistent with the Initial Project Statement for TSPLOST 2018, Project 11 & Project 12 - Bicycle and Pedestrian Improvement Programs, Barber Street Bicycle and Pedestrian Improvements, SP #7.

31. On January 24, 2023, the AiMC reviewed the complete public input for Segment 4 Alternatives (History #26) but made no further action to confirm the original recommendation vote made on October 25, 2022 (History #27).

32. On June 6, 2023, M&C approved a Commission Defined Option (CDO) which approved the Project Concept for TSPLOST 2018, Project 11 & Project 12 - Bicycle and Pedestrian Improvement Programs, Barber Street Bicycle and Pedestrian Improvements, SP #7, with the modifications see F&I #3.

33. From December 2023 to Spring 2025, staff conducted a site walk with the M&C, met with Segment 4 impacted property owners including site walks, met with the Pilgrim's Pride management twice including a site walk, and conducted several meetings including site walks with CSXT regarding the proposed quiet zone and railroad crossing. Staff and the on-call design consultant developed alternative designs for Segment 4 based on the CDO modifications.

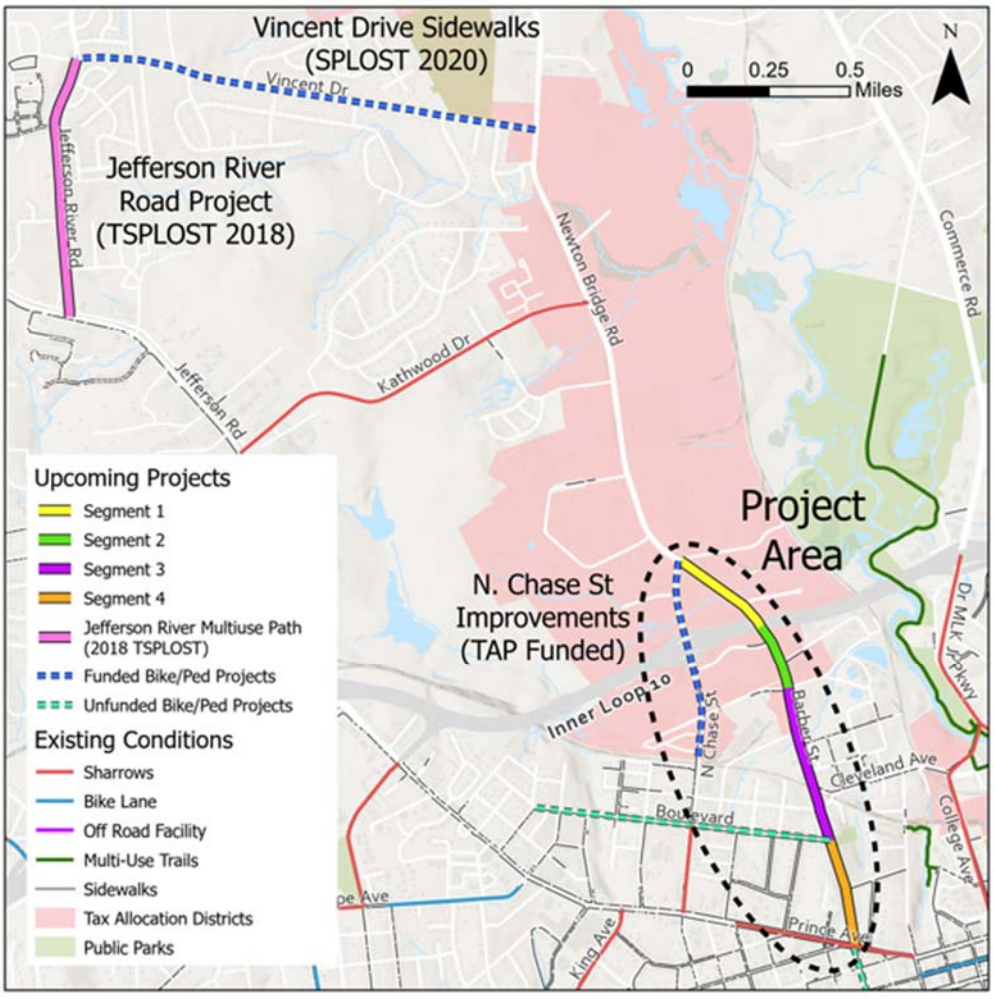
34. On July 8, 2025, staff walked the project with representatives from Georgia Power Company and AT&T. At this onsite coordination meeting, GPC and AT&T informed staff that relocated utility poles would not be placed within the verge (grassy space between the back of curb and the new path). GPC & AT&T would require poles to be placed a minimum of six feet behind the back of curb per Georgia Department of Transportation Design Manual guidance. This placement puts the utility poles on the outside of the path and will result in greater canopy and private property impacts.

35. On October 28, 2025, AiMC, after lengthy discussion, was verbally in favor (no formal vote was taken, but all attending AiMC were in agreement) of advancing Segments 1 & 2 into Final Design, land acquisition, and Bid-Award. For Segments 3 & 4, "AiMC is hoping for dedicated infrastructure that truly improves safety and perception of safety for vulnerable roadway users along Barber Street."

FACTS & ISSUES:

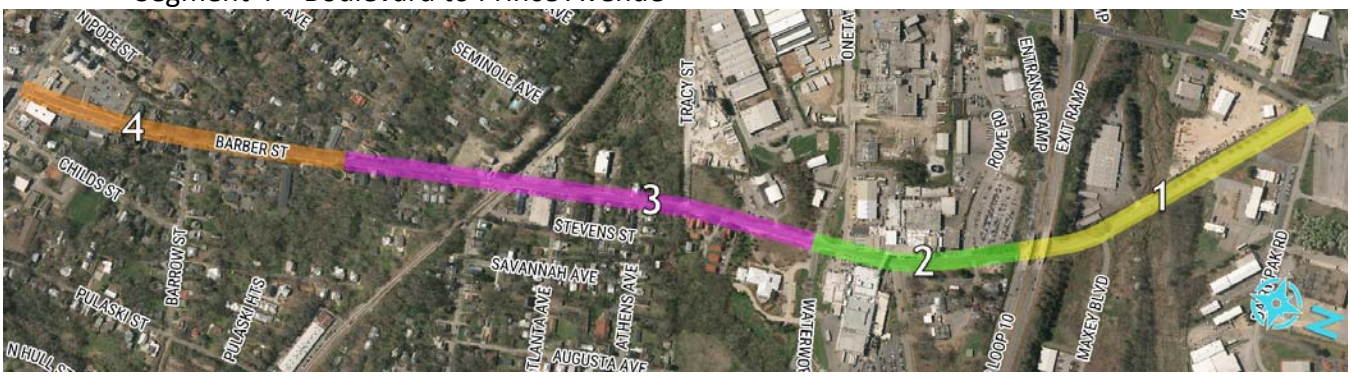
1. The Barber Street Bicycle and Pedestrian Improvements approved Project Concept (History #32) along with other connections, have been approved by M&C to proceed with available SPLOST and TSPLOST capital funding. Those related to or potentially connecting with the Barber Street work are listed below and shown in the below figure:

   - Jefferson River Road between Old Jefferson Road and Vincent Drive – multi-use path Project Concept approved, with Preliminary Plans being presented in the November/December 2025 M&C Cycle;
   - Vincent Drive Sidewalk – 5-ft wide sidewalk on north side of Vincent Drive Project Concept approved, with Preliminary Plans being presented in the November/December 2025 M&C Cycle;
   - This proposed Barber Street between N. Chase Street and Boulevard Road (SP #7) – bicycle and pedestrian improvements, in various phases of development.



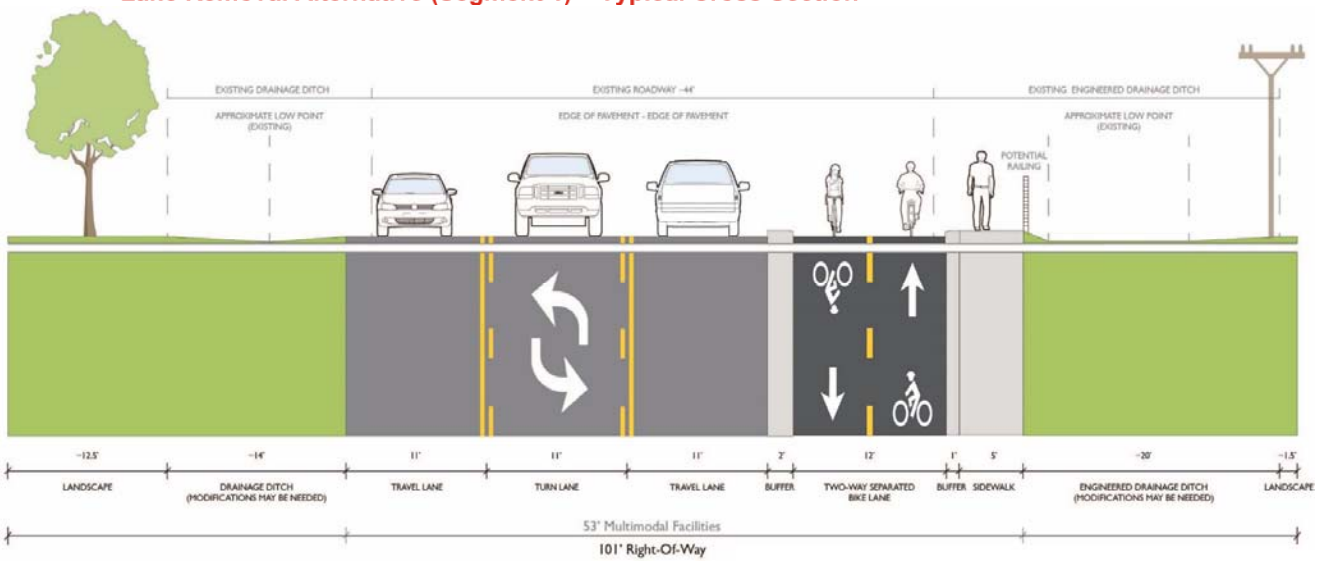
2. The Barber Street project extents are shown in the above figure and briefly defined as:
   - Segment 1 – N Chase Street/Dairy Pak Road to Loop10
   - Segment 2 – Loop 10 to Oneta Street

- Segment 3 – Oneta Street to Boulevard
- Segment 4 – Boulevard to Prince Avenue



3. The M&C approved Commission Defined Option (CDO) (History #32), approved the Project Concept with the following modifications:
   - For Segment #1, reallocate one existing vehicle lane and pursue two-way separated bike lane, as shown below;

Lane Removal Alternative (Segment 1) – Typical Cross Section



   - For Segment #2, no modifications were made;
   - For Segment #3, *consider both multi-use path &/or 2-way cycle track/sidewalk concepts on the eastern side with the aim of preserving tree canopy & mature shrubbery, limiting impacts to private properties, and considering costs while maintaining safety standards. Implement appropriate sidewalk completion along the western side as well as all-way stops and crosswalks in addition to those depicted in the agenda documents in order to enable maximum pedestrian safety and connectivity. Where feasible, pursue appropriate buffers, pedestrian islands, curb extensions, planted verges, street trees, commercial driveway reductions, etc. to direct vehicular flow and effectively calm traffic*;
   - For Segment #4, *pursue a multi-use path on the eastern side with an optimum width of 10'-12', considering both Toole design concepts 2A and 2B (from Attachment #2, pages 36*

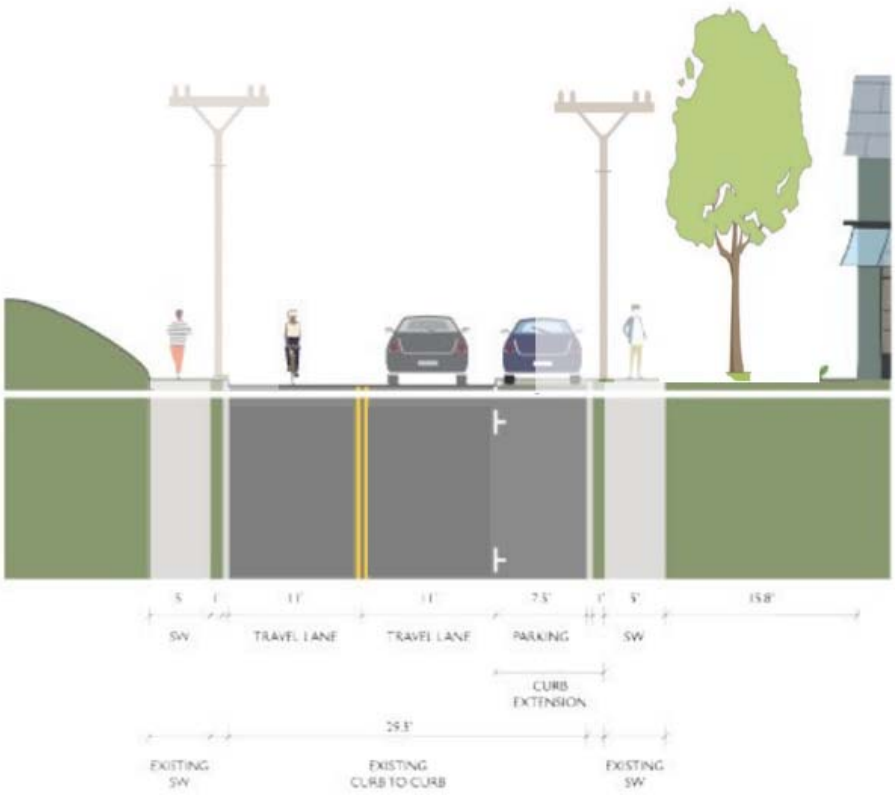
& 37 in the Agenda Report) with the aim of preserving tree canopy & mature shrubbery, limiting impacts to private properties, avoiding demolition of existing retaining walls, retaining adequate on-street parking, and considering costs while maintaining safety standards. Install a 4-way stop sign & crosswalks at the intersection of Barber and Barrow/Pope and pursue appropriate buffers and traffic-calming measures such as curb extensions & verges, mid-block crossings with islands, street trees, commercial driveway reductions, marked parking, signage, etc. to direct & restrain vehicular flow and optimize pedestrian safety. Historic granite curbing should be retained/reused/repurposed as feasible along this segment of the corridor;

- To advance the Project Concept as modified above to Preliminary Design Phase;
- Approved a change order Alfred Benesch and Company;
- Approved a Preliminary Engineering Agreement with CSX Transportation, Inc. (CSXT); and,
- Authorized Mayor and appropriate staff to execute all other project related documents.

4. Based on the approved CDO (History #32) and prior to the new information from Georgia Power, regarding the utility pole relocation, staff has worked with Alfred Benesch and Company to prepare the Preliminary Plans, as shown on **Attachment #1**, and as generally described below for all four segments:
   - Segment 1: From N Chase Street/Dairy Pak Road to Loop 10 Bridge – 10-ft wide two-way separated bike lane and with 5-ft wide sidewalks (as generally shown above in History #32); and,
   - Segment 2: From Loop 10 Bridge to Oneta Street -10-ft wide two-way separated bike lane and with 5-ft wide sidewalks.
   - Segment 3: From Oneta Street to Boulevard – 8’ to 10’ Two-way separated bike lane with 5’ sidewalks
   - Segment 4: From Boulevard to Prince Ave – 10’ to 12’ multi-use/shared use path (MUP) with removed parking

5. Segments 1 & 2 have very little ROW to be acquired, no CSXT RR crossing, and the construction cost range is within the available budget. As noted in the Purpose and further explained below, staff recommends advancing the Proposed Preliminary Plans for Segments 1 & 2 to Final Design, ROW Acquisition, and the Bid-Award Phases, as generally shown in **Attachment #1**.

6. For Segments 3 & 4, the existing section (see below image) along Barber Street generally includes two 11-ft wide travel lanes, ~7.5-ft wide parking lanes (at some locations), and 5-ft wide sidewalks on both sides. The existing ROW is mostly within a couple of feet of the outer edges of the sidewalks. Outside of the ROW there is established shrubbery, trees, and in some locations retaining walls or steps to homes. The utility poles are currently located in the verge on both sides of the road.



Typical Cross-Section for Segment 4 and parts of Segment 3

7. For Segments 3 & 4, with the requirement that utility poles can no longer be relocated to the verge (History #34), several of the directions in the CDO now have competing interests. The CDO did not provide staff with a priority ranking for those competing interests; particularly regarding utility pole relocations as part of the new MUP. Regardless of where the utility poles are relocated, to keep the on-street parking and add a 10-ft wide MUP requires additional ROW, partial reworking of existing retaining walls, and requires removal of established trees and shrubbery.

8. To try and resolve the competing interest from the CDO and utility companies' requirements, staff looked at five options, in addition to the developed Preliminary Plans, to balance the various desired elements.
   - Option 1 – Remove on-street parking and provide a 10-ft wide MUP. Leave the utility poles "as-is", keep most of new work within the ROW. The MUP would have to split and go around the utility poles.
   - Option 2 – Remove on-street parking and provide a 10-ft wide MUP. The utility poles would be relocated to the outside of the MUP. Additional ROW may be required for the utility poles and guy wires. Thus, the MUP would not have to split around the poles. Relocated poles would be 10-15 feet from homes and requires removal of established trees and shrubbery.
   - Option 3 – Remove on-street parking and provide a 10-ft wide MUP and a 5-ft wide sidewalk. The utility poles would be relocated between the sidewalk and the MUP.

Additional ROW would be needed. Relocated poles would be 10-15 feet from homes and requires removal of established trees and shrubbery.

- Option 4 – Leave utility poles and sidewalk as-is. Retain on-street parking and provide sharrows in the roadway, with some improvements for speed reduction.
- Option 5 – Bury all of the current above ground utilities. Remove on-street parking. Provide a 10-ft wide MUP.

9. The below matrix shows the relation between the options and whether or not the desired directions from the CDO can be achieved for Segments 3 & 4. None of the five options will fully satisfy all of the competing interests. Also, the CDO did not require staff to fully meet each of the elements. For example, the direction provided in the CDO was "*aim of preserving tree canopy & mature shrubbery"* and was not taken to mean all trees and shrubs had to be maintained. Staff interpreted those directions to mean "mostly" preserve; whenever possible. In the below matrix, a "checkmark" means mostly meets versus "X" meaning mostly does not meet. Options 1 and 4 were found to mostly meet most of the CDO requests.

CDO charge	**Option 1 –** leave utility pole "as-is" and split path	**Option 2 –** utility pole moved to behind path	**Option 3 –** utility pole moved to between MUP and sidewalk	**Option 4 –** leave utility pole "as-is" and install sharrows	**Option 5 –** Bury utilities and install MUP
Provides a MUP and/or Two-way bike lane, as shown on **Attachment #1**	✓	✓	✓	X	✓
Relocates Utility Poles	X	✓	✓	X	✓
Preserves tree canopy & mature shrubbery	✓	X	✓	✓	✓
Limits impacts to private property	✓	X	X	✓	X
Avoids retaining walls	✓	X	✓	✓	✓
Retains on-street parking	X	X	X	✓	X
Considers costs while maintaining safety standards	✓	✓	X	✓	X

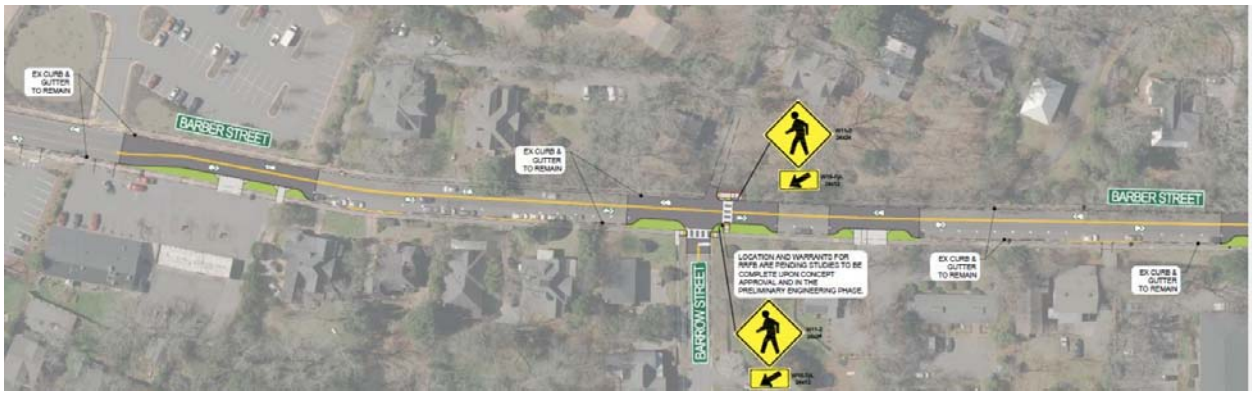
10. The estimate construction cost for the full build of the Preliminary Plans (SP #7), as generally shown on **Attachment #1**, range and number of parcels (ROW) required varies greatly by segment and is shown as follows:

Segment	**Construction Cost Range**	**Number of Parcels (ROW)**
Segment 1	$3.1-$5.0M	0 (all existing ROW)
Segment 2	$2.2-$3.7M	4 (1 ACCGov owns)

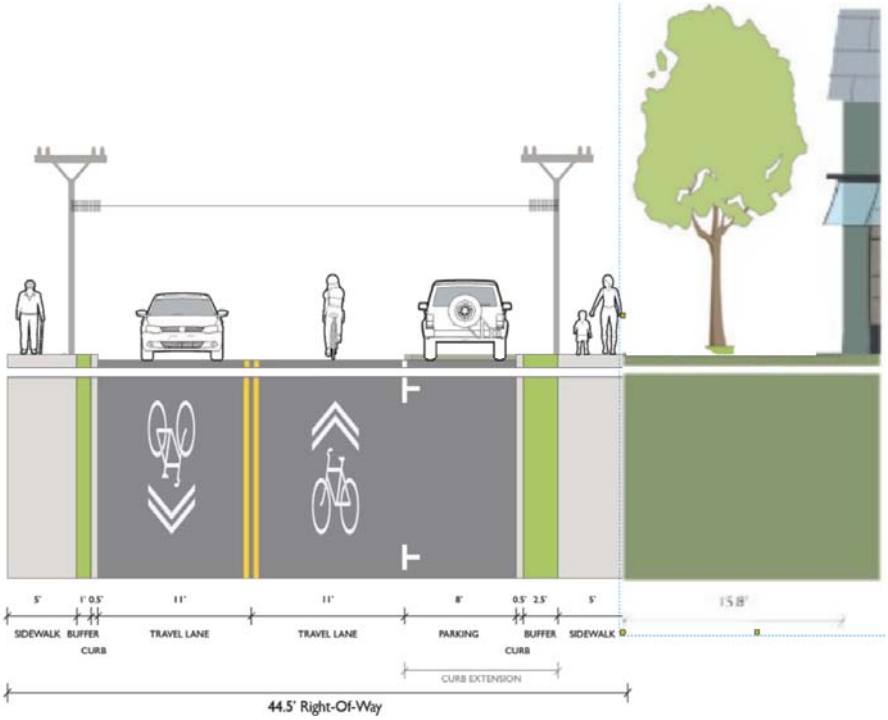
Segment 3	$4.0-$6.4M	25 (1 ACCGov owns)
Segment 4	$2.2-$3.7M	19 (1 ACCGov owns)

11. The mid-range of the estimated cost for the complete build of the Proposed Preliminary Plans (SP #7), as generally shown on **Attachment #1,** Barber Street Bicycle and Pedestrian Improvements project is $16,383,000—including $14,413,000 in construction expenses (includes $1,500,000 in utility relocation costs), $930,000 in right-of-way expenses, $800,000 in engineering & design expenses, and $240,000 in railroad coordination expenses. This exceeds the current $7.6 million complete budget by $8.7 million.

12. To construct Segments 3 & 4 with the required utility pole relocations, as generally shown on **Attachment #1**, requires significant property impacts (tree canopy, mature shrubbery, retaining walls, on-street parking), utility pole relocations, a CSX Transportation, Inc. (CSXT) railroad crossing, and ROW acquisition from 44 parcels. As a result, staff is recommending not proceeding with the Proposed Preliminary Plans for Segments 3 & 4. Instead staff recommends a Revised Project Concept, for Segments 3 & 4, that provides sharrows (shared roadway with signing and markings), maintains on-street parking, limited ROW Acquisition, if any, and traffic calming measures (Option 4); as shown in the images below.



Typical Proposed Revised Project Concept Plan for Segment 3 & 4



Proposed Revised Project Concept for Segment 3 & 4 – Cross Section

13. There are two sidewalk gaps that exist on the western side of Barber Street within Segment 3. The CDO specifically requested these be included within the Project. Staff recommends advancing these two sidewalk gaps to Final Design and completing ROW Acquisition and Bid-Award Phase at the same time as the Segments 1 & 2.

14. If approved, staff will continue utilizing Alfred Benesch and Company to advance Segments 1 & 2 and the two sidewalk gaps within Segment 3 into the Final Design, ROW Acquisition, and Bid-Award Phases. They will also advance Segments 3 & 4 to the Preliminary Plan Phase and will bring the proposed Preliminary Plans for future M&C consideration. The proposed project timelines are as follows:

Segments 1 and 2

Main Task	**Begin**	**End**
Develop Final Design & ROW Acquisition	December 2025	Fall 2026
Bid-Award	Fall 2026	Winter 2027
Construction	Spring 2027	Summer 2028

Segment 3 – Sidewalk gaps

Main Task	**Begin**	**End**
Final Design only	December 2025	Fall 2026
Bid-Award (Funding Dependent)	To be Determined	To be Determined

Segments 3 and 4

Main Task	Begin	End
Develop Preliminary Plans	December 2025	Summer 2026
Final Design	Summer 2026	Fall 2026
Bid-Award (interim solution only)	Fall 2026	Winter 2027
Construction (interim solution only)	Spring 2027	Summer 2028

15. These recommendations support the following FY26-FY28 Strategic Plan Goal and Strategy:
    - Safely Move Around Athens, Strategy B: *Enhance safety for all modes of transportation*

OPTIONS:

1. Mayor and Commission:
    a. Approve the Proposed Preliminary Plans, as generally shown in **Attachment #1**, for Segments 1 & 2 along with two sidewalk gaps within Segment 3 of the Barber Street Bicycle and Pedestrian Improvements, Sub-Project #7 (SP #7);
    b. Authorize staff to advance the Preliminary Plans for Segments 1 & 2 and two sidewalk gaps within Segment 3 for the Barber Street Bicycle and Pedestrian Improvement SP #7, as generally shown in **Attachment #1**, to Final Design, Right-of-Way Acquisition, and Bid-Award Phase;
    c. Approve the Revised Project Concept for Segments 3 & 4 for the Barber Street Bicycle and Pedestrian Improvements (SP #7);
    d. Authorize staff to advance the Revised Project Concept for Segments 3 & 4 for SP #7 to the Preliminary Plans Phase;
    e. Approve a Professional Services Supplement to on-call design consultant, Alfred Benesch and Company, in the amount of $377,030; 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 Barber Street Bicycle and Pedestrian Improvements Preliminary Plans.

3. Mayor and Commission defined option.

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

DEPARTMENT: Capital Program
Prepared by: Diana T. Jackson, P.E., Project Administrator

10/28/2025

Josh Hawkins, Capital Projects Director — Date

10/28/2025

Stephen Bailey, Transportation and Public Works Director — Date

ADMINISTRATIVE COMMENTS:

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

November 13, 2025

Bob Cowell, Manager — Date

ATTACHMENTS:

Attachment #1: Barber Street Bicycle and Pedestrian Preliminary Plans
Attachment #2: 2021 Public Comment Summary
Attachment #3: 2022 Public Comment Summary

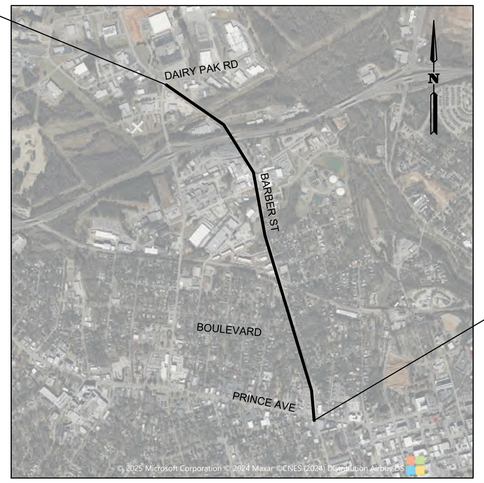
BARBER STREET BIKE AND PEDESTRIAN DESIGN

Prepared For
ATHENS-CLARKE COUNTY
120 WEST DOUGHERTY STREET
ATHENS, GA 30601
(706) 613-3844

1 COUNTY LOCATION MAP
ATHENS-CLARKE COUNTY, GA N.T.S.

Project Location:
BARBER STREET CORRIDOR
FROM PRINCE AVENUE TO DAIRY PAK ROAD
APPROXIMATELY - 7,320 LINEAR FEET
ATHENS-CLARKE COUNTY
CLARKE COUNTY, GEORGIA 30601

END PROJECT
DAIRY PAK ROAD



BEGIN PROJECT
PRINCE AVENUE

60% INDEX OF SHEETS		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	G-001	COVER SHEET
2	G-002	STANDARD SYMBOLS AND ABBREVIATIONS
3	G-003	GENERAL NOTES
4	G-004	KEY MAP
5 - 18	V-001 - V-014	EXISTING CONDITIONS PLAN
19 - 32	CD-001 - CD-014	DEMOLITION PLAN
33 - 35	V-101 - V-103	GEOMETRIC PLAN
36 - 37	CT-001 - CT-002	TYPICAL SECTIONS
38 - 51	CL-001 - CL-014	ROADWAY PLAN AND PROFILE
52 - 65	CG-001 - CG-014	GRADING PLAN
66 - 79	D1 - D14	DRAINAGE PLAN
80 - 83	D15 - D18	DRAINAGE AREA MAP
84 - 88	D19 - D23	DRAINAGE INLET DETAILS
89 - 102	UT-001 - UT-014	UTILITY RELOCATION PLAN
103 - 116	PM-001 - PM-014	PAVEMENT MARKING AND SIGNAGE PLAN
117 - 120	DC-001 - DC-004	CIVIL DETAILS
121 - 139	XS-001 - XS-019	CROSS SECTIONS
140 - 144	DP-001 - DP-005	DRIVEWAY PROFILES
145 - 147	DP-101 - DP-103	WALKWAY PROFILES
148	DP-201	CULVERT PROFILES

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE 2025 CONSTRUCTION STANDARDS AND DETAILS BOOK AND ATTACHED APPLICABLE REVISIONS. THE 2025 CONSTRUCTION STANDARDS AND DETAILS BOOK IS AVAILABLE AT: https://mydocs.dot.ga.gov/info/gdotpubs/constructionstandardsanddetails/forms/allitems.aspx ANY REVISIONS CONTAINED WITHIN THIS PLAN SET SUPERSEDE THE 2025 CONSTRUCTION STANDARDS AND DETAILS BOOK WHICH THEY REVISE OR IN WHICH THERE IS A CONFLICT.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

GENERAL

COVER SHEET

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. G-001
SHEET NO. 1 OF 148

H:\L0000\00ral.00155.02_s_barber st bike-ped prelim proj dgn\production\CADD\PLANS\00RAL.00155.02_G-COVER.dwg
Wednesday, July 30, 2025 7:02:52 PM

ABBREVIATIONS:

ACC GOV	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
APPROX	APPROXIMATE
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BLDG	BUILDING
BM	BENCHMARK
BC	BOTTOM OF CURB
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CONT	CONTINUOUS
CY	CUBIC YARD
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
EA	EACH
EG	EXISTING GROUND
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
F/L	FLOW LINE
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GDOT	GEORGIA DEPARTMENT OF TRANSPORTATION
GEN	GENERAL
GR	GRADE ELEVATION
HH	HANDHOLE
HP	HIGH POINT
HT	HEIGHT
HYD	HYDRANT
IN	INCH (INCHES)
INCL	INCLUDE(D)
JT	JOINT
LS	LANDSCAPE
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD	MODIFIED
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
PC	POINT OF CURVATURE
PDE	PUBLIC DRAINAGE EASEMENT
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PROP	PROPOSED
PSLOPE	PERMANENT SLOPE
PSWLK	PERMANENT SIDEWALK
PT	POINT, POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCED
REM	REMOVE
RET	RETAIN
REV	REVISION, REVISED
ROW	RIGHT OF WAY
R/W	RIGHT OF WAY
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SUP	SHARED USE PATH
SHT	SHEET
SW/SWLK	SIDEWALK
SIM	SIMILAR
SPECS	SPECIFICATIONS
SY	SQUARE YARD
STA	STATION
STND	STANDARD
STRM	STORM SEWER
SYM	SYMMETRICAL
TCE	TEMPORARY CONSTRUCTION EASEMENT
TC	TOP OF CURB
TF	TOP OF FOOTING
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
VAR	VARIES
VOL	VOLUME
W/	WITH
W/O	WITHOUT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

SYMBOLS:

- GAS METER
- GAS VALVE
- GASOLINE MONITORING WELL
- TREE
- BOREHOLE
- MAILBOX
- CLEAN OUT
- GUY WIRE
- GUY POLE
- HANDICAP PARKING
- IPF - IRON PIN FOUND
- IRF - IRON ROD FOUND
- PCF - PROPERTY CORNER FOUND
- CP - COMPUTED POINT
- HIGH POINT
- LOW POINT
- BACKFLOW PREVENTER
- GAS VAULT
- TELEPHONE CABINET
- TRAFFIC CONTROL CABINET
- PEDESTRIAN SIGNAL HEAD
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- YARD LIGHT
- LIGHT POLE
- TELECOMM POLE
- TELEPHONE MARKER
- GAS MARKER
- 450.5' SPOT EVELATION
- WF - WETLAND FLAG
- BICYCLE LANE
- MH DRAINAGE
- MH SANITARY
- MH TELEPHONE
- HH ELECTRIC
- HH TELEPHONE
- HH TELECOMM
- SATELLITE DISH
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- SIGN
- ELECTRIC METER
- WATER METER
- STORM DRAIN

EXISTING:

	RIGHT OF WAY
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	EDGE OF TREELINE
	EDGE OF PAVEMENT
	HEADER CURB
	CURB AND GUTTER
W W SD SD	WATER LINE
	STORM DRAIN
N/A	SAWCUT
N/A	TEMPORARY CONSTRUCTION EASEMENT
	PUBLIC UTILITY EASEMENT
N/A	CONDUIT FOR LIGHITNG
N/A	LIMITS OF GRADING

PROPOSED:

NEW R/W	RIGHT OF WAY
N/A	PROPERTY LINE
N/A	EASEMENT LINE
N/A	FENCE
N/A	EDGE OF TREELINE
	EDGE OF PAVEMENT
	HEADER CURB
	CURB AND GUTTER
N/A	WATER LINE
	STORM DRAIN
	SAWCUT
	TEMPORARY CONSTRUCTION EASEMENT
N/A	PUBLIC UTILITY EASEMENT
U U U U U U U U	CONDUIT FOR LIGHITNG
LOD	LIMITS OF GRADING

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
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RALEIGH, NC 27601
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Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

GENERAL

STANDARD SYMBOLS AND ABBREVIATIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. G-002
SHEET NO. 2 OF 148

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GENERAL NOTES

1. THE GENERAL NOTES ARE TO BE SUPPLEMENTED BY ANY AND ALL OTHER NOTES CONTAINED WITHIN THE CONSTRUCTION PLANS.
2. THE CONTRACTOR SHALL ENSURE THAT A COMPLETE SET OF CONSTRUCTION PLANS IS KEPT ON THE JOB SITE AT ALL TIMES.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS", 2021 EDITION WITH SUPPLEMENTS AND REVISIONS.
4. THE CONTRACTOR SHALL ASSIGN AND HAVE ON SITE AT ALL TIMES A COMPETENT SUPERINTENDENT KNOWLEDGEABLE OF THE CONSTRUCTION TECHNIQUES REQUIRED TO PERFORM THE VARIOUS TYPES OF WORK BEING PERFORMED, I.E. CONCRETE, ASPHALT, STORM DRAIN ETC. THE SUPERINTENDENT SHALL HAVE FULL AUTHORITY OVER ALL WORK FORCES AND SHALL ASSURE ALL WORK IS PERFORMED PER SPECIFIED GUIDELINES, SPECIFICATIONS AND REMAINS ON SCHEDULE.
5. THE CONTRACTOR SHALL MAINTAIN THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG ALL AFFECTED ROADWAYS. THE CONTRACTOR SHALL PROTECT THEIR PERSONS AND PROPERTY AS SPECIFIED IN SECTIONS 104.05, 107.07, 107.09, AND 150.00 OF THE GEORGIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS," 2021 EDITION, WITH SUPPLEMENTS AND REVISIONS.
6. ALL PERSONS INCLUDING SUBCONTRACTORS EMPLOYED BY THE CONTRACTOR SHALL WEAR PERSONAL PROTECTIVE GEAR INCLUDING REFLECTIVE SAFETY VESTS WHILE WORKING WITHIN THE PROJECT LIMITS.
7. THE CONTRACTOR SHALL INSTALL AND MAINTAIN CONSTRUCTION SAFETY FENCING IN AREAS OF EXCAVATION AS REQUIRED AND DIRECTED BY THE PROJECT MANAGER.
8. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN ALL REQUIRED BARRICADES, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," 2009 EDITION.
9. THE CONTRACTOR SHALL APPLY FOR ALL NEEDED STREET/LANE CLOSURE PERMITS FROM A-CC TRAFFIC ENGINEERING 706-613-3460 BY NOON THURSDAY PRIOR TO THE WEEK OF WORK. THE STREET/LANE CLOSURE WEEK STARTS ON SUNDAY.
10. STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT LOCATIONS APPROVED BY THE PROJECT MANAGER.
11. AGGREGATE SURFACE COURSE WILL BE CONSIDERED FOR PAYMENT FOR INSTALLATION AND REMOVAL ONLY WHEN USED FOR TEMPORARY DRIVEWAY ACCESS. OTHER USES OF AGGREGATE SURFACE COURSE SHALL BE CONSIDERED INCIDENTAL TO TRAFFIC CONTROL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ALL DAMAGED PROPERTY, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, DRIVEWAYS, SIDEWALKS, FENCES AND LANDSCAPE AMENITIES. THE CONTRACTOR SHALL PROTECT ALL LANDSCAPE AMENITIES AND SHALL BE RESPONSIBLE FOR THEIR RELOCATION AND/OR REPLACEMENT DURING THE CONSTRUCTION PERIOD AS REQUIRED BY THE PROJECT MANAGER.
13. THE CONTRACTOR SHALL USE TEMPORARY ASPHALT TO MAINTAIN A SAFE AND SMOOTH RIDING SURFACE AS REQUIRED BY THE PROJECT MANAGER WITH ALL COSTS TO BE CONSIDERED AS INCIDENTAL TO TRAFFIC CONTROL.
14. THE CONTRACTOR SHALL POTHOLE AND FIELD VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES SHOWN ON THE PLANS OR LOCATED BY THE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. UTILITIES IN CONFLICT SHALL BE PLOTTED TOGETHER WITH NECESSARY GRADE OR ALIGNMENT ADJUSTMENT IF REQUIRED AND SUBMITTED TO THE PROJECT MANAGER FOR APPROVAL PRIOR TO COMMENCING WITH PIPE INSTALLATION. PIPE INSTALLED IN DISREGARD TO THIS NOTE AND THAT IF IN CONFLICT WITH EITHER UTILITY SHOWN ON THE PLANS OR LOCATED BY A UTILITY REPRESENTATIVE IN THE FIELD, WILL BE REMOVED AND REINSTALLED PER APPROVED REDESIGN AS CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCEPTABLE ACCESS TO ALL BUSINESSES AND RESIDENCES TO INCLUDE DRIVEWAYS, SIDEWALKS AND STAIR ENTRANCES DURING THE CONSTRUCTION PERIOD AS DETERMINED BY THE PROJECT MANAGER.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNINTERRUPTED MAIL SERVICE DURING THE CONSTRUCTION PERIOD. WHEN NECESSARY, MAILBOXES SHALL BE TEMPORARILY RELOCATED TO A LOCATION CONVENIENT TO MAIL CARRIER AND PATRON.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING UNINTERRUPTED UTILITY SERVICES TO ALL AFFECTED BUSINESSES AND RESIDENCES DURING THE CONSTRUCTION PERIOD. ANY AND ALL SERVICE INTERRUPTIONS SHALL BE REPORTED TO THE PROJECT MANAGER AND SHALL BE PROMPTLY REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
18. THE CONTRACTOR SHALL BE REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER, 1-800-282-7411, FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PROVIDE THE PROJECT MANAGER A COPY OF THE ACTIVE DIG TICKET PRIOR TO ANY EXCAVATION ON SITE.
20. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES NO LATER THAN 72 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION WHERE WATER METER/SERVICE LINE ADJUSTMENTS, GAS LINE ADJUSTMENTS AND/OR MANHOLE ADJUSTMENT/RELOCATION IS REQUIRED.
21. CONTRACTORS PERFORMING WATER AND SEWER TYPE CONSTRUCTION SHALL BE ON ATHENS-CLARKE COUNTY PUBLIC UTILITIES DEPARTMENT APPROVED CONTRACTORS LIST.
22. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SITE CONDITIONS AND THE LOCATIONS OF ALL PIPING AND UTILITY INSTALLATIONS, INCLUDING BUT NOT LIMITED TO, MANHOLES, BOXES AND SERVICES WITH RESPECT TO EACH UTILITY. THE CONTRACTOR SHALL ENSURE THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR REPAIR AND REPLACEMENT IF DAMAGED. NO ADDITIONAL PAYMENT OR TIME SHALL BE CONSIDERED DUE TO ANY REQUIRED WORK ASSOCIATED WITH REPAIRS OR REPLACEMENT.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND RESOLVING CONFLICTS BETWEEN THE WORK AND UTILITIES, BOTH UNDERGROUND AND AERIAL (INCLUDING POLES). SUCH DETERMINATIONS SHALL BE MADE IN A TIMELY MANNER TO PERMIT ADJUSTMENTS TO BE MADE BEFORE CONSTRUCTION PROGRESS IS OBSTRUCTED.
24. CONTRACTOR SHALL SUBMIT SKETCHES/SHOP DRAWINGS FOR RESOLVING UTILITY CONFLICTS TO THE PROJECT MANAGER FOR APPROVAL AND SHALL COORDINATE NECESSARY ADJUSTMENTS OR RELOCATIONS WITH ALL UTILITY COMPANIES INVOLVED. NO ADDITIONAL PAYMENT OR TIME SHALL BE CONSIDERED DUE TO ANY REQUIRED WORK ASSOCIATED WITH RESOLVING CONFLICTS WITH UTILITIES.
25. THE CONTRACTOR SHALL NOTIFY ATHENS-CLARKE COUNTY TRAFFIC ENGINEERING 72 HOURS BEFORE ASSISTANCE IS NEEDED WITH TRAFFIC RELATED ITEMS.
26. THE CONTRACTOR SHALL STRICTLY ADHERE TO DUST CONTROL GUIDELINES AS SET FORTH IN SECTION 161-CONTROL OF SOIL AND SEDIMENTATION, SUB-SECTION 161.01 DESCRIPTION, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION CONSTRUCTION OF TRANSPORTATION SYSTEMS", 2021 EDITION. NO ADDITIONAL COMPENSATION WILL BE MADE FOR DUST CONTROL.
27. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SOIL AND EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED BY THE PROJECT MANAGER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES AT ALL TIMES AND SHALL AT ALL TIMES BE IN COMPLIANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS CONSTRUCTION OF TRANSPORTATION SYSTEMS," 2021 EDITION WITH SUPPLEMENTS AND REVISIONS. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY THE PROJECT MANAGER.
28. EROSION CONTROL CHECK DAMS MAY BE RIP-RAP OR BALED STRAW AS DETERMINED APPLICABLE BY THE PROJECT MANAGER.
29. AS A MINIMUM THE CONTRACTOR SHALL APPLY TEMPORARY MULCH TO ALL CUT AND FILL SLOPES WITHIN 5 DAYS OF GRADING AND SHALL PERFORM TEMPORARY GRASSING WITHIN TWO WEEKS OF GRADING
30. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION ARE TO BE RESTORED AND GRASSED IN KIND BY THE CONTRACTOR AT HIS EXPENSE, WITH GRASS OR SOD, I.E. FESCUE FOR FESCUE, BERMUDA SOD FOR BERMUDA SOD, ZOYSIA FOR ZOYSIA, ETC.
31. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LEGALLY DISPOSE OF ANY UNSUITABLE OR WASTE MATERIAL.
32. VERTICAL AND HORIZONTAL CHECKS SHALL BE PERFORMED TO VERIFY ACCURACY OF ALL SURVEY CONTROL POINTS AND REFERENCED COORDINATES. ANY DISCREPANCY SHALL BE RESOLVED PRIOR TO COMMENCING WITH THE PROJECT LAYOUT.
33. ADDITIONAL SURVEY CONTROL POINTS WILL BE ESTABLISHED AND PROTECTED OUTSIDE THE CONSTRUCTION LIMITS EVERY 500 LF. PRIOR TO BEGINNING CONSTRUCTION.
34. ALL PROPERTY LINE MONUMENTS OUTSIDE THE CONSTRUCTION LIMITS DISTURBED IN THE PROSECUTION OF THE WORK SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF GEORGIA, AT THE CONTRACTOR'S EXPENSE.
35. THE GRADES OF ALL DITCHES AND CULVERTS SHALL NOT BE LESS THAN 1% UNLESS OTHERWISE SHOWN ON THE PLANS.
36. THE MINIMUM WIDTH OF CLASS "B" CONCRETE BASE OR PAVEMENT WIDENING SHALL BE 1 FOOT.
37. ALL STORM DRAINS AND SIDE DRAINS SHALL BE GRADED TO DRAIN.
38. ALL STORM DRAINS AND SIDE DRAIN PIPE SHALL BE TYPE III, REINFORCED CONCRETE PIPE.
39. ALL MANHOLES, CATCH BASINS, AND DROP INLETS STRUCTURES MAY BE BRICK MASONRY TYPE BUILT IN PLACE OR PRECAST. ALL SHOP DRAWINGS, CUT SHEETS, AND SUBMITTALS FOR PRECAST STRUCTURES MUST BE SUBMITTED TO ATHENS-CLARKE COUNTY FOR REVIEW AND APPROVAL PRIOR TO BEING CAST. PAYMENT WILL NOT BE MAD FOR ANY PRECAST STRUCTURE THAT HAS NOT BEEN APPROVED OR FIELD PLACEMENT DUE TO UTILITY CONFLICT, REQUIRED CHANGE IN GRADE, DAMAGED PRECAST STRUCTURES, OR DIMENSIONAL TOLERANCES THAT DO NOT MEET OWNER REQUIREMENTS OR DETAILS INCLUDED IN THIS PLAN SET.
40. ALL MANHOLE, CATCH BASINS, AND DROP INLET BOTTOMS SHALL MEET GDOT STANDARDS AND DETAILS WITH THE EXCEPTION THAT BRICK BOTTOMS SHALL NOT BE ALLOWED.
41. COVERS FOR ALL 1033 AND 1034 TYPE CATCH BASINS SHALL BE GDOT STANDARD AND SHALL INCLUDE THE ATHENS-CLARKE COUNTY STORM WATER LOGO AS CAN BE PROVIDED BY U.S. FOUNDRY & MFG. CORP., ATLANTA BRANCH, 404 696 8810
42. HOODS FOR ALL 1019 TYPE DROP INLETS SHALL BE GDOT STANDARD AND SHALL INCLUDE AN ENVIRONMENTAL STREAM LOGO WITH VERBIAGE "NO DUMPING-DRAINS TO STREAM" OR SIMILAR.
43. COVERS FOR ALL 1011A STORM SEWER MANHOLES SHALL BE GDOT STANDARD AND SHALL INCLUDE THE ATHENS-CLARKE COUNTY STORM WATER LOGO AS CAN BE PROVIDED BY U.S. FOUNDRY & MFG.
44. ALL NEW STORM DRAIN TO HAVE A MINIMUM OF 18" OF CLEARANCE OVER WATER MAINS, UNLESS OTHERWISE SHOWN IN THE PLANS. ALTERNATIVELY THE STORM DRAIN SHALL BE PLACED UNDER THE WATER MAIN, OR SUPPORTED BY CONCRETE PIPE SUPPORTS. CONCRETE PIPE SUPPORTS SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED PAY ITEM. A PIPE SUPPORT PIER DETAIL IS PROVIDED IN THE ATHENS-CLARKE COUNTY DETAIL SECTION OF THE PLANS.
45. ALL NEW STORM DRAIN TO HAVE A MINIMUM OF 18" OF CLEARANCE OVER SANITARY SEWER LINES, UNLESS OTHERWISE SHOWN IN THE PLANS. SANITARY SEWER LINE WITH LESS THAN 18" OF CLEARANCE WILL BE REPLACED WITH DUCTILE IRON PIPE AND WILL BE PAID FOR UNDER THE ASSOCIATED PAY ITEM. A PIPE SUPPORTS SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED PAY ITEM. A PIPE SUPPORT PIER DETAIL IS PROVIDED IN THE ATHENS-CLARKE COUNTY DETAIL SECTION OF THE PLANS. REPLACEMENT LOCATIONS WILL BE INDICATED IN THE PLANS.
46. ALL STREET SIGNS & POSTS THAT ARE REMOVED OR REPLACED SHALL BE RETURNED TO ATHENS-CLARKE COUNTY TRAFFIC ENGINEERING. PAYMENT FOR RETURNING SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED PAY ITEM.
47. ANY AND ALL CONCRETE COLLARS SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED PAY ITEM.
48. ALL ABANDONED PIPES ARE TO BE CAPPED OR PLUGGED USING BRICK AND MORTAR OR 8" THICK CONCRETE. THIS WORK IS PART OF AND CONSIDERED INCIDENTAL TO THE WORK OF THE ASSOCIATED PAY ITEM.
49. CONCRETE USED FOR CONCRETE TRENCH CAP AND CONCRETE BASE OR PAVEMENT WIDENING SHALL BE OF THE FOLLOWING TYPES AND REQUIRED CURING TIMES PRIOR TO NORMAL TRAFFIC LOADING.
- CLASS AA1 WITH TYPE ILL CEMENT CURED MINIMUM 72 HOURS.
- GDOT ACCELERATED STRENGTH CONCRETE CURED MINIMUM 12 HOURS
- CONCRETE FOUND RECEIVING TRAFFIC LOADING PRIOR TO THE ABOVE CURE TIMES WILL BE REJECTED. NO ADDED COMPENSATION SHALL BE ADDED FOR CLASS AA1 OR GDOT ACCELERATED STRENGTH CONCRETE WHEN IT IS USED TO ALLOW EARLIER TRAFFIC LOADING TO EXPEDITE THE WORK.
50. ALL TRENCHES OR OPEN CUTS IN THE ROADWAY THAT ARE TWO FEET BY TWO FEET OR LARGER MUST BE COVERED WITH A STEEL PLATE PER THE ACC ROAD PLATE POLICY. A COPY OF THIS POLICY CAN BE FOUND AT THIS WEBSITE. HTTPS://WWW.ACCGOV.COM/210/TRANSPORTATION-PUBLIC-WORKS
51. ALL STORM SEWER TRENCH CAP SHALL BE 8 INCH THICK CONCRETE OVERLAID WITH 2 INCHES OF TEMPORARY ASPHALT UNTIL FINAL PAVING PHASE OF PROJECT AT WHICH TIME THE TEMPORARY ASPHALT WILL BE MILLED AND REPLACED WITH PERMANENT ASPHALT. THICKNESS AND TYPE SPECIFIED ON PLANS.
52. ALL ABANDONED PIPE REMAINING UNDER THE PAVEMENT SHALL BE PLUGGED AND FILLED WITH FLOWABLE FILL.
53. ALL EXISTING SANITARY AND STORM SEWER MANHOLES AND WATER VALVE BOXES SHALL BE REFERENCED, LOWERED AND PROTECTED PRIOR TO ROADWAY EXCAVATION AND/OR MILLING OPERATIONS. TOPS OF ALL NEW STORM SEWER MANHOLES SHALL BE LEFT BELOW ROADWAY GRADE AND PROTECTED UNTIL FINAL SURFACE COURSE HAS BEEN INSTALLED. THIS WORK SHALL BE CONSIDERED PART OF AND INCIDENTAL TO THE ASSOCIATED PAY ITEM.
54. FINAL ADJUSTMENT OF MANHOLES AND WATER VALVES BOXES SHALL BE PERFORMED AFTER THE FINAL SURFACE COURSE HAS BEEN INSTALLED. THE CONTRACTOR SHALL REFERENCE AND LOWER WATER VALVES AND MANHOLES BELOW PROPOSED GRADE PRIOR TO PAVEMENT REMOVAL.
55. ROCK ENCOUNTERED IN TRENCH LINE EXCAVATION THAT REQUIRES BLASTING TO EXCAVATE, SHALL BE PAID FOR AS ROCK EXCAVATION. CONTRACTOR SHALL EXCAVATE RACK UTILIZING UP TO A 75,000 LB EXCAVATOR EQUIPPED WITH ROCK BUCKETS, HAMMER/BREAKERS, RIPPERS OR OTHER ATTACHMENTS BEFORE RESORTING TO THE USE OF BLASTING. ROCK REQUIRING THE USE OF AN EXCAVATOR LARGER THAN 75,000 LB EQUIPPED WITH AFOREMENTIONED ATTACHMENTS WILL BE PAID FOR AS ROCK EXCAVATION.
56. WHERE WET CONDITIONS AND UNSTABLE FOUNDATION MATERIAL IS ENCOUNTERED IN TRENCH LINES AS DETERMINED BY THE PROJECT MANAGER, TYPE I BACKFILL MATERIAL WILL BE USED AND PAID FOR AS SECTION 206, BORROW EXCAVATION.
57. WHEN UNSATISFACTORY NON-COMPACTABLE BACKFILL MATERIAL IS ENCOUNTERED IN TRENCH LINES AS DETERMINED BY THE PROJECT MANAGER, TYPE I BACKFILL MATERIAL WILL BE USED AND PAID FOR AS SECTION 206, BORROW EXCAVATION.
58. LAYOUT OF CURB AND GUTTER, SIDEWALK, DRIVEWAYS AND CHECKING OF VERTICAL AND HORIZONTAL ALIGNMENT OF ASSOCIATED FORMS SHALL BE PERFORMED BY THE CONTRACTOR AND INSPECTED BY THE PROJECT MANAGER. SUCH INSPECTIONS SHALL BE REQUESTED IN A TIMELY MANNER TO PERMIT ADJUSTMENTS IF NECESSARY PRIOR TO INSTALLATION OF CONCRETE.
59. EXISTING PAVEMENT WILL BE SAW CUT BY THE CONTRACTOR, AS SHOWN ON THE PLANS AND AS DIRECTED BY THE PROJECT MANAGER, TO PROVIDE A SMOOTH AND EVEN TIE-IN FOR THE PLACEMENT FOR THE NEW PAVEMENT SURFACE. THE SAW CUTTING IS INCIDENTAL TO THE COST OF ASSOCIATED PAY ITEM.
60. THE CONTRACTOR SHALL USE FOREST BEST MANAGEMENT PRACTICES AND SHALL BE GOVERNED BY THE ATHENS-CLARKE COUNTY CODE OF ORDINANCE, TITLE 8, CHAPTER 8-7 WITH SPECIAL ATTENTION GIVEN TO 18- (H) 1,2,3 AND CAN BE ACCESSED ON LINE AT HTTPS://WWW.ACCGOV.COM/CODE
61. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE SCHEDULED TO REMAIN THROUGHOUT THE WORK, INSIDE AND BORDERING THE TEMPORARY AND PERMANENT EASEMENTS. SPECIAL CARE SHALL BE TAKEN SO AS NOT TO BREAK LIMBS, SCAR THE BARK, OR CUT/DAMAGE TREE ROOTS DURING CONSTRUCTION. THE PROJECT MANAGER SHALL MEET WITH THE CONTRACTOR PRIOR TO BEGINNING OF CLEARING AND DESIGNATE AND MARK TREES WHICH WILL REMAIN THROUGHOUT THE PROJECT.
62. ALL FILL MATERIAL SHALL BE PLACED IN LIFTS OF NO MORE THAN 6 INCHES AND COMPACTED TO 95% IN TRENCH LINES AND 100% IN ANY OTHER ROAD OR SIDEWALK APPLICATIONS.
63. TREE PROTECTION FENCING SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE OF ALL TREES WHERE POSSIBLE. INSTRUCTIONS FROM THE PROJECT MANAGER WILL BE OBTAINED IF THIS IS NOT POSSIBLE.
64. NO EQUIPMENT SHALL BE PARKED OR OPERATED ON ANY ROOT ZONE OF TREES ALONG THE CONSTRUCTION AREA. ROOTS ENCOUNTERED DURING EXCAVATION SHALL BE NEATLY CUT.
65. ANY TREE DAMAGE SHALL BE REPORTED IMMEDIATELY TO THE PROJECT MANAGER WHO IN TURN WILL REPORT IT TO THE COMMUNITY FORESTER.
66. THE CONTRACTOR SHALL TRIM ALL TREES AND SHRUBS OVERHANGING THE ROADWAY ALONG THE PROJECT CORRIDOR AS DIRECTED BY THE PROJECT MANAGER PER THE RECOMMENDATION OF THE COMMUNITY FORESTER.
67. ADJUSTMENTS TO WATER METER BOX AND TRAFFIC PULL BOXES SHALL BE CONSIDERED PART OF ANY INCIDENTAL TO THE ASSOCIATED PAY ITEM. WATER METER BOXES REMAINING IN THE SIDEWALK WILL BE CENTERED OVER THE SHUT OFF VALVE.
68. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE PROPERTY OWNERS/TENANTS ANY WORK OF DRIVEWAY CONSTRUCTION REQUIRING TEMPORARY CLOSURE OF THE DRIVEWAY. A MINIMUM OF 24 HOUR NOTICE SHALL BE GIVEN PRIOR TO ANY DRIVEWAY CLOSURE.
69. CLEAN UP - DURING CONSTRUCTION THE CONTRACTOR SHALL ON A DAILY BASIS CLEAN ALL ROADWAY SURFACES OF DIRT, DUST, MILLED ASPHALT OR AGGREGATE, EXCESS ASPHALT, LIQUID ASPHALT OR EMULSION FROM PAVING OPERATIONS OR ANY OTHER ACCUMULATED CONSTRUCTION DEBRIS. DUST SHALL BE CONTROLLED BY PERIODIC WETTING AND SWEEPING AND AS SET FORTH IN GDOT SECTION 161.01. A VACUUM TYPE STREET SWEEPER SHALL BE EMPLOYED TO SWEEP AND CLEAN ALL SURFACES TO THE SATISFACTION OF THE PROJECT MANAGER. IF THE PROJECT MANAGER DEEMS IT NECESSARY THE CONTRACTOR SHALL CLEAN ANY DUST, DIRT, OR DEBRIS RESULTING FROM THE WORK FROM VEHICLES, BUILDINGS, WALKWAYS, PARKING LOT PAVEMENTS OR OTHER STRUCTURES. ALL CLEANUP SHALL BE PERFORMED TO THE SATISFACTION OF THE PROJECT MANAGER. FAILURE TO SATISFY THIS REQUIREMENT SHALL BE SUFFICIENT CAUSE FOR THE PROJECT MANAGER TO STOP ALL WORK UNTIL THE CLEANUP IS PERFORMED.
70. ALL DRIVEWAYS THAT ARE TO BE RECONSTRUCTED SHALL BE REPLACED IN KIND. I.E. ASPHALT FOR ASPHALT, CONCRETE FOR CONCRETE, AND AGGREGATE SURFACE COURSE FOR EARTH.
71. REMOVAL AND RESETTING OF SIGNS AND/OR NECESSARY TEMPORARY SIGNAGE REQUIRED, WILL BE CONSIDERED INCIDENTAL TO WORK. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR THESE ITEMS. LOCATIONS OF RELOCATED SIGNS SHALL BE DIRECTED BY THE PROJECT MANAGER.
72. ALL CURB & GUTTER AND HEADER CURB REQUIRES THE INSTALLATION OF COMPACTED GRADED AGGREGATE BASE PRIOR TO FORMING AND THE PLACING OF CONCRETE.
73. THE CONTRACTOR SHALL MEET WITH AND COORDINATE THE REMOVAL AND/OR INSTALLATION OF TRAFFIC STRIPING AND MARKING WITH THE PROJECT MANAGER AND ACC TRAFFIC ENGINEERING.
74. ALL CURB AND GUTTER THAT IS TO BE REMOVED AND REPLACED SHALL BE REMOVED AND REPLACED TO THE NEAREST FULL JOINT. TRANSITION PROPOSED CURB AND GUTTER AS TO ASSURE A SMOOTH TIE-IN. NO SEPARATE PAYMENT.
75. CLEARING, EXCAVATION AND HAUL OF ANY UNSUITABLE MATERIAL FROM TRENCH LINES, EMBANKMENTS OR OTHER GRADIENTS WILL BE CONSIDERED INCIDENTAL TO THE WORK OF THE ASSOCIATED PAY ITEM.
76. CONTRACTOR TO ALIGN ALL WATER PROPOSED INLETS WITH WEIR PERPENDICULAR TO SWALE/DITCH SECTIONS.
77. RIGHT OF WAY SURVEY PINS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A GEORGIA REGISTERED LAND SURVEYOR. COST FOR RESETTING PINS TO BE INCLUDED IN GRADING COMPLETE.
78. THE CONTRACTOR SHALL NOTIFY THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY'S TRAFFIC ENGINEERING DEPARTMENT AND THE PROJECT MANAGER 10 BUSINESS DAYS BEFORE ANY LANE SHIFTS OR RECONFIGURATIONS.
79. BEFORE THE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL ESTABLISH EXISTING PAVEMENT ELEVATIONS THROUGHOUT THE PROJECT LIMIT BY COLLECTING PAVEMENT ELEVATION SHOTS BETWEEN THE EXISTING EDGES OF PAVEMENT AT 10 FEET INTERVALS. PAVEMENT SHOTS SHALL BE TAKEN AT EACH EDGE OF PAVEMENT AS WELL AS EVERY BREAK IN PAVEMENT SLOPES BETWEEN THE PAVEMENT EDGES.
80. ALL STORM DRAINAGE STRUCTURE INVERTS SHALL BE POURED INVERTS.
81. SPECIAL TIMES AND WORK RESTRICTIONS - NORMAL WORK HOURS OF THE PROJECT ARE BETWEEN THE HOURS OF 7:00 A.M. TO 7:00 P.M. EASTERN TIME MONDAY THROUGH FRIDAY. LANE CLOSURES ARE PERMITTED BETWEEN THE HOURS OF 9:00 A.M. AND 4:00 P.M. EASTERN TIME MONDAY THROUGH FRIDAY. THESE CONDITIONS SHALL APPLY TO ALL WORK PERFORMED DURING THE COURSE OF THE PROJECT. NO WORK SHALL BE PERFORMED OUTSIDE THE ABOVE ESTABLISHED HOURS WITHOUT 48 HOURS PRIOR WRITTEN NOTICE AND APPROVAL BY THE PROJECT MANAGER. (THIS NOTE WILL NEED TO BE REVIEWED AND REVISED AT A LATER DATE FOR THE ROADWAY CLOSURE TIME FRAME TO BE INCORPORATED.)
82. NO LANE CLOSURES SHALL BE PERMITTED ON FRIDAY AFTER 12:00 P.M. OR ON SATURDAY THE WEEK OF A UGA HOME FOOTBALL GAME OR UGA GRADUATION.
83. ELECTRONIC MESSAGE BOARDS SHALL BE INSTALLED 5 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION TO ADVISE AND INFORM THE PUBLIC, AND SHALL REMAIN ON SITE THROUGH THE DURATION OF THE PROJECT. THREE MESSAGE BOARDS ARE REQUIRED AND THE TOTAL COST SHALL BE CONSIDERED INCIDENTAL TO TRAFFIC CONTROL.

UTILITY COMPANY CONTACTS:

ACC - WATER & SANITARY SEWER: MATT ADAMSON, MATT.ADAMSON@SCCGOV.COM, 706.613.3490

ACC - STORMWATER: ROBERT GASPER, ROBERT.GASPER@ACCGOV.COM, 706.613.6440X6722

ACC - TRANSPORTATION: GEORGE SPEARING, GEORGE.SPEARING@ACCGOV.COM, 706.613.3460

AT&T - BRIAN GORDON, BG6008@ATT.COM, 404.317.8648

CHARTER/SPECTRUM - BRIAN TASKER BRIAN.TASKER@CHARTER.COM 706.424.6782

CROWN CASTLE - TAMI JACKSON, TAMI.JACKSON@CROWNCASTLE.COM, 470.235.6280

SOUTHERN COMPANY GAS - GINNY MAULDIN-KINNEY, VMAULDIN@SOUTHERNCO.COM

GEORGIA POWER - STEPHEN BURROUGHS, SBURROUG@SOUTHERNCO.COM, 470.895.3122

Call 811 atleast 72 hours prior to breaking ground, excluding weekends and legal holidays to connect you to the correct local "Call Before You Dig" Center.

811

Know what's below.
Call before you dig.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____. EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

GENERAL

GENERAL NOTES

PROJECT NO. 00RAL.00155.02
DATE 01.24.2024
DRAWING NO. G-003
SHEET NO. 3 OF 148

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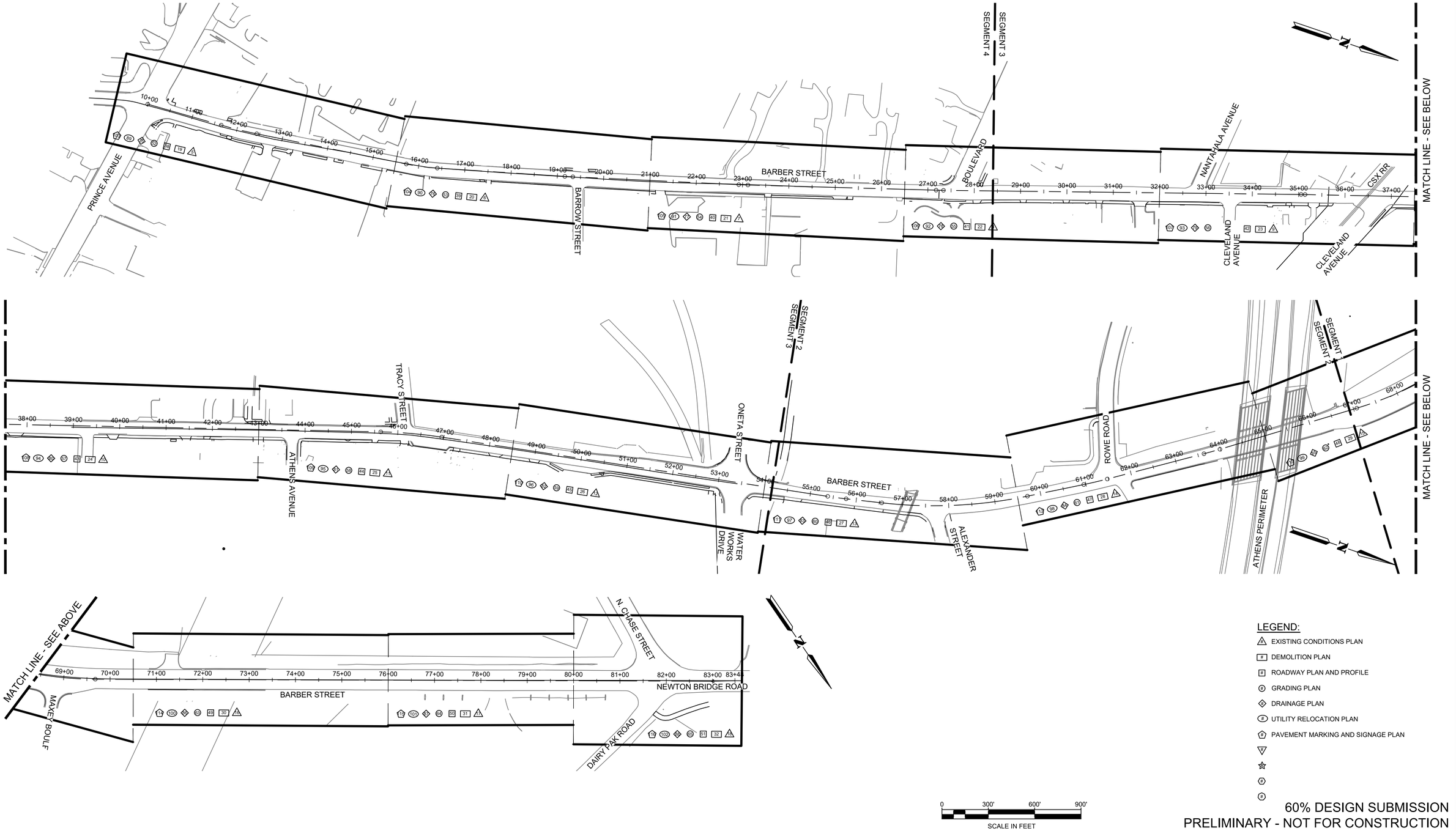

LEGEND:

- EXISTING CONDITIONS PLAN
- DEMOLITION PLAN
- ROADWAY PLAN AND PROFILE
- GRADING PLAN
- DRAINAGE PLAN
- UTILITY RELOCATION PLAN
- PAVEMENT MARKING AND SIGNAGE PLAN

60% DESIGN SUBMISSION
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PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

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www.tooledesign.com
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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

GENERAL

KEY MAP

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. G-004
SHEET NO. 4 OF 148

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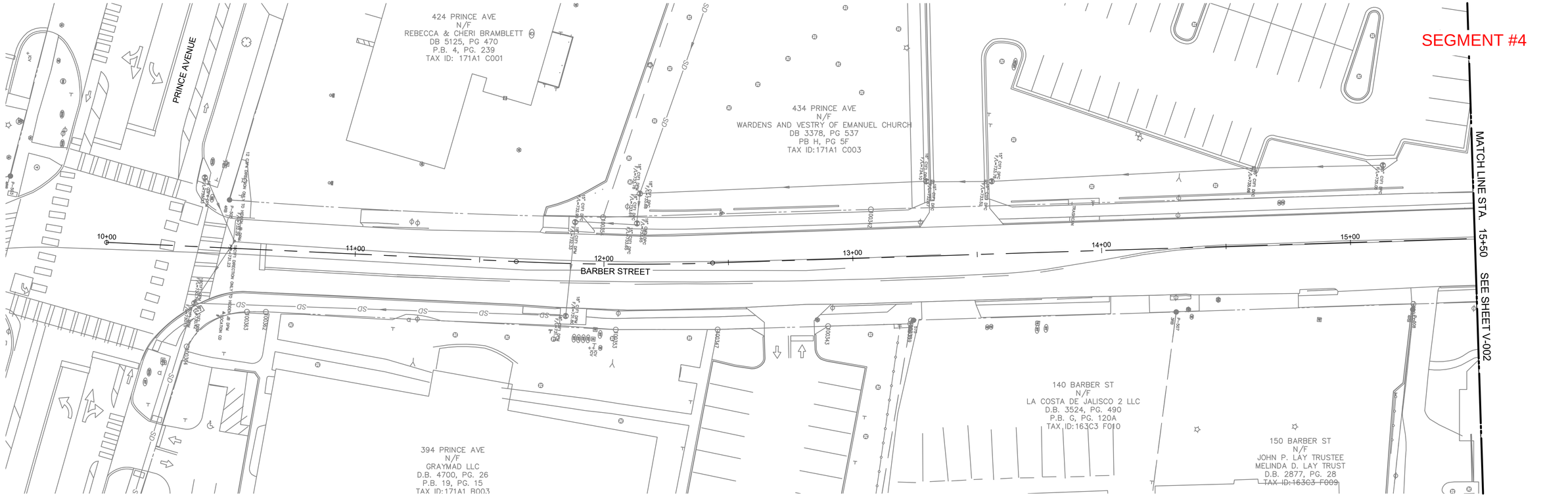

NOTES

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DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-001
SHEET NO. 5 OF 148

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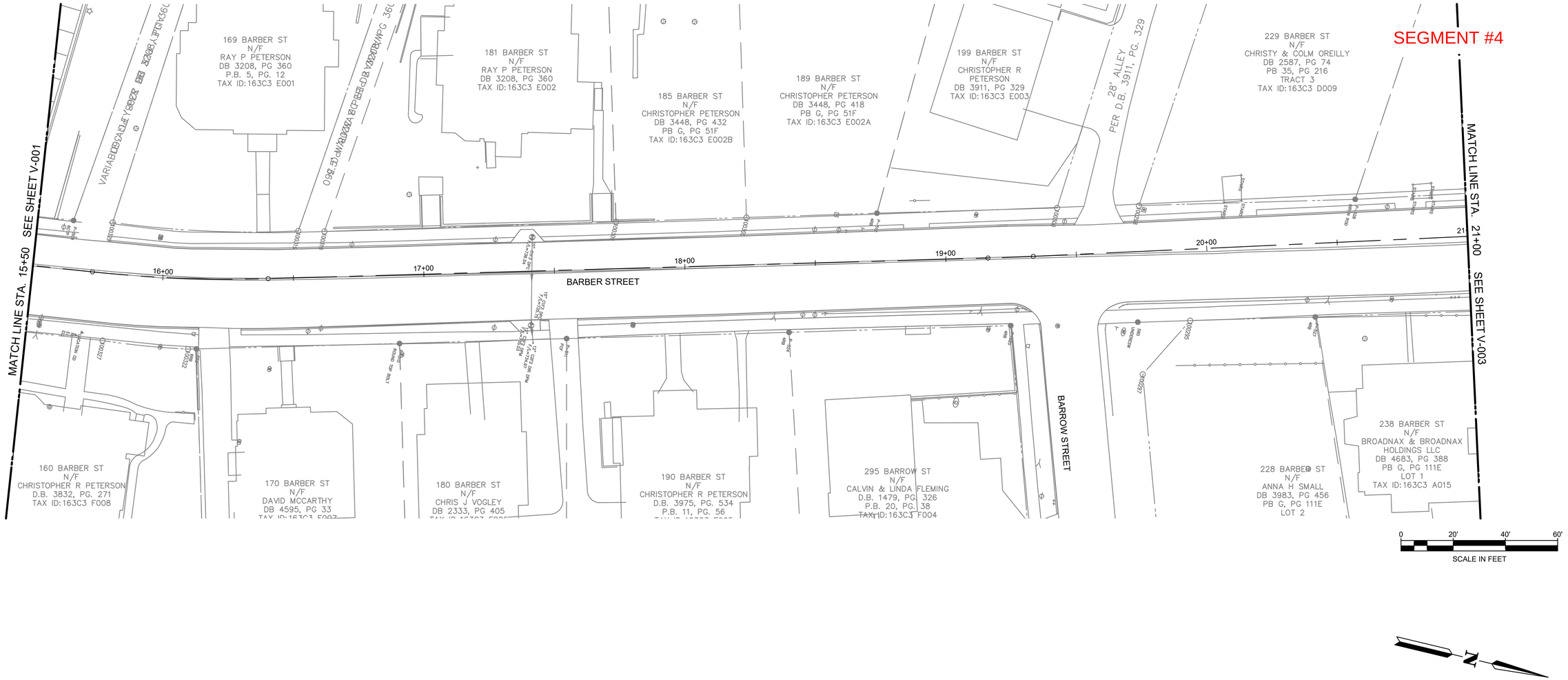

NOTES

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	V-002
SHEET NO.	6 OF 148

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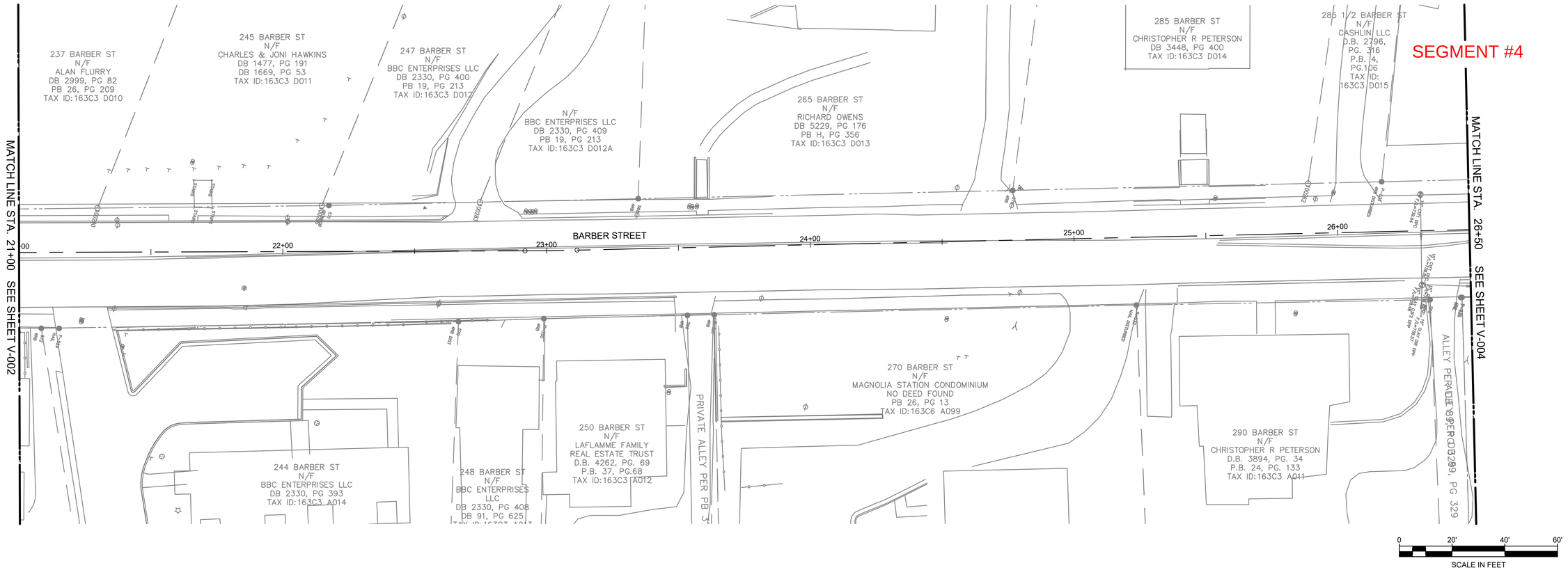

NOTES

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-003
SHEET NO. 7 OF 148

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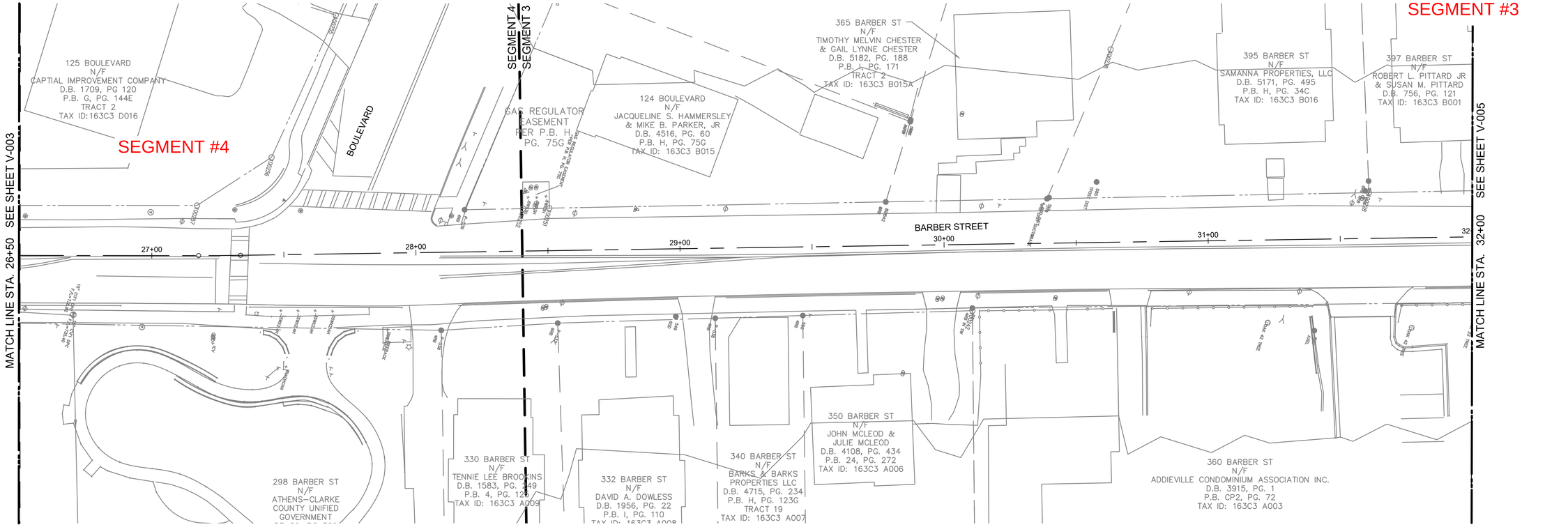

NOTES

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DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-004
SHEET NO. 8 OF 148

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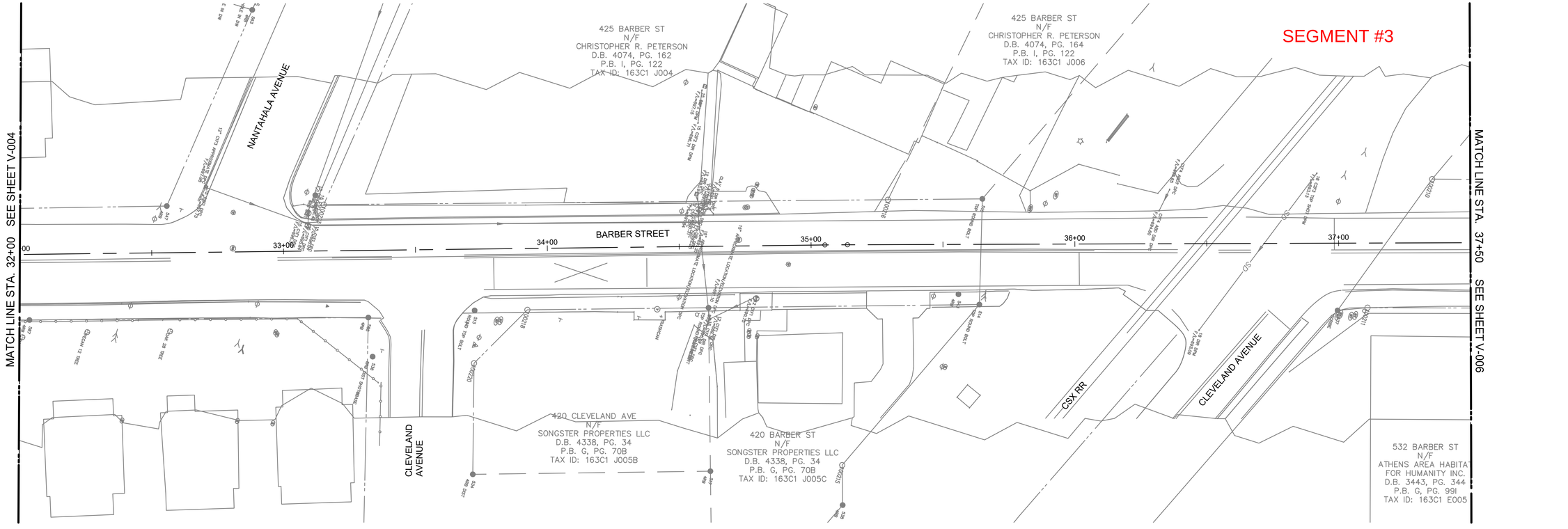

NOTES

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-005
SHEET NO. 9 OF 148

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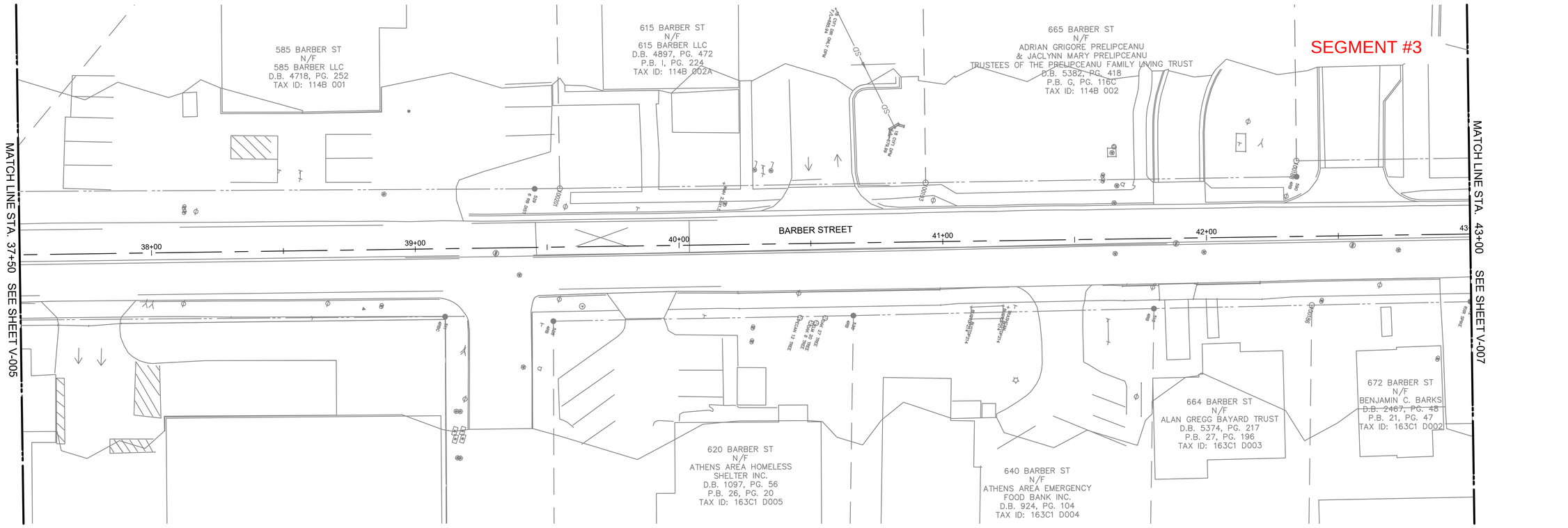

0 20' 40' 60'
SCALE IN FEET

NOTES

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2. SUBSURFACE UTILITIES ARE NOT SHOWN EXCEPT FOR LIMITED STORM DRAIN INFRASTRUCTURE. UTILITIES SHOWN HEREON ARE BASED ONLY ON OBVIOUS SURFACE VISIBLE EVIDENCE. NO RESEARCH NOR SUBSURFACE UTILITY SURVEY HAS BEEN PERFORMED. SUBSURFACE UTILITY INFORMATION TO BE DISCUSSED AND ADDED AT A LATER DATE.

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-006
SHEET NO. 10 OF 148

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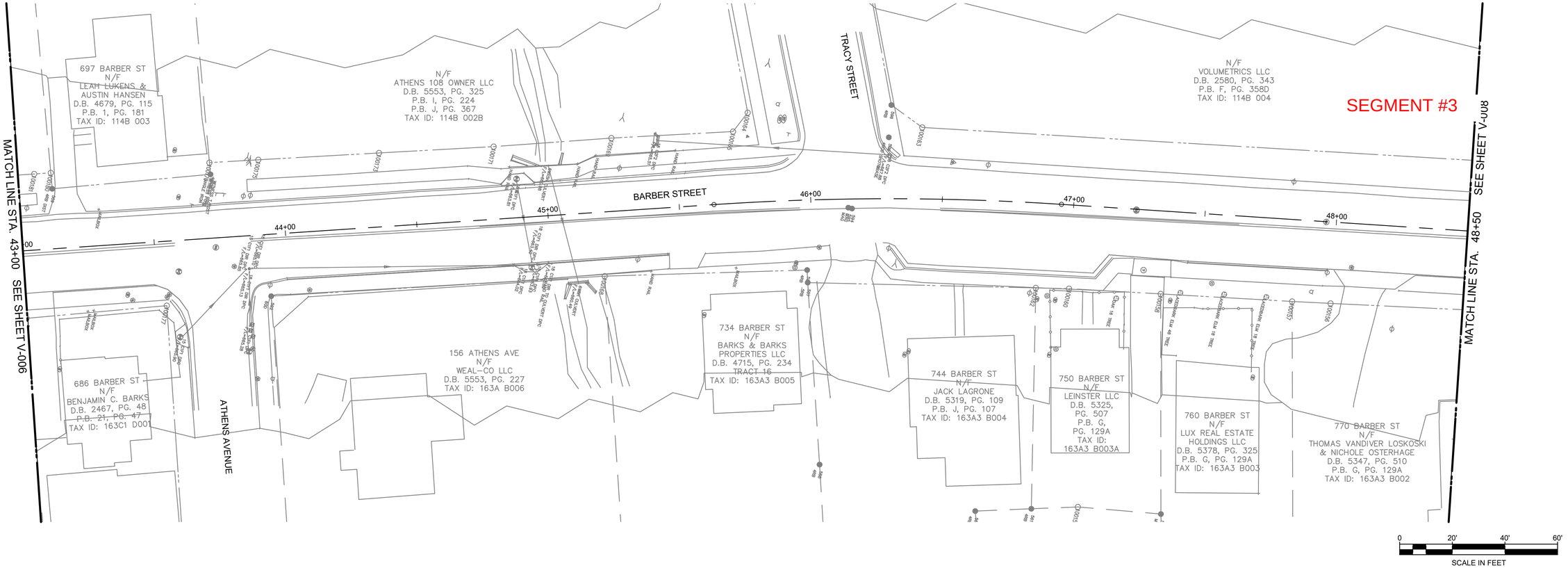

NOTES

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-007
SHEET NO. 11 OF 148

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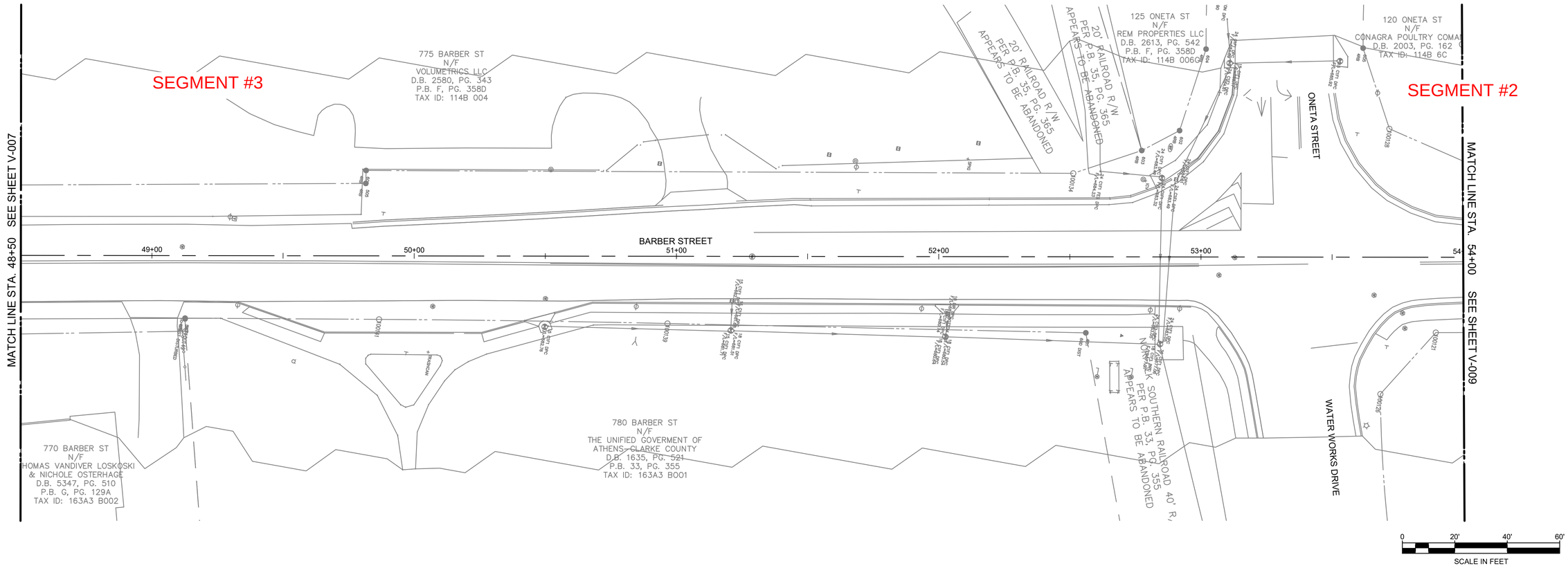

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-008
SHEET NO. 12 OF 148

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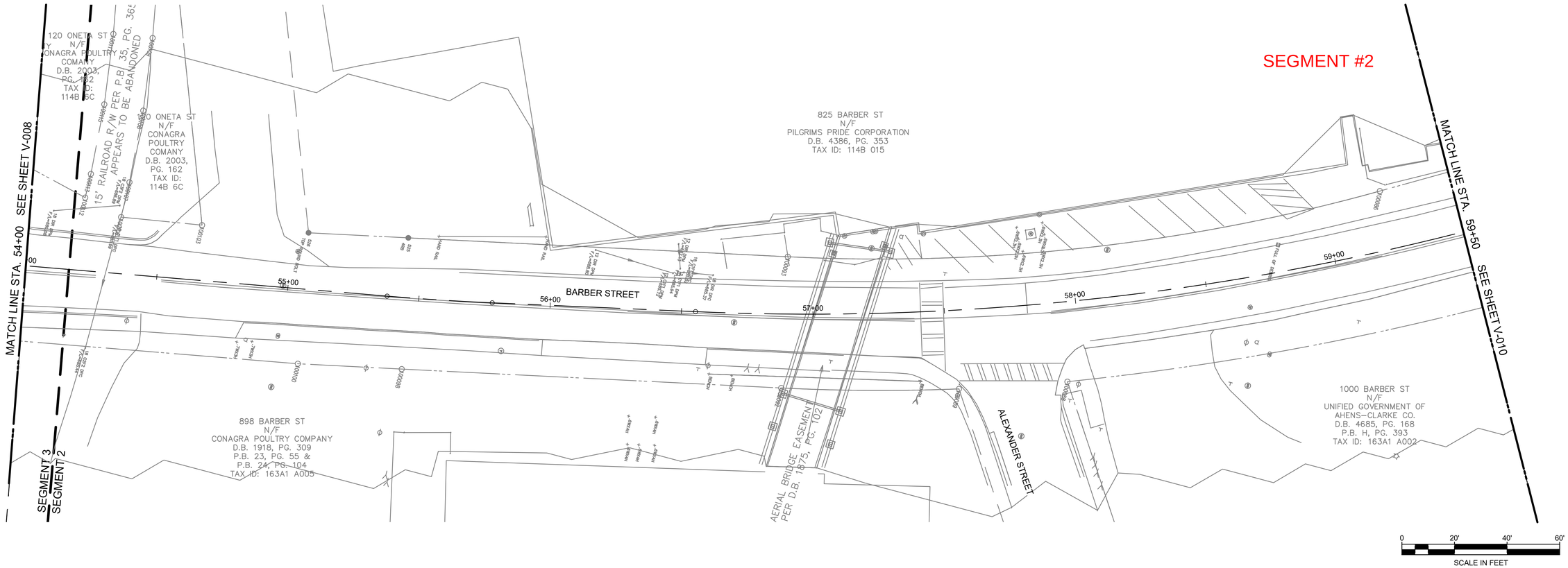

NOTES

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DR	XX					
CHK	XX					
APVD	XX					

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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-009
SHEET NO. 13 OF 148

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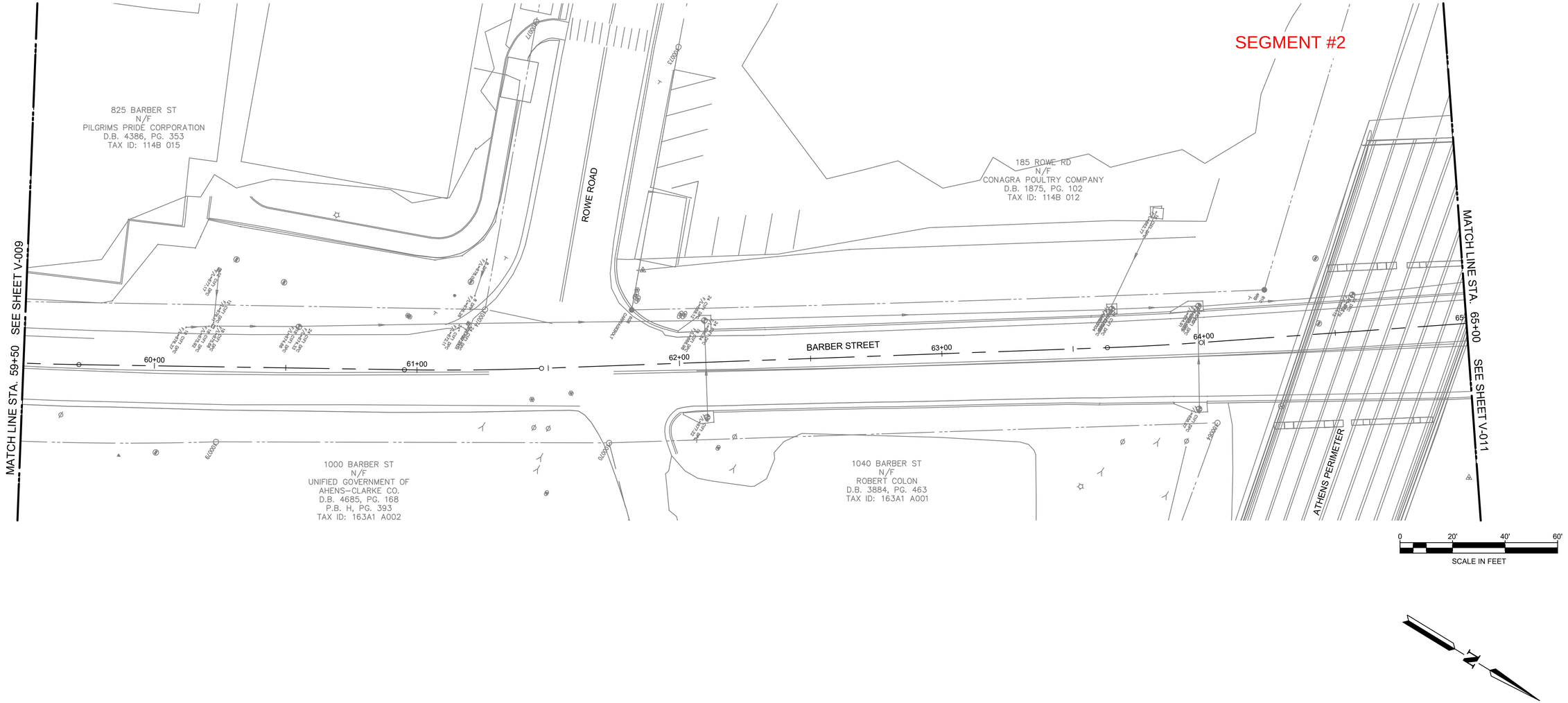

NOTES

1. SEE SHEET G-003 FOR GENERAL NOTES.
2. SUBSURFACE UTILITIES ARE NOT SHOWN EXCEPT FOR LIMITED STORM DRAIN INFRASTRUCTURE. UTILITIES SHOWN HEREON ARE BASED ONLY ON OBVIOUS SURFACE VISIBLE EVIDENCE. NO RESEARCH NOR SUBSURFACE UTILITY SURVEY HAS BEEN PERFORMED. SUBSURFACE UTILITY INFORMATION TO BE DISCUSSED AND ADDED AT A LATER DATE.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS
ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-010
SHEET NO. 14 OF 148

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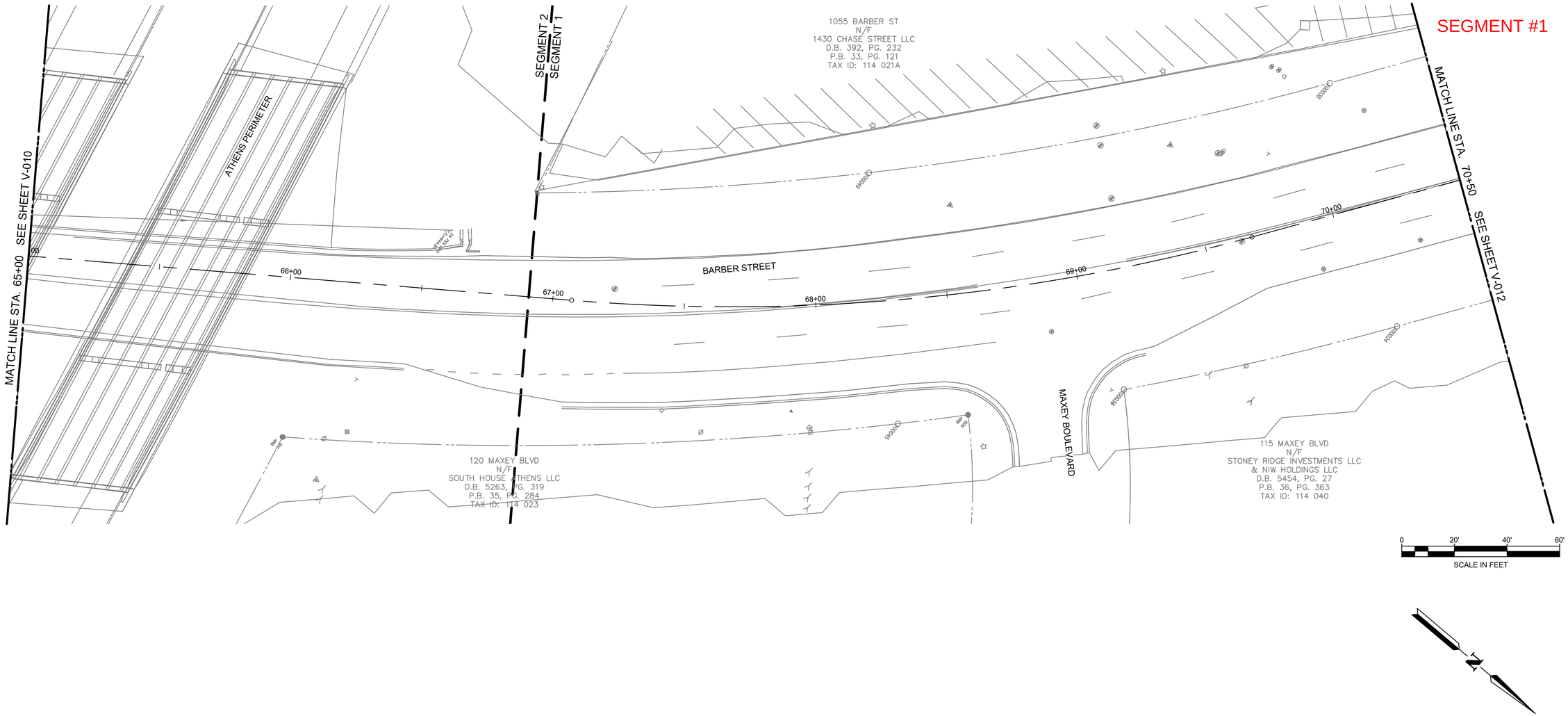

NOTES

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PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 3:46:10 PM

PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
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BARBER STREET BIKE AND PEDESTRIAN DESIGN

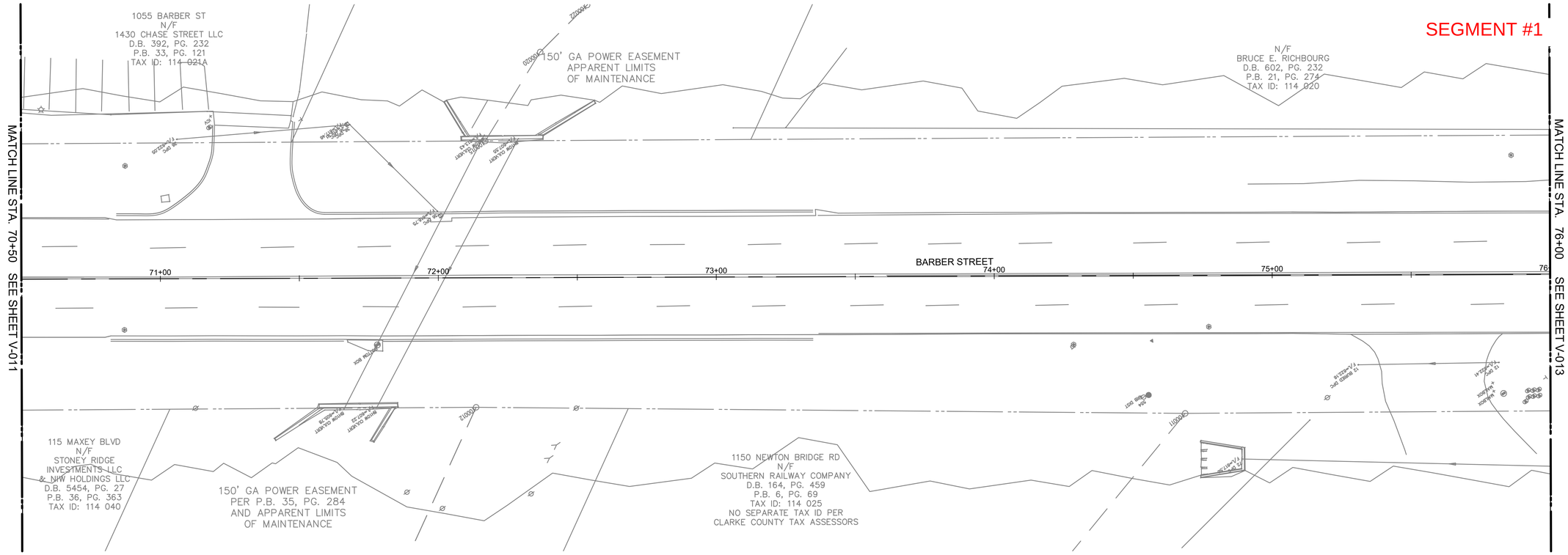
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-011
SHEET NO. 15 OF 148

SEGMENT #1



0 20' 40' 60'
SCALE IN FEET

NOTES

1. SEE SHEET G-003 FOR GENERAL NOTES.
2. SUBSURFACE UTILITIES ARE NOT SHOWN EXCEPT FOR LIMITED STORM DRAIN INFRASTRUCTURE. UTILITIES SHOWN HEREON ARE BASED ONLY ON OBVIOUS SURFACE VISIBLE EVIDENCE. NO RESEARCH NOR SUBSURFACE UTILITY SURVEY HAS BEEN PERFORMED. SUBSURFACE UTILITY INFORMATION TO BE DISCUSSED AND ADDED AT A LATER DATE.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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REUSE OF DOCUMENTS
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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	V-012
SHEET NO.	16 OF 148

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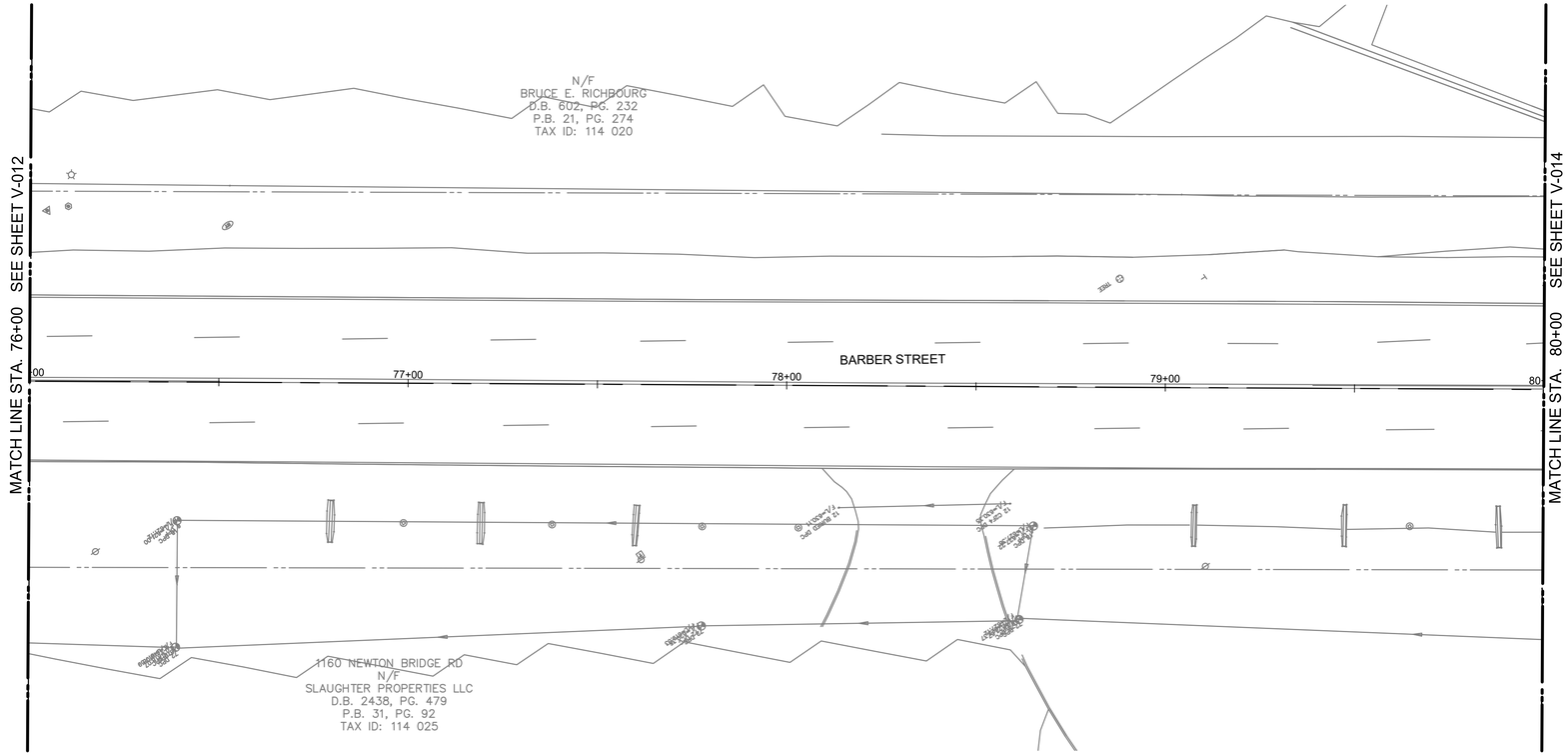

SEGMENT #1

0 20' 40' 60'
SCALE IN FEET

NOTES

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
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www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-013
SHEET NO. 17 OF 148

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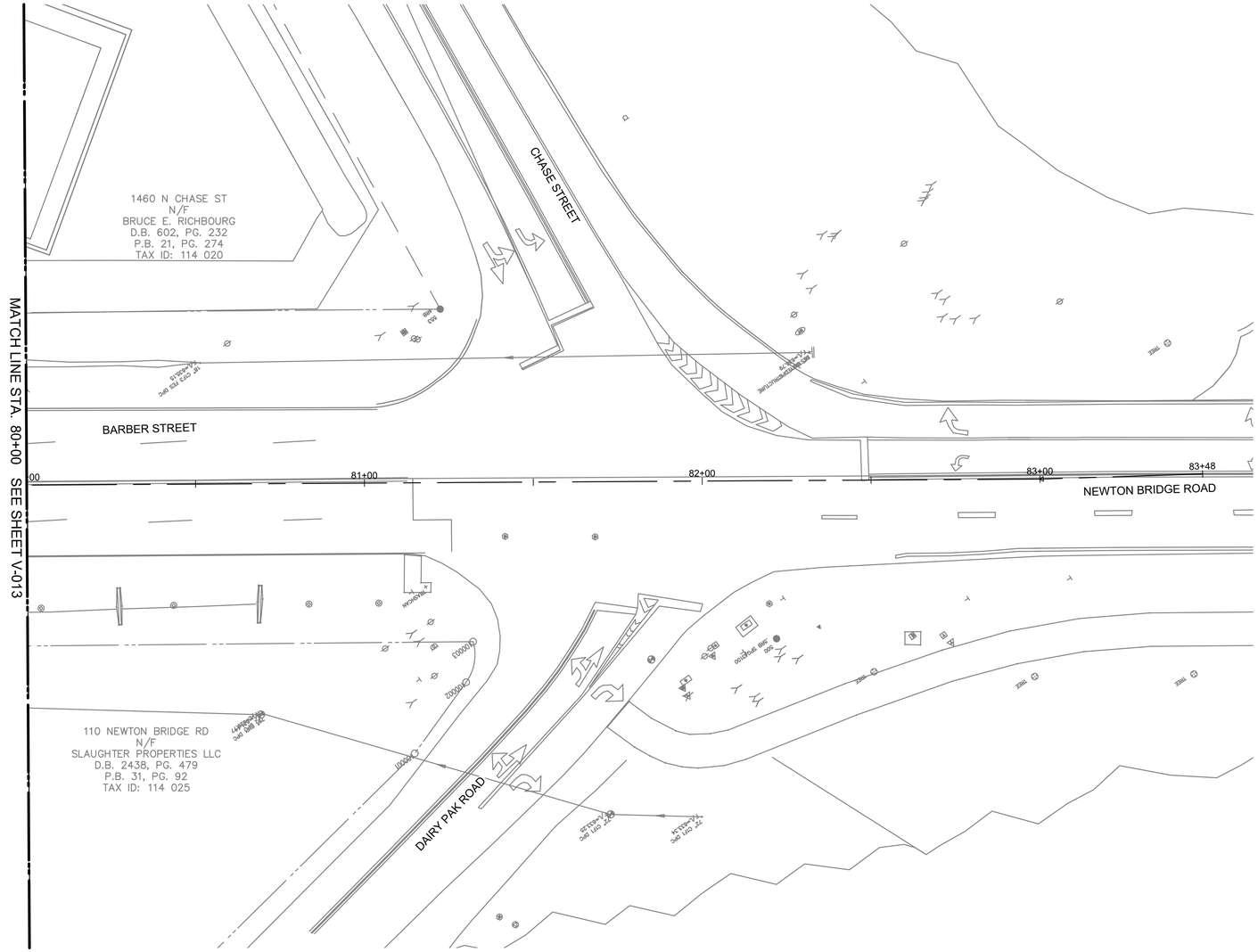

SEGMENT #1

NOTES

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SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

EXISTING CONDITIONS PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-014
SHEET NO. 18 OF 148

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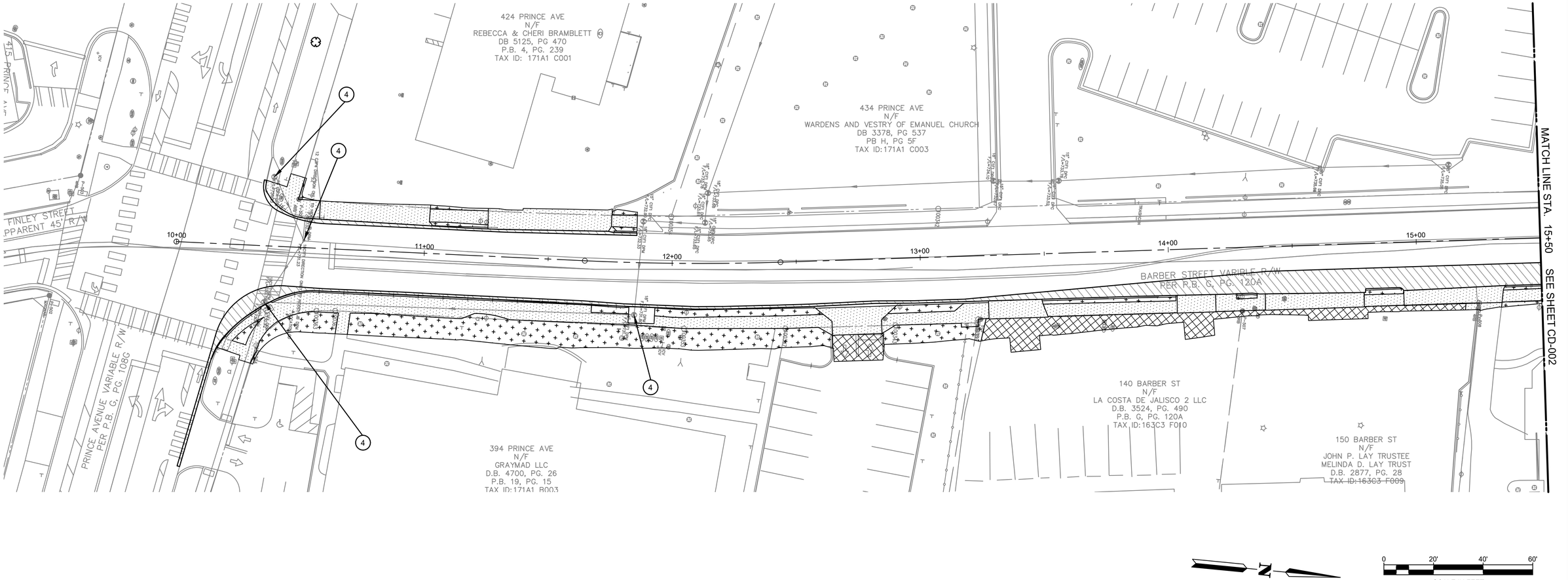

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH
- REMOVAL OF DRIVEWAY
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING
- SAWCUT ASPHALT MATERIAL
- REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.

(1) REMOVAL OF STRUCTURE

(2) REMOVAL OF EX STORM PIPE/STRUCTURE, SEE STORM/UTILITY MANAGEMENT PLANS FOR DETAIL

(3) PROTECT IN PLACE

(4) ADJUST UTILITY, SEE STORM/UTILITY MANAGEMENT PLANS

(5) RELOCATE MAILBOX, SEE ROADWAY PLANS FOR NEW LOCATION

NOTES:

1. CONTRACTOR TO PROTECT ALL EXISTING IMPROVEMENTS BEYOND THE LIMITS OF WORK. THE CONTRACTOR WILL REPAIR/REPLACE ANY ELEMENTS DAMAGED THAT ARE NOT WITHIN THE PROJECT LIMITS.
2. SEE CONSTRUCTION PLANS FOR ALL ROADWAY IMPROVEMENTS.
3. SEE PAVEMENT AND MARKING AND SIGNAGE PLANS FOR DISPOSITION OF EXISTING SIGNAGE AND PAVEMENT MARKINGS.
4. SEE STORM/UTILITY MANAGEMENT PLANS FOR RELOCATION/REMOVALS COORDINATION WITH DRY UTILITY OWNERS.
5. EXISTING CONCRETE ABUTTING NEW WORK SHALL BE SAWCUT AT NEAREST JOINT AND WHOLE PANELS REPLACED. CONTRACTOR TO FIELD VERIFY EXACT REMOVAL LIMITS.
6. EXISTING INFRASTRUCTURE TO REMAIN ACTIVE AND PROTECTED DURING CONSTRUCTION.
7. CONTRACTOR TO PROTECT ALL EXISTING MONUMENTATION. SEE NOTE 13 ON SHEET G-03.
8. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES IMMEDIATELY. MINOR CHANGES IN THE SCOPE OF THE DEMOLITION WORK SHALL NOT JUSTIFY AN ADDITIONAL COST. CONTRACTOR RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR PROJECT COMPLETION.
9. SEE EROSION AND SEDIMENT CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS INCLUDING TREE REMOVAL AND LIMITS OF TREE PROTECTION FENCE.
10. GRANITE CURB THAT IS REMOVED IN SEGMENT 4 WILL BE STOCKPILED AND RESET IN NEW CONSTRUCTION. SEE DETAIL ON SHEET DC-001.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-001
SHEET NO. 19 OF 148

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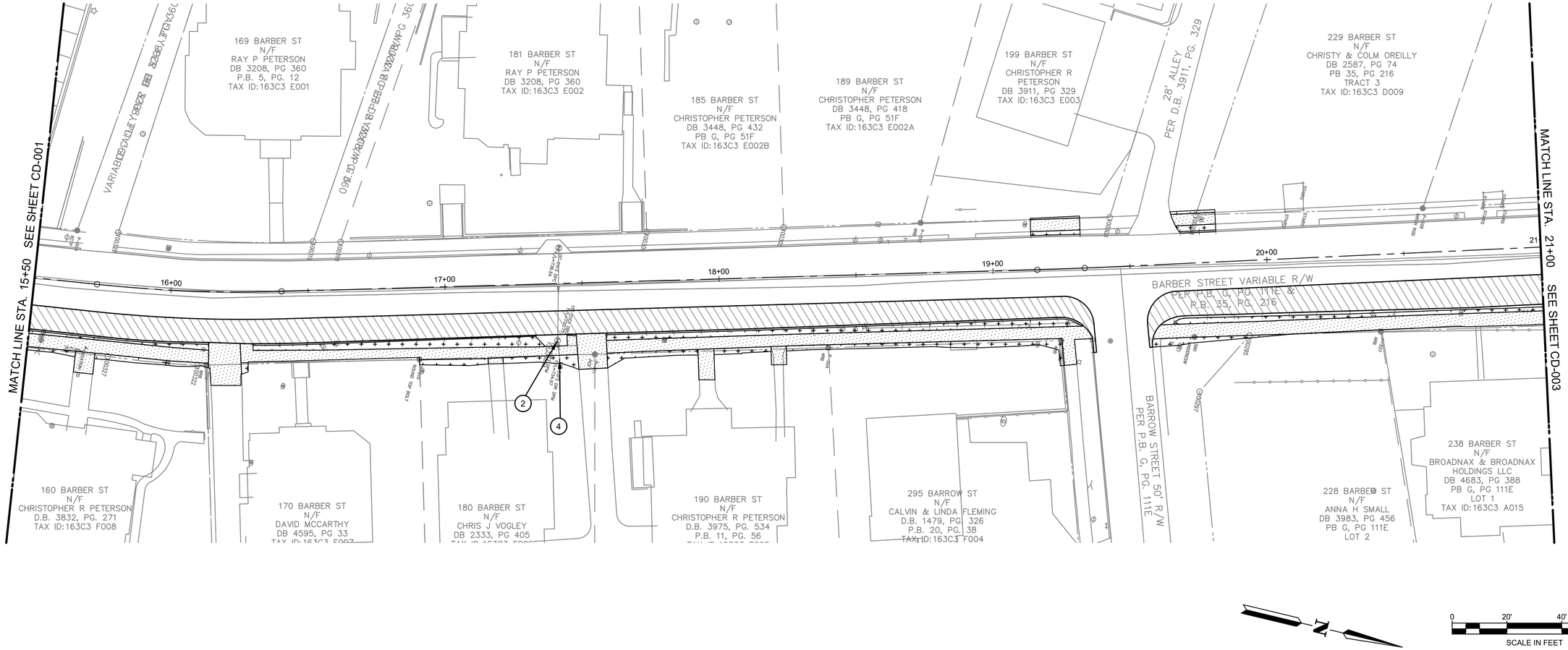

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH
- SAWCUT ASPHALT MATERIAL
- REMOVAL OF DRIVEWAY
- REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING

(1) REMOVAL OF STRUCTURE

(2) REMOVAL OF EX STORM PIPE/STRUCTURE, SEE STORM/UTILITY MANAGEMENT PLANS FOR DETAIL

(3) PROTECT IN PLACE

(4) ADJUST UTILITY, SEE STORM/UTILITY MANAGEMENT PLANS

(5) RELOCATE MAILBOX, SEE ROADWAY PLANS FOR NEW LOCATION

NOTES:

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	CD-002
SHEET NO.	20 OF 148

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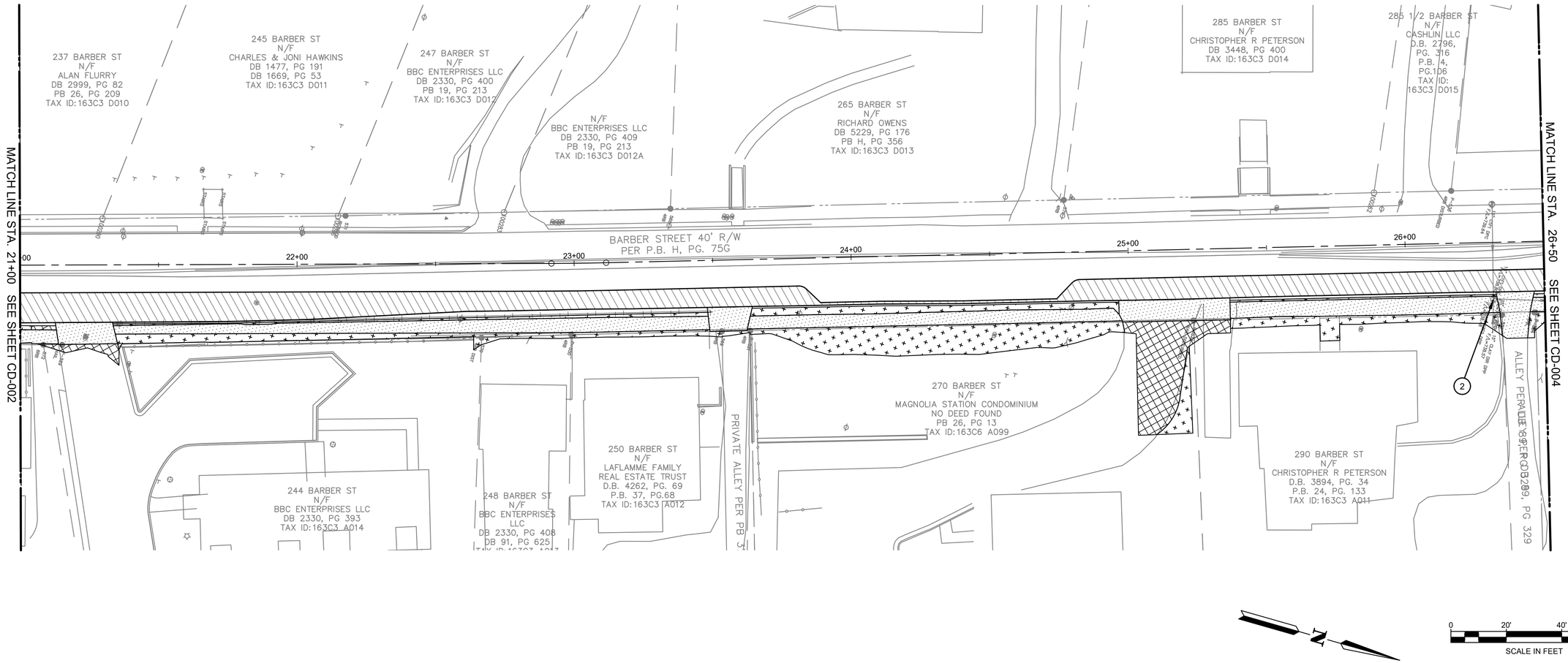

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH
- REMOVAL OF DRIVEWAY
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING
- SAWCUT ASPHALT MATERIAL
- REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.

(1) REMOVAL OF STRUCTURE

(2) REMOVAL OF EX STORM PIPE/STRUCTURE, SEE STORM/UTILITY MANAGEMENT PLANS FOR DETAIL

(3) PROTECT IN PLACE

(4) ADJUST UTILITY, SEE STORM/UTILITY MANAGEMENT PLANS

(5) RELOCATE MAILBOX, SEE ROADWAY PLANS FOR NEW LOCATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-003
SHEET NO. 21 OF 148

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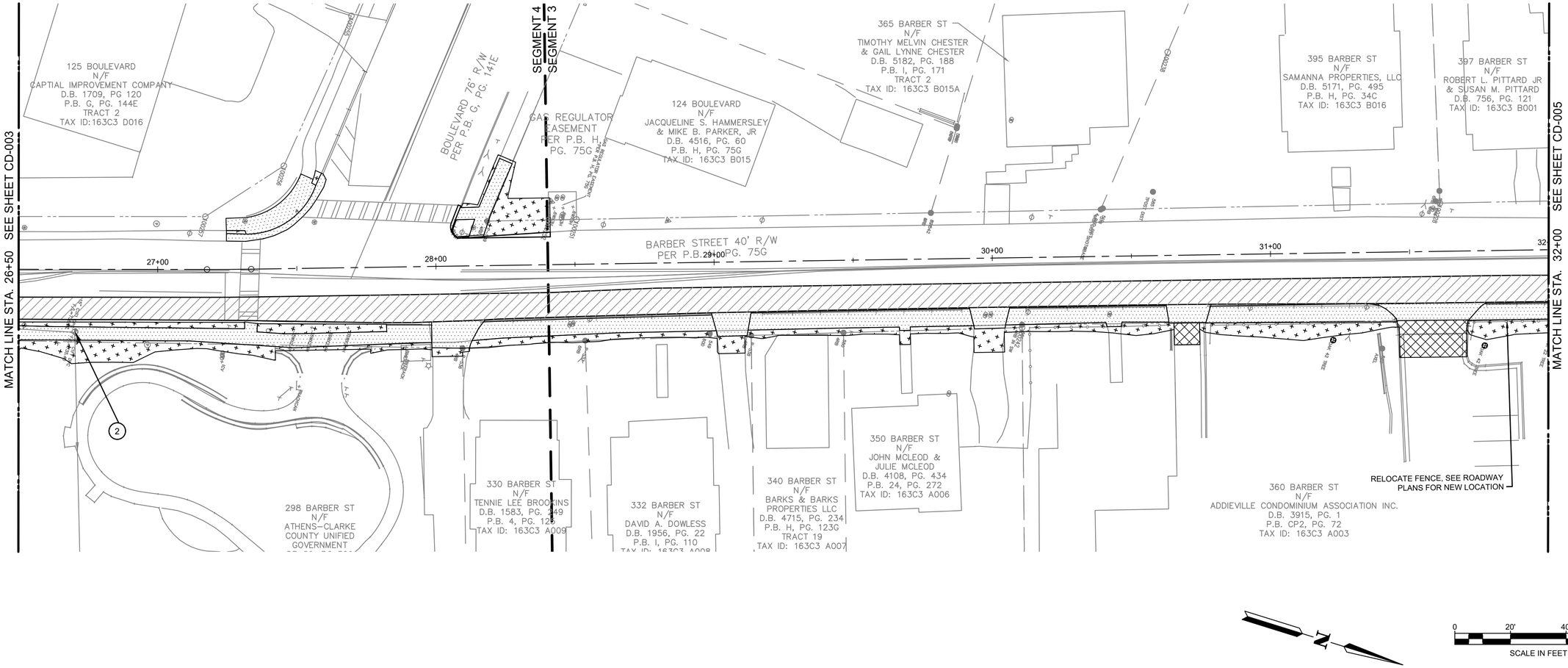

0 20' 40' 60'
SCALE IN FEET

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH
- REMOVAL OF DRIVEWAY
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING
- SAWCUT ASPHALT MATERIAL
- REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.

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(4) ADJUST UTILITY, SEE STORM/UTILITY MANAGEMENT PLANS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-004
SHEET NO. 22 OF 148

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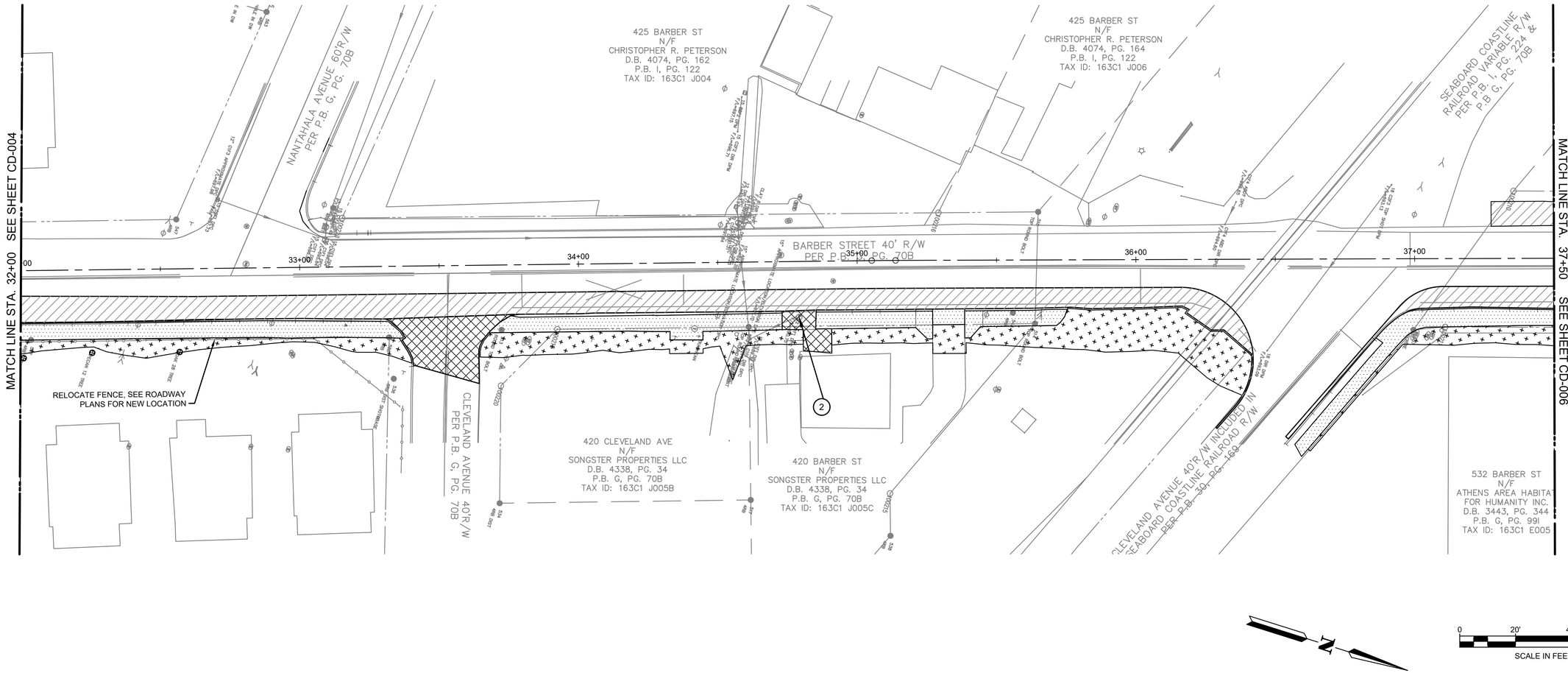

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH — SAWCUT ASPHALT MATERIAL
- REMOVAL OF DRIVEWAY — REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING

(1) REMOVAL OF STRUCTURE

(2) REMOVAL OF EX STORM PIPE/STRUCTURE, SEE STORM/UTILITY MANAGEMENT PLANS FOR DETAIL

(3) PROTECT IN PLACE

(4) ADJUST UTILITY, SEE STORM/UTILITY MANAGEMENT PLANS

(5) RELOCATE MAILBOX, SEE ROADWAY PLANS FOR NEW LOCATION

NOTES:

1. CONTRACTOR TO PROTECT ALL EXISTING IMPROVEMENTS BEYOND THE LIMITS OF WORK. THE CONTRACTOR WILL REPAIR/REPLACE ANY ELEMENTS DAMAGED THAT ARE NOT WITHIN THE PROJECT LIMITS.
2. SEE CONSTRUCTION PLANS FOR ALL ROADWAY IMPROVEMENTS.
3. SEE PAVEMENT AND MARKING AND SIGNAGE PLANS FOR DISPOSITION OF EXISTING SIGNAGE AND PAVEMENT MARKINGS.
4. SEE STORM/UTILITY MANAGEMENT PLANS FOR RELOCATION/REMOVALS COORDINATION WITH DRY UTILITY OWNERS.
5. EXISTING CONCRETE ABUTTING NEW WORK SHALL BE SAWCUT AT NEAREST JOINT AND WHOLE PANELS REPLACED. CONTRACTOR TO FIELD VERIFY EXACT REMOVAL LIMITS.
6. EXISTING INFRASTRUCTURE TO REMAIN ACTIVE AND PROTECTED DURING CONSTRUCTION.
7. CONTRACTOR TO PROTECT ALL EXISTING MONUMENTATION. SEE NOTE 13 ON SHEET G-03.
8. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES IMMEDIATELY. MINOR CHANGES IN THE SCOPE OF THE DEMOLITION WORK SHALL NOT JUSTIFY AN ADDITIONAL COST. CONTRACTOR RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR PROJECT COMPLETION.
9. SEE EROSION AND SEDIMENT CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS INCLUDING TREE REMOVAL AND LIMITS OF TREE PROTECTION FENCE.
10. GRANITE CURB THAT IS REMOVED IN SEGMENT 4 WILL BE STOCKPILED AND RESET IN NEW CONSTRUCTION. SEE DETAIL ON SHEET DC-001.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-005
SHEET NO. 23 OF 148

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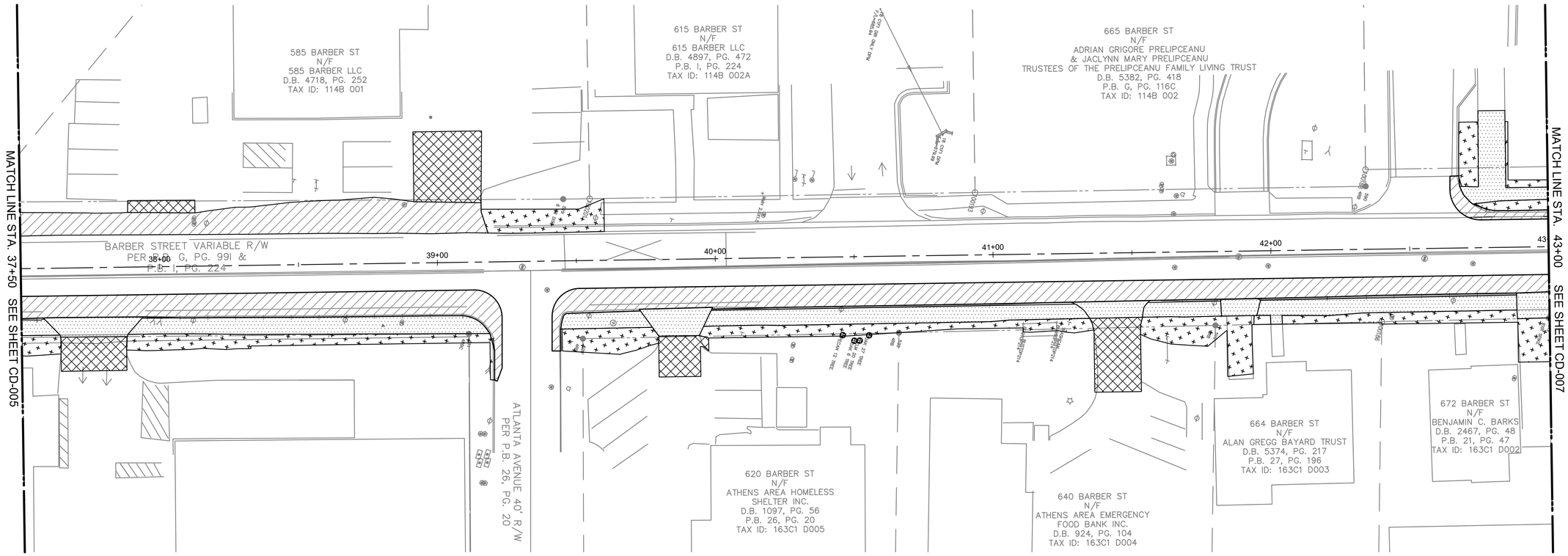

0 20' 40' 60'
SCALE IN FEET

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH
- REMOVAL OF DRIVEWAY
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING
- SAWCUT ASPHALT MATERIAL
- REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.

(1) REMOVAL OF STRUCTURE

(2) REMOVAL OF EX STORM PIPE/STRUCTURE, SEE STORM/UTILITY MANAGEMENT PLANS FOR DETAIL

(3) PROTECT IN PLACE

(4) ADJUST UTILITY, SEE STORM/UTILITY MANAGEMENT PLANS

(5) RELOCATE MAILBOX, SEE ROADWAY PLANS FOR NEW LOCATION

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ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-006
SHEET NO. 24 OF 148

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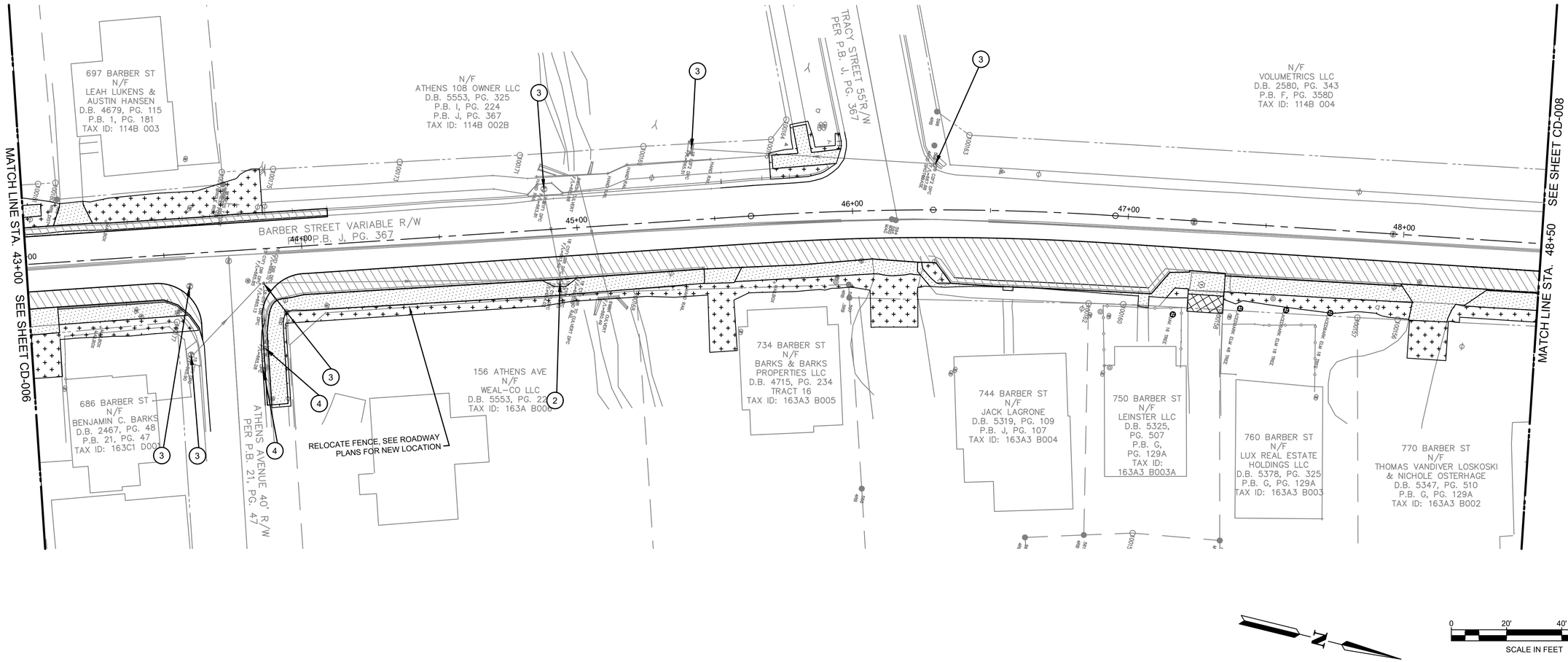

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH
- REMOVAL OF DRIVEWAY
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING
- SAWCUT ASPHALT MATERIAL
- REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.

(1) REMOVAL OF STRUCTURE

(2) REMOVAL OF EX STORM PIPE/STRUCTURE, SEE STORM/UTILITY MANAGEMENT PLANS FOR DETAIL

(3) PROTECT IN PLACE

(4) ADJUST UTILITY, SEE STORM/UTILITY MANAGEMENT PLANS

(5) RELOCATE MAILBOX, SEE ROADWAY PLANS FOR NEW LOCATION

NOTES:

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CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

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ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-007
SHEET NO. 25 OF 148

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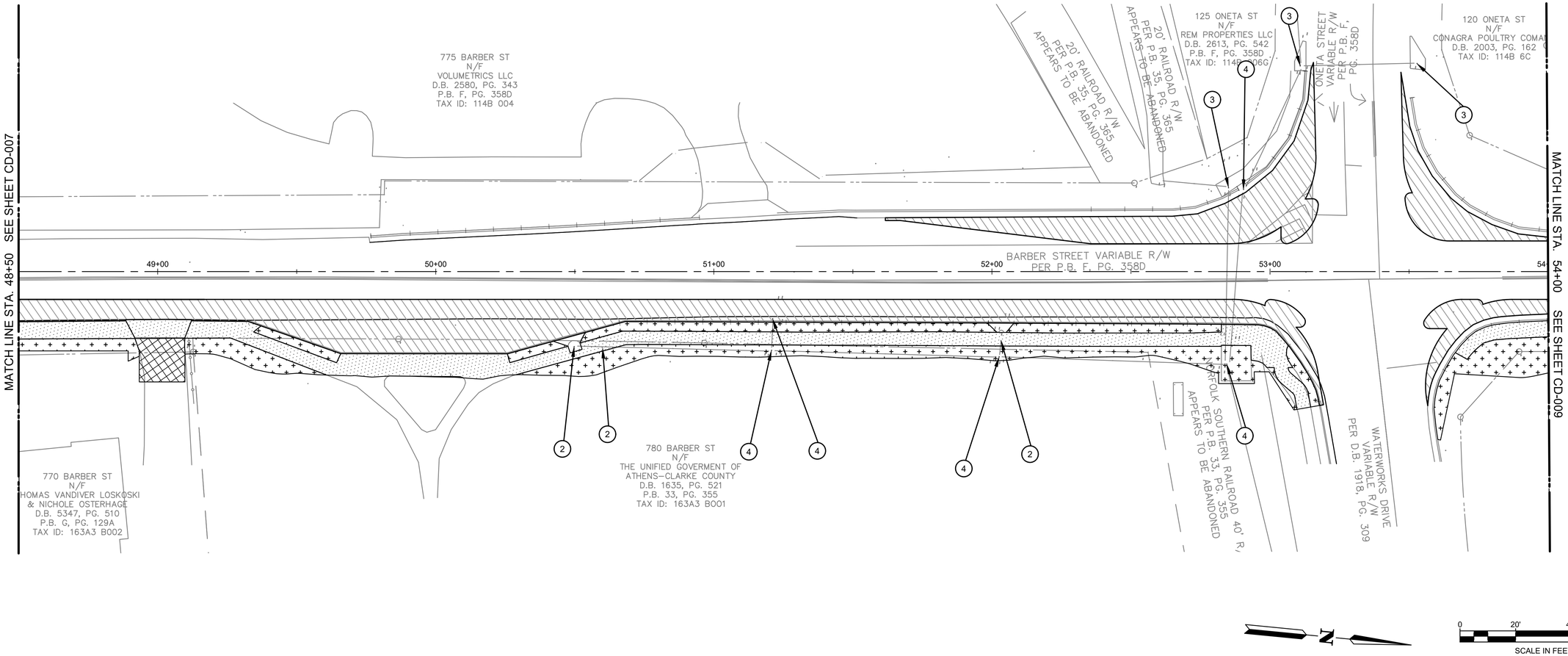

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH
- REMOVAL OF DRIVEWAY
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING
- SAWCUT ASPHALT MATERIAL
- REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.

(1) REMOVAL OF STRUCTURE

(2) REMOVAL OF EX STORM PIPE/STRUCTURE, SEE STORM/UTILITY MANAGEMENT PLANS FOR DETAIL

(3) PROTECT IN PLACE

(4) ADJUST UTILITY, SEE STORM/UTILITY MANAGEMENT PLANS

(5) RELOCATE MAILBOX, SEE ROADWAY PLANS FOR NEW LOCATION

NOTES:

1. CONTRACTOR TO PROTECT ALL EXISTING IMPROVEMENTS BEYOND THE LIMITS OF WORK. THE CONTRACTOR WILL REPAIR/REPLACE ANY ELEMENTS DAMAGED THAT ARE NOT WITHIN THE PROJECT LIMITS.
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PROFESSIONAL CERTIFICATION

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DSGN	XX
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APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	CD-008
SHEET NO.	26 OF 148

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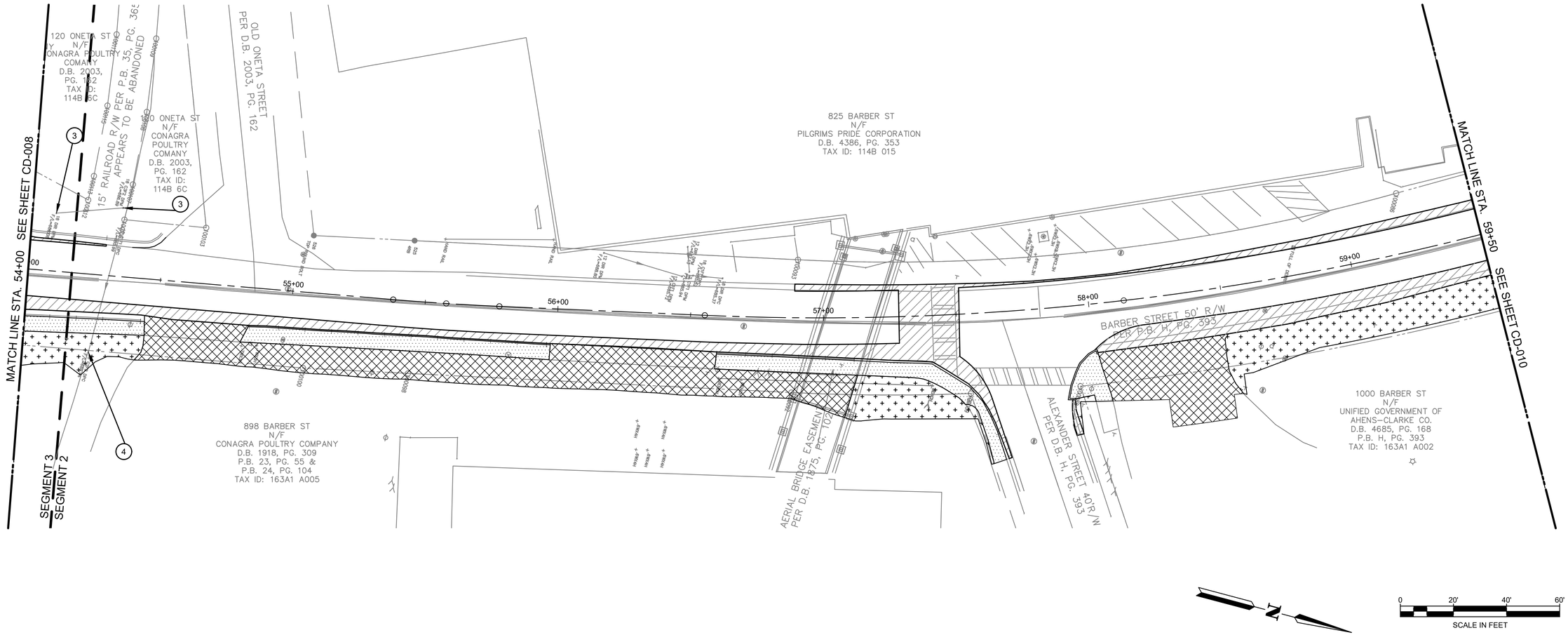

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH
- SAWCUT ASPHALT MATERIAL
- REMOVAL OF DRIVEWAY
- REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING

(1) REMOVAL OF STRUCTURE

(2) REMOVAL OF EX STORM PIPE/STRUCTURE, SEE STORM/UTILITY MANAGEMENT PLANS FOR DETAIL

(3) PROTECT IN PLACE

(4) ADJUST UTILITY, SEE STORM/UTILITY MANAGEMENT PLANS

(5) RELOCATE MAILBOX, SEE ROADWAY PLANS FOR NEW LOCATION

NOTES:

1. CONTRACTOR TO PROTECT ALL EXISTING IMPROVEMENTS BEYOND THE LIMITS OF WORK. THE CONTRACTOR WILL REPAIR/REPLACE ANY ELEMENTS DAMAGED THAT ARE NOT WITHIN THE PROJECT LIMITS.
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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-009
SHEET NO. 27 OF 148

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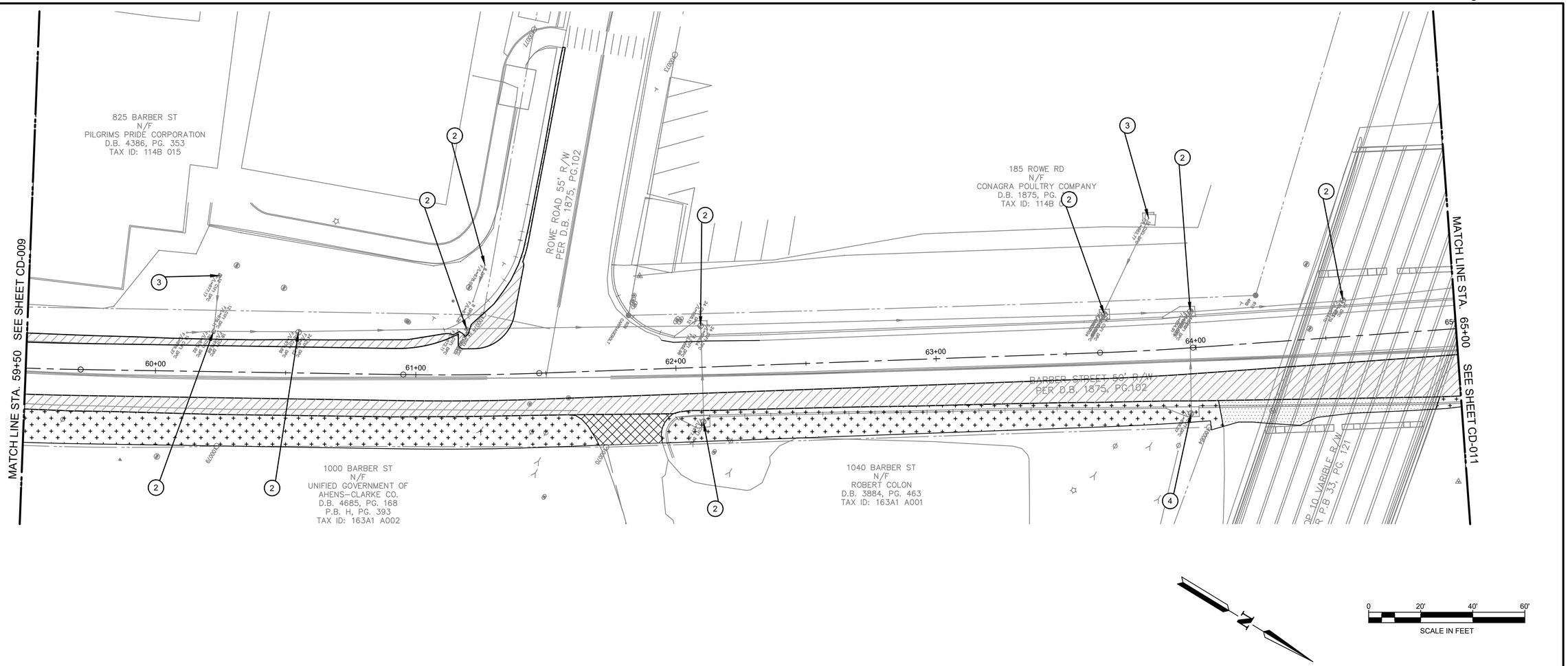

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH — SAWCUT ASPHALT MATERIAL
- REMOVAL OF DRIVEWAY — REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.
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(5) RELOCATE MAILBOX, SEE ROADWAY PLANS FOR NEW LOCATION

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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	CD-010
SHEET NO.	28 OF 148

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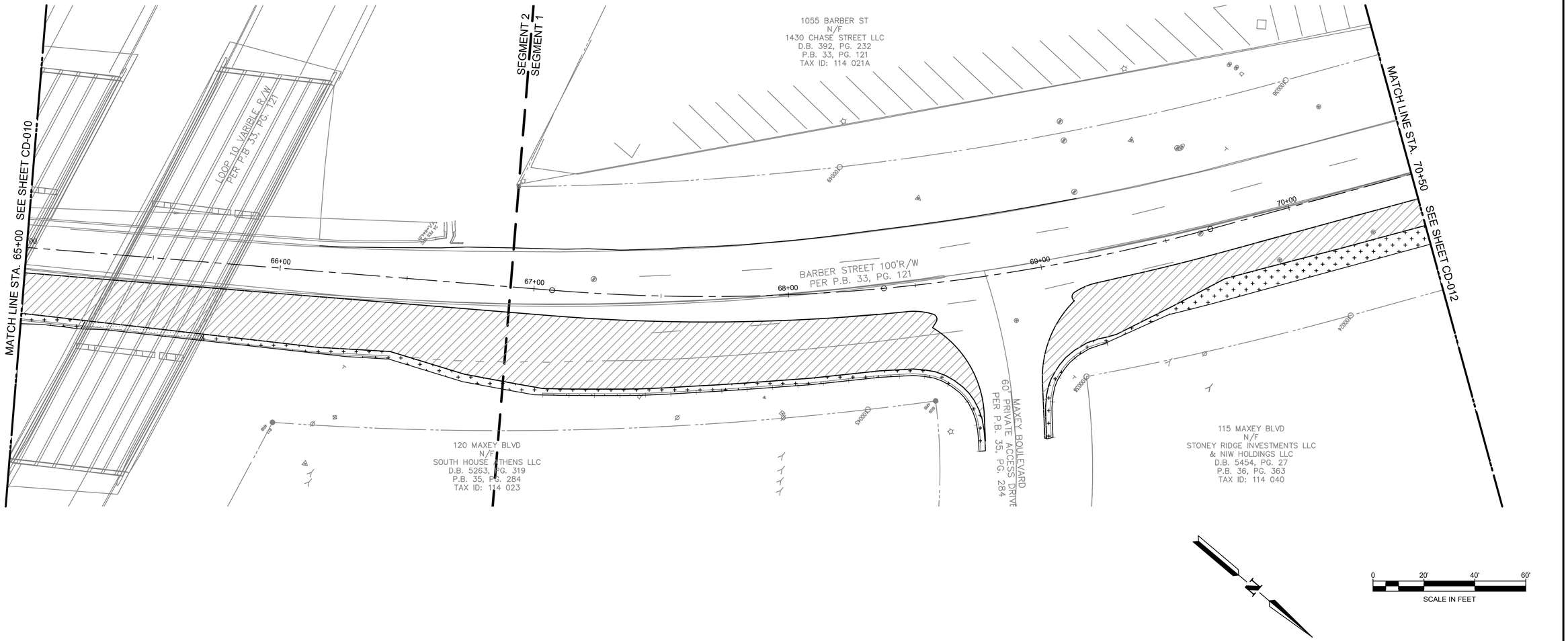

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PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-011
SHEET NO. 29 OF 148

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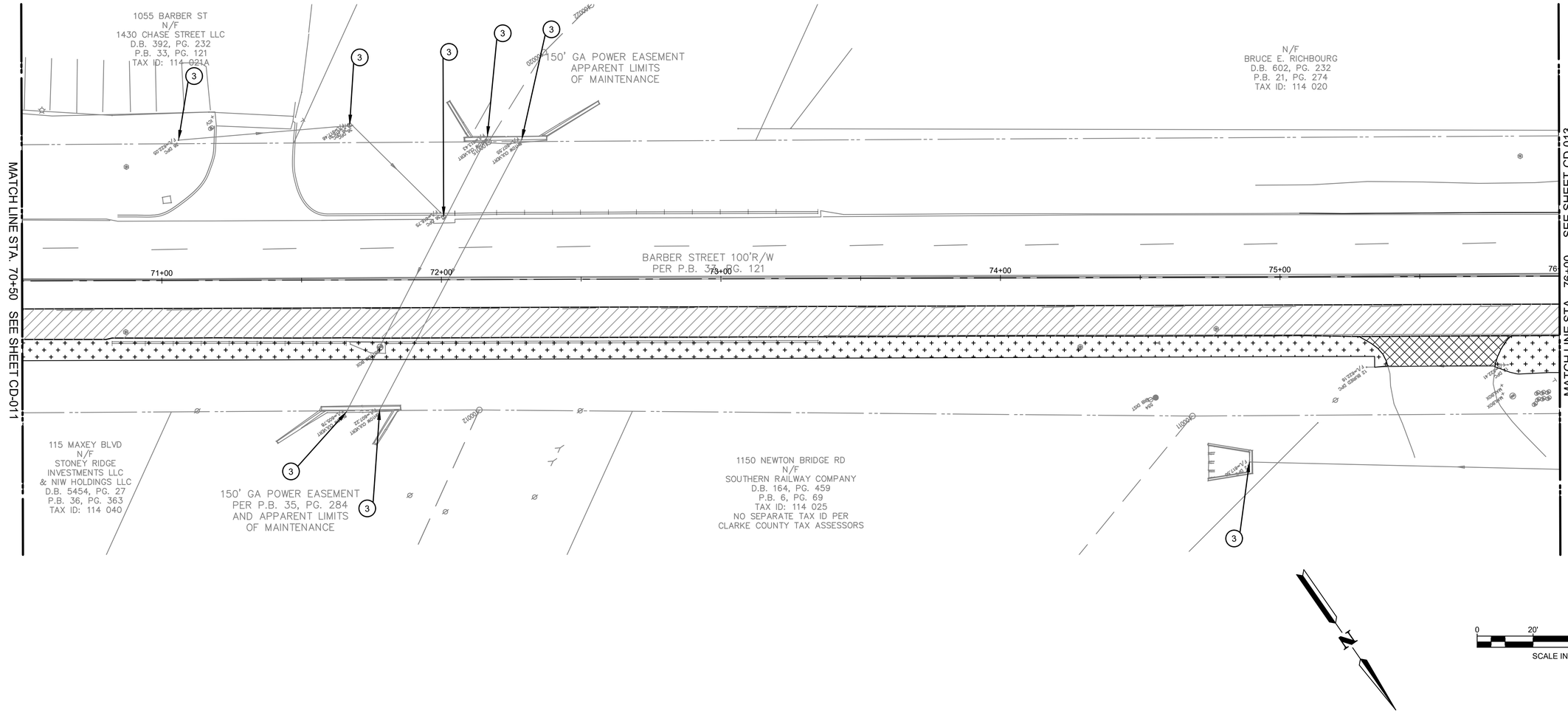

LEGEND:

- REMOVAL OF ROADWAY PAVEMENT /UTILITY TRENCH — SAWCUT ASPHALT MATERIAL
- REMOVAL OF DRIVEWAY — REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING

(1) REMOVAL OF STRUCTURE

(2) REMOVAL OF EX STORM PIPE/STRUCTURE, SEE STORM/UTILITY MANAGEMENT PLANS FOR DETAIL

(3) PROTECT IN PLACE

(4) ADJUST UTILITY, SEE STORM/UTILITY MANAGEMENT PLANS

(5) RELOCATE MAILBOX, SEE ROADWAY PLANS FOR NEW LOCATION

NOTES:

1. CONTRACTOR TO PROTECT ALL EXISTING IMPROVEMENTS BEYOND THE LIMITS OF WORK. THE CONTRACTOR WILL REPAIR/REPLACE ANY ELEMENTS DAMAGED THAT ARE NOT WITHIN THE PROJECT LIMITS.
2. SEE CONSTRUCTION PLANS FOR ALL ROADWAY IMPROVEMENTS.
3. SEE PAVEMENT AND MARKING AND SIGNAGE PLANS FOR DISPOSITION OF EXISTING SIGNAGE AND PAVEMENT MARKINGS.
4. SEE STORM/UTILITY MANAGEMENT PLANS FOR RELOCATION/REMOVALS COORDINATION WITH DRY UTILITY OWNERS.
5. EXISTING CONCRETE ABUTTING NEW WORK SHALL BE SAWCUT AT NEAREST JOINT AND WHOLE PANELS REPLACED. CONTRACTOR TO FIELD VERIFY EXACT REMOVAL LIMITS.
6. EXISTING INFRASTRUCTURE TO REMAIN ACTIVE AND PROTECTED DURING CONSTRUCTION.
7. CONTRACTOR TO PROTECT ALL EXISTING MONUMENTATION. SEE NOTE 13 ON SHEET G-03.
8. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES IMMEDIATELY. MINOR CHANGES IN THE SCOPE OF THE DEMOLITION WORK SHALL NOT JUSTIFY AN ADDITIONAL COST. CONTRACTOR RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR PROJECT COMPLETION.
9. SEE EROSION AND SEDIMENT CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS INCLUDING TREE REMOVAL AND LIMITS OF TREE PROTECTION FENCE.
10. GRANITE CURB THAT IS REMOVED IN SEGMENT 4 WILL BE STOCKPILED AND RESET IN NEW CONSTRUCTION. SEE DETAIL ON SHEET DC-001.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-012
SHEET NO. 30 OF 148

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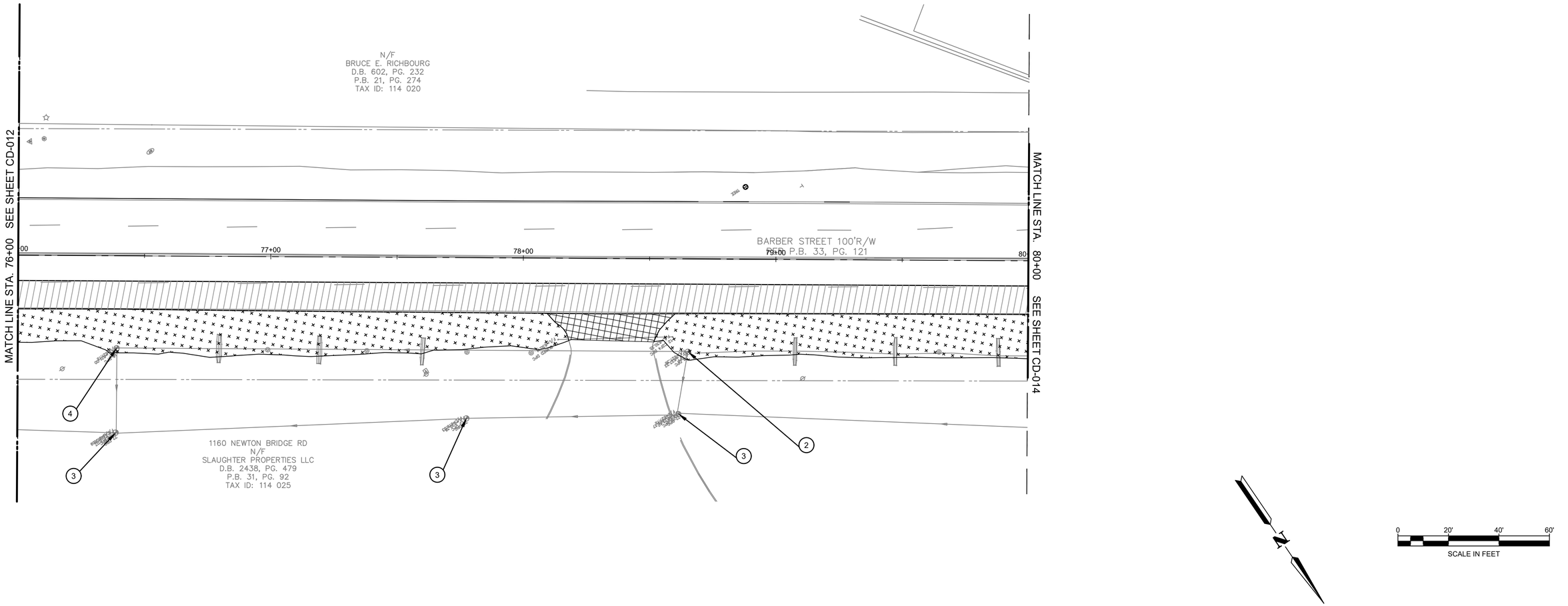

LEGEND:

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- REMOVAL OF DRIVEWAY
- REMOVAL OF CONCRETE PAVEMENT
- CLEARING AND GRUBBING
- SAWCUT ASPHALT MATERIAL
- REMOVAL OF CURB OR CURB AND GUTTER, SEE NOTE 10.

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SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-013
SHEET NO. 31 OF 148

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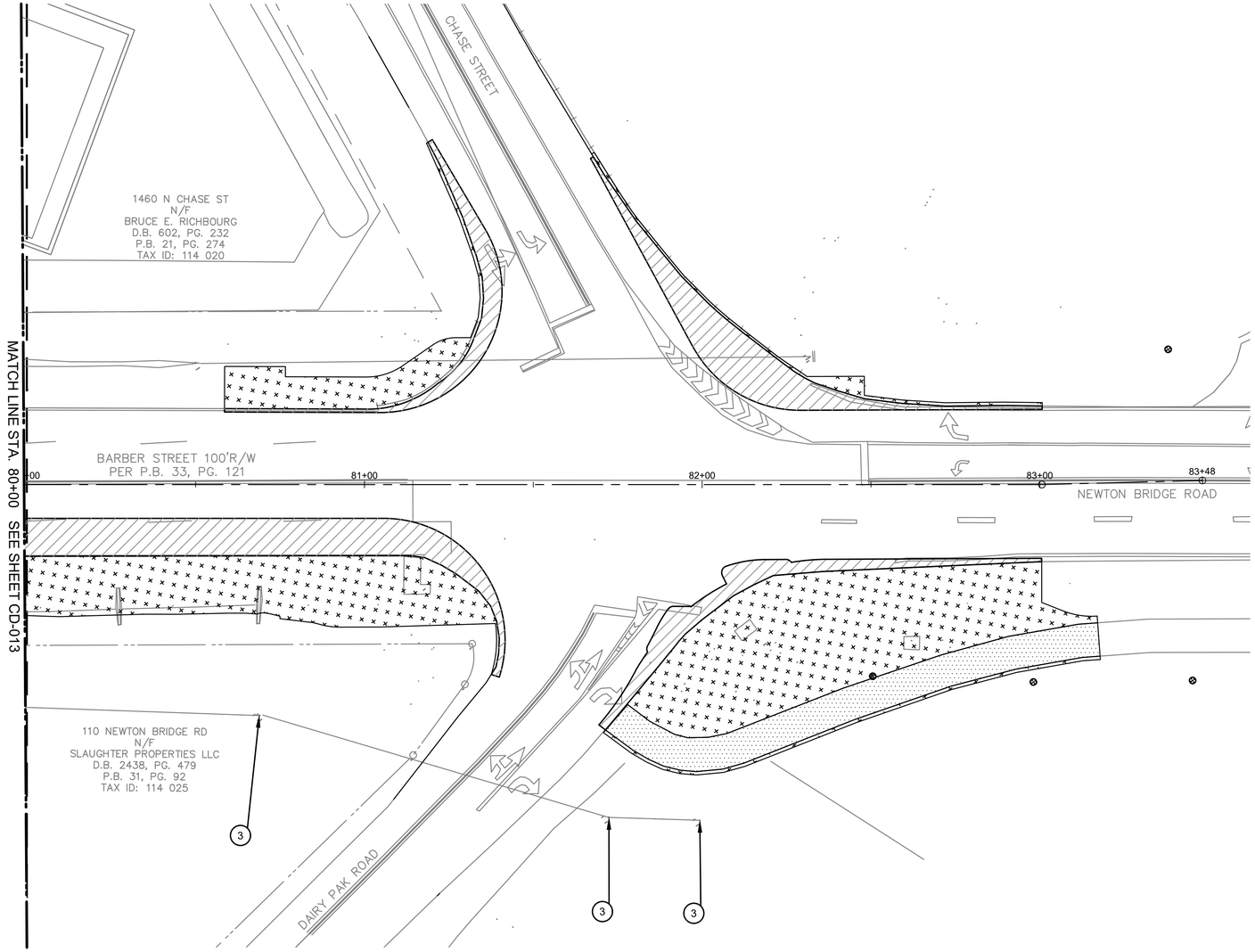

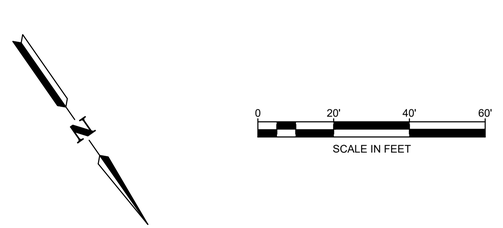

LEGEND:

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10. GRANITE CURB THAT IS REMOVED IN SEGMENT 4 WILL BE STOCKPILED AND RESET IN NEW CONSTRUCTION. SEE DETAIL ON SHEET DC-001.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

DEMOLITION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CD-014
SHEET NO. 32 OF 148

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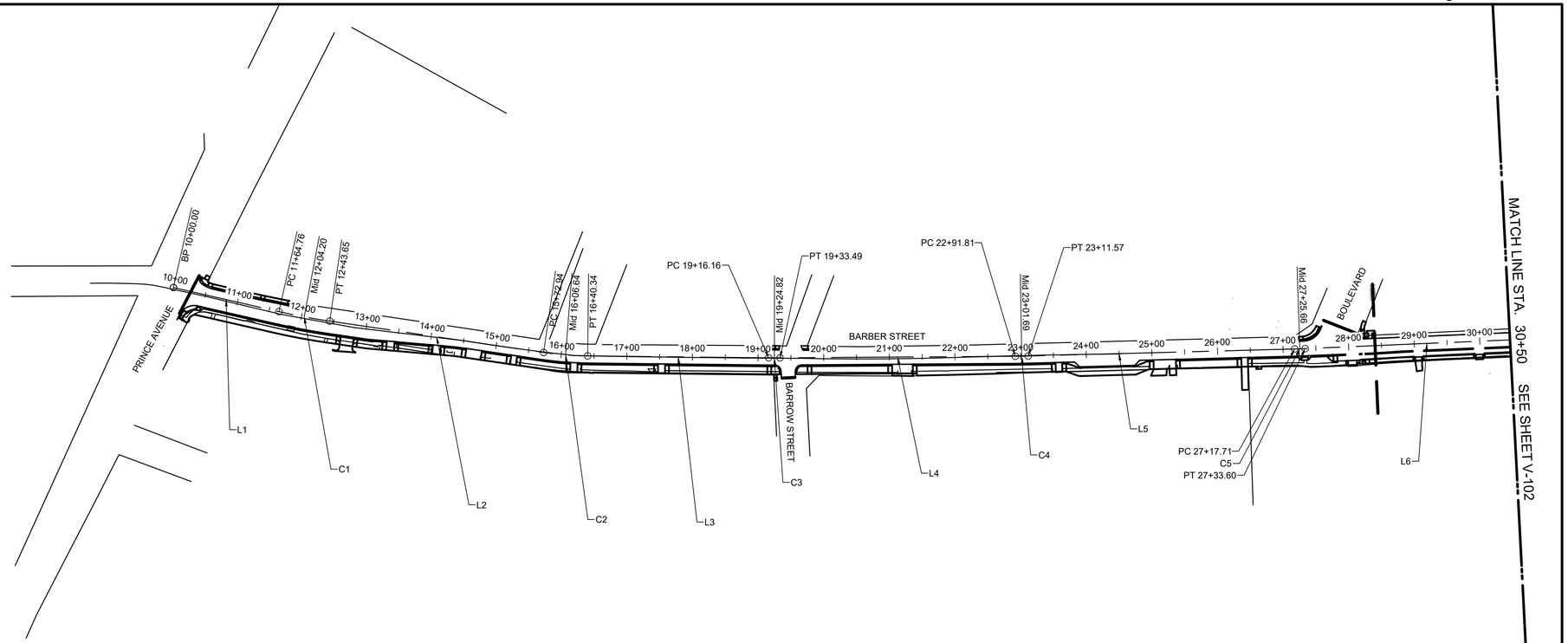

BARBER ST- CL								
SEGMENT NO.	STATION	DELTA	RADIUS	TANGENT	LENGTH	BEARING	NORTHING	EASTING
L1	10+00.00				164.76	N2° 51′ 24.46″W	1441599.2717	2533846.7907
C1	11+64.76	4° 31′ 12″	1000.00	39.47	78.89	N5° 07′ 00.64″W	1441763.8261	2533838.5791
L2	12+43.65				329.29	N7° 22′ 36.82″W	1441842.3820	2533831.5449
C2	15+72.94	7° 43′ 23″	500.00	33.75	67.40	N11° 14′ 18.33″W	1442168.9468	2533789.2655
L3	16+40.34				275.82	N15° 05′ 59.83″W	1442235.0008	2533776.1404
C3	19+16.16	0° 59′ 36″	1000.00	8.67	17.34	N15° 35′ 47.88″W	1442501.2964	2533704.2886
L4	19+33.49				358.32	N16° 05′ 35.93″W	1442517.9952	2533699.6272
C4	22+91.81	1° 07′ 55″	1000.00	9.88	19.76	N16° 39′ 33.45″W	1442862.2715	2533600.3005
L5	23+11.57				406.15	N17° 13′ 30.97″W	1442881.1984	2533594.6368
C5	27+17.71	0° 54′ 37″	1000.00	7.94	15.89	N17° 40′ 49.62″W	1443269.1288	2533474.3648
L6	27+33.60				771.63	N18° 08′ 08.27″W	1443284.2670	2533469.5393
C6	35+05.23	0° 29′ 22″	1000.00	4.27	8.54	N17° 53′ 27.46″W	1444017.5627	2533229.3564
L7	35+13.77				1049.41	N17° 38′ 46.66″W	1444025.6902	2533226.7327
C7	45+63.18	7° 34′ 16″	1000.00	66.17	132.14	N13° 51′ 38.62″W	1445025.7205	2532908.6149

BARBER ST- CL								
SEGMENT NO.	STATION	DELTA	RADIUS	TANGENT	LENGTH	BEARING	NORTHING	EASTING
L8	46+95.32				842.56	N10° 04′ 30.77″W	1445153.9205	2532876.9819
C8	55+37.89	2° 17′ 41″	1000.00	20.03	40.05	N11° 13′ 21.76″W	1445983.4902	2532729.5832
L9	55+77.94				77.39	N12° 22′ 12.34″W	1446022.7730	2532721.7889
C9	56+55.33	18° 06′ 06″	1000.00	159.29	315.94	N21° 25′ 15.53″W	1446098.3680	2532705.2096
L10	59+71.26				123.94	N30° 28′ 18.72″W	1446391.2577	2532590.3036
C10	60+95.20	2° 59′ 32″	1000.00	26.12	52.22	N31° 58′ 04.68″W	1446498.0791	2532527.4516
L11	61+47.43				215.63	N33° 27′ 50.65″W	1446542.3779	2532499.8051
C11	63+63.06	2° 03′ 00″	1000.00	17.89	35.78	N34° 29′ 20.89″W	1446722.2628	2532380.9041
L12	63+98.84				308.32	N35° 30′ 51.14″W	1446751.7537	2532360.6438
C12	67+07.16	19° 56′ 00″	750.00	131.80	260.93	N45° 28′ 51.33″W	1447002.7151	2532181.5408
L13	69+68.08				1332.52	N55° 26′ 51.52″W	1447184.7427	2531996.4315
L14	83+00.60				47.58	N56° 54′ 49.87″W	1447940.4925	2530898.9584

NOTES:

1. LOCATION OF CONTROL POINTS AND ESTABLISHMENT OF COORDINATES AND BEARINGS BY SURVEYOR.
2. HORIZONTAL CONTROL LINE (HCL) CALCULATED BY TOOLE DESIGN GROUP. HCL SHALL BE SET IN THE FIELD BY THE CONTRACTOR'S SURVEYOR.

0 100′ 200′ 300′
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

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NO.	DATE	REVISION	BY	APVD

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PHONE: 919.336.5010
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Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

GEOMETRIC PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-101
SHEET NO. 33 OF 148

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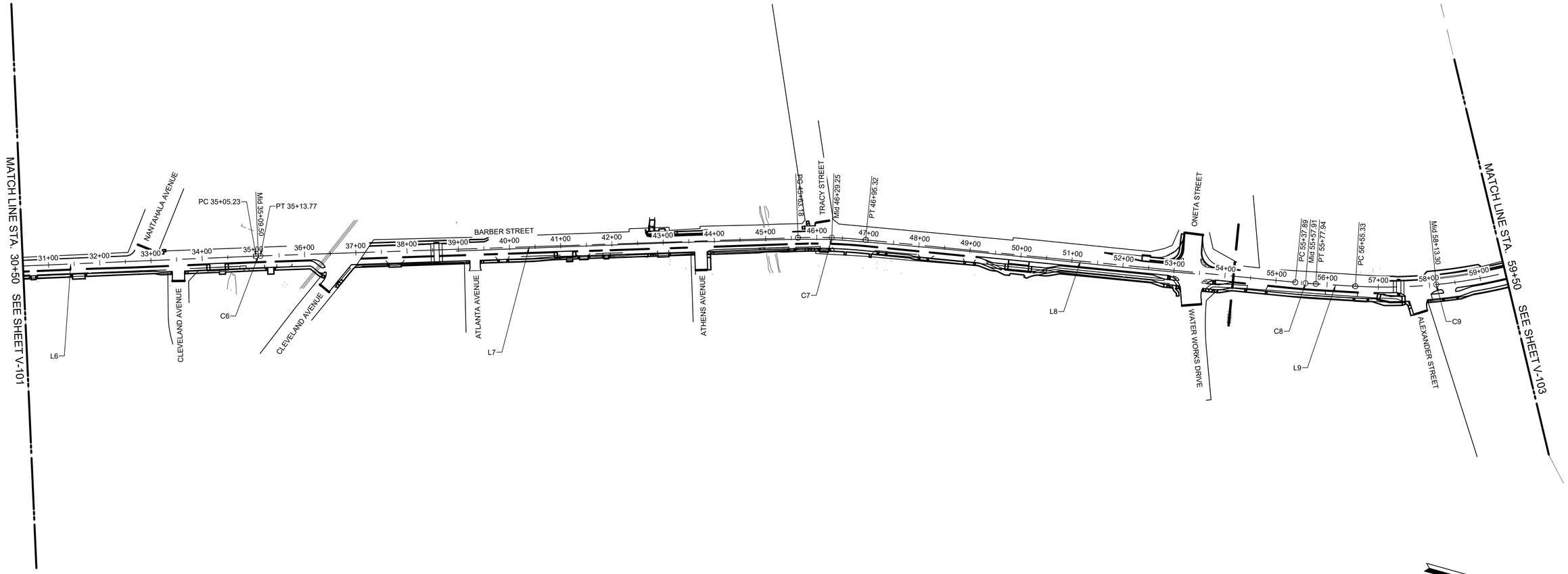

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Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

GEOMETRIC PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-102
SHEET NO. 34 OF 148

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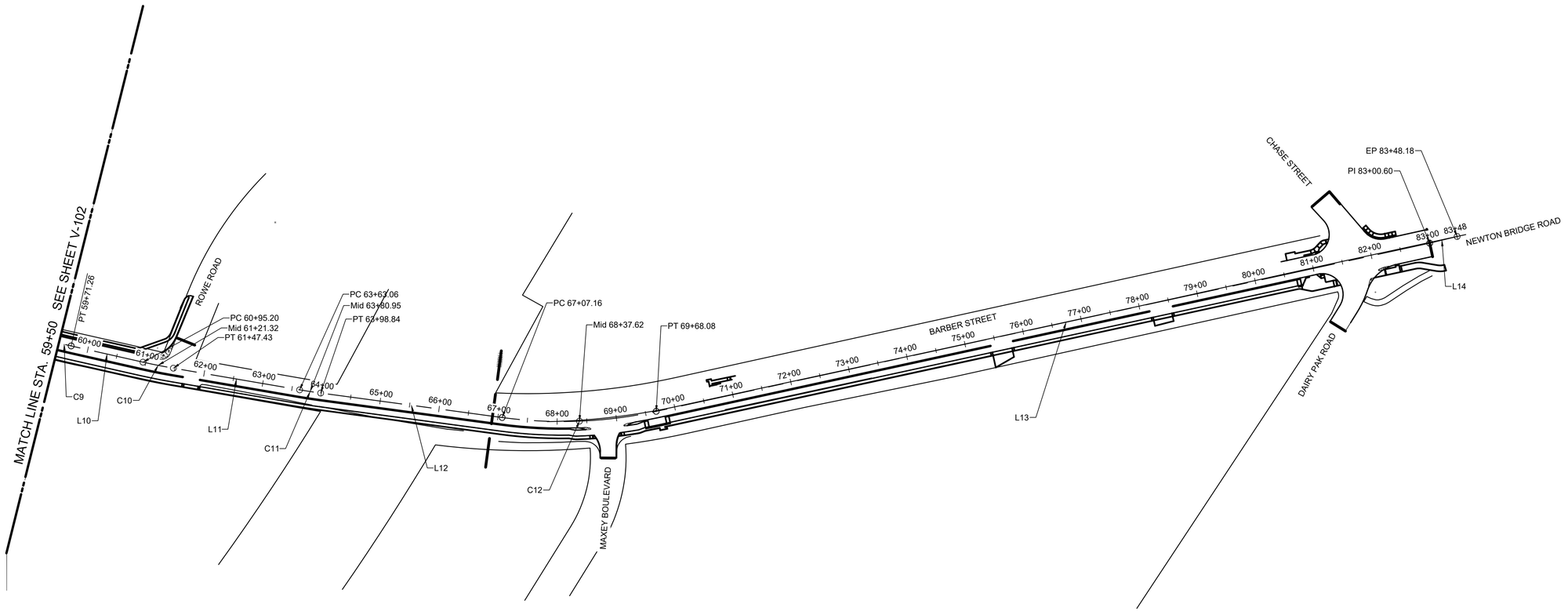

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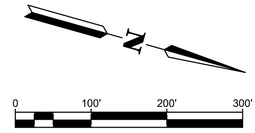
SEGMENT NO.	STATION	DELTA	RADIUS	TANGENT	LENGTH	BEARING	NORTHING	EASTING
L1	10+00.00				164.76	N2° 51′ 24.46″W	1441599.2717	2533846.7907
C1	11+64.76	4° 31′ 12″	1000.00	39.47	78.89	N5° 07′ 00.64″W	1441763.8261	2533838.5791
L2	12+43.65				329.29	N7° 22′ 36.82″W	1441842.3820	2533831.5449
C2	15+72.94	7° 43′ 23″	500.00	33.75	67.40	N11° 14′ 18.33″W	1442168.9468	2533789.2655
L3	16+40.34				275.82	N15° 05′ 59.83″W	1442235.0008	2533776.1404
C3	19+16.16	0° 59′ 36″	1000.00	8.67	17.34	N15° 35′ 47.88″W	1442501.2964	2533704.2886
L4	19+33.49				358.32	N16° 05′ 35.93″W	1442517.9952	2533699.6272
C4	22+91.81	1° 07′ 55″	1000.00	9.88	19.76	N16° 39′ 33.45″W	1442862.2715	2533600.3005
L5	23+11.57				406.15	N17° 13′ 30.97″W	1442881.1984	2533594.6368
C5	27+17.71	0° 54′ 37″	1000.00	7.94	15.89	N17° 40′ 49.62″W	1443269.1288	2533474.3648
L6	27+33.60				771.63	N18° 08′ 08.27″W	1443284.2670	2533469.5393
C6	35+05.23	0° 29′ 22″	1000.00	4.27	8.54	N17° 53′ 27.46″W	1444017.5627	2533229.3564
L7	35+13.77				1049.41	N17° 38′ 46.66″W	1444025.6902	2533226.7327
C7	45+63.18	7° 34′ 16″	1000.00	66.17	132.14	N13° 51′ 38.62″W	1445025.7205	2532908.6149

BARBER ST- CL								
SEGMENT NO.	STATION	DELTA	RADIUS	TANGENT	LENGTH	BEARING	NORTHING	EASTING
L8	46+95.32				842.56	N10° 04′ 30.77″W	1445153.9205	2532876.9819
C8	55+37.89	2° 17′ 41″	1000.00	20.03	40.05	N11° 13′ 21.76″W	1445983.4902	2532729.5832
L9	55+77.94				77.39	N12° 22′ 12.34″W	1446022.7730	2532721.7889
C9	56+55.33	18° 06′ 06″	1000.00	159.29	315.94	N21° 25′ 15.53″W	1446098.3680	2532705.2096
L10	59+71.26				123.94	N30° 28′ 18.72″W	1446391.2577	2532590.3036
C10	60+95.20	2° 59′ 32″	1000.00	26.12	52.22	N31° 58′ 04.68″W	1446498.0791	2532527.4516
L11	61+47.43				215.63	N33° 27′ 50.65″W	1446542.3779	2532499.8051
C11	63+63.06	2° 03′ 00″	1000.00	17.89	35.78	N34° 29′ 20.89″W	1446722.2628	2532380.9041
L12	63+98.84				308.32	N35° 30′ 51.14″W	1446751.7537	2532360.6438
C12	67+07.16	19° 56′ 00″	750.00	131.80	260.93	N45° 28′ 51.33″W	1447002.7151	2532181.5408
L13	69+68.08				1332.52	N55° 26′ 51.52″W	1447184.7427	2531996.4315
L14	83+00.60				47.58	N56° 54′ 49.87″W	1447940.4925	2530898.9584



60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

SURVEY

GEOMETRIC PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. V-103
SHEET NO. 35 OF 148

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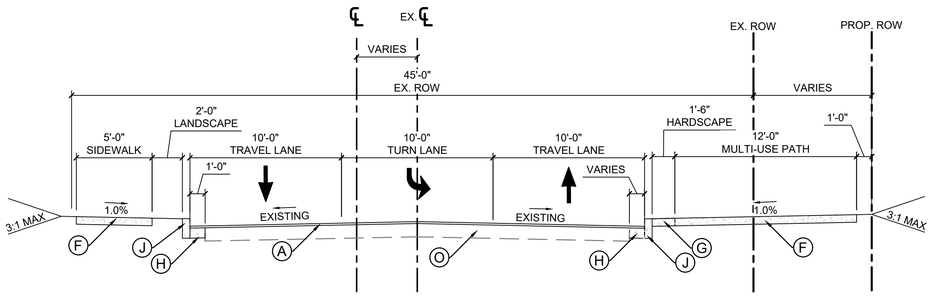
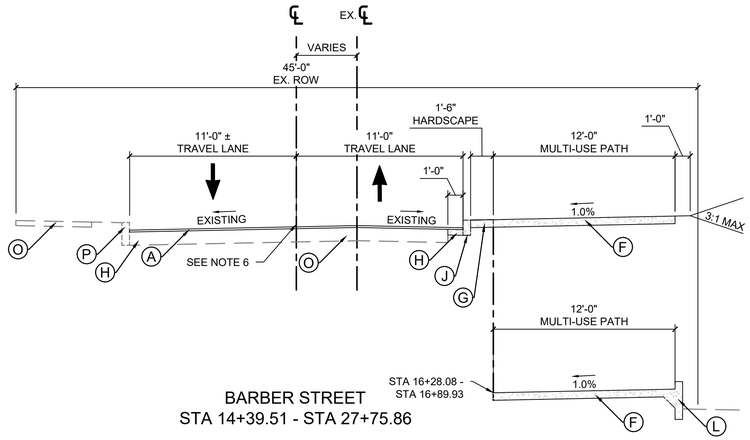
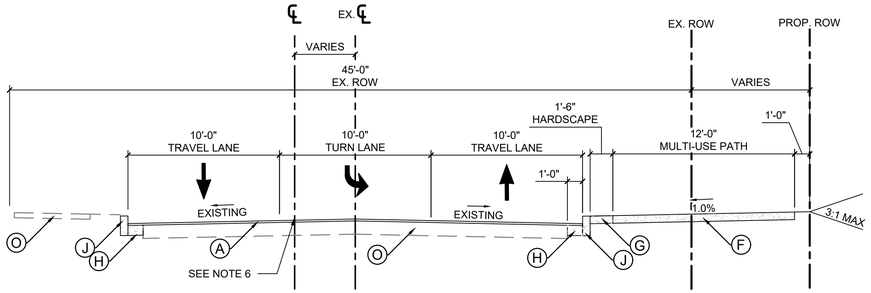


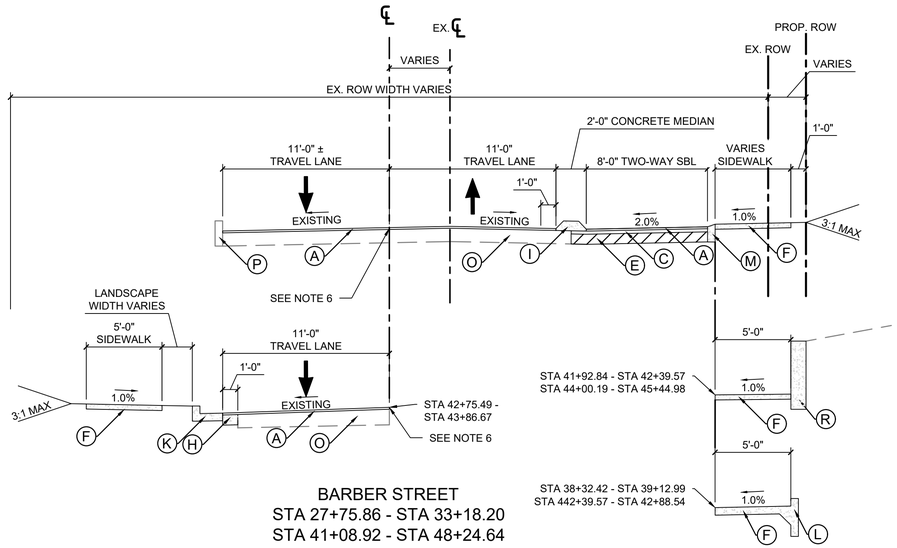
BARBER STREET
STA 10+50.00 - STA 11+82.37



BARBER STREET
STA 14+39.51 - STA 27+75.86



BARBER STREET
STA 11+82.37 - STA 14+39.51



BARBER STREET
STA 27+75.86 - STA 33+18.20
STA 41+08.92 - STA 48+24.64

NOTES:

1. REFER TO PLANS FOR LOCATIONS OF PROPOSED RIGHT OF WAY.
2. RESET EXISTING GRANITE CURB ON WEST SIDE OF BARBER STREET AND RELOCATE GRANITE HEADER CURB ON EAST SIDE FROM PRINCE AVENUE TO BOULEVARD. SEE DETAIL ON SHEET DC-001.
3. ROADWAY MILL AND OVERLAY TO MATCH EXISTING GRADES. SEE GRADING PLAN AND/OR CROSS SECTIONS FOR ROADWAY SLOPES.
4. SEE ROADWAY PLANS & DETAILS FOR BUS STOP AND ON-STREET PARKING DESIGN.
5. SEE SHEET I-050 IN ACC GOV. CONSTRUCTION STANDARDS AND DETAILS FOR PARALLEL PARKING STANDARD DETAILS.
6. CONSTRUCTION CL DOES NOT MATCH EXISTING CROWN.

PAVEMENT LEGEND

- (A) PROP. APPROXIMATE 1.5" ASPHALTIC CONCRETE SURFACE COURSE, 12.5 mm SUPERPAVE
- (C) PROP. APPROXIMATE 2.5" ASPHALTIC CONCRETE INTERMEDIATE COURSE, 19 mm SUPERPAVE
- (D) PROP. 6" CONCRETE PAVEMENT, 3,000 PSI BREAK STRENGTH AT 28 DAYS
- (E) PROP. APPROXIMATE 8" GRADED AGGREGATE BASE COURSE
- (F) PROP. 4" DEPTH CLASS "A" CONCRETE SIDEWALK, 6" DEPTH ALONG DRIVEWAY CROSSINGS.
- (G) PROP. 4" DEPTH COLORIZED CLASS "A" CONCRETE SIDEWALK, 6" DEPTH ALONG DRIVEWAY CROSSINGS.
- (H) PROP. 8" CLASS "B" CONCRETE BASE
- (I) PROP. INTEGRAL CONCRETE MEDIAN WITH TYPE 7 CURB FACE. SEE GDOT DETAIL 9032B
- (J) PROP. GRANITE HEADER CURB, GDOT TYPE 2
- (K) PROP. 2' CURB AND GUTTER, ACCGOV TYPE 2-A
- (L) PROP. MONOLITHIC CONCRETE HEADER CURB, GDOT TYPE 2
- (M) PROP. MOUNTABLE CONCRETE HEADER CURB, SEE DETAIL ON SHEET DC-003
- (N) PROP. CONCRETE VALLEY GUTTER. SEE SHEET I-030 IN ACC GOV. CONSTRUCTION STANDARDS AND DETAILS
- (O) EXISTING PAVEMENT
- (P) EXISTING HEADER CURB
- (Q) EXISTING CURB AND GUTTER
- (R) PROPOSED RETAINING WALL, CUT OR FILL, SEE DETAIL ON SHEET DC-003

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
Submitted by Toole Design Group, LLC (#F-1337)
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

TYPICAL SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CT-001
SHEET NO. 36 OF 148

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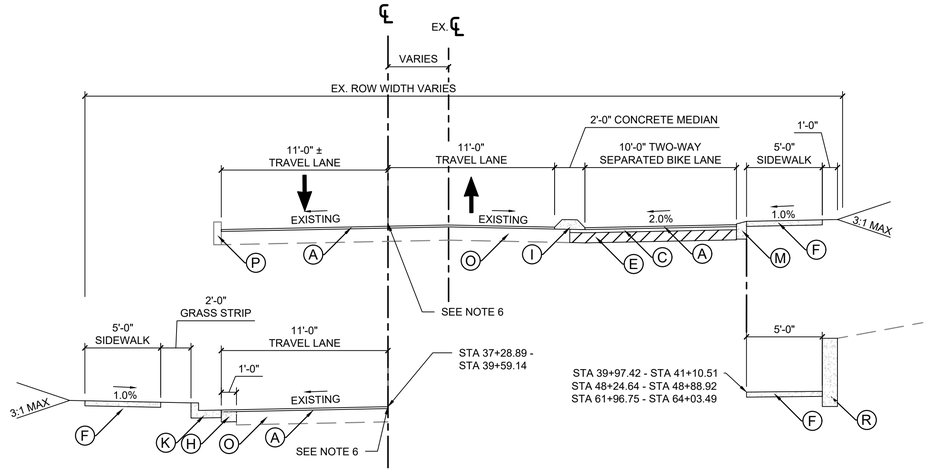
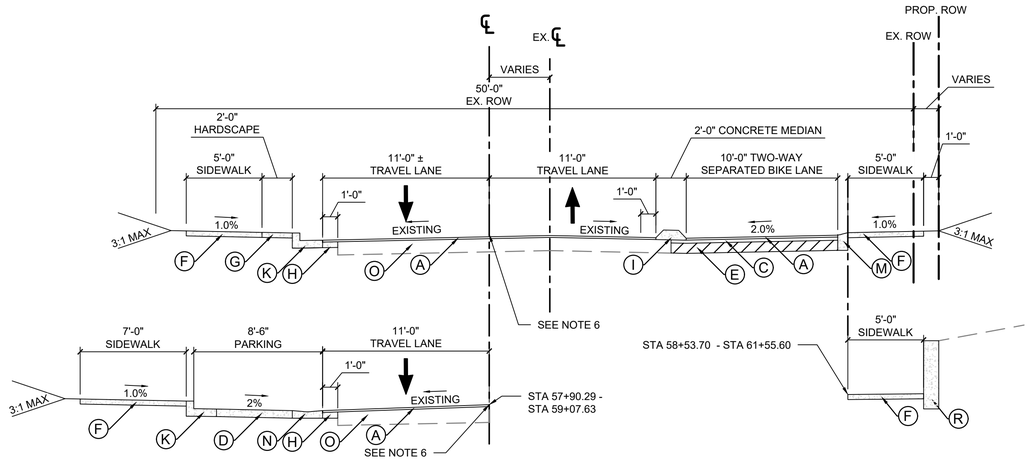
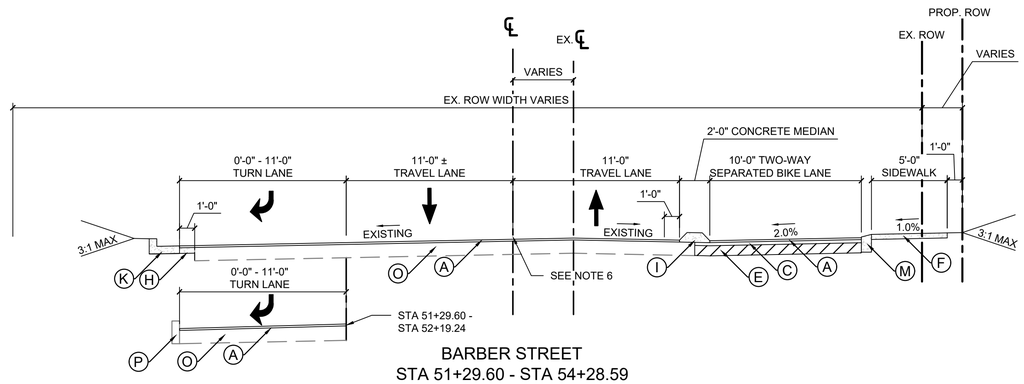


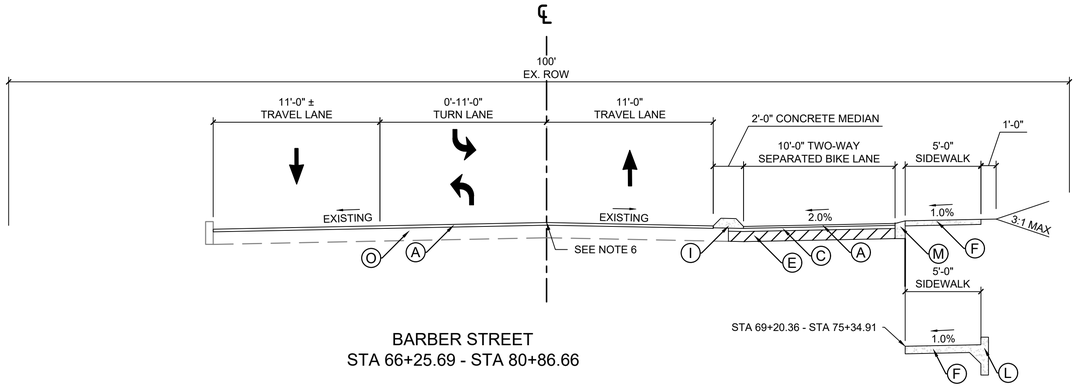
BARBER STREET
STA 33+18.20 - STA 41+08.92
STA 48+24.64 - STA 51+29.60
STA 54+28.59 - STA 57+36.40
STA 61+55.60 - STA 66+25.69



BARBER STREET
STA 57+36.40 - STA 61+55.60



BARBER STREET
STA 51+29.60 - STA 54+28.59



BARBER STREET
STA 66+25.69 - STA 80+86.66

NOTES:

1. REFER TO PLANS FOR LOCATIONS OF PROPOSED RIGHT OF WAY.
2. RESET EXISTING GRANITE CURB ON WEST SIDE OF BARBER STREET AND RELOCATE GRANITE HEADER CURB ON EAST SIDE FROM PRINCE AVENUE TO BOULEVARD. SEE DETAIL ON SHEET DC-001.
3. ROADWAY MILL AND OVERLAY TO MATCH EXISTING GRADES. SEE GRADING PLAN AND/OR CROSS SECTIONS FOR ROADWAY SLOPES.
4. SEE ROADWAY PLANS & DETAILS FOR BUS STOP AND ON-STREET PARKING DESIGN.
5. SEE SHEET I-050 IN ACC GOV. CONSTRUCTION STANDARDS AND DETAILS FOR PARALLEL PARKING STANDARD DETAILS.
6. CONSTRUCTION CL DOES NOT MATCH EXISTING CROWN.

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- (C) PROP. APPROXIMATE 2.5" ASPHALTIC CONCRETE INTERMEDIATE COURSE, 19 mm SUPERPAVE
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- (M) PROP. MOUNTABLE CONCRETE HEADER CURB, SEE DETAIL ON SHEET DC-003
- (N) PROP. CONCRETE VALLEY GUTTER. SEE SHEET I-030 IN ACC GOV. CONSTRUCTION STANDARDS AND DETAILS
- (O) EXISTING PAVEMENT
- (P) EXISTING HEADER CURB
- (Q) EXISTING CURB AND GUTTER
- (R) PROPOSED RETAINING WALL, CUT OR FILL, SEE DETAIL ON SHEET DC-003

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

TYPICAL SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CT-002
SHEET NO. 37 OF 148

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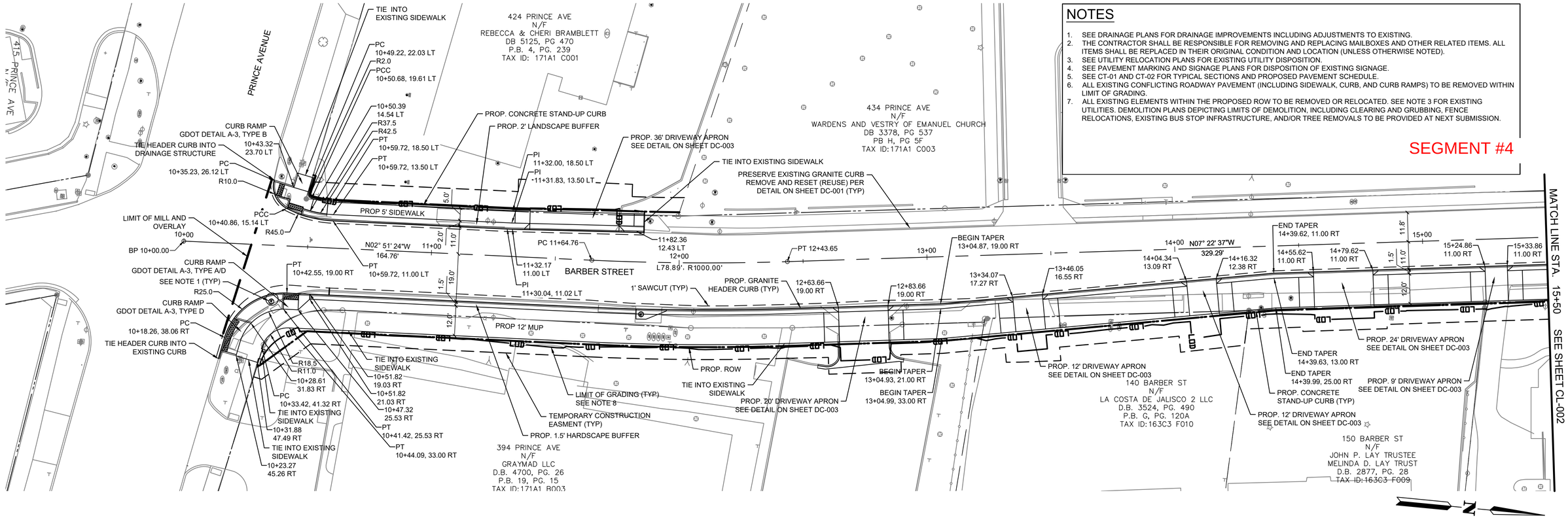
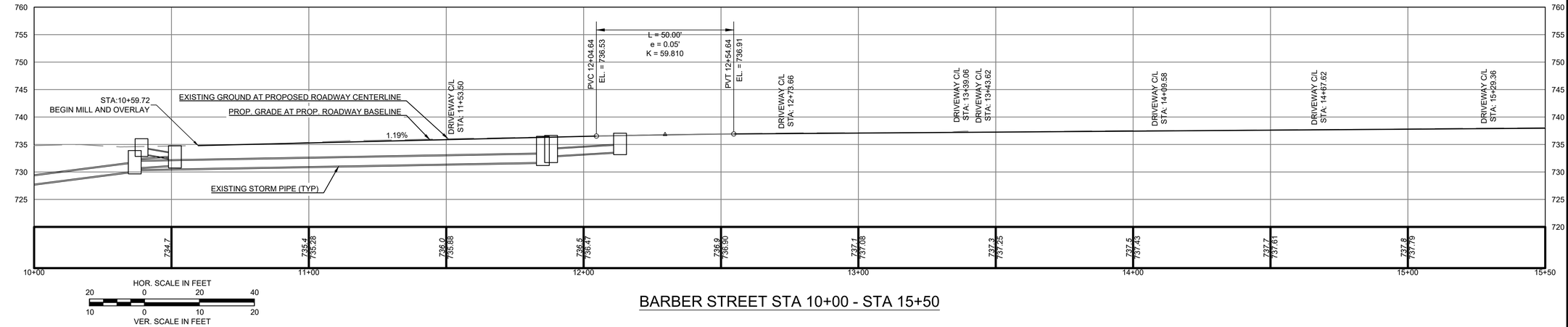


NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING MAILBOXES AND OTHER RELATED ITEMS. ALL ITEMS SHALL BE REPLACED IN THEIR ORIGINAL CONDITION AND LOCATION (UNLESS OTHERWISE NOTED).
3. SEE UTILITY RELOCATION PLANS FOR EXISTING UTILITY DISPOSITION.
4. SEE PAVEMENT MARKING AND SIGNAGE PLANS FOR DISPOSITION OF EXISTING SIGNAGE.
5. SEE CT-01 AND CT-02 FOR TYPICAL SECTIONS AND PROPOSED PAVEMENT SCHEDULE.
6. ALL EXISTING CONFLICTING ROADWAY PAVEMENT (INCLUDING SIDEWALK, CURB, AND CURB RAMPS) TO BE REMOVED WITHIN LIMIT OF GRADING.
7. ALL EXISTING ELEMENTS WITHIN THE PROPOSED ROW TO BE REMOVED OR RELOCATED. SEE NOTE 3 FOR EXISTING UTILITIES. DEMOLITION PLANS DEPICTING LIMITS OF DEMOLITION, INCLUDING CLEARING AND GRUBBING, FENCE RELOCATIONS, EXISTING BUS STOP INFRASTRUCTURE, AND/OR TREE REMOVALS TO BE PROVIDED AT NEXT SUBMISSION.

SEGMENT #4



HOR. SCALE IN FEET
20 0 20 40
VER. SCALE IN FEET
10 0 10 20

BARBER STREET STA 10+00 - STA 15+50

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Wednesday, July 30, 2025 3:50:20 PM

PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
Submitted by Toole Design Group, LLC (#F-1337)
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CL-001
SHEET NO. 38 OF 148

NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING MAILBOXES AND OTHER RELATED ITEMS. ALL ITEMS SHALL BE REPLACED IN THEIR ORIGINAL CONDITION AND LOCATION (UNLESS OTHERWISE NOTED).
3. SEE UTILITY RELOCATION PLANS FOR EXISTING UTILITY DISPOSITION.
4. SEE PAVEMENT MARKING AND SIGNAGE PLANS FOR DISPOSITION OF EXISTING SIGNAGE.
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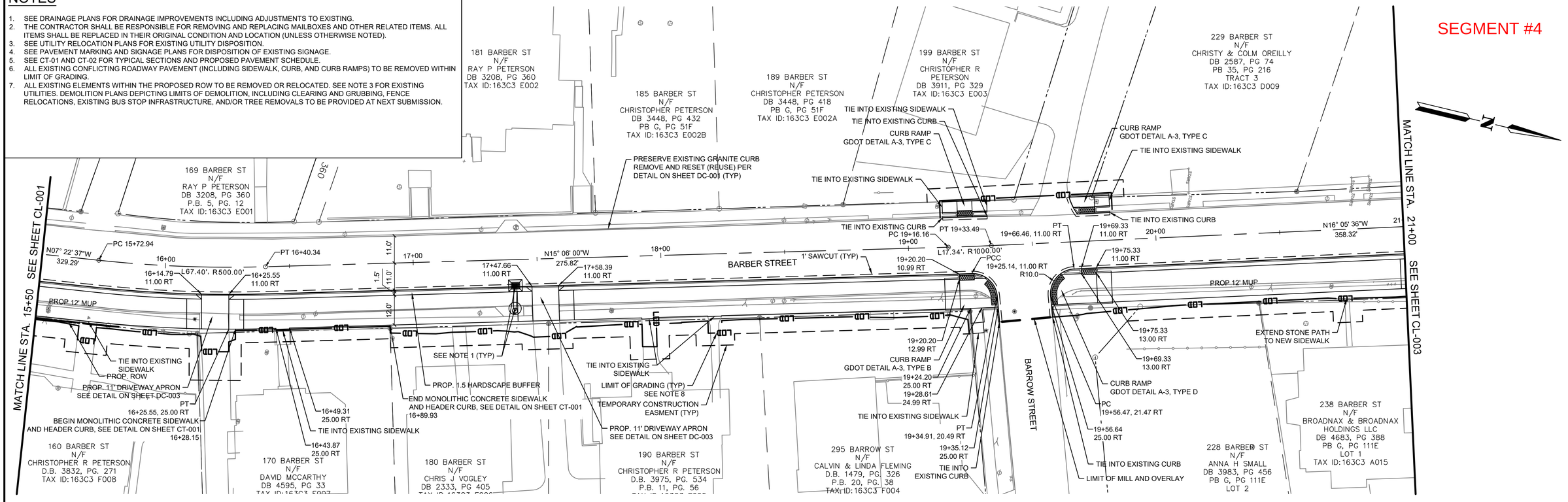
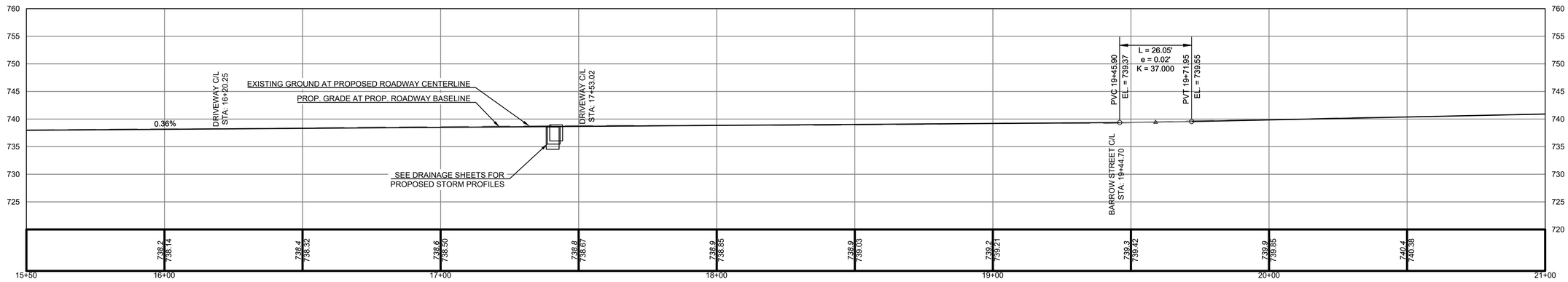
SEGMENT #4





BARBER STREET STA 15+50 - STA 21+00

HOR. SCALE IN FEET
20 0 20 40
VER. SCALE IN FEET
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Wednesday, July 30, 2025 3:50:47 PM

PROFESSIONAL CERTIFICATION

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REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CL-002
SHEET NO. 39 OF 148

NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING MAILBOXES AND OTHER RELATED ITEMS. ALL ITEMS SHALL BE REPLACED IN THEIR ORIGINAL CONDITION AND LOCATION (UNLESS OTHERWISE NOTED).
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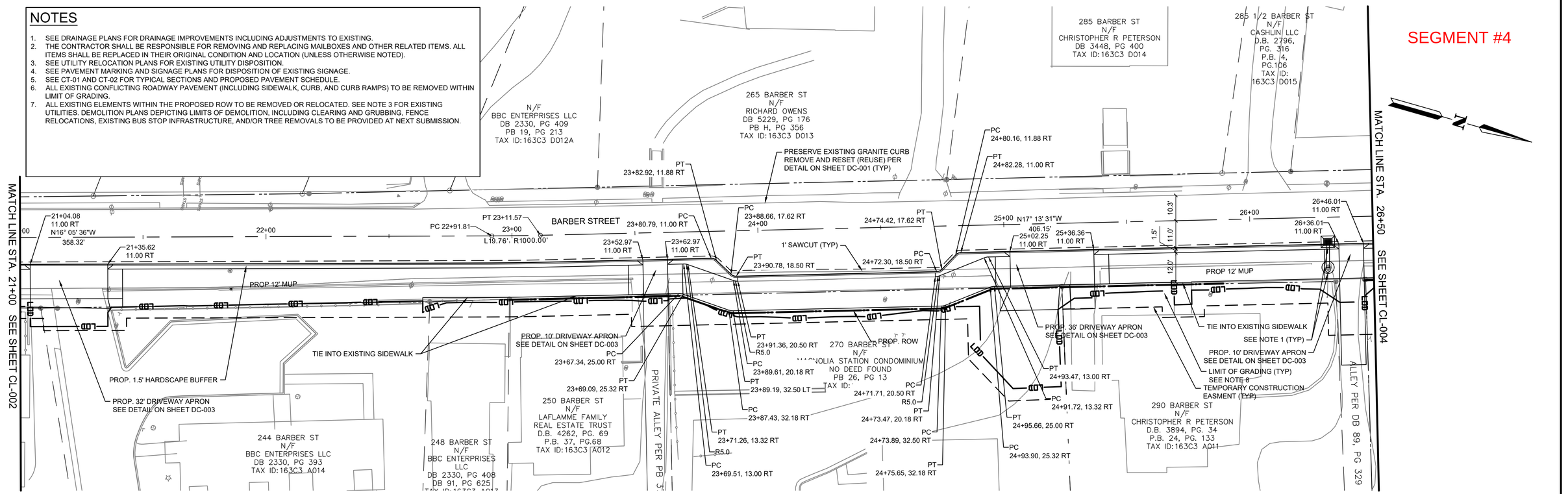
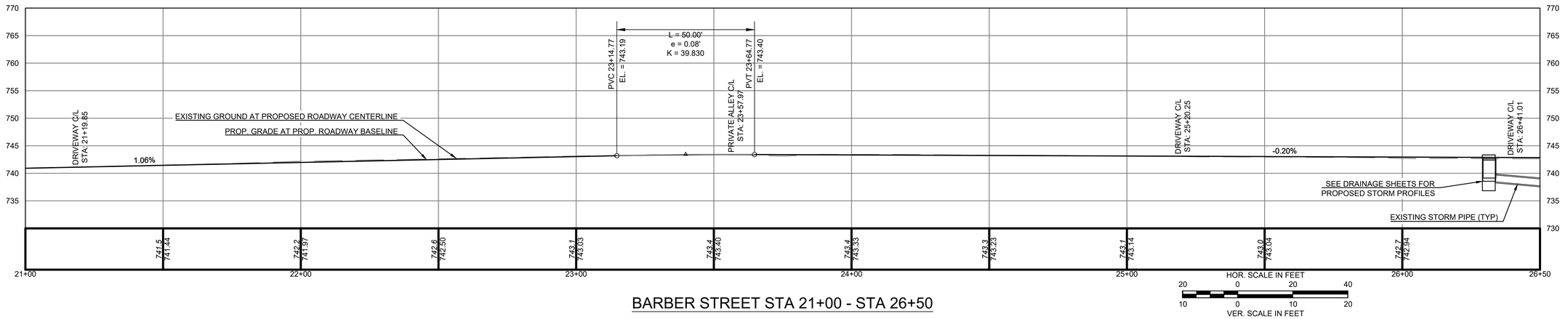
SEGMENT #4





BARBER STREET STA 21+00 - STA 26+50

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Wednesday, July 30, 2025 3:51:22 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CL-003
SHEET NO. 40 OF 148

SEGMENT #4

SEGMENT #3

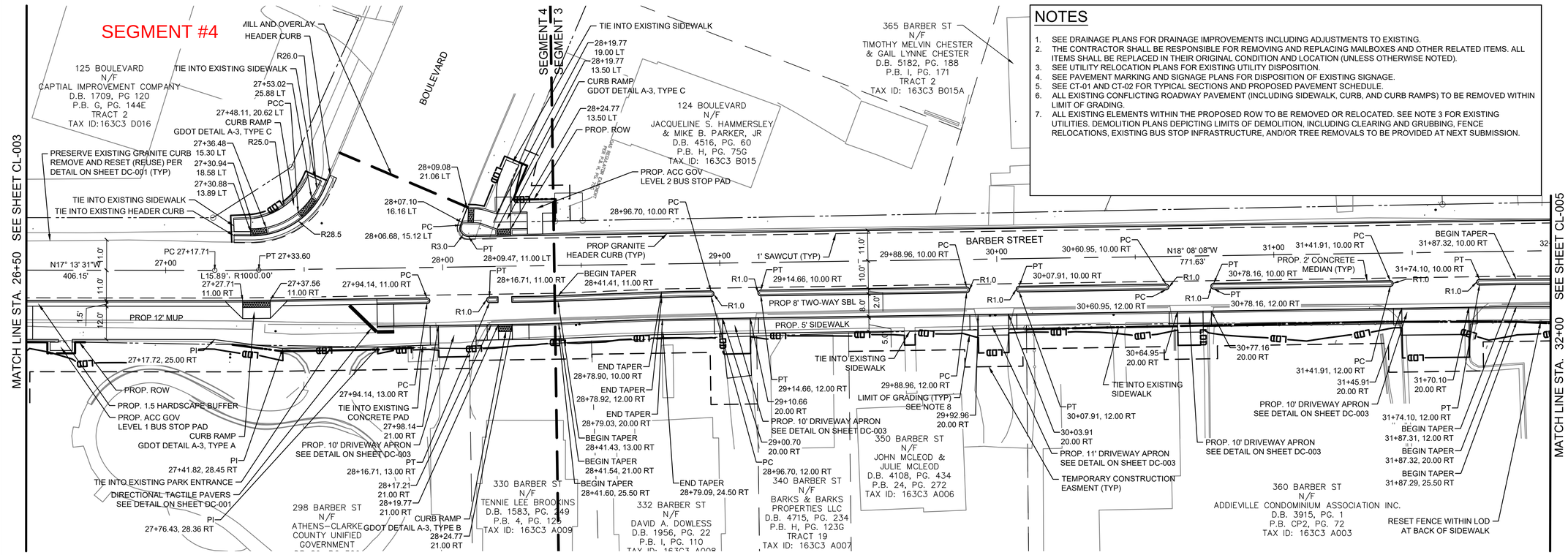
SEGMENT 4
SEGMENT 3

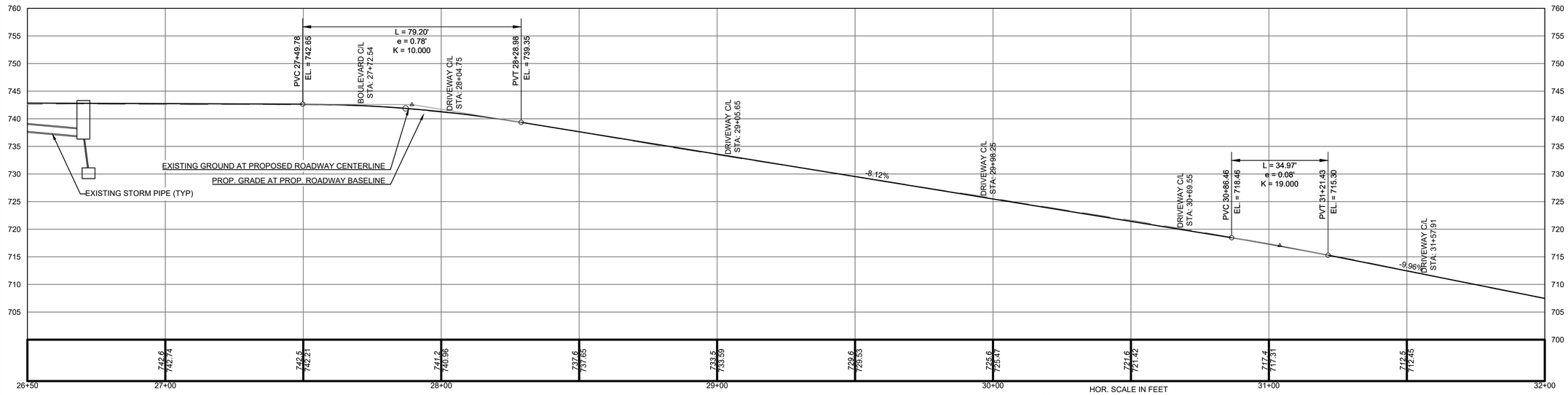
MATCH LINE STA. 26+50 SEE SHEET CL-003

MATCH LINE STA. 32+00 SEE SHEET CL-005

NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING MAILBOXES AND OTHER RELATED ITEMS. ALL ITEMS SHALL BE REPLACED IN THEIR ORIGINAL CONDITION AND LOCATION (UNLESS OTHERWISE NOTED).
3. SEE UTILITY RELOCATION PLANS FOR EXISTING UTILITY DISPOSITION.
4. SEE PAVEMENT MARKING AND SIGNAGE PLANS FOR DISPOSITION OF EXISTING SIGNAGE.
5. SEE CT-01 AND CT-02 FOR TYPICAL SECTIONS AND PROPOSED PAVEMENT SCHEDULE.
6. ALL EXISTING CONFLICTING ROADWAY PAVEMENT (INCLUDING SIDEWALK, CURB, AND CURB RAMPS) TO BE REMOVED WITHIN LIMIT OF GRADING.
7. ALL EXISTING ELEMENTS WITHIN THE PROPOSED ROW TO BE REMOVED OR RELOCATED. SEE NOTE 3 FOR EXISTING UTILITIES. DEMOLITION PLANS DEPICTING LIMITS OF DEMOLITION, INCLUDING CLEARING AND GRUBBING, FENCE RELOCATIONS, EXISTING BUS STOP INFRASTRUCTURE, AND/OR TREE REMOVALS TO BE PROVIDED AT NEXT SUBMISSION.





HOR. SCALE IN FEET
20 0 20 40

VER. SCALE IN FEET
10 0 10 20

BARBER STREET STA 26+50 - STA 32+00

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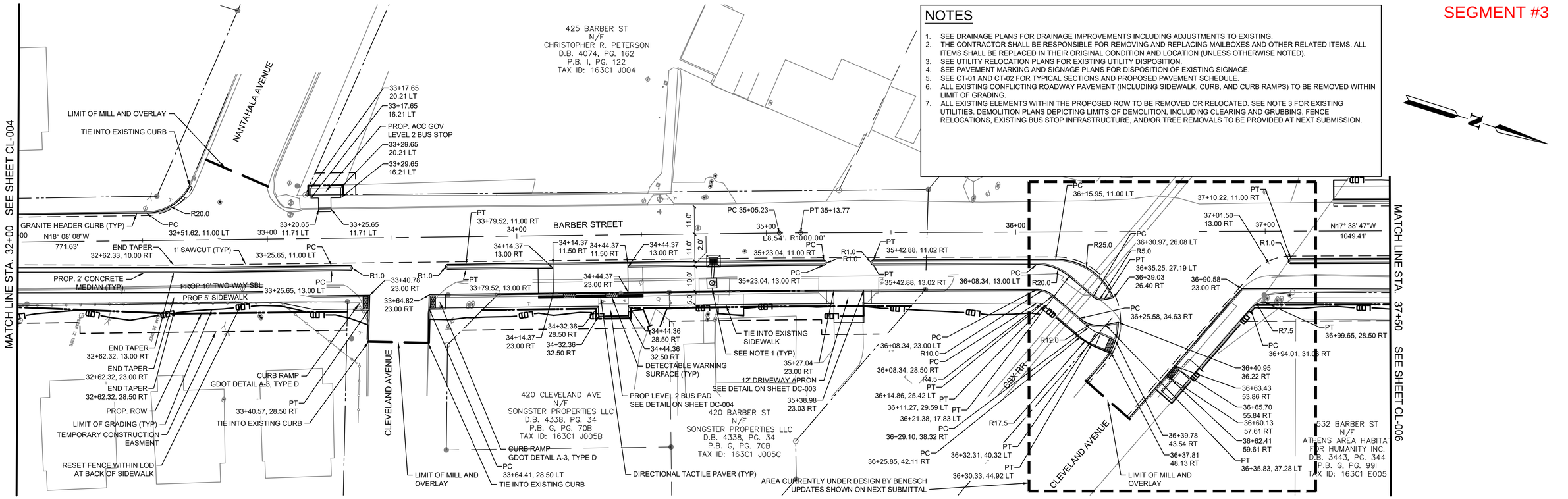
Wednesday, July 30, 2025 3:52:01 PM

PROFESSIONAL CERTIFICATION	REUSE OF DOCUMENTS	TOOLE DESIGN	BARBER STREET BIKE AND PEDESTRIAN DESIGN	CIVIL	PROJECT NO. 00RAL.00155.02
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.	ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.	315 S. BLOODWORTH STREET RALEIGH, NC 27601 PHONE: 919.336.5010 www.tooledesign.com Submitted by Toole Design Group, LLC (#F-1337)	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT	ROADWAY PLAN AND PROFILE	DATE 07.30.2025
	DSGN XX DR XX CHK XX APVD XX	NO. DATE REVISION BY APVD			DRAWING NO. CL-004
					SHEET NO. 41 OF 148

SEGMENT #3



NOTES

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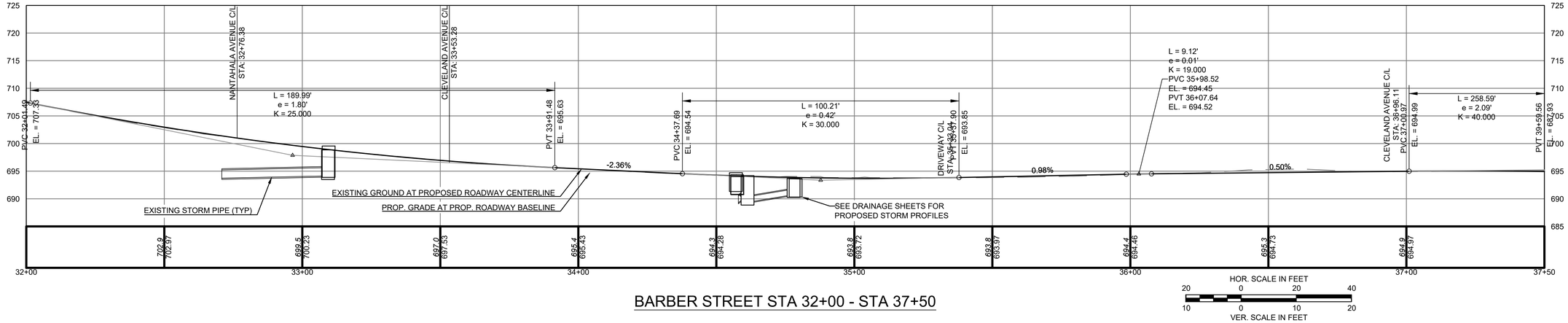

BARBER STREET STA 32+00 - STA 37+50

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Wednesday, July 30, 2025 3:52:30 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CL-005
SHEET NO. 42 OF 148

NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
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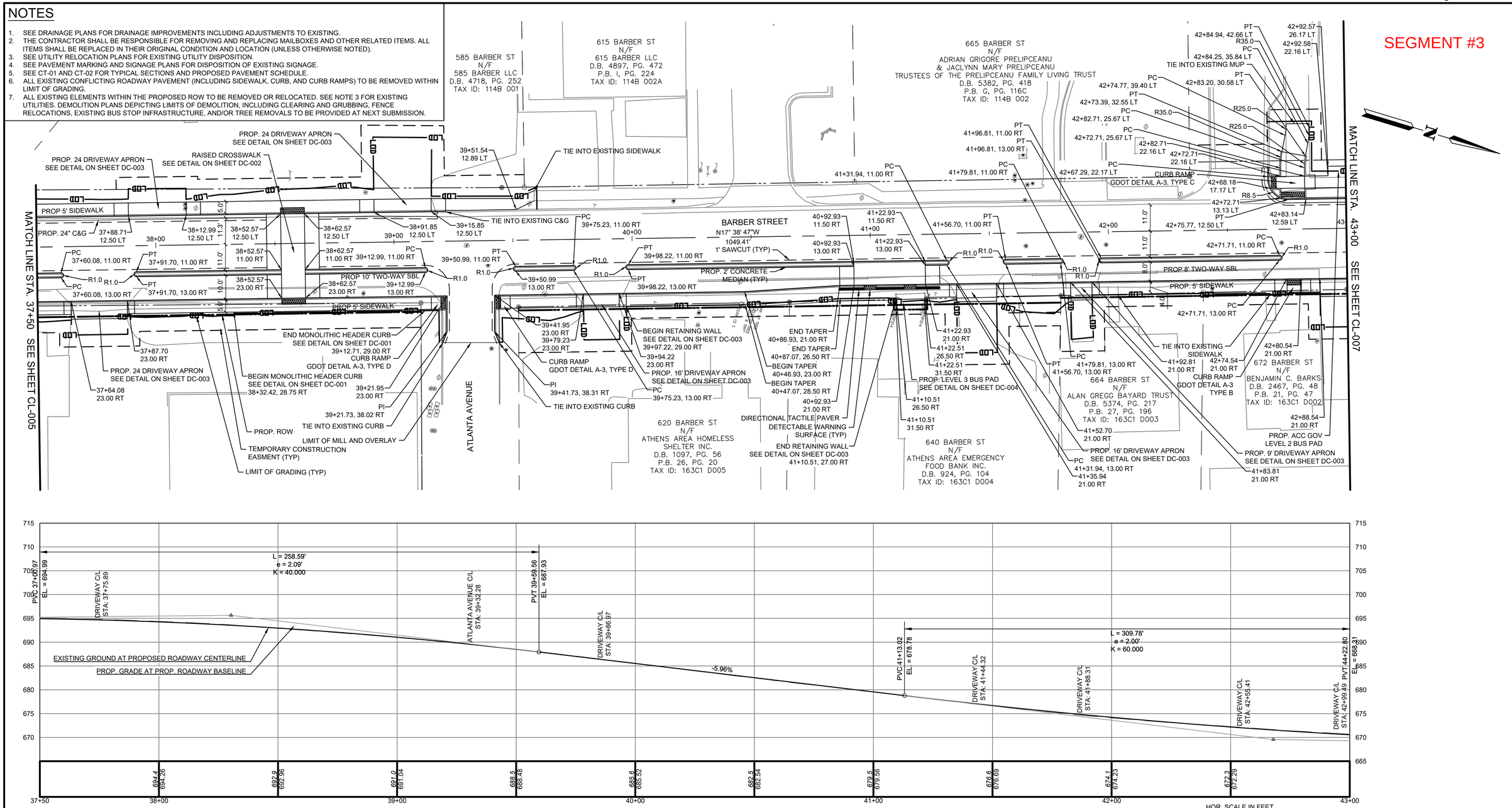
SEGMENT #3



BARBER STREET STA 37+50 - STA 43+00

HOR. SCALE IN FEET
20 0 20 40
VER. SCALE IN FEET
10 0 10 20

PROFESSIONAL CERTIFICATION	REUSE OF DOCUMENTS	TOOLE DESIGN	BARBER STREET BIKE AND PEDESTRIAN DESIGN	CIVIL	PROJECT NO. 00RAL.00155.02
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.	ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.	315 S. BLOODWORTH STREET RALEIGH, NC 27601 PHONE: 919.336.5010 www.tooledesign.com Submitted by Toole Design Group, LLC (#F-1337)	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT	ROADWAY PLAN AND PROFILE	DATE 07.30.2025 DRAWING NO. CL-006 SHEET NO. 43 OF 148

DSGN XX · DR XX · CHK XX · APVD XX

NO.	DATE	REVISION	BY	APVD

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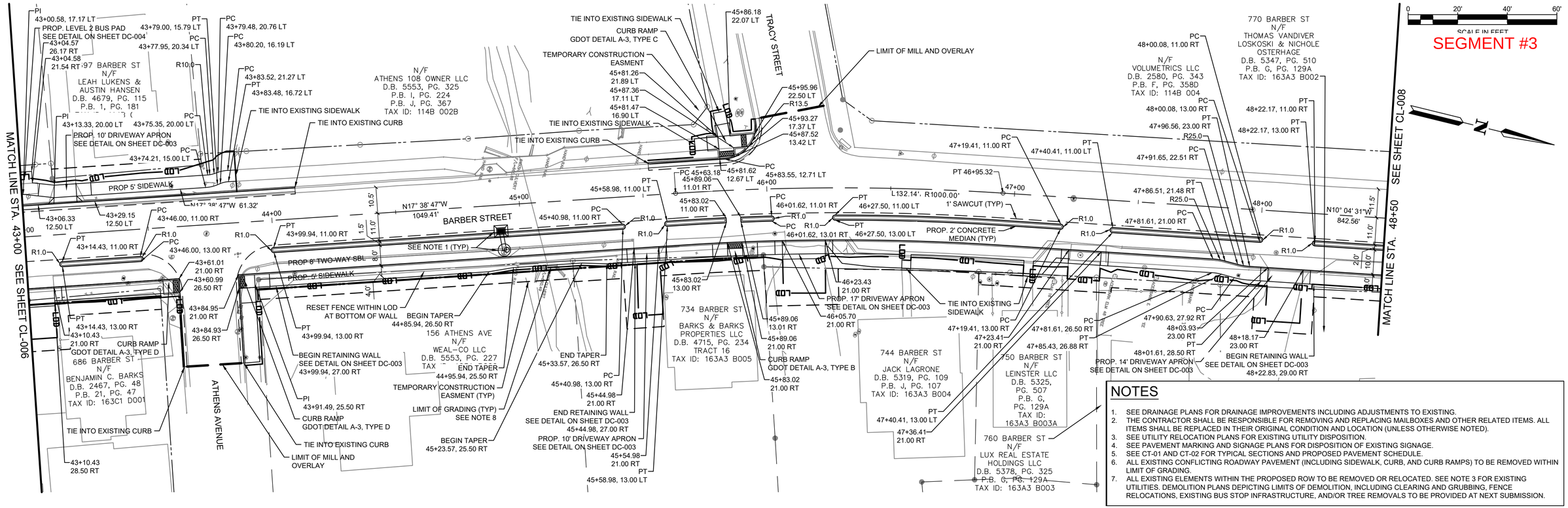

NOTES

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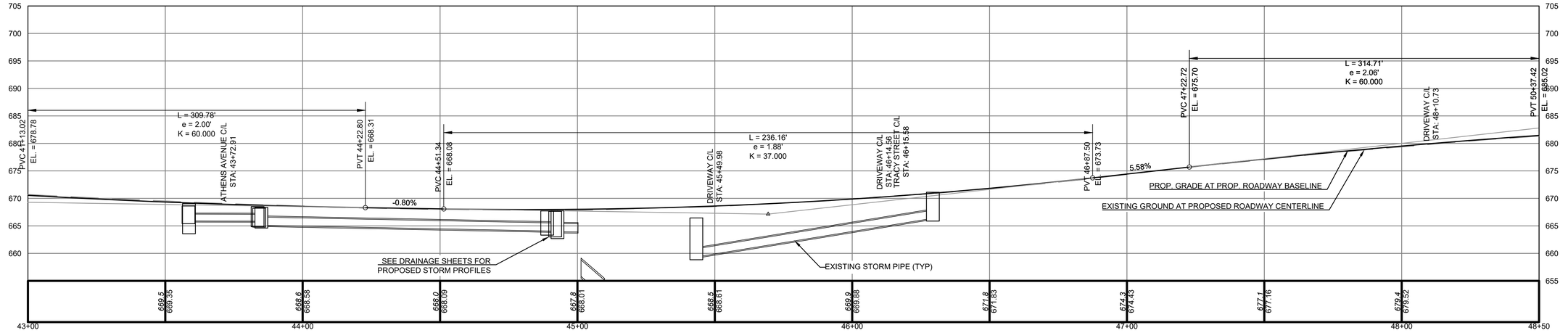

BARBER STREET STA 43+00 - STA 48+50

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.		**REUSE OF DOCUMENTS** ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK. DSGN XX DR XX CHK XX APVD XX	NO. / DATE / REVISION / BY / APVD	**TOOLE DESIGN** Submitted by Toole Design Group, LLC (#F-1337) 315 S. BLOODWORTH STREET RALEIGH, NC 27601 PHONE: 919.336.5010 www.tooledesign.com	BARBER STREET BIKE AND PEDESTRIAN DESIGN ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT	CIVIL ROADWAY PLAN AND PROFILE	PROJECT NO. 00RAL.00155.02 DATE 07.30.2025 DRAWING NO. CL-007 SHEET NO. 44 OF 148

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Wednesday, July 30, 2025 3:53:57 PM

NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING MAILBOXES AND OTHER RELATED ITEMS. ALL ITEMS SHALL BE REPLACED IN THEIR ORIGINAL CONDITION AND LOCATION (UNLESS OTHERWISE NOTED).
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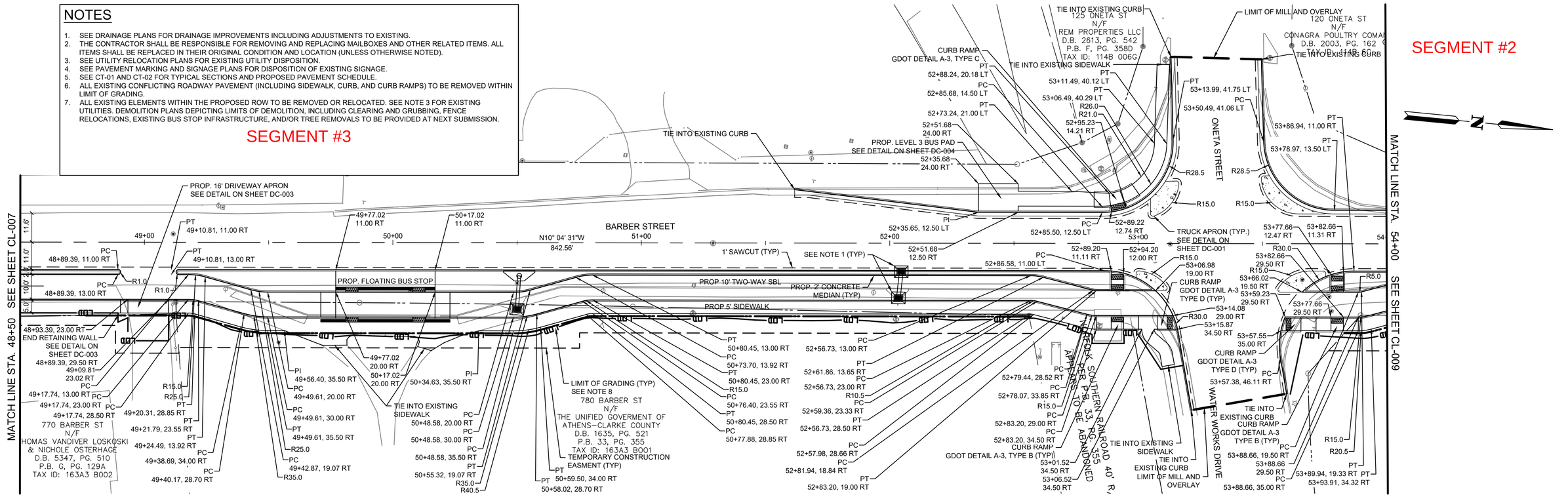
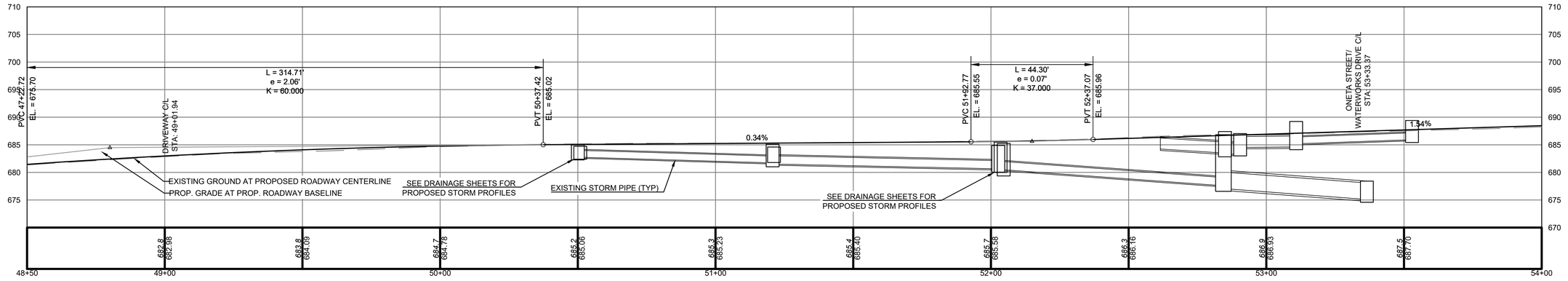
SEGMENT #3

SEGMENT #2





BARBER STREET STA 48+50 - STA 54+00

HOR. SCALE IN FEET
20 0 20 40
VER. SCALE IN FEET
10 0 10 20

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Wednesday, July 30, 2025 3:54:51 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CL-008
SHEET NO. 45 OF 148

SEGMENT #2

NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
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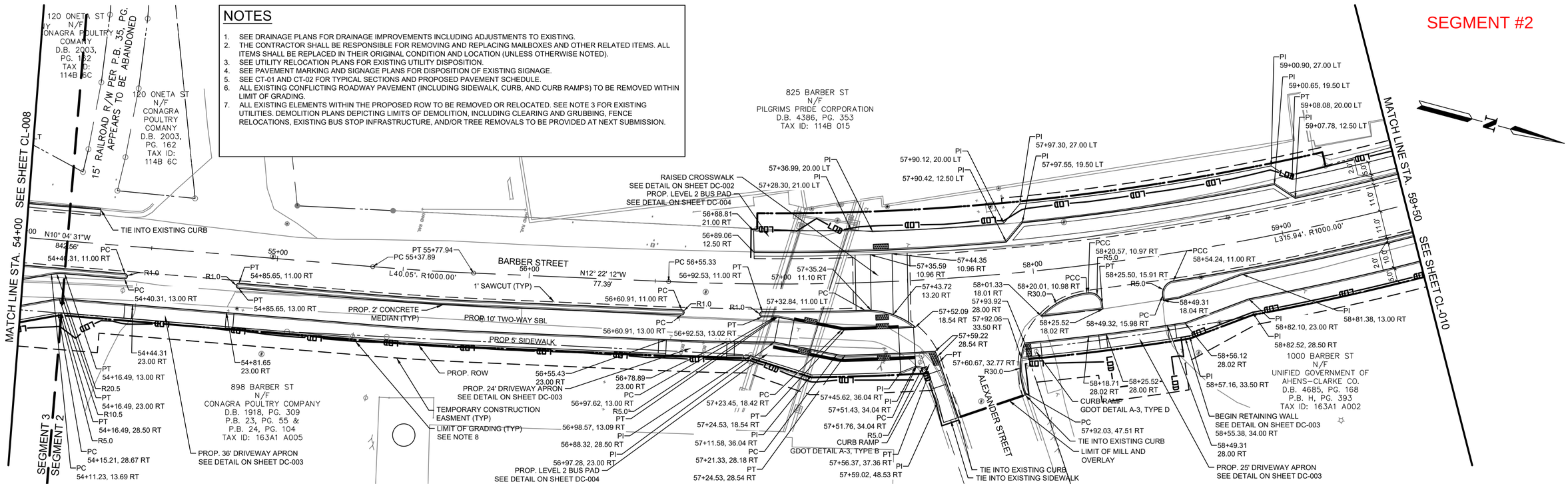

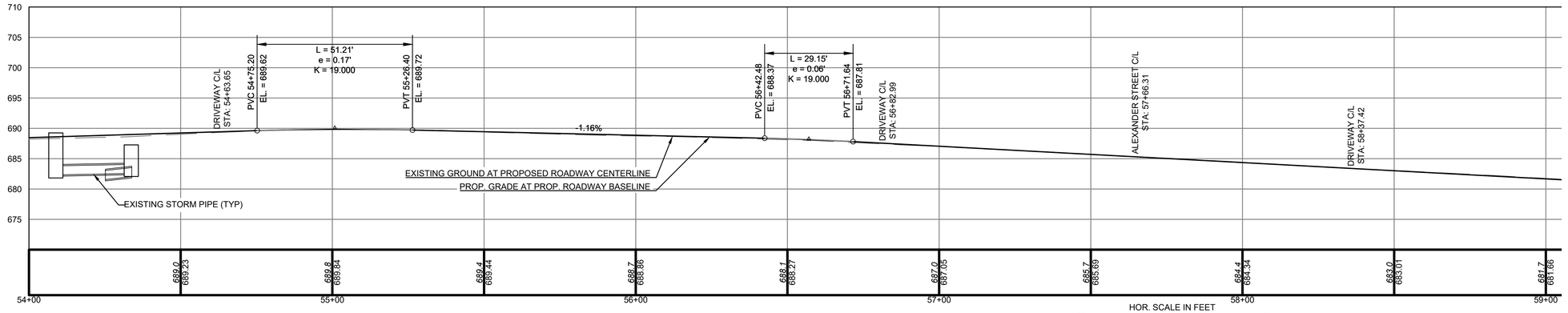

BARBER STREET STA 54+00 - STA 59+50

HOR. SCALE IN FEET 20 0 20 40
VER. SCALE IN FEET 10 0 10 20

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS
ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CL-009
SHEET NO. 46 OF 148

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Wednesday, July 30, 2025 3:55:51 PM

SEGMENT #2

NOTES

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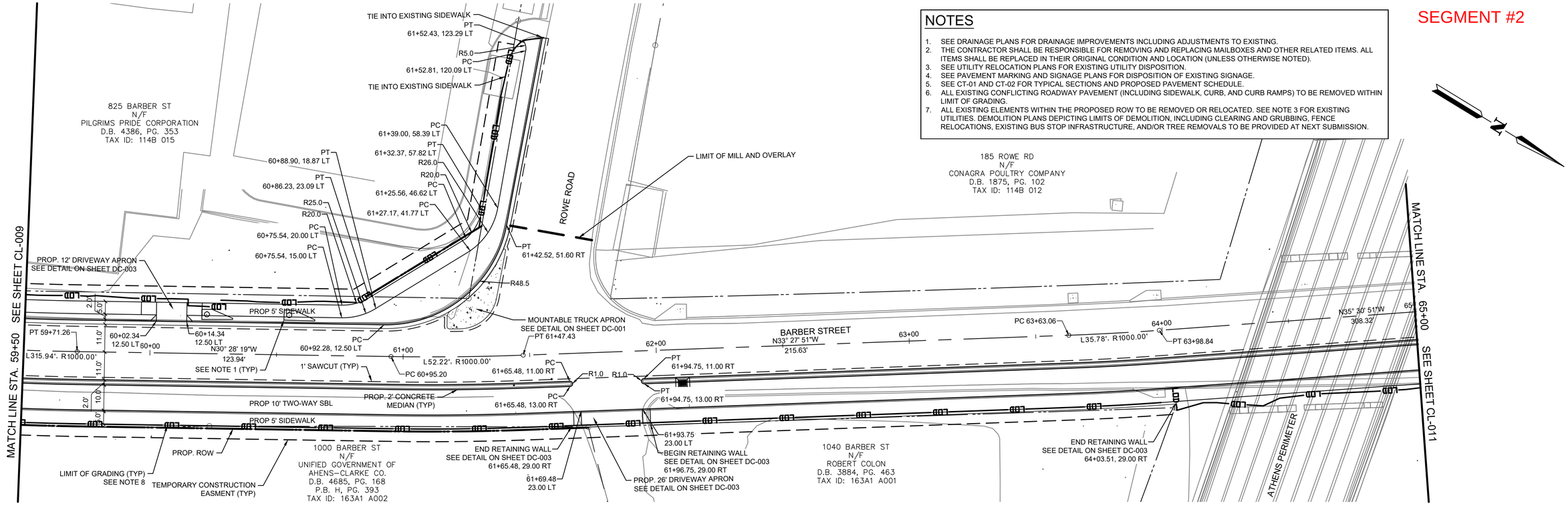

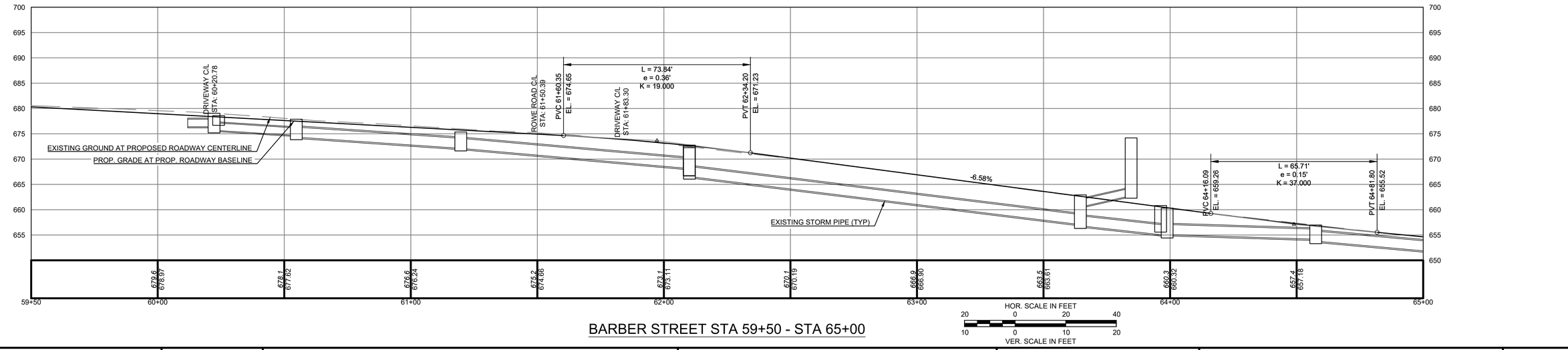

HOR. SCALE IN FEET
20 0 20 40
VER. SCALE IN FEET
10 0 10 20

BARBER STREET STA 59+50 - STA 65+00

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
Submitted by Toole Design Group, LLC (#F-1337)

315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CL-010
SHEET NO. 47 OF 148

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Wednesday, July 30, 2025 3:56:35 PM

NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
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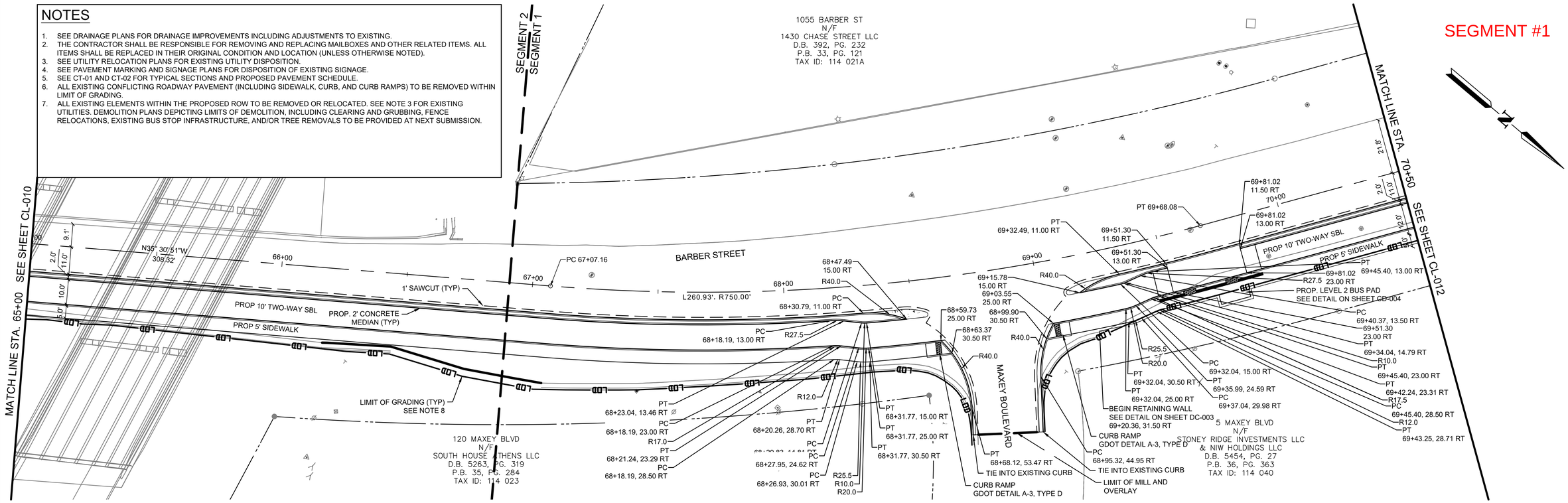
SEGMENT #1



BARBER STREET STA 65+00 - STA 70+50

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	CL-011
SHEET NO.	48 OF 148

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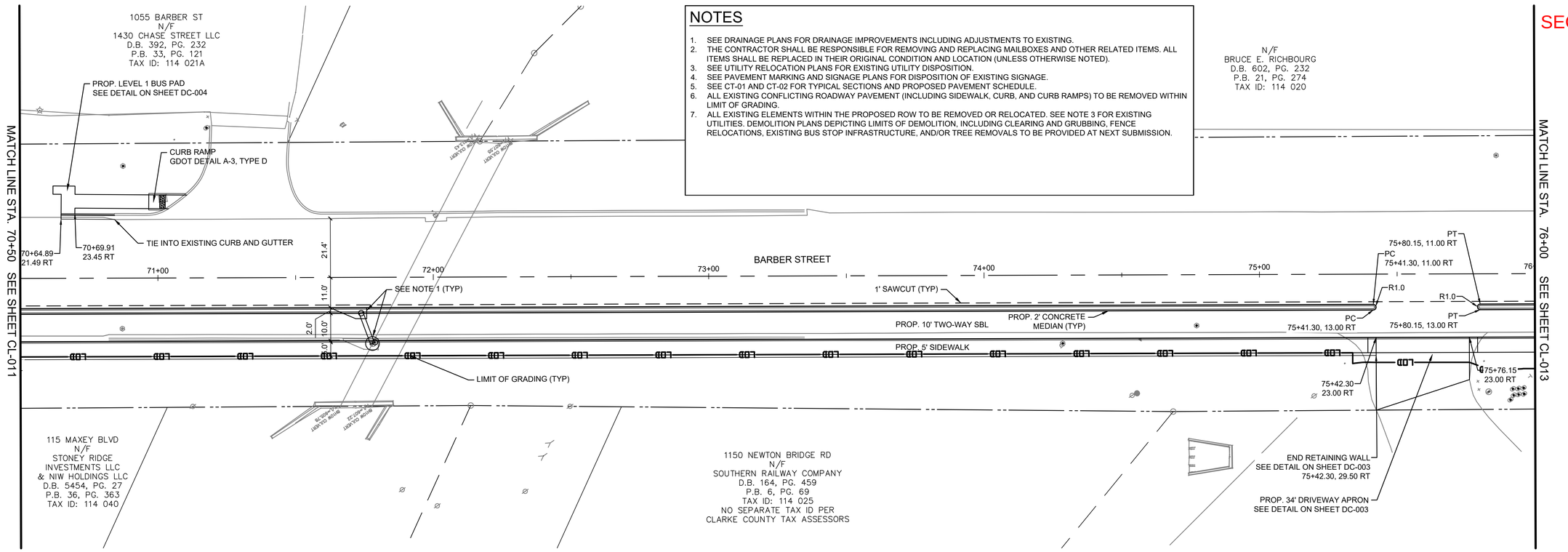
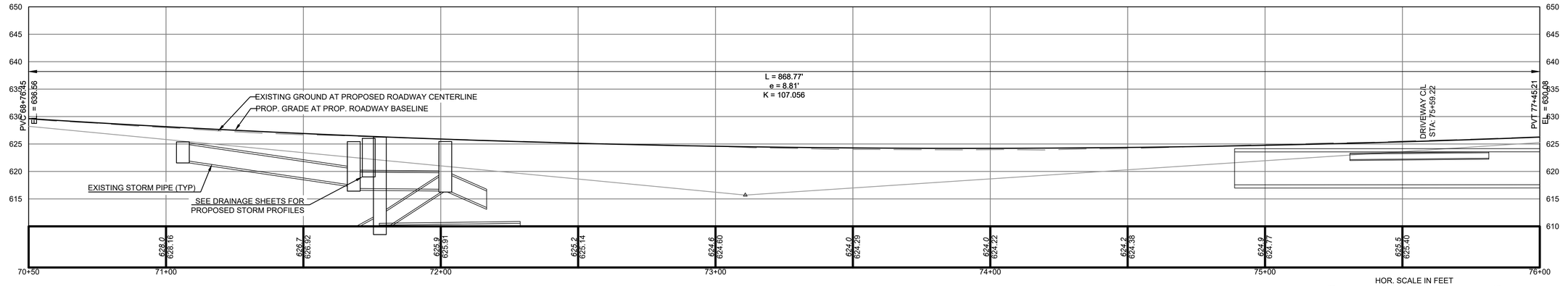
Wednesday, July 30, 2025 3:57:26 PM

SEGMENT #1

NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING MAILBOXES AND OTHER RELATED ITEMS. ALL ITEMS SHALL BE REPLACED IN THEIR ORIGINAL CONDITION AND LOCATION (UNLESS OTHERWISE NOTED).
3. SEE UTILITY RELOCATION PLANS FOR EXISTING UTILITY DISPOSITION.
4. SEE PAVEMENT MARKING AND SIGNAGE PLANS FOR DISPOSITION OF EXISTING SIGNAGE.
5. SEE CT-01 AND CT-02 FOR TYPICAL SECTIONS AND PROPOSED PAVEMENT SCHEDULE.
6. ALL EXISTING CONFLICTING ROADWAY PAVEMENT (INCLUDING SIDEWALK, CURB, AND CURB RAMPS) TO BE REMOVED WITHIN LIMIT OF GRADING.
7. ALL EXISTING ELEMENTS WITHIN THE PROPOSED ROW TO BE REMOVED OR RELOCATED. SEE NOTE 3 FOR EXISTING UTILITIES. DEMOLITION PLANS DEPICTING LIMITS OF DEMOLITION, INCLUDING CLEARING AND GRUBBING, FENCE RELOCATIONS, EXISTING BUS STOP INFRASTRUCTURE, AND/OR TREE REMOVALS TO BE PROVIDED AT NEXT SUBMISSION.





BARBER STREET STA 70+50 - STA 76+00

HOR. SCALE IN FEET
20 0 20 40
VER. SCALE IN FEET
10 0 10 20

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

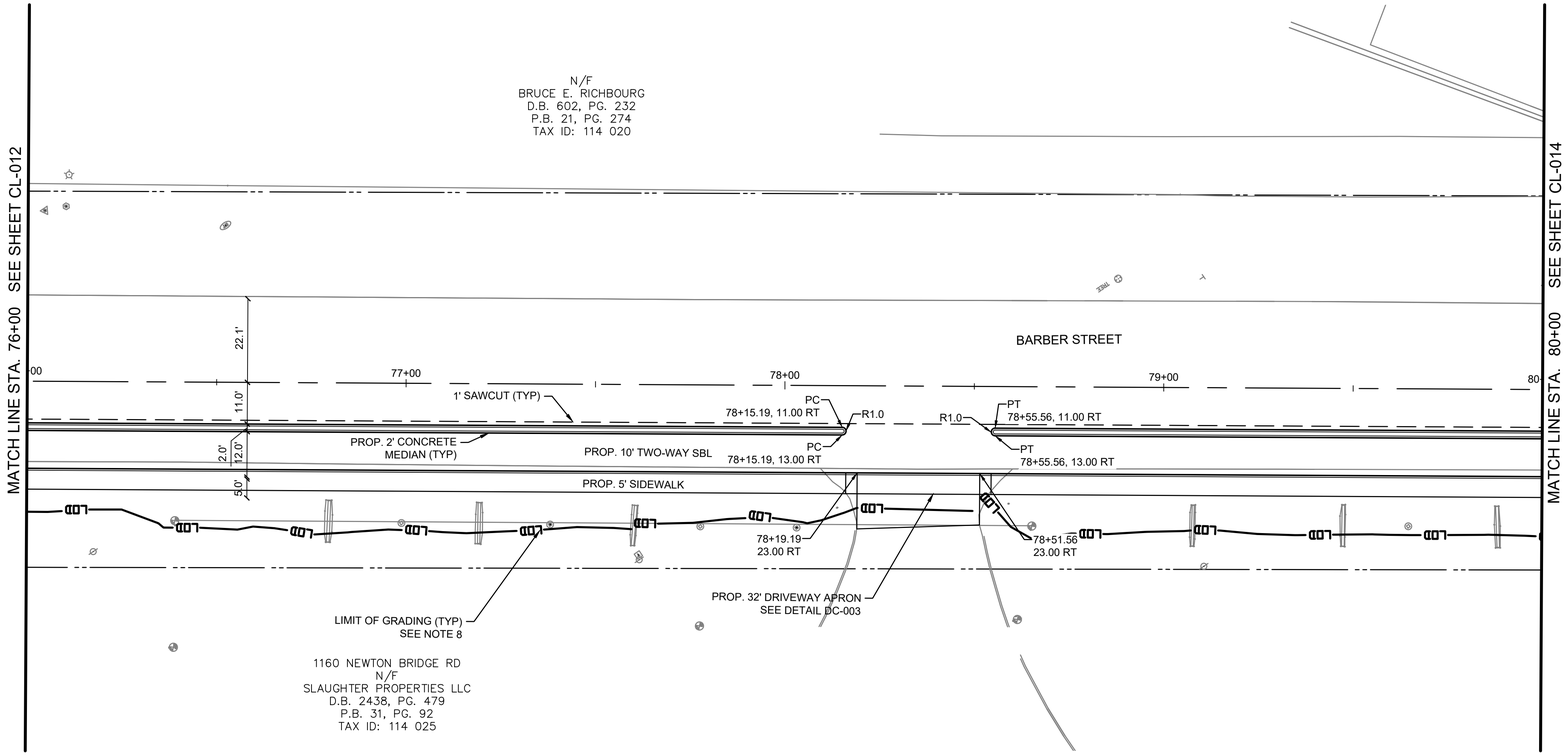
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CL-012
SHEET NO. 49 OF 148

SEGMENT #1



NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
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4. SEE PAVEMENT MARKING AND SIGNAGE PLANS FOR DISPOSITION OF EXISTING SIGNAGE.
5. SEE CT-01 AND CT-02 FOR TYPICAL SECTIONS AND PROPOSED PAVEMENT SCHEDULE.
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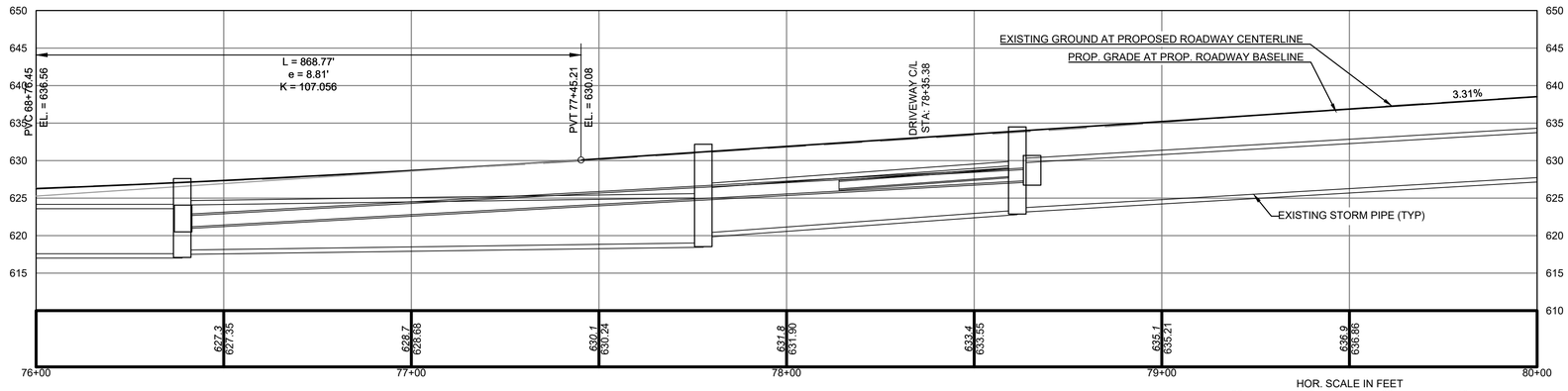

BARBER STREET STA 76+00 - STA 80+00

HOR. SCALE IN FEET
20 0 20 40
VER. SCALE IN FEET
10 0 10 20

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Wednesday, July 30, 2025 3:58:21 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CL-013
SHEET NO. 50 OF 148

SEGMENT #1

NOTES

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS INCLUDING ADJUSTMENTS TO EXISTING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING MAILBOXES AND OTHER RELATED ITEMS. ALL ITEMS SHALL BE REPLACED IN THEIR ORIGINAL CONDITION AND LOCATION (UNLESS OTHERWISE NOTED).
3. SEE UTILITY RELOCATION PLANS FOR EXISTING UTILITY DISPOSITION.
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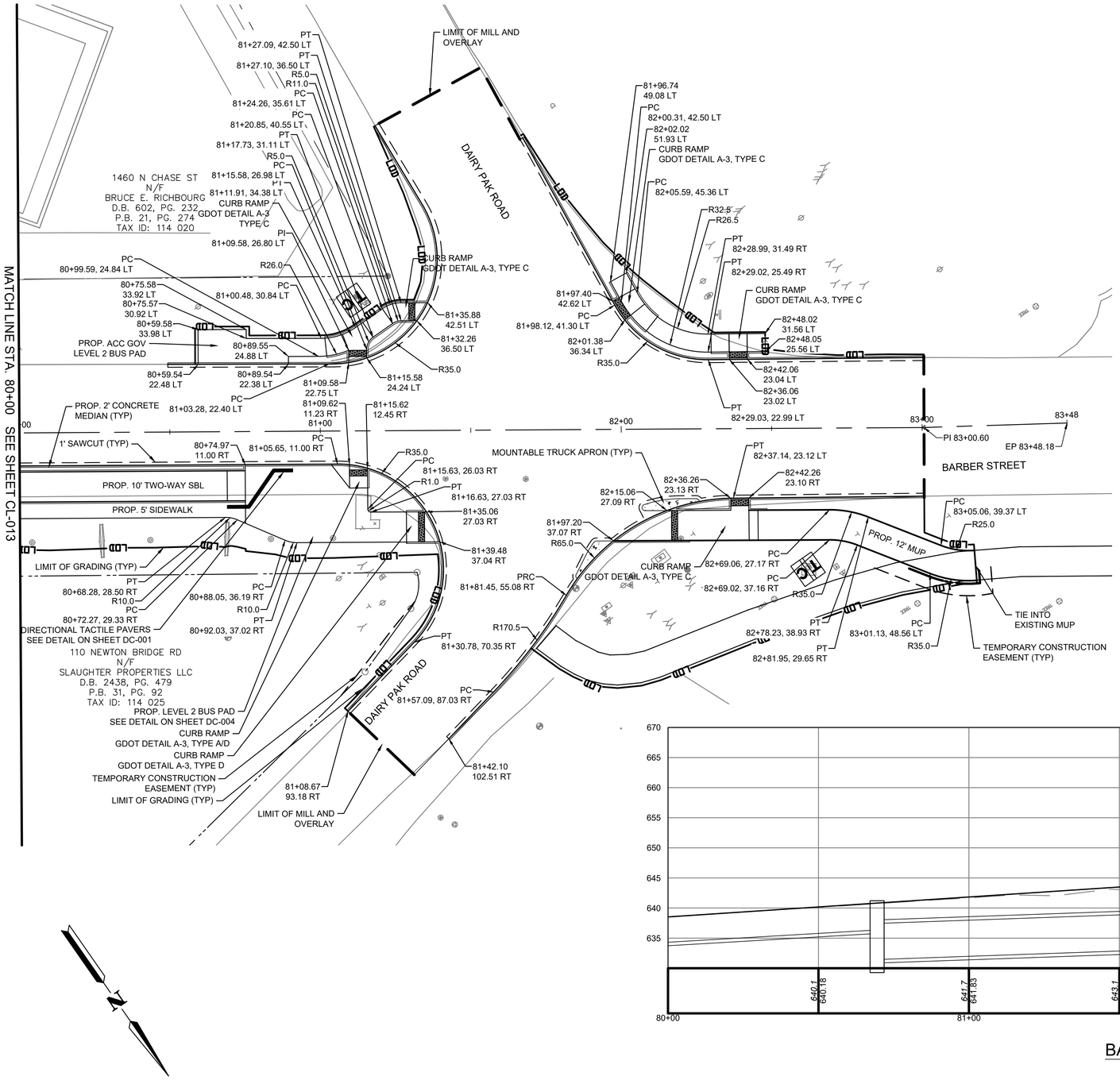

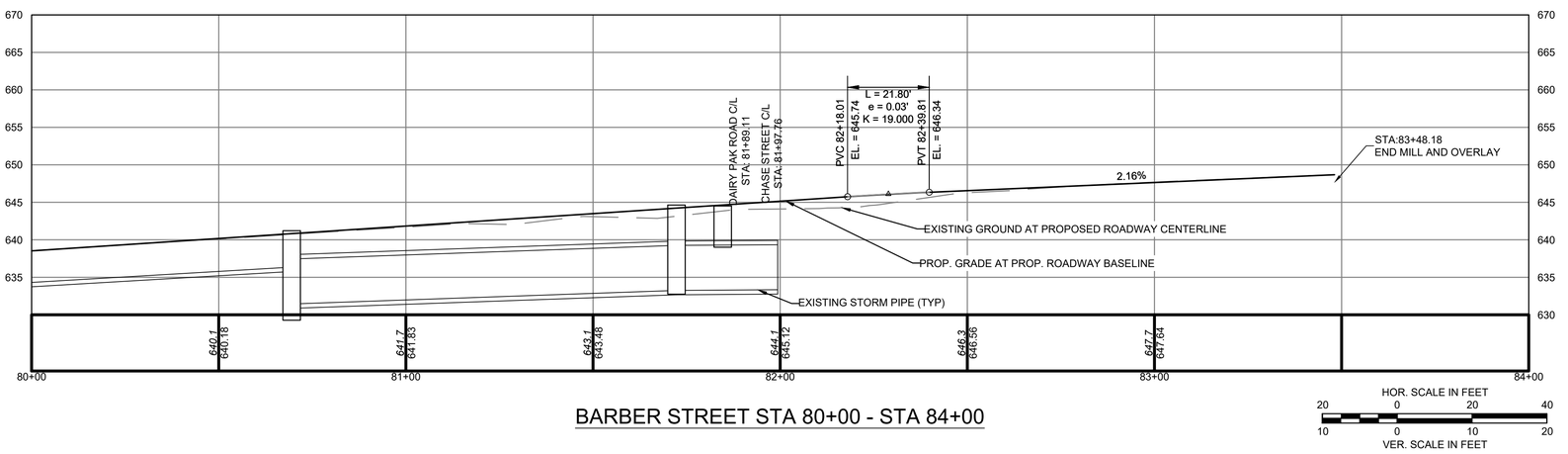

BARBER STREET STA 80+00 - STA 84+00

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Wednesday, July 30, 2025 3:58:47 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

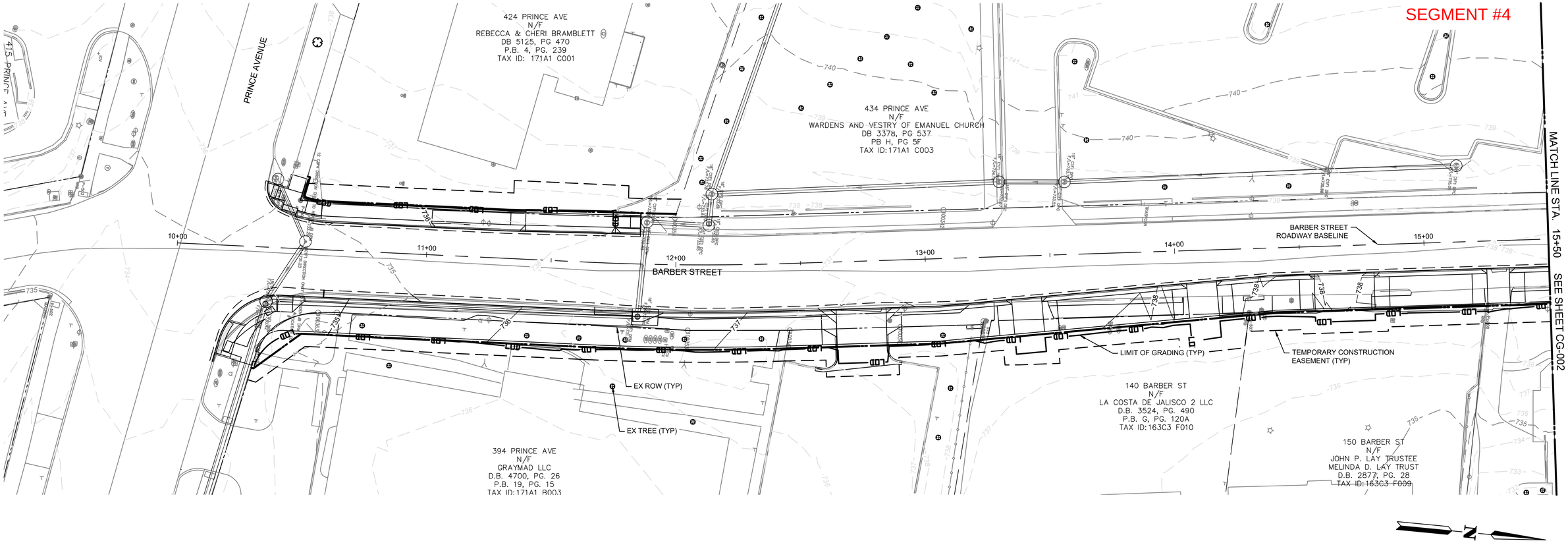
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

ROADWAY PLAN AND PROFILE

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CL-014
SHEET NO. 51 OF 148

SEGMENT #4



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SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 3:59:31 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS
ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

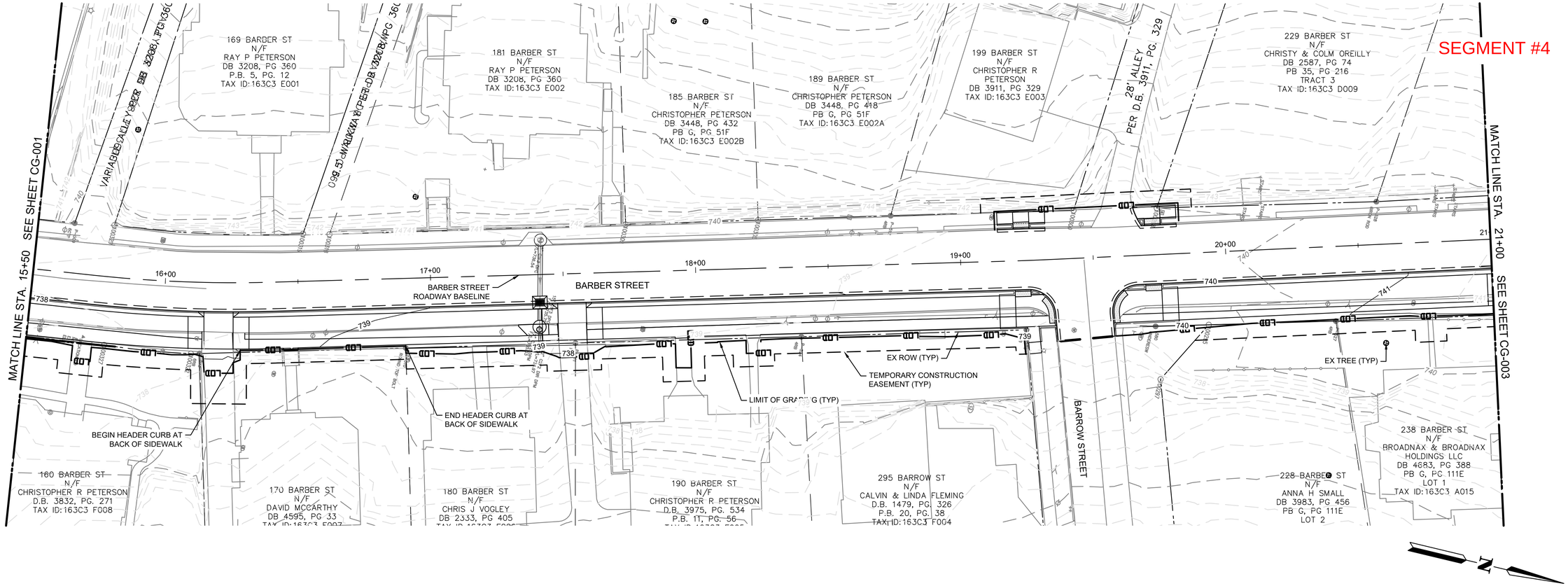
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-001
SHEET NO. 52 OF 148



60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 3:59:39 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS
ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

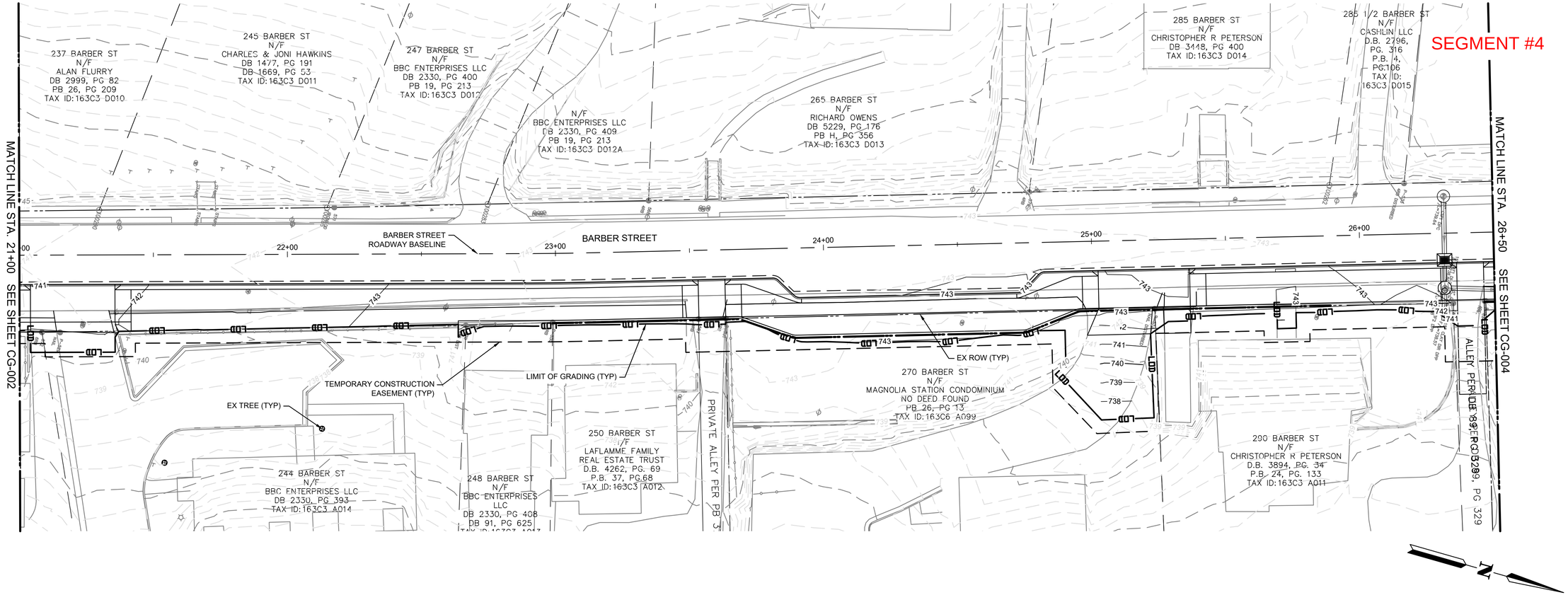
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	CG-002
SHEET NO.	53 OF 148



0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-003
SHEET NO. 54 OF 148

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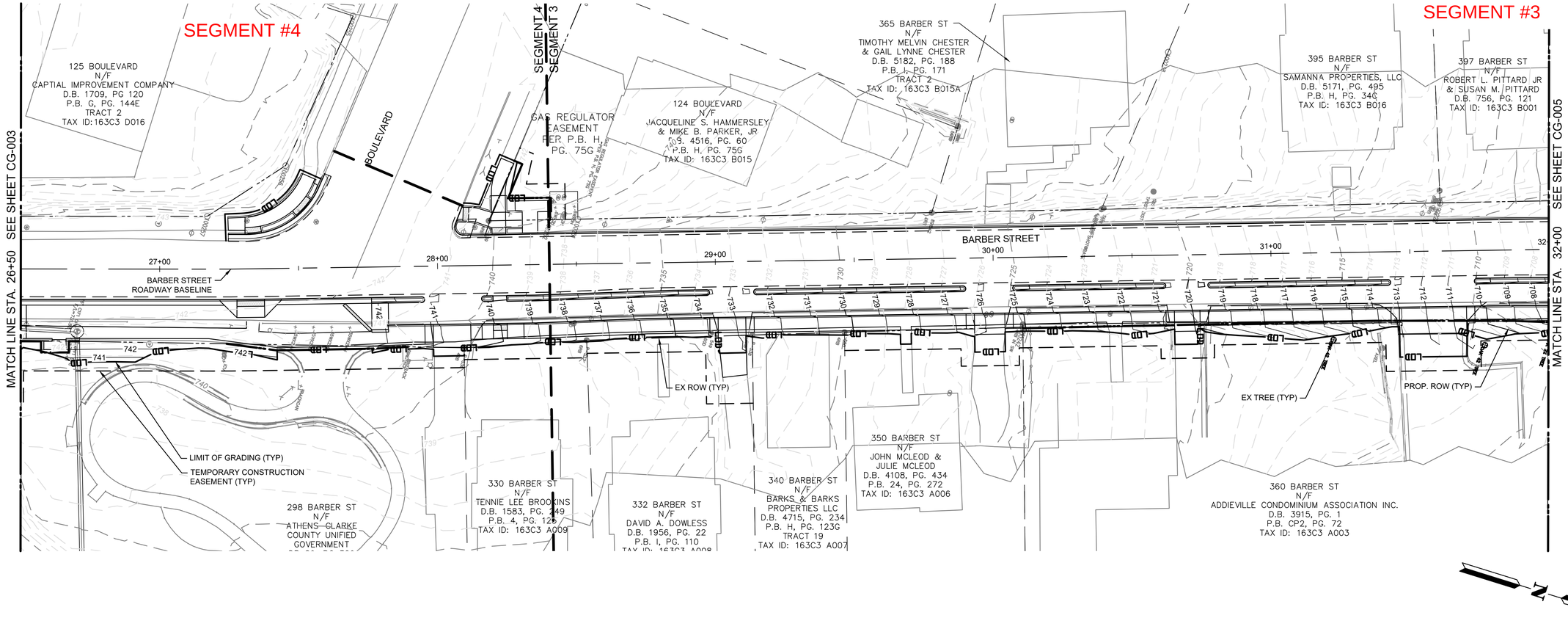

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SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:00:02 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

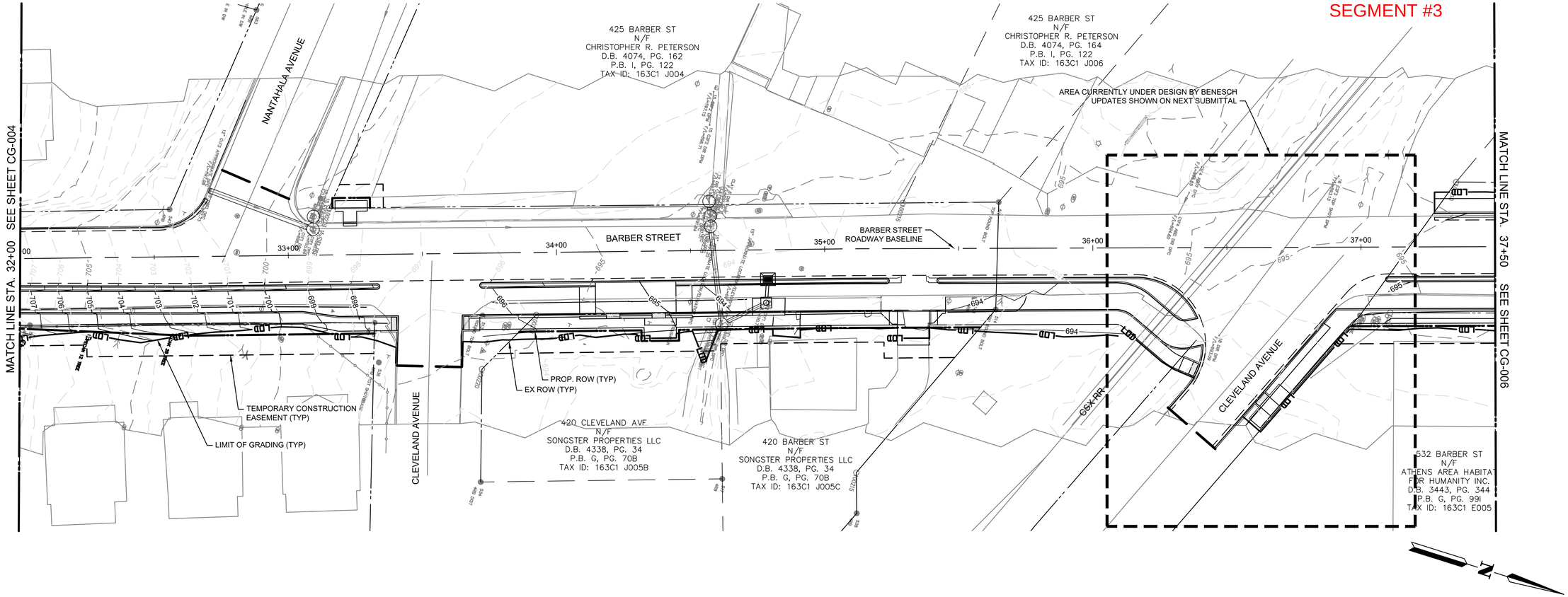
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-004
SHEET NO. 55 OF 148

SEGMENT #3



0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS
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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-005
SHEET NO. 56 OF 148

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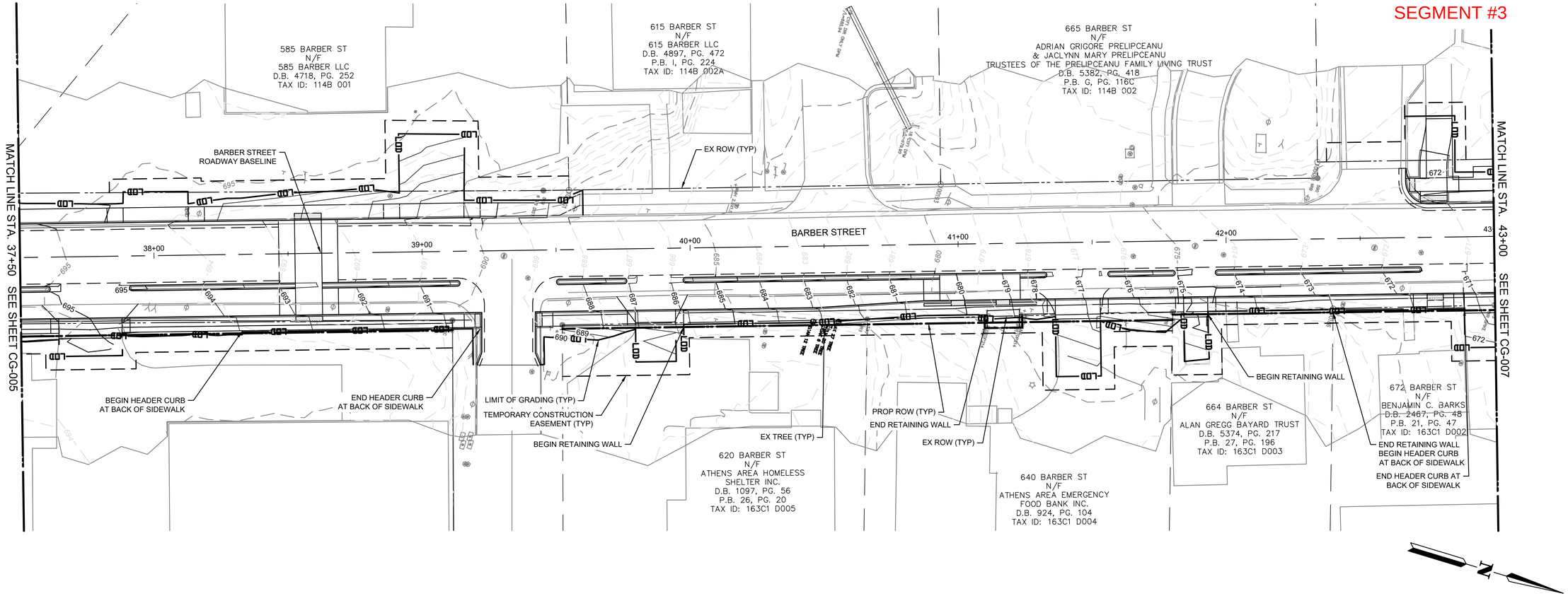
SEGMENT #3



0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-006
SHEET NO. 57 OF 148

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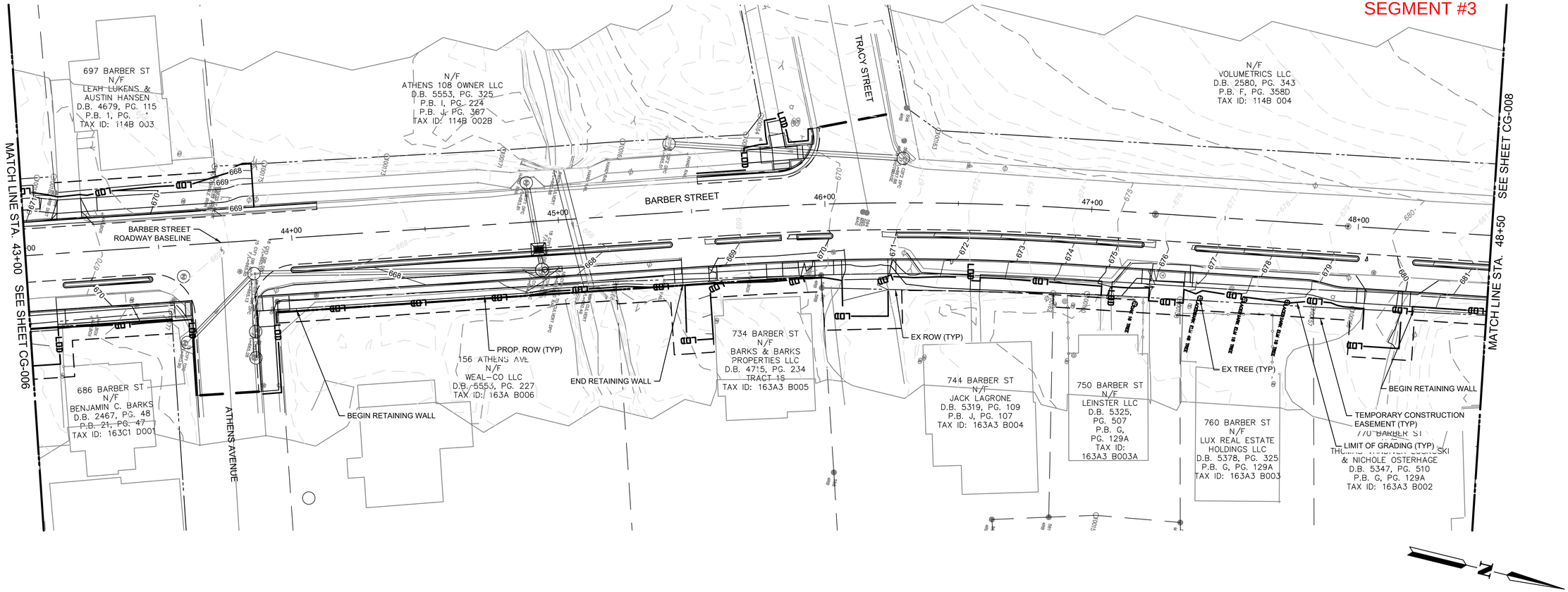
SEGMENT #3



0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS
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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-007
SHEET NO. 58 OF 148

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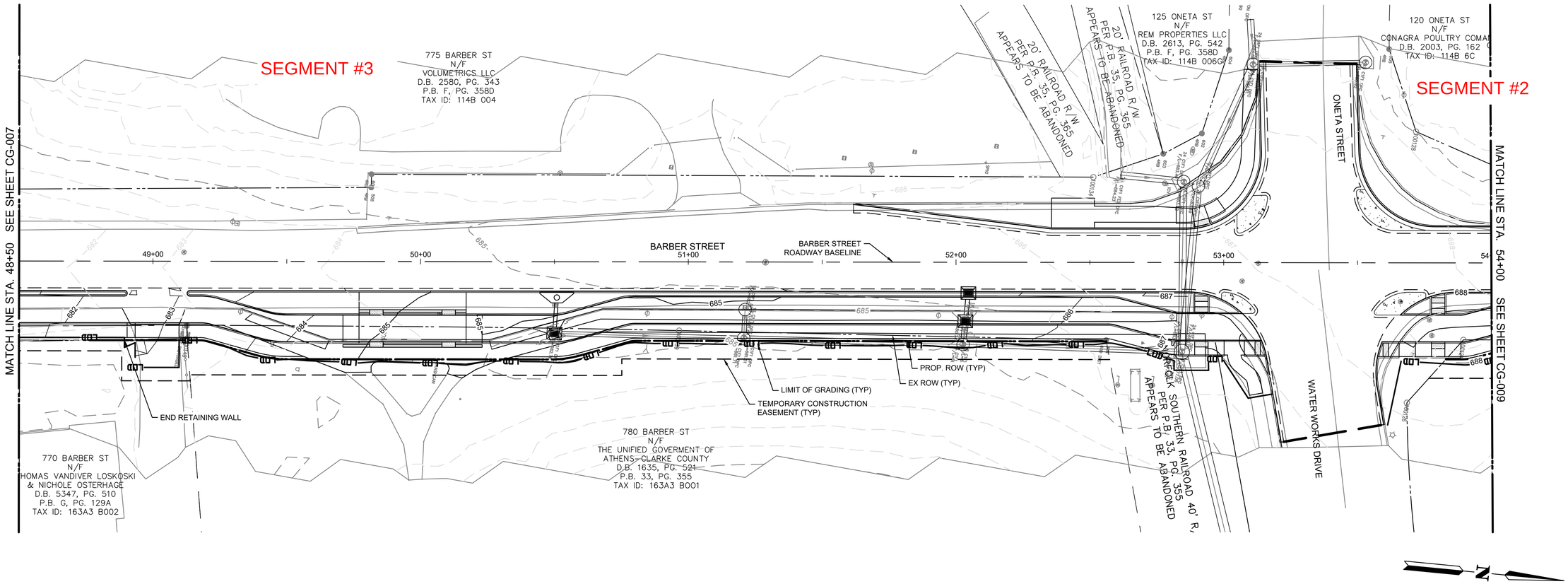

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS
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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-008
SHEET NO. 59 OF 148

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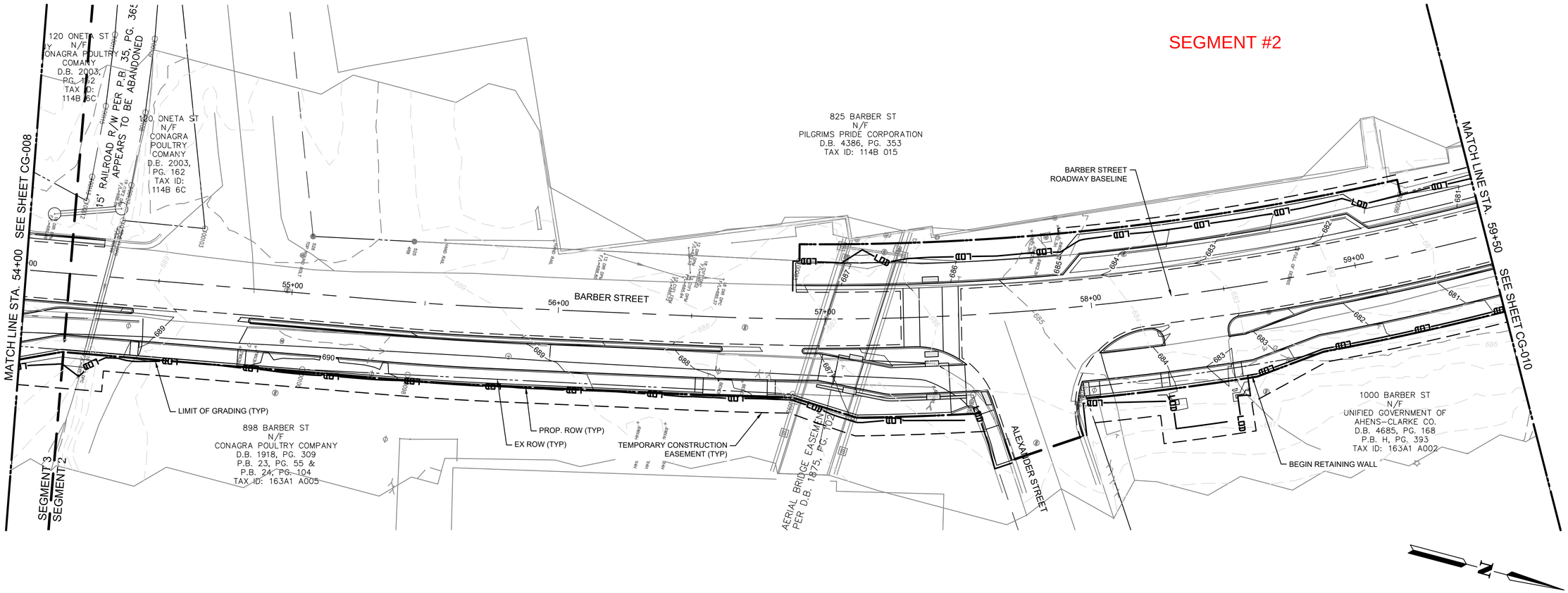
SEGMENT #2



0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-009
SHEET NO. 60 OF 148

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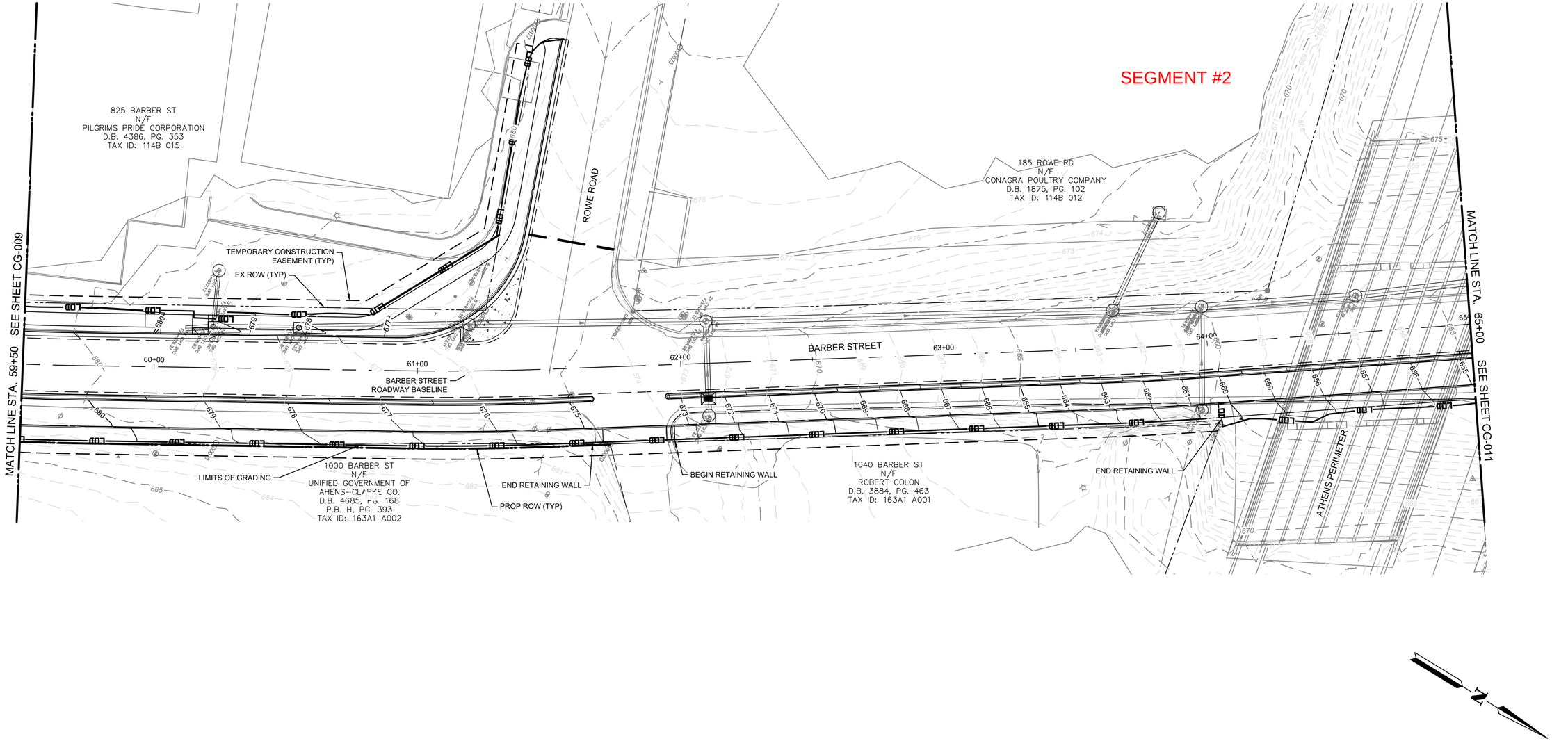

0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

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BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-010
SHEET NO. 61 OF 148

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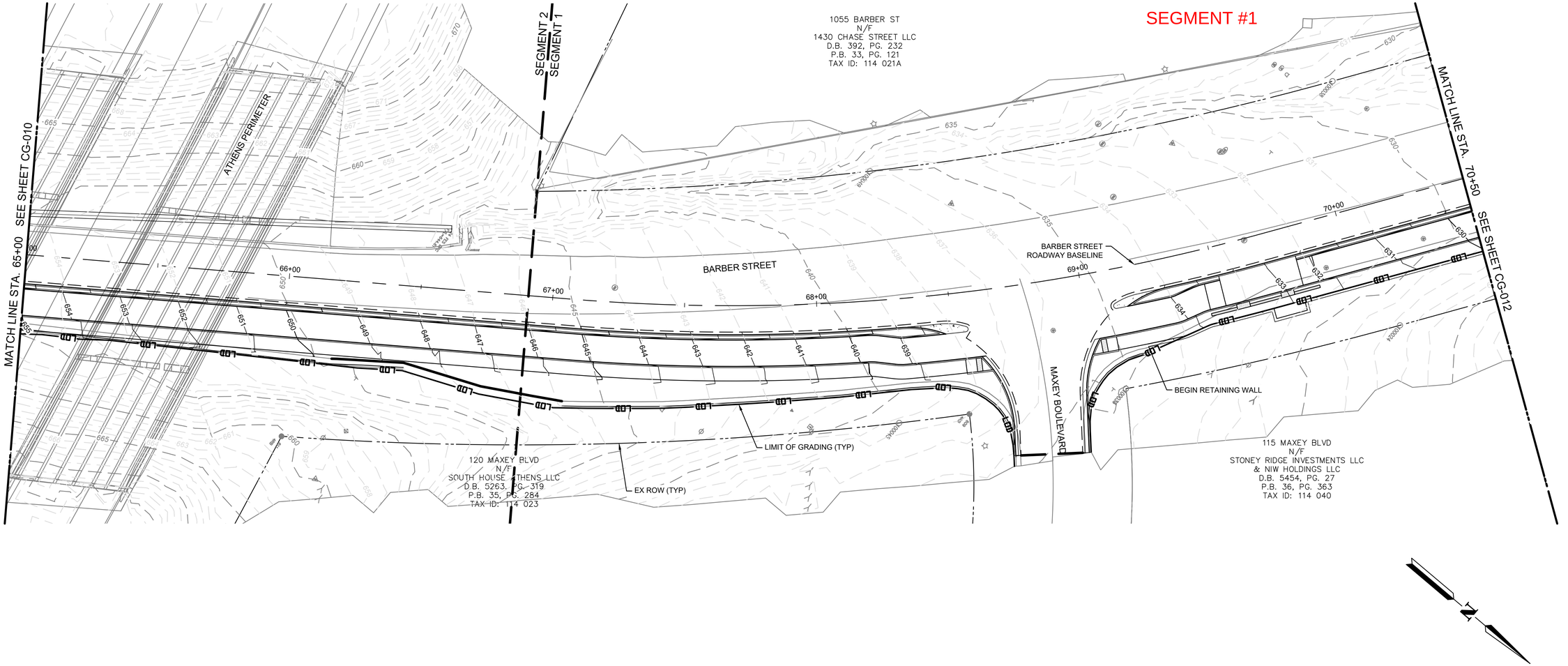

0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

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ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-011
SHEET NO. 62 OF 148

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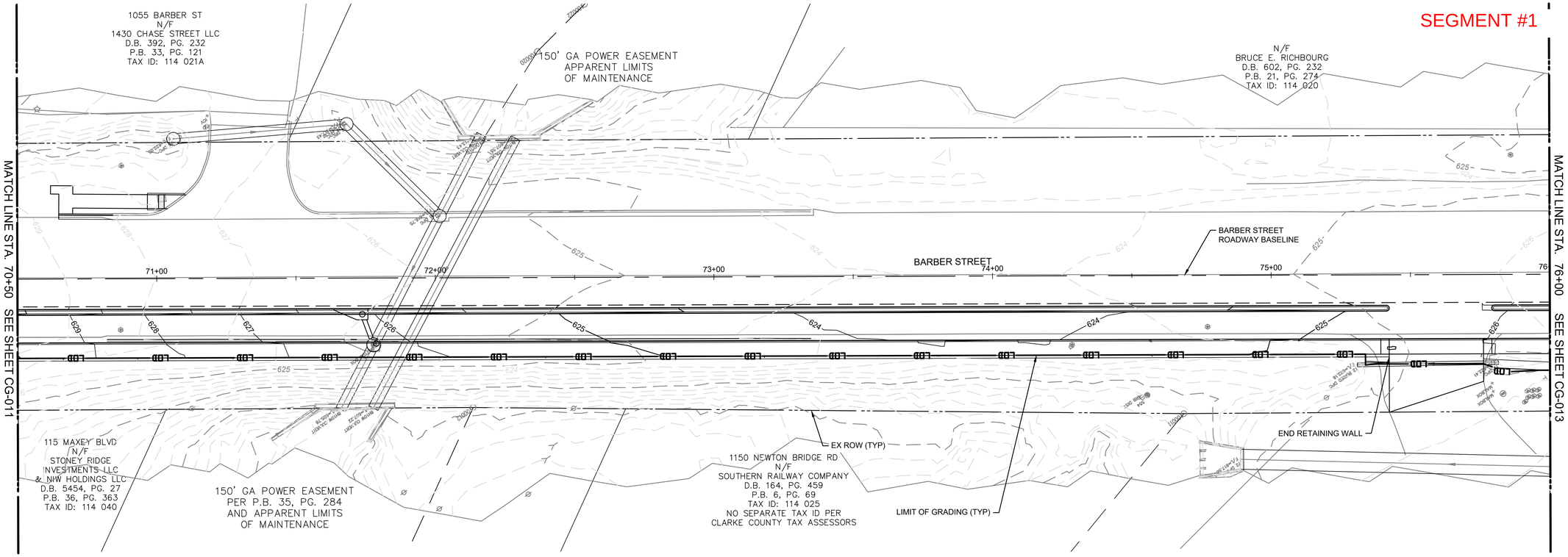

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SCALE IN FEET

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DR	XX
CHK	XX
APVD	XX

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CIVIL

GRADING PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	CG-012
SHEET NO.	63 OF 148

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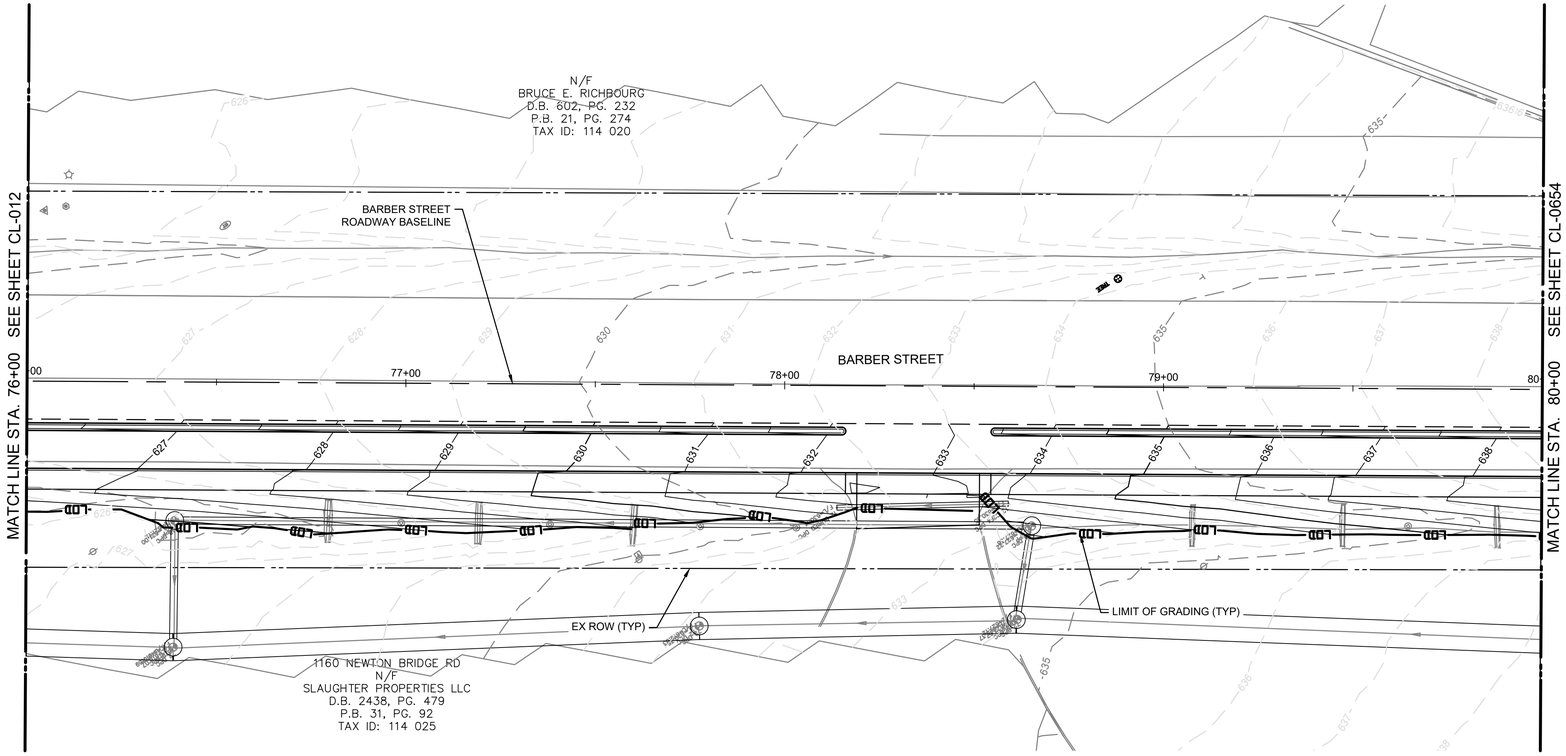

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SCALE IN FEET

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CHK	XX
APVD	XX

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ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-013
SHEET NO. 64 OF 148

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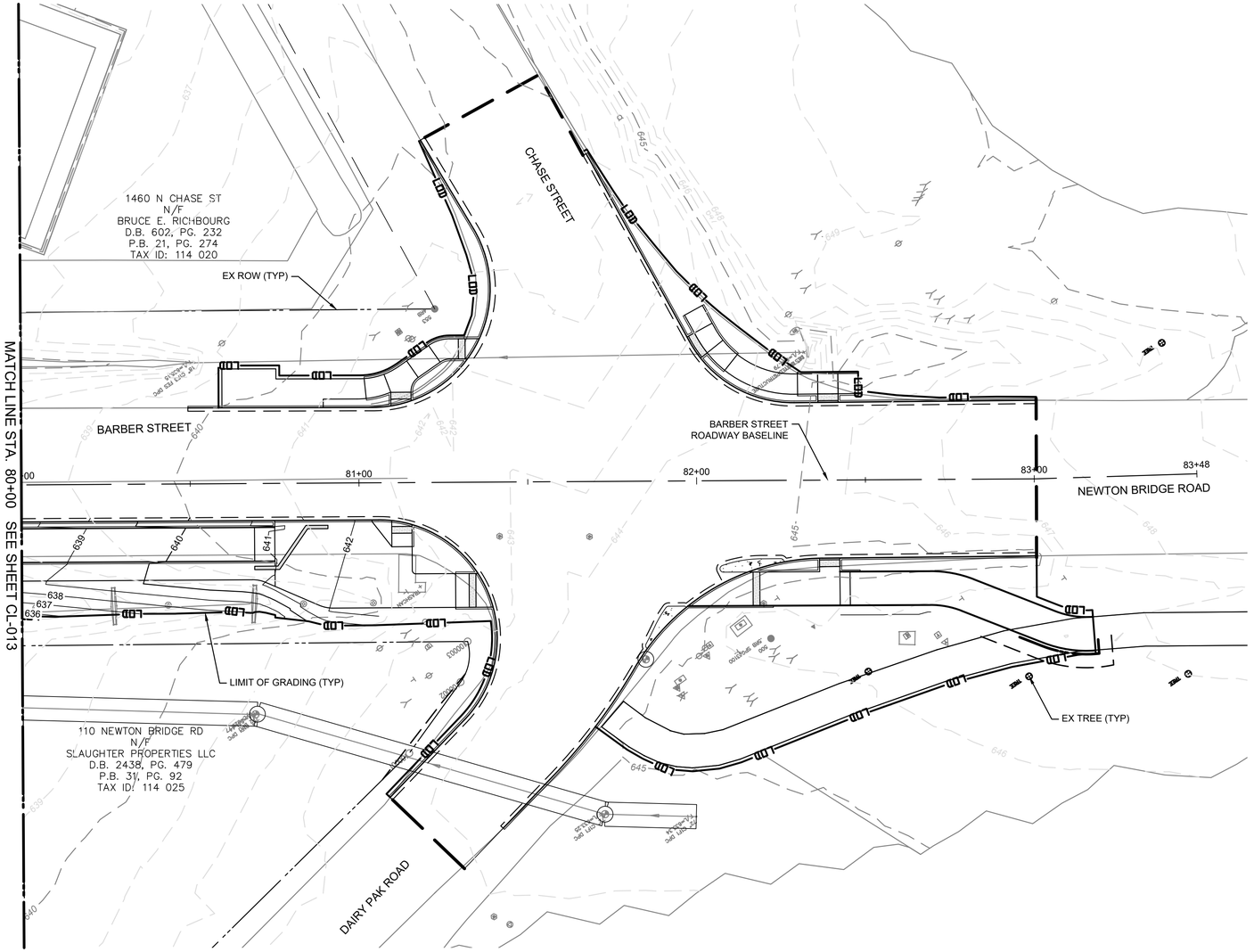

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

GRADING PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. CG-014
SHEET NO. 65 OF 148

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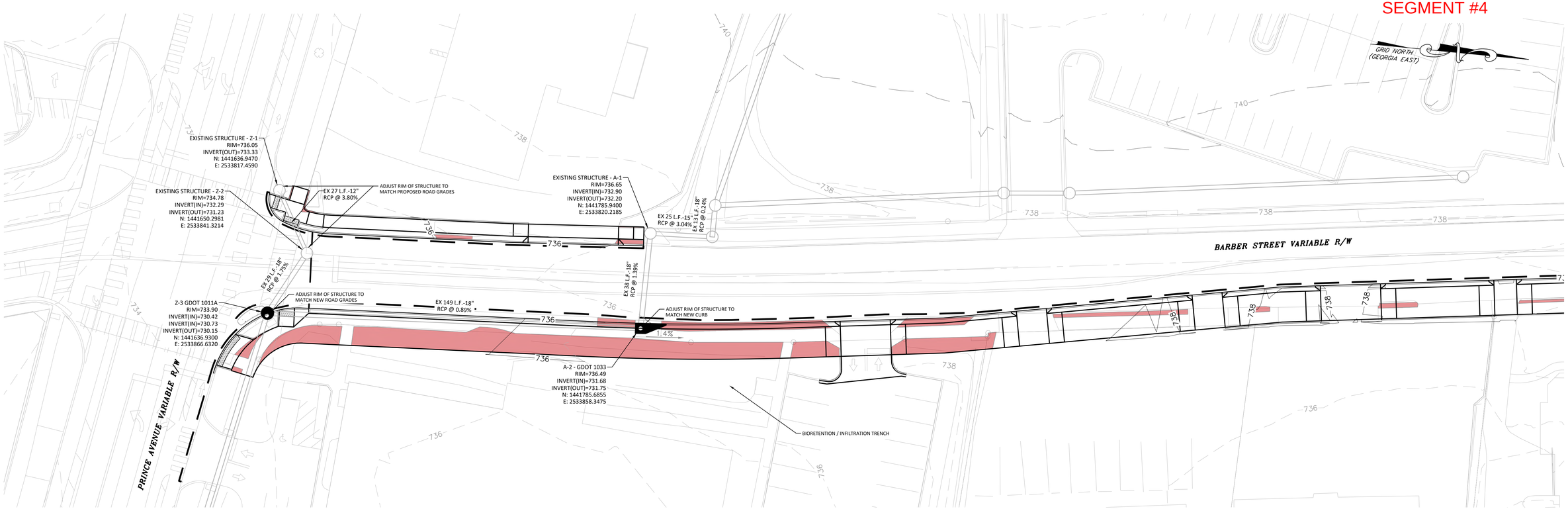
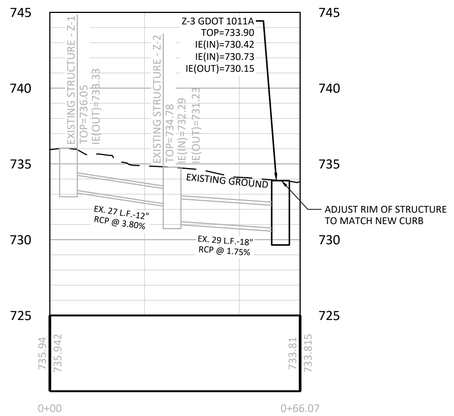
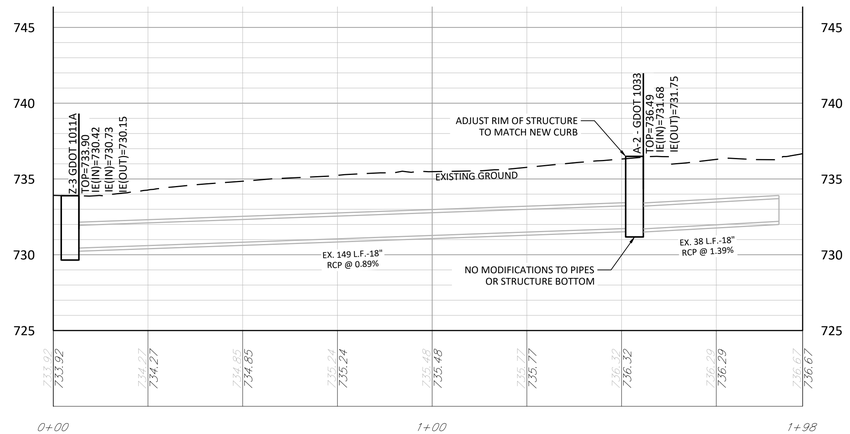




ALIGNMENT Z PROFILE



ALIGNMENT A PROFILE

DRAINAGE NOTES:

1. ALL PROPOSED MANHOLES IN SIDEWALK AREAS SHALL BE SET FLUSH TO THE SIDEWALK FINISHED GRADE TO ENSURE A TRAVERSABLE SURFACE IN COMPLIANCE WITH ADA REQUIREMENTS

LEGEND

- PROPOSED SIDEWALK AND BIKE LANE
- NEW IMPERVIOUS AREA
- 738 EXISTING CONTOURS MINOR
- 740 EXISTING CONTOURS MAJOR
- 738 PROPOSED CONTOURS MINOR
- 740 PROPOSED CONTOURS MAJOR

benesch
Alfred Benesch & Company
600 Peachtree Street NE - Suite 2410
Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. 043370, EXPIRATION DATE: 6/13/2027.

GEORGIA REGISTERED No. 043370 PROFESSIONAL ENGINEER ALEXANDER K. MOONEY

REUSE OF DOCUMENTS

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	DL					
CHK	AM					
APVD	VC					

TOOLE DESIGN
Submitted by Toole Design Group, LLC
8484 GEORGIA AVENUE, SUITE 800
SILVER SPRING, MD 20910
PHONE: 301.927.1900
www.tooledesign.com

ATHENS BARBER STREET
BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.01
SHEET NO. 1 OF 23

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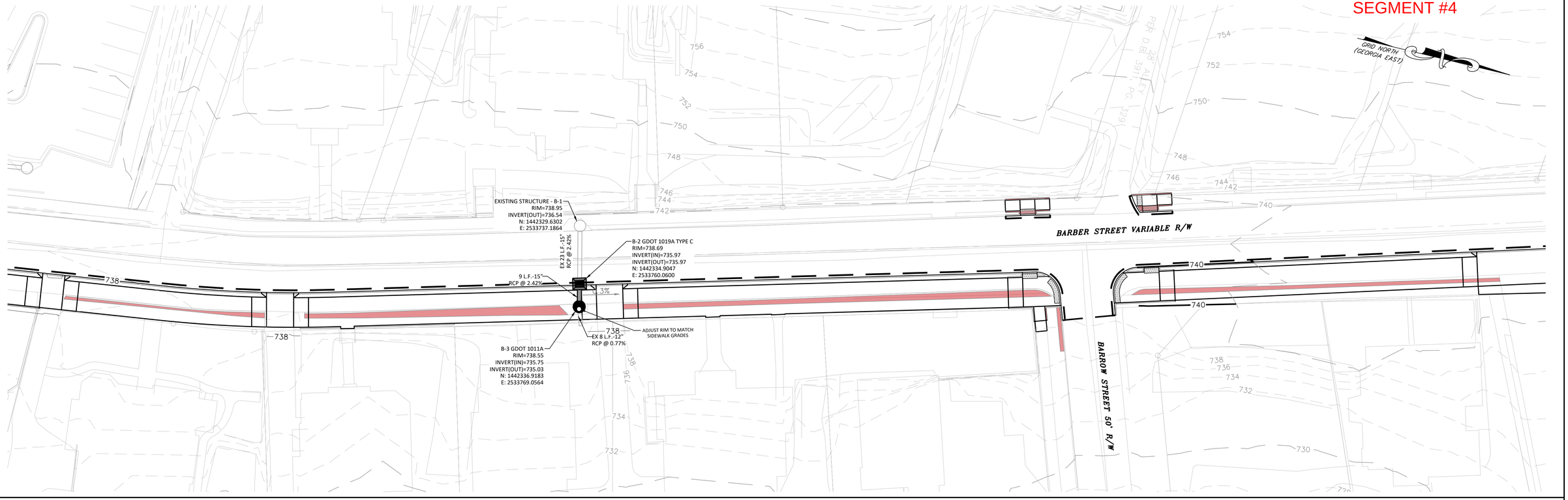
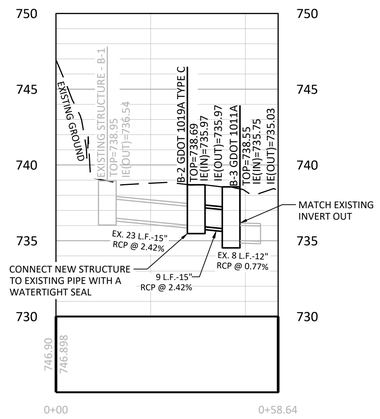
SEGMENT #4





ALIGNMENT B PROFILE

LEGEND

- PROPOSED SIDEWALK AND BIKE LANE
- NEW IMPERVIOUS AREA
- 738 EXISTING CONTOURS MINOR
- 740 EXISTING CONTOURS MAJOR
- 738 PROPOSED CONTOURS MINOR
- 740 PROPOSED CONTOURS MAJOR

benesch
Alfred Benesch & Company
600 Peachtree Street NE - Suite 2410
Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
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DSGN	XX					
DR	DL					
CHK	AM					
APVD	VC					

TOOLE DESIGN
Submitted by Toole Design Group, LLC
8484 GEORGIA AVENUE, SUITE 800
SILVER SPRING, MD 20910
PHONE: 301.927.1900
www.tooledesign.com

ATHENS BARBER STREET
BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.02
SHEET NO. 2 OF 23

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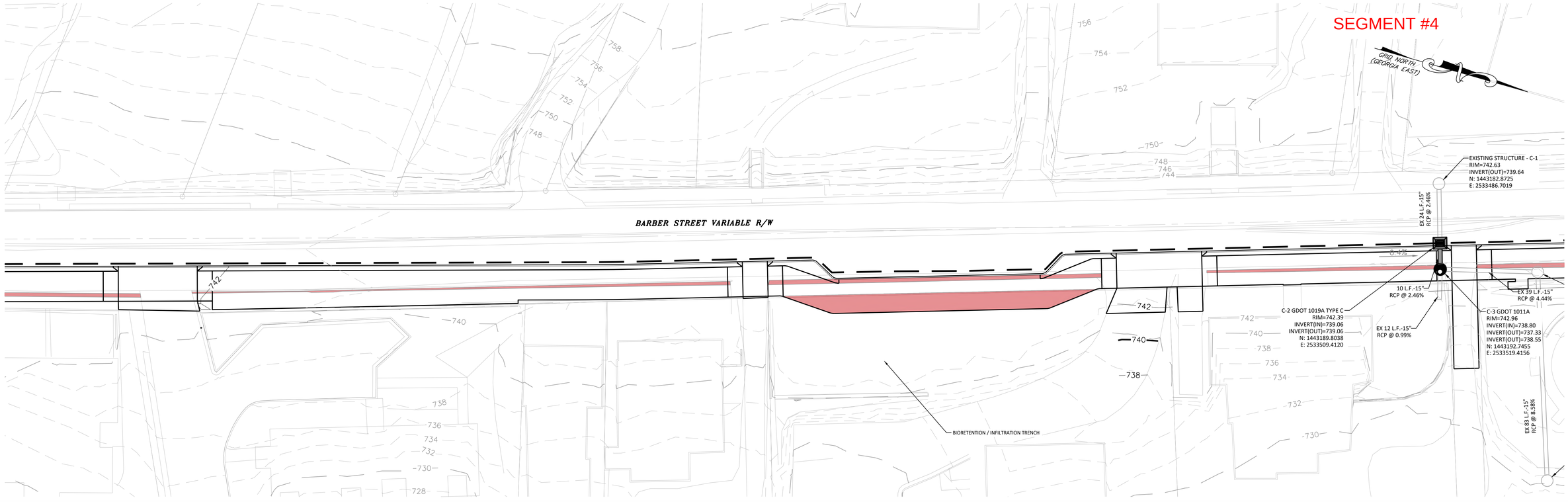
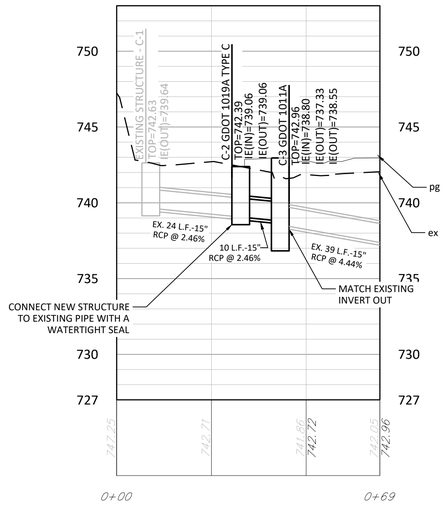


LEGEND

- PROPOSED SIDEWALK AND BIKE LANE
- NEW IMPERVIOUS AREA
- 738 EXISTING CONTOURS MINOR
- 740 EXISTING CONTOURS MAJOR
- 738 PROPOSED CONTOURS MINOR
- 740 PROPOSED CONTOURS MAJOR



ALIGNMENT C PROFILE

benesch

Alfred Benesch & Company
600 Peachtree Street NE - Suite 2410
Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

SCALE IN FEET: 0 20' 40' 60'

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DSGN	XX					
DR	DL					
CHK	AM					
APVD	VC					

TOOLE DESIGN

8484 GEORGIA AVENUE, SUITE 800
SILVER SPRING, MD 20910
PHONE: 301.927.1900
www.tooledesign.com

Submitted by Toole Design Group, LLC

ATHENS BARBER STREET BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE PLAN

PROJECT NO.	00RAL.00155.02
DATE	7.24.2025
DRAWING NO.	D1.03
SHEET NO.	3 OF 23

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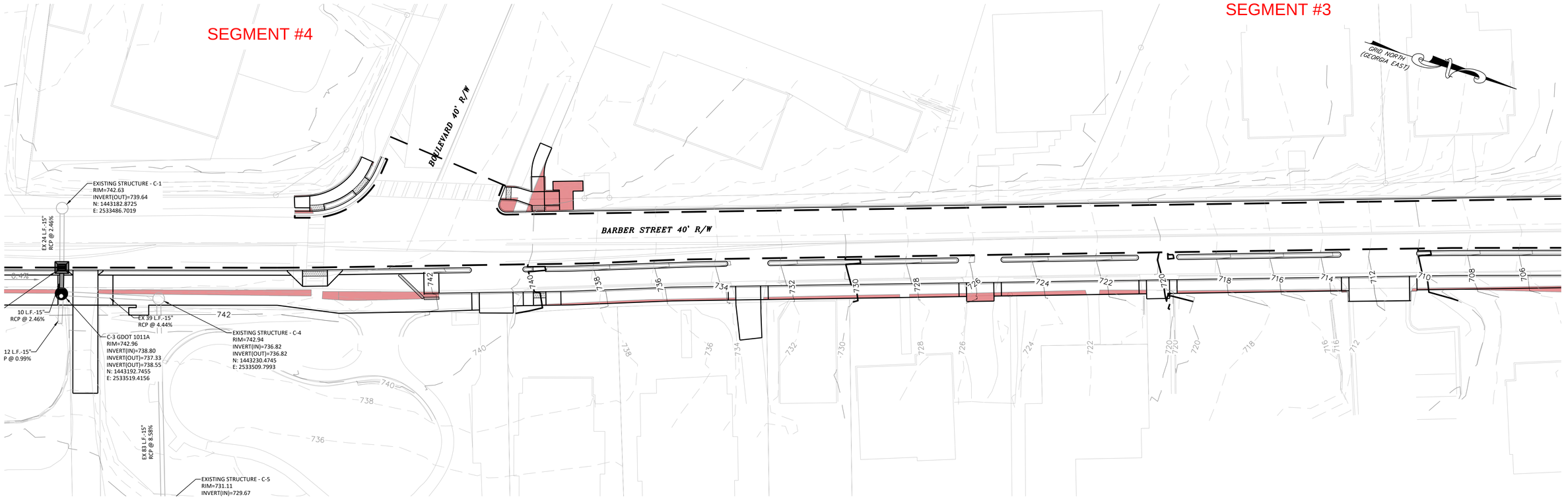
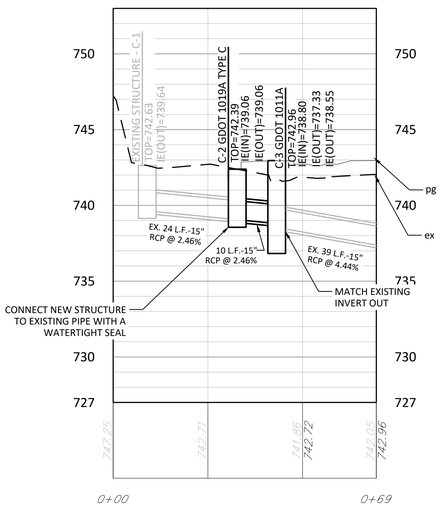
SEGMENT #4

SEGMENT #3





ALIGNMENT C PROFILE

LEGEND

- PROPOSED SIDEWALK AND BIKE LANE
- NEW IMPERVIOUS AREA
- 738 — EXISTING CONTOURS MINOR
- 740 — EXISTING CONTOURS MAJOR
- 738 — PROPOSED CONTOURS MINOR
- 740 — PROPOSED CONTOURS MAJOR

benesch
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Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

SCALE IN FEET: 0 20' 40' 60'

60% DESIGN SUBMISSION
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APVD	VC					

TOOLE DESIGN
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BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.04
SHEET NO. 4 OF 23

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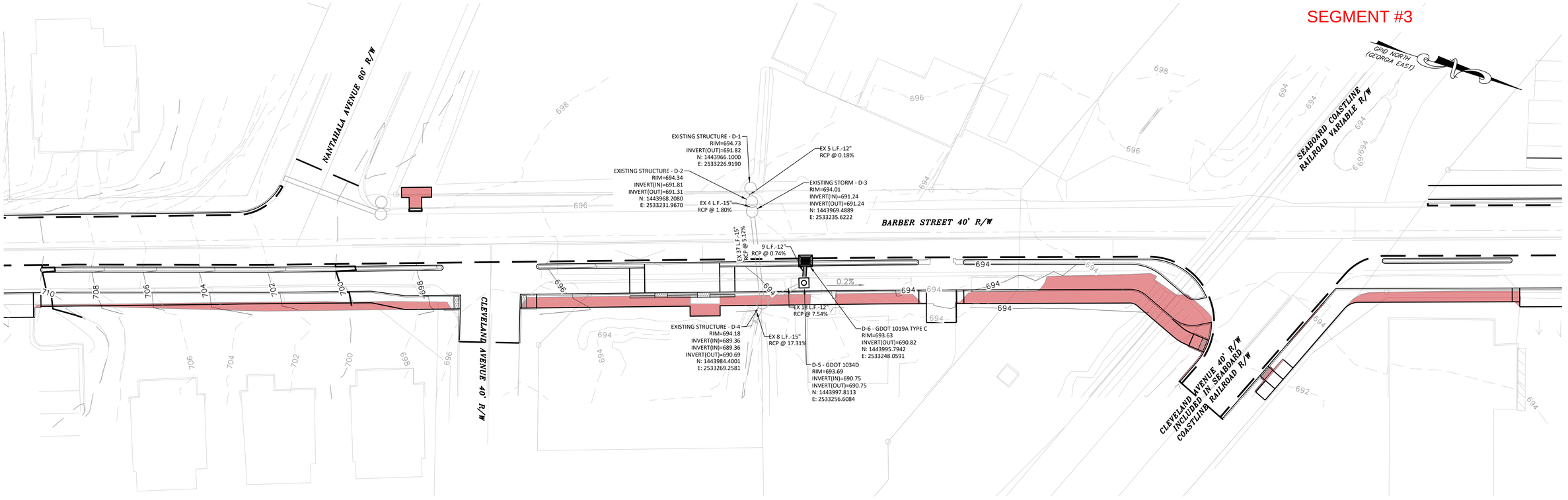

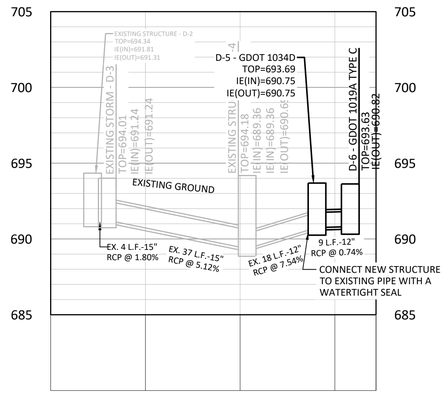

ALIGNMENT D PROFILE

LEGEND

- PROPOSED SIDEWALK AND BIKE LANE
- NEW IMPERVIOUS AREA
- 738 — EXISTING CONTOURS MINOR
- 740 — EXISTING CONTOURS MAJOR
- 738 — PROPOSED CONTOURS MINOR
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benesch
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DR	DL					
CHK	AM					
APVD	VC					

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PHONE: 301.927.1900
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ATHENS BARBER STREET
BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.05
SHEET NO. 5 OF 23

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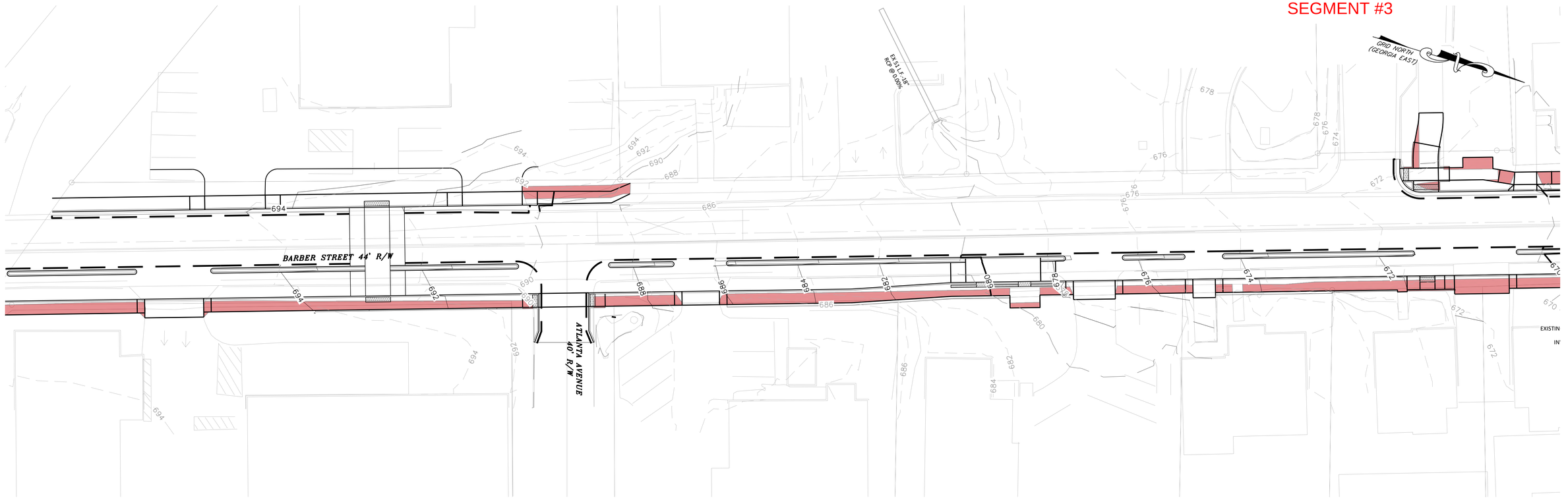

LEGEND

- PROPOSED SIDEWALK AND BIKE LANE
- NEW IMPERVIOUS AREA
- 738 EXISTING CONTOURS MINOR
- 740 EXISTING CONTOURS MAJOR
- 738 PROPOSED CONTOURS MINOR
- 740 PROPOSED CONTOURS MAJOR

benesch
Alfred Benesch & Company
600 Peachtree Street NE - Suite 2410
Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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GEORGIA REGISTERED No. 043370 PROFESSIONAL ENGINEER ALEXANDER K. MOONEY

REUSE OF DOCUMENTS

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	DL					
CHK	AM					
APVD	VC					

TOOLE DESIGN
Submitted by Toole Design Group, LLC
8484 GEORGIA AVENUE, SUITE 800
SILVER SPRING, MD 20910
PHONE: 301.927.1900
www.tooledesign.com

ATHENS BARBER STREET
BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.06
SHEET NO. 6 OF 23

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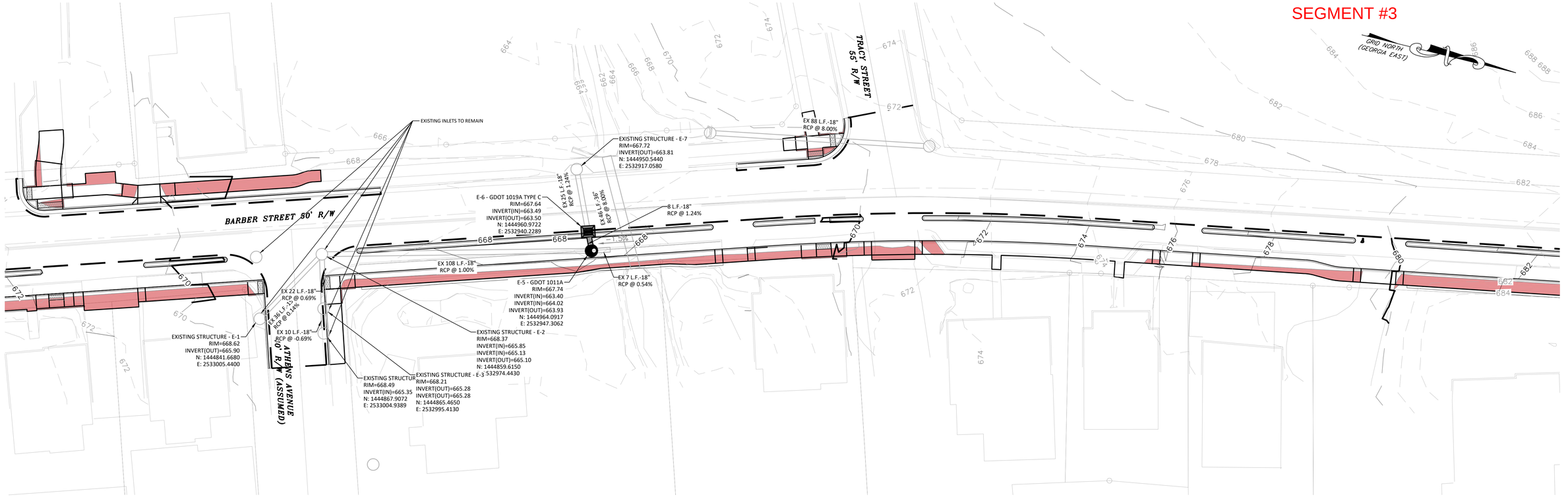

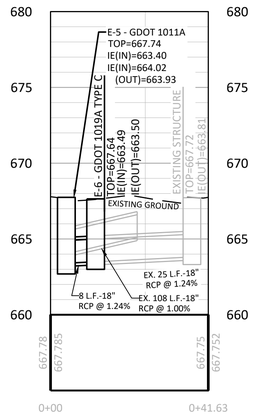

ALIGNMENT E-2 PROFILE

LEGEND

- PROPOSED SIDEWALK AND BIKE LANE
- NEW IMPERVIOUS AREA
- 738 EXISTING CONTOURS MINOR
- 740 EXISTING CONTOURS MAJOR
- 738 PROPOSED CONTOURS MINOR
- 740 PROPOSED CONTOURS MAJOR

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APVD	VC					

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CIVIL DESIGN

DRAINAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.07
SHEET NO. 7 OF 23

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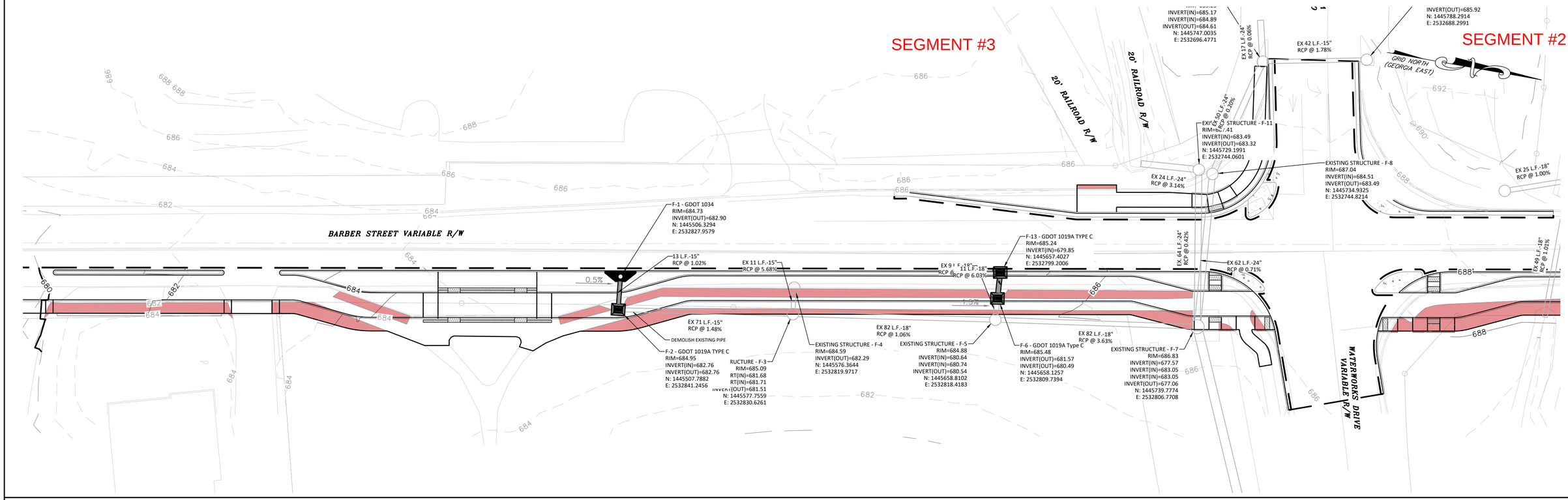

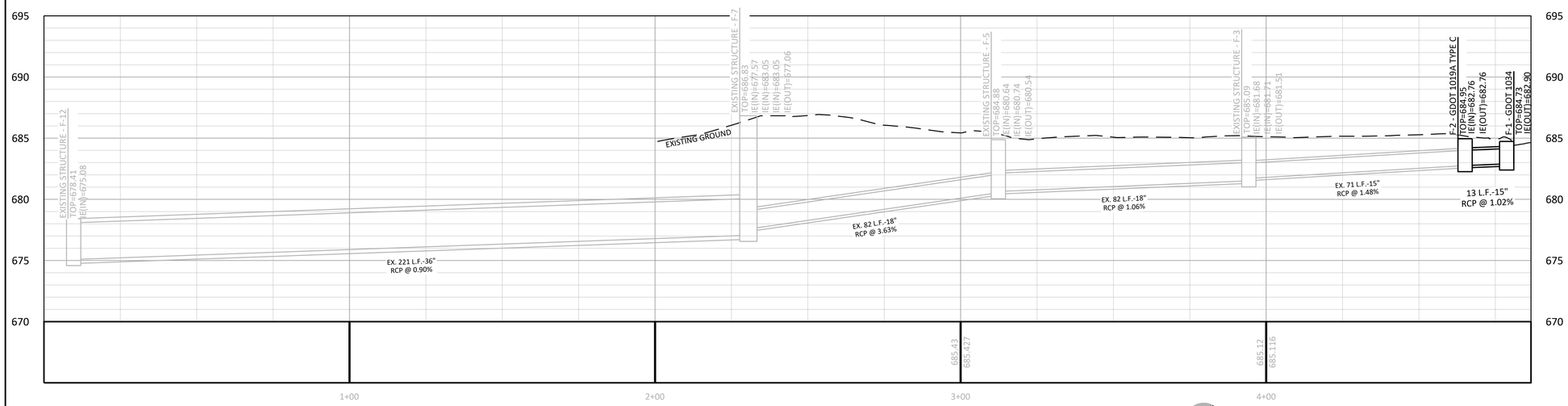

ALIGNMENT F PROFILE

LEGEND

- PROPOSED SIDEWALK AND BIKE LANE
- NEW IMPERVIOUS AREA
- 738 EXISTING CONTOURS MINOR
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- 738 PROPOSED CONTOURS MINOR
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CHK	AM
APVD	VC

NO.	DATE	REVISION	BY	APVD

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BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE PLAN

PROJECT NO.	00RAL.00155.02
DATE	7.24.2025
DRAWING NO.	D1.08
SHEET NO.	8 OF 23

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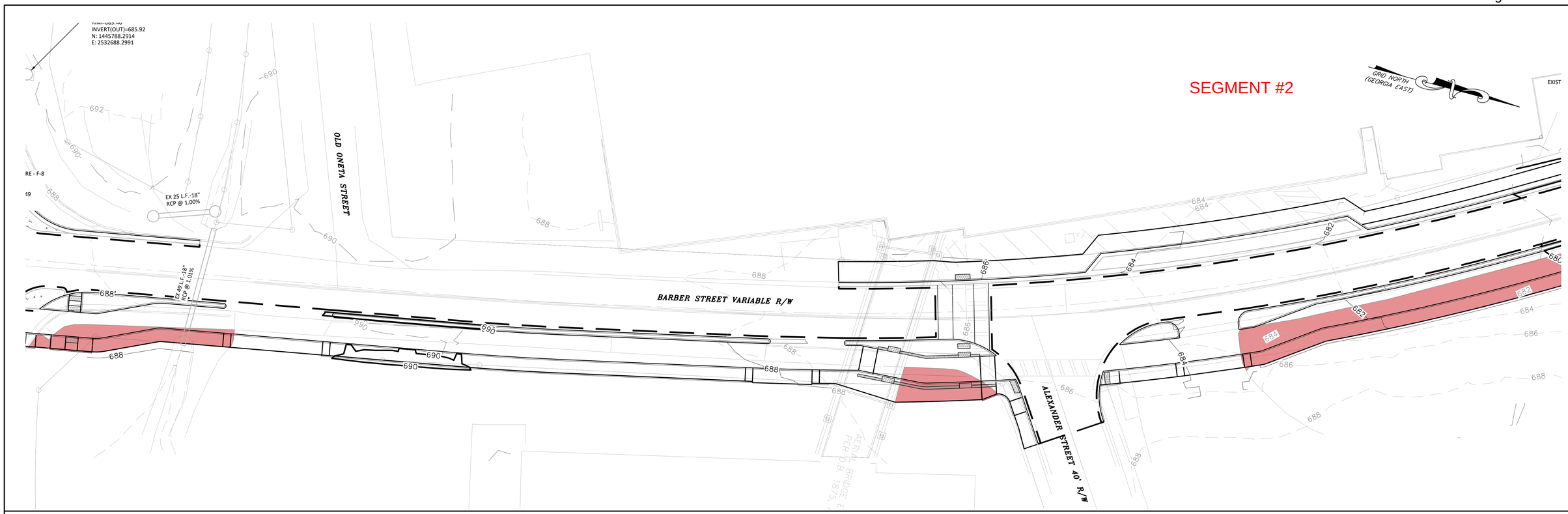

LEGEND

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SEGMENT #2

GRID NORTH (GEORGIA EAST)

ROWE ROAD 55' R/W

BARBER STREET 50' R/W

EXISTING STRUCTURE - G-1
RIM=678.57
INVERT(OUT)=677.17
N: 1446418.0357
E: 2532531.7243

EX 22 L.F.-24" RCP @ 4.93%

EX 10 L.F.-18" RCP @ 3.10%

-4.0%

-5.3%

G-2 - GDOT 1033
RIM=679.06
INVERT(IN)=676.11
INVERT(IN)=676.37
INVERT(OUT)=675.68
N: 1446427.3467
E: 2532551.0849

EX 32 L.F.-18" RCP @ 3.14%

G-3 - GDOT 1033
RIM=677.87
INVERT(IN)=674.66
INVERT(OUT)=674.33
N: 1446455.2520
E: 2532534.4505

EXISTING STRUCTURE - G-4
RIM=675.35
INVERT(IN)=672.11
INVERT(OUT)=672.11
N: 1446509.7661
E: 2532499.7729

EX 65 L.F.-24" RCP @ 3.44%

EX 90 L.F.-24" RCP @ 4.44%

PROPOSED STRUCTURES CONFLICT WITH PROPOSED DRIVEWAYS. RELOCATING DRIVEWAYS SEEMS LIKE AN OPTION HERE.

EXISTING STRUCTURE - G-5
RIM=672.76
INVERT(IN)=668.12
INVERT(IN)=666.98
INVERT(OUT)=666.54
N: 1446585.8299
E: 2532451.8835

EX 154 L.F.-24" RCP @ 6.15%

-5.9%

EX 7 L.F.-18" RCP @ 0.86%

EXISTING STRUCTURE - G-7
RIM=672.55
INVERT(OUT)=667.22
N: 1446605.5796
E: 2532481.8803

G-6 - GDOT 1019A TYPE C
RIM=672.26
INVERT(IN)=667.16
INVERT(OUT)=667.16
N: 1446601.9434
E: 2532476.4306

EXISTING STRUCTURE - G-8
RIM=662.91
INVERT(IN)=660.51
INVERT(IN)=657.04
INVERT(OUT)=656.80
N: 1446715.5279
E: 2532368.0350

EX 41 L.F.-18" RCP @ 5.58%

EXISTING STRUCTURE - G-9
RIM=674.18
INVERT(OUT)=662.77
N: 1446711.2700
E: 2532327.1814

EX 34 L.F.-24" RCP @ 5.59%

EX 39 L.F.-18" RCP @ 1.22%

EXISTING STRUCTURE - G-11
RIM=660.82
INVERT(OUT)=656.07
N: 1446764.2119
E: 2532382.6479

EXISTING STRUCTURE TO REMAIN. REBUILD INLET TOP TO MATCH PROPOSED CURB & SIDEWALK. NEW RIM SHALL BE FLUSH WITH SIDEWALK FINISHED SURFACE.

EXISTING STRUCTURE - G-12
RIM=656.97
INVERT(IN)=654.15
INVERT(OUT)=653.79
N: 1446791.4169
E: 2532315.1821

EX 59 L.F.-24" RCP @ 1.58%

EXISTING STRUCTURE - G-12
TOP=656.97
IE(IN)=654.15
IE(OUT)=653.79

EXISTING STRUCTURE - G-10
TOP=660.31
IE(IN)=654.91
IE(IN)=655.59
IE(OUT)=655.08

EXISTING STRUCTURE - G-8
TOP=662.91
IE(IN)=660.51
IE(IN)=657.04
IE(OUT)=656.80

EXISTING GROUND

EXISTING STRUCTURE - G-5
TOP=672.76
IE(IN)=668.12
IE(IN)=666.98
IE(OUT)=666.54

EXISTING STRUCTURE - G-4
TOP=675.35
IE(IN)=672.11
IE(OUT)=672.11

G-3 - GDOT 1033
TOP=677.87
IE(IN)=674.66
IE(OUT)=674.33

G-2 - GDOT 1033
TOP=679.06
IE(IN)=676.11
IE(IN)=676.37
IE(OUT)=675.68

EXISTING STRUCTURE - G-1
TOP=678.57
IE(OUT)=677.17

EX. 59 L.F.-24" RCP @ 1.58%

EX. 34 L.F.-24" RCP @ 5.59%

EX. 154 L.F.-24" RCP @ 6.15%

EX. 90 L.F.-24" RCP @ 4.44%

EX. 65 L.F.-24" RCP @ 3.44%

EX. 32 L.F.-18" RCP @ 3.14%

EX. 22 L.F.-12" RCP @ 4.93%

685
680
675
670
665
660
655
650

LEGEND

- PROPOSED SIDEWALK AND BIKE LANE
- NEW IMPERVIOUS AREA
- 738 EXISTING CONTOURS MINOR
- 740 EXISTING CONTOURS MAJOR
- 738 PROPOSED CONTOURS MINOR
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DSGN	XX
DR	DL
CHK	AM
APVD	VC

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN

Submitted by Toole Design Group, LLC

8484 GEORGIA AVENUE, SUITE 800
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PHONE: 301.927.1900
www.tooledesign.com

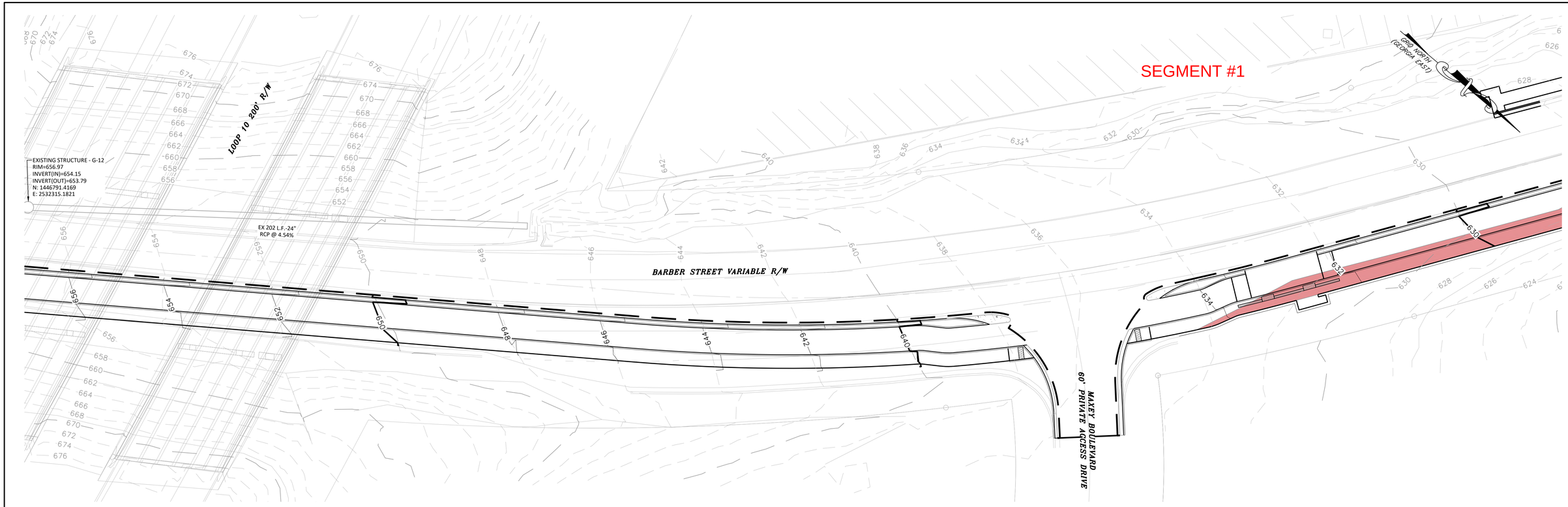
ATHENS BARBER STREET
BIKE & PED DESIGN

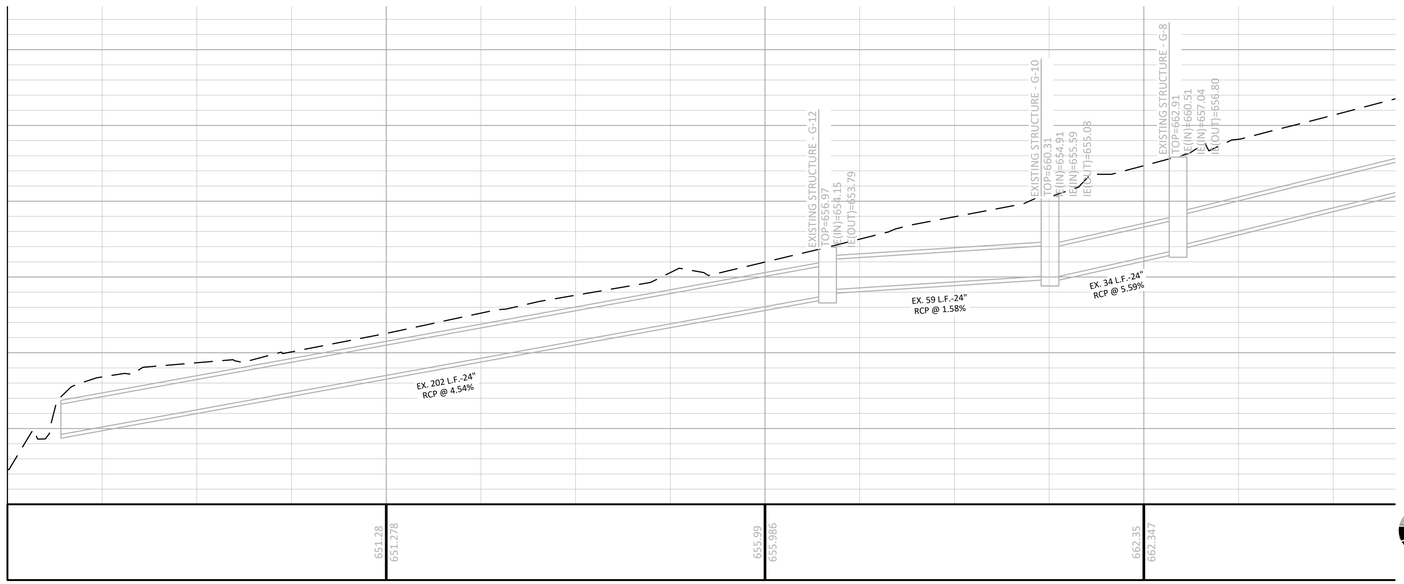
ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.10
SHEET NO. 10 OF 23





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DRAINAGE PLAN

PROJECT NO.	00RAL.00155.02
DATE	7.24.2025
DRAWING NO.	D1.11
SHEET NO.	11 OF 23

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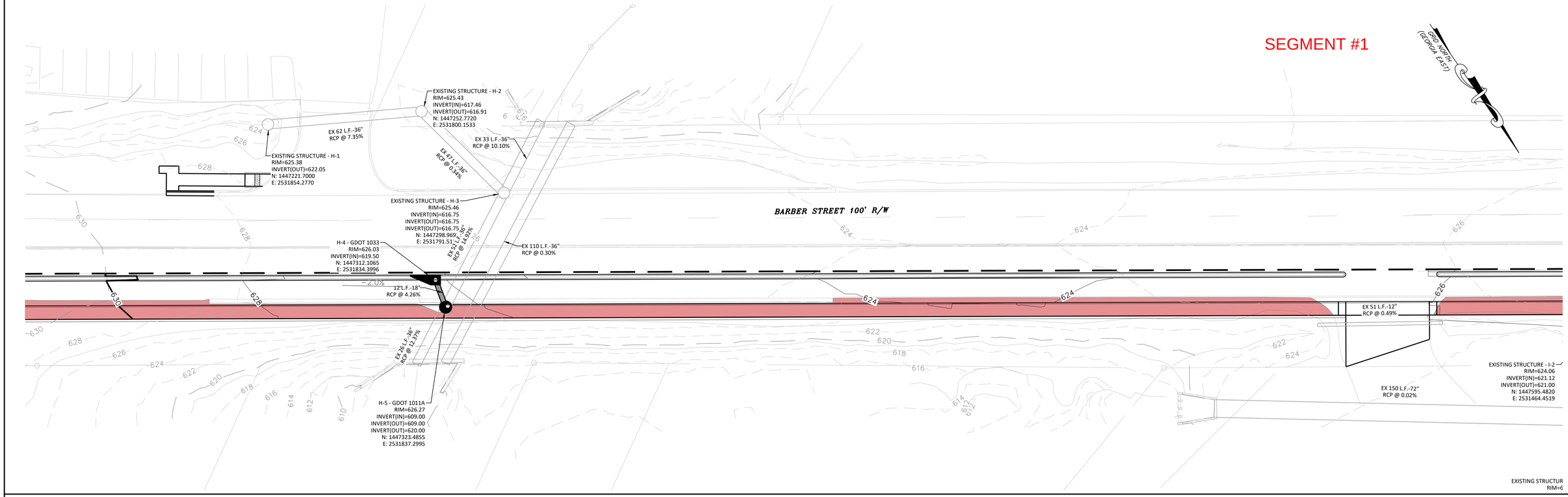
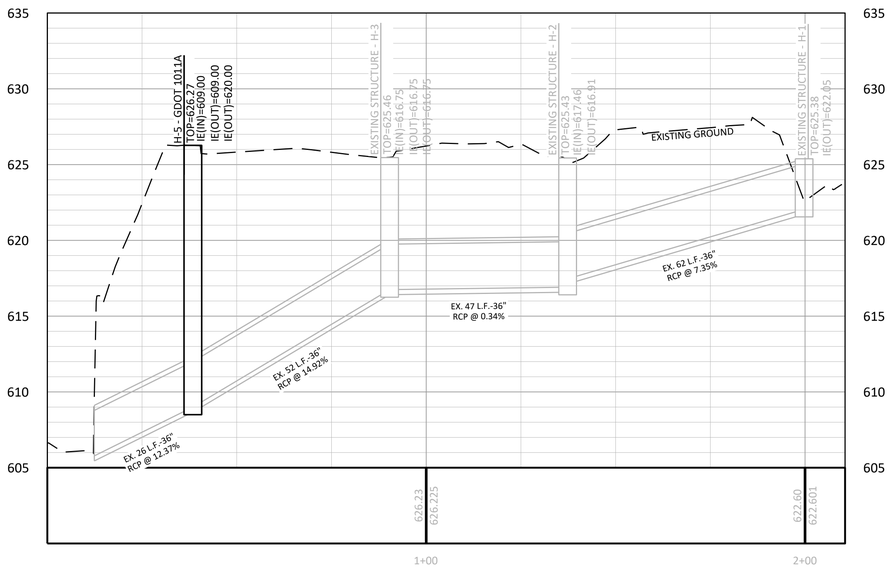
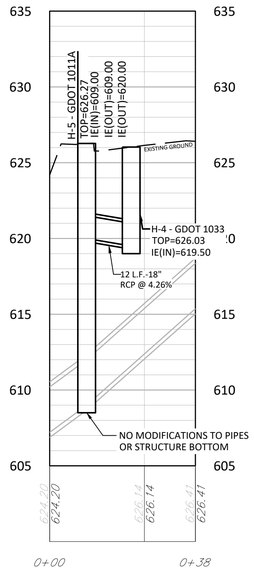
SEGMENT #1





ALIGNMENT H PROFILE



ALIGNMENT - H-1 PROFILE

LEGEND

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DRAINAGE PLAN

PROJECT NO.	00RAL.00155.02
DATE	7.24.2025
DRAWING NO.	D1.12
SHEET NO.	12 OF 23

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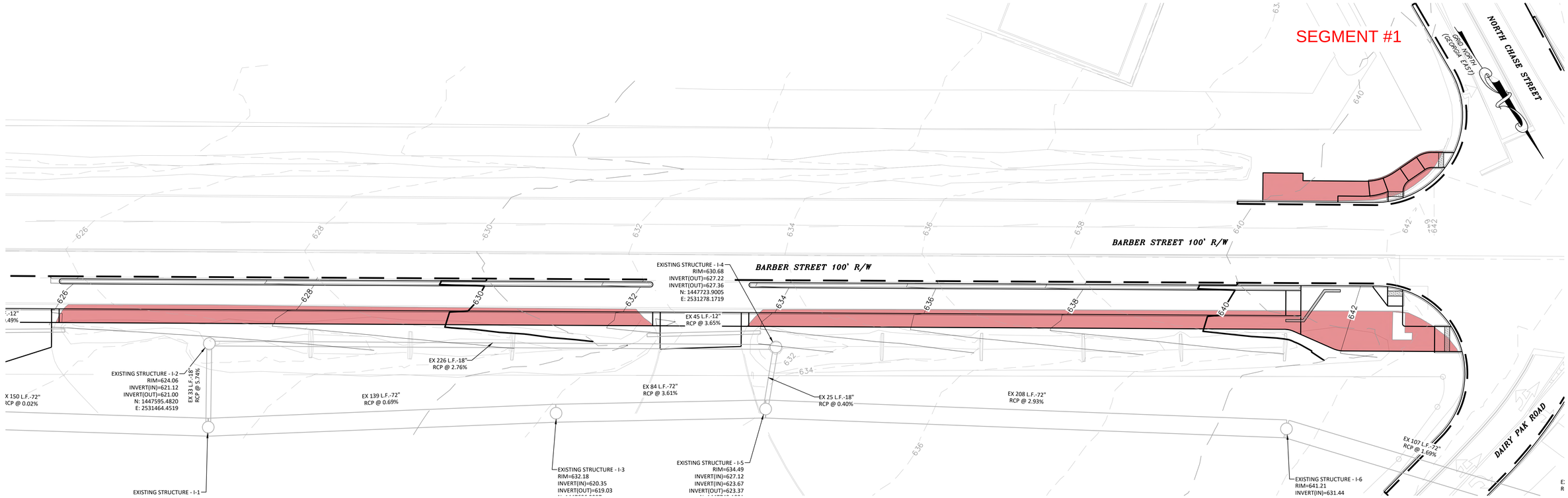

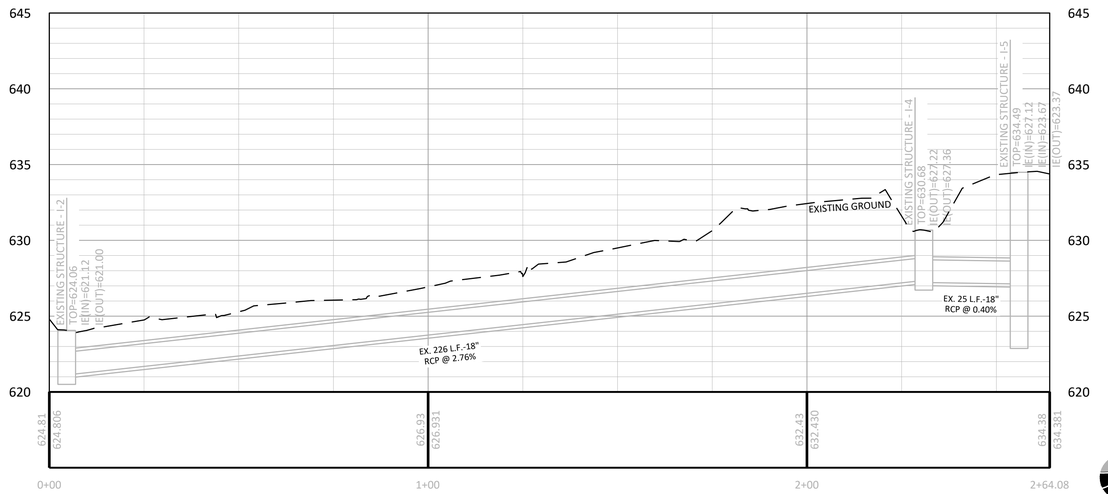

ALIGNMENT I-2 PROFILE

LEGEND

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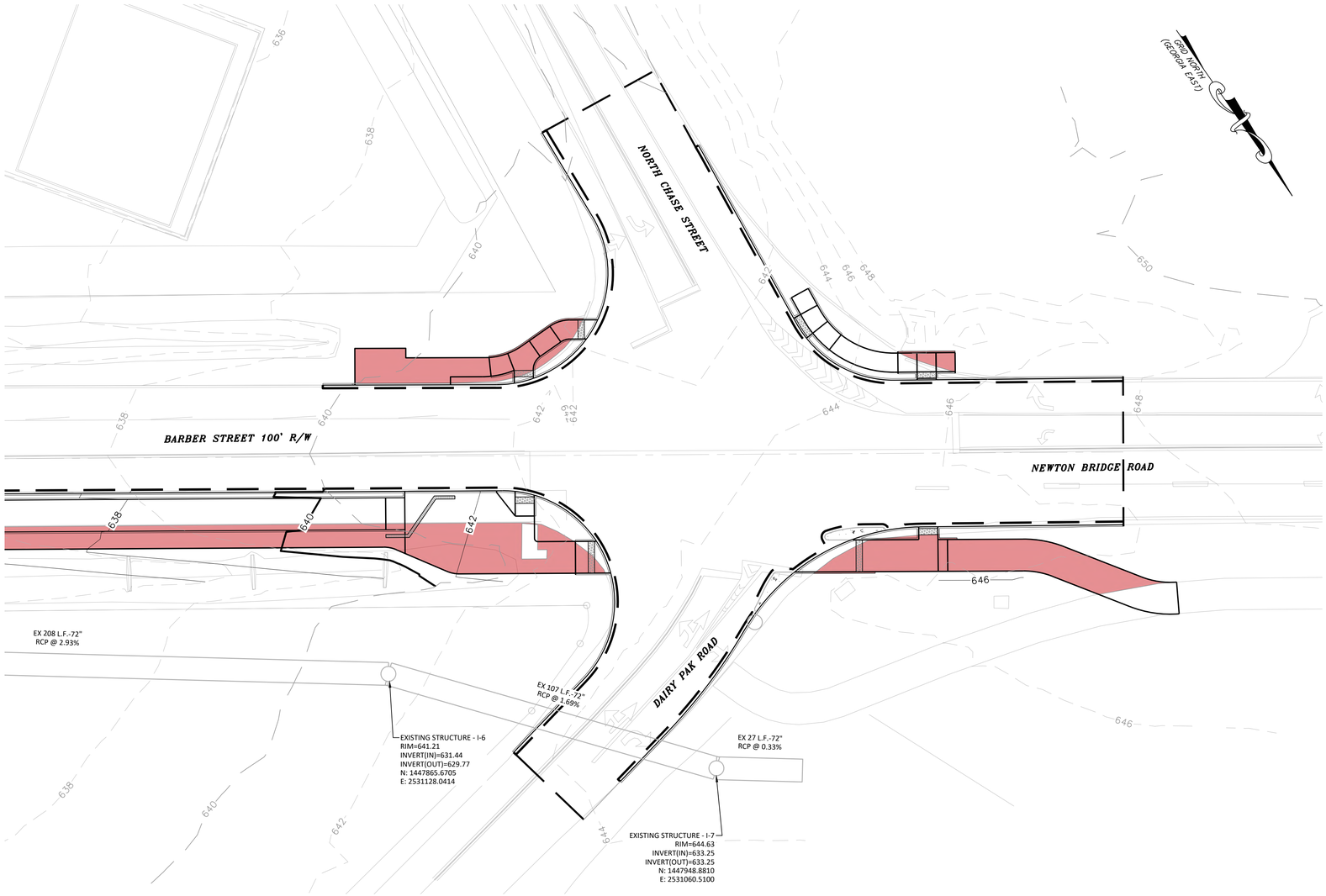
Wednesday, October 30, 2024 2:19:07 PM

SEGMENT #1



LEGEND

- PROPOSED SIDEWALK AND BIKE LANE
- NEW IMPERVIOUS AREA
- 738 EXISTING CONTOURS MINOR
- 740 EXISTING CONTOURS MAJOR
- 738 PROPOSED CONTOURS MINOR
- 740 PROPOSED CONTOURS MAJOR

benesch

Alfred Benesch & Company
600 Peachtree Street NE - Suite 2410
Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. 043370, EXPIRATION DATE: 6/13/2027.

GEORGIA REGISTERED No. 043370 PROFESSIONAL ENGINEER ALEXANDER K. MOONEY

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	DL					
CHK	AM					
APVD	VC					

TOOLE DESIGN

8484 GEORGIA AVENUE, SUITE 800
SILVER SPRING, MD 20910
PHONE: 301.927.1900
www.tooledesign.com

Submitted by Toole Design Group, LLC

ATHENS BARBER STREET
BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.14
SHEET NO. 14 OF 23

H:\L0000\00RAL.00155.02_S_Barber St Bike-Ped Prelim Proj Dgn\TRANSFERS\To\2024-10-30_CADD files to Benesch\00RAL.00155.02_TB.dwg
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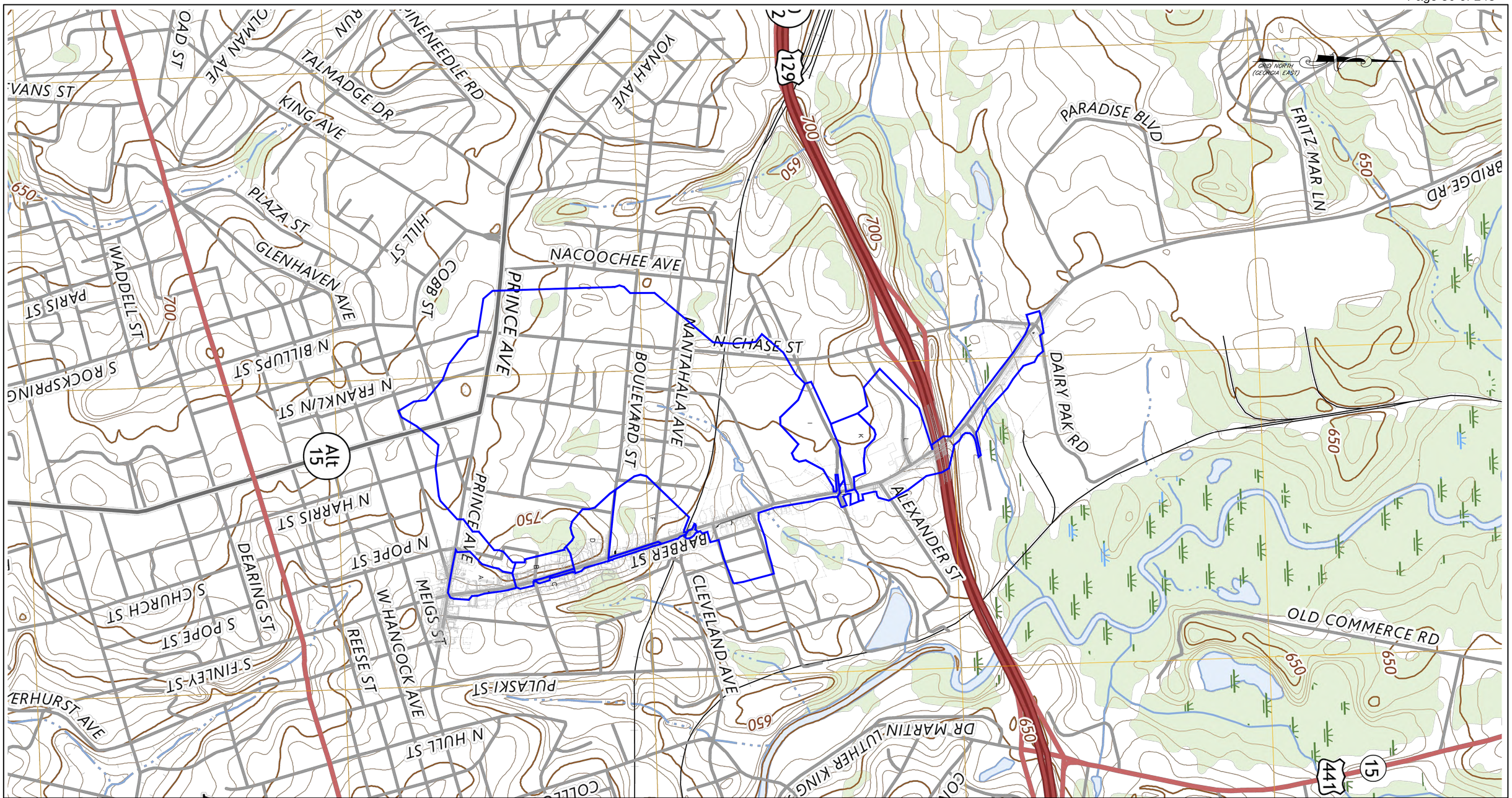

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Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

0 500' 1000' 1500'
SCALE IN FEET

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APVD	VC					

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BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE AREA MAP

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.15
SHEET NO. 15 OF 23

H:\L0000\00RAL.00155.02_S_Barber St Bike-Ped Prelim Proj Dgn\TRANSFERS\To\2024-10-30_CADD files to Benesch\00RAL.00155.02_TB.dwg
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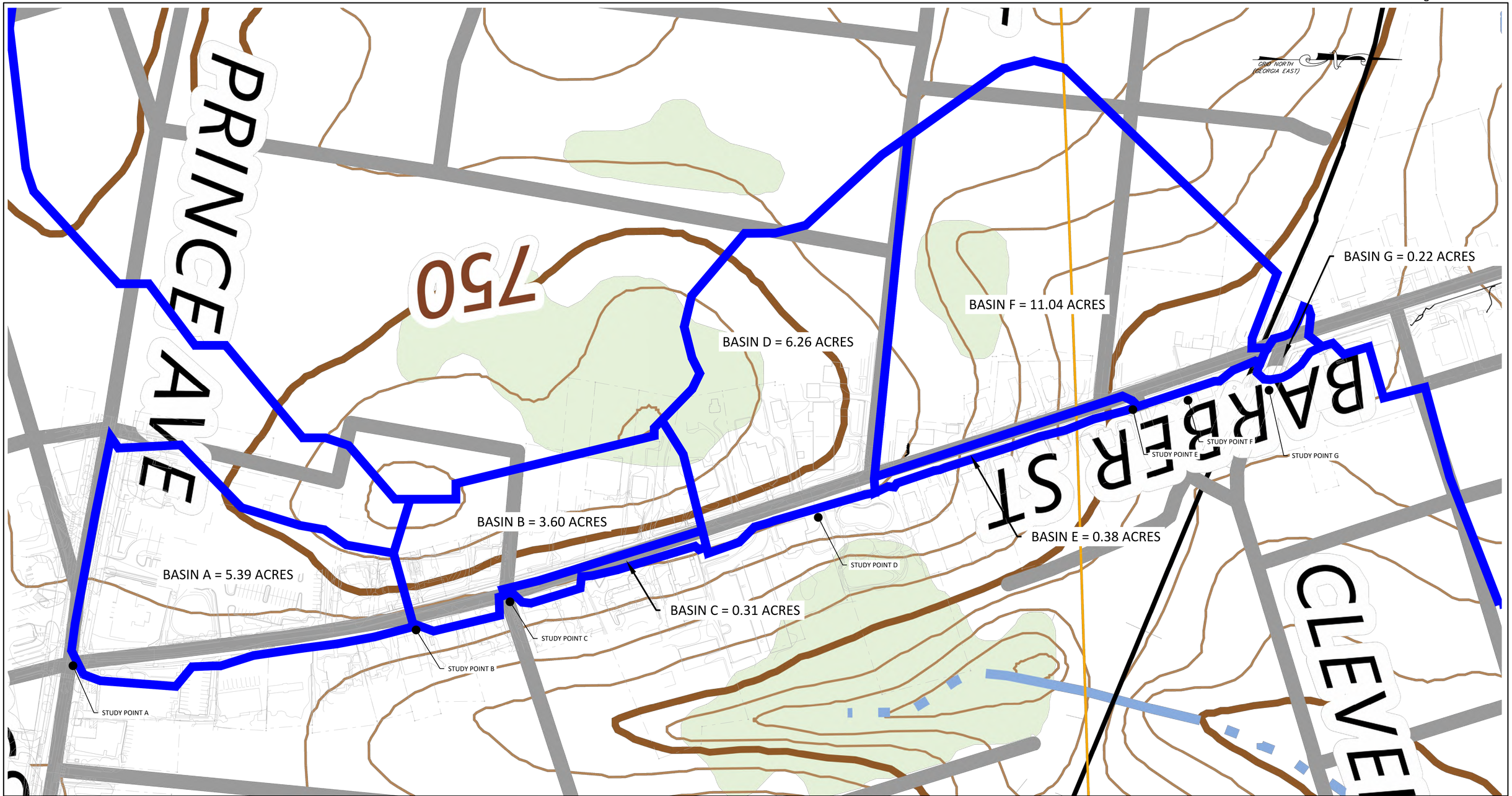

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706-722-4114 Job No. - 19024029.01

0 100' 200' 300'
SCALE IN FEET

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APVD	VC					

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BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE AREA MAP

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.16
SHEET NO. 16 OF 23

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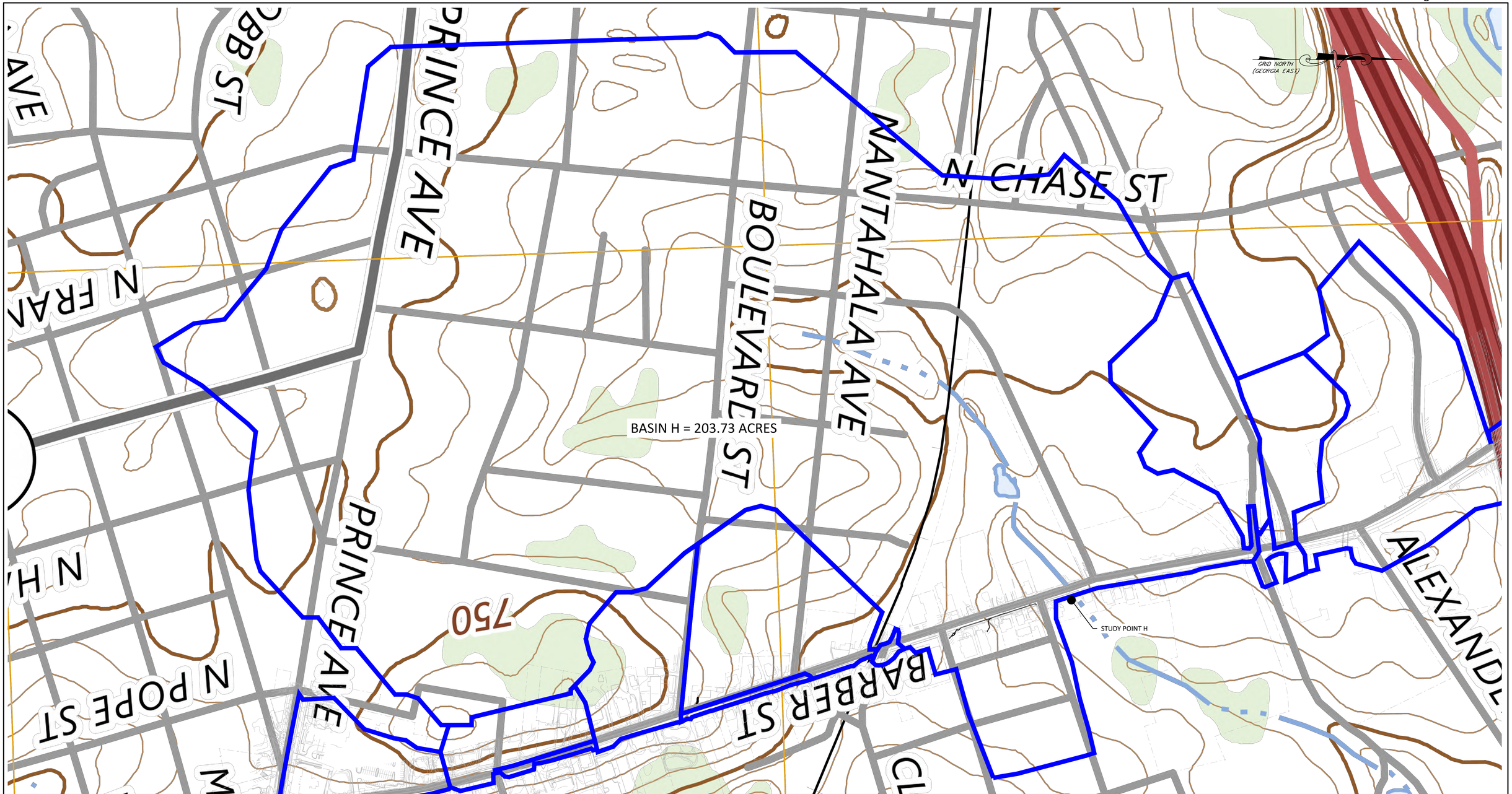

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0 200' 400' 600'
SCALE IN FEET

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DSGN	XX
DR	DL
CHK	AM
APVD	VC

NO.	DATE	REVISION	BY	APVD

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CIVIL DESIGN

DRAINAGE AREA MAP
(DRAINAGE BASIN H)

PROJECT NO.	00RAL.00155.02
DATE	7.24.2025
DRAWING NO.	D1.17
SHEET NO.	17 OF 23

H:\L0000\00RAL.00155.02_S_Barber St Bike-Ped Prelim Proj Dgn\TRANSFERS\To\2024-10-30_CADD files to Benesch\00RAL.00155.02_TB.dwg
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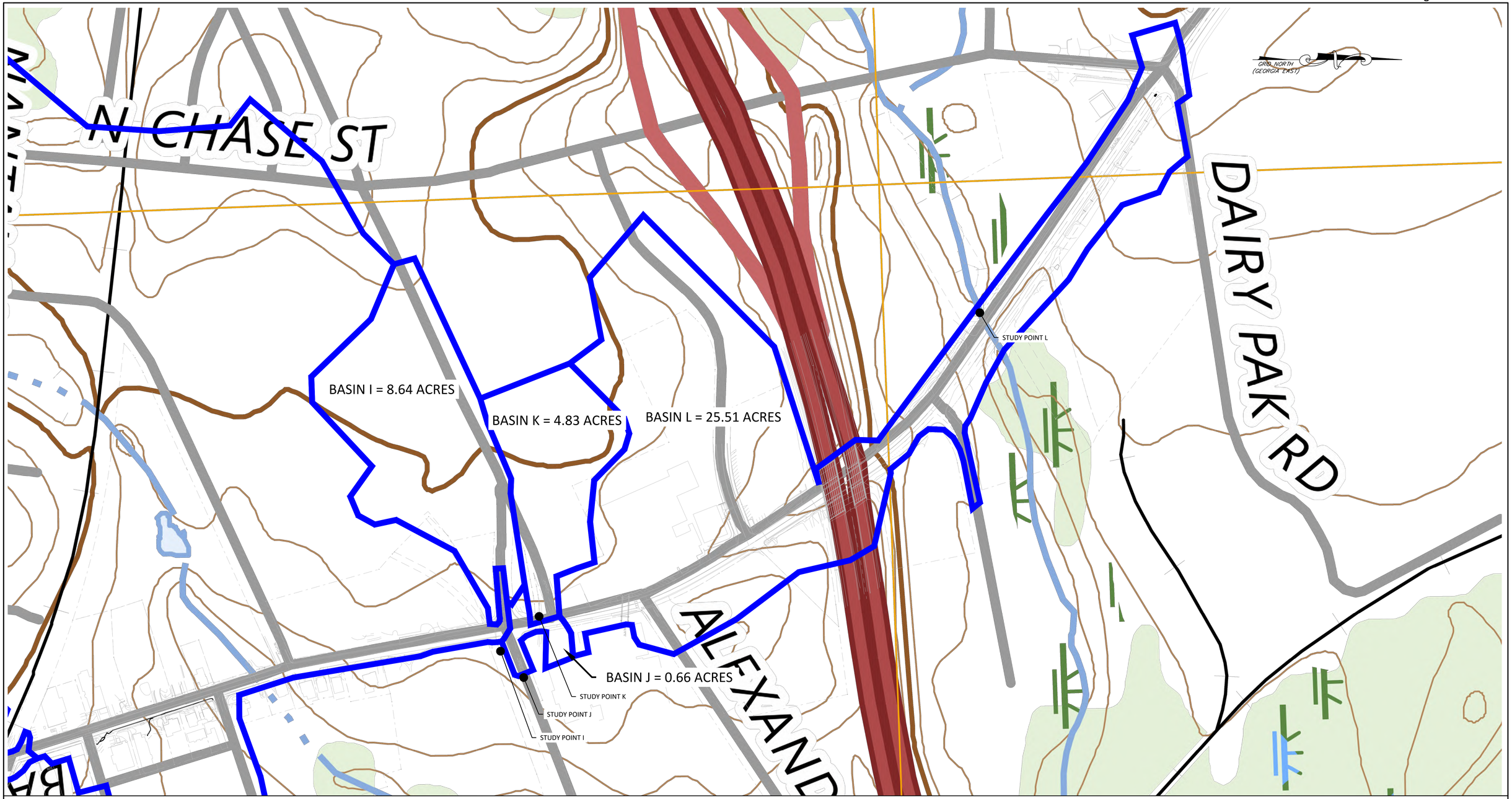

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0 150' 300' 450'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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EXPIRATION DATE: 6/13/2027.

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DSGN	XX
DR	DL
CHK	AM
APVD	VC

NO.	DATE	REVISION	BY	APVD

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ATHENS BARBER STREET
BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

DRAINAGE AREA MAP

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.18
SHEET NO. 18 OF 23

H:\L0000\00RAL.00155.02_S_Barber St Bike-Ped Prelim Proj Dgn\TRANSFERS\To\2024-10-30_CADD files to Benesch\00RAL.00155.02_TB.dwg
Wednesday, October 30, 2024 2:19:07 PM

1011A DRAINAGE STRUCTURE DETAIL

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GEORGIA REGISTERED No. 043370 PROFESSIONAL ENGINEER ALEXANDER K. MOONEY

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DSGN	XX					
DR	DL					
CHK	AM					
APVD	VC	NO.	DATE	REVISION	BY	APVD

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BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

STORM SEWER INLET DETAILS

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.19
SHEET NO. 19 OF 23

H:\L0000\00RAL.00155.02_S_Barber St Bike-Ped Prelim Proj Dgn\TRANSFERS\To\2024-10-30_CADD files to Benesch\00RAL.00155.02_TB.dwg
Wednesday, October 30, 2024 2:19:07 PM

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

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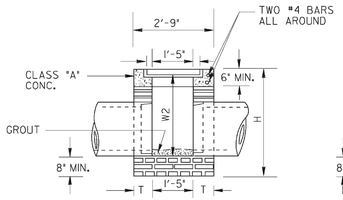
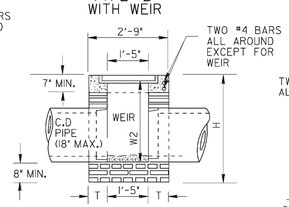


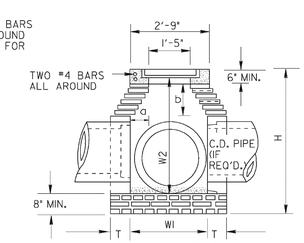
LONGITUDINAL SECTION

TYPE "B" WITH WEIR



LONGITUDINAL SECTION

TYPE "C"



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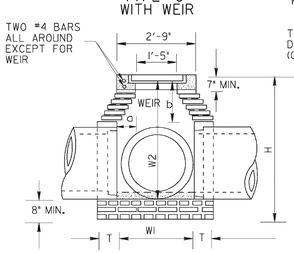

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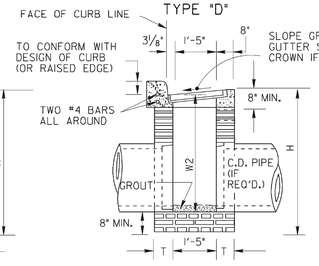
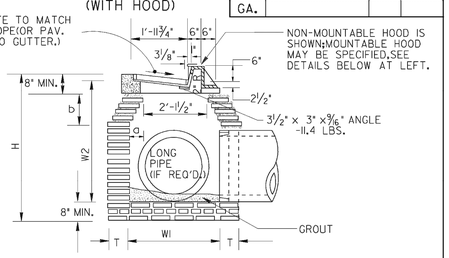
TYPE "D"



LONGITUDINAL SECTION

TYPE "E" (WITH HOOD)



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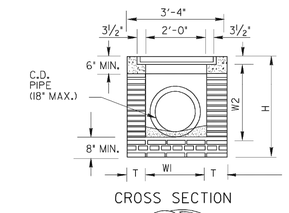

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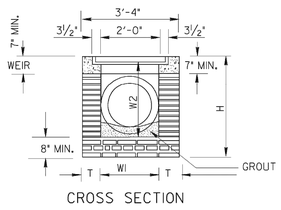

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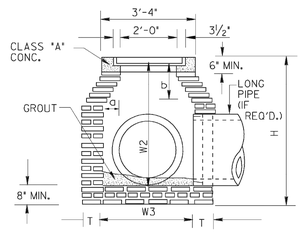

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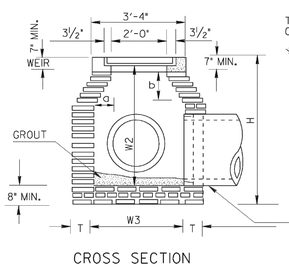

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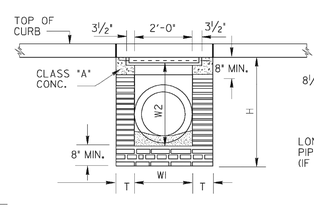

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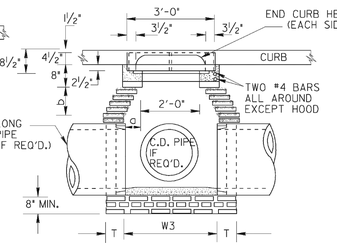

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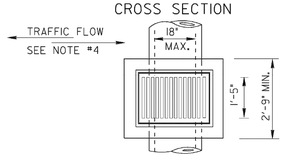
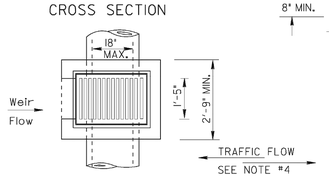
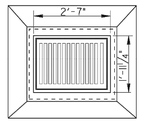


PLAN



PLAN OF CONCRETE COPING SHOWING WEIR



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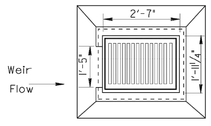

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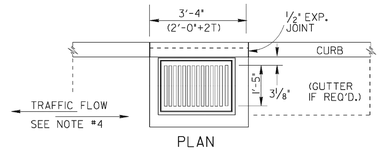

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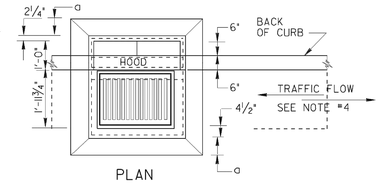
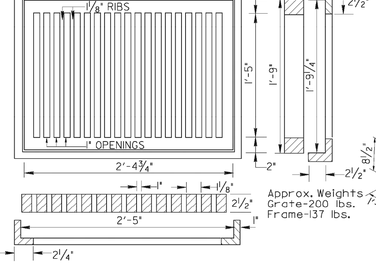


PLAN

TRAFFIC FLOW
SEE NOTE #4

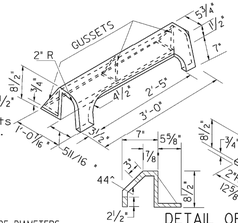
NOTE:
FOR LARGER PIPE SIZES, TYPE "D" DROP INLET BOX WILL HAVE DETAILS AND DIMENSIONS AS SHOWN FOR TYPE "C" INLETS.

DETAILS OF C.I. GRATING & FRAME

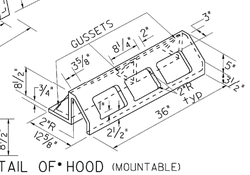


Approx. Weights
Grate-200 lbs.
Frame-137 lbs.

DETAIL OF *HOOD (NON-MOUNTABLE USE WITH TP2 CURB)

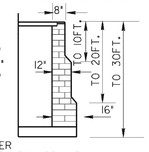


DETAIL OF *HOOD (MOUNTABLE)
(use with Tp 7 Curb)



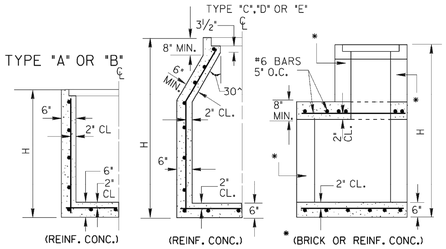
* CONTRACTOR SHALL SPECIFY EITHER MOUNTABLE OR NON-MOUNTABLE TO FOUNDRY IF HOOD IS REQUIRED.

BRICK WALL THICKNESSES
(FOR ALL TYPE INLETS)



NOTE:
DETAILS NOT SHOWN FOR CONSTRUCTION ALTERNATES WILL BE SIMILAR TO THAT SHOWN FOR BRICK MASONRY.

CONSTRUCTION ALTERNATES



NOTE: CONCRETE WALLS WILL BE REINFORCED WITH #4 BARS 12" O.C. BOTH WAYS, BUT WHERE H IS OVER 9 FT., AND PIPE IS OVER 30" I.D., THE HORIZONTAL STEEL, WHICH IS MORE THAN 9 FT. DEEP WILL BE INCREASED TO 6" SPACINGS. 6" CONC. BOTTOM SLABS WILL BE REINFORCED WITH #4 BARS 12" O.C. BOTH WAYS.

NOTE: FOR PRECAST ALTERNATES, SEE STD. 1019-A PRECAST AND/OR STD. 1040 PRECAST AND BUILT-IN-PLACE COMPONENTS MAY BE USED IN COMBINATIONS WHICH PROVIDE PROPER FITS AND STRUCTURAL ADEQUACY.

NOTE:
MINIMUM DIMENSIONS GIVEN IN TABLE BELOW ARE BASED UPON TYPICAL OUTSIDE DIAMETERS OF CONCRETE PIPES WITH NORMAL COVER AND CLEARANCES, THESE DIMENSIONS MAY BE MODIFIED IF SO DETAILED IN THE PLANS OR AS DIRECTED BY THE ENGINEER, DIMENSIONS GIVEN ARE MINIMUM EXCEPT FOR "a" WHICH IS MAXIMUM.

TABLE OF MINIMUM DIMENSIONS FOR DROP INLETS

D	TYPES "A" or "B" BRICK OR REINF. CONC.			TYPE "C" OR "D" (BRICK)						TYPE "E" (BRICK)						TYPE "C","D" OR "E" (REINFORCED CONCRETE)						
	WI	W2	H(min)	WI	W2	W3	a (MAX.)	b	H(min.)	WI	W2	W3	a (MAX.)	b	H(min.)	WI type"C"	WI type"E"	W2	W3	a (MAX.)	b	H(min.)
15"	2'- 0"	2'- 7"	3'-3½"	2'-2⅛"	2'-11"	2'-9⅛"	0'-4⅜"	0'-7⅞"	3'-9½"	3'-2⅛"	3'- 1"	3'-0⅝"	0'-7⅜"	1'-1⅛"	3'-11½"	2'- 0"	2'- 1"	2'- 7"	2'- 0"	3½"	6"	3'- 6"
18"	2'- 0"	2'-10"	3'- 7"	2'-2⅛"	3'-2½"	2'-9⅛"	0'-4⅜"	0'-7⅞"	4'-1"	3'-2⅛"	3'-4½"	3'-0⅝"	0'-7⅜"	1'-1⅛"	4'- 1"	2'- 0"	2'- 1"	3'- 0"	2'- 0"	3½"	6"	3'-11"
24"	~	~	~	2'-8⅛"	3'-3⅛"	3'-3⅛"	0'-7⅜"	1'-1⅛"	4'- 9"	3'-2⅛"	3'-11½	3'-0⅝"	0'-7⅜"	1'-1⅛"	4'-8¼"	2'- 8"	2'- 9"	3'- 8"	2'- 6"	6½"	11¼"	4'- 7"
30"	~	~	~	3'-7¼"	4'-0¼"	3'-10⅛"	1'-0⅛"	1'- 9"	5'-10"	3'-5½"	4'-8¾"	3'- 4"	0'- 8"	1'-1⅞"	5'-6⅞"	3'- 4"	3'- 6"	4'- 9"	3'- 0"	9½"	16½"	5'-10"
36"	~	~	~	4'-1¾"	6'-0⅝"	4'-8¾"	1'-4⅞"	2'-2¼"	6'-11⅛"	3'-11⅛	5'-8⅜"	3'-10"	0'-11"	1'-7⅛"	6'-7⅛"	3'-10"	4'- 0"	5'-10"	3'- 9"	1'- 2"	2'- 0"	6'-10"
42"	~	~	~	4'-5 "	7'-1¾"	5'- 0"	1'- 6"	2'-7⅜"	8'-01¼"	4'-6½"	7'-5⅞ "	4'- 5"	1'-2½"	2'-1⅞"	8'-4⅜"	4'- 5"	4'- 6"	7'- 0"	4'- 3"	1'- 5"	2'-5½"	7'-1"
48"	~	~	~	5'- 0"	8'-2¾"	5'- 7"	1'-9½"	3'-1¼"	9'-1¼"	5'-1½"	8'-6⅞ "	5'- 0"	1'- 6"	2'-7⅜"	9'-5⅜"	5'- 0"	5'- 0"	8'- 2"	5'- 0"	1'-9½"	3'-1½"	9'- 2"
54"	~	~	~	5'- 7"	9'- 4"	6'- 2"	2'- 1"	3'-11½"	10'-2½"	5'-8½"	9'-7¾"	5'- 7"	1'-9½"	3'-1½"	10'-6¼"	5'- 6"	5'- 6"	9'- 2"	5'- 6"	2'-0½"	3'-6½"	10'- 0"
60"	~	~	~	6'- 2"	1'-4⅞"	6'- 9"	2'-4½"	4'-1⅝"	11'-3¼"	6'-3½"	10'-8⅞ "	6'- 2"	2'- 1"	3'-7⅜"	11'-7⅝"	6'- 0"	6'- 0"	10'- 3"	6'- 0"	2'-3½"	4'- 0"	11'- 1"

SPECIAL NOTE:
STANDARD 1019A INLETS ARE FOR USE AT LOW POINTS & WHERE HYDRAULIC LOW CAPACITY GRATES ARE SUFFICIENT. WHERE HIGHER CAPACITY GRATES ARE NEEDED ON A CONTINUOUS GRADE, STANDARD 1019B IS RECOMMENDED.

GENERAL NOTES:

1. SPECIFICATIONS: GEORGIA STANDARD AND CURRENT EDITION, AND SUPPLEMENTS THERETO.
2. ½" EXPANSION JOINT WILL BE REQUIRED WHERE RIGID PAVEMENT, CONCRETE SIDEWALK OR CONCRETE GUTTER MEETS DROP INLETS.
3. ALIGNMENT, NUMBER AND SIZES OF PIPES SHOWN ARE ONLY TYPICAL, SEE PLANS FOR ACTUAL PIPE CULVERT REQUIREMENTS.
4. ALL TYPE DROP INLETS WILL BE CONSTRUCTED (AS SHOWN), SO THAT THE GRATE BARS ARE PERPENDICULAR TO THE FLOW OF TRAFFIC EXCEPT ON LIMITED ACCESS PROJECTS OR WHERE BICYCLES ARE PROHIBITED.
5. BRICK MASONRY WITH CLASS "A" CONC. TOP PORTION IS SHOWN AS STANDARD CONSTRUCTION WITH ALTERNATES PERMITTED AS SHOWN, BOTTOM SLAB MAY BE 8" MIN. NON-REINFORCED CONCRETE, 8" BRICK OR 6" MIN. REINFORCED CONCRETE, SEE APPLICABLE STANDARDS FOR ALTERNATE PRECAST CONSTRUCTION.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

STANDARD
DROP INLETS
(BUILT-IN-PLACE)

SCALE AS SHOWN REV. & REDR. AUG., 1999

BY		DATE
DES.	(SUBMITTED) James A. Bennett	
REV.	STATE ROAD & AIRPORT DESIGN ENGR.	
TRA.	(APPROVED) Russell L. Eudy	
CHK.	CHIEF ENGINEER	

NUMBER 1019A

benesch
Alfred Benesch & Company
600 Peachtree Street NE - Suite 2410
Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. 043370, EXPIRATION DATE: 6/13/2027.

GEORGIA REGISTERED No. 043370 PROFESSIONAL ENGINEER ALEXANDER K. MOONEY

REUSE OF DOCUMENTS
ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	DL					
CHK	AM					
APVD	VC					

TOOLE DESIGN
Submitted by Toole Design Group, LLC
8484 GEORGIA AVENUE, SUITE 800
SILVER SPRING, MD 20910
PHONE: 301.927.1900
www.tooledesign.com

ATHENS BARBER STREET
BIKE & PED DESIGN
ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

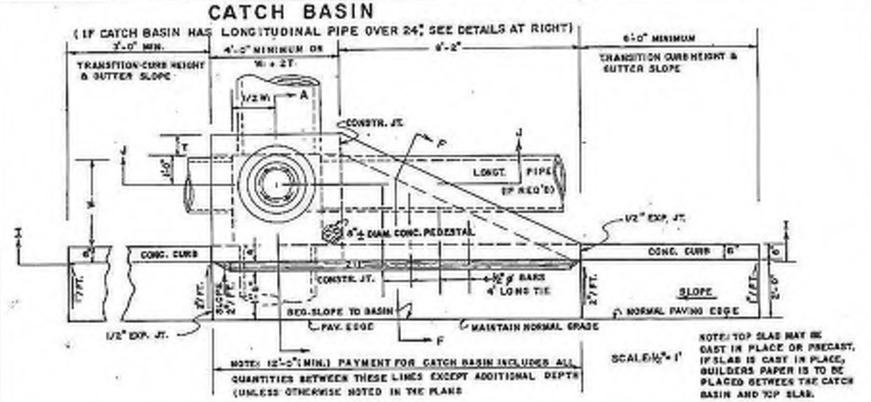
STORM SEWER INLET DETAILS

PROJECT NO.	00RAL.00155.02
DATE	7.24.2025
DRAWING NO.	D1.20
SHEET NO.	20 OF 23

H:\L0000\00RAL.00155.02_S_Barber St Bike-Ped Prelim Proj Dgn\TRANSFERS\To\2024-10-30_CADD files to Benesch\00RAL.00155.02_TB.dwg
Wednesday, October 30, 2024 2:19:07 PM

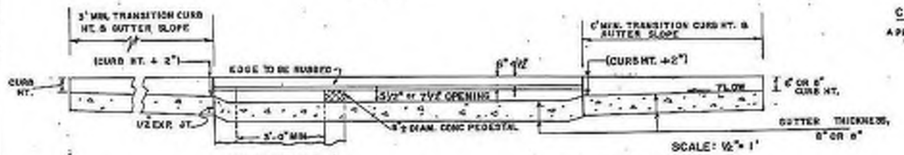
CATCH BASIN

(IF CATCH BASIN HAS LONGITUDINAL PIPE OVER 24" SEE DETAILS AT RIGHT)

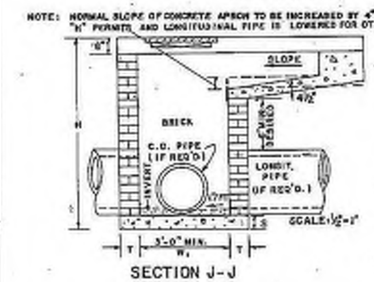


PLAN

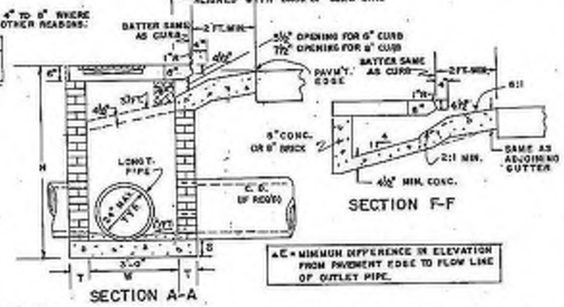
NOTE: TOP SLAB MAY BE CAST IN PLACE OR PRECAST. IF SLAB IS CAST IN PLACE, BUILDERS PAPER IS TO BE PLACED BETWEEN THE CATCH BASIN AND TOP SLAB.



SECTION I-I



SECTION J-J

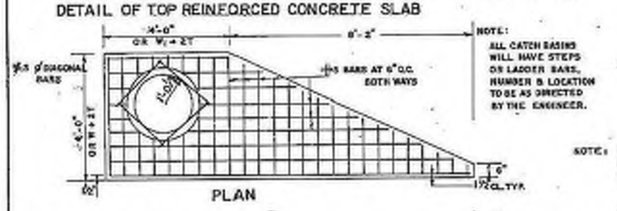


SECTION A-A

SECTION F-F

ΔC = MINIMUM DIFFERENCE IN ELEVATION FROM PAVEMENT EDGE TO FLOW LINE OF OUTLET PIPE.

DETAIL OF TOP REINFORCED CONCRETE SLAB

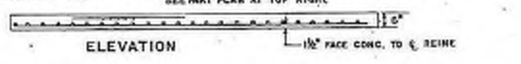


PLAN

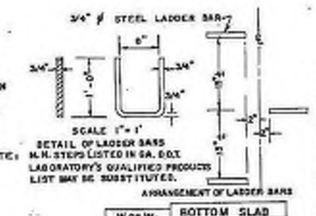
NOTE: ALL CATCH BASINS WILL HAVE STEPS OR LADDER BARS. NUMBER & LOCATION TO BE AS DIRECTED BY THE ENGINEER.

NOTE: ALL BARS IN PLAN VIEW ARE SPACED AT 6" O.C.

NOTE: FOR PLAN DETAIL OF REINFORCING STEEL IN TOP PORTION OF SLAB, SEE PART PLAN AT TOP RIGHT



ELEVATION

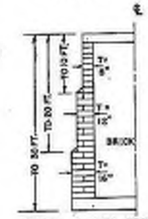


DETAIL OF LADDER BARS

NOTE: M.H. STEPS LISTED IN GA. D.O.T. LABORATORY'S QUALIFIED PRODUCTS LIST MAY BE SUBSTITUTED.

ARRANGEMENT OF LADDER BARS

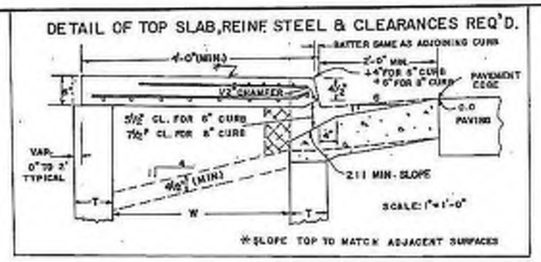
W OR W₁ (MAX.)	BOTTOM SLAB MATERIALS	S
TO 4'-6"	NON-REINF. CONCRETE OR BRICK	6"
	CONC. REINF. W. ϕ 4 BARS 12" O.C. BOTH WAYS 2"Ø FROM SLAB TOP	8"
OVER 4'-6"		



TYPE PIPE DIA.	H (MIN.)	W OR W₁	W₂ OR W₃
12	4'-4"	3'-0"	3'-3"
15	4'-7"	3'-0"	3'-6"
18	4'-10"	3'-0"	3'-9"
24	5'-6"	3'-0"	4'-4"
30	6'-2"	3'-0"	5'-0"
36	6'-10"	4'-6"	5'-7"
42	7'-6"	5'-3"	5'-11"
48	8'-0"	6'-0"	6'-5"
54	8'-6"	6'-0"	7'-0"
60	9'-2"	7'-4"	7'-7"

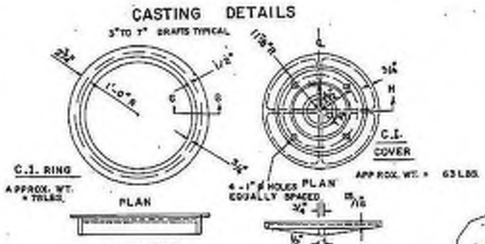
NOTE: THE MIN. H & MIN. W GIVEN IN ABOVE TABLE ARE BASED UPON TYPICAL OUTSIDE DIAMETERS OF CONC. PIPE AND MAY BE VARIED IF CONDITIONS PERMIT WITH VARIED DIMENSIONS SPECIFIED IN THE PLANS OR DIRECTED BY THE ENGINEER. W & W₁ DIMENSIONS DO NOT HAVE TO BE EQUAL.

DETAIL OF TOP SLAB, REINF. STEEL & CLEARANCES REQ'D.



* SLOPE TOP TO MATCH ADJACENT SURFACES

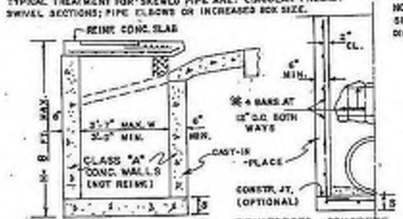
CASTING DETAILS



NOTE: SEE SEPARATE STDS. FOR PRECAST ALTERNATES ADAPTERS (STD. 1040) WILL BE REQUIRED WITH CIRCULAR PRE-CAST UNITS. PRECAST BOX, CIRCULAR, AND/OR BUILT-IN-PLACE CONSTR. MAY BE USED IN COMBINATIONS.

PRECAST BOX ON BRICK (HALF-SECTION)

NOTE: TYPICAL TREATMENT FOR SKEWED PIPE ARE: CIRCULAR PRECAST SWIVEL SECTIONS; PIPE ELBOWS OR INCREASED BOX SIZE.



NON-REINFORCED SMALL BASIN (W. NOT OVER 3'-1")

REINFORCED CONCRETE (HALF-SECTION)

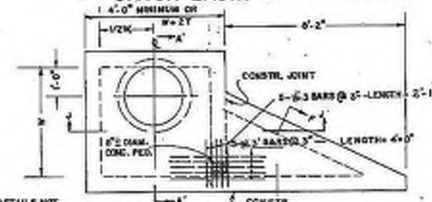
CONSTRUCTION ALTERNATES

NOTE: DETAILS NOT SHOWN ABOVE FOR CONSTRUCTION ALTERNATES WILL BE SIMILAR TO BRICK CATCH BASIN DETAILS.

SEE SEPARATE STANDARDS FOR PRECAST ALTERNATES.

(TYPICAL FOR CATCH BASIN WITH LARGE LONGITUDINAL PIPE OR RECESSED BOX)

CATCH BASIN - (WITH PROTRUDED BACK)



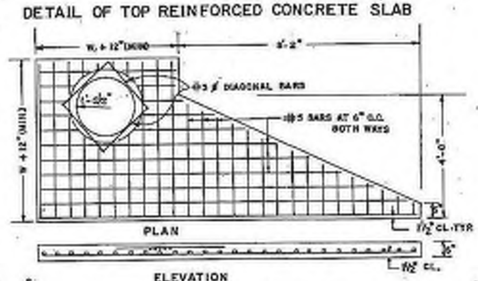
PART PLAN

NOTE: CATCH BASIN DETAILS NOT SHOWN HERE WILL BE SIMILAR TO THOSE AT LEFT FOR NORMAL CATCH BASIN.

NO SCALE

NOTE: RECESSED BOX TO BE USED ONLY WHERE SPECIFIED. SHALLOW LONG. PIPE OR UNDERGROUND OBSTRUCTION TYPICAL.

DETAIL OF TOP REINFORCED CONCRETE SLAB



NOTE: PIPE SIZES, NUMBER, ALIGNMENT, AND INVERT SHOWN ARE ILLUSTRATIVE. SEE PLANS FOR SPECIFICS. INVERTS TO BE FORMED WITH GROUT OR CONCRETE AS DIRECTED BY THE ENGINEER OR AS SHOWN IN THE PLANS.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

STANDARD CATCH BASINS
FOR USE WITH CURB (6" HT. OR 8" HT.) & GUTTER

SCALE AS SHOWN — REC'D & RECM. AUGUST 1982

REV'D	(SUBMITTED)	NUMBER
RECM. RMH	STATE ROAD & AIRPORT DESIGN ENGR.	1033 D
TRA. GMS	(APPROVED)	
CHK. RBC	STATE HIGHWAY ENGINEER	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

benesch

Alfred Benesch & Company
600 Peachtree Street NE - Suite 2410
Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

H:\L0000\00RAL.00155.02_S. Barber St Bike-Ped Prelim Proj Dgn\TRANSFERS\To20224-10-30_CADD files to Benesch\00RAL.00155.02_TB.dwg
Wednesday, October 30, 2024 2:19:07 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. 043370. EXPIRATION DATE: 6/13/2027.

GEORGIA REGISTERED No. 043370 PROFESSIONAL ENGINEER ALEXANDER K. MOONEY

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	DL					
CHK	AM					
APVD	VC					

TOOLE DESIGN

Submitted by Toole Design Group, LLC

8484 GEORGIA AVENUE, SUITE 800
SILVER SPRING, MD 20910
PHONE: 301.927.1900
www.tooledesign.com

ATHENS BARBER STREET BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

STORM SEWER INLET DETAILS

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.21
SHEET NO. 21 OF 23

1034 DRAINAGE STRUCTURE DETAIL

benesch
Alfred Benesch & Company
600 Peachtree Street NE - Suite 2410
Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

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BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

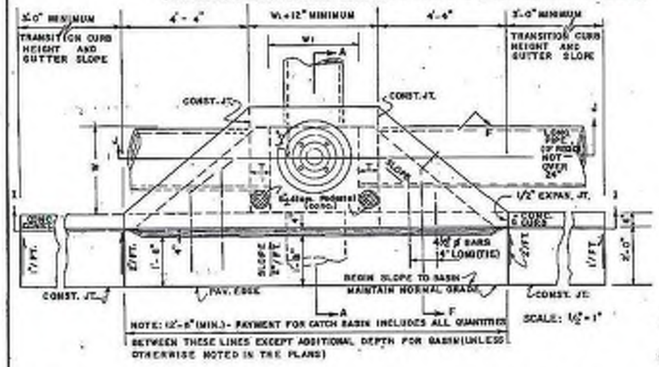
CIVIL DESIGN

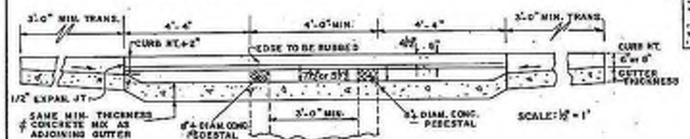
STORM SEWER INLET DETAILS

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.22
SHEET NO. 22 OF 23

H:\L0000\00RAL.00155.02_S_Barber St Bike-Ped Prelim Proj Dgn\TRANSFERS\To\2024-10-30_CADD files to Benesch\00RAL.00155.02_TB.dwg
Wednesday, October 30, 2024 2:19:07 PM

CATCH BASIN
(FOR CATCH BASIN WITH LONGIT. PIPE OVER 24", SEE DETAILS AT RIGHT.)

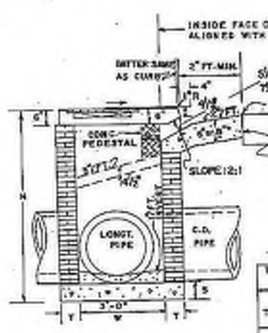




SECTION I-I

NOTE: NORMAL SLOPE OF CONCRETE APRON TO BE INCREASED UP TO 6" TOTAL WHERE "H" PERMITS AND LONGITUDINAL PIPE IS LOWERED FOR OTHER REASONS.

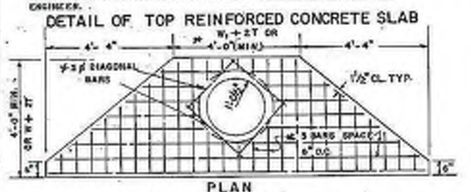
SECTION J-J



SECTION A-A

NOTE: PIPE SIZES, NUMBER, ALIGNMENT AND INVERTS SHOWN ARE ILLUSTRATIVE. SEE PLANS FOR SPECIFICS. INVERTS TO BE FORMED WITH GROUT OR CONC. AS SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER.

DETAIL OF TOP REINFORCED CONCRETE SLAB



NOTE: ALL BARS IN PLAN VIEW ARE SPACED AT 6" O.C.

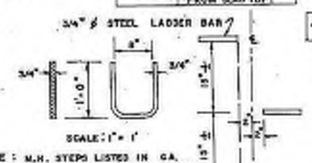
NOTE: FOR PLAN DETAIL OF REINFORCING STEEL IN TOP PORTION OF SLAB, SEE PART PLAN AT TOP RIGHT.

NOTE: TOP SLAB MAY BE CAST IN PLACE OR PRECAST. IF CAST IN PLACE, BUILDER'S PAPER IS TO BE PLACED BETWEEN THE CATCH BASIN AND TOP SLAB.

W OR W1 (MAX.)	BOTTOM SLAB MATERIALS	"S"
TO 4'-0"	NON-REINF. CONCRETE	6"
	OR BRICK	9"
OVER 4'-0"	CONC. REINF. W/ #4 BARS 12" O.C. BOTH WAYS 3"℄ FROM SLAB TOP	8"

PRECAST BOX ON BRICK (HALF-SECTION)

NOTE: SEE SEPARATE STDS. FOR PRECAST ALTERNATES. ADAPTERS (STD. 10400) WILL BE REQUIRED WITH CIRCULAR PRECAST UNITS. PRECAST BOX, CIRCULAR, AND/OR BUILT-IN-PLACE CONSTR. MAY BE USED IN COMBINATIONS



NOTE: M.H. STEPS LISTED IN GA. D.O.T. LABORATORY'S QUALIFIED PRODUCTS LIST MAY BE SUBSTITUTED.

ALL CATCH BASINS WILL HAVE STEPS OR LADDER BARS. NUMBER & LOCATION TO BE AS DIRECTED BY THE ENGINEER.

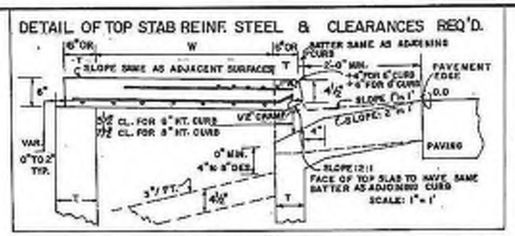
DETAIL OF LADDER BARS

ΔE = MINIMUM DIFFERENCE IN ELEVATION FROM PAVEMENT EDGE TO FLOW LINE OF OUTLET PIPE

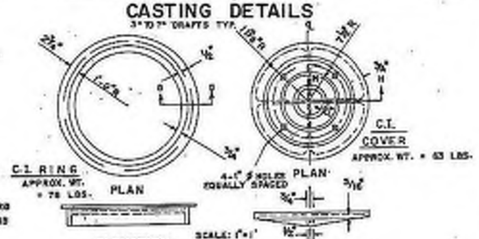
TYPICAL MIN. DIMENSIONS			
PIPE DIA.	H (MIN.)	W or W1	MIN. ΔE
12	4'-4"	3'-0"	1'-3"
15	4'-7"	3'-0"	1'-6"
18	4'-10"	3'-0"	1'-9"
24	5'-6"	3'-0"	2'-4"
30	6'-2"	3'-7"	3'-0"
36	6'-10"	4'-6"	3'-7"
42	7'-6"	5'-3"	3'-11"
48	8'-0"	6'-0"	4'-3"
54	8'-6"	6'-8"	7'-0"
60	9'-2"	7'-4"	7'-7"

NOTE: THE MIN. H & MIN. ΔE GIVEN IN ABOVE TABLE ARE BASED UPON TYPICAL OUTSIDE DIAMETERS OF CONC. PIPE AND MAY BE VARIED, IF CONDITIONS PERMIT WITH VARIED DIMENSIONS SPECIFIED IN THE PLANS OR DIRECTED BY THE ENGINEER. W & W1 DIMENSIONS DO NOT HAVE TO BE EQUAL.

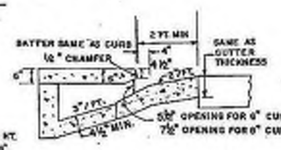
DETAIL OF TOP STAB REINF. STEEL & CLEARANCES REQ'D.



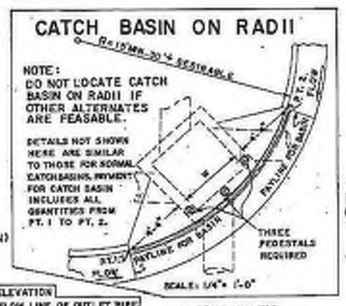
CASTING DETAILS

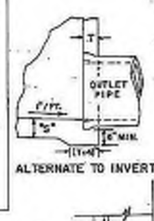


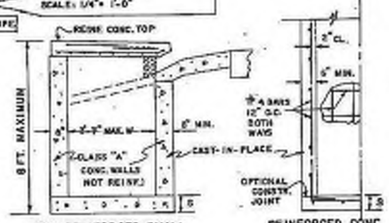
SECTION F-F



CATCH BASIN ON RADII







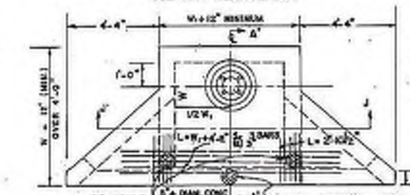
NON REINFORCED SMALL BASIN (W1 NOT OVER 3'-7")

REINFORCED CONC. HALF-SECTION

NOTE: DETAILS NOT SHOWN ABOVE, FOR CONSTRUCTION ALTERNATES WILL BE SIMILAR TO BRICK CATCH BASIN DETAILS.

CONSTRUCTION ALTERNATES

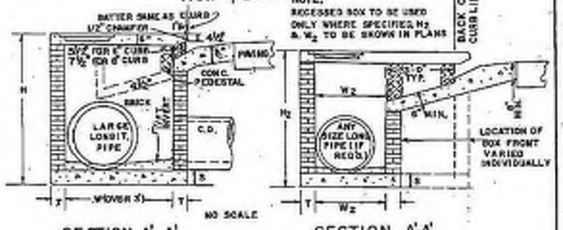
CATCH BASIN (WITH PROTUDED BACK)
FOR USE WITH LONGITUDINAL PIPE OVER 24" OR FOR USE WITH RECESSED BOX



NOTE: DETAILS NOT SHOWN HERE WILL BE SIMILAR TO THOSE AT FAR LEFT FOR NORMAL CATCH BASINS.

PART PLAN

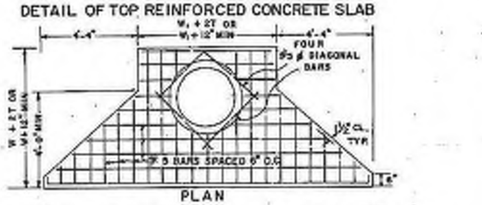
NOTE: RECESSED BOX TO BE USED ONLY WHERE SPECIFIED. H2 & W2 TO BE SHOWN IN PLANS



SECTION A'-A'
(FOR LONGIT. PIPE OVER 24")

SECTION A'-A
(FOR RECESSED BOX)

DETAIL OF TOP REINFORCED CONCRETE SLAB



NOTE: TYPICAL TREATMENT FOR SKEWED PIPES ARE: CIRCULAR PRECAST UNITS; PRECAST SWIVEL SECTIONS; PIPE ELBOWS OR INCREASED BOX SIZES TO ACCOMODATE THE SKEWS.

SEE SEPARATE STANDARDS FOR PRECAST ALTERNATES.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

STANDARD
CATCH BASINS
FOR USE WITH CURB (6" OR 8" HT.) & GUTTER (IN SAGS OR LOW POINTS)

SCALE AS SHOWN — REV. & REPR. AUGUST 1982

REV. & REPR. BMS	(SUBMITTED)	STATE ROADS & AIRPORT DESIGN ENGR.	NUMBER 1034D
TRA CME	(APPROVED)	STATE HIGHWAY ENGINEER	
CHK RJC			

benesch
Alfred Benesch & Company
600 Peachtree Street NE - Suite 2410
Atlanta, Georgia 30308
706-722-4114 Job No. - 19024029.01

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. 043370, EXPIRATION DATE: 6/13/2027.

GEORGIA REGISTERED No. 043370 PROFESSIONAL ENGINEER ALEXANDER K. MOONEY

REUSE OF DOCUMENTS
ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	DL					
CHK	AM					
APVD	VC					

TOOLE DESIGN
Submitted by Toole Design Group, LLC
8484 GEORGIA AVENUE, SUITE 800
SILVER SPRING, MD 20910
PHONE: 301.927.1900
www.tooledesign.com

ATHENS BARBER STREET BIKE & PED DESIGN

ATHENS-CLARK COUNTY UNIFIED GOVERNMENT

CIVIL DESIGN

STORM SEWER INLET DETAILS

PROJECT NO. 00RAL.00155.02
DATE 7.24.2025
DRAWING NO. D1.23
SHEET NO. 23 OF 23

H:\L0000\00RAL.00155.02_S. Barber St Bike-Ped Prelim Proj Dgn\TRANSFERS\To\2024-10-30_CADD files to Benesch\00RAL.00155.02_TB.dwg
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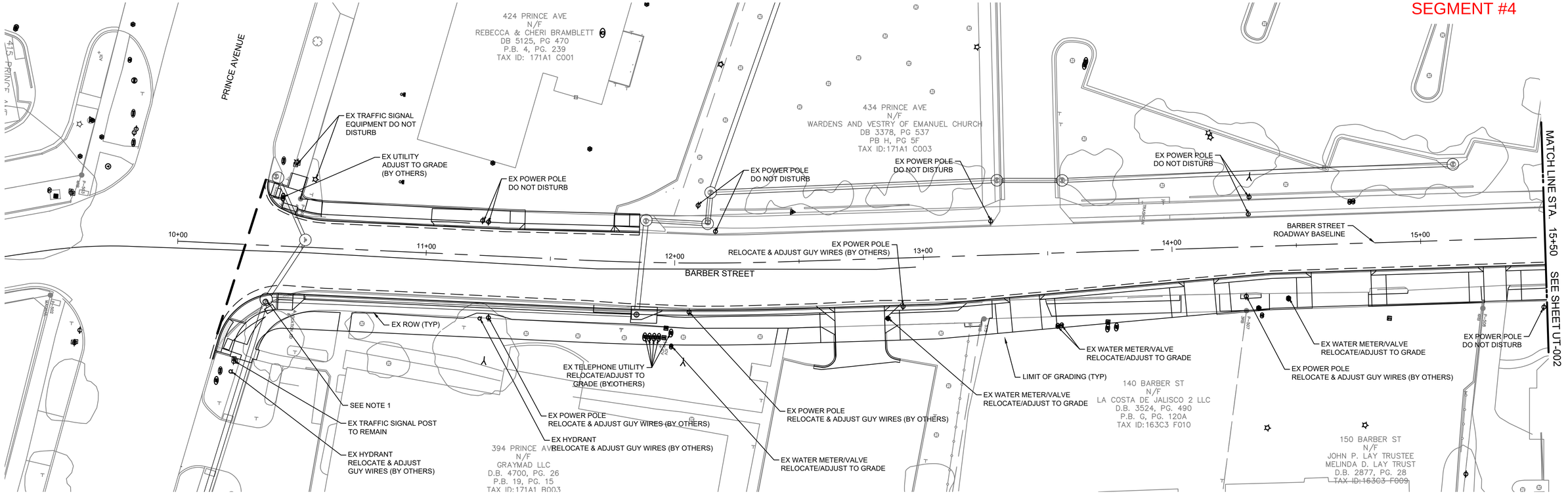
SEGMENT #4



UTILITY RELOCATION NOTES:

1. SEE DRAINAGE PLANS FOR DRAINAGE IMPROVEMENTS, INCLUDING ADJUSTMENTS TO EXISTING FEATURES.
2. PRIVATE UTILITIES WILL SUBMIT THEIR OWN RELOCATION PLANS. UTILITY COORDINATION BETWEEN PRIVATE UTILITY COMPANIES, THE ENGINEER, AND THE COUNTY WILL BE ON-GOING. PRIVATE UTILITIES PICKED UP IN THE PROJECT LIMITS ARE AS FOLLOWS:

   XX GAS - CONTACT XXX AT XXX-XXX-XXXX
   XX LIGHTING - CONTACT XXX AT XXX-XXX-XXXX
   XXX
   XXX
   XXX

   NOTE THIS MAY NOT BE INCLUSIVE OF ALL PRIVATE UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE COUNTY OF ANY ADDITIONAL UTILITIES FOUND DURING CONSTRUCTION.
3. PUBLIC UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL BE DETAILED IN A LATER DESIGN PHASE AND ARE CONSIDERED PRELIMINARY.
4. ALL RELOCATIONS AND ADJUSTMENTS SHALL BE DESIGNED TO THE LATEST ATHENS-CLARKE COUNTY AND GDOT DESIGN SPECIFICATIONS.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

H:\L0000\00ral.00155.02_s_barber st bike-ped prelim proj dgn\production\CADD\PLANS\00RAL.00155.02_UT.dwg
Wednesday, July 30, 2025 4:02:35 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

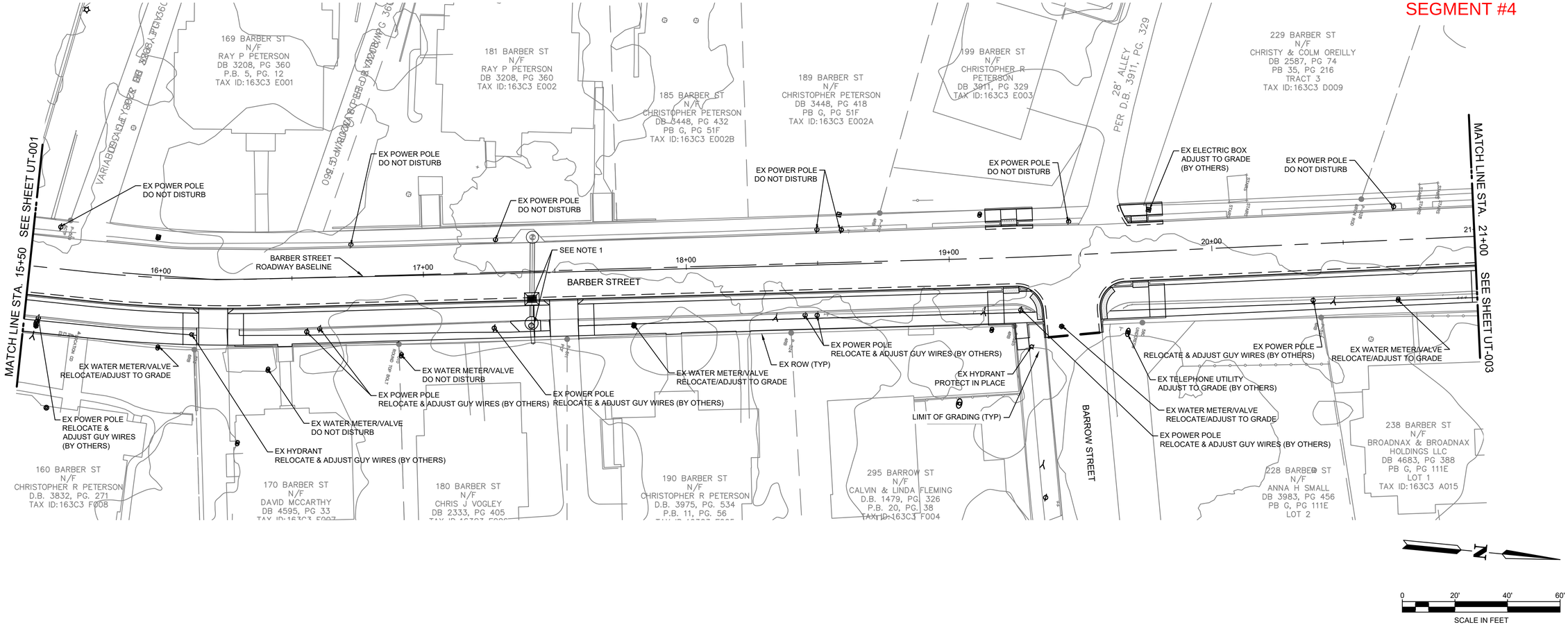
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. UT-001
SHEET NO. 89 OF 148

SEGMENT #4



0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. UT-002
SHEET NO. 90 OF 148

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Wednesday, July 30, 2025 4:02:42 PM

SEGMENT #4

237 BARBER ST
N/F
ALAN FLURRY
DB 2999, PG 82
PB 26, PG 209
TAX ID:163C3 D010

245 BARBER ST
N/F
CHARLES & JONI HAWKINS
DB 1477, PG 191
DB 1669, PG 53
TAX ID:163C3 D011

247 BARBER ST
N/F
BBC ENTERPRISES LLC
DB 2330, PG 400
PB 19, PG 213
TAX ID:163C3 D012

N/F
BBC ENTERPRISES LLC
DB 2330, PG 409
PB 19, PG 213
TAX ID:163C3 D012A

265 BARBER ST
N/F
RICHARD OWENS
DB 5229, PG 176
PB H, PG 356
TAX ID:163C3 D013

285 BARBER ST
N/F
CHRISTOPHER R PETERSON
DB 3448, PG 400
TAX ID:163C3 D014

285 1/2 BARBER ST
N/F
CASHLIN LLC
D.B. 2796,
PG. 316
P.B. 4,
PG.106
TAX ID:
163C3 D015

MATCH LINE STA. 21+00 SEE SHEET UT-002

MATCH LINE STA. 26+50 SEE SHEET UT-004

BARBER STREET

BARBER STREET
ROADWAY BASELINE

22+00 23+00 24+00 25+00 26+00

EX POWER POLE
DO NOT DISTURB

EX POWER POLE
DO NOT DISTURB

EX WATER METER/VALVE
RELOCATE/ADJUST TO GRADE

EX POWER POLE
DO NOT DISTURB

EX POWER POLE
DO NOT DISTURB

EX POWER POLE
DO NOT DISTURB

SEE NOTE 1

EX POWER POLE
RELOCATE & ADJUST
GUY WIRES (BY OTHERS)

EX WATER METER/VALVE
RELOCATE/ADJUST TO GRADE

EX HYDRANT
RELOCATE/ADJUST TO GRADE

EX WATER METER/VALVE
RELOCATE/ADJUST TO GRADE

EX POWER POLE
RELOCATE & ADJUST GUY WIRES (BY OTHERS)

LIMIT OF GRADING (TYP)

EX POWER POLE
RELOCATE &
ADJUST GUY
WIRES (BY
OTHERS)

EX ROW (TYP)

EX POWER POLE
RELOCATE & ADJUST GUY WIRES (BY OTHERS)

EX WATER METER/VALVE
RELOCATE/ADJUST TO GRADE

270 BARBER ST
N/F
MAGNOLIA STATION CONDOMINIUM
NO DEED FOUND
PB 26, PG 13
TAX ID:163C6 A099

244 BARBER ST
N/F
BBC ENTERPRISES LLC
DB 2330, PG 393
TAX ID:163C3 A014

248 BARBER ST
N/F
BBC ENTERPRISES
LLC
DB 2330, PG 408
DB 91, PG 625

250 BARBER ST
N/F
LAFLAMME FAMILY
REAL ESTATE TRUST
D.B. 4262, PG. 69
P.B. 37, PG.68
TAX ID:163C3 A012

PRIVATE ALLEY PER PB 37, PG 68

ALLEY PER DB 3289, PG 329

290 BARBER ST
N/F
CHRISTOPHER R PETERSON
D.B. 3894, PG. 34
P.B. 24, PG. 133
TAX ID:163C3 A011

0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:02:46 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

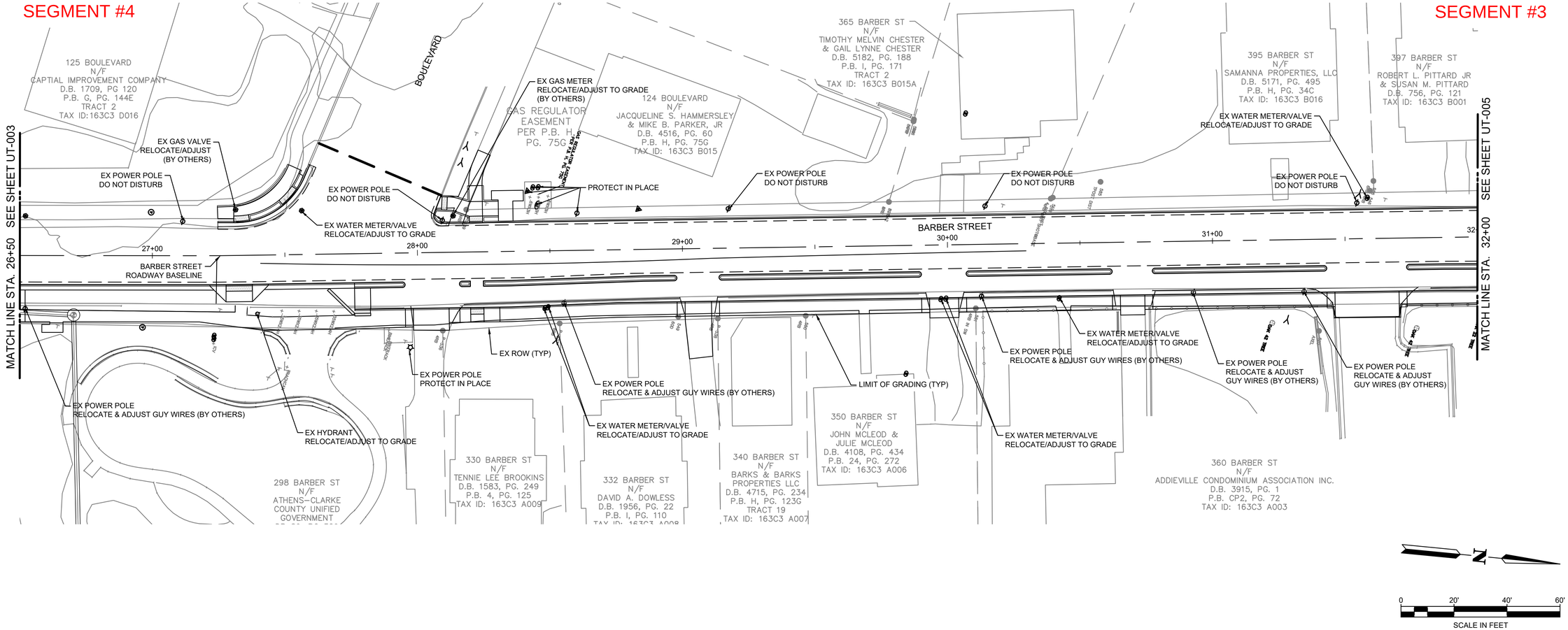
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	UT-003
SHEET NO.	91 OF 148



60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:02:51 PM

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

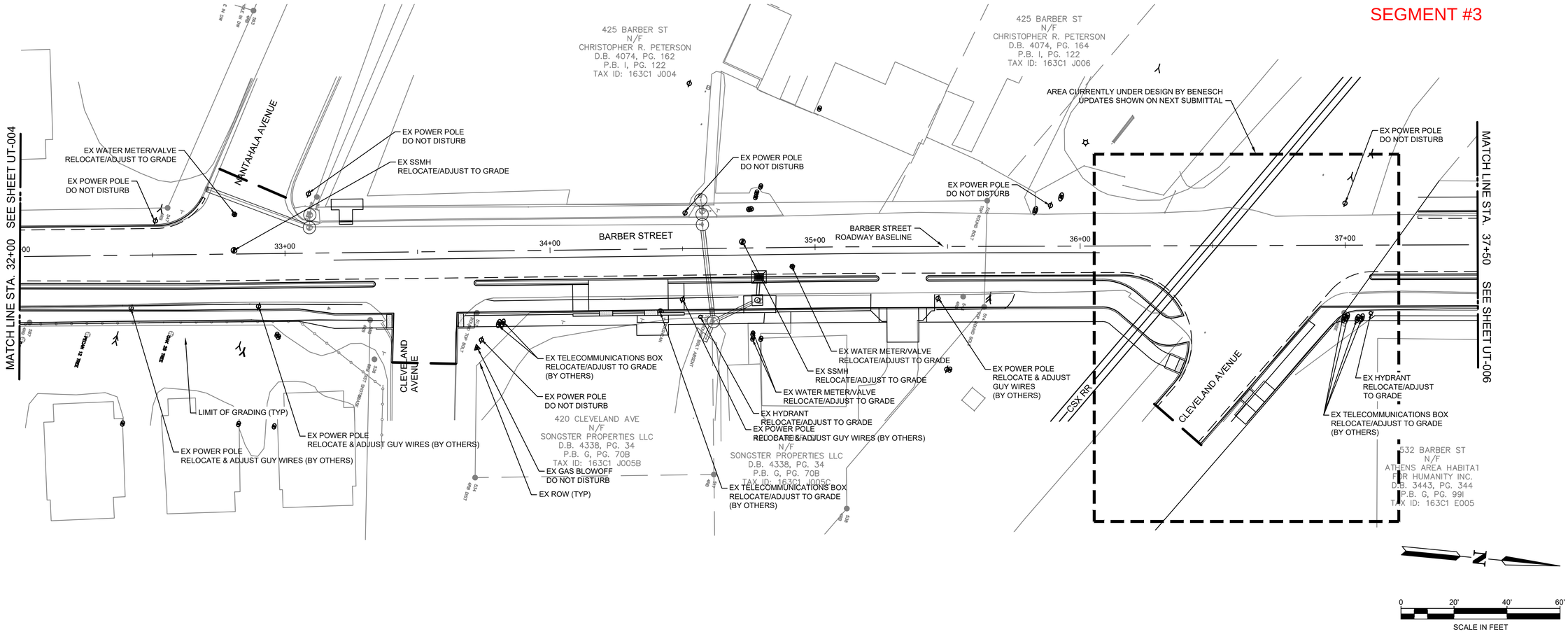
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. UT-004
SHEET NO. 92 OF 148

SEGMENT #3



60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. UT-005
SHEET NO. 93 OF 148

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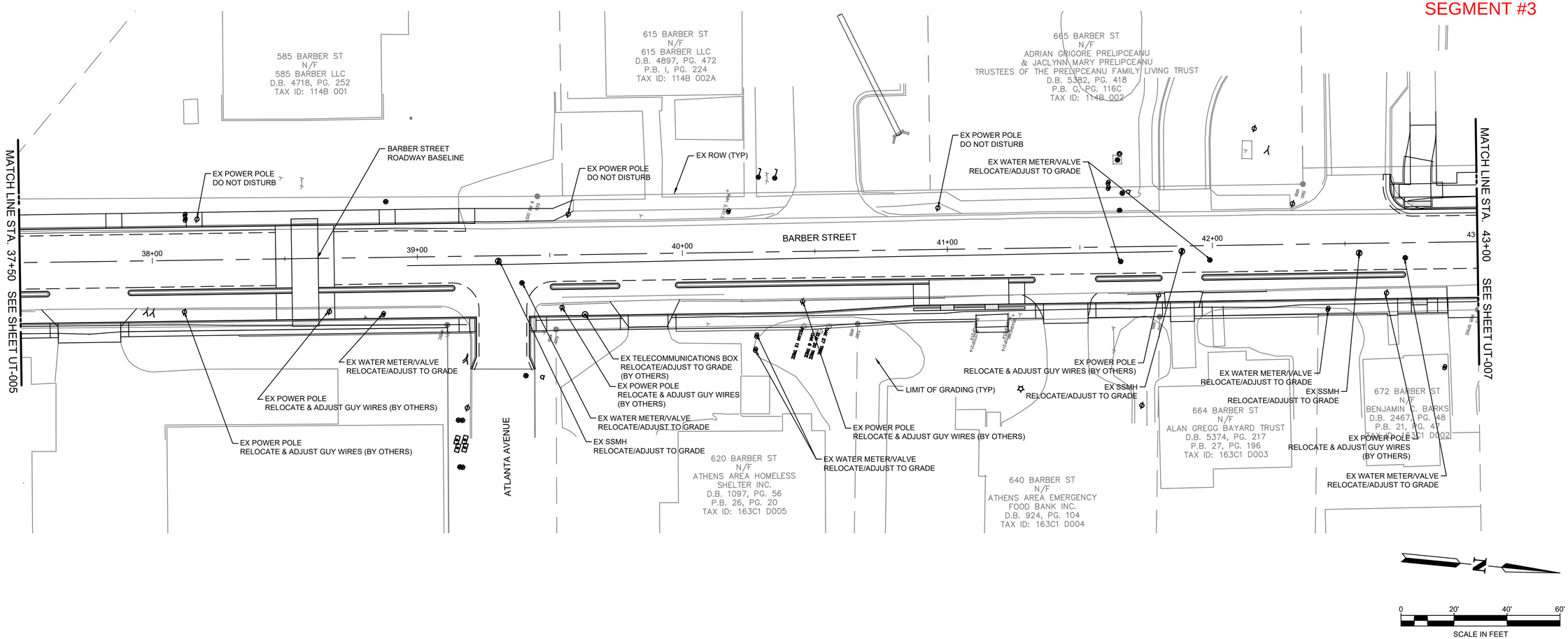
SEGMENT #3



60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:03:01 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

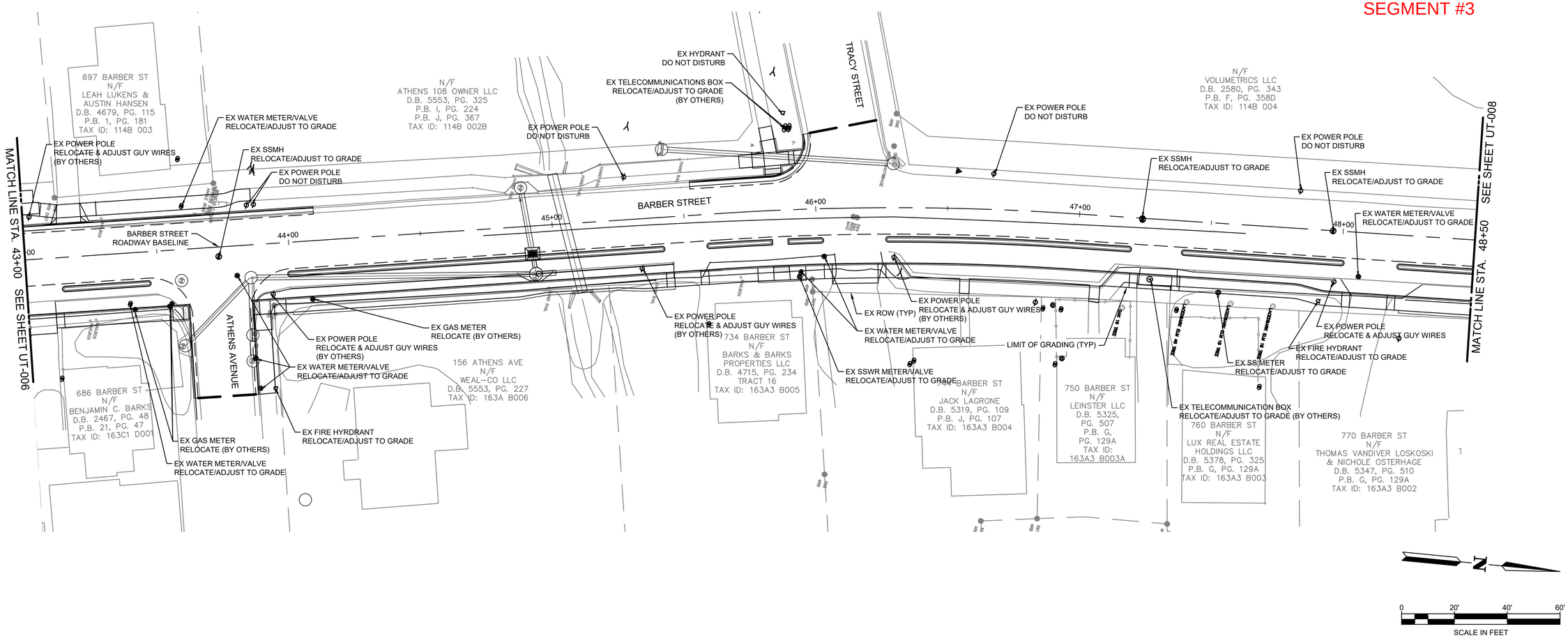
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. UT-006
SHEET NO. 94 OF 148

SEGMENT #3



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Wednesday, July 30, 2025 4:03:05 PM

XX
XX
XX
XX

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

CIVIL

BARBER STREET BIKE AND PEDESTRIAN DESIGN

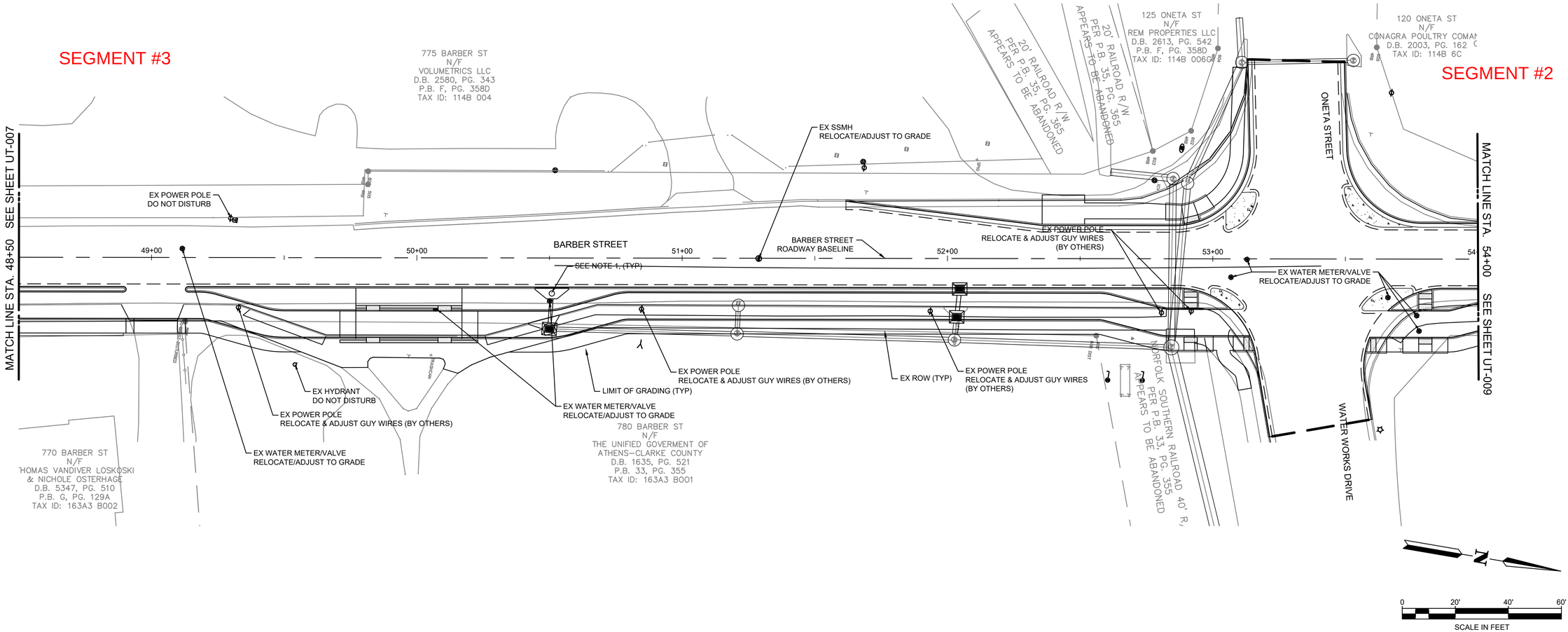
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

UTILITY RELOCATION PLAN

00RAL.00155.02

07.30.2025

UT-007



60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:03:11 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

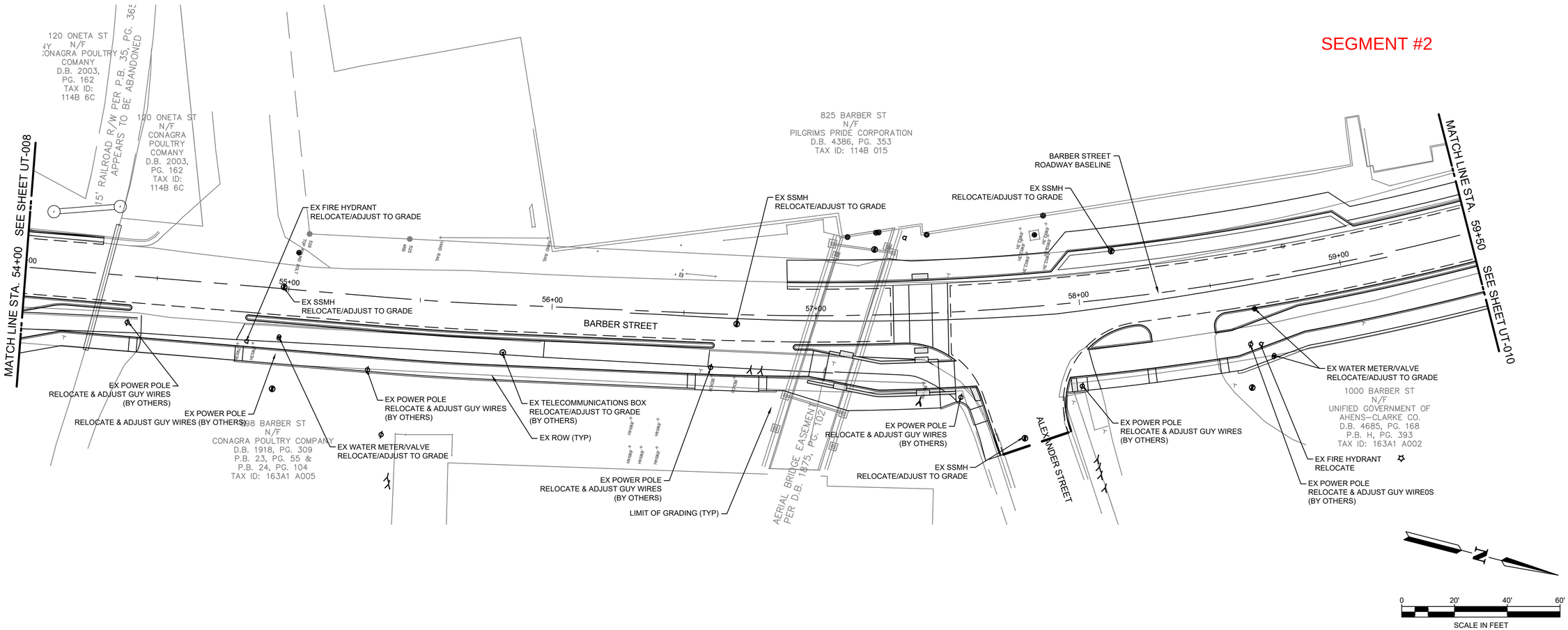
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. UT-008
SHEET NO. 96 OF 148

SEGMENT #2



60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:03:15 PM

PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

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RALEIGH, NC 27601
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www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

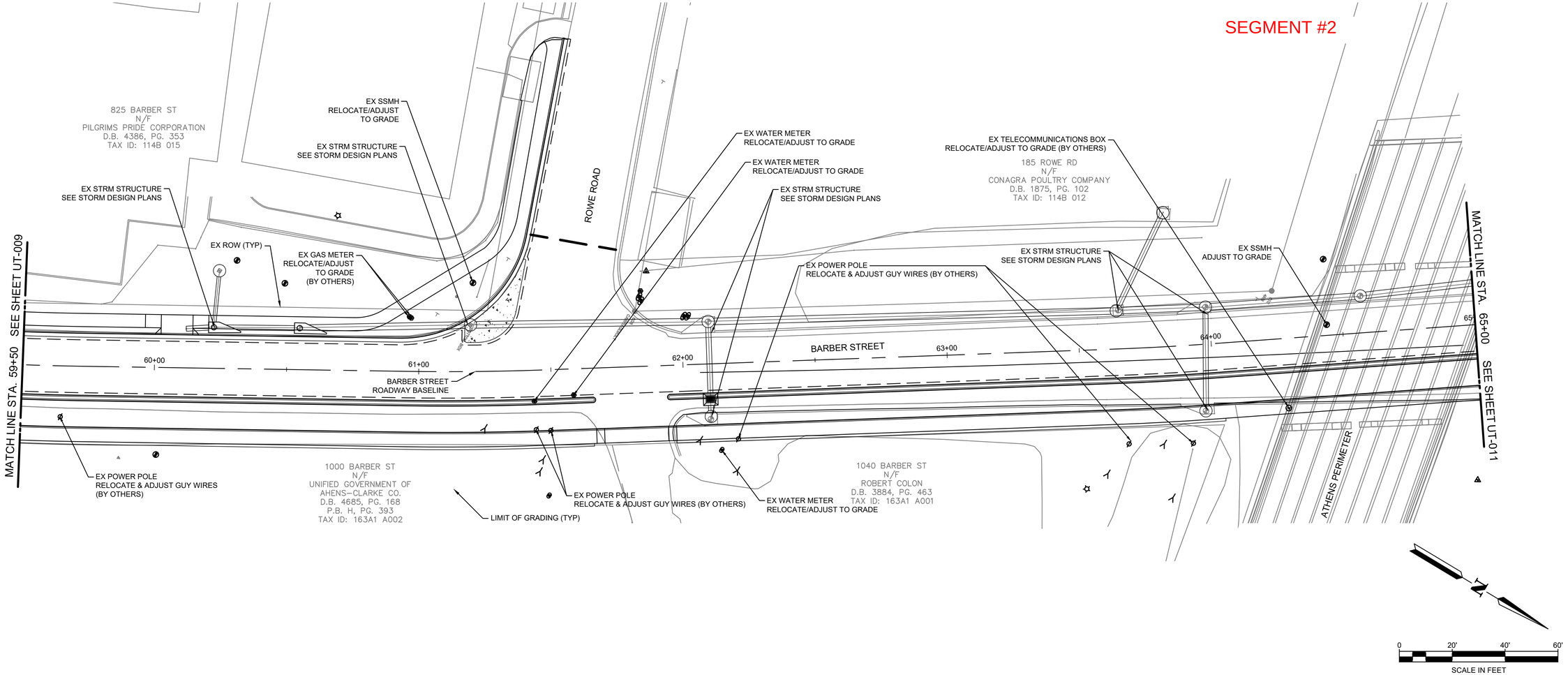
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. UT-009
SHEET NO. 97 OF 148

SEGMENT #2



60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION		REUSE OF DOCUMENTS		TOOLE DESIGN	BARBER STREET BIKE AND PEDESTRIAN DESIGN	CIVIL	PROJECT NO. 00RAL.00155.02
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.		ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.		315 S. BLOODWORTH STREET RALEIGH, NC 27601 PHONE: 919.336.5010 www.tooledesign.com Submitted by Toole Design Group, LLC (#F-1337)	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT	UTILITY RELOCATION PLAN	DATE 07.30.2025 DRAWING NO. UT-010 SHEET NO. 98 OF 148

DSGN	XX	NO.	DATE	REVISION	BY	APVD
DR	XX					
CHK	XX					
APVD	XX					

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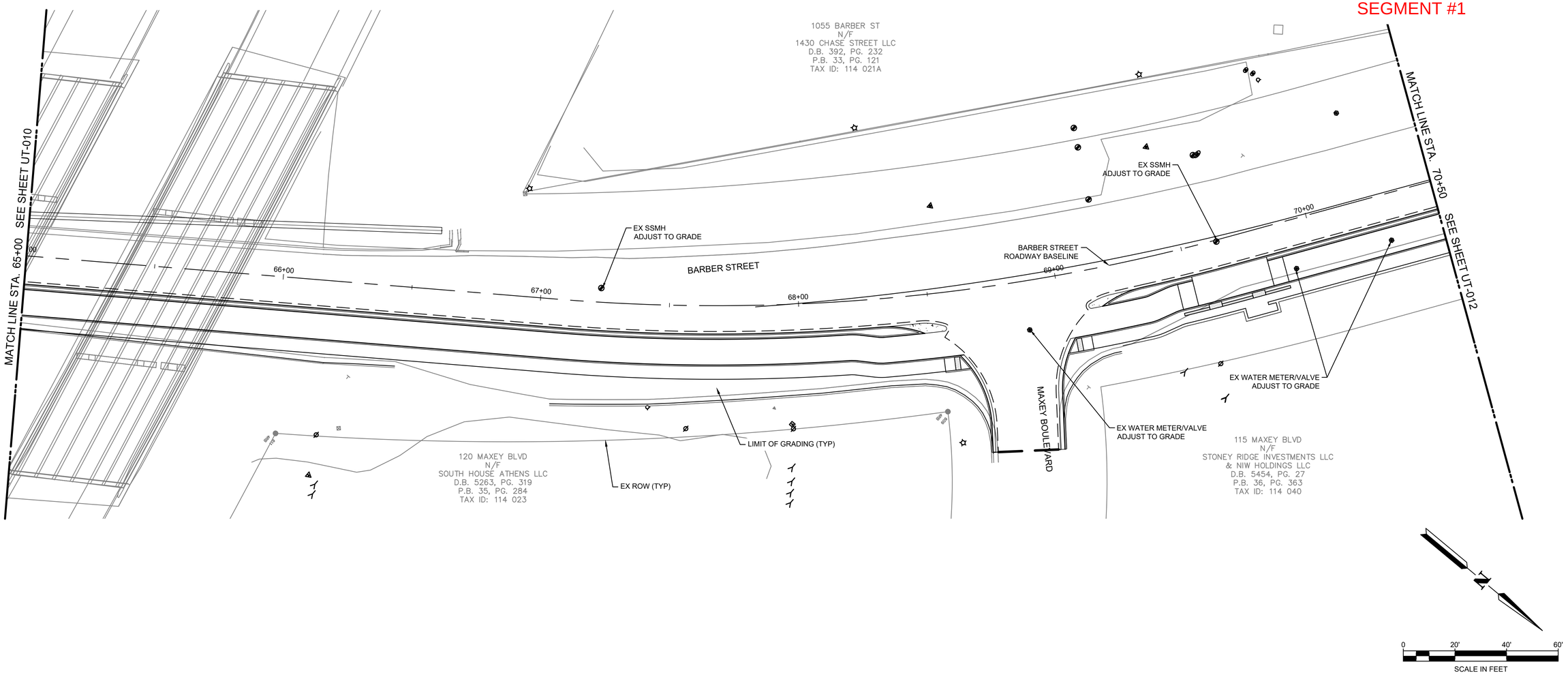
SEGMENT #1



60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

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REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

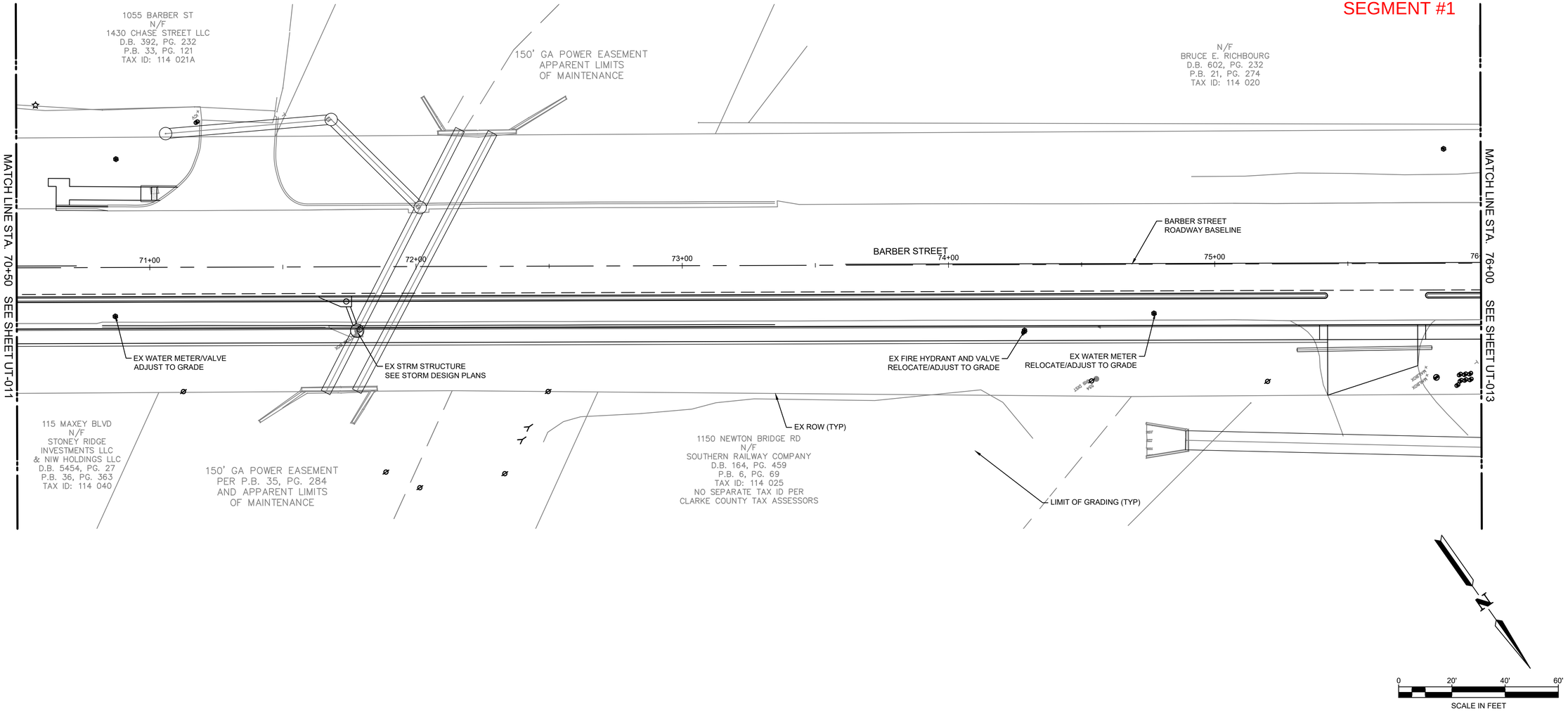
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. UT-011
SHEET NO. 99 OF 148

SEGMENT #1



60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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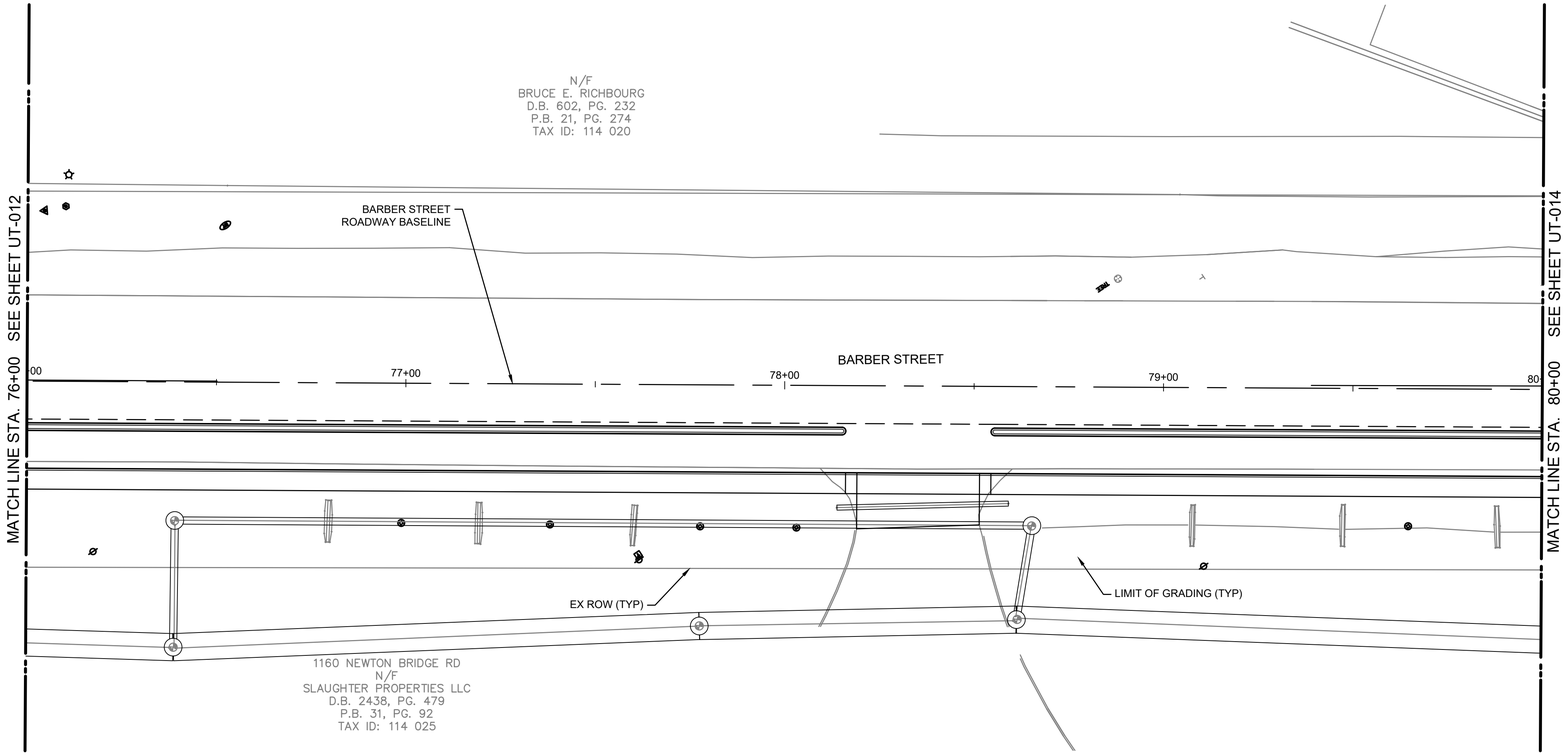
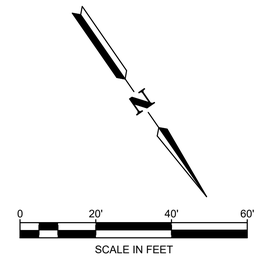
PROFESSIONAL CERTIFICATION	REUSE OF DOCUMENTS	TOOLE DESIGN	BARBER STREET BIKE AND PEDESTRIAN DESIGN	CIVIL	PROJECT NO. 00RAL.00155.02
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.	ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.	315 S. BLOODWORTH STREET RALEIGH, NC 27601 PHONE: 919.336.5010 www.tooledesign.com Submitted by Toole Design Group, LLC (#F-1337)	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT	UTILITY RELOCATION PLAN	DATE 07.30.2025 DRAWING NO. UT-012 SHEET NO. 100 OF 148

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

SEGMENT #1





60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:03:36 PM

PROFESSIONAL CERTIFICATION

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

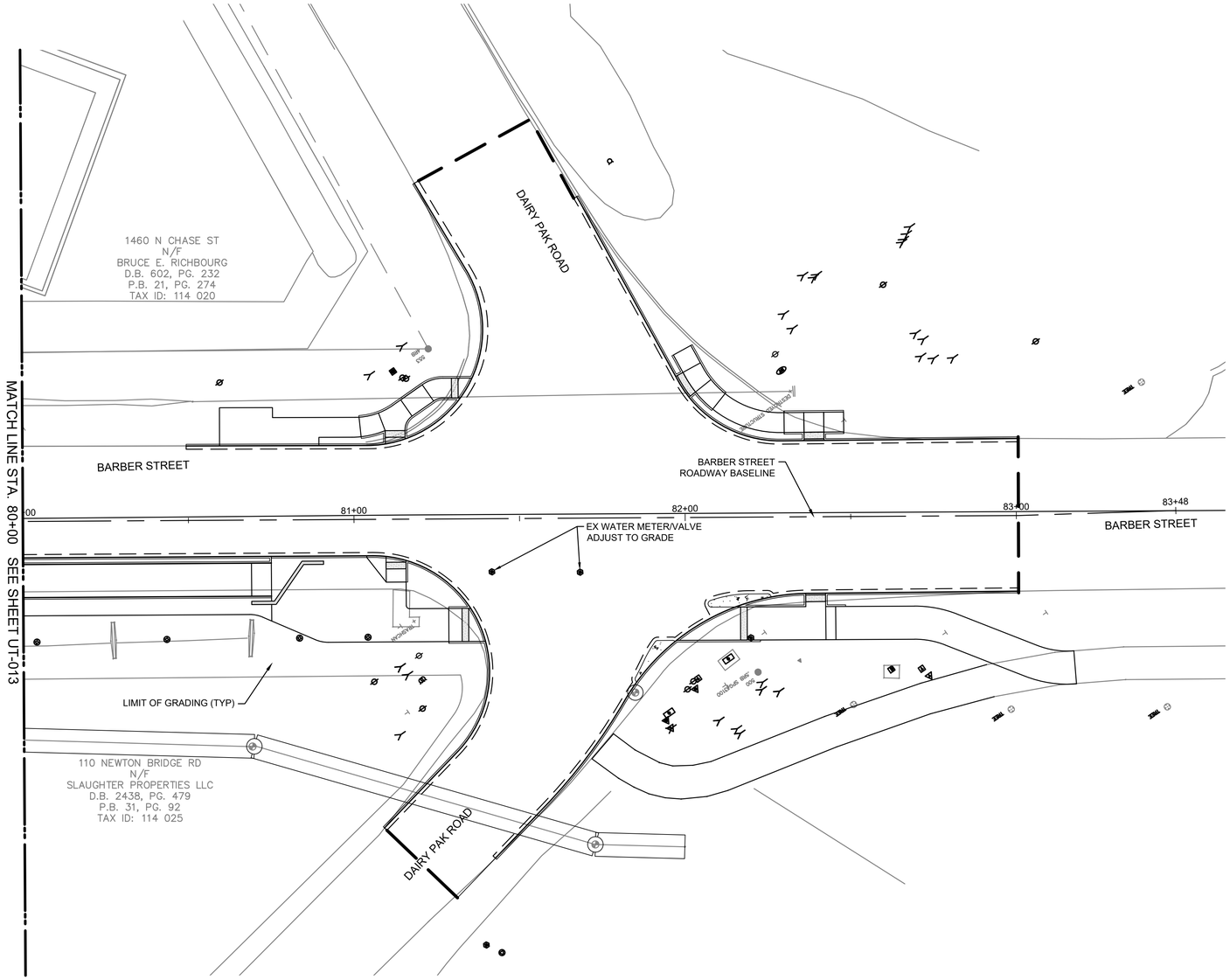
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. UT-013
SHEET NO. 101 OF 148

SEGMENT #1



0 20' 40' 60'
SCALE IN FEET

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:03:40 PM

PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

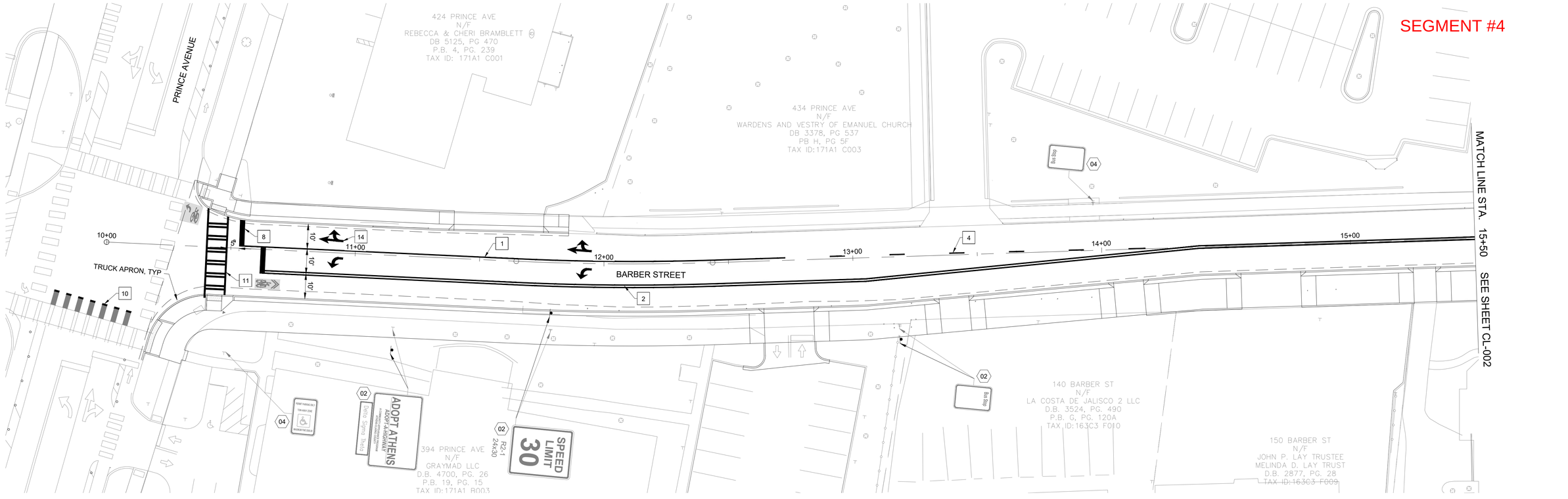
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

UTILITY RELOCATION PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	UT-014
SHEET NO.	102 OF 148



CONSTRUCTION NOTES (PAVEMENT MARKING):

1. INSTALL 5" SOLID WHITE LINE
2. INSTALL 5" SOLID DOUBLE YELLOW CENTERLINE
3. INSTALL 5" SOLID YELLOW LINE
4. INSTALL 4" WHITE SKIP LINE (3' STRIPE, 9' GAP)
5. INSTALL 5" YELLOW SKIP LINE (10' STRIPE, 30' SKIP)
6. INSTALL 8" SOLID WHITE LINE
7. INSTALL 12" SOLID WHITE LINE
8. INSTALL 24" WHITE LINE
9. INSTALL TWO-WAY BIKE LANE INTERSECTION CROSSING (SEE CONSTRUCTION DETAILS)
10. INSTALL SINGULAR BIKE LANE INTERSECTION CROSSING (SEE CONSTRUCTION DETAILS)
11. INSTALL PEDESTRIAN INTERSECTION CROSSING (SEE CONSTRUCTION DETAILS)
12. INSTALL PEDESTRIAN BIKE LANE CROSSING (SEE CONSTRUCTION DETAILS)
13. INSTALL WHITE THERMOPLASTIC RAMP ARROW
14. WHITE THERMOPLASTIC LANE ARROW
15. INSTALL 8" PARALLEL PARKING MARKING
16. BIKE SYMBOL WITH ARROW
17. TWO WAY TURN LANE MARKINGS
18. INSTALL TRIANGULAR YIELD MARKINGS
19. INSTALL RAILROAD CROSSING SYMBOL MARKINGS

CONSTRUCTION NOTES (SIGNAGE):

01. FURNISH AND INSTALL SIGN
02. RELOCATE SIGN
03. REMOVE SIGN
04. RETAIN SIGN

NOTES:

1. ALL PAVEMENT MARKINGS WITHIN MILL AND OVERLAY LIMITS ARE ASSUMED TO BE REMOVED.
2. EXISTING SIGNS ON CROSS STREETS ARE TO REMAIN UNLESS NOTED OTHERWISE.
3. IF ANY EXISTING SINGAGE OR PAVEMENT MARKINGS ARE LOCATED IN THE FIELD THAT ARE NOT SHOWN ON PLANS NOTIFY ATHENS-CLARKE COUNTY.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION		REUSE OF DOCUMENTS								TOOLE DESIGN	BARBER STREET BIKE AND PEDESTRIAN DESIGN	CIVIL	PROJECT NO. 00RAL.00155.02
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.		ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.								315 S. BLOODWORTH STREET RALEIGH, NC 27601 PHONE: 919.336.5010 www.tooledesign.com Submitted by Toole Design Group, LLC (#F-1337)	ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT	PAVEMENT MARKING AND SIGNAGE PLAN	DATE 07.30.2025
		DSGN	XX	NO.	DATE	REVISION	BY	APVD					DRAWING NO. PM-001
		DR	XX										SHEET NO. 103 OF 148
		CHK	XX										
		APVD	XX										

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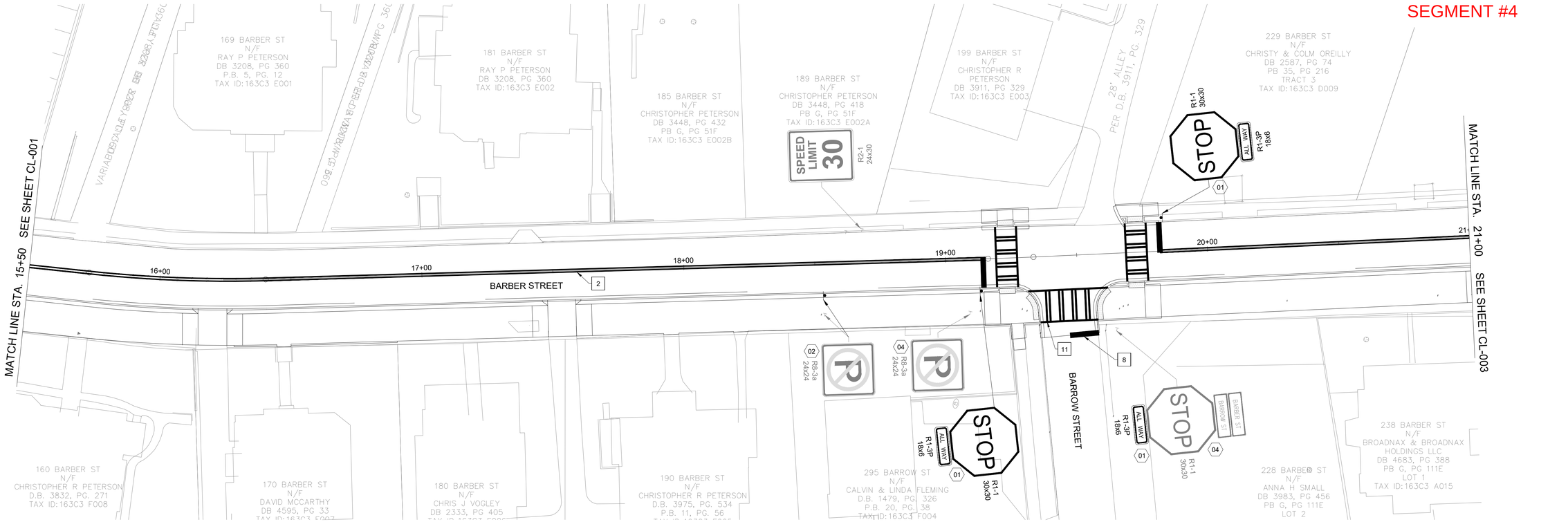
SEGMENT #4



0 20' 40' 60'
SCALE IN FEET

CONSTRUCTION NOTES (PAVEMENT MARKING):

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16. BIKE SYMBOL WITH ARROW
17. TWO WAY TURN LANE MARKINGS
18. INSTALL TRIANGULAR YIELD MARKINGS
19. INSTALL RAILROAD CROSSING SYMBOL MARKINGS

CONSTRUCTION NOTES (SIGNAGE):

01. FURNISH AND INSTALL SIGN
02. RELOCATE SIGN
03. REMOVE SIGN
04. RETAIN SIGN

NOTES:

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3. IF ANY EXISTING SINGAGE OR PAVEMENT MARKINGS ARE LOCATED IN THE FIELD THAT ARE NOT SHOWN ON PLANS NOTIFY ATHENS-CLARKE COUNTY.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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REUSE OF DOCUMENTS

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. PM-002
SHEET NO. 104 OF 148

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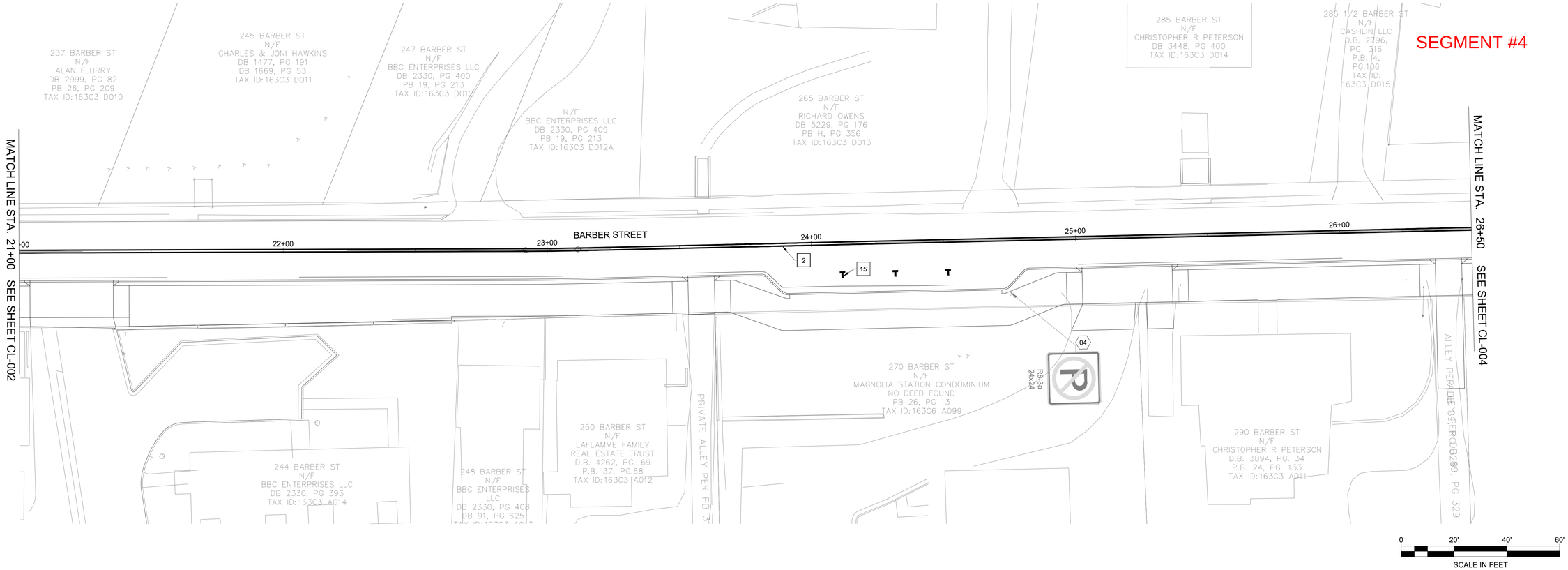

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18. INSTALL TRIANGULAR YIELD MARKINGS
19. INSTALL RAILROAD CROSSING SYMBOL MARKINGS

CONSTRUCTION NOTES (SIGNAGE):

01. FURNISH AND INSTALL SIGN
02. RELOCATE SIGN
03. REMOVE SIGN
04. RETAIN SIGN

NOTES:

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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REUSE OF DOCUMENTS
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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. PM-003
SHEET NO. 105 OF 148

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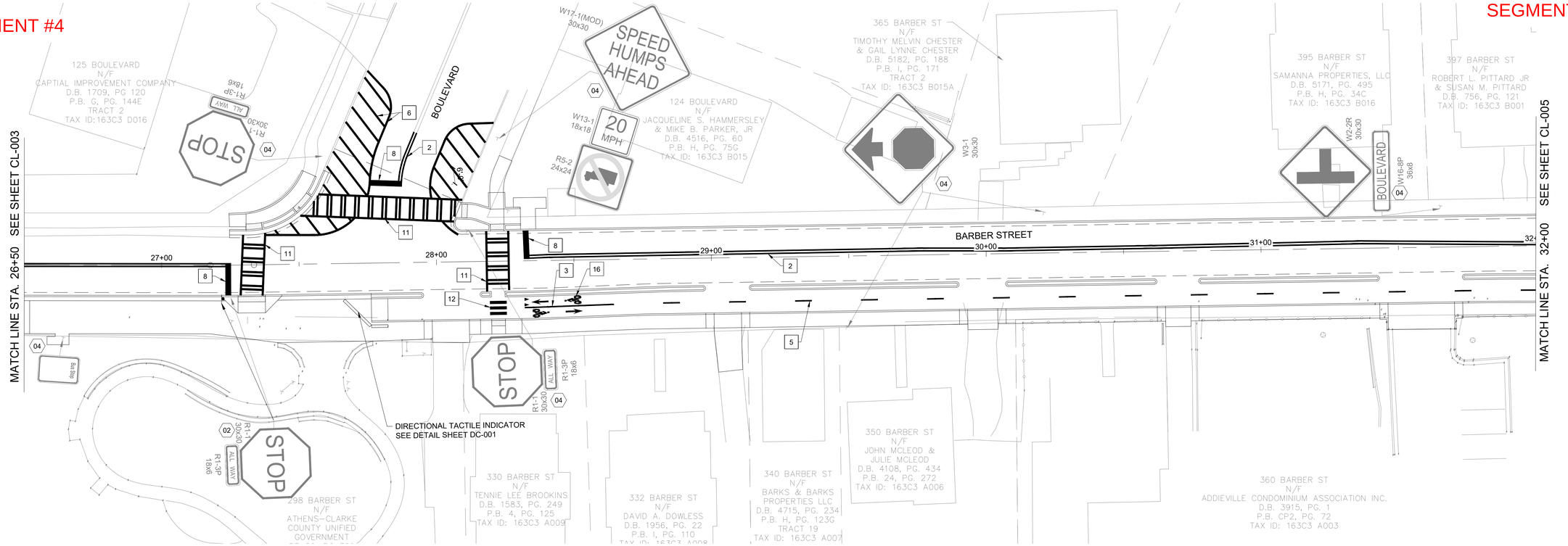
SEGMENT #4

SEGMENT #3



0 20' 40' 60'
SCALE IN FEET

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
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RALEIGH, NC 27601
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Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. PM-004
SHEET NO. 106 OF 148

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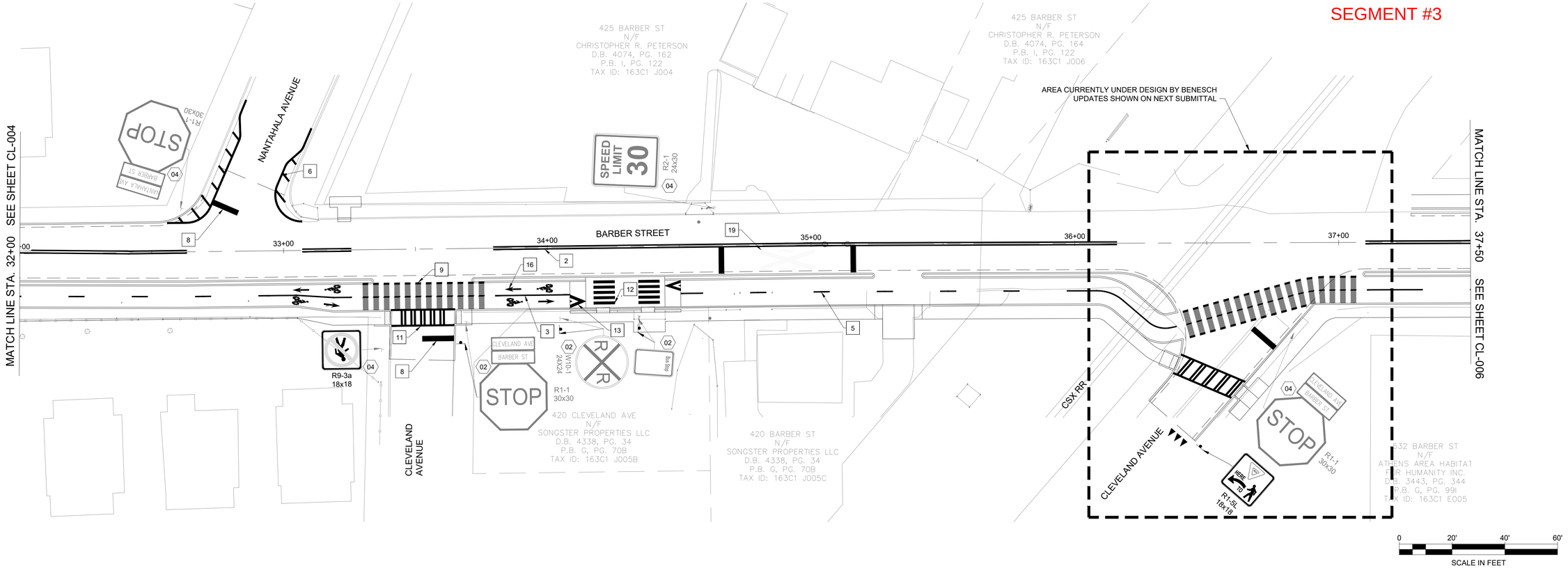
SEGMENT #3



CONSTRUCTION NOTES (PAVEMENT MARKING):

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CONSTRUCTION NOTES (SIGNAGE):

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PRELIMINARY - NOT FOR CONSTRUCTION

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REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. PM-005
SHEET NO. 107 OF 148

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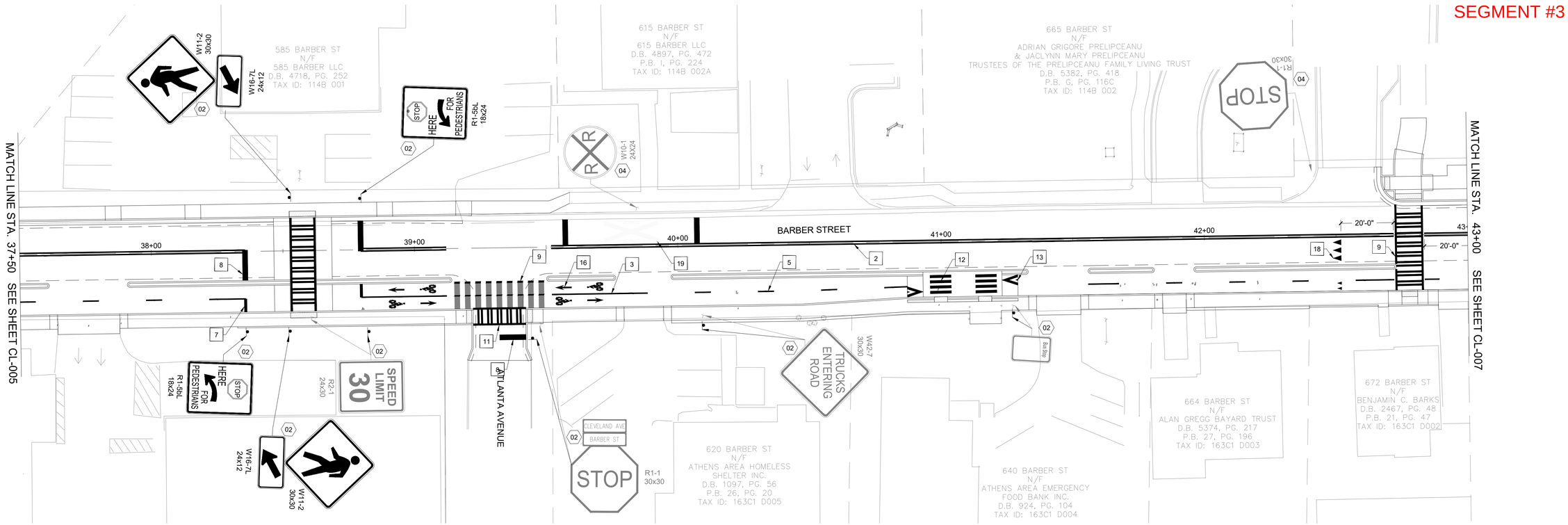
SEGMENT #3



CONSTRUCTION NOTES (PAVEMENT MARKING):

1. INSTALL 5" SOLID WHITE LINE
2. INSTALL 5" SOLID DOUBLE YELLOW CENTERLINE
3. INSTALL 5" SOLID YELLOW LINE
4. INSTALL 4" WHITE SKIP LINE (3' STRIPE, 9' GAP)
5. INSTALL 5" YELLOW SKIP LINE (10' STRIPE, 30' SKIP)
6. INSTALL 8" SOLID WHITE LINE
7. INSTALL 12" SOLID WHITE LINE
8. INSTALL 24" WHITE LINE
9. INSTALL TWO-WAY BIKE LANE INTERSECTION CROSSING (SEE CONSTRUCTION DETAILS)
10. INSTALL SINGULAR BIKE LANE INTERSECTION CROSSING (SEE CONSTRUCTION DETAILS)
11. INSTALL PEDESTRIAN INTERSECTION CROSSING (SEE CONSTRUCTION DETAILS)
12. INSTALL PEDESTRIAN BIKE LANE CROSSING (SEE CONSTRUCTION DETAILS)
13. INSTALL WHITE THERMOPLASTIC RAMP ARROW
14. WHITE THERMOPLASTIC LANE ARROW
15. INSTALL 8" PARALLEL PARKING MARKING
16. BIKE SYMBOL WITH ARROW
17. TWO WAY TURN LANE MARKINGS
18. INSTALL TRIANGULAR YIELD MARKINGS
19. INSTALL RAILROAD CROSSING SYMBOL MARKINGS

CONSTRUCTION NOTES (SIGNAGE):

01. FURNISH AND INSTALL SIGN
02. RELOCATE SIGN
03. REMOVE SIGN
04. RETAIN SIGN

NOTES:

1. ALL PAVEMENT MARKINGS WITHIN MILL AND OVERLAY LIMITS ARE ASSUMED TO BE REMOVED.
2. EXISTING SIGNS ON CROSS STREETS ARE TO REMAIN UNLESS NOTED OTHERWISE.
3. IF ANY EXISTING SINGAGE OR PAVEMENT MARKINGS ARE LOCATED IN THE FIELD THAT ARE NOT SHOWN ON PLANS NOTIFY ATHENS-CLARKE COUNTY.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. PM-006
SHEET NO. 108 OF 148

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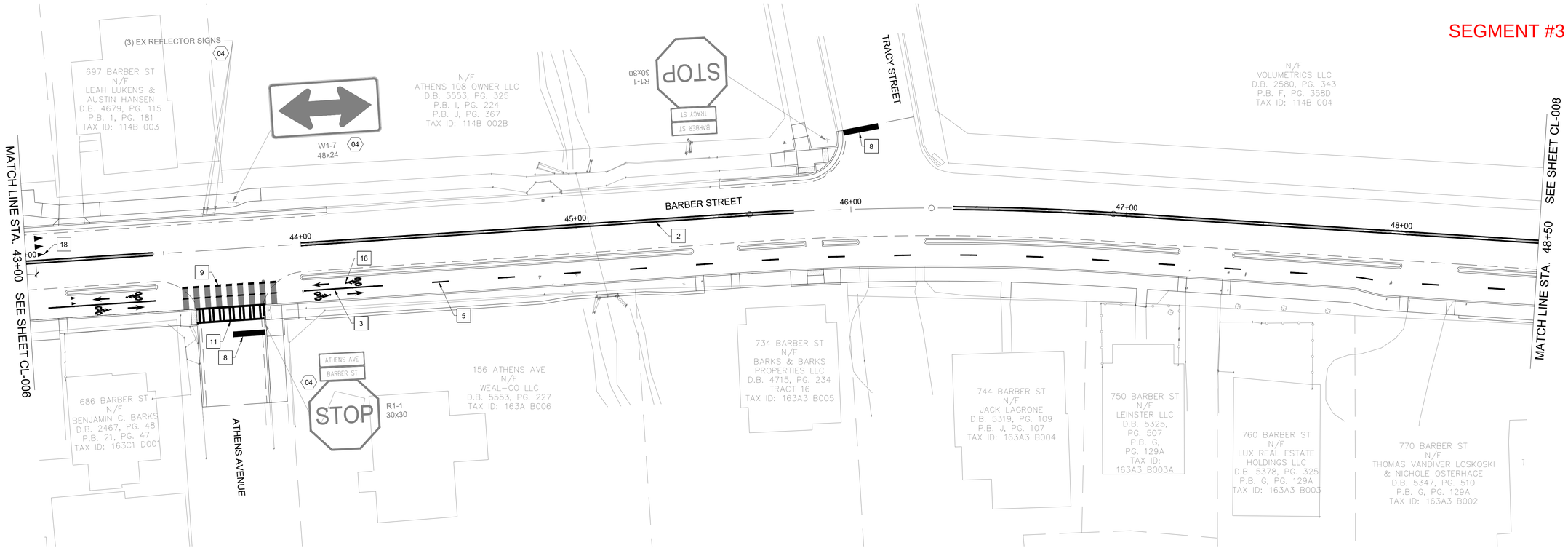
SEGMENT #3



0 20' 40' 60'
SCALE IN FEET

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14. WHITE THERMOPLASTIC LANE ARROW
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16. BIKE SYMBOL WITH ARROW
17. TWO WAY TURN LANE MARKINGS
18. INSTALL TRIANGULAR YIELD MARKINGS
19. INSTALL RAILROAD CROSSING SYMBOL MARKINGS

CONSTRUCTION NOTES (SIGNAGE):

01. FURNISH AND INSTALL SIGN
02. RELOCATE SIGN
03. REMOVE SIGN
04. RETAIN SIGN

NOTES:

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. PM-007
SHEET NO. 109 OF 148

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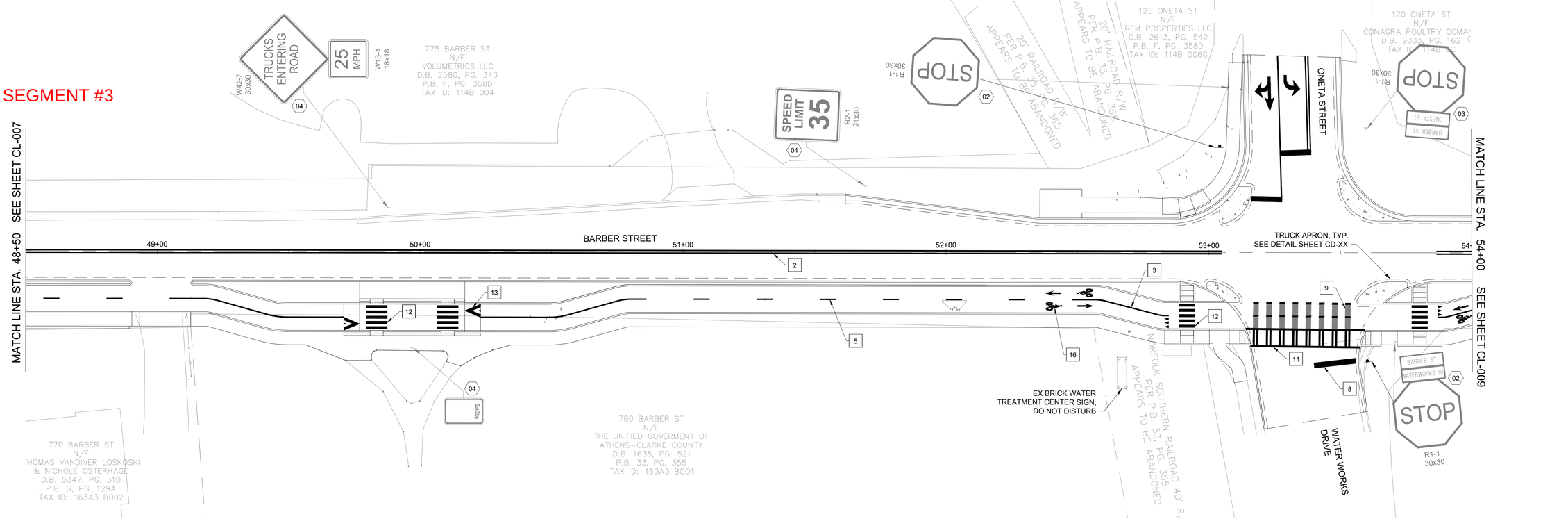
SEGMENT #2

SEGMENT #3



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19. INSTALL RAILROAD CROSSING SYMBOL MARKINGS

CONSTRUCTION NOTES (SIGNAGE):

01. FURNISH AND INSTALL SIGN
02. RELOCATE SIGN
03. REMOVE SIGN
04. RETAIN SIGN

NOTES:

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PRELIMINARY - NOT FOR CONSTRUCTION

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. PM-008
SHEET NO. 110 OF 148

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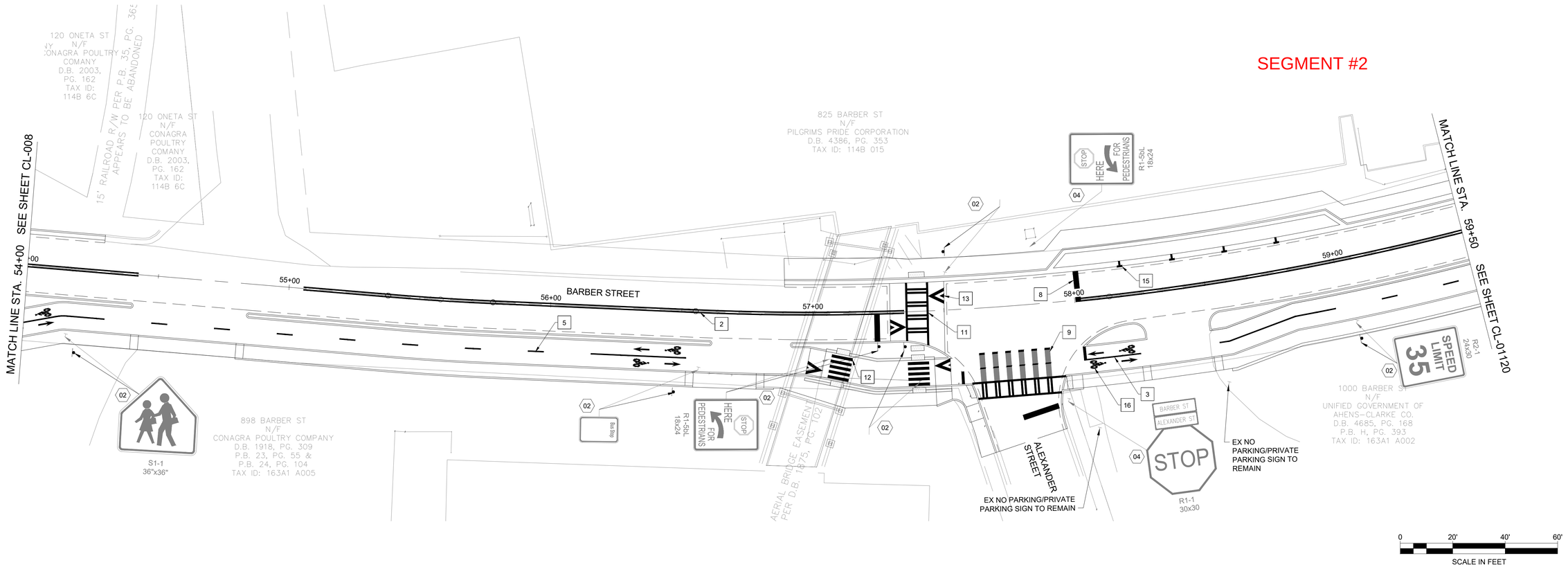

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18. INSTALL TRIANGULAR YIELD MARKINGS
19. INSTALL RAILROAD CROSSING SYMBOL MARKINGS

CONSTRUCTION NOTES (SIGNAGE):

01. FURNISH AND INSTALL SIGN
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03. REMOVE SIGN
04. RETAIN SIGN

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PRELIMINARY - NOT FOR CONSTRUCTION

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DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. PM-009
SHEET NO. 111 OF 148

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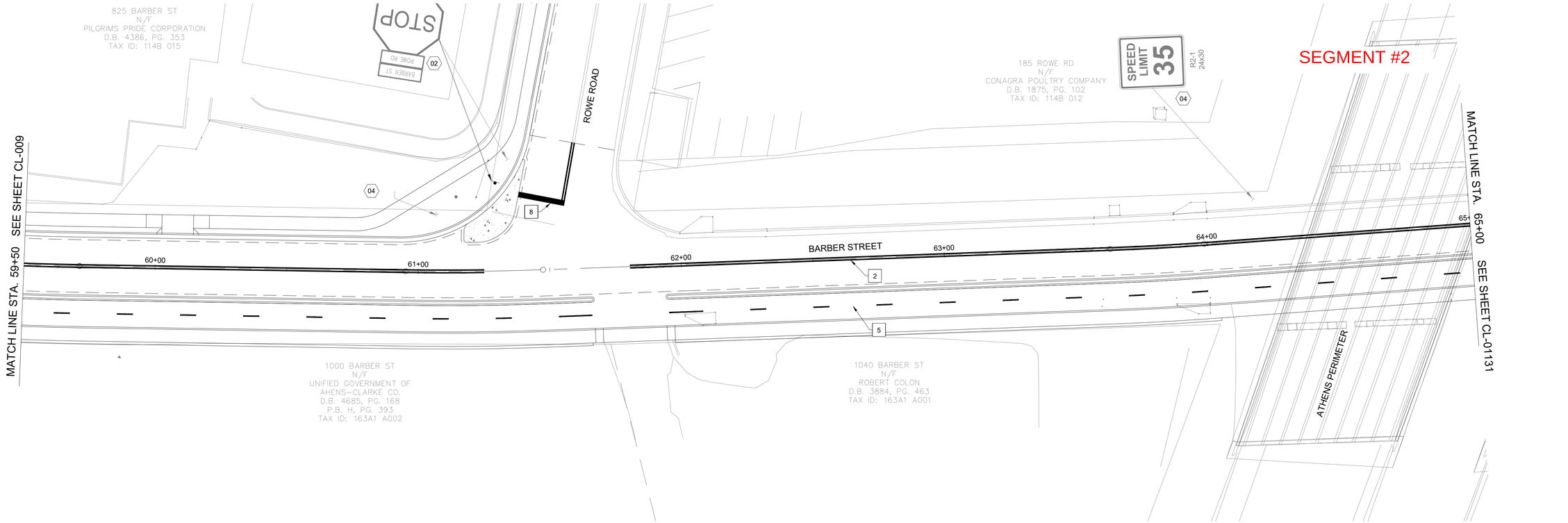

0 20' 40' 60'
SCALE IN FEET

CONSTRUCTION NOTES (PAVEMENT MARKING):

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18. INSTALL TRIANGULAR YIELD MARKINGS
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CONSTRUCTION NOTES (SIGNAGE):

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NOTES:

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DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
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PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. PM-010
SHEET NO. 112 OF 148

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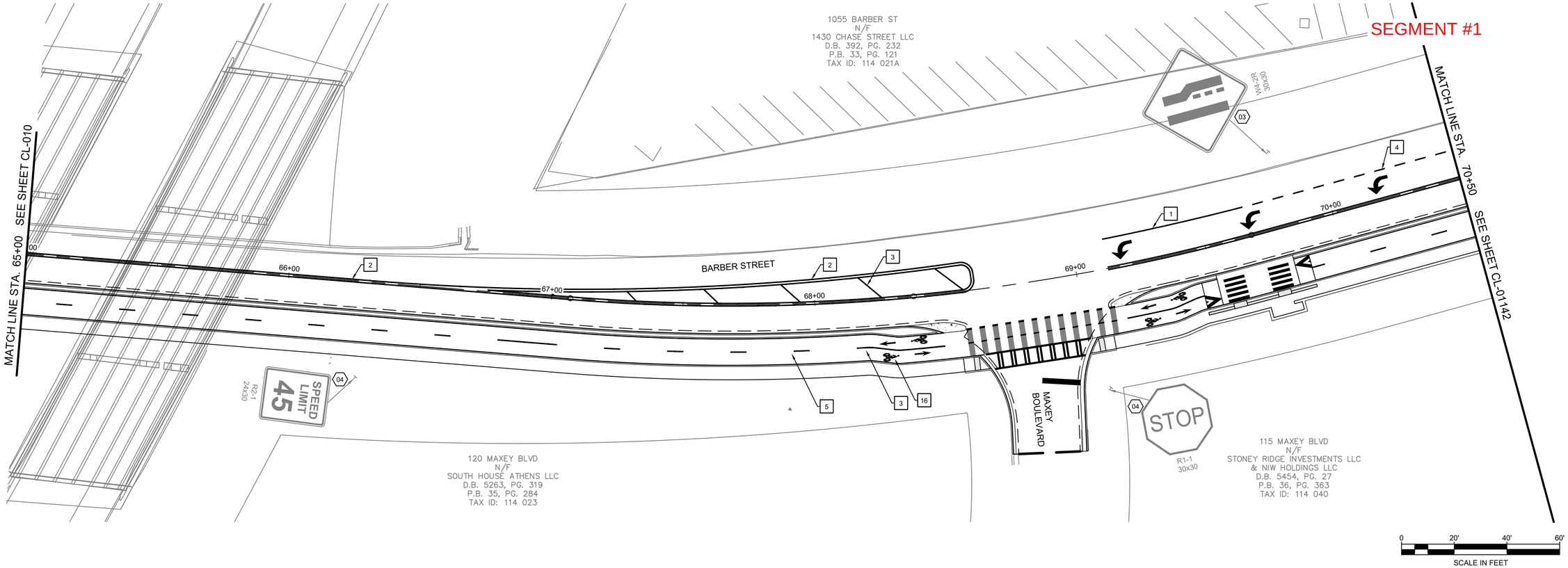

CONSTRUCTION NOTES (PAVEMENT MARKING):

1	INSTALL 5" SOLID WHITE LINE
2	INSTALL 5" SOLID DOUBLE YELLOW CENTERLINE
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14	WHITE THERMOPLASTIC LANE ARROW
15	INSTALL 8" PARALLEL PARKING MARKING
16	BIKE SYMBOL WITH ARROW
17	TWO WAY TURN LANE MARKINGS
18	INSTALL TRIANGULAR YIELD MARKINGS
19	INSTALL RAILROAD CROSSING SYMBOL MARKINGS

CONSTRUCTION NOTES (SIGNAGE):

01	FURNISH AND INSTALL SIGN
02	RELOCATE SIGN
03	REMOVE SIGN
04	RETAIN SIGN

NOTES:

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:05:04 PM

PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

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PHONE: 919.336.5010
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BARBER STREET BIKE AND PEDESTRIAN DESIGN

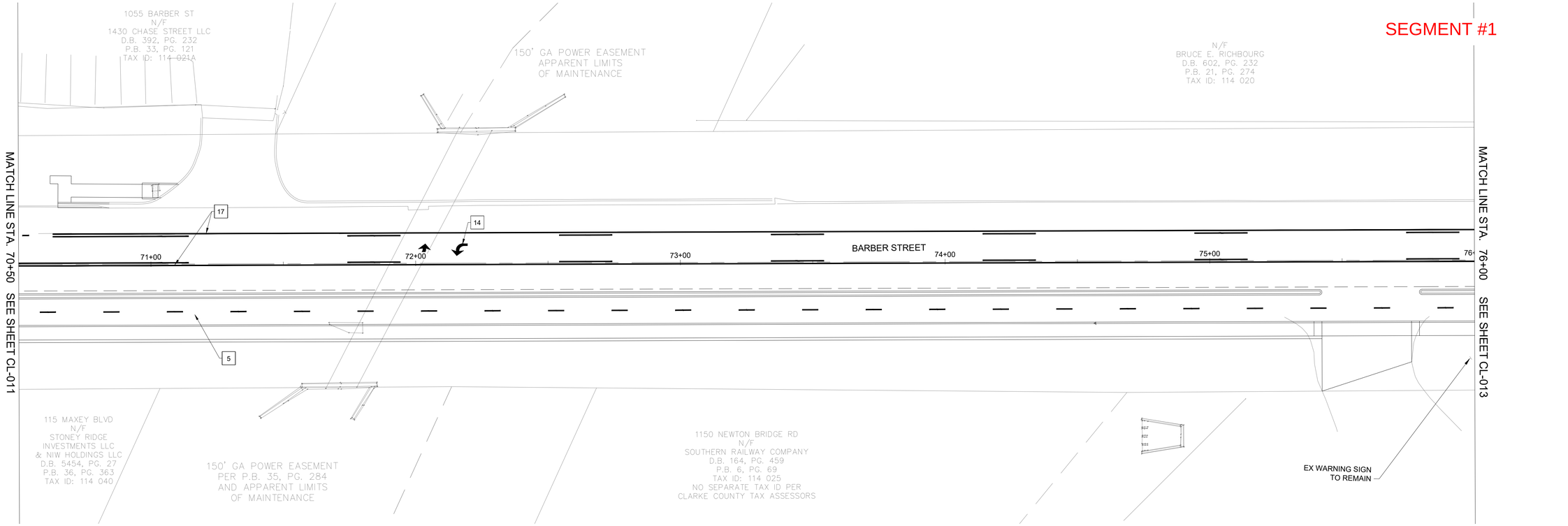
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. PM-011
SHEET NO. 113 OF 148

SEGMENT #1



0 20' 40' 60'
SCALE IN FEET

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	PM-012
SHEET NO.	114 OF 148

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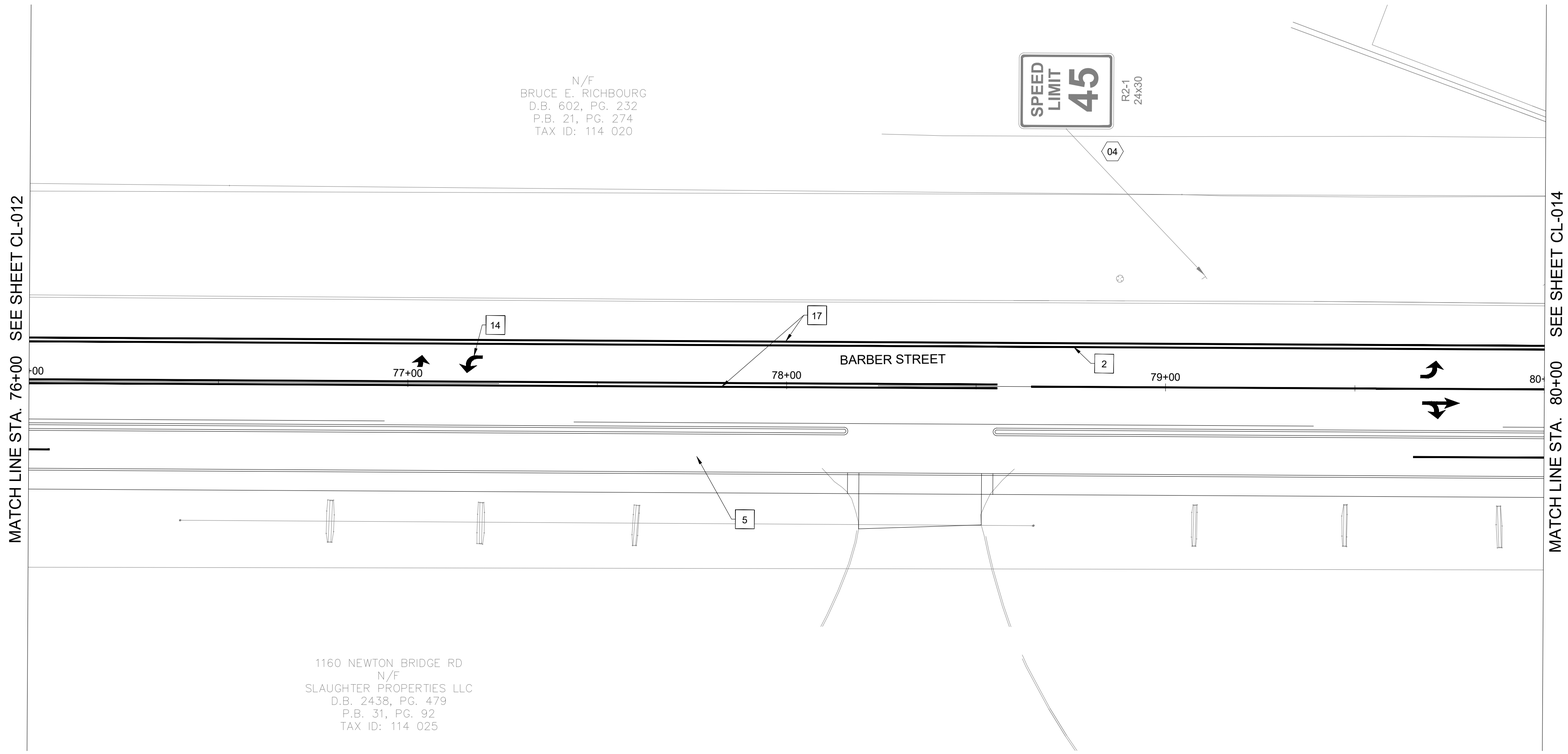

SEGMENT #1

0 20' 40' 60'
SCALE IN FEET

CONSTRUCTION NOTES (PAVEMENT MARKING):

1. INSTALL 5" SOLID WHITE LINE
2. INSTALL 5" SOLID DOUBLE YELLOW CENTERLINE
3. INSTALL 5" SOLID YELLOW LINE
4. INSTALL 4" WHITE SKIP LINE (3' STRIPE, 9' GAP)
5. INSTALL 5" YELLOW SKIP LINE (10' STRIPE, 30' SKIP)
6. INSTALL 8" SOLID WHITE LINE
7. INSTALL 12" SOLID WHITE LINE
8. INSTALL 24" WHITE LINE
9. INSTALL TWO-WAY BIKE LANE INTERSECTION CROSSING (SEE CONSTRUCTION DETAILS)
10. INSTALL SINGULAR BIKE LANE INTERSECTION CROSSING (SEE CONSTRUCTION DETAILS)
11. INSTALL PEDESTRIAN INTERSECTION CROSSING (SEE CONSTRUCTION DETAILS)
12. INSTALL PEDESTRIAN BIKE LANE CROSSING (SEE CONSTRUCTION DETAILS)
13. INSTALL WHITE THERMOPLASTIC RAMP ARROW
14. WHITE THERMOPLASTIC LANE ARROW
15. INSTALL 8" PARALLEL PARKING MARKING
16. BIKE SYMBOL WITH ARROW
17. TWO WAY TURN LANE MARKINGS
18. INSTALL TRIANGULAR YIELD MARKINGS
19. INSTALL RAILROAD CROSSING SYMBOL MARKINGS

CONSTRUCTION NOTES (SIGNAGE):

01. FURNISH AND INSTALL SIGN
02. RELOCATE SIGN
03. REMOVE SIGN
04. RETAIN SIGN

NOTES:

1. ALL PAVEMENT MARKINGS WITHIN MILL AND OVERLAY LIMITS ARE ASSUMED TO BE REMOVED.
2. EXISTING SIGNS ON CROSS STREETS ARE TO REMAIN UNLESS NOTED OTHERWISE.
3. IF ANY EXISTING SINGAGE OR PAVEMENT MARKINGS ARE LOCATED IN THE FIELD THAT ARE NOT SHOWN ON PLANS NOTIFY ATHENS-CLARKE COUNTY.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS
ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	PM-013
SHEET NO.	115 OF 148

H:\L0000\00ral.00155.02_s_barber st bike-ped prelim proj dgn\production\CADD\PLANS\00RAL.00155.02_PM.dwg
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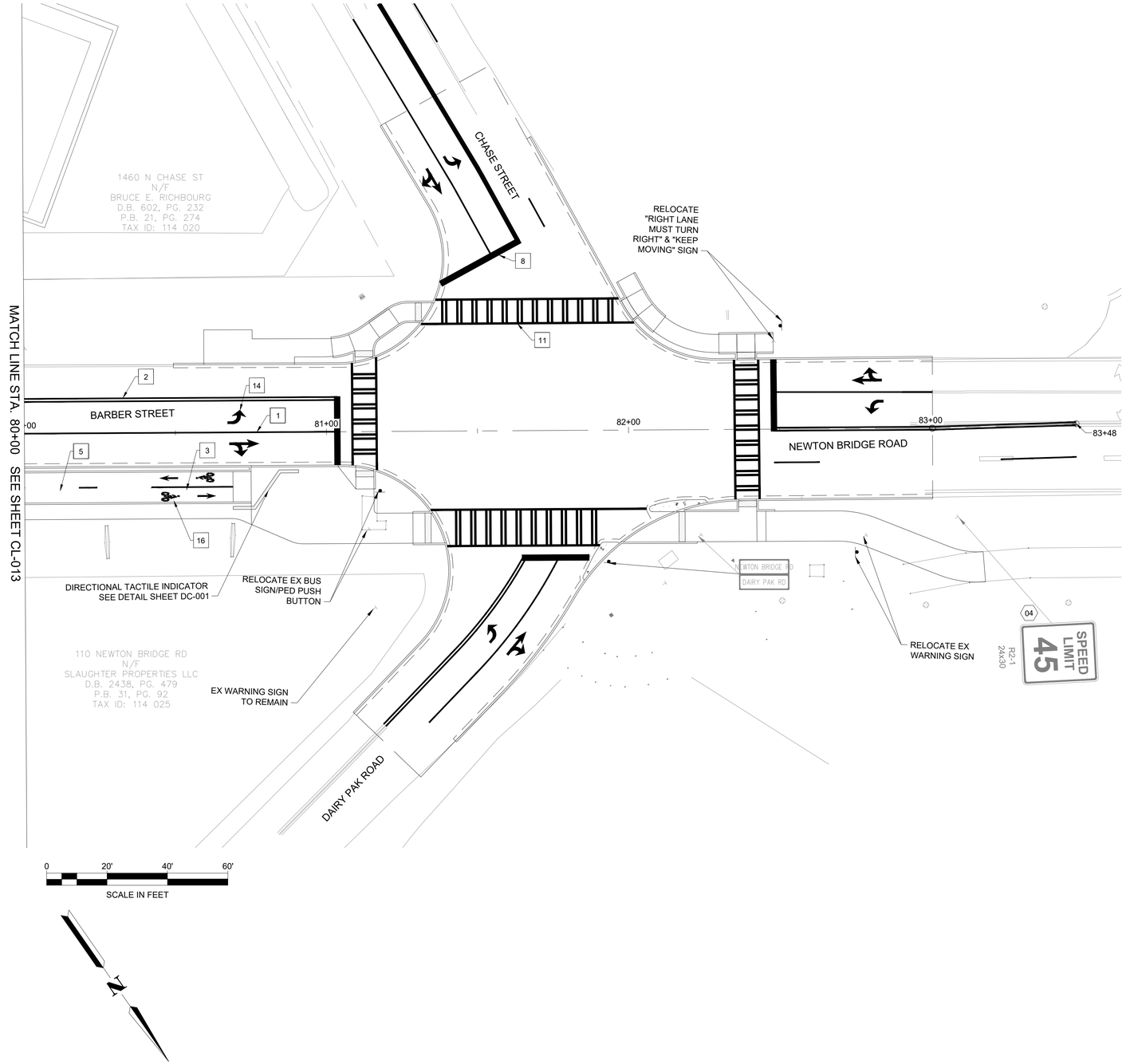

SEGMENT #1

CONSTRUCTION NOTES (PAVEMENT MARKING):

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:05:22 PM

PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

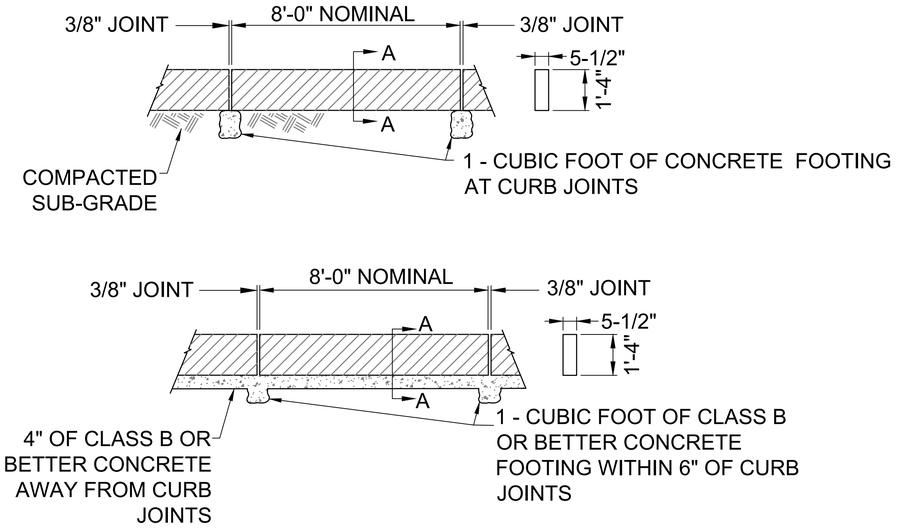
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

PAVEMENT MARKING AND SIGNAGE PLAN

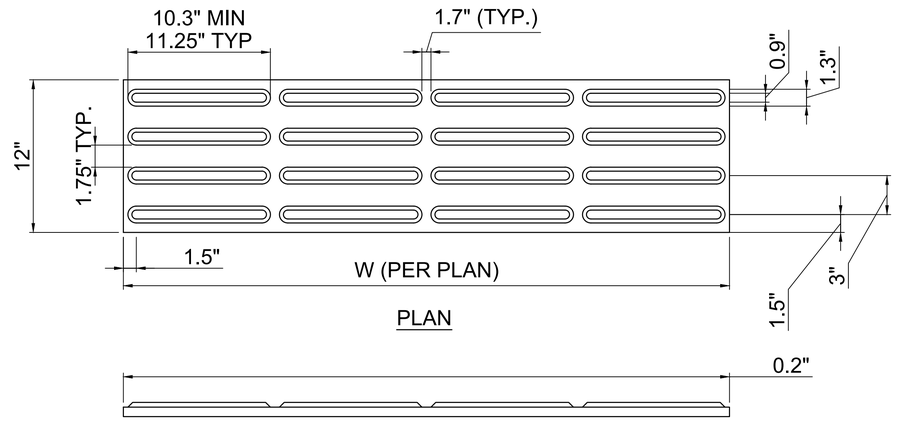
PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	PM-014
SHEET NO.	116 OF 148



NOTES:
1. GRADE A GRANITE CURB SPLIT FACE, AND SAWED TOP

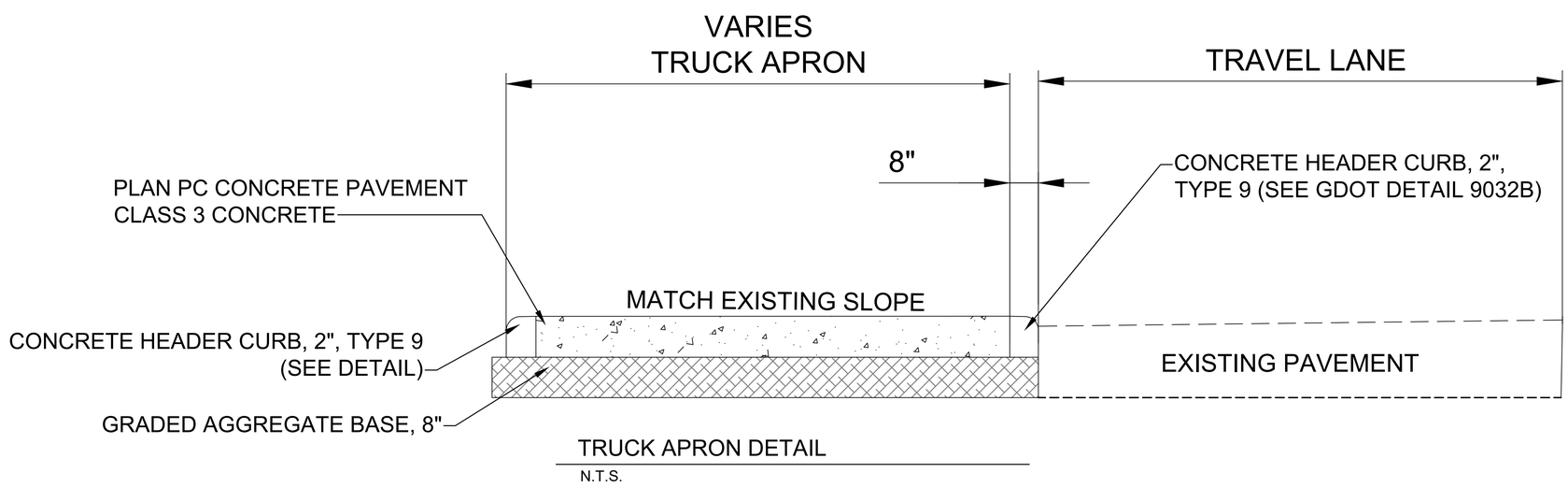
GRANITE CURB SECTION

N.T.S.



DIRECTIONAL INDICATOR

N.T.S.



TRUCK APRON DETAIL

N.T.S.

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CIVIL DETAILS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DC-001
SHEET NO. 117 OF 148

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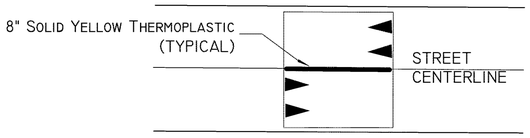
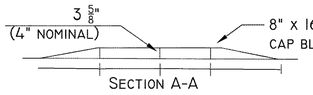
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA			

TYPICAL SPEED TABLE
NTS

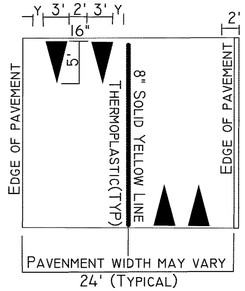


PLAN VIEW



SECTION A-A

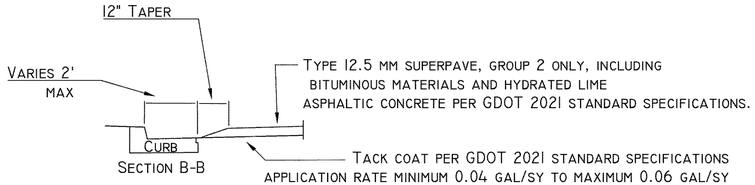
NOTES:
1. SPEED TABLES MAY ONLY BE PLACED ON STREETS WITH GRADES LESS THAN 8%.
2. SPEED TABLES SHALL BE INSTALLED ON "TWO-PASS" STREETS ONLY TO ENSURE RESIDENTIAL TRAFFIC ONLY WILL TRAVERSE THEM.



TAPER SHALL BE 6" FOR ROAD WIDTHS OF 22' OR LESS

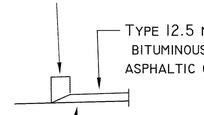
HALF LAYOUT WITHOUT CURB AND GUTTER

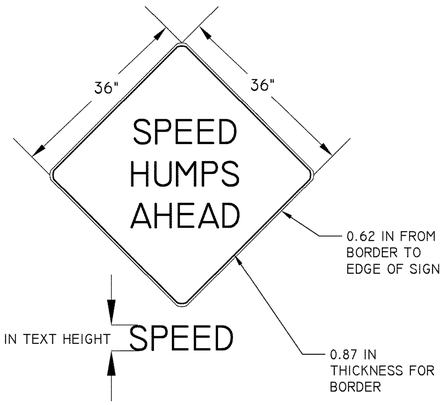
HALF LAYOUT WITH CURB AND GUTTER

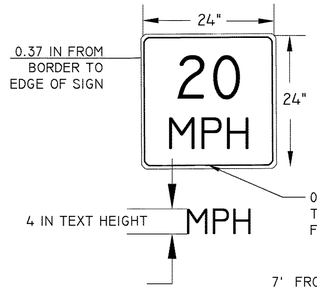


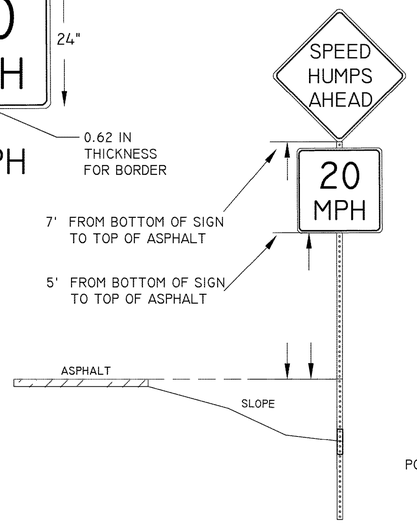
SECTION B-B

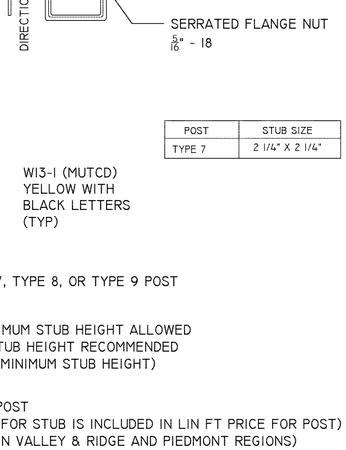
SPECIAL NOTE:
ON ALL ROADWAYS WHICH HAVE PROPOSED OR EXISTIING BICYCLE FACILITIES, THE DESIGNER AND/OR CONTRACTOR SHALL CONTACT ATHENS-CLARKE COUNTY TRANSPORTATION AND PUBLIC WORKS REGARDING THE PLACEMENT OF PROPOSED SPEED TABLES PRIOR TO DESIGN AND/OR INSTALLATION.

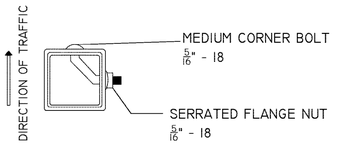












POST	STUB SIZE
TYPE 7	2 1/4" X 2 1/4"

REVISIONS:			
NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			

SURVEYED BY: NA
DESIGNED BY: JRA, JDG
DRAWN BY: JRA, JDG
CHECKED BY: TMM
APPROVED BY: RAK

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
ENGINEERING DIVISION
120 WEST DOUGHERTY STREET
ATHENS, GEORGIA 30603
PHONE 706.613.3440
FAX 706.613.3444

PROJECT: CONSTRUCTION STANDARDS AND DETAILS
DATE: DECEMBER 2023

SHEET: SPEED HUMP DETAIL
SHEET: I-090

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
Submitted by Toole Design Group, LLC (#F-1337)
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com

BARBER STREET BIKE AND PEDESTRIAN DESIGN
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CIVIL DETAILS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DC-002
SHEET NO. 118 OF 148

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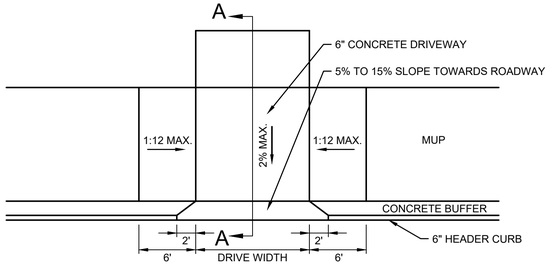
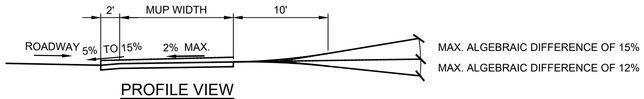


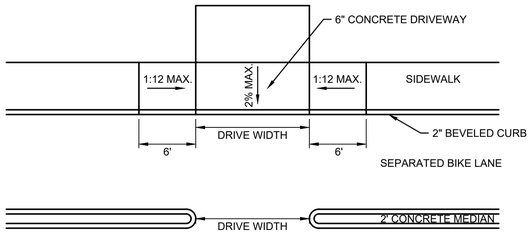
PLAN VIEW



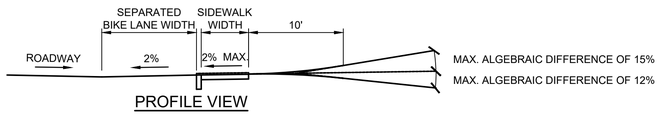
PROFILE VIEW

RESIDENTIAL DRIVEWAY WITH MUP

N.T.S.



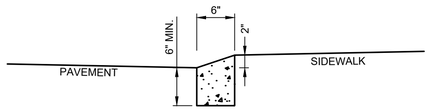
PLAN VIEW



PROFILE VIEW

RESIDENTIAL DRIVEWAY WITH SBL

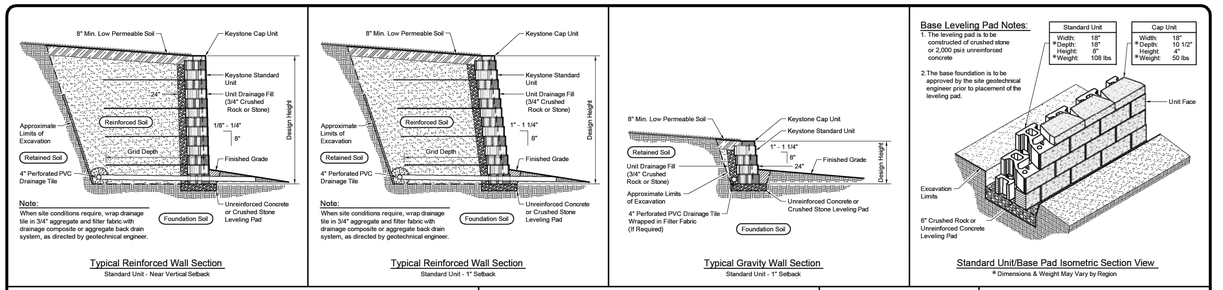
N.T.S.



PROFILE VIEW

2" MOUNTABLE CURB

N.T.S.



Design is for internal stability of the KEYSTONE wall structure only. External stability, including but not limited to foundation and slope stability is the responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of materials conform to KEYSTONE's specification for this project.

This drawing is being furnished for this specific project only. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of Keystone Retaining Wall Systems, Inc.

No.	Date	Revision	By

KEYSTONE RETAINING WALL SYSTEMS
A CompanyCOMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

Designed By:	RKM
Checked By:	CDM
Scale:	No Scale
Title:	Standard Unit 18 - Straight Face Details
Project:	Keystone Retaining Wall Systems Typical Wall Details
Date:	
Project No:	
Drawing No:	

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

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DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

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315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CIVIL DETAILS

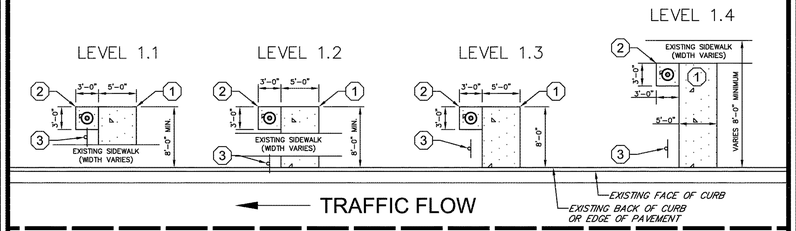
PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DC-003
SHEET NO. 119 OF 148

H:\L0000\00ral.00155.02_s_barber st bike-ped prelim proj dgn\production\CADD\PLANS\00RAL.00155.02_D.dwg
Wednesday, July 30, 2025 4:07:08 PM

LEVEL 1 IMPROVEMENT

TYPICAL WAITING PAD INSTALLATION SITE

1. PROVIDE NEW 4" THICK CONCRETE PADS FLUSH TO EXISTING CURBS OR SIDEWALKS AS NECESSARY TO PROVIDE A FINISHED CONCRETE PAD THAT IS 5'-0" X 8'-0" MINIMUM.
2. PROVIDE NEW 4" THICK 3'-0" X 3'-0" CONCRETE PAD CONNECTED TO 5'-0" X 8'-0" PAD. INSTALL TRASH CAN PROVIDED BY OWNER. PAD LOCATION TO BE DETERMINED BY OWNER.
3. EXISTING AND/OR NEW BUS STOP SIGN AS DIRECTED. FARE AND SCHEDULE HOLDER TO BE BOLTED TO SIGN POST.



NOTE:
WAITING PAD MUST BE CLEAR OF UTILITY POLES, FIRE HYDRANTS, AND TRAFFIC SIGNS.

WAITING PAD TO HAVE MAXIMUM CROSS SLOPE OF 2%.

WHERE TYING INTO EDGE OF PAVEMENT, PARTICULARLY ASPHALT, THE ASPHALT BE CUT STRAIGHT WITH A CONCRETE SAW AND THAT THE TIE-IN BE TWO STRAIGHT EDGES.

GRADE SITE DRAIN, MINIMUM SLOPE 0.5%

SCALE 10 0 10 IN FEET
1" = 10'

REV	DATE	DESCRIPTION

The Bus *Athens Transit*

ATHENS TRANSIT SYSTEM BUS STOP IMPROVEMENT PROGRAM

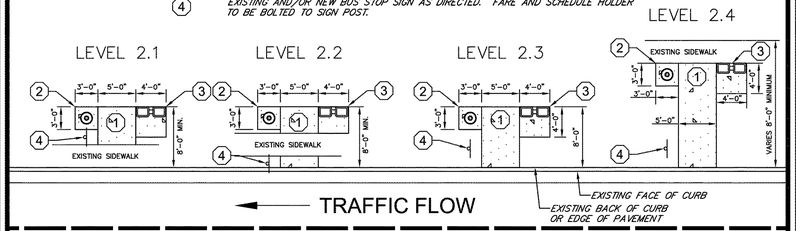
W R Toole Engineers, Inc. Engineers • Consultants • Planners

DRAWING: Level 1 Typical
DATE: 5-30-07

LEVEL 2 IMPROVEMENT

TYPICAL WAITING PAD INSTALLATION SITE

1. PROVIDE NEW 4" THICK CONCRETE PADS FLUSH TO EXISTING CURBS OR SIDEWALKS AS NECESSARY TO PROVIDE A FINISHED CONCRETE PAD THAT IS 5'-0" X 8'-0" MINIMUM.
2. PROVIDE NEW 4" THICK 3'-0" X 3'-0" CONCRETE PAD CONNECTED TO 5'-0" X 8'-0" PAD. INSTALL TRASH CAN PROVIDED BY OWNER. PAD LOCATION TO BE DETERMINED BY OWNER.
3. PROVIDE NEW 4" THICK 4'-0" X 4'-0" CONCRETE PAD CONNECTED TO 5'-0" X 8'-0" PAD. INSTALL SIMME-SEAT PROVIDED BY OWNER. PAD LOCATION TO BE DETERMINED BY OWNER.
4. EXISTING AND/OR NEW BUS STOP SIGN AS DIRECTED. FARE AND SCHEDULE HOLDER TO BE BOLTED TO SIGN POST.



NOTE:
WAITING PAD MUST BE CLEAR OF UTILITY POLES, FIRE HYDRANTS, AND TRAFFIC SIGNS.

WAITING PAD TO HAVE MAXIMUM CROSS SLOPE OF 2%.

WHERE TYING INTO EDGE OF PAVEMENT, PARTICULARLY ASPHALT, THE ASPHALT BE CUT STRAIGHT WITH A CONCRETE SAW AND THAT THE TIE-IN BE TWO STRAIGHT EDGES.

GRADE SITE DRAIN, MINIMUM SLOPE 0.5%

SCALE 10 0 10 IN FEET
1" = 10'

REV	DATE	DESCRIPTION

The Bus *Athens Transit*

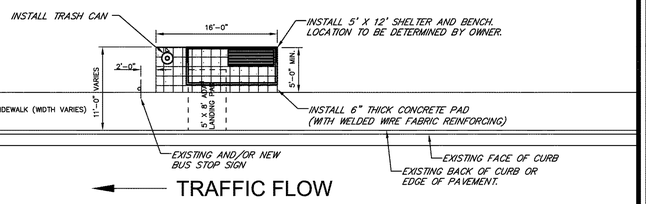
ATHENS TRANSIT SYSTEM BUS STOP IMPROVEMENT PROGRAM

W R Toole Engineers, Inc. Engineers • Consultants • Planners

DRAWING: Level 2 Typical
DATE: 5-30-07

LEVEL 3.1 IMPROVEMENT

TYPICAL BUS SHELTER INSTALLATION SITE
(WITH EXISTING SIDEWALK ATTACHED TO CURB)



NOTE:
WAITING PAD MUST BE CLEAR OF UTILITY POLES, FIRE HYDRANTS, AND TRAFFIC SIGNS.

WAITING PAD TO HAVE MAXIMUM CROSS SLOPE OF 2%.

SHELTER INSTALLATION TO INCLUDE FARE & TIME SCHEDULE HOLDERS AND SYSTEM MAP.

WHERE TYING INTO EDGE OF PAVEMENT, PARTICULARLY ASPHALT, THAT THE ASPHALT BE CUT STRAIGHT WITH A CONCRETE SAW AND THAT THE TIE-IN BE TWO STRAIGHT EDGES

GRADE SITE TO DRAIN, MINIMUM SLOPE 0.5%

SCALE 10 0 10 IN FEET
1" = 10'

REV	DATE	DESCRIPTION

The Bus *Athens Transit*

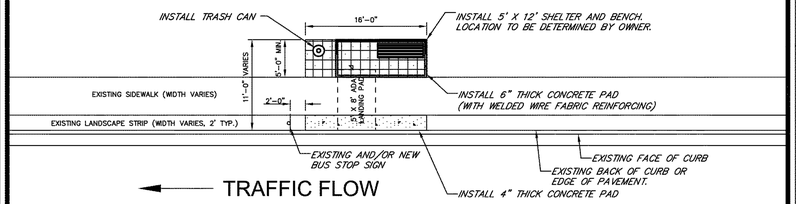
ATHENS TRANSIT SYSTEM BUS STOP IMPROVEMENT PROGRAM

W R Toole Engineers, Inc. Engineers • Consultants • Planners

DRAWING: Level 3.1 Typical
DATE: 5-30-07

LEVEL 3.2 IMPROVEMENT

TYPICAL BUS SHELTER INSTALLATION SITE
(WITH EXISTING SIDEWALK DETACHED FROM CURB)



NOTE:
WAITING PAD MUST BE CLEAR OF UTILITY POLES, FIRE HYDRANTS, AND TRAFFIC SIGNS.

WAITING PAD TO HAVE MAXIMUM CROSS SLOPE OF 2%.

SHELTER INSTALLATION TO INCLUDE FARE & TIME SCHEDULE HOLDERS AND SYSTEM MAP.

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GRADE SITE TO DRAIN, MINIMUM SLOPE 0.5%

SCALE 10 0 10 IN FEET
1" = 10'

REV	DATE	DESCRIPTION

The Bus *Athens Transit*

ATHENS TRANSIT SYSTEM BUS STOP IMPROVEMENT PROGRAM

W R Toole Engineers, Inc. Engineers • Consultants • Planners

DRAWING: Level 3.2 Typical
DATE: 5-30-07

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____. EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CIVIL DETAILS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DC-004
SHEET NO. 120 OF 148

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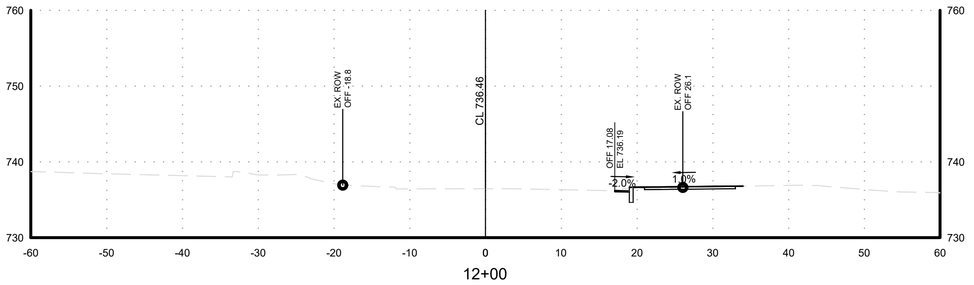

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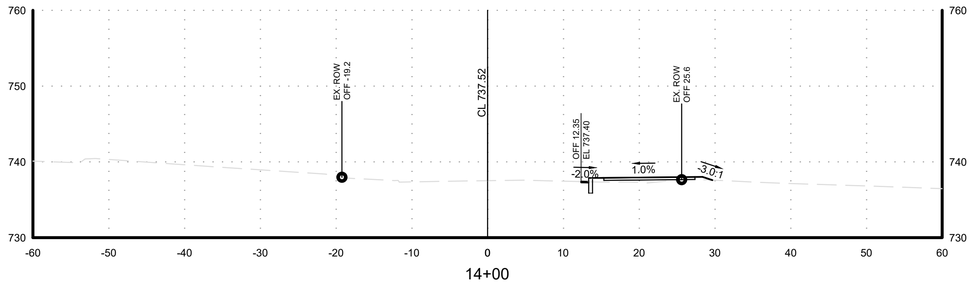

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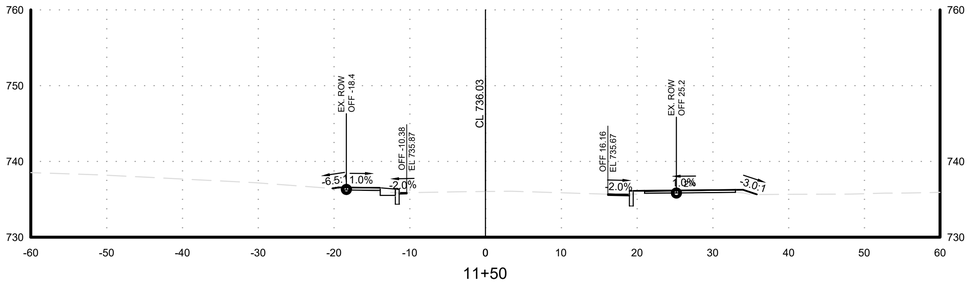

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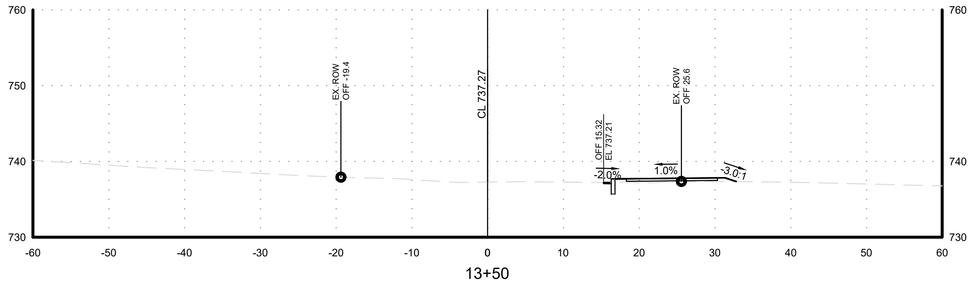

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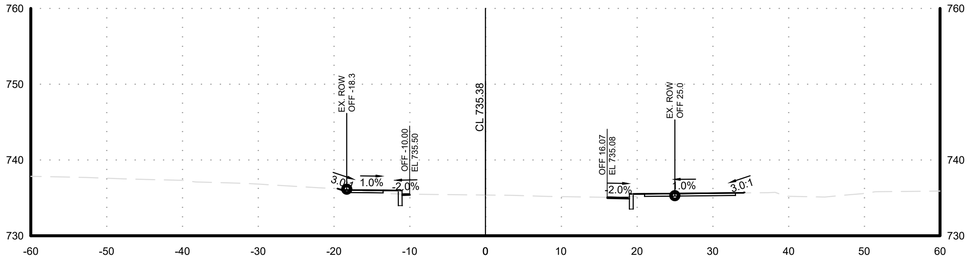

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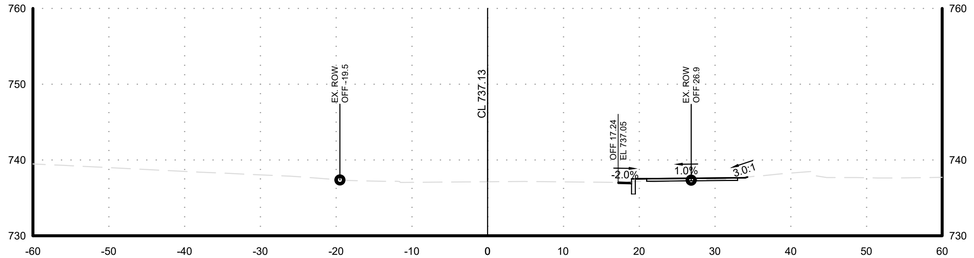

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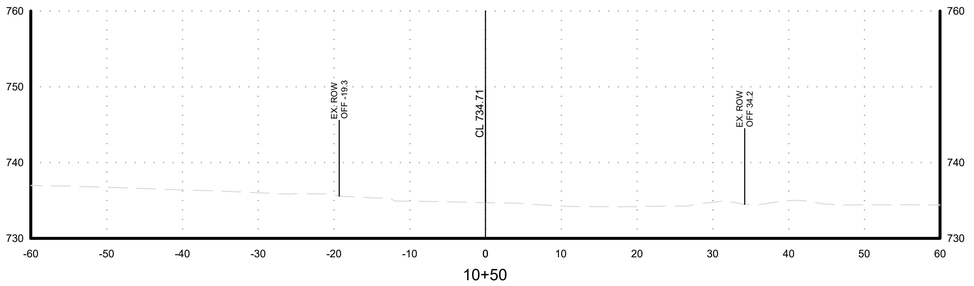

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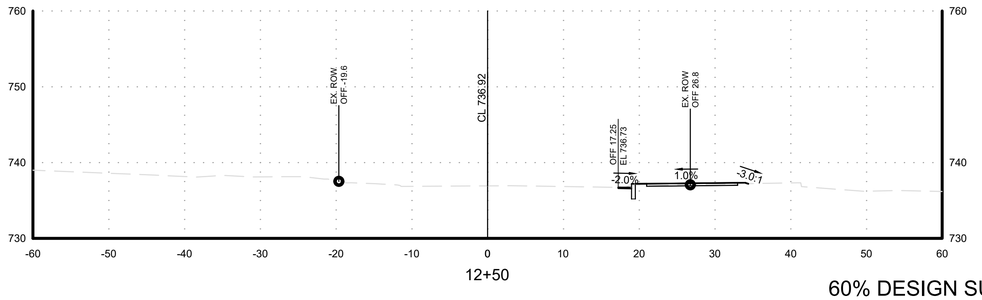

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:08:13 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

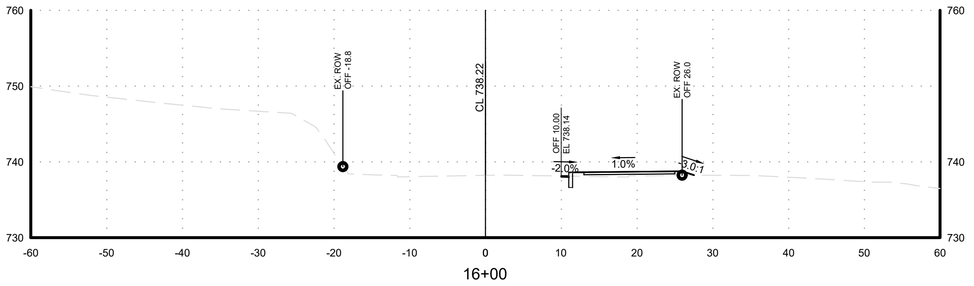
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-001
SHEET NO. 121 OF 148



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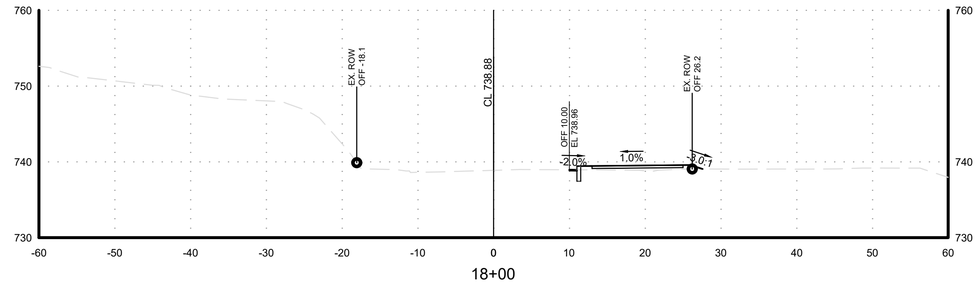

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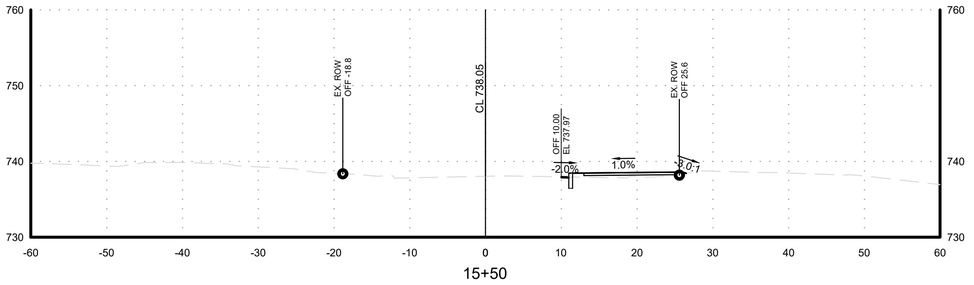

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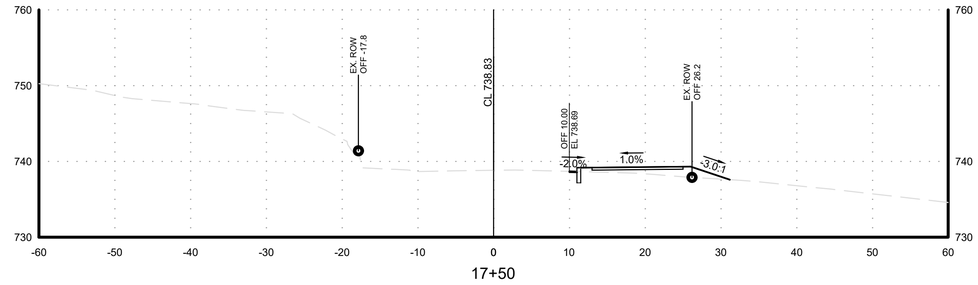

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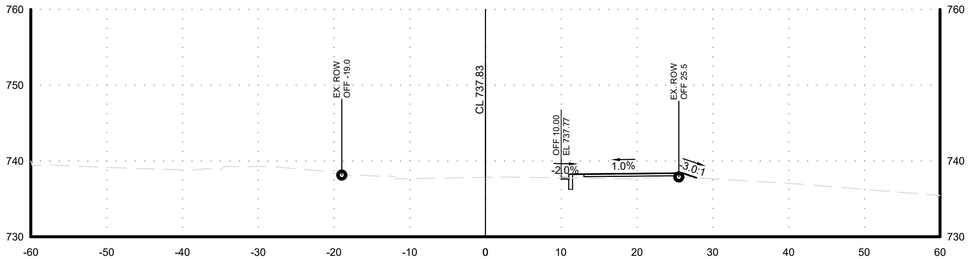

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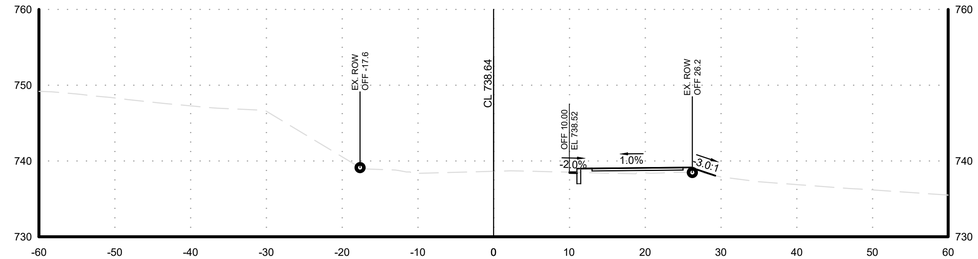

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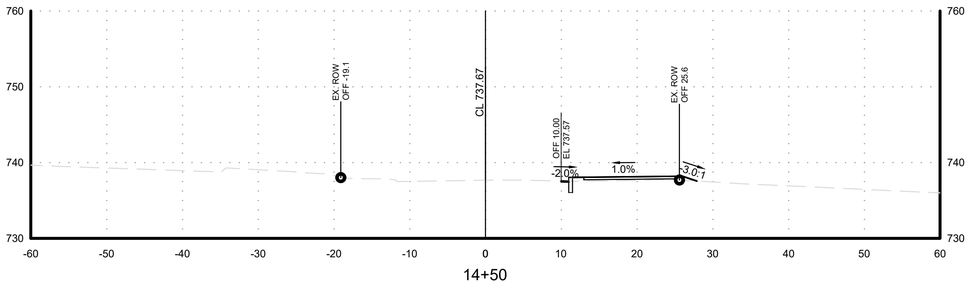

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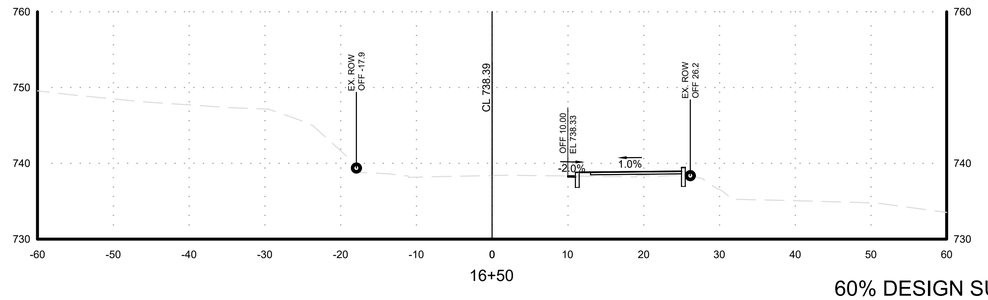

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

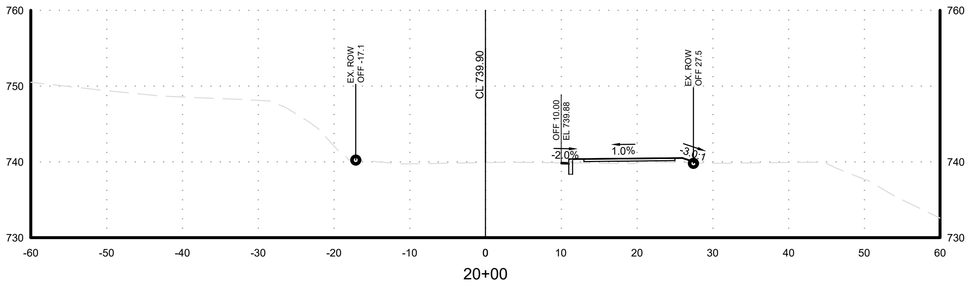
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-002
SHEET NO. 122 OF 148



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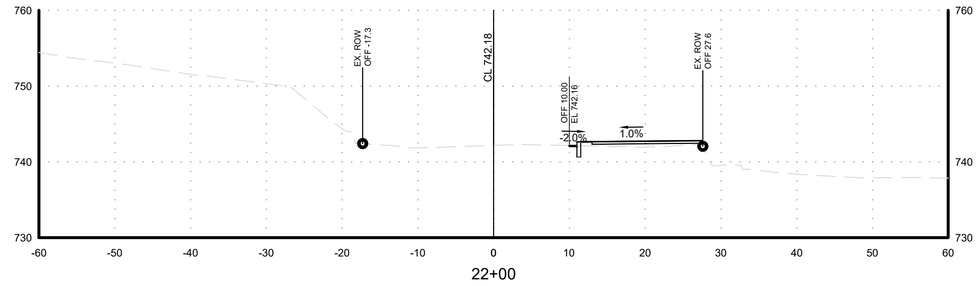

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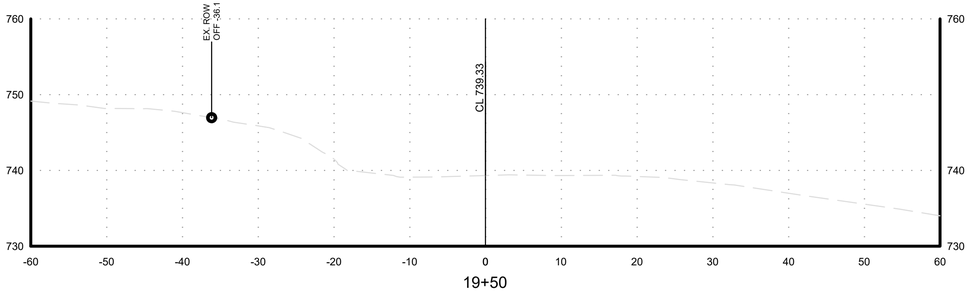

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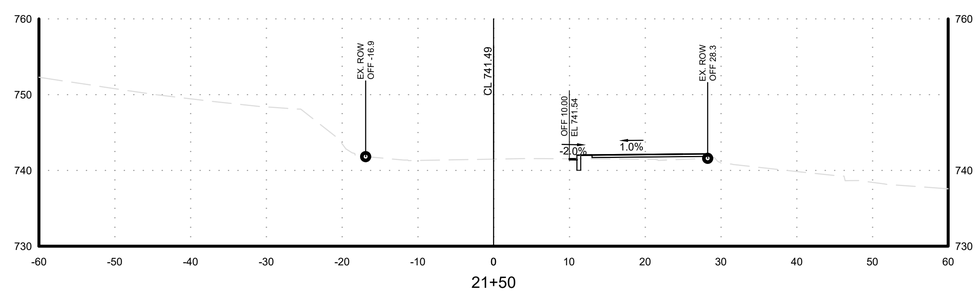

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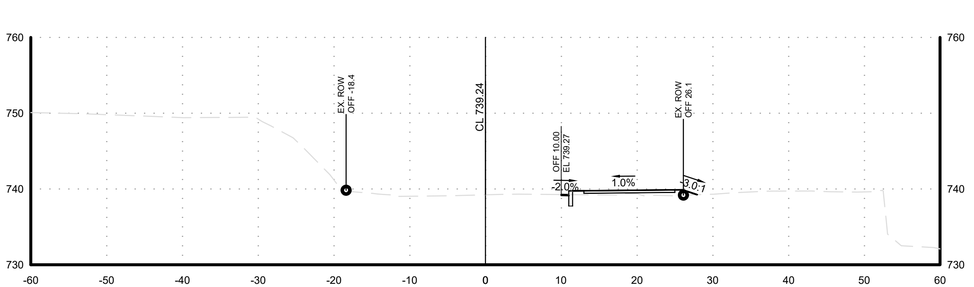

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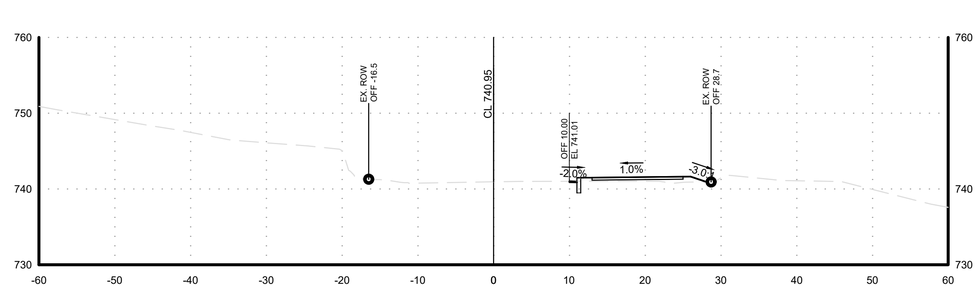

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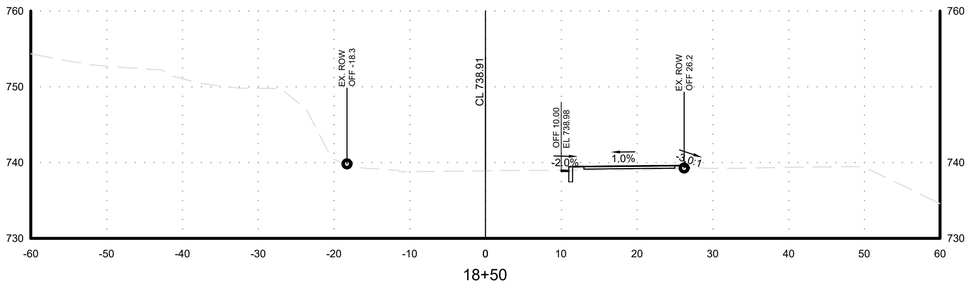

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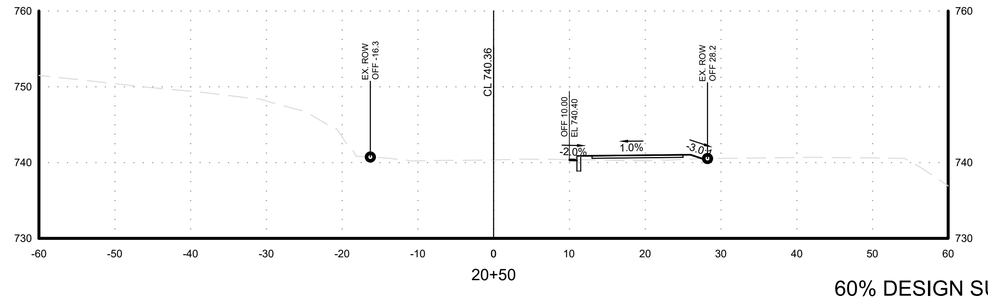

20+50

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

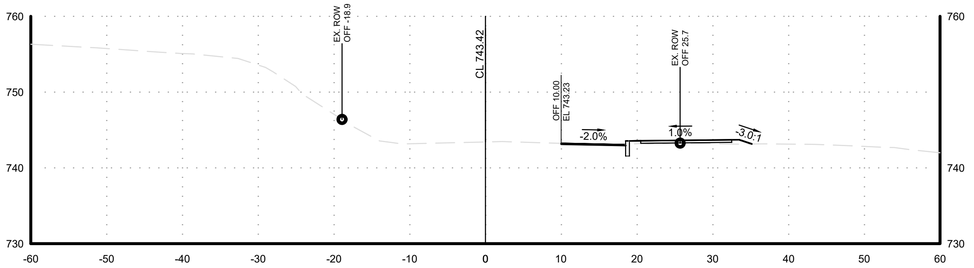
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-003
SHEET NO. 123 OF 148



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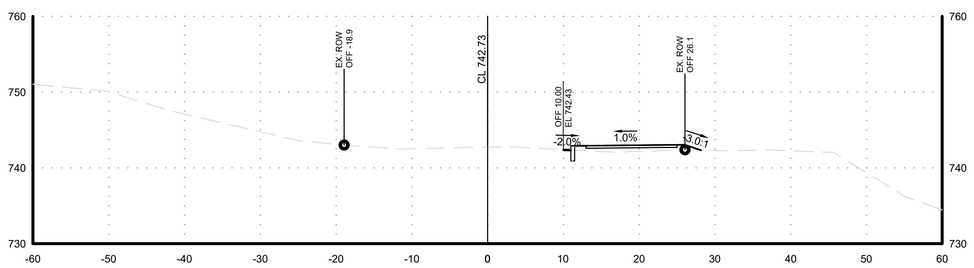

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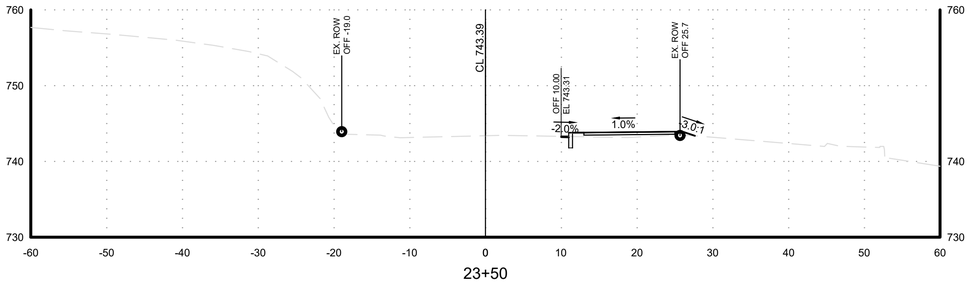

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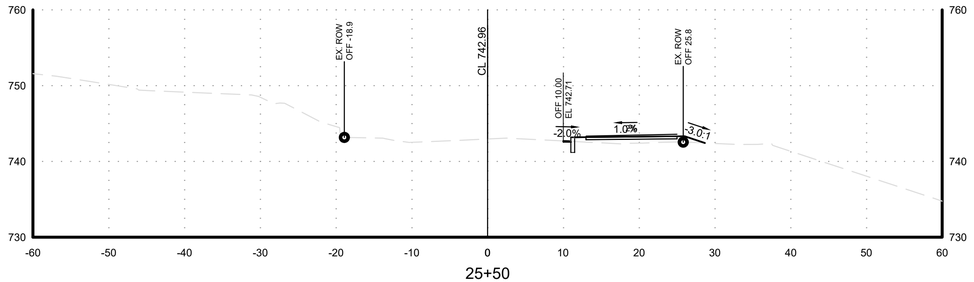

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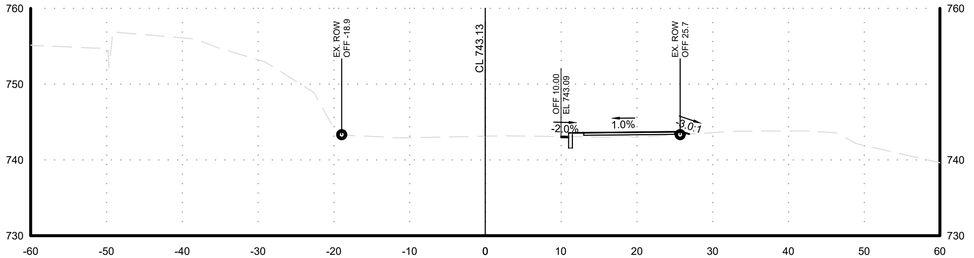

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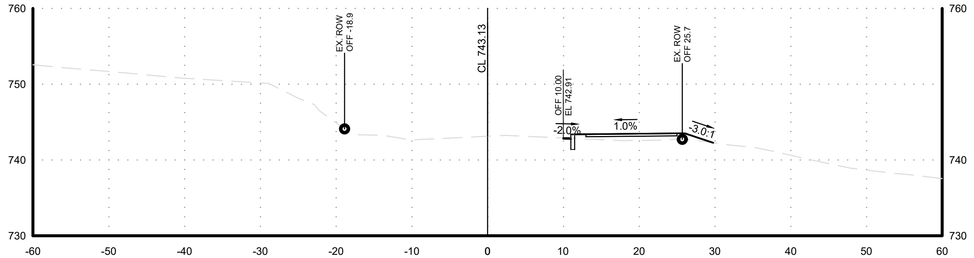

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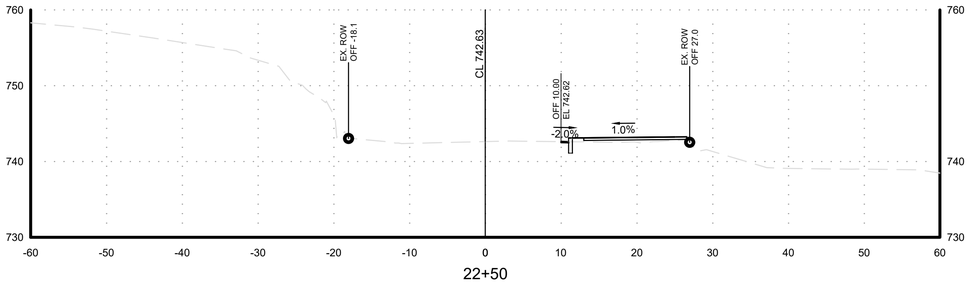

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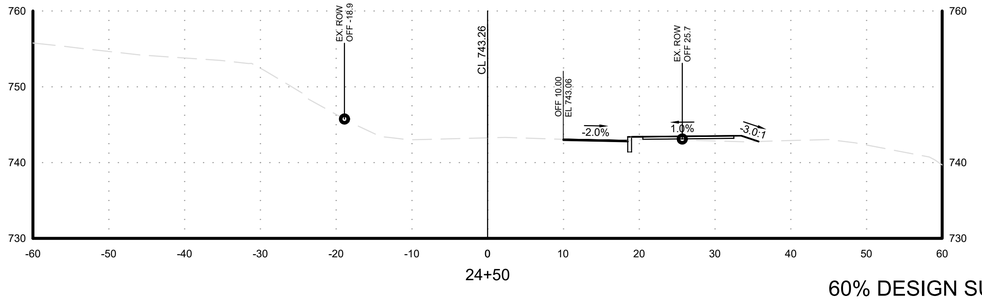

24+50

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:10:18 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
Submitted by Toole Design Group, LLC (#F-1337)

315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com

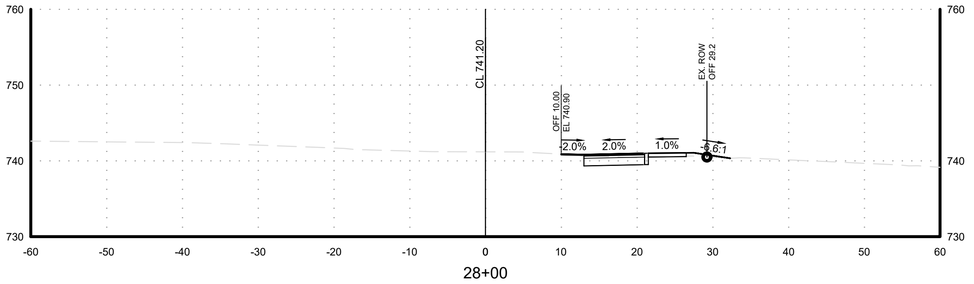
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	XS-004
SHEET NO.	124 OF 148



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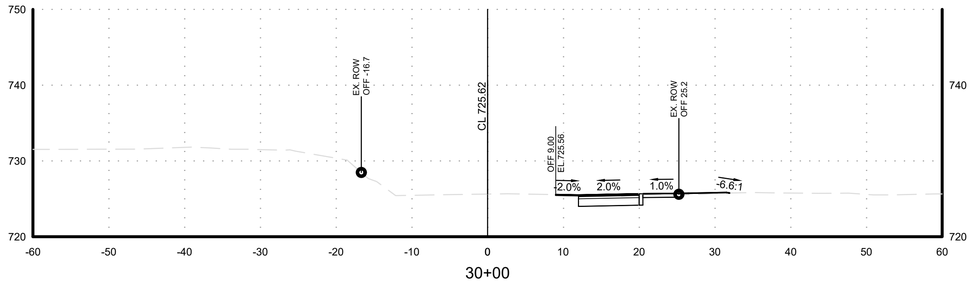

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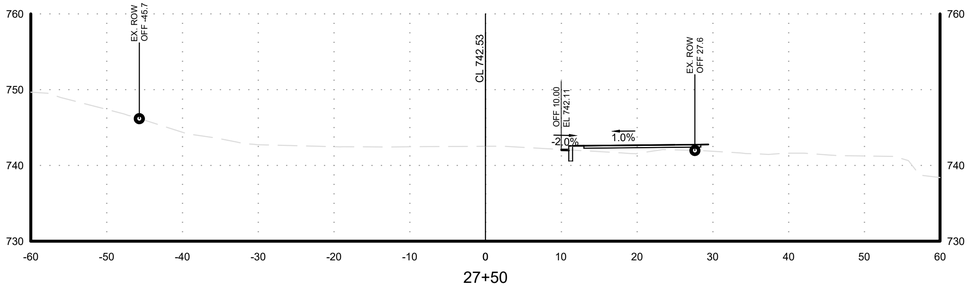

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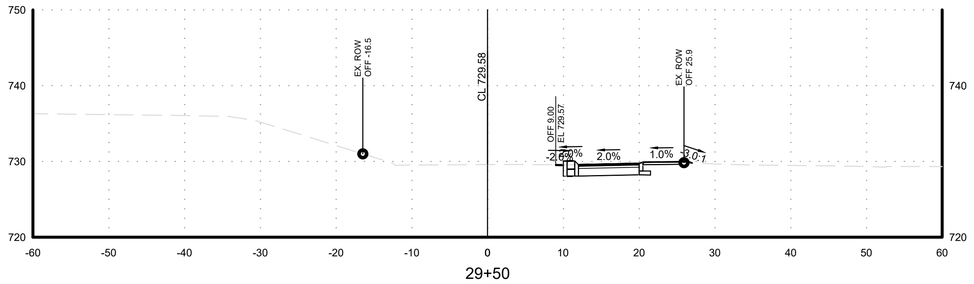

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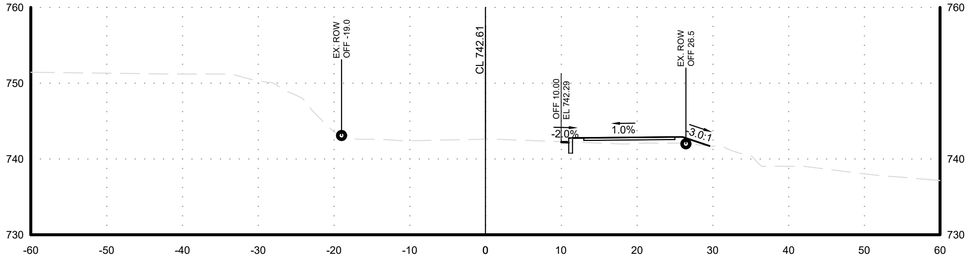

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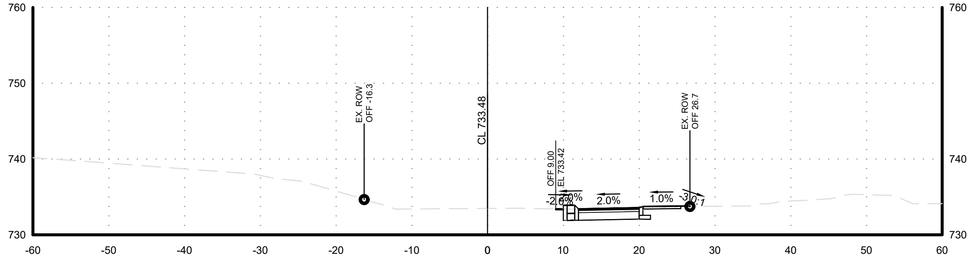

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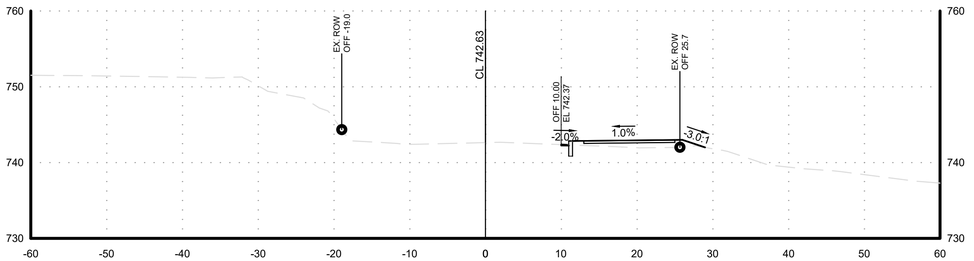

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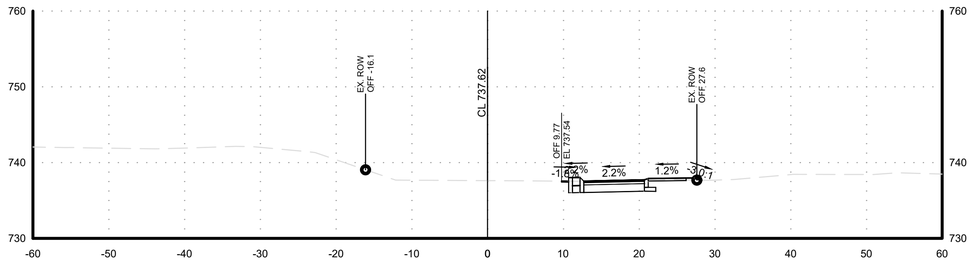

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

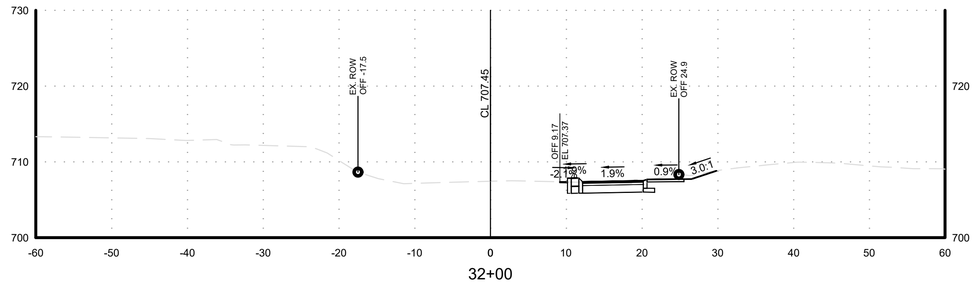
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-005
SHEET NO. 125 OF 148



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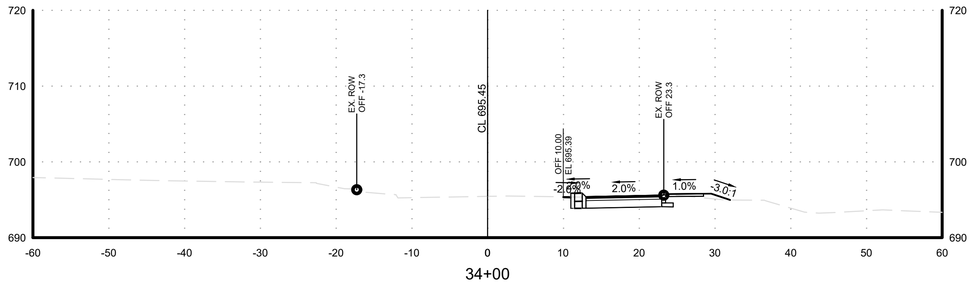

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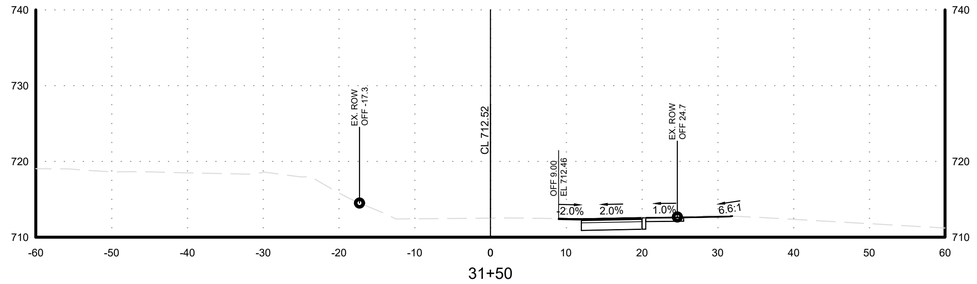

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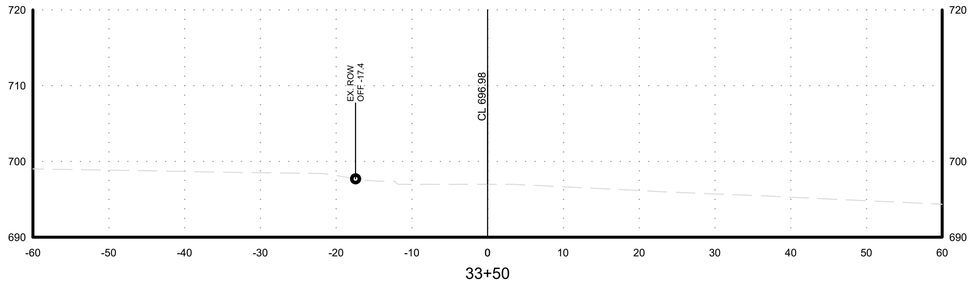

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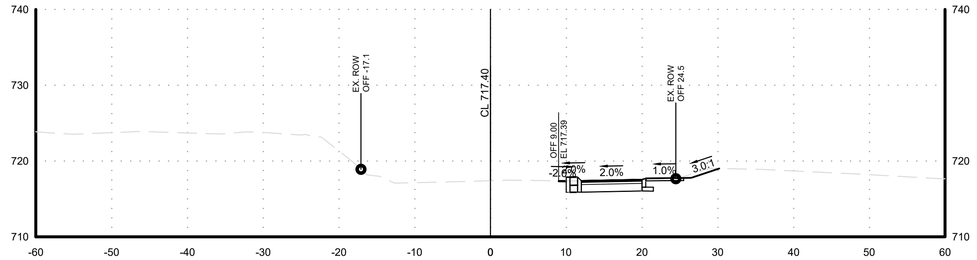

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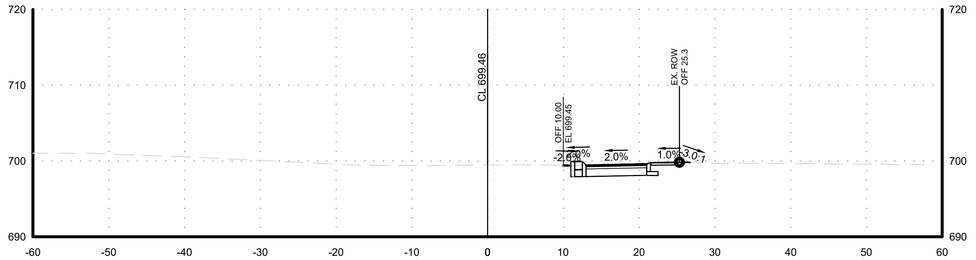

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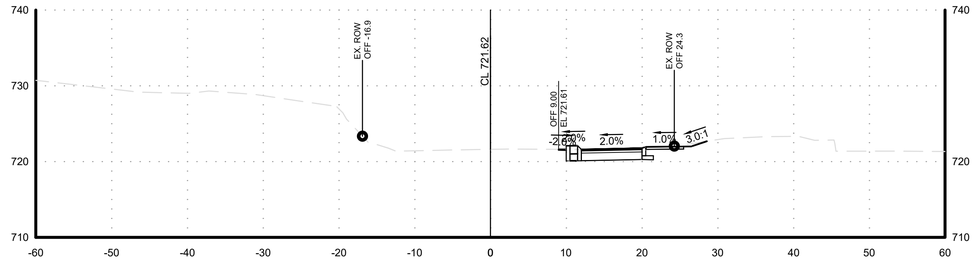

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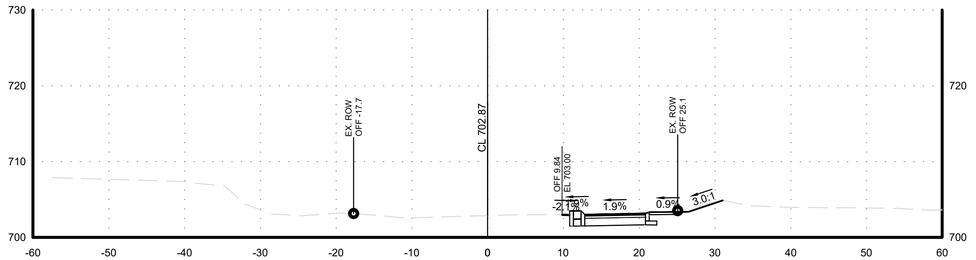

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

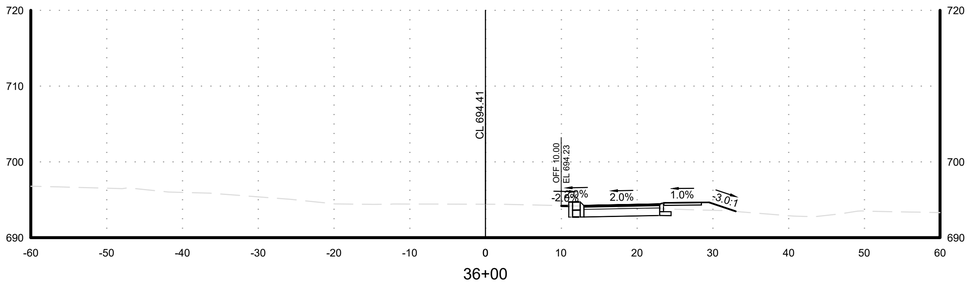
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-006
SHEET NO. 126 OF 148



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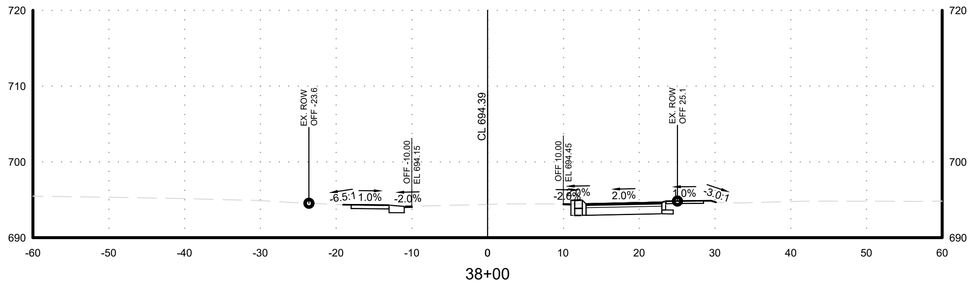

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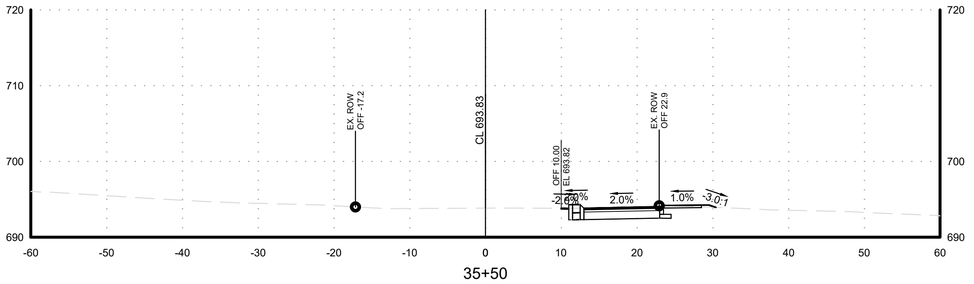

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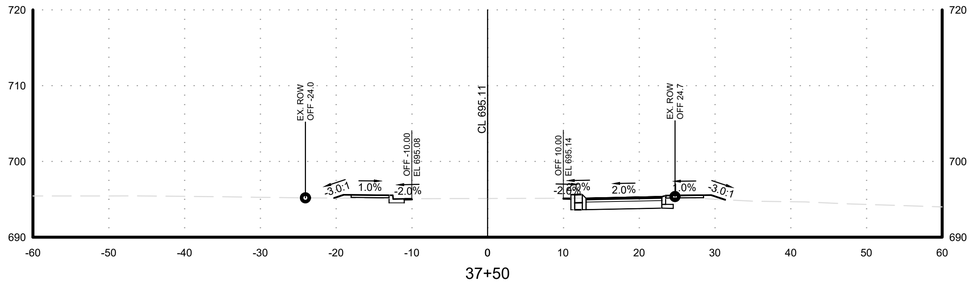

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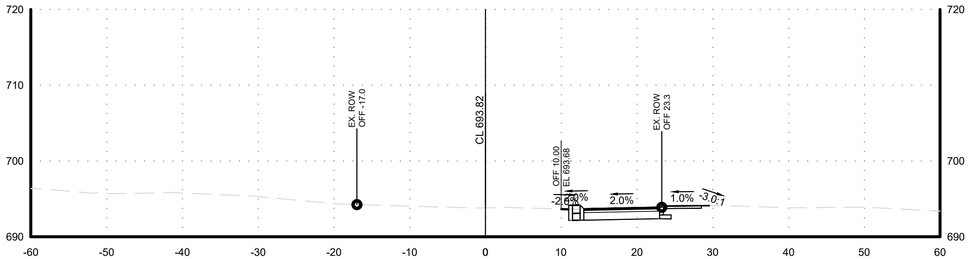

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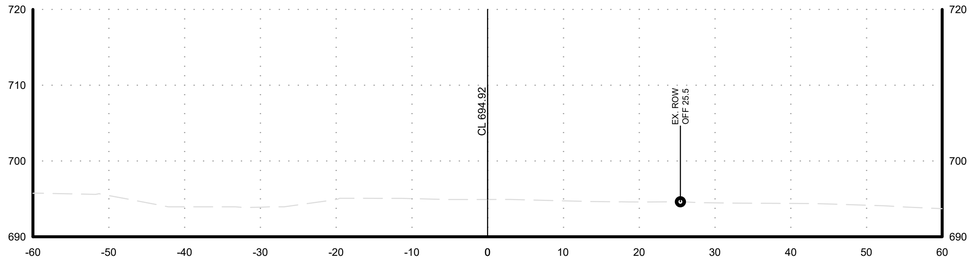

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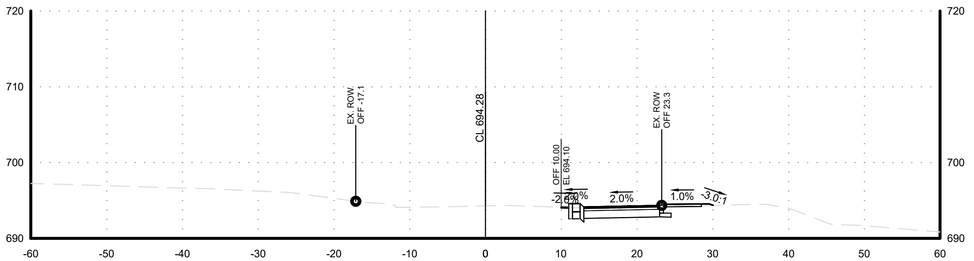

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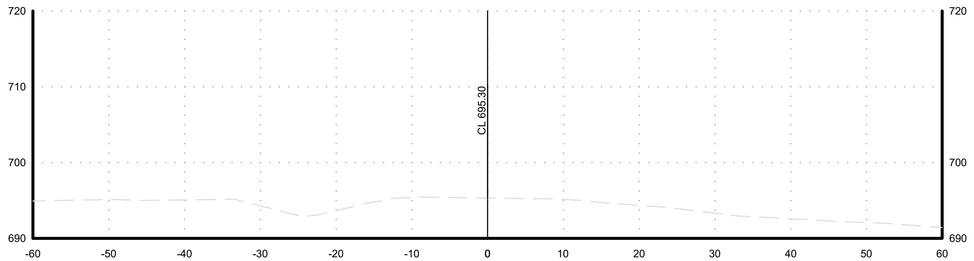

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS
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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

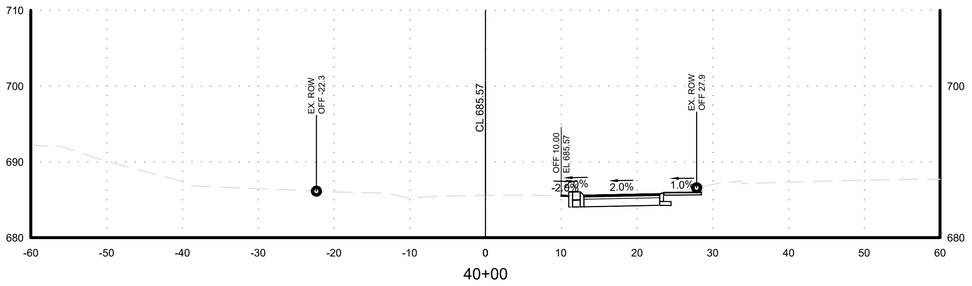
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-007
SHEET NO. 127 OF 148



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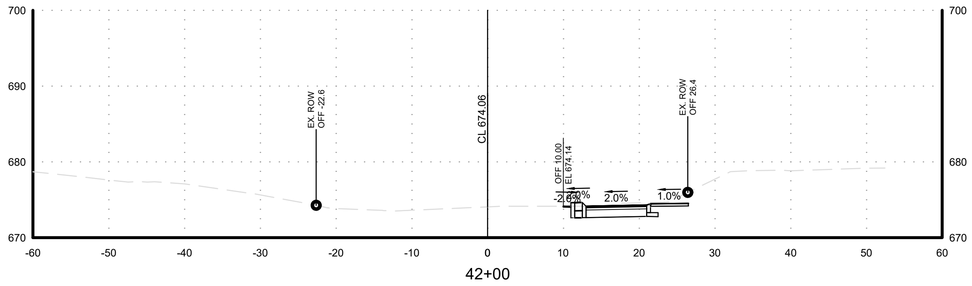

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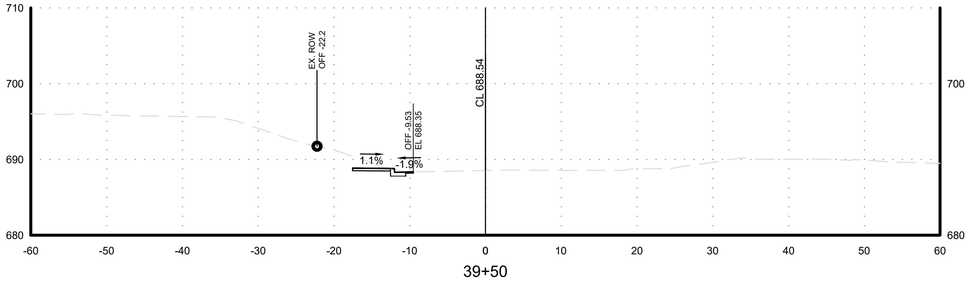

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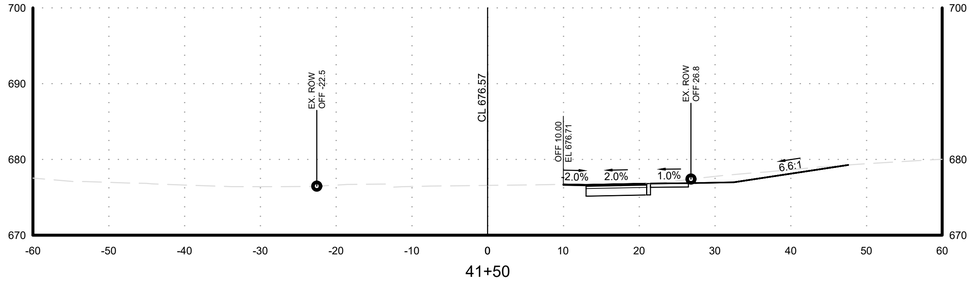

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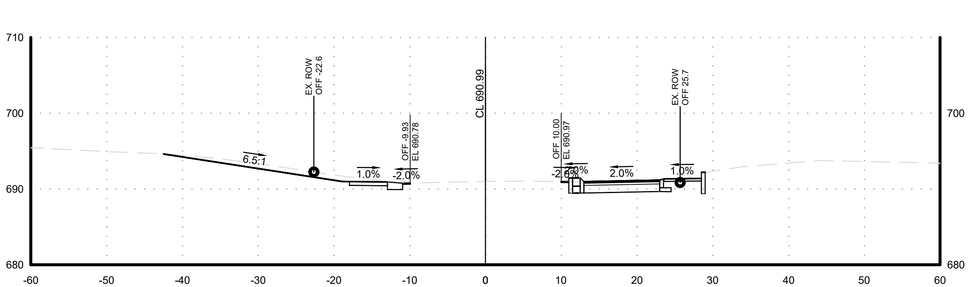

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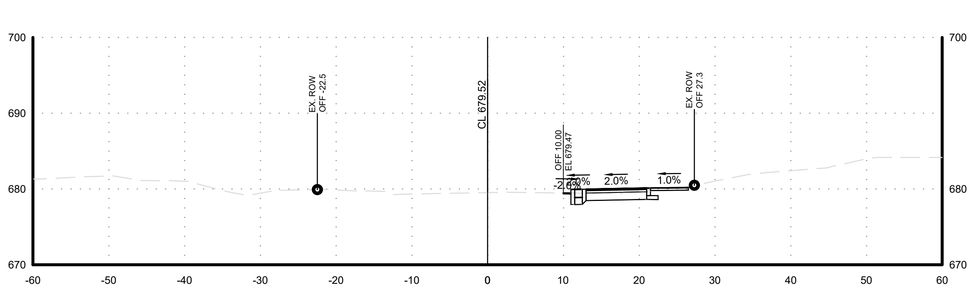

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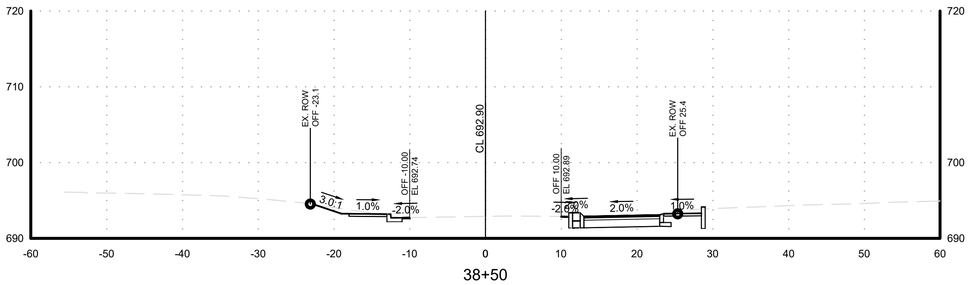

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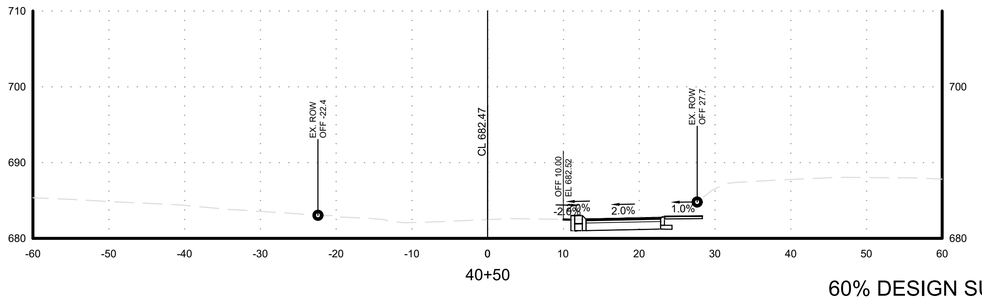

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

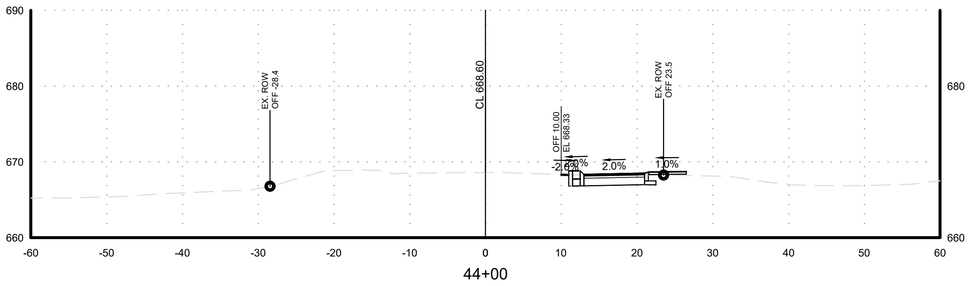
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-008
SHEET NO. 128 OF 148



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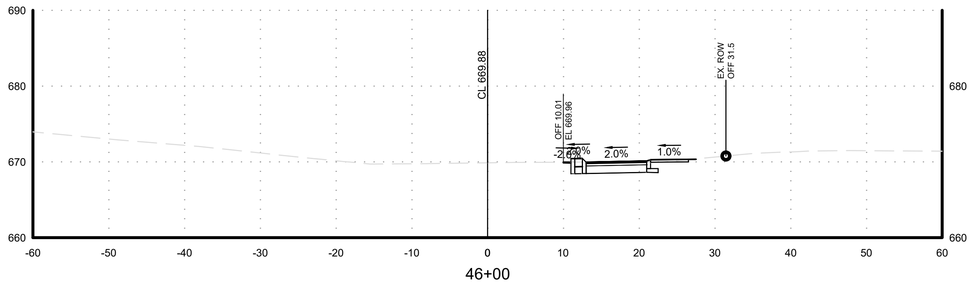

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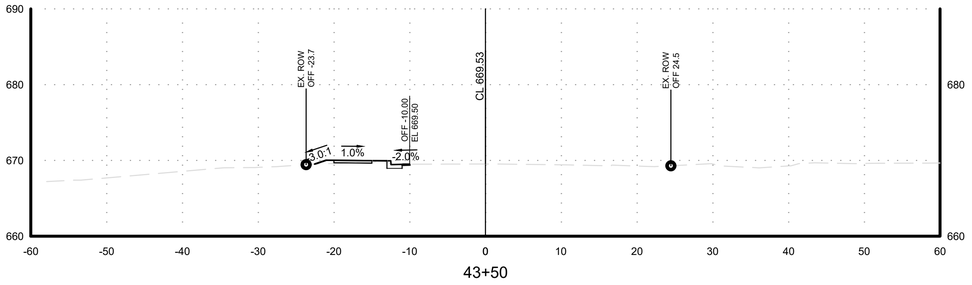

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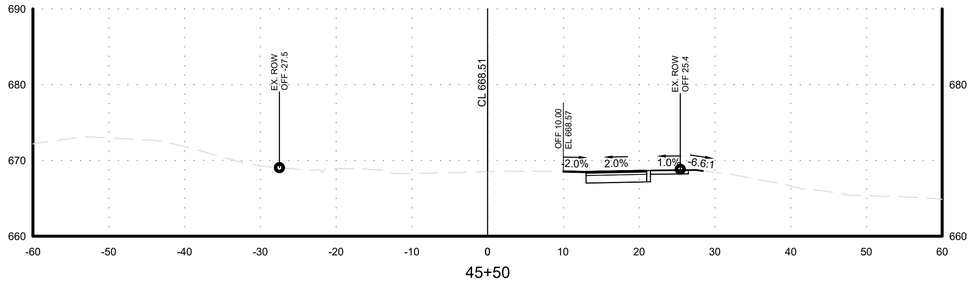

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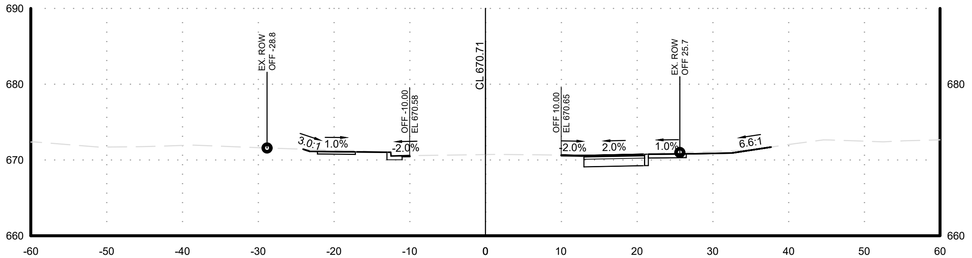

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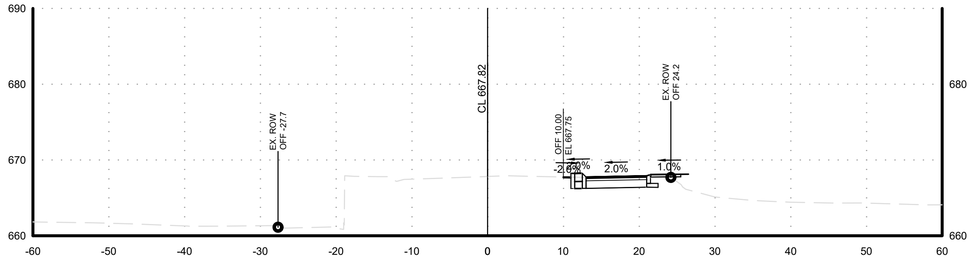

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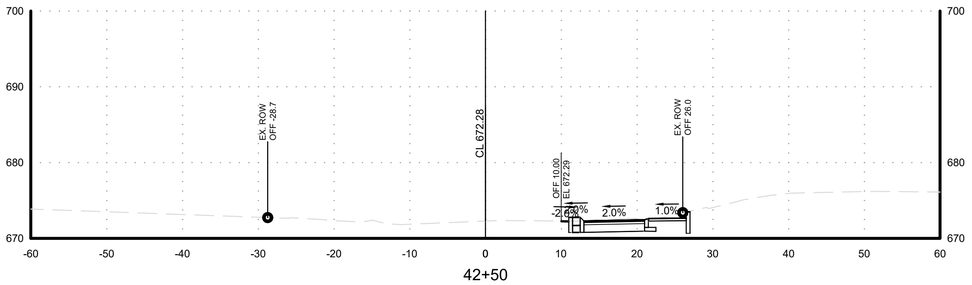

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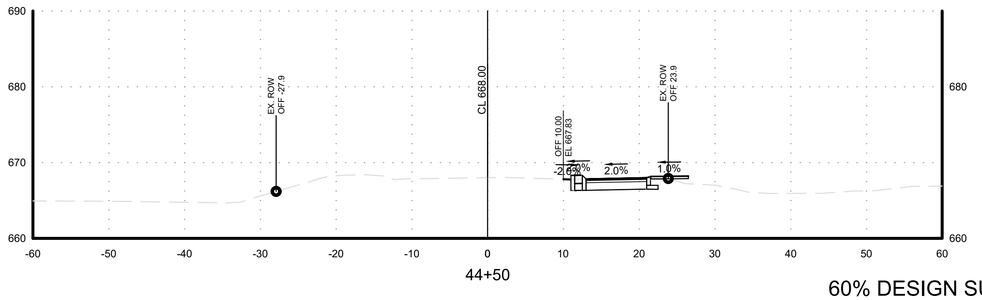

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

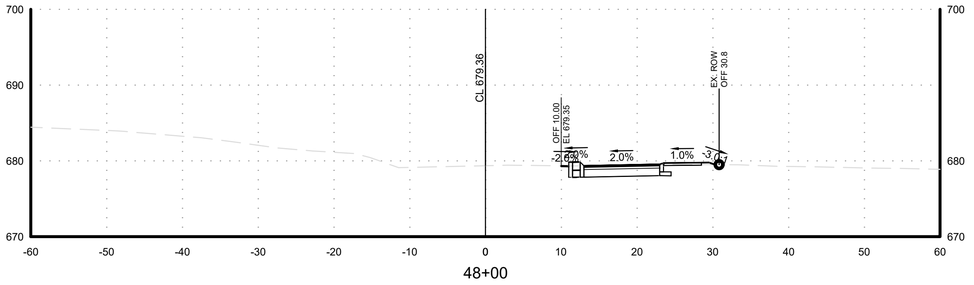
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-009
SHEET NO. 129 OF 148



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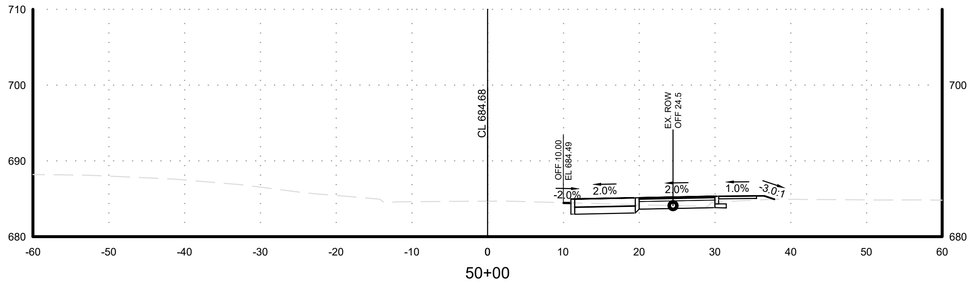

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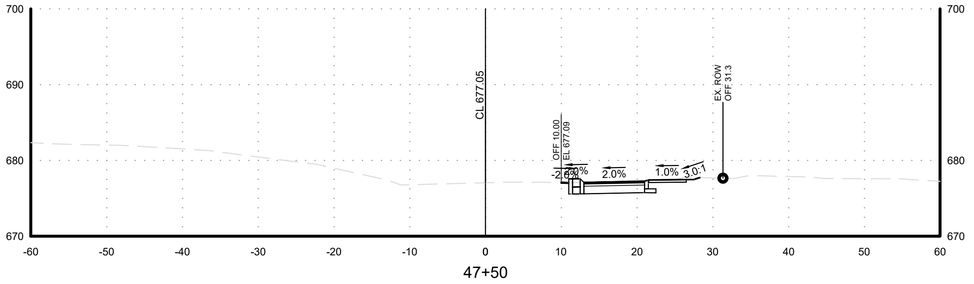

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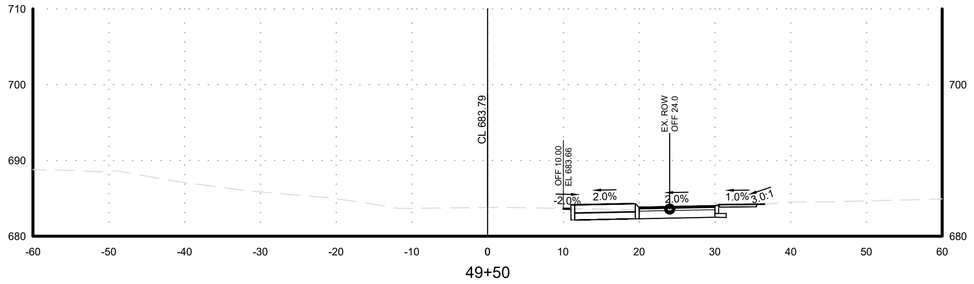

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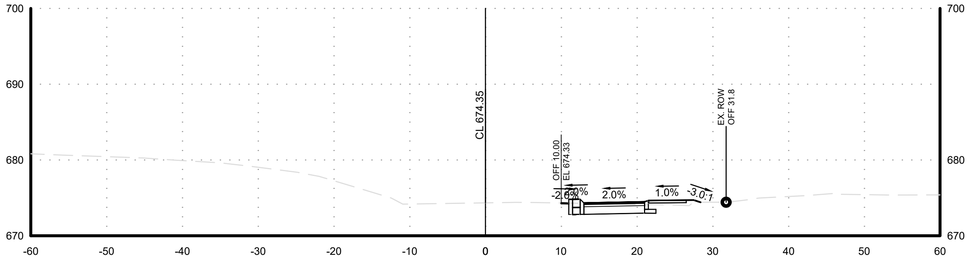

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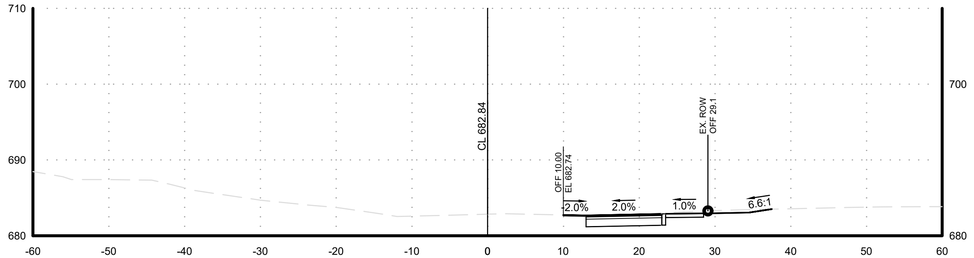

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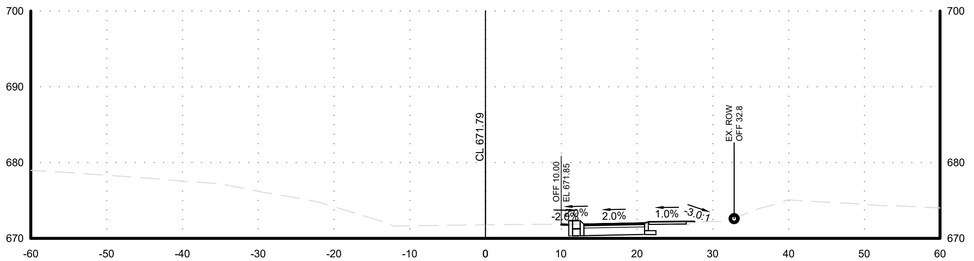

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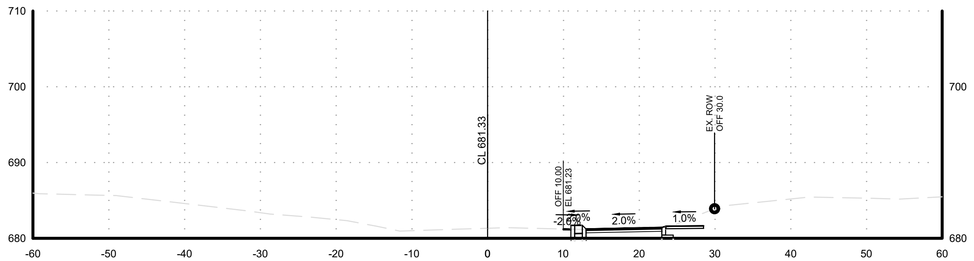

48+50

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

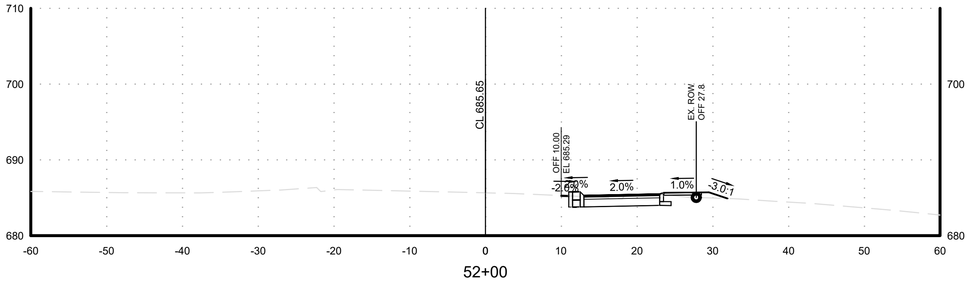
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-010
SHEET NO. 130 OF 148



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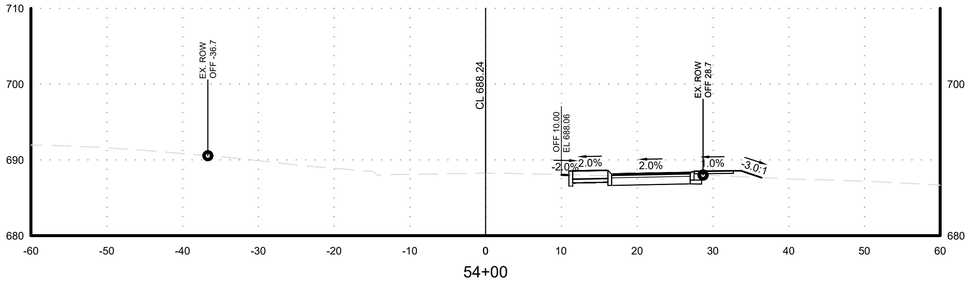

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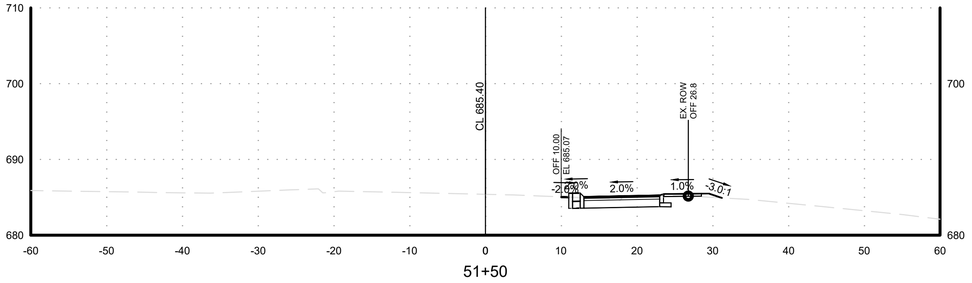

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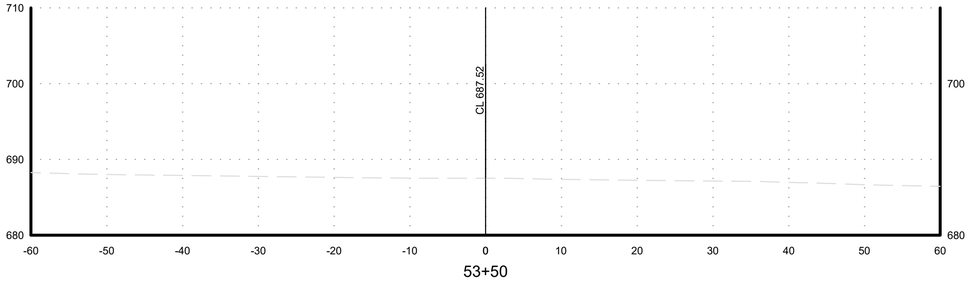

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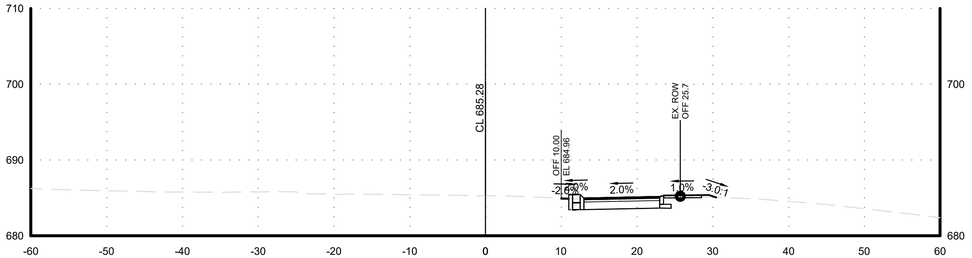

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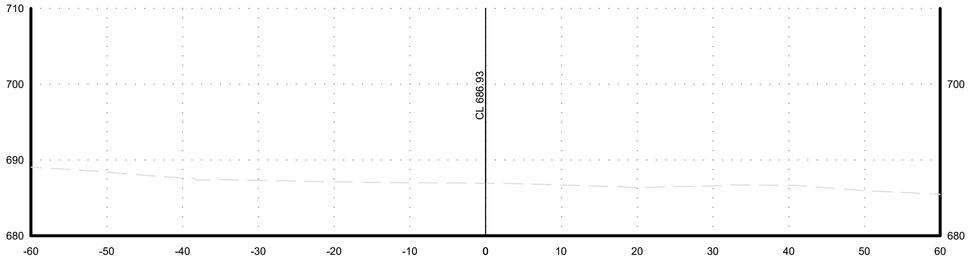

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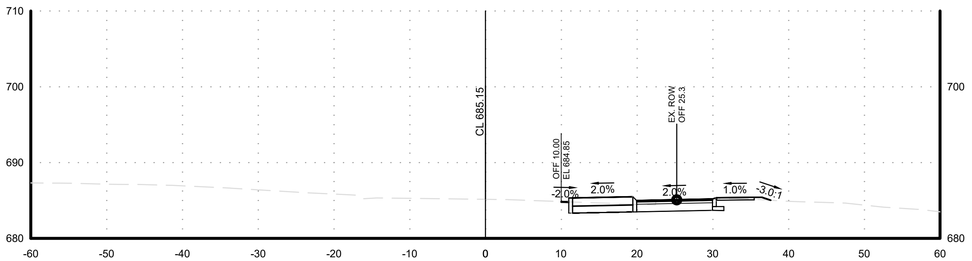

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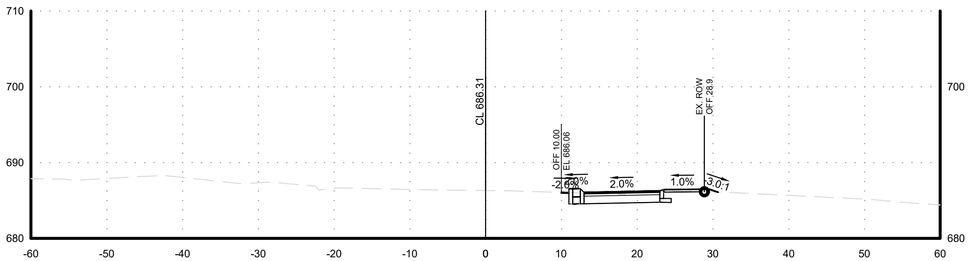

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

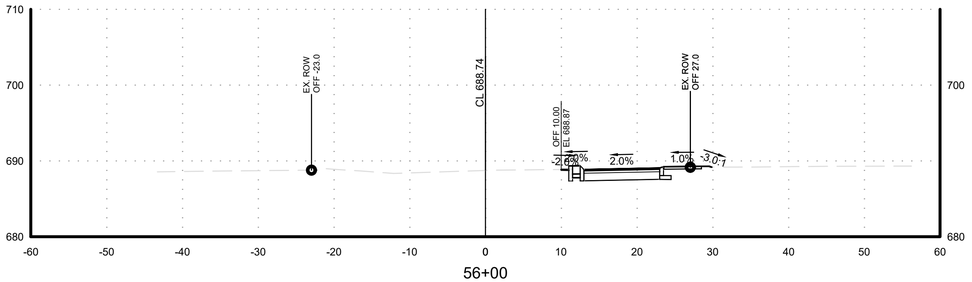
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-011
SHEET NO. 131 OF 148



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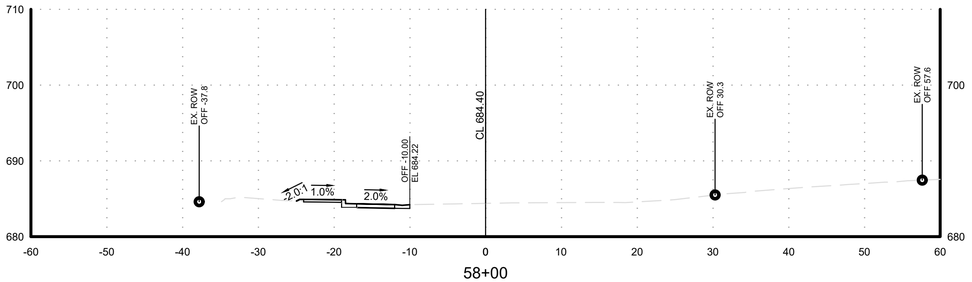

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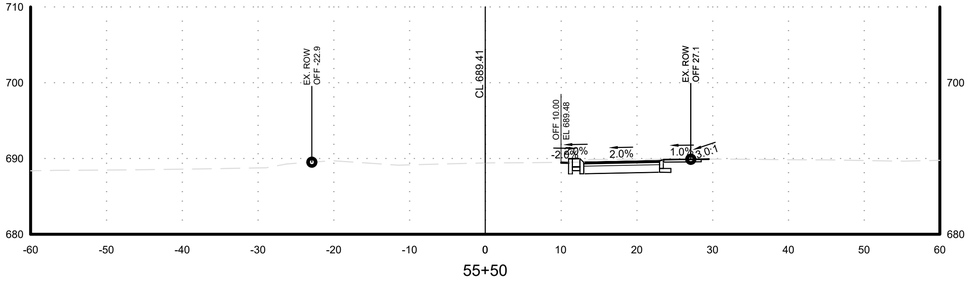

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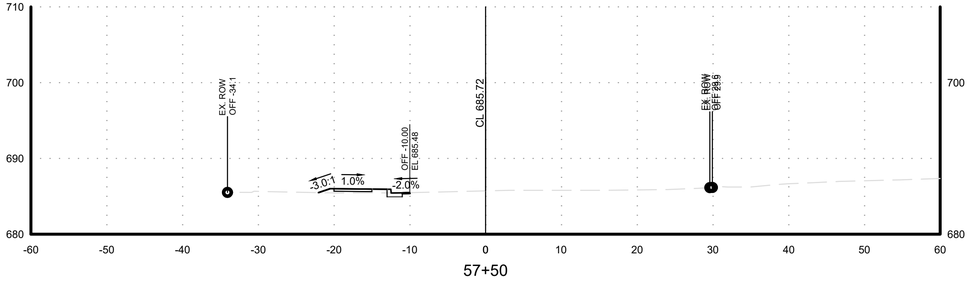

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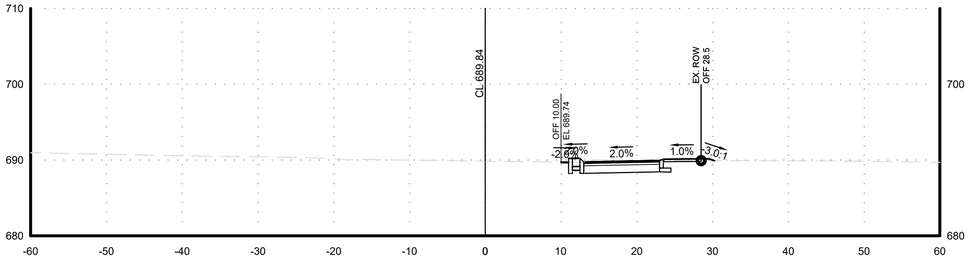

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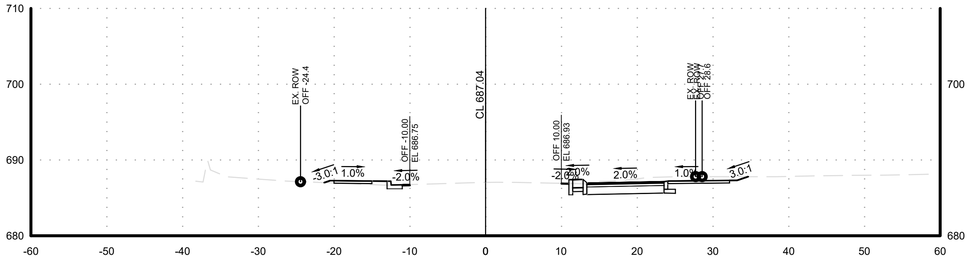

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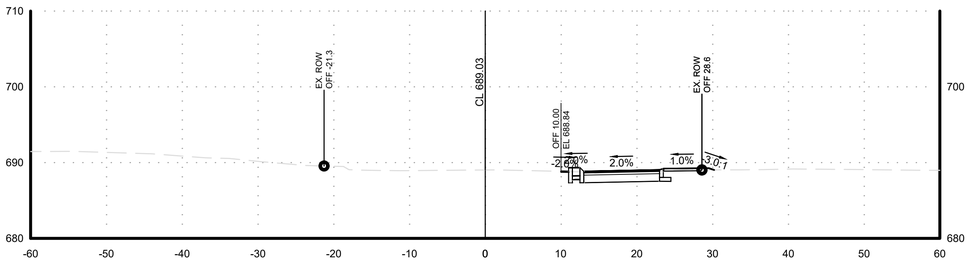

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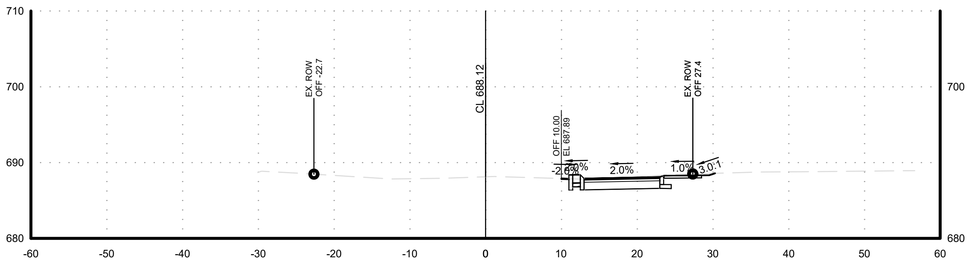

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

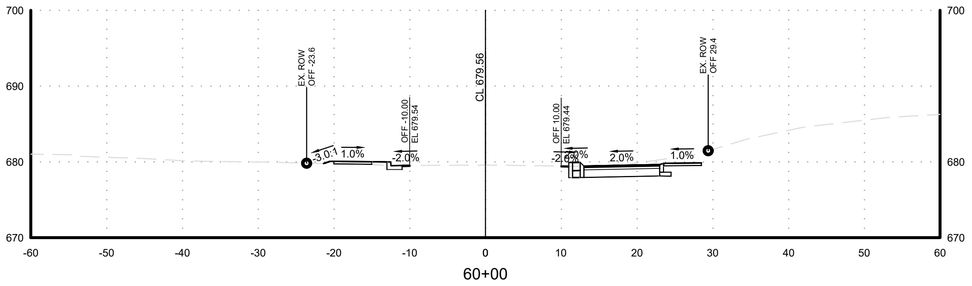
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-012
SHEET NO. 132 OF 148



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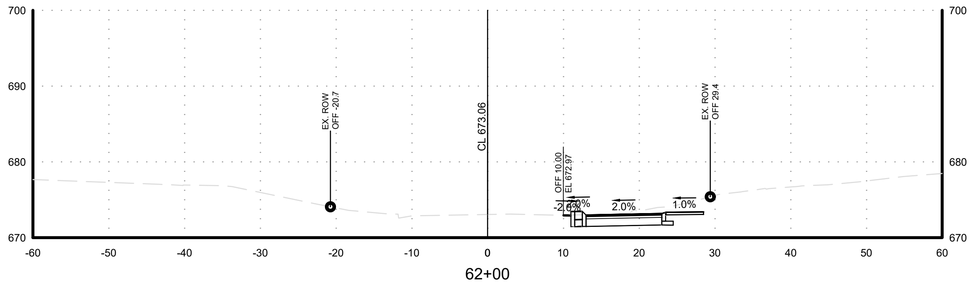

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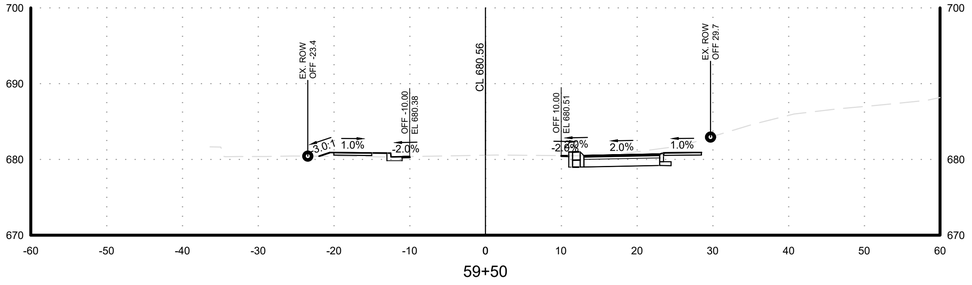

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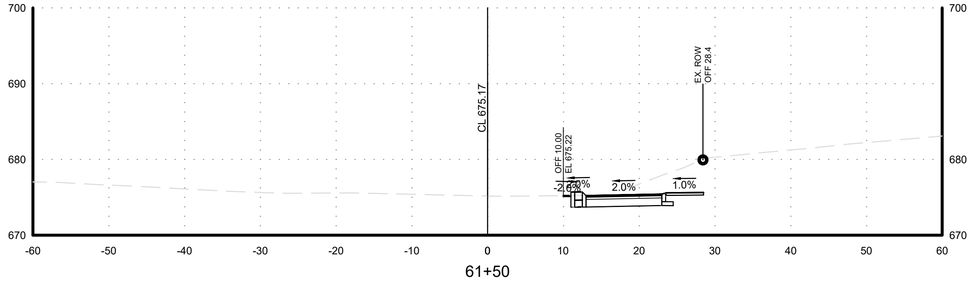

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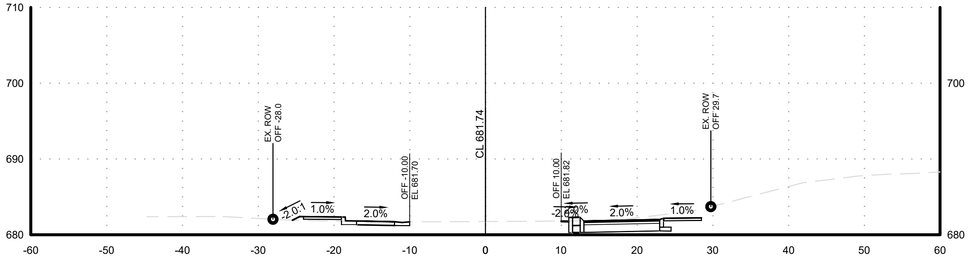

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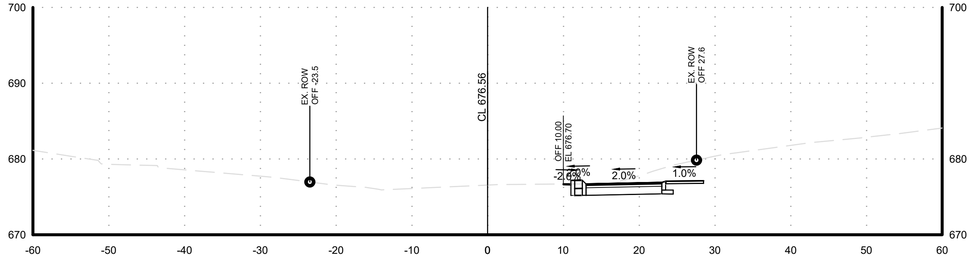

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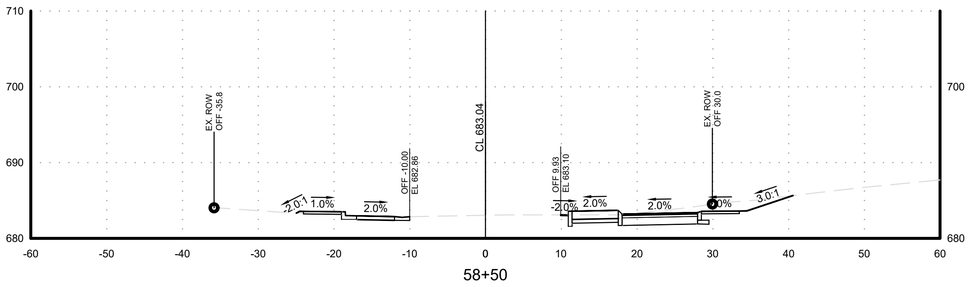

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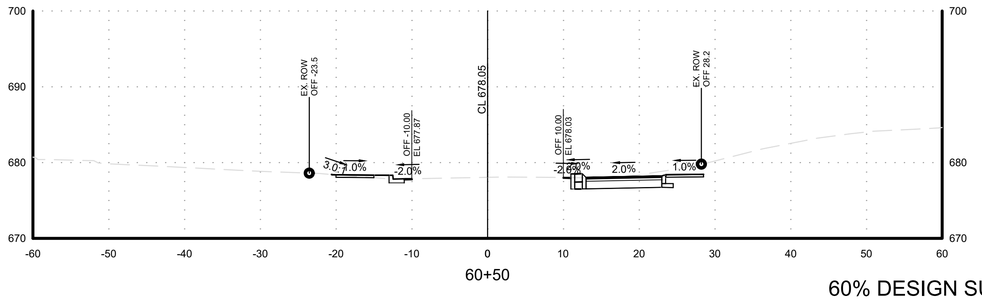

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION	REUSE OF DOCUMENTS							
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.	ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.							
	DSGN XX							
	DR XX							
	CHK XX							
	APVD XX	NO.	DATE	REVISION		BY	APVD	

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

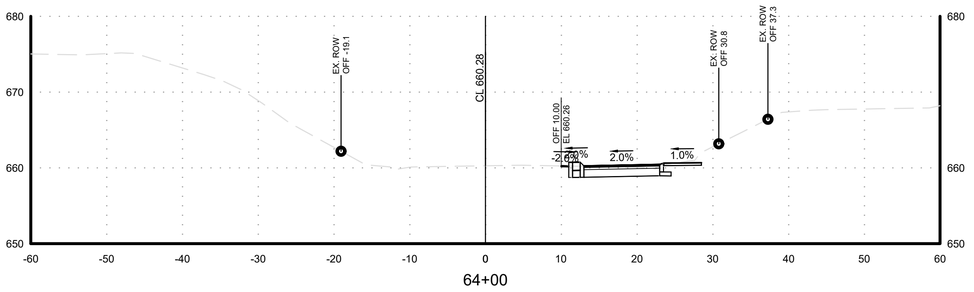
CROSS SECTIONS

PROJECT NO. 00RAL.00155.02

DATE 07.30.2025

DRAWING NO.

SHEET NO.



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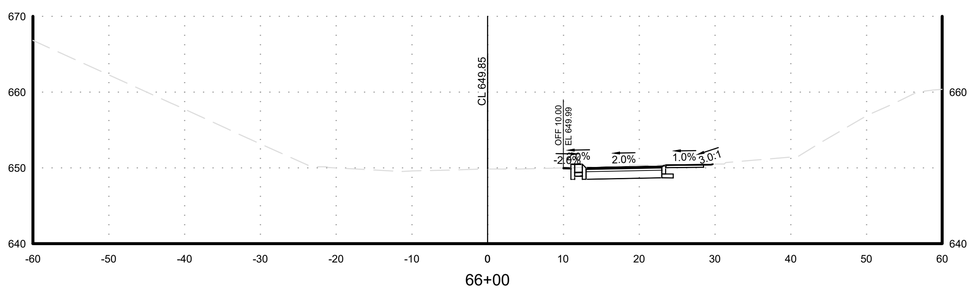

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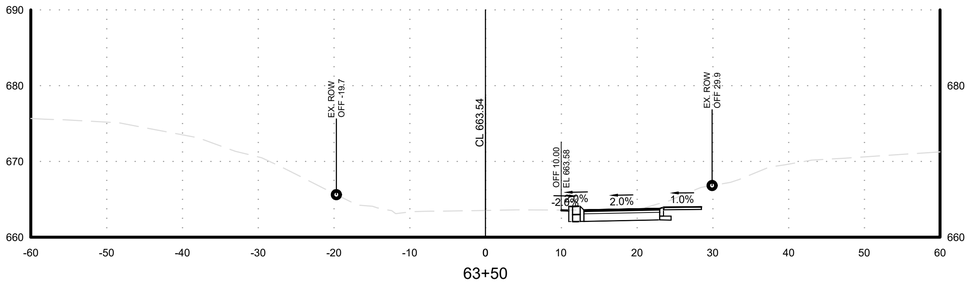

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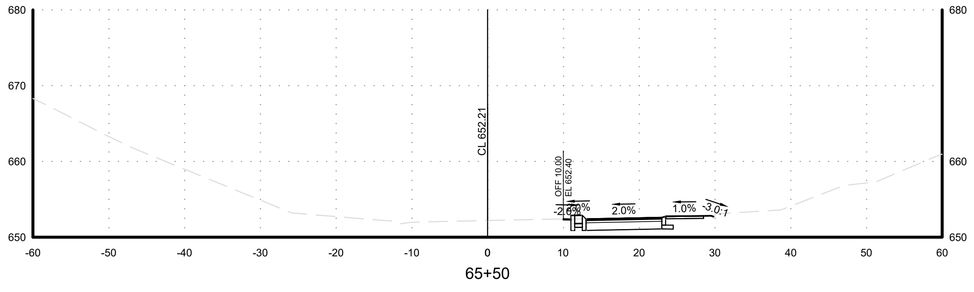

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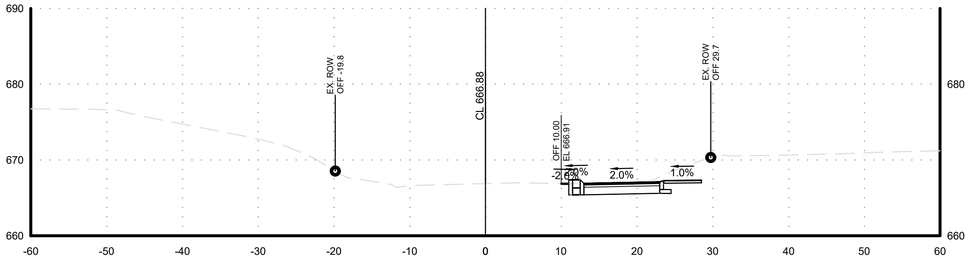

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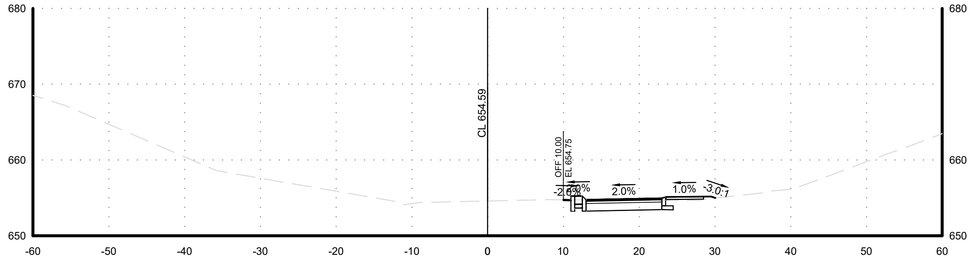

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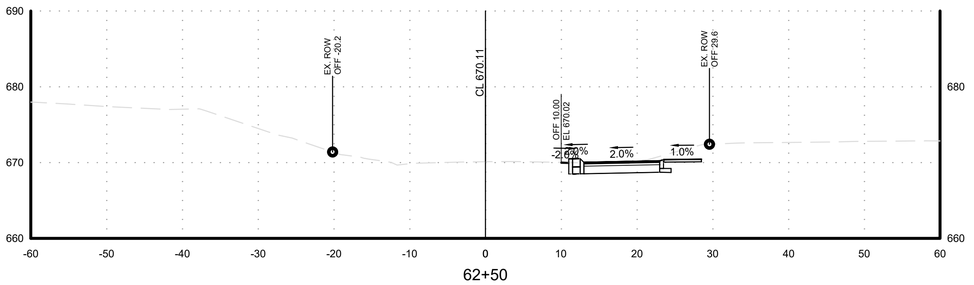

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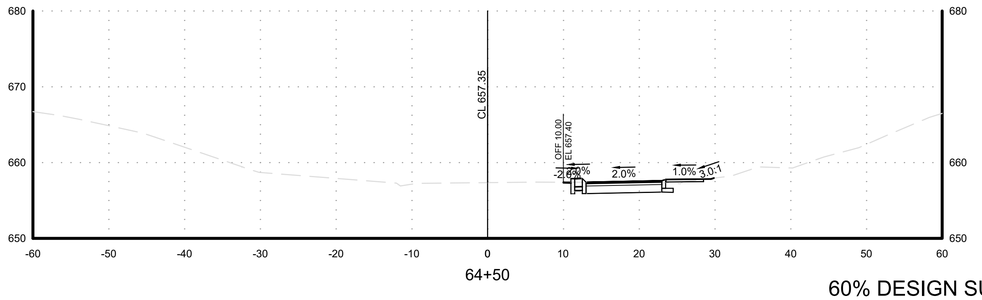

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

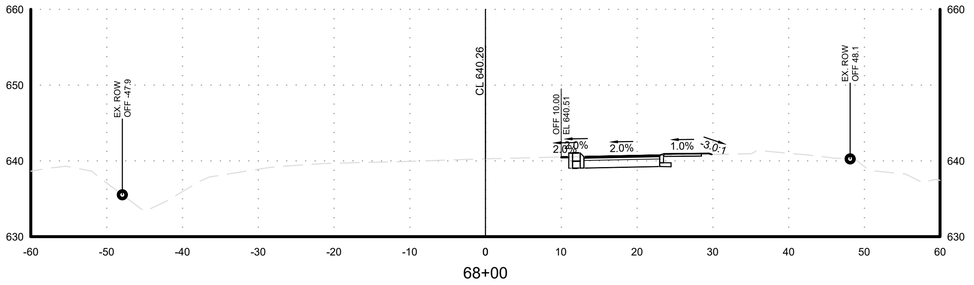
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-014
SHEET NO. 134 OF 148



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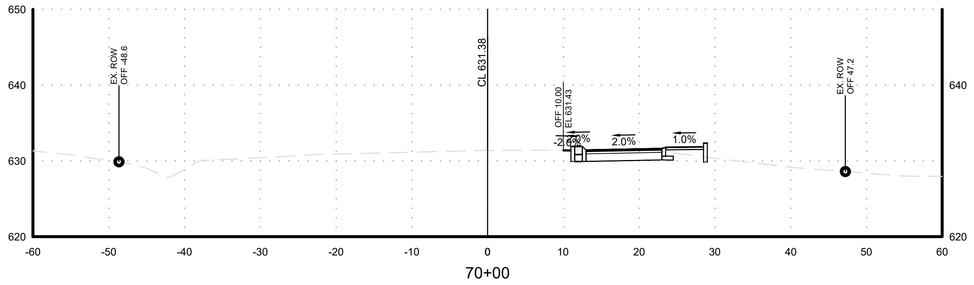

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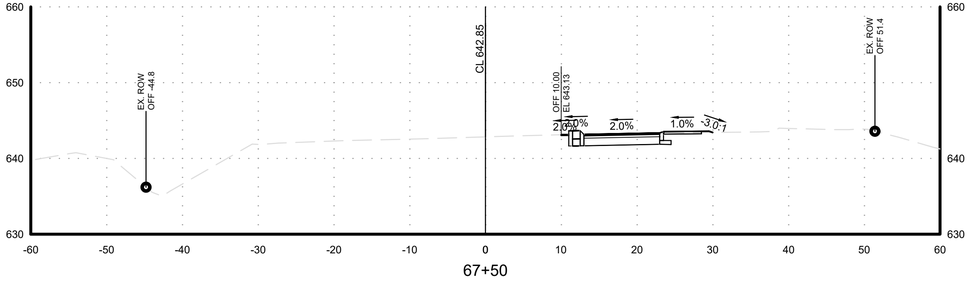

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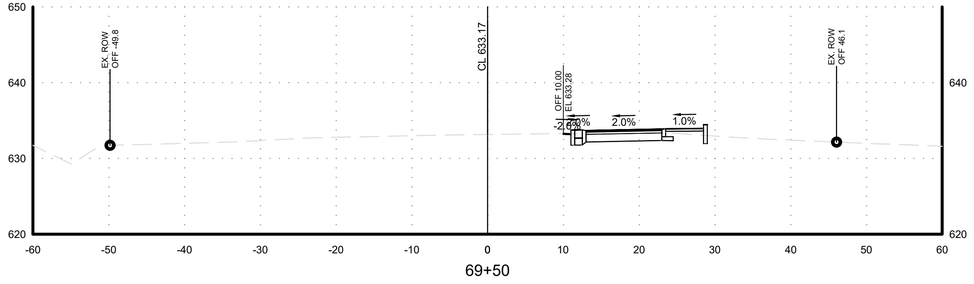

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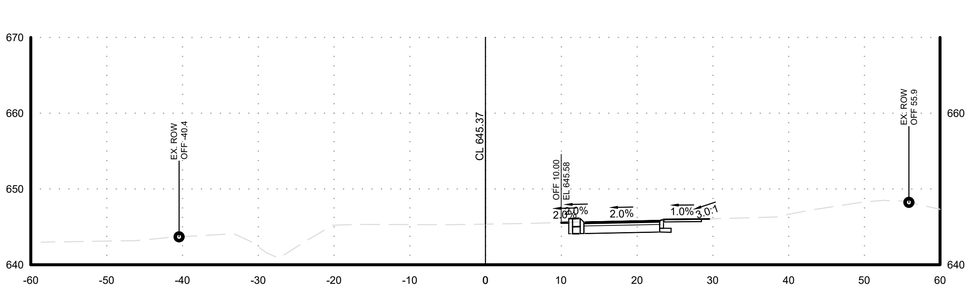

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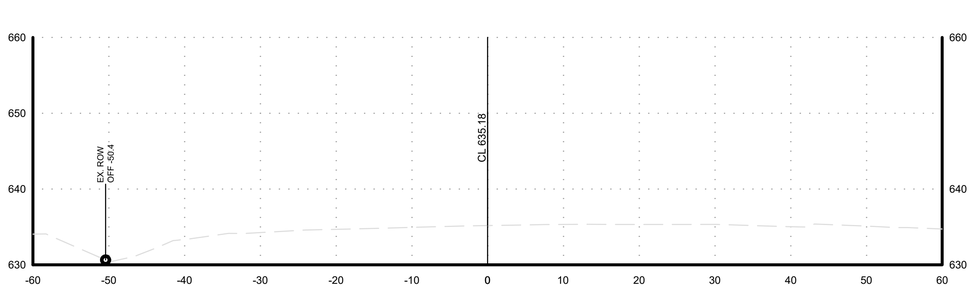

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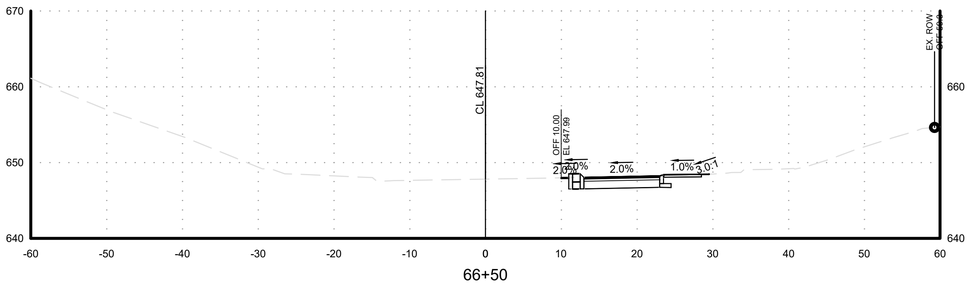

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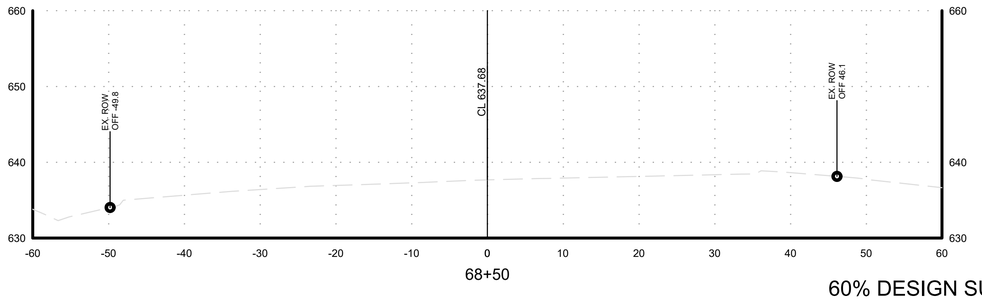

68+50

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:18:25 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

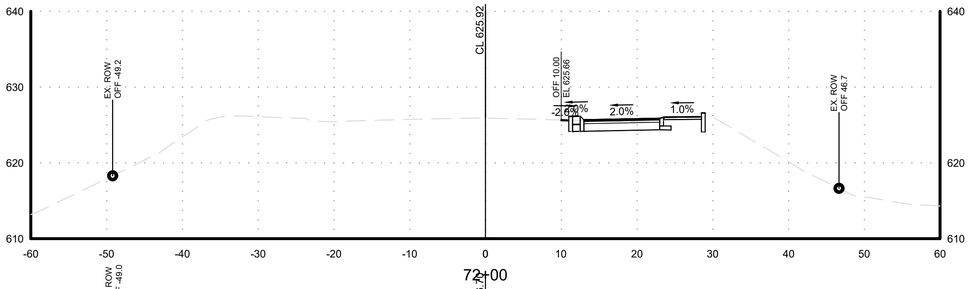
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-015
SHEET NO. 135 OF 148



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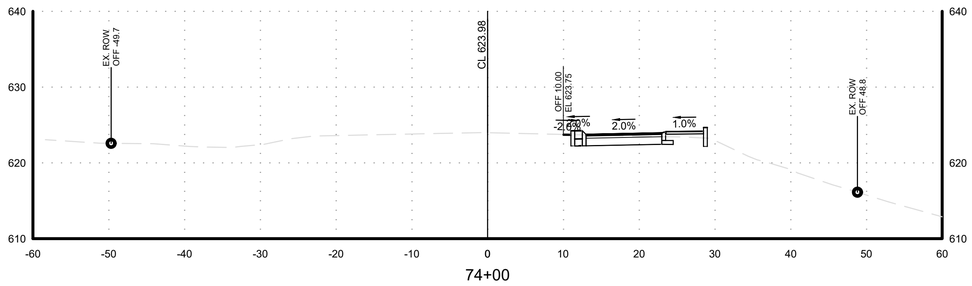

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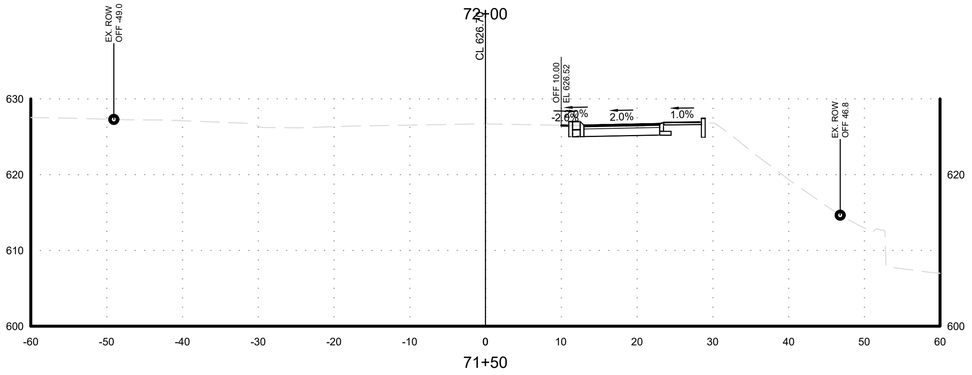

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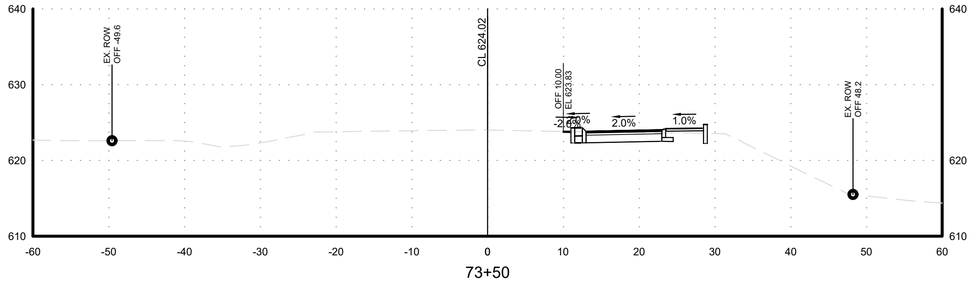

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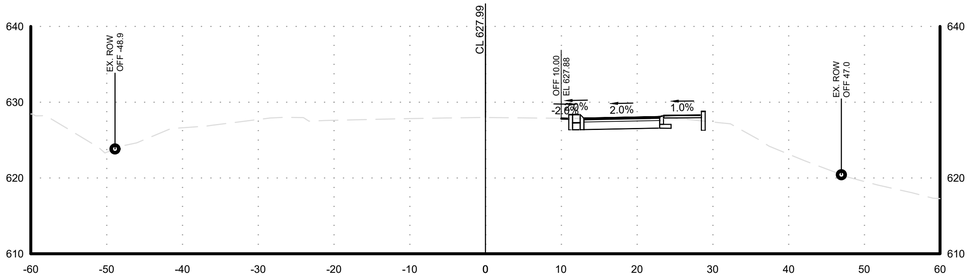

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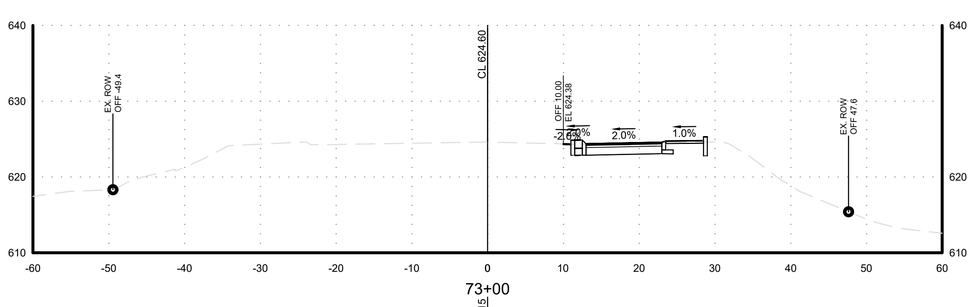

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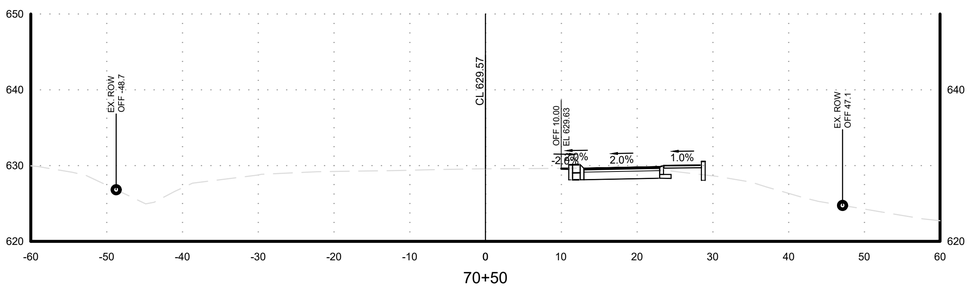

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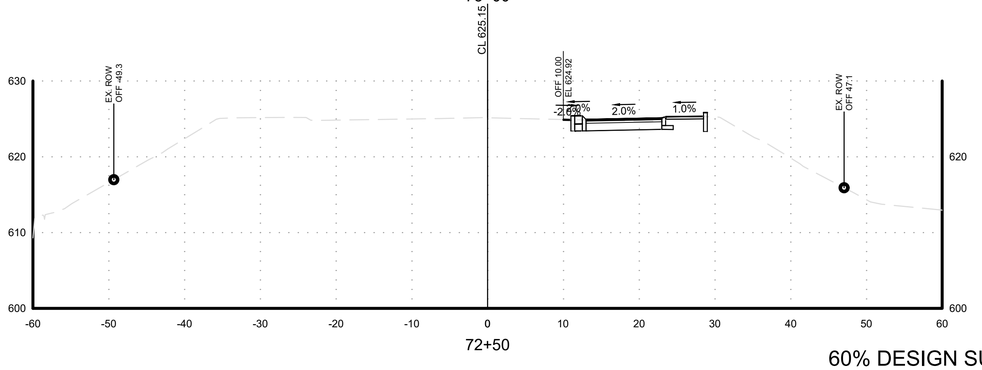

72+50

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:18:55 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
Submitted by Toole Design Group, LLC (#F-1337)
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com

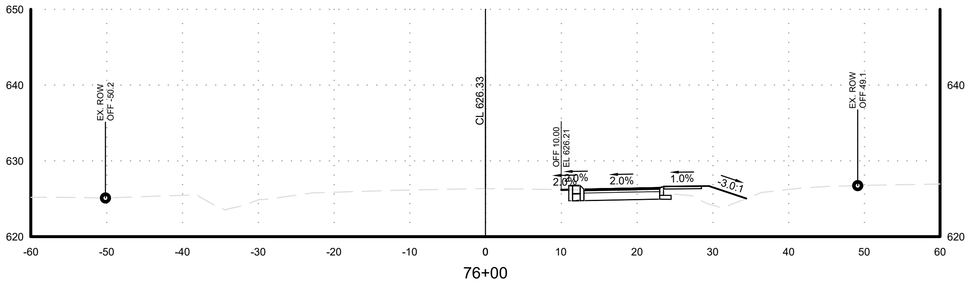
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	XS-016
SHEET NO.	136 OF 148



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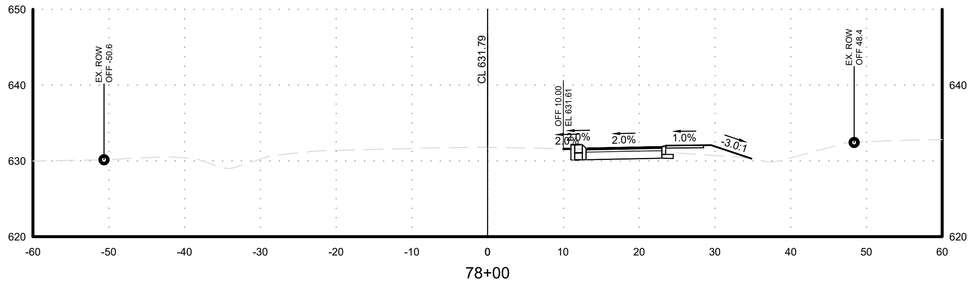

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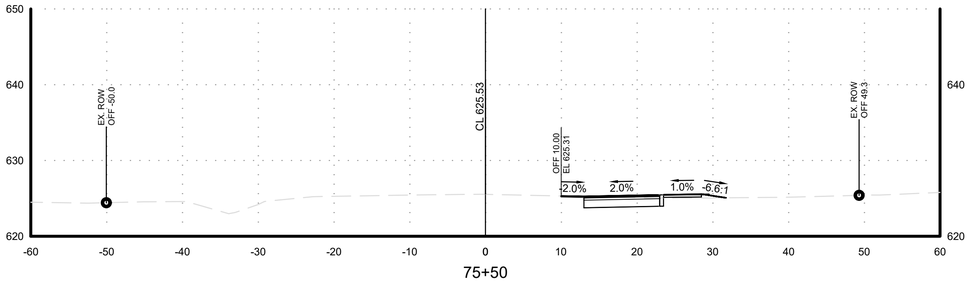

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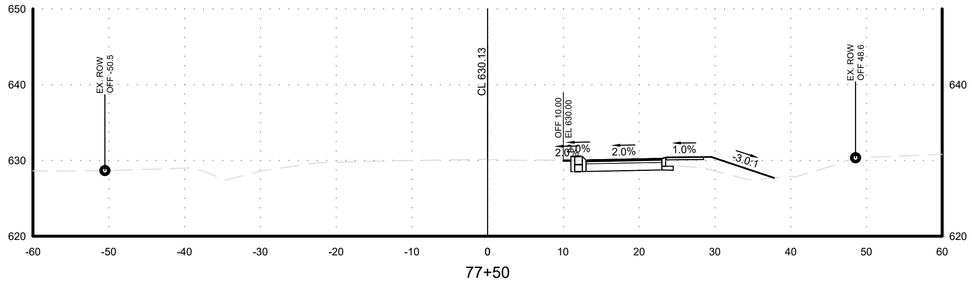

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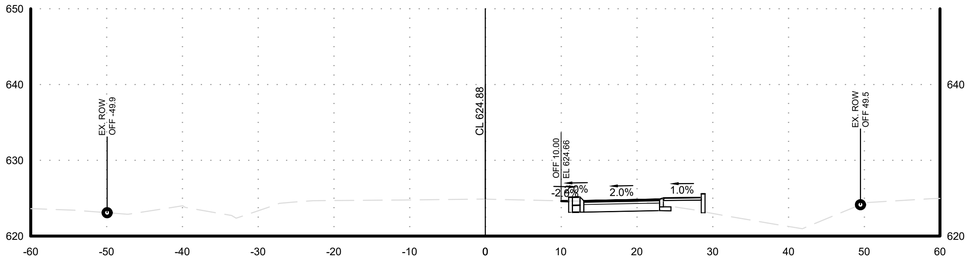

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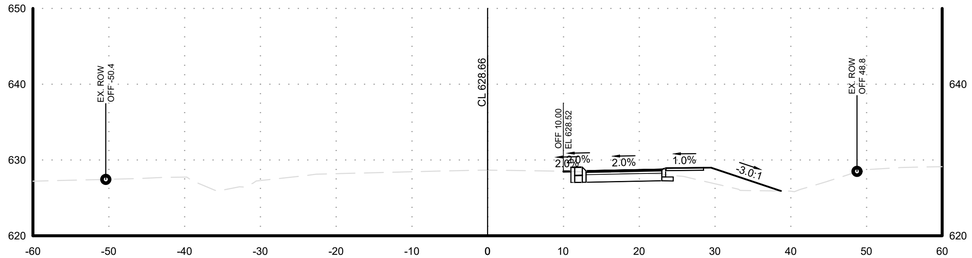

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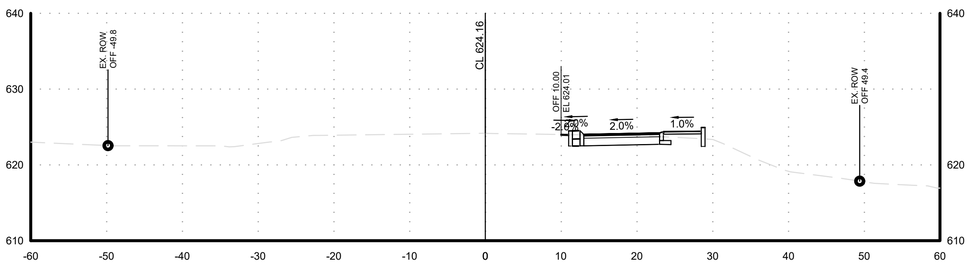

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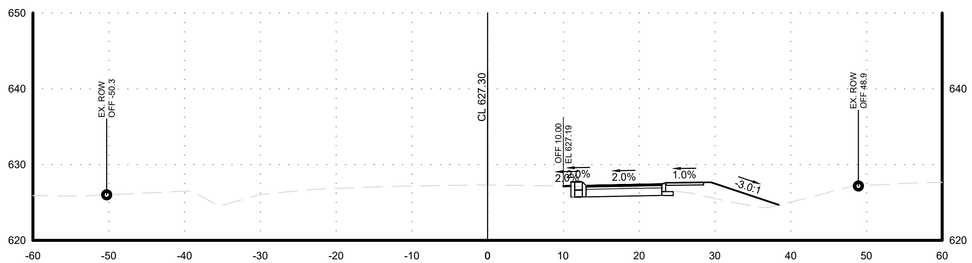

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:19:51 PM

PROFESSIONAL CERTIFICATION	REUSE OF DOCUMENTS								
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.	ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.								
	DSGN XX								
	DR XX								
	CHK XX								
	APVD XX	NO.	DATE	REVISION			BY	APVD	

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

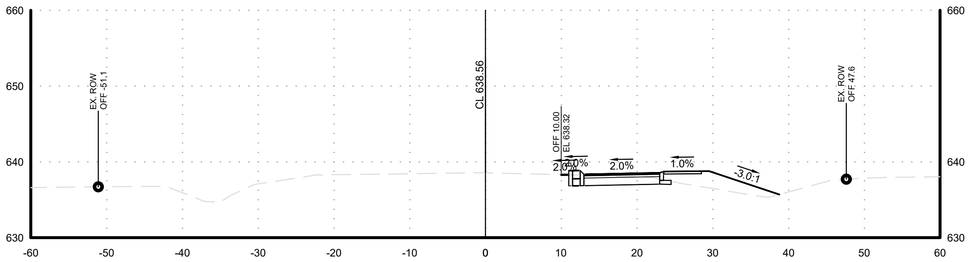
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-017
SHEET NO. 137 OF 148



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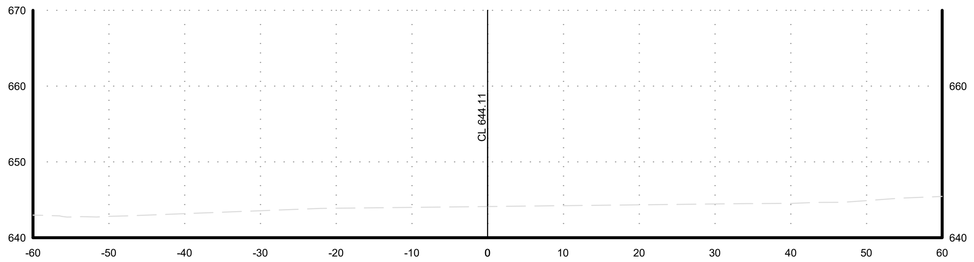

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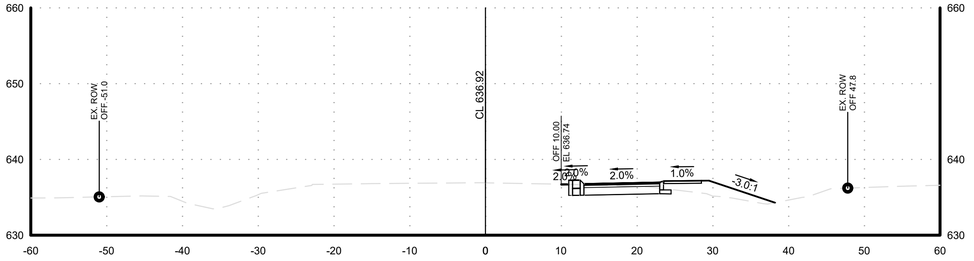

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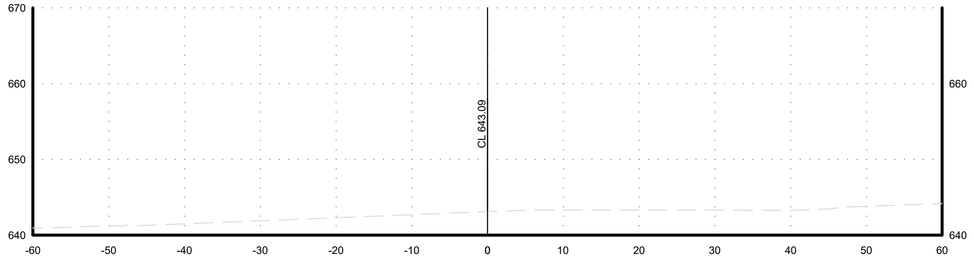

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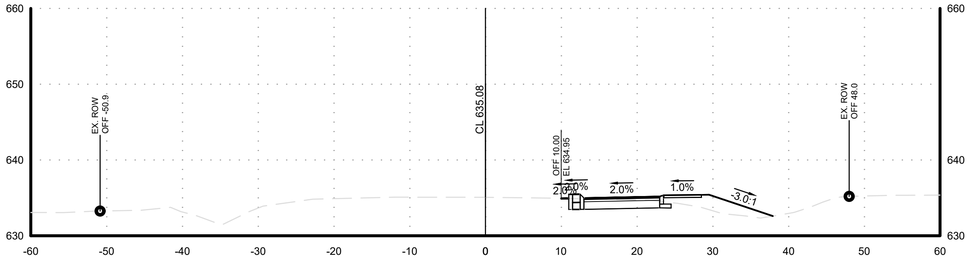

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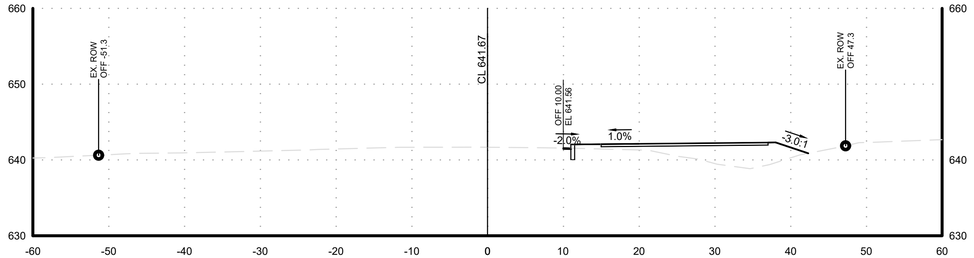

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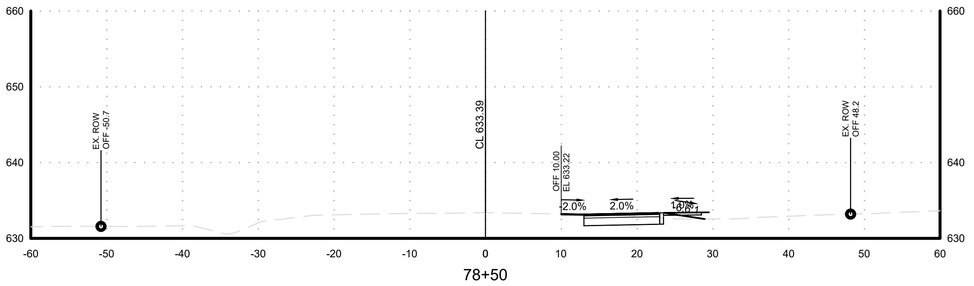

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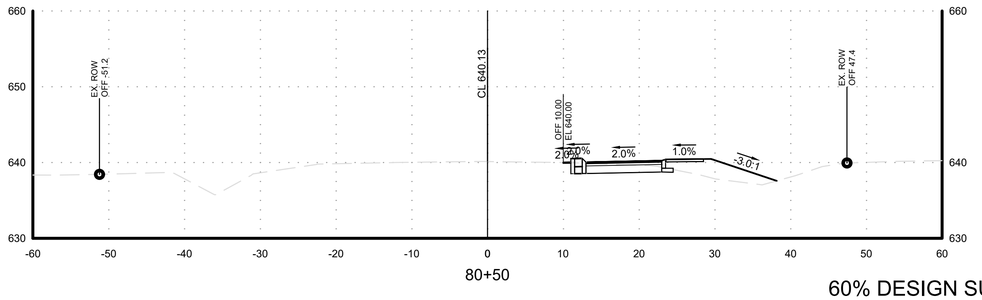

80+50

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:20:35 PM

PROFESSIONAL CERTIFICATION

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REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

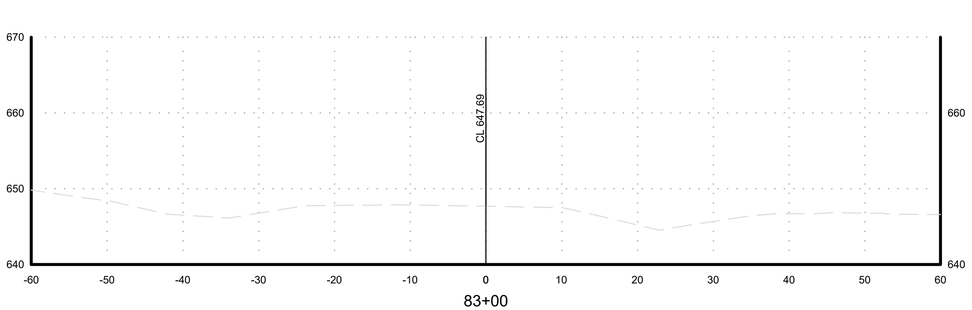
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. XS-018
SHEET NO. 138 OF 148



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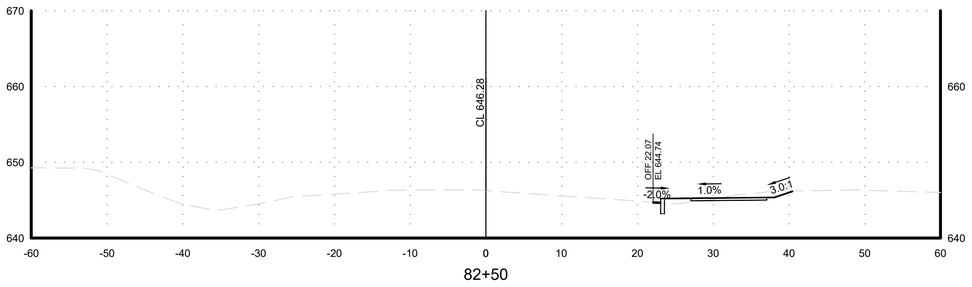

82+50

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
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RALEIGH, NC 27601
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www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CROSS SECTIONS

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	XS-019
SHEET NO.	139 OF 148

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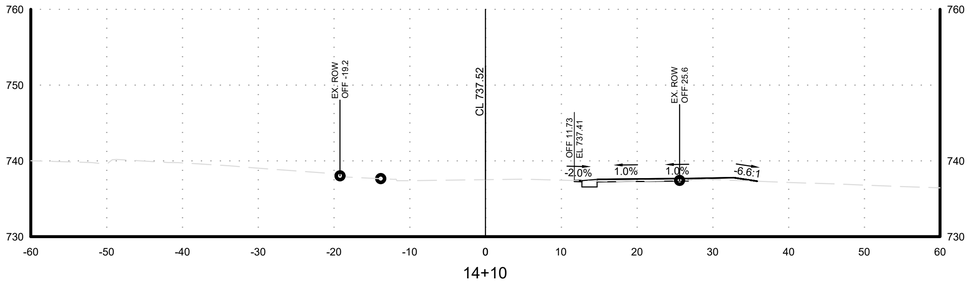

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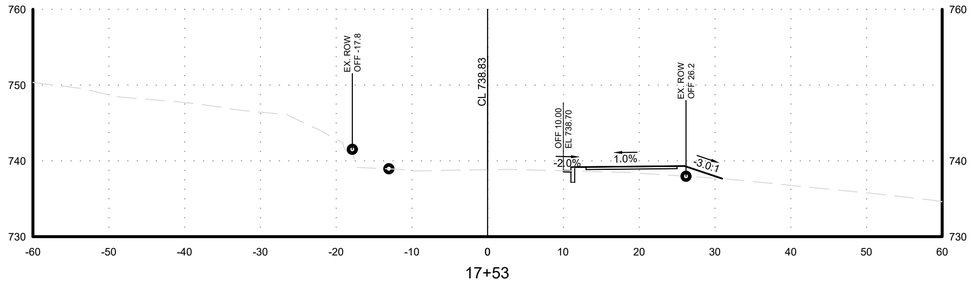

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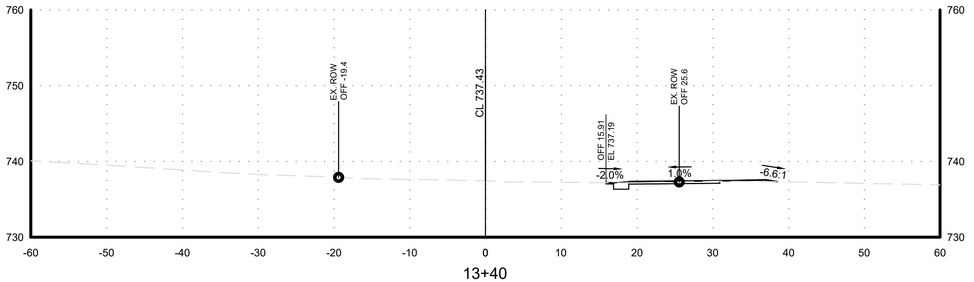

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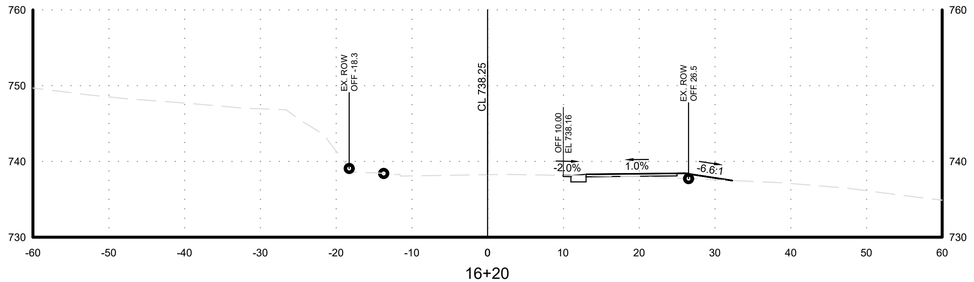

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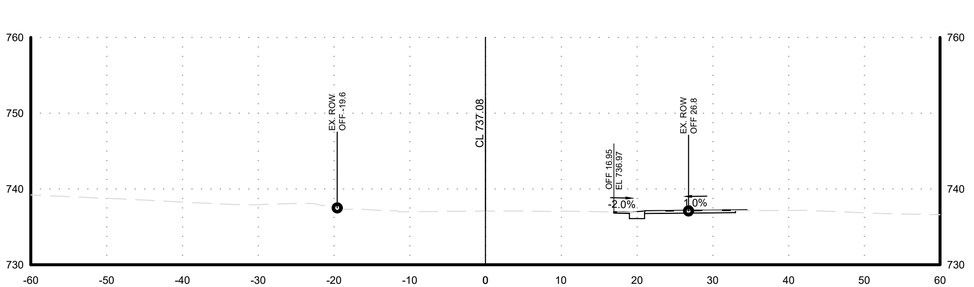

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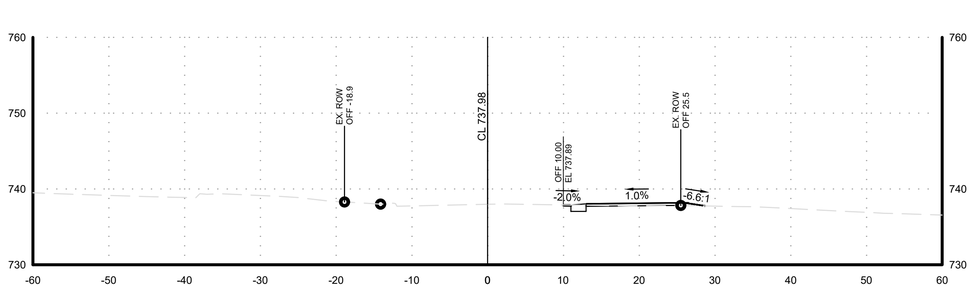

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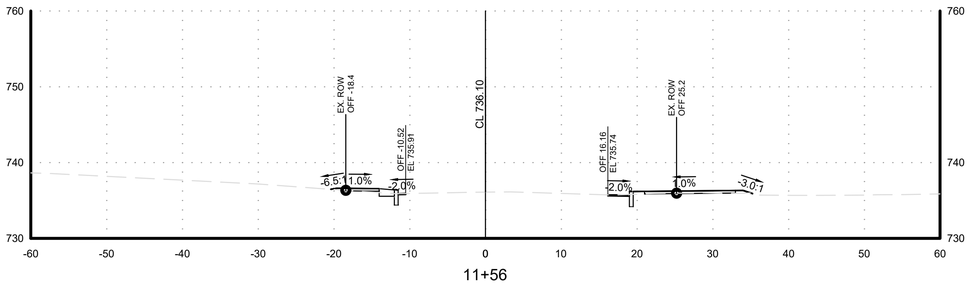

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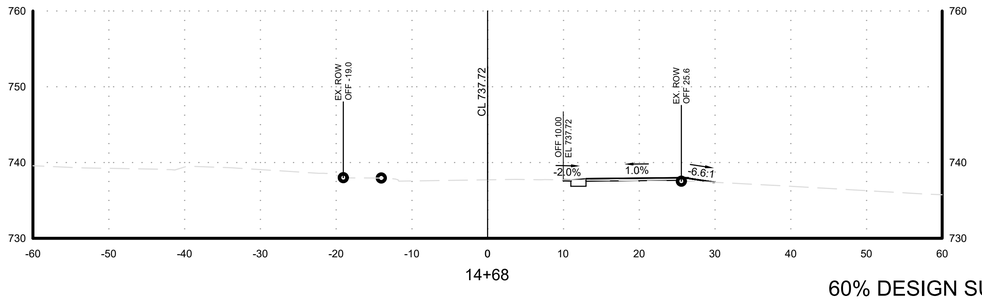

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:23:35 PM

PROFESSIONAL CERTIFICATION

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
Submitted by Toole Design Group, LLC (#F-1337)
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com

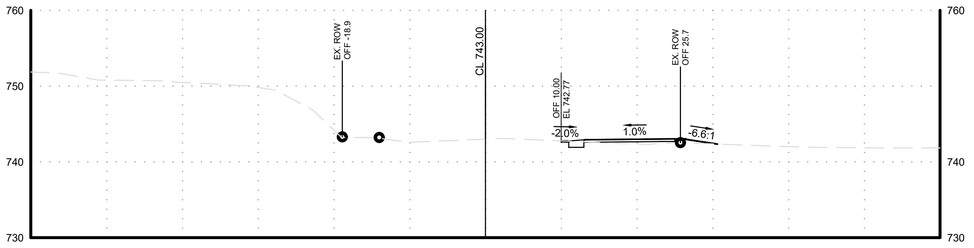
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

DRIVEWAY PROFILES

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DP-001
SHEET NO. 140 OF 148



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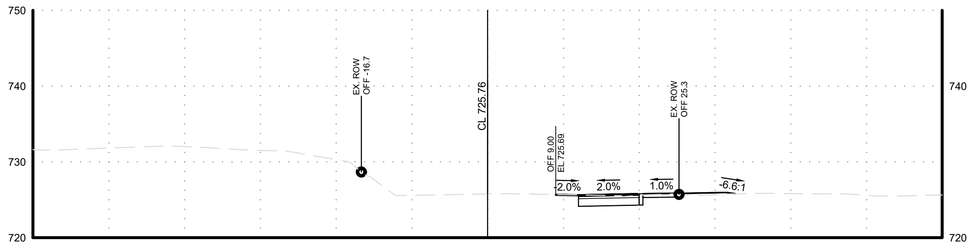

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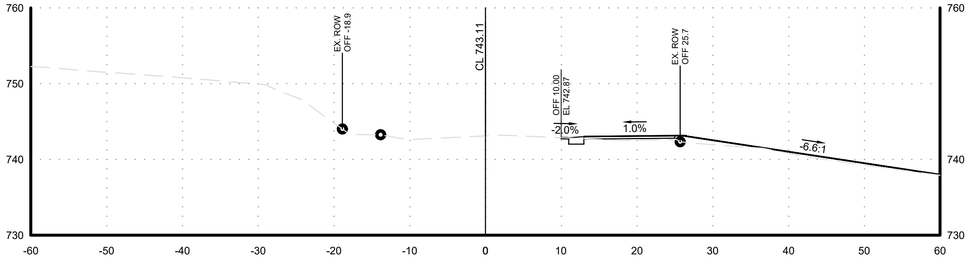

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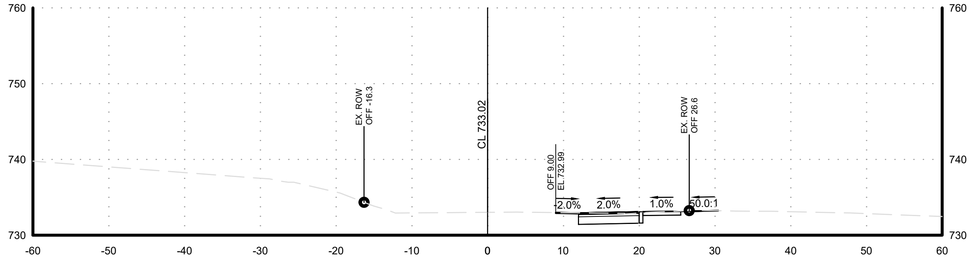

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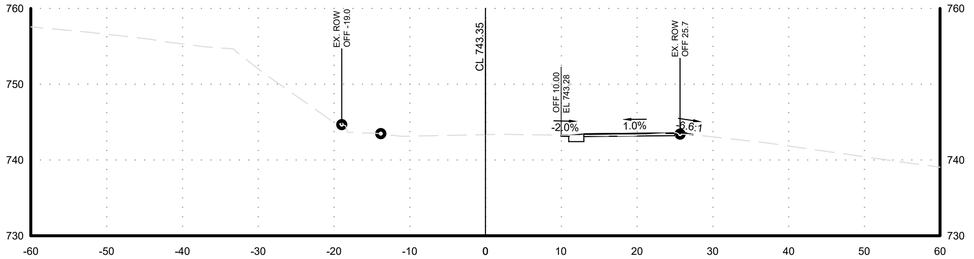

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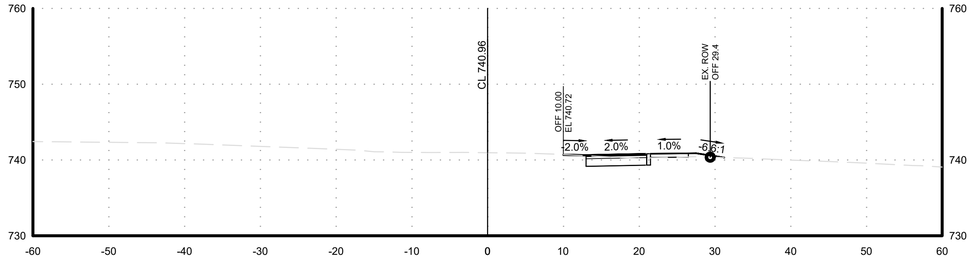

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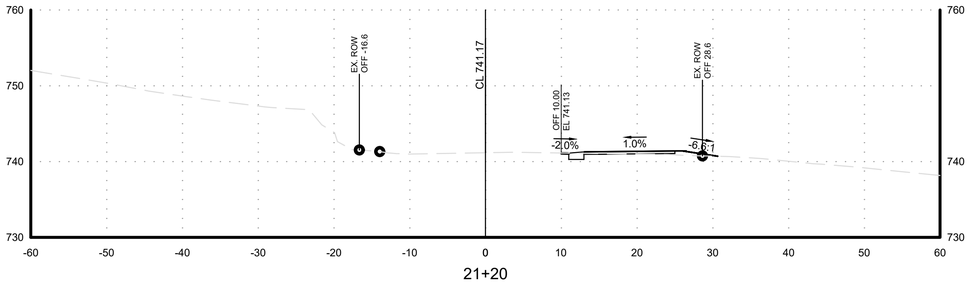

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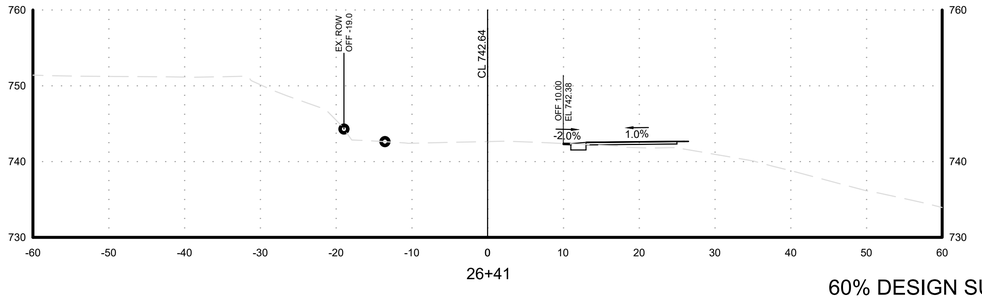

26+41

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:24:57 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
Submitted by Toole Design Group, LLC (#F-1337)

315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com

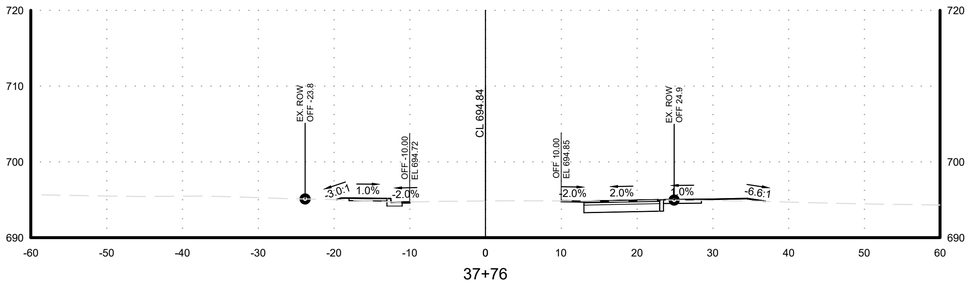
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

DRIVEWAY PROFILES

PROJECT NO.	00RAL.00155.02
DATE	07.30.2025
DRAWING NO.	DP-002
SHEET NO.	141 OF 148



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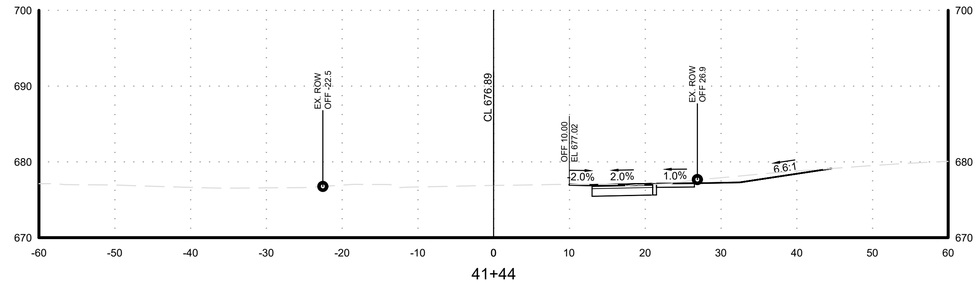

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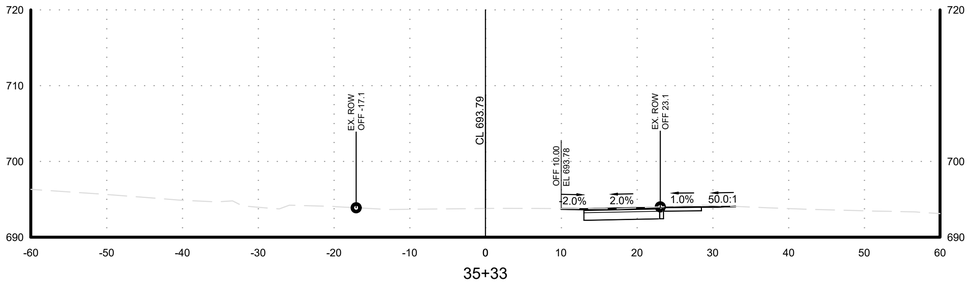

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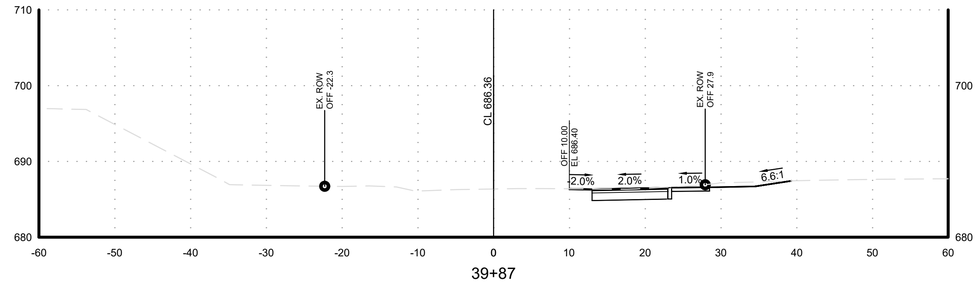

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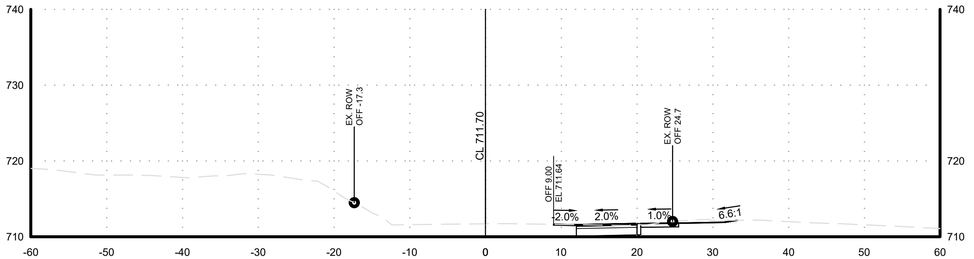
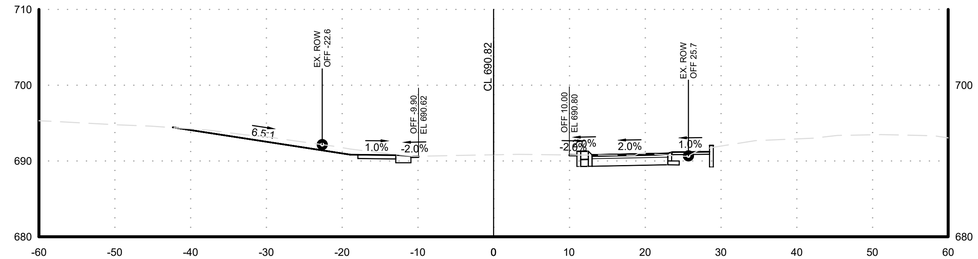


31+58



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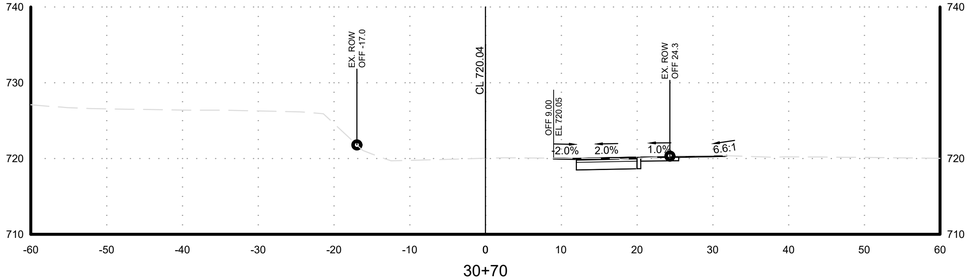

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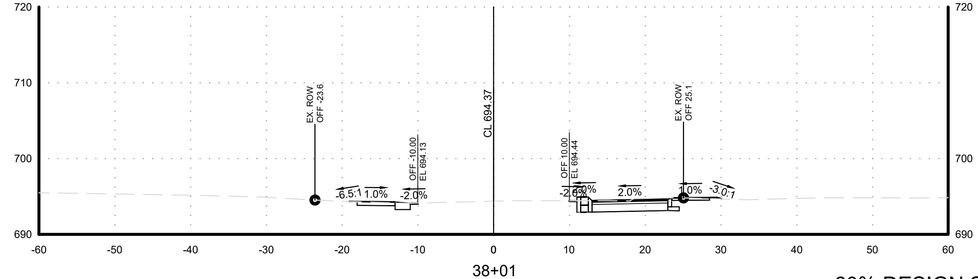

38+01

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:26:53 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

		NO.	DATE	REVISION	BY	APVD
DSGN	XX					
DR	XX					
CHK	XX					
APVD	XX					

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

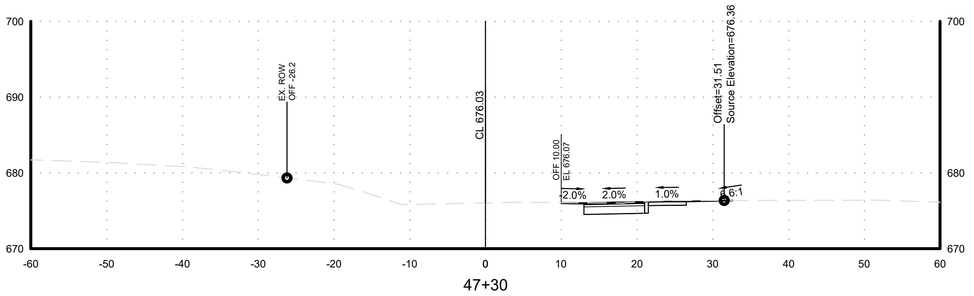
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

DRIVEWAY PROFILES

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DP-003
SHEET NO. 142 OF 148



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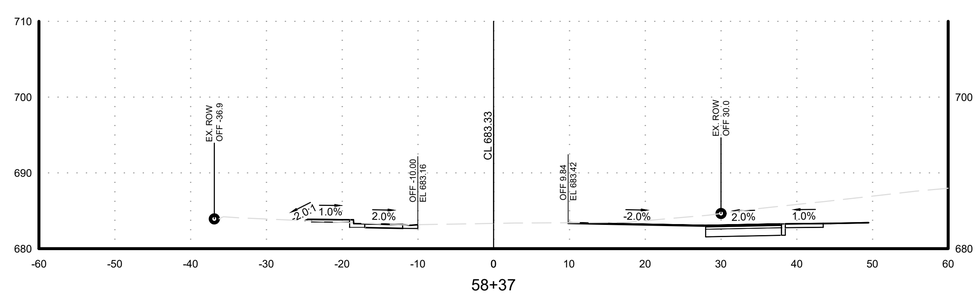

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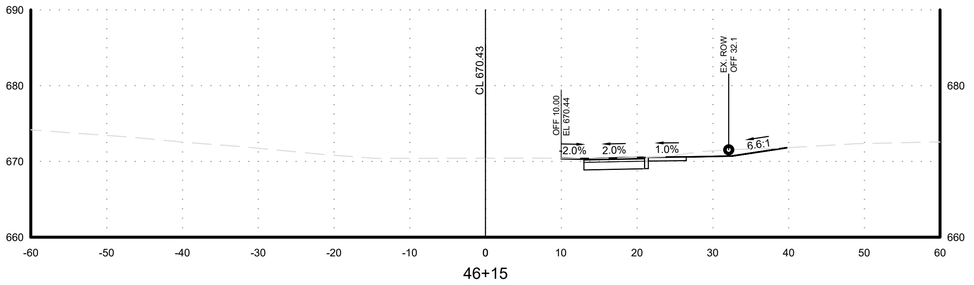

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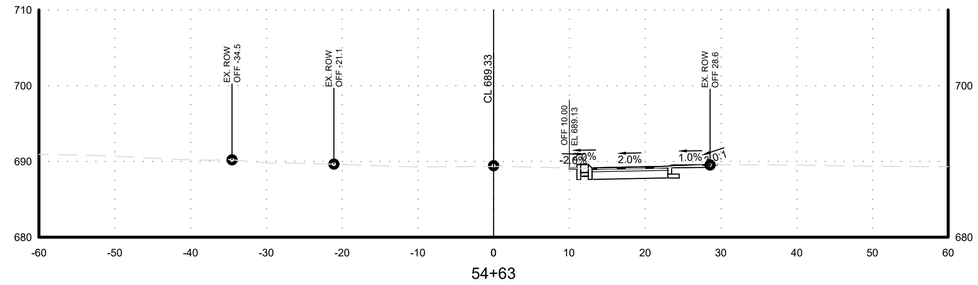

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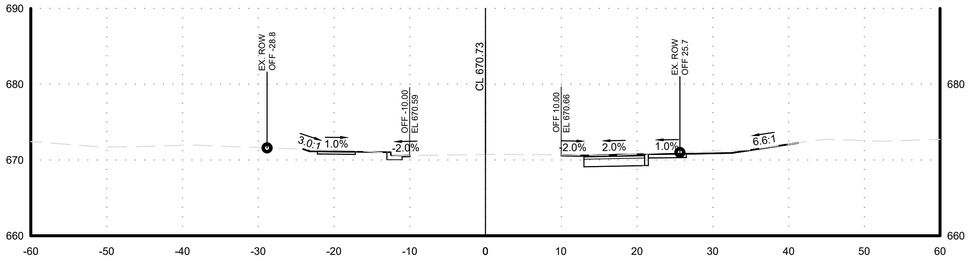

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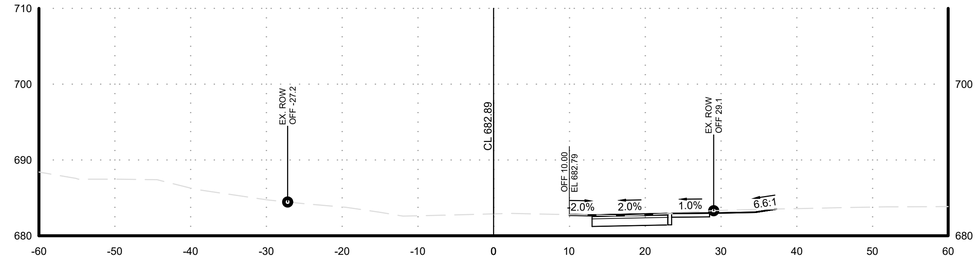

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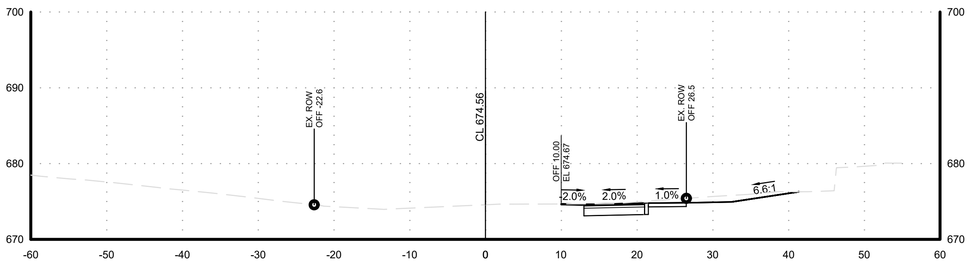

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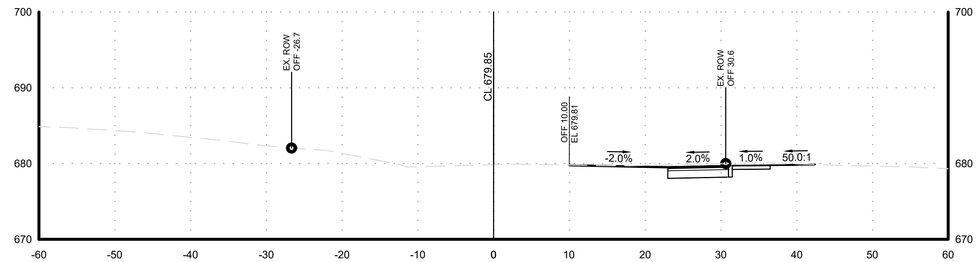

48+11

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:28:48 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

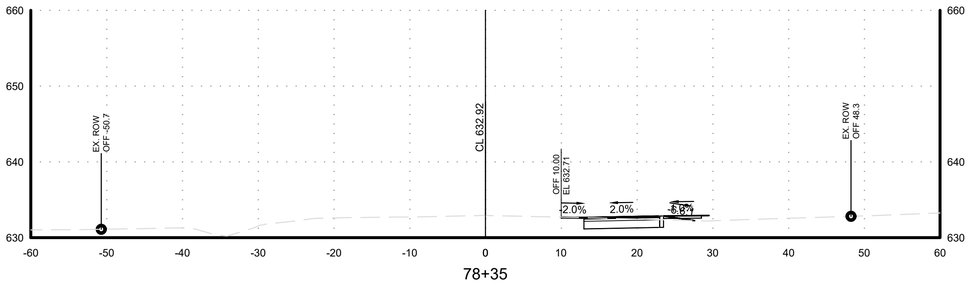
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

DRIVEWAY PROFILES

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DP-004
SHEET NO. 143 OF 148



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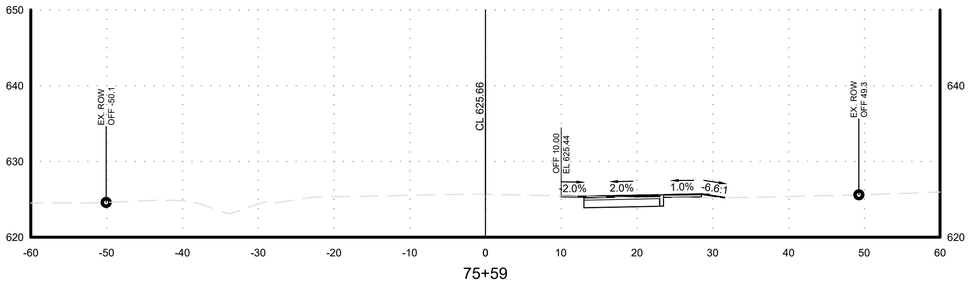

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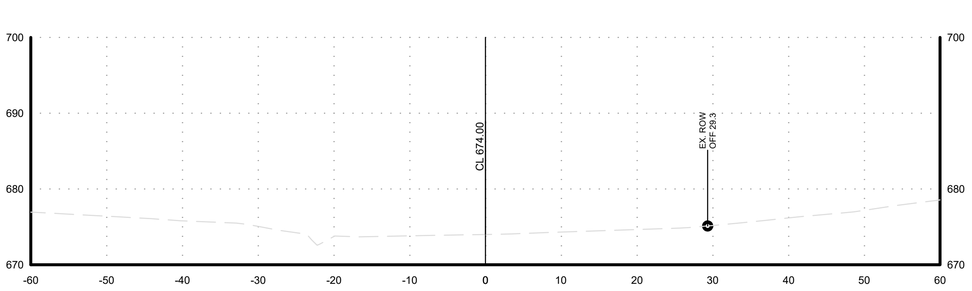

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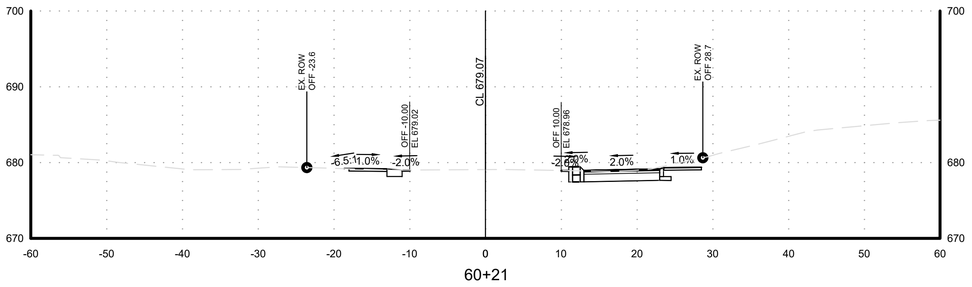

60+21

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:29:28 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

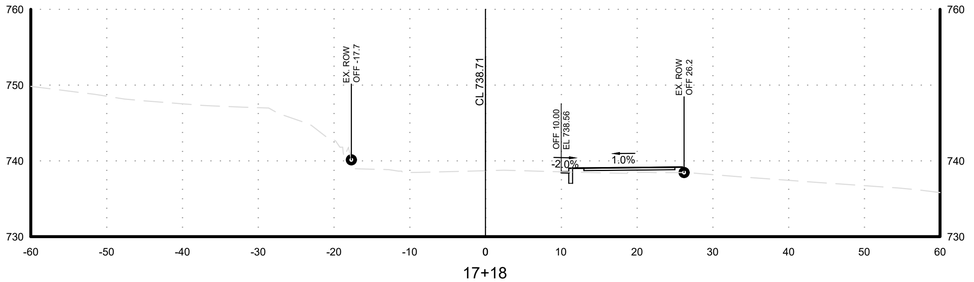
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

DRIVEWAY PROFILES

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DP-005
SHEET NO. 144 OF 148



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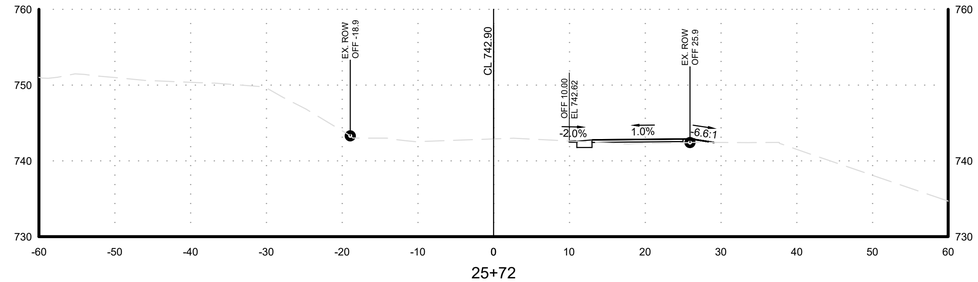

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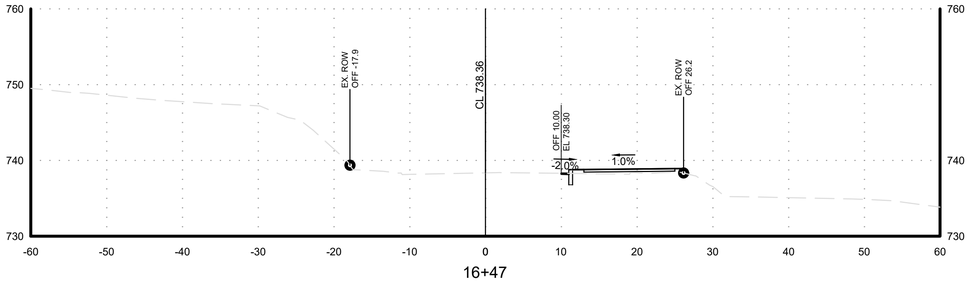

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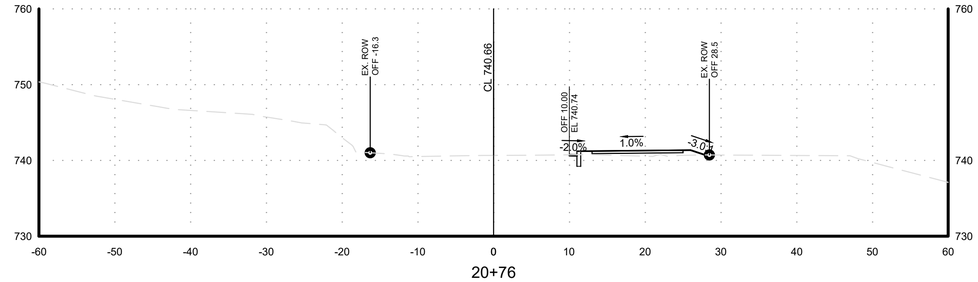

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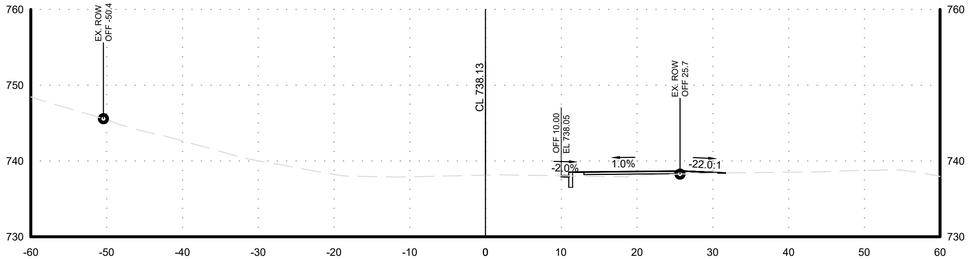

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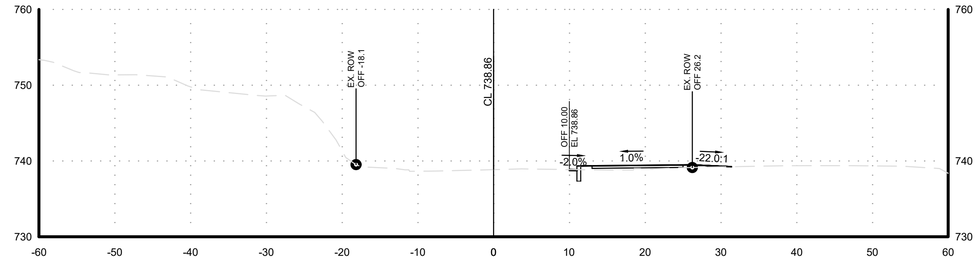

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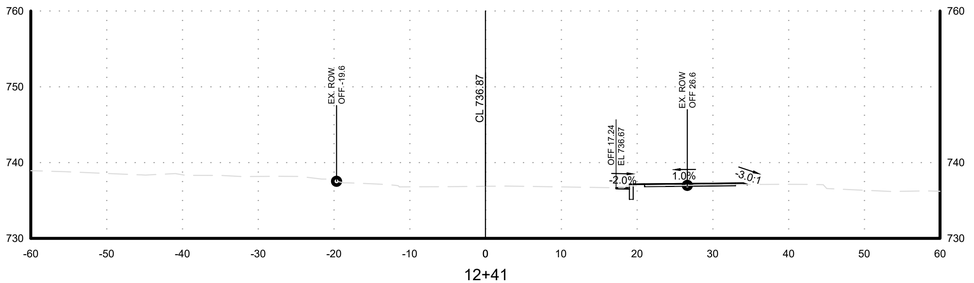

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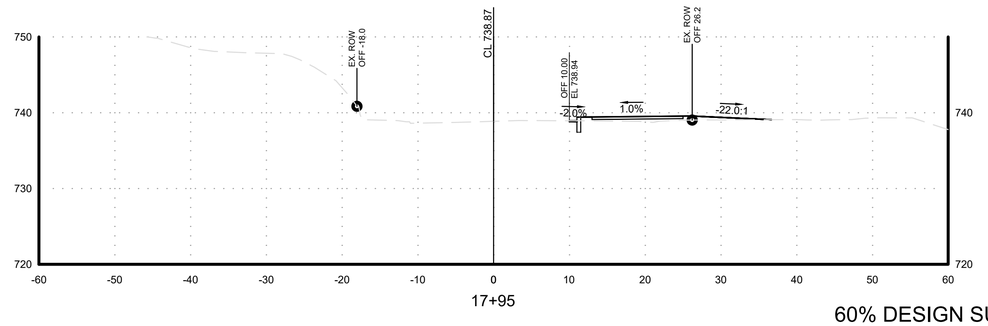

17+95

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:31:25 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
Submitted by Toole Design Group, LLC (#F-1337)
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com

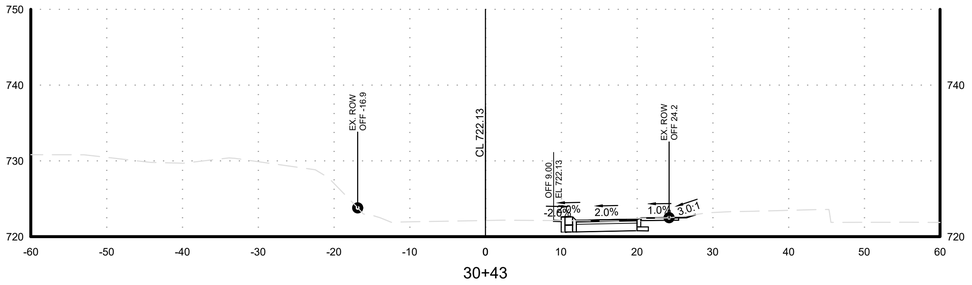
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

WALKWAY PROFILES

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DP-101
SHEET NO. 145 OF 148



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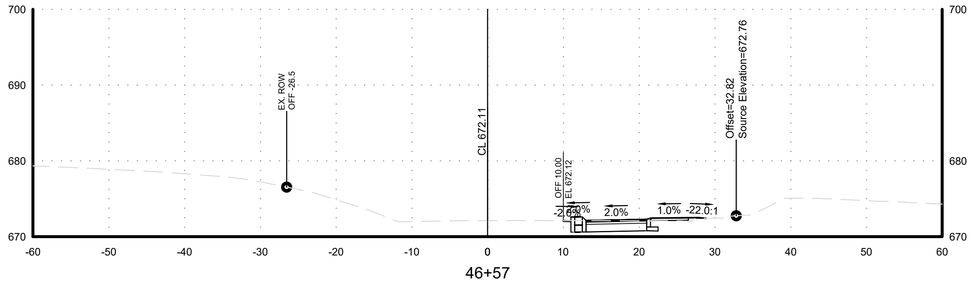

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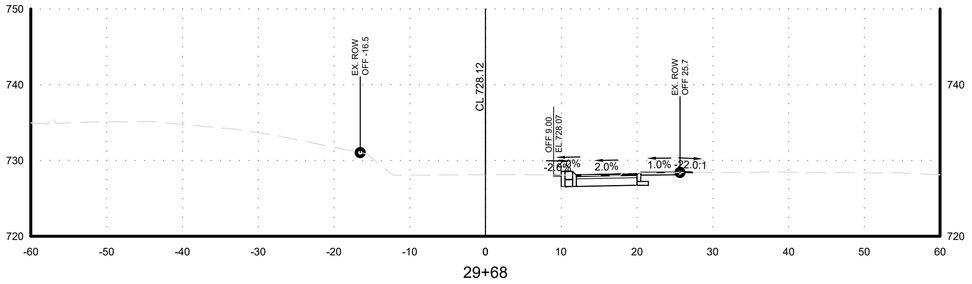

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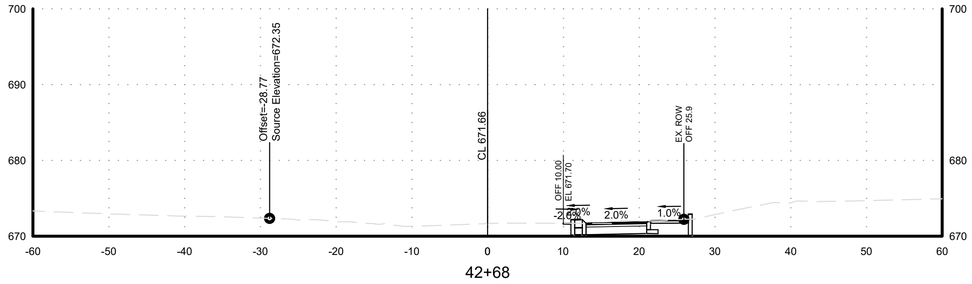

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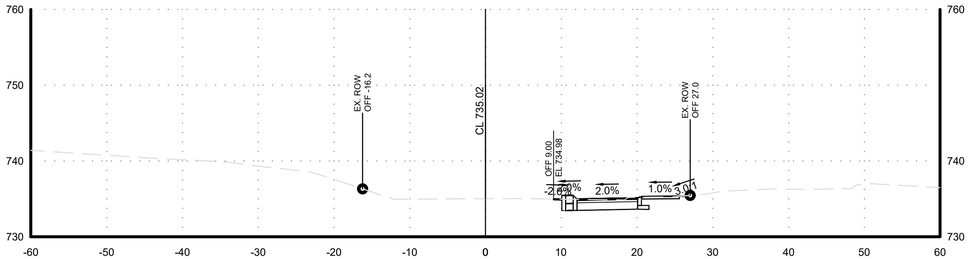

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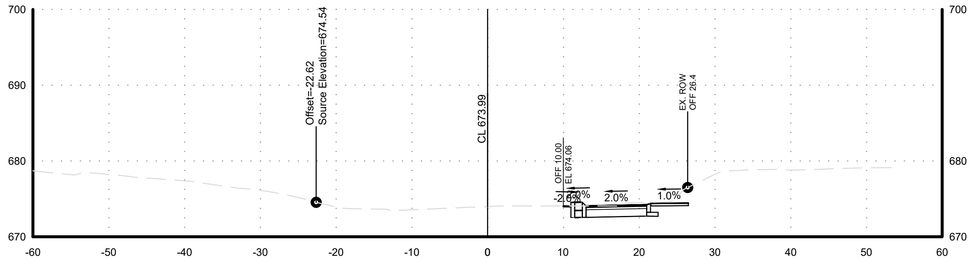

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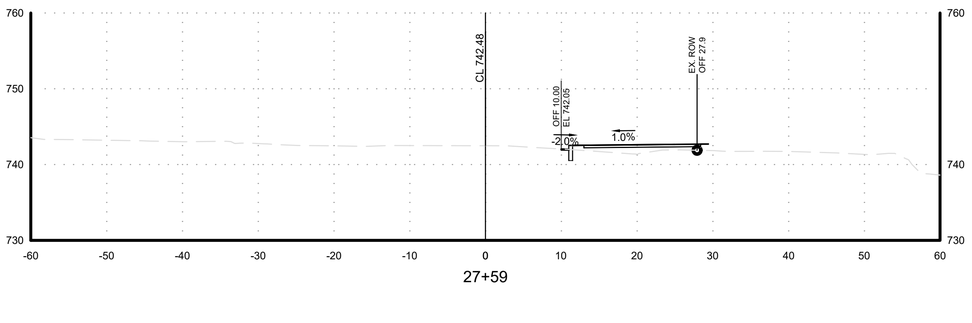

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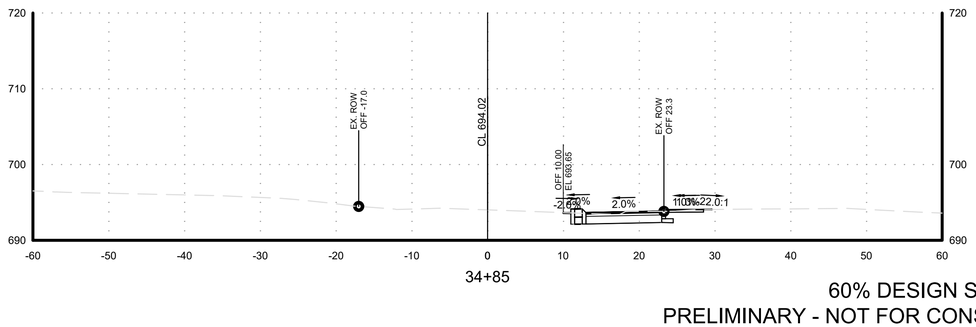

34+85

60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:33:38 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

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DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

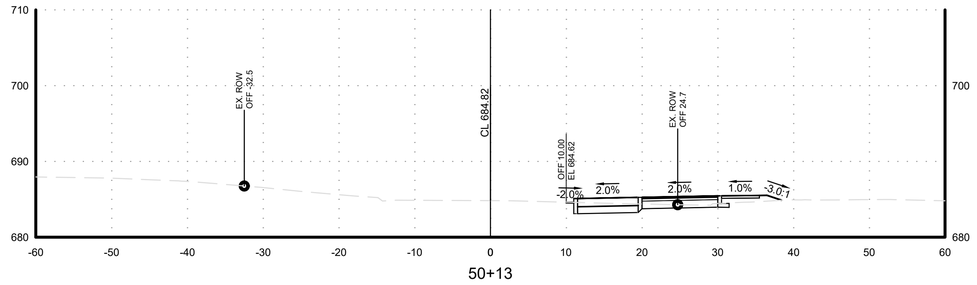
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

WALKWAY PROFILES

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DP-102
SHEET NO. 146 OF 148



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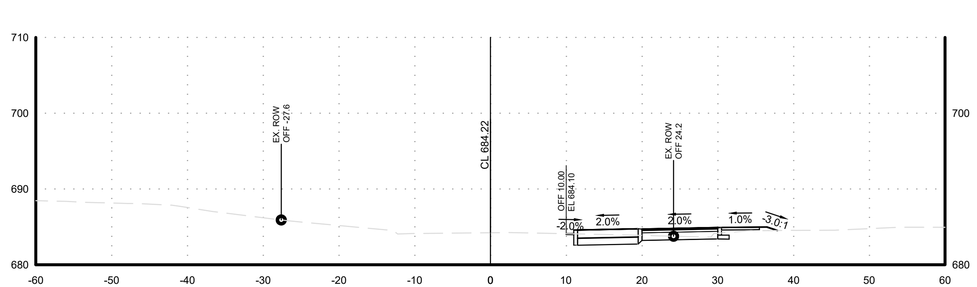

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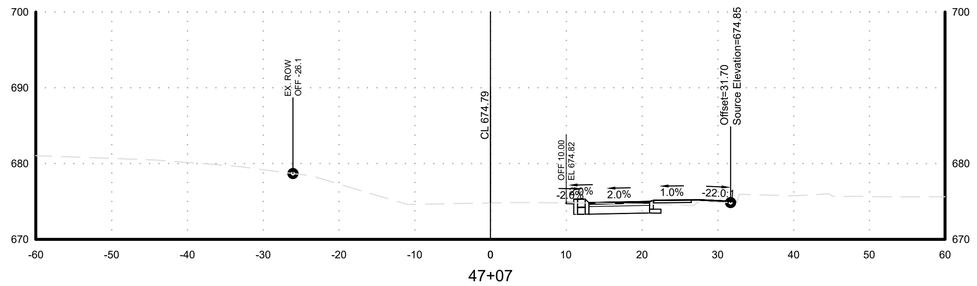

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:34:01 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

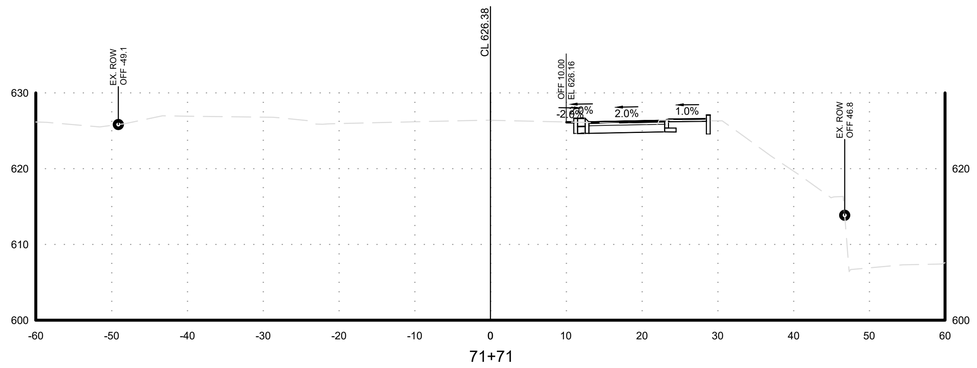
BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

WALKWAY PROFILES

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DP-103
SHEET NO. 147 OF 148



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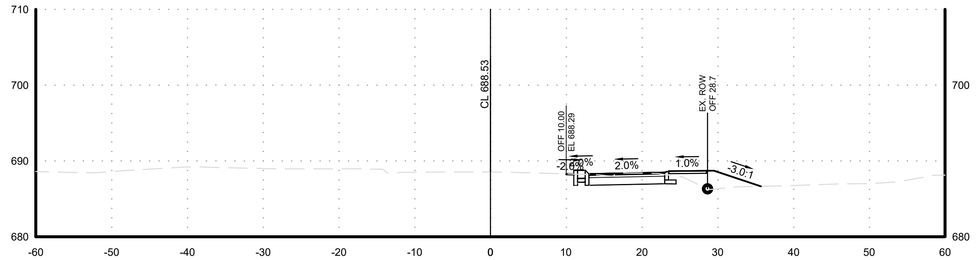

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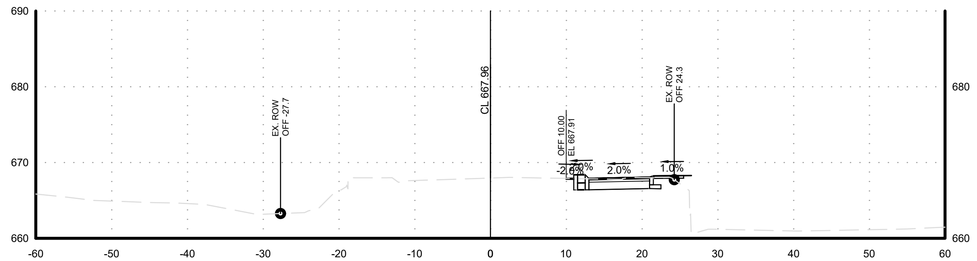

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60% DESIGN SUBMISSION
PRELIMINARY - NOT FOR CONSTRUCTION

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Wednesday, July 30, 2025 4:34:30 PM

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF [STATE], LICENSE NO. _____, EXPIRATION DATE: _____.

REUSE OF DOCUMENTS

ALL DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE FOR THIS PROJECT. REUSE OR ALTERATION IS AT THE USER'S SOLE RISK.

DSGN	XX
DR	XX
CHK	XX
APVD	XX

NO.	DATE	REVISION	BY	APVD

TOOLE DESIGN
315 S. BLOODWORTH STREET
RALEIGH, NC 27601
PHONE: 919.336.5010
www.tooledesign.com
Submitted by Toole Design Group, LLC (#F-1337)

BARBER STREET BIKE AND PEDESTRIAN DESIGN

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

CIVIL

CULVERT PROFILES

PROJECT NO. 00RAL.00155.02
DATE 07.30.2025
DRAWING NO. DP-201
SHEET NO. 148 OF 148

ATTACHMENT #2 – 2021 PUBLIC COMMENT SUMMARY

The comments were summarized as follows:

- 113 responses were received on the proposed Barber Street improvements
- With improved bike and pedestrian facilities, there is potential to increase multimodal users. This is based on TPW staff's interpretation of the survey data.
  - Car: Reduction from 100 to 84
  - Bike: Increase from 66 to 102
  - Walk/jog: Increase from 81 to 92
  - Bus/transit: Increase from 4 to 9
- For North Chase Street to Loop 10 (Segment 1):
  - 68 responses in support of 3-lane (Preferred Alternative)
  - 31 responses in support of 4-lane (Alternative 2)
  - 11 responses who did not have a preference
  - 3 responses did not want to include this segment in the project
- For Boulevard to Prince Avenue (Segment 4)
  - 53 responses in support of bump-out, sharrows, and existing sidewalks (Preferred Alternative)
  - 55 responses in support of a 10-ft Multi-use Path (Alternative 2)
  - 3 responses did not have a preference
  - 2 responses did not want to include this segment in the project
- The survey concluded a prioritized order (from highest to lowest, with number of high priority responses for each segment):
  - Segment 4 (85) > Segment 3 (80) > Segment 2 (37) > Segment 1 (32)

ATTACHMENT #3 – 2022 PUBLIC COMMENT SUMMARY

There were 103 public survey responses received in addition to 2 direct email feedback. The feedback is summarized as follows:

- Design Alternative Preference (bicycle users in Athens comprised 70% of the responses):
    - 21% preferred shared lane markings & sidewalks (18% of bike users preferred this)
    - 37% preferred multiuse path (39% of bike users preferred this)
    - 42% preferred two-way separated bike lane & sidewalks (43% of bike users preferred this)
- On Street Parking Preference (residents & businesses staff comprised 27% of the responses):
    - 38% keep on-street parking (43% preferred by residents and businesses)
    - 43% remove on-street parking (39%)
    - 19% no parking preference (18%)
- Rank Options for Segment 4 (from most to least important):
    - 54% bicycle and car separated
    - 22% traffic calming
    - 10% on street parking
    - 9% Property Impact
    - 5% Bicycle and pedestrian separated
- Key themes from Open-Ended Feedback:
    - Existing on-street parking feels dangerous for both bicyclists and motorists.
    - Parking is perceived as a right.
    - Separation of modes is the most common concern. Property/parking impacts are highest for those who feel there aren't enough bicyclists to warrant the investment or that this segment is already safe for bicyclists.
    - Safety at the Barrow St. intersection is a concern; desire for an all-way stop.
    - For many bicyclists, sharrows do not provide sufficient level of comfort.
    - Integration into nearby bike/ped projects is a must. Enthusiasm for Barber Street being part of overall network development.
    - Perception that vehicle congestion is already an issue on Barber Street.
    - Direct email feedback was primarily from property owners opposed to any change, especially property/parking impacts even when properties have private parking areas. This includes one person who owns multiple lots on the corridor.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 28, Mental Health Recovery Facility Project – Waiver of Water & Wastewater Connection Fees for Mental Health Recovery Facility Located at 240 Mitchell Bridge Road

DATE: November 7, 2025

EXECUTIVE SUMMARY:
This agenda item seeks approval to waive 30% of the water and wastewater connection fees, in the amount of $44,173, for the Mental Health Recovery Facility located at 240 Mitchell Bridge Road.

BUDGET INFORMATION:

REVENUES: N/A

EXPENSES: ($44,173) – Reduced Connection Fee Revenues

FUNDING SOURCE: Water and Sewer Enterprise Fund (reduced revenues)

OPERATIONAL: Advantage Behavioral Health Service

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:
To request that the Mayor and Commission:

a. Exempt 30% of the water and wastewater connection fees, in the amount of $44,173, for the Mental Health Recovery Facility, in partnership with Advantage Behavioral Health, based on the organization providing affordable housing and additional behavioral health resources of substantial benefit to the Athens Clarke County community; and,

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

HISTORY:

1. In 1987, water and wastewater connection fees were established. Subsequent updates to the ordinance occurred on January 5, 1993, October 3, 1995, March 1, 2005, May 6, 2008, May 10, 2010, February 7, 2017, March 2, 2021 and June 7, 2022.

2. On November 16, 2018, Advantage Behavioral Health Systems (Advantage) submitted a proposed project to the SPLOST 2020 Advisory Committee to construct a congregate living facility that will accommodate 30 two-bedroom units, three of which will be designed to

accommodate onsite staff and group/individuals counselling programming. Advantage's Proposed Budget for the Project was $11,422,000.

3. On June 4, 2019, the Mayor and Commission (M&C) adopted revisions to the water and wastewater connection fee provisions of code allowing M&C-approved exemptions for public benefits such as affordable housing and job creation.

4. On December 1, 2020, in order to allocate funds for Program Administration, the Commission approved an Ordinance which amended the SPLOST 2020 Project Budgets. The budget for SPLOST 2020 Project 28, Mental Health Recovery Facility was amended to $5,218,500.

5. On February 2, 2021, the M&C accepted the Financial Element of the 2020 Service Delivery Plan Update with associated water and sewer rates.

6. 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.

7. On March 1, 2022, the M&C approved a budget allocating ARPA State and Local Recovery Funds to various programs including a budget of $4,000,000 for Behavioral Health activities.

8. On August 2, 2022, M&C approved an Intergovernmental Contract with the Advantage for SPLOST 2020 Project 28, Mental Health Recovery Facility Project. The Intergovernmental Contract was to provide Project Implementation Guidelines and to govern the expenditure of proceeds of SPLOST 2020 for the Project. The M&C also designated the SPLOST 2020 Project 28, Mental Health Recovery Facility Project as appropriate for Public Art with a proposed Public Art Budget of $32,500.

9. On August 5, 2022, Advantage submitted a legal opinion letter confirming that the agency is not subject to local zoning laws due to its status as a state Community Service Board. (History #23)

10. On August 8, 2022, a Request for Qualifications/Proposals (RFQ/P #01069) for Professional Design Services for the Mental Health Recovery Facility (Project 28) was released by ACCGov in accordance with the ACCGov procurement process.

11. On October 11, 2022, during the M&C Work Session, Advantage presented an update on the SPLOST project and the expected $8.7M gap from the initial proposal.

12. On October 24, 2022, ACCGov Planning Director issued a letter of concurrence that Advantage was exempt from compliance with local zoning regulations and are not subject to local zoning ordinances.

13. On November 6, 2022, M&C approved Lyman, Davidson, Dooley Inc. as the highest scoring firm

for Professional Design Services and authorized staff to negotiate a final Scope of Services and Fees for a not-to-exceed amount of $450,000.

14. On January 9, 2023, Advantage submitted a request to Manager's Office to (1) convey two county-owned properties known as the Creekwood Duplexes to Advantage, and (2) release the $4M of ARPA behavioral health funds to cover renovations of both properties & additional financing for the SPLOST 2020 Project 28 Mental Health Recovery Facility.

15. On March 28, 2023, the Advantage Board of Directors voted to withdraw the previous request to ACCGov (History #25), and to instead allocate the full $4M of ARPA Behavioral Health funds to support the agency's SPLOST Mental Health Recovery Residence project.

16. On April 18, 2023, the Project 28 User Group approved the Proposed Project Concept.

17. On June 6, 2023, M&C authorized staff to advance SPLOST 2020 Project 28 Mental Health Recovery Facility to the Schematic Design Phase.

18. On October 3, 2023, M&C approved the Schematic Design and authorized staff to advance SPLOST 2020 Project 28 Mental Health Recovery Facility to the Bid and Award Phase in accordance with the Schematic Design.

19. On May 7, 2024, M&C approved funding recommendation for Advantage from balance of ARPA funding supporting homelessness efforts. The value of the funding recommendation was $1,403,779.

20. On May 20, 2024, the Public Utilities Department (PUD) notified the project design team that Athens-Clarke County (ACCGov) did not have sanitary sewer capacity needed for the proposed facility.

21. On June 4, 2024, M&C adopted revisions to water and wastewater connection fees to exempt a maximum of 30% of water and wastewater connection fees for particular projects.

22. On July 9, 2024 a Request for Qualifications/Proposals (RFQ/P #25017) for Professional Construction Services for the SPLOST 2020 Project 28 Mental Health Recovery Facility was released by ACCGov in accordance with the ACCGov procurement process.

23. On October 16, 2024, ABHS selected Hogan Construction as the highest scoring firm to provide the construction services for the new Mental Health Recovery Facility.

24. November 6, 2024, the M&C approved the revised Schematic Design for the sanitary sewer system improvement along with the budget amendment to cover the cost of that associated work. The M&C action on this date also included the revised IGA to cover the previous funding added for the ARPA funding.

25. On December 4, 2024, DCA notified Advantage of being selected to receive $4.7 million for the construction of Phase II. Pending facility successful environmental review, redesign, and pricing from Hogan Construction.

26. August 8, 2025, Advantage was notified that the project could receive up to $7 million to cover the Construction of Phase II and the cost escalation for Phase I.

27. On October 1, 2025, ABHS received the updated pricing from Hogan Construction in the amount of $17,440,963, for the construction of Phase I & II of the project.

28. On October 1, 2025, the contract with DCA was executed for ABHS to receive an additional $7M to construct Phase II of the project along with Phase I.

29. On November 10, 2025, Advantage requested a 100% Waiver of the water and sewer connection fees in the amount of $147,243 for the Mental Health Recovery Facility Project located at 240 Mitchell Bridge Road**.**

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 28 Mental Health Recovery Facility reads as follows:

   Project #28, Mental Health Recovery Facility Project, *will provide funding for land acquisition, design, construction, and/or equipping of a mental health recovery facility project and/or renovations, improvements, additions to, and equipping of an existing facility so as to provide a residential style facility for individuals with mental health and potentially co-occurring addictive disease(s). It is anticipated that to the extent permitted by law the facility or facilities would be built in conjunction with one or more public or other private partner(s) that may provide additional capital funds to the project to support SPLOST funding and that would provide the operational funding for the facility. The program is envisioned to provide a facility or facilities to provide congregate living style facility that could accommodate group and/or individuals for counseling programming. An example of a potential partner organization may be, but not be limited to, Advantage Behavioral Health Systems, a Community Service Board (CSB), duly created and existing pursuant to the Constitution and laws of the State of Georgia, specifically O.C.G.A. § 37-2-6. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.*

2. *Connection fee purpose and scope.* Water and wastewater connection fees refer to the payment made by a builder or developer representing the share of the capital cost of water and wastewater conveyance and treatment system proportionate to that development's demand. Connection fees help to establish equity in the water and wastewater infrastructure with respect to existing ratepayers. In an enterprise function of government, water and sewer customers are both ratepayers and owners/investors in the environmental and public health infrastructure. The result of charging connection fees is that existing ratepayers'

investment in infrastructure with capacity for new development is matched by new development.

3. *Criteria.* Criteria for connection fees include the following:
   - New taps of varying sizes match equity held by existing homes and businesses
   - Fair, defensible and predictable for new investors
   - Fees compare well with other jurisdictions
   - Comport with public interest regarding economic development and affordable housing.

4. Even with the added funding from the ARPA, Community Energy Fund for the solar photovoltaic system, and the funding for the redesign of the sanitary sewer, the funding is not adequate to cover the cost of escalation of the overall construction cost since the referendum was approved.

5. After receiving the pricing from Hogan Construction, staff has reviewed the and developed approximately $1M in value engineering savings from the project, without reducing the number of bedrooms to be provided.

6. Advantage has requested a waiver of 100% of the water and wastewater connection fees that will be assessed for the project when applying for the service connections. The cost of water meters and regular water & sewer billing based on use are not included as part of this waiver request. The present value of this waiver is $147,243.

Sanitary Sewer		
(1) Multi Family Sewer connection fee	$	64,116
Water Connections:		
(1) 4” water Meter fee	$	8,655
(2) 4” water Connection fee	$	66,300
(3) Water Tap Materials, Equipment, Inspection Fees	$	8,172
Total Water and Sewer Connection Fees:	$	147,243

7. Although Advantage has requested waiver of 100% of the fees, based on the ordinance (History #21), staff recommends waiving of 30% of the Water & Sewer Connection Fees or $44,173 for the new Mental Health Facility Project.

Sanitary Sewer		
(1) Multi Family Sewer connection fee	$	64,116
Water Connections:		
(1) 4" water Meter fee	$	8,655
(2) 4" water Connection fee	$	66,300
(3) Water Tap Materials, Equipment, Inspection Fees	$	8,172
Total Water and Sewer Connection Fees:	$	147,243
		x 30%
Recommended Waiver	$	44,173

8. The Proposed Schedules for the remaining tasks are as follows:
   - Construction Start — December 2025
   - Construction Completion — Early 2027

9. This recommendation supports the following ACCGov FY26–FY28 Strategic Plan Goal :
   - Strategic Priority Area 1 – Good Neighbors
     A. Initiative 1.A.7: Increase our ability to serve justice-involved individuals with substance use disorders through therapeutic, evidence-based care that empowers recovery, reduces recidivism, and promotes community safety
     B. Initiative 1.A.10: Provide quality substance abuse treatment, behavioral health treatment, and recovery support services in order to reduce foster care stays and involvement with the judicial system

   - Strategic Priority Area 4 – Quality, Stable, Affordable Housing for All
     A. Initiative 4.C.8: Collaborate and support the Athens Homeless Coalition on the annual Continuum of Care (CoC) grant application process and applying for other funding resources to bridge the gap in wrap-around and supportive services provided by partners
     B. Initiative 4.C.10: Identify local funding sources to support affordable housing development in support of a Local Housing Fund

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OPTIONS:

1. Mayor and Commission:
   a. Exempt 30% of the water and wastewater connection fees, in the amount of $44,173, for the Mental Health Recovery Facility, in partnership with Advantage Behavioral Health, based on the organization providing additional behavioral health resources of substantial benefit to the Athens Clarke County community; and,
   b. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission deny the request.

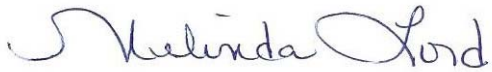
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, & b

DEPARTMENT: Prepared by: Keith Sanders for Capital Projects Department,

Josh Hawkins, Capital Projects Director — Date: November 10, 2025

Hollis Terry IV, Public Utilities Director — Date: November 10, 2025



Melinda Lord, Housing and Community Development Director — Date: November 10, 2025

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, & b

Bob Cowell, Manager — Date: November 13, 2025

Attachment #1 – Letter from Advantage Behavior requesting the waiver of fees

ADVANTAGE
BEHAVIORAL HEALTH SYSTEMS

November 10, 2025

Mayor Kelly Girtz and Members of the Commission
Athens-Clarke County Unified Government
c/o Clerk of Commission
301 College Avenue, Room 204
Athens, Georgia 30601

RE: Request for 100% Waiver of Sewer Connection Fees for Pathway to Home Residential Development (SPLOST 2020 Project 28 – Mental Health Recovery Facility)

Dear Mayor Girtz, Commissioners, and Members of the Manager's Office:

On behalf of Advantage Behavioral Health Systems (ABHS), thank you for your strong and ongoing support of the Pathway to Home residential development. We are deeply grateful for the Unified Government's investment of $5.3 million in SPLOST 2020 Project 28 – Mental Health Recovery Facility, as well as the subsequent allocation of an additional $5.4 million in American Rescue Plan Act (ARPA) funds toward this project. Together, these commitments represent $10.7 million in local investment and have been absolutely pivotal in advancing this much-needed mental health recovery resource for Athens-Clarke County residents and the broader region.

As envisioned, the Pathway to Home development is designed to provide 32 two-bedroom residential units in a recovery-oriented, community-based setting for individuals with serious mental illness and co-occurring disorders. This project directly supports Athens-Clarke County's priorities around behavioral health, housing stability, and public safety, and it exemplifies how local SPLOST and ARPA funds can be strategically leveraged with partner investments to create long-term health infrastructure for the community.

Since the initial SPLOST award, the overall cost of development has increased substantially due to construction inflation, market conditions, and infrastructure-related expenses. Based on current projections, the total development budget has grown to $21,862,270 in order to maintain the original planned capacity of 32 two-bedroom units.

In response, ABHS has worked diligently to leverage additional resources from the State and other county & non-county sources, building upon the foundational local investments of SPLOST and ARPA. Despite these efforts and the generous county support already committed, we are still facing a significant development budget deficit that is now impeding our ability to move forward to groundbreaking.

ADVANTAGE
BEHAVIORAL HEALTH SYSTEMS

Our development team continues to explore value-based options and cost-containment strategies to reduce the overall budget without compromising safety, quality, or long-term sustainability. However, some categories of cost, particularly utility and infrastructure fees, remain difficult to mitigate through value engineering alone.

In light of this, we are respectfully requesting that the Mayor and Commission, in coordination with the ACC Manager's Office and Public Utilities Department, consider a 100% waiver of all associated PUD sewer connection fees for the Pathway to Home residential development.

Approval of this request would:

- Provide immediate and meaningful relief to the remaining funding gap;
- Help preserve the full planned capacity of 32 two-bedroom units;
- Support timely progression to construction and eventual occupancy; and
- Further maximize the impact and return on the combined $10.7 million in SPLOST and ARPA funds already committed by Athens-Clarke County.

The Pathway to Home project represents a durable, infrastructure-level response to complex community challenges, including behavioral health crises, homelessness, frequent emergency utilization, and justice system involvement. By waiving sewer connection fees, Athens-Clarke County would be taking a targeted, high-impact step to ensure that the substantial local investments already made can fully materialize into a functioning, recovery-focused residential program that will serve our community for decades.

We are sincerely appreciative of your past and ongoing partnership and would welcome the opportunity to discuss this request in more detail, including specific sewer connection fee estimates and potential mechanisms for implementing a waiver. If you have any questions or need additional information, please contact me or Evan Mills at evan.mills@advantagebhs.org at your convenience.

Thank you for your thoughtful consideration of this request and for your continued leadership in advancing behavioral health and housing solutions for our community.

Sincerely,

Tamara Conlin

Tamara L. Conlin, LCSW
Chief Executive Officer

CDO for Agenda Item 25 - Relocation of Mill Houses at 110 Puritan Lane and 1060 Macon Highway for Future Affordable Housing Use
(Thornton)

Mayor and Commission do not approve the allocations needed for the abatement and relocation of mill houses located at 110 Puritan Mill and 1060 Macon Highway and instead direct the Manager, in consultation with the Attorney's Office, to work with the appropriate departments of the Unified Government of Athens-Clarke County, Georgia, to prepare and present for Commission review by **June 1, 2026**, a comprehensive plan to deploy up to $1,000,000 of the Affordable Housing Special Revenue Funds (or other designated affordable housing funds) toward the acquisition, installation, and ongoing support of modular homes, manufactured homes, and/or tiny homes for affordable housing use within Athens-Clarke County.

The plan shall include:

1. A clear definition of eligible sites and/or parcels (including anticipated ownership or lease arrangements) where modular homes, manufactured homes, and/or tiny homes may be placed, including alignment with existing Unified Government-owned property or sites being acquired.
2. Evaluation of cost estimates for modular homes, manufactured homes, and/or tiny homes (purchase price, transportation, site prep, utilities, installation, foundation, inspection, permitting, and ongoing maintenance), and a projected schedule for deployment of units.
3. Identification of any regulatory, zoning, permitting, or other legal issues (including assistance from the Attorney's Office) associated with the plan and proposed mitigation strategies.
4. Assessment of long-term affordability mechanisms (e.g., deed restrictions, rental/ownership models, occupant income targets, management structure, maintenance reserve) to ensure the housing remains affordable over time.
5. Proposed funding strategy showing how the up to $1,000,000 will be used (including leveraging additional funds or partnerships if appropriate), and how this fits within the Unified Government's Affordable Housing Investment Strategy, the anticipated affordable housing fund, and broader goals.
6. A recommendation to the Mayor and Commission on whether the proposed affordable housing plan should proceed and a proposed timeline for implementation of the plan that includes the identification of prospective home sites and the estimated date for the completion of the first homes.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Relocation of Mill Houses at 110 Puritan Lane and 1060 Macon Highway for Future Affordable Housing Use

EXECUTIVE SUMMARY Two mill houses constructed between 1940 and 1945 have been offered as donations to the County by a local real estate agent for the future use of affordable housing. The M&C are asked to consider allocating up to $536,699 from the Single-Family Affordable Housing Designation of the Affordable Housing Special Revenue Fund to relocate, abate, and stabilize two mill houses currently located at 110 Puritan Mill and 1060 Macon Highway.

DATE: October 29, 2025

BUDGET INFORMATION:

REVENUES:

Affordable Housing Special Revenue Fund

$ 5,411,000	FY25 Contributions and Designations
$ 1,000,000	FY26 Contribution
$ 6,411,000	**Combined Designations**

EXPENSES:

Affordable Housing Special Revenue Fund

$ 1,000,000	LIHTC Loan – Classic City Heights
$ 3,500,000	LIHTC Loan – North Downtown Athens Phase II
$ 600,000	Designation – Acquisition Strike Fund
$ 763,301	Remaining Designation – Single Family Affordable Housing
$ 536,699	Available for Relocation, Site Prep, and Abatement

FUNDING SOURCE: Affordable Housing Special Revenue Fund

COMMISSION ACTION REQUESTED ON: December 2, 2025

PURPOSE:

To request the Mayor and Commission:

a. Authorize an allocation of up to $536,699 from the Single-Family Affordable Housing Designation of the Affordable Housing Special Revenue Fund to relocate, abate, and stabilize two mill houses currently located at 110 Puritan Mill and 1060 Macon Highway;
b. Approve the placement of the relocated mill houses to ACCGov-owned properties at 740 and 756 W. Hancock Avenue; and,
c. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On June 5, 2018, Mayor & Commission (M&C) adopted the FY2019 Operating Budget, which included the development of a new Affordable Housing Special Revenue Fund using annual Payment In Lieu of Taxes (PILOT) to support affordable housing initiatives as defined by the Manager and M&C.
2. 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.
3. On March 1, 2022, the M&C approved a budget allocating ARPA SLFRF to various programs, including a budget of $11,000,000 for affordable housing. This action included a strategic planning process, followed by an RFP, including the associated timeline. The M&C also designated the existing Georgia Initiative for Community Housing (GICH) Committee as the advisory committee for the affordable housing allocation.
4. On August 2, 2022, during the regular voting session, M&C authorized staff to issue a purchase order to HR&A Advisors to complete the Affordable Housing Investment Strategy as a part of the ARPA strategic planning process, at an amount not to exceed $160,550. The motion passed by unanimous vote.
5. On October 3, 2023, the M&C accepted the Affordable Housing Investment Strategy (AHIS). The plan was centered around three key recommendations that HR&A Advisors identified as critical for ACCGov to "foster a housing market that meets the needs of all residents through the creation and preservation of a variety of homes." These include:
    a. **Recommendation 1** – Establish a Local Housing Fund to provide locally-sourced and managed dollars toward a range of housing needs;
    b. **Recommendation 2** – Build and preserve quality affordable *rental* homes through:
        i. Gap financing support for LIHTC projects;
        ii. An acquisition strike fund; and
        iii. Voluntary inclusionary zoning;
    c. **Recommendation 3** – Expand access to *homeownership* and support existing homeowners through:
        i. Down payment assistance; and
        ii. Owner-occupied repair.
6. On June 5, 2024, the M&C adopted updated water connection fee and wastewater connection fee provisions of Code allowing M&C approved exemptions to a maximum of 30% for projects providing public benefits such as affordable housing and job creation.
7. On June 5, 2024, the M&C adopted the FY25 Operating and Capital Budgets with modifications to the Mayor's recommended budget, as outlined in a Commission-Defined Option (CDO). Per the CDO, three subprojects were established as individual line items, each of which fall under the umbrella of the Affordable Housing Special Revenue Fund. This included allocations/designations of funding of $2,411,000 for LIHTC Gap Financing,

$2,000,000 for Single Family Affordable Housing, and $1,000,000 for an Acquisition Strike Fund.

8. In April 2025, Athens Real Estate Group conveyed their willingness to donate some, or all, of the existing mill houses located in the Puritan Mill development area to ACCGov to support potential affordable housing activities.

9. On June 10, 2025, the M&C approved a CDO for the FY26 budget that contributed an additional $1,000,000 to the Affordable Housing Special Revenue Fund, but did not designate it for a specific purpose.

10. On August 19, 2025, during the Agenda Setting Session, M&C requested staff provide responses to questions regarding the Puritan Mill Houses, including habitability conditions.

11. In August 2025, Building Inspections identified two mill houses that were potentially acceptable for relocation and future rehabilitation for affordable housing purposes.

12. On September 2, 2025, M&C approved the proposed rezoning action for the Macon Highway/Princeton Mill (Puritan Mill) site, and further expressed a desire for staff to return with a proposal to relocate one or more mill houses to ACCGov-owned property to support the development of affordable Housing.

13. On September 18, 2025, the Manager's Office assigned Building Inspections, Housing and Community Development Department, Planning Department, and Leisure Services Department staff to determine actions required for the preservation and relocation of two identified mill houses located at 110 Puritan Lane and 1060 Macon Highway. The Housing and Community Development Department also communicated with private and nonprofit affordable housing developers to gauge interest and availability of relocating the identified units to their site-controlled property for future rehabilitation activities.

14. From September to October 2025, assigned staff completed wood pest testing, lead testing, asbestos testing activities, and obtained cost estimates for wood pest control and treatment, lead abatement, asbestos abatement. Staff also obtained cost estimates for the relocation of the mill houses, and determined costs for site prep, foundation and stabilization activities, and also worked to determine acceptable and reasonable relocation sites.

15. On October 7, 2025, the M&C approved a $1,000,000 LIHTC gap financing loan from the Affordable Housing Special Revenue Fund to the Classic City Heights project.

16. On October 7, 2025, M&C approved a $3,500,000 LIHTC gap financing loan from the Affordable Housing Special Revenue Fund to the North Downtown Athens Phase II project. As a part of this action, the M&C redesignated the use of $700k in funds previously designated for Single-Family Affordable Housing and $400k in funds previously designated for an acquisition strike fund. The M&C further identified that these funding allocations

would be restored as new funding was sourced from future voluntary inclusionary zoning payments.

FACTS & ISSUES:

1. The AHIS recommends supporting and funding activities that build and preserve quality affordable homebuyer and rental homes.

2. Both mill houses tested positive for lead and asbestos, and abatement is recommended prior to relocation activities taking place to ensure these toxins are not disturbed and spread. **(Attachment #1)**

3. Both mill houses tested positive for powder post beetles, and there were signs of former wood decay fungus. Inspectors were unable to determine the presence of active termites because only a portion of crawl spaces of both units were visible or accessible. However, there was evidence of a significant amount of previous termite damage. **(Attachment #1)**

4. The estimated cost to complete relocation, site prep, abatement and treatment activities for 110 Puritan Mill and 1060 Macon Highway is **$536,699. (Attachment #2)**

Action	**100 PL**	**110 MH**	**Status**
Lead Testing	$195.00	$195.00	Expended
Asbestos Testing	$1063.00	$1108.00	Expended
Wood Pest Control Testing	$0.00	$0.00	Completed
Wood Pest Control Treatment	$3101.00	$2791.00	Bid Received
Relocation	$93,000.00	$124,000.00	Bid Received
Asbestos Abatement	$41,861.00	$29,935.00	Bid Received
Lead Abatement	$25,000	$25,000	Quote Pending
Site Prep, Foundation, Stabilization	$50,000.00	$50,000.00	Building Inspection Estimate
Project Contingency	$42,844.00	$46,606.00	20% of Project
TOTAL	**$257,064.00**	**$279,635.00**	

5. In this instance, the renovation of these historic houses is substantially less cost effective than creating new affordable housing. For example, the cost for the recent new construction of a 3BR, 2.5BA rental unit with solar panels, located at 224 Fairview Street, and funded with American Rescue Plan Act (ARPA) funds is $247,763.00.

6. The estimated cost to complete rehabilitation activities for both mill houses is approximately $500,000 to $600,000, or $250,000 to $300,000 per unit.

7. HCD surveyed non-profit partners and members of the GICH Committee to assess their desire to host one or both mill houses. While there was tentative interest from a church and a new non-profit startup in the community, neither partner was able to supply land or resources to support this relocation.

8. The Gratuities Clause of the Georgia Constitution may remain a significant barrier to the abatement and relocation of these structures. This barrier does not apply to ACCGov's support of activities implemented by the Athens Housing Authority, as this is specifically identified in their enabling legislation.

9. After reviewing available properties, the Manager's Office recommends that, if relocated, the mill houses be placed at ACCGov-owned properties at 740 and 756 W. Hancock Avenue. These properties were selected because of their suitability for housing development, co-location next to historic structures, and ability to keep the two houses in one location.

10. These recommendations support the following ACCGov Strategic Plan Goals, Strategies, and/or initiatives:
    a. Strategy 4A: Support home ownership by increasing opportunities for low-and middle-income people to own a home and help people retain and remain in homes.
    b. Strategy 4C: Preserve and increase the supply of affordable rental housing.
    c. ACC Affordable Housing Investment Strategy

OPTIONS:

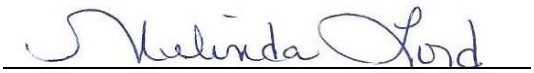
1. Mayor and Commission:
    a. Authorize an allocation of up to $536,699 from the Single-Family Affordable Housing Designation of the Affordable Housing Special Revenue Fund to relocate, abate, and stabilize two mill houses currently located at 110 Puritan Mill and 1060 Macon Highway;
    b. Approve the placement of the relocated mill houses to ACCGov-owned properties at 740 and 756 W. Hancock Avenue; and,
    c. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission do not approve the allocations needed for the abatement and relocation of mill houses located at 110 Puritan Mill and 1060 Macon Highway.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #2

DEPARTMENT: Housing & Community Development
Prepared by: Melinda Lord



11/04/2025

Melinda Lord, Director
Housing & Community Development

Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #2

11/12/25

Bob Cowell, Manager Date

ATTACHMENTS:

Attachment #1: Lead_Asbestos_Wood Testing Results

Attachment #2: Puritan Mills Service Payment Receipts and Cost Estimate Documentation

PILLARTOPOST
HOME INSPECTORS

The TM Team

Please see attached results for the lead testing.

Both samples (Exterior Door Frame /Paint and Interior Door Frame / Paint) had lead present; however, only the exterior sample was **above** the recommended federal limits. Please see the attached report for exact locations and percentages.

The percentages are based on the weight of the sample taken, which are above the reporting limit of .008% wt based. Based on the home being built in 1945, it is not uncommon to have lead present. We would recommend you take precautions when remodeling, scraping of paint/chips and/or discuss further with a licensed contractor and/or remediator.

Here is a statement from the Agency for Toxic Substances & Disease Registry's website: "Since 2009, the lead allowable in most paints is now 0.009%."

Please let us know if you have any additional questions or concerns. Thank you for trusting us with your testing needs!

706-850-3315 office / 404-867-2367 cell
TM.Team@pillartopost.com *** www.pillartopost.com/TMTeam

EMSL Analytical, Inc.

10801 Southern Loop Blvd, Pineville, NC, 28134
Telephone: (704) 525-2205 Fax:(704) 525-2382
emsl.com

EMSL Order ID: 412550966
LIMS Reference ID: LD50966
EMSL Customer ID: PPAG25

Attention: Tibi Marginean
Pillar to Post [PPAG25]
PO Box 49791
Athens, GA 30604
(706) 850-3315
tm.team@pillartopost.com

Project Name: 100 Puritan Ln, Athens, 30606

Customer PO:
EMSL Sales Rep: Kimberly McDonough
Received: 10/02/2025 10:10
Reported: 10/03/2025 08:13

Analytical Results

Analyte	Results	RL	Weight(g)	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: Exterior Door Frame/Exterior-Door Frame-Wood-White - #1									**Date Sampled: 09/30/25**
Matrix: Chips									**LIMS Reference ID: LD50966-01**
Lead	9.0 % wt	0.48 % wt	0.2649	10/02/25 MSX	SW-846 3050B	10/02/25 MTS	SW 846-7000B	D	80
Sample Comments:									
Client Sample ID: Interior Door Frame/Interior-Wall A-Wood-White - #2									**Date Sampled: 09/30/25**
Matrix: Chips									**LIMS Reference ID: LD50966-02**
Lead	0.16 % wt	0.0064 % wt	0.2592	10/02/25 MSX	SW-846 3050B	10/02/25 MTS	SW 846-7000B		1
Sample Comments:									

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Customer PO:
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Received: 10/02/2025 10:10
Reported: 10/03/2025 08:13

Certified Analyses included in this Report

Analyte	Certifications
SW 846-7000B in Chips	
Lead	41-AIHA ELLAP

List of Certifications

Code	Description	Number	Expires
41-AIHA ELLAP	American Industrial Hygiene Association (AIHA LAP, LLC) - ELLAP	192283	12/01/2026
41-AIHA EMLAP	American Industrial Hygiene Association (AIHA LAP, LLC) - EMLAP	192283	12/01/2026
41-AIHA IHLAP	American Industrial Hygiene Association (AIHA LAP, LLC) - IHLAP	192283	12/01/2026

Please see the specific Field of Testing (FOT) on www.emsl.com <http://www.emsl.com> for a complete listing of parameters for which EMSL is certified.

Notes and Definitions

Item	Definition
D	Analyte was reported from a dilution run.
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DA	Direct Analysis
DF	Dilution Factor
MDL	Method Detection Limit.
ND	Analyte was NOT DETECTED at or above the detection limit.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RCS	Respirable Crystalline Silica
RL	Reporting Limit
Wet	Sample is not dry weight corrected.

Measurement of uncertainty and any applicable definitions of method modifications are available upon request. Per EPA NLLAP policy, sample results are not blank corrected.

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Project Name: 100 Puritan Ln, Athens, 30606

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Lee Plumley Laboratory Manager or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. QC sample results are within quality control criteria and met method specifications unless otherwise noted. All results for soil samples are reported on a dry weight basis, unless otherwise noted.

Analysis following EMSL SOP for the Determination of Environmental Lead by FLAA. The laboratory has a reporting limit of 0.0064% by wt., based upon a minimum sample weight of 0.25g submitted to the lab, and is not responsible for any result or reporting limit provided in mg/cm2 since it is dependent upon an area value provided by non-lab personnel. A "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty and definitions of modifications are available upon request. Results in this report are not blank corrected unless specified.

LD509666

EMSL ANALYTICAL, INC.
LABORATORY•PRODUCTS•TRAINING

XX7Q-G7QF-E932

Client Information
Pillar to Post
Athens, GA
PPAG25

Project Overview

Client	Mary Lord
PO Number	
Project Name	100 Puritan Ln, Athens, 30606
Project ID	
Bill To	PPAG25
Report To Contact	Tibi Marginean
Report To Email	tm. team@pillartopost.com
Special Instructions	

Project Site

Building Type	Single Family
Address	100 Puritan Ln
City	Athens
State	GA
Zip	30606

Testing Laboratory
Charlotte
Pineville, NC 28134

Lead Chip

Sample ID	Description	Location	Date/Time Collected	Test Method	TAT	Result Format	Notes
Exterior Door Frame	Door Frame Wood	Exterior	9/30/2025 2:17 PM	C-Lead by FLAA	24 Hour	% Weight	
Interior Door Frame	Wall A Wood	Interior	9/30/2025 2:19 PM	C-Lead by FLAA	24 Hour	% Weight	

Sampled By / Date 5/16/2025

Relinquished By / Date 5/16/2025

MRS 10/2/25 10:10

Received (Lab) / Date

FX 3937 6246 9430

Lead - ToxFAQs™

What is lead?

Lead is a metal found naturally in the earth's crust. It can be found in all parts of our environment, including air, water, and soil. Lead can combine with other chemicals to make different compounds.

Lead is used in the production of batteries, ammunition, and metal products (solder and pipes). Because of health concerns, the use of lead in paints, ceramic products, caulking, and pipe solder has been dramatically reduced. The use of lead as an additive to automobile gasoline was banned in 1996 in the United States.

What happens to lead in the environment?

- Lead is an element, so it does not break down.
- When lead is released into the air, it may be transported long distances before it lands and stays on the ground.
- Once on the ground, lead can often stick to soil particles.
- Lead in soil can get into groundwater, but the amount of lead that moves into groundwater will depend on the lead compound and soil type.

How can I be exposed to lead?

Lead can cause health problems in almost every organ and system in your body.

- Eating food or drinking water that contains lead.
- Drinking water from pipes that were soldered with lead can cause exposure.
- Spending time or living in homes with lead-based paints can result in exposure when the paint breaks down and forms dust, which can get on your hands, or into your mouth and nose and be swallowed.
- Spending time in areas where the soil is contaminated with lead.
- Working in a job where lead is used or participating in certain hobbies where lead is used, such as making stained glass.
- Using healthcare products from other countries, alternative treatments, or folk remedies.

How can lead affect my health?

The effects of lead are the same whether it enters the body by breathing it in or eating it. Lead can affect almost every organ and system in your body. The nervous system is the main target for lead poisoning in children and adults. Long-term exposure can result in decreased learning, memory, and attention, and weakness in fingers, wrists, or ankles. Lead exposure can cause anemia (low iron in the blood) and damage to the kidneys. It can also cause increases in blood pressure, particularly in middle-aged and older individuals. Exposure to high lead levels can severely damage the brain and kidneys and can cause death. In pregnant women, exposure to high levels of lead may cause a miscarriage. In men, it can cause damage to reproductive organs.

Lead

How can lead affect children?

Children are more vulnerable to lead poisoning than adults because their nervous system is still developing. Children can be exposed to lead in their environment and before birth from lead in their mother's body. At lower levels of exposure, lead can decrease mental development, especially learning, intelligence, and behavior. Physical growth may also be decreased. A child who swallows large amounts of lead may develop anemia, severe stomachache, muscle weakness, and brain damage. Exposure to lead during pregnancy can also result in premature births. Some effects of lead poisoning in a child may continue into adulthood.

Can lead cause cancer?

Several agencies and organizations both in the United States and internationally have reviewed studies and made an assessment about whether lead can cause cancer.

- The Department of Health and Human Services (HHS) has determined that lead and lead compounds are reasonably anticipated to be human carcinogens (causing cancer in people).
- The U.S. Environmental Protection Agency (EPA) has classified lead as a probable human carcinogen.
- The International Agency for Research on Cancer (IARC) has determined that inorganic lead is probably carcinogenic to humans, and that there is insufficient information to determine whether organic lead compounds will cause cancer in humans.

Can I get a medical test to check for lead?

A blood test is available to measure the amount of lead in your blood. Blood tests are commonly used to screen children for lead poisoning. Your doctor can draw blood samples and send them to appropriate laboratories for analysis. If you think you or anyone in your family has been exposed to lead, contact your doctor, nurse, or poison control center.

How can I protect my family from lead exposure?

- Avoid exposure to sources of lead.
- Do not allow children to chew or mouth surfaces that may have been painted with lead-based paint.
- If your home contains lead-based paint (built before 1978), or if you live in an area contaminated with lead, wash children's hands and faces often to remove lead dusts and soil, and regularly clean the house to remove lead dust and lead tracked in soil.
- Certain water pipes may contain lead, so if you know that pipes have lead solder, you should avoid drinking from that source.
- Check for lead in some products such as toys and jewelry and avoid such products.
- Lead is sometimes in candies imported from other countries or traditional home remedies; find out if yours has any lead and avoid using these products or giving them to children.
- You can learn more about preventing lead poisoning here: https://www.cdc.gov/nceh/lead/faqs/lead-faqs.htm

Want more information?

Call **CDC-INFO** at 1-800-232-4636, or submit your question online at https://wwwn.cdc.gov/dcs/ContactUs/Form

Go to ATSDR's Toxicological Profile for Lead

CDC Lead Poisoning Prevention Program https://www.cdc.gov/nceh/lead/default.htm

Environmental Protection Agency https://www.epa.gov/lead/protect-your-family-exposures-lead

Go to ATSDR's Toxic Substances Portal: https://wwwn.cdc.gov/TSP/index.aspx

If you have any more questions or concerns, you can also find & contact your ATSDR Regional Representative at http://www.atsdr.cdc.gov/DRO/dro_org.html

PILLARTOPOST
HOME INSPECTORS

The TM Team

Please see attached results for the lead testing.

Both samples (Wall Surface /Paint and Window Frame / Paint) had lead present **above** the recommended federal limits. Please see the attached report for exact locations and percentages.

The percentages are based on the weight of the sample taken, which are above the reporting limit of .008% wt based. Based on the home being built in 1945, it is not uncommon to have lead present. We would recommend you take precautions when remodeling, scraping of paint/chips and/or discuss further with a licensed contractor and/or remediator.

Here is a statement from the Agency for Toxic Substances & Disease Registry's website: "Since 2009, the lead allowable in most paints is now 0.009%."

Please let us know if you have any additional questions or concerns. Thank you for trusting us with your testing needs!

706-850-3315 office / 404-867-2367 cell
TM.Team@pillartopost.com *** www.pillartopost.com/TMTeam

EMSL Analytical, Inc.

200 Route 130, Cinnaminson, NJ, 08077
Telephone: 856-858-4800 Fax:cs@emsl.com
www.emsl.com

EMSL Order ID: 012537245
LIMS Reference ID: AD37245
EMSL Customer ID: PPAG25

Attention: Tibi Marginean
Pillar to Post [PPAG25]
PO Box 49791
Athens, GA 30604
(706) 850-3315
tm.team@pillartopost.com

Project Name: 1060 Macon Hwy, Athens, 30606

Customer PO:
EMSL Sales Rep: Kimberly McDonough
Received: 10/06/2025 09:30
Reported: 10/07/2025 18:57

Analytical Results

Analyte	Results	RL	Weight(g)	Prep Date & Tech	Prep Method	Analysis Date & Analyst	Analytical Method	Q	DF
Client Sample ID: Exterior Soffit/Exterior-Wall B-Wood-White - #1									**Date Sampled: 09/30/25**
Matrix: Chips									**LIMS Reference ID: AD37245-01**
Lead	6.3 % wt	0.28 % wt	0.2887	10/06/25 CZX	SW-846 3050B	10/07/25 PMx	SW846-7000B	D	50
Sample Comments:									
Client Sample ID: Interior Windown Frame/Interior-Window Frame-Wood-White - #2									**Date Sampled: 09/30/25**
Matrix: Chips									**LIMS Reference ID: AD37245-02**
Lead	0.088 % wt	0.0064 % wt	0.2535	10/06/25 CZX	SW-846 3050B	10/07/25 PMx	SW846-7000B		1
Sample Comments:									

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Project Name: 1060 Macon Hwy, Athens, 30606

Customer PO:
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Received: 10/06/2025 09:30
Reported: 10/07/2025 18:57

Certified Analyses included in this Report

Analyte	Certifications
SW846-7000B in Chips	
Lead	AIHA LAP

List of Certifications

Code	Description	Number	Expires
NJDEP	New Jersey Department of Environmental Protection	03036	06/30/2026
AIHA LAP	American Industrial Hygiene Association (AIHA LAP, LLC)	100194	04/01/2027
NYSDOH	New York State Department of Health ELAP	10872	04/01/2026
California ELAP	California Water Boards	1877	06/30/2026
A2LA	A2LA Environmental Certificate	2845.01	07/31/2026
21-A2LA	A2LA Food Chem/Mat Sci	2845.15	07/31/2026
PADEP	Pennsylvania Department of Environmental Protection	2845.25	11/30/2025
MADEP	Massachusetts Department of Environmental Protection	M-NJ337	06/30/2026
CTDPH	Connecticut Department of Public Health	PH-0270	06/30/2026

Please see the specific Field of Testing (FOT) on www.emsl.com <http://www.emsl.com> for a complete listing of parameters for which EMSL is certified.

Notes and Definitions

Item	Definition
D	Analyte was reported from a dilution run.
(Dig)	For metals analysis, sample was digested.
[2C]	Reported from the second channel in dual column analysis.
DA	Direct Analysis
DF	Dilution Factor
MDL	Method Detection Limit.
ND	Analyte was NOT DETECTED at or above the detection limit.
NR	Spike/Surrogate showed no recovery.
Q	Qualifier
RCS	Respirable Crystalline Silica
RL	Reporting Limit For paint chips, the RL is 0.008% by wt. (equiv. to 80 mg/kg, or ppm) based upon a minimum sample weight of 0.25 grams. For soils, the RL is 40 mg/kg (ppm) based upon a minimum sample weight of 0.5 grams. For dust wipes, the RL is 10 µg/wipe; reporting units of µg/sq. ft. are not validated by the lab based upon data provided by non-lab personnel.
Wet	Sample is not dry weight corrected.

Measurement of uncertainty and any applicable definitions of method modifications are available upon request. Per EPA NLLAP policy, sample results are not blank corrected.

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Telephone: 856-858-4800 Fax:cs@emsl.com
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Owen McKenna Laboratory Manager or other approved signatory

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Analysis following EMSL SOP for the Determination of Environmental Lead by FLAA. The laboratory has a reporting limit of 0.0064% by wt., based upon a minimum sample weight of 0.25g submitted to the lab, and is not responsible for any result or reporting limit provided in mg/cm2 since it is dependent upon an area value provided by non-lab personnel. A "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty and definitions of modifications are available upon request. Results in this report are not blank corrected unless specified.

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LABORATORY • PRODUCTS • TRAINING

AD37 245

E9QX-4QXP-GTDH

Client Information
Pillar to Post
Athens, GA
PPAG25

Project Overview

Client	Mary Lord
PO Number	
Project Name	
Project ID	1060 Macon Hwy, Athens, 30606
Bill To	PPAG25
Report To Contact	Tibi Marginean
Report To Email	tm. team@pillartopost.com
Special Instructions	

Project Site

Building Type	Single Family
Address	1060 Macon Hwy
City	Athens
State	GA
Zip	30606

Testing Laboratory
Cinnaminson Lead
Cinnaminson, NJ 08077

Lead Chip

Sample ID	Description	Location	Date/Time Collected	Test Method	TAT	Result Format	Notes
Exterior Soffit	Wall B Wood	Exterior	9/30/2025 2:22 PM	C-Lead by FLAA	24 Hour	% Weight	
Interior Windown Frame	Window Frame Wood	Interior	9/30/2025 2:23 PM	C-Lead by FLAA	24 Hour	% Weight	

Sampled By / Date 9/30/2025

Relinquished By / Date 9/30/2025

EQuinn TX 10-06-25 9:30

Received (Lab) / Date

2 EA

2 SAM

Lead - ToxFAQs™

What is lead?

Lead is a metal found naturally in the earth's crust. It can be found in all parts of our environment, including air, water, and soil. Lead can combine with other chemicals to make different compounds.

Lead is used in the production of batteries, ammunition, and metal products (solder and pipes). Because of health concerns, the use of lead in paints, ceramic products, caulking, and pipe solder has been dramatically reduced. The use of lead as an additive to automobile gasoline was banned in 1996 in the United States.

What happens to lead in the environment?

- Lead is an element, so it does not break down.
- When lead is released into the air, it may be transported long distances before it lands and stays on the ground.
- Once on the ground, lead can often stick to soil particles.
- Lead in soil can get into groundwater, but the amount of lead that moves into groundwater will depend on the lead compound and soil type.

How can I be exposed to lead?

Lead can cause health problems in almost every organ and system in your body.

- Eating food or drinking water that contains lead.
- Drinking water from pipes that were soldered with lead can cause exposure.
- Spending time or living in homes with lead-based paints can result in exposure when the paint breaks down and forms dust, which can get on your hands, or into your mouth and nose and be swallowed.
- Spending time in areas where the soil is contaminated with lead.
- Working in a job where lead is used or participating in certain hobbies where lead is used, such as making stained glass.
- Using healthcare products from other countries, alternative treatments, or folk remedies.

How can lead affect my health?

The effects of lead are the same whether it enters the body by breathing it in or eating it. Lead can affect almost every organ and system in your body. The nervous system is the main target for lead poisoning in children and adults. Long-term exposure can result in decreased learning, memory, and attention, and weakness in fingers, wrists, or ankles. Lead exposure can cause anemia (low iron in the blood) and damage to the kidneys. It can also cause increases in blood pressure, particularly in middle-aged and older individuals. Exposure to high lead levels can severely damage the brain and kidneys and can cause death. In pregnant women, exposure to high levels of lead may cause a miscarriage. In men, it can cause damage to reproductive organs.

Lead

How can lead affect children?

Children are more vulnerable to lead poisoning than adults because their nervous system is still developing. Children can be exposed to lead in their environment and before birth from lead in their mother's body. At lower levels of exposure, lead can decrease mental development, especially learning, intelligence, and behavior. Physical growth may also be decreased. A child who swallows large amounts of lead may develop anemia, severe stomachache, muscle weakness, and brain damage. Exposure to lead during pregnancy can also result in premature births. Some effects of lead poisoning in a child may continue into adulthood.

Can lead cause cancer?

Several agencies and organizations both in the United States and internationally have reviewed studies and made an assessment about whether lead can cause cancer.

- The Department of Health and Human Services (HHS) has determined that lead and lead compounds are reasonably anticipated to be human carcinogens (causing cancer in people).
- The U.S. Environmental Protection Agency (EPA) has classified lead as a probable human carcinogen.
- The International Agency for Research on Cancer (IARC) has determined that inorganic lead is probably carcinogenic to humans, and that there is insufficient information to determine whether organic lead compounds will cause cancer in humans.

Can I get a medical test to check for lead?

A blood test is available to measure the amount of lead in your blood. Blood tests are commonly used to screen children for lead poisoning. Your doctor can draw blood samples and send them to appropriate laboratories for analysis. If you think you or anyone in your family has been exposed to lead, contact your doctor, nurse, or poison control center.

How can I protect my family from lead exposure?

- Avoid exposure to sources of lead.
- Do not allow children to chew or mouth surfaces that may have been painted with lead-based paint.
- If your home contains lead-based paint (built before 1978), or if you live in an area contaminated with lead, wash children's hands and faces often to remove lead dusts and soil, and regularly clean the house to remove lead dust and lead tracked in soil.
- Certain water pipes may contain lead, so if you know that pipes have lead solder, you should avoid drinking from that source.
- Check for lead in some products such as toys and jewelry and avoid such products.
- Lead is sometimes in candies imported from other countries or traditional home remedies; find out if yours has any lead and avoid using these products or giving them to children.
- You can learn more about preventing lead poisoning here: https://www.cdc.gov/nceh/lead/faqs/lead-faqs.htm

Want more information?

Call **CDC-INFO** at 1-800-232-4636, or submit your question online at https://wwwn.cdc.gov/dcs/ContactUs/Form

Go to ATSDR's Toxicological Profile for Lead

CDC Lead Poisoning Prevention Program https://www.cdc.gov/nceh/lead/default.htm

Environmental Protection Agency https://www.epa.gov/lead/protect-your-family-exposures-lead

Go to ATSDR's Toxic Substances Portal: https://wwwn.cdc.gov/TSP/index.aspx

If you have any more questions or concerns, you can also find & contact your ATSDR Regional Representative at http://www.atsdr.cdc.gov/DRO/dro_org.html

Asbestos Inspection Report

INSPECTION DATE
September 22, 2025

SITE LOCATION
100 Puritan Lane
Athens, GA 30606

PREPARED FOR
Athens-Clarke County HCD
375 Satula Avenue
Athens, GA 30601

PREPARED BY
Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677
(706) 310-0097
info@branchenvironmental.com

Asbestos-Containing Material
Field Inspection Report

100 Puritan Lane
Athens, GA 30606

SUMMARY OF FINDINGS

On September 22, 2025, a NESHAP compliance pre-renovation asbestos-containing material (ACM) field survey was conducted at 100 Puritan Lane in Athens. This inspection was performed based on project details as provided by the client at time of inspection.

The inspection was managed and performed by Steve Sanders of Branch Environmental, Inc.

A summary of asbestos-containing materials is provided in the following table. However, this report should be read in its entirety, including detailed information that is contained in other sections and appendices.

A total of (22) sample(s) were collected from (9) suspect homogenous material(s).

ASBESTOS-CONTAINING MATERIALS

A homogeneous area of a building material is considered to be asbestos-containing material (ACM) if laboratory analysis shows the material to contain more than 1.0 % asbestos by weight.

Identified (and any assumed) ACM within the subject areas include

- **Duct Tape**
- **Caulk (Glazing)**
- **Wall System (Joint Compound)**
- **Ceiling Texture**
- **Resilient Floor Covering**
- **Floor tile**

Materials containing more than 1.0% asbestos are regulated by OSHA, EPA, and the State of Georgia. As required by EPA and Georgia this material should be removed by a licensed and qualified asbestos abatement contractor prior to the start of any renovation or demolition activities.

SITE DESCRIPTION

This inspection was performed on a 1,634 square foot single family residence built in 1950.

Areas and materials not listed in Appendix A were not inspected; therefore, this inspection is valid only for the areas defined in this report. Until other areas are inspected, they cannot be considered as non-asbestos containing materials.

INSPECTION PROCEDURE

Samples of suspect materials were collected by an AHERA accredited inspector. The inspection was limited to the materials that we were informed will be disturbed within the scope of the proposed project. Inspection consisted of:

- An initial visual inspection to identify building materials that are suspected to contain asbestos.
- Collection of representative samples of these materials.

Summary Table of Asbestos-Containing Materials

Material	Material Description	Regulatory Result
Duct Tape	**White**	**Greater than 1% Asbestos by Lab (ACM)**
Caulk (Glazing)	**Grey**	**Greater than 1% Asbestos by Lab (ACM)**
Wall System	**Tan**	**Greater than 1% Asbestos by Lab (ACM)**
Ceiling Texture	**White**	**Greater than 1% Asbestos by Lab (ACM)**
Resilient Floor Covering	**Gold Top Layer**	**Greater than 1% Asbestos by Lab (ACM)**
Floor Tile	**White 2nd Layer**	**Greater than 1% Asbestos by Lab (ACM)**
Floor Tile	**Black**	**Greater than 1% Asbestos by Lab (ACM)**

It is important to note that Federal and State regulations require a ten-business day notification period for all friable materials prior to performing any asbestos abatement activity.

All activities related to asbestos-containing materials must be performed in accordance with current Federal, State of Georgia, and local guidelines.

- Submission of samples to a National Voluntary Laboratory Accreditation Program (NVLAP) laboratory for analysis using PLM analysis in accordance with the EPA method.

REGULATIONS

If the mitigation or repair process requires wallpaper to be removed, the asbestos containing joint compound will be disturbed, which will require the drywall to be removed from the floor to the ceiling in the affected areas.

In accordance with NESHAP, materials determined to contain 1% or less asbestos content, by polarized light microscopy (PLM), can be treated as an asbestos-containing material (> 1%) or point counted for confirmation the material does not contain greater than one percent (>1%) asbestos content. Materials containing 1% or less asbestos content, confirmed by point counting, do not fall under NESHAP notification, disturbance, and disposal requirements ***but do fall under Occupational Safety and Health Administration (OSHA) and EPA worker protection requirements***.

Building materials containing more than 1.0% asbestos are regulated by OSHA, EPA, and the state of Georgia. As required by the EPA and Georgia EPD this material should be removed by a licensed and qualified asbestos abatement contractor prior to the start of any renovation or demolition activities.

Suspect materials in inaccessible or concealed locations may not have been conclusively characterized by this survey. Should materials be encountered that are not identified in this survey, they must be treated as ACM unless proven to be otherwise. Access to these locations (e.g., sealed air ducts, wall/ceiling spaces, mechanical equipment) may require the destruction of floors, walls, ceilings, ducts, mechanical equipment, etc.

The ACM survey was limited in nature.

OSHA WORK ACTIVITIES

In compliance with 40 CFR Part 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements, materials determined to contain one (1) % or less asbestos content by polarized light

microscopy (PLM) can be treated as asbestos-containing (> 1 %) or point counted for confirmation the material contains one (1) % or less asbestos content. Materials containing one (1) % or less asbestos content confirmed by point counting do not fall under NESHAP notification, disturbance, and disposal requirements but do fall under certain specified OSHA worker protection requirements.

However, OSHA continues to regulate worker exposure to asbestos until a Negative Initial Exposure Assessment (NEA) by the employer demonstrates that employee's exposure during an operation is expected to be consistently below the permissible exposure limits (PEL's).

The OSHA standard contains numerous work practice requirements and prohibitions which apply, regardless of the exposure levels. However, only two of the requirements and three of the prohibitions must be observed in the case of work activities involving installed construction materials that do not contain >1% asbestos. Those work practice requirements and prohibitions that must be observed regardless of the exposure levels and of the percentage of asbestos in the installed construction materials are

- wet methods, or wetting agents, to control employee exposures during asbestos handling, mixing, removal, cutting, application, and cleanup, except where employers demonstrate that the use of wet methods is infeasible
- prompt clean-up and disposal of wastes and debris contaminated with asbestos in leak-tight containers except in roofing operations
- prohibits high-speed abrasive disc saws that are not equipped with point-of-cut ventilator or enclosures with HEPA filtered exhaust air
- prohibits compressed air used to remove asbestos, or materials containing asbestos, unless the compressed air is used in conjunction with an enclosed ventilation system designed to capture the dust cloud created by the compressed air
- prohibits employee rotation as a means of reducing employee exposure to asbestos.

There are also some other provisions that apply to work activities involving installed construction materials even where the material does not contain >1% asbestos. However, if neither asbestos PEL is exceeded, only the following few provisions apply:

- provision for establishing that neither asbestos PEL is exceeded: The assessment must be completed in time to comply with requirements which are triggered by exposure data or the lack of a "negative exposure assessment"
- provision covering the observation of monitoring: The employer shall provide affected employees and their designated representatives an opportunity to observe any monitoring of employee exposure to asbestos conducted in accordance with this section
- provision covering employee notification of monitoring results: The employer shall notify affected employees of the monitoring results that represent that employee's exposure as soon as possible following receipt of monitoring results
- provisions covering recordkeeping for measurements of exposures to airborne asbestos

There are numerous additional provisions of the standard that apply to work activities involving installed construction materials even where the material does not contain >1% asbestos if at least one of the asbestos PELs is exceeded.

Summary
According to EPA, materials containing 1% or less asbestos, confirmed by point counting, are no longer an asbestos-containing material which means you can dispose of it in a C&D landfill. However, according to OSHA you will still need to assess, by air monitoring, workers that disturb this material, to eliminate most of the requirements when disturbing greater than 1% asbestos.

Reference OSHA clarification letter dated November 24, 2003.

PROJECT LIMITATIONS

This project was performed using, as a minimum, practices consistent with standards acceptable within the industry at this time, and a level of diligence typically exercised by environmental consultants performing similar services.

Because the findings of this report were derived from the scope, costs, time, and other limitations, the conclusions should not be construed as a guarantee that all environmental or occupational hazards have been identified and fully evaluated. Where sample collection and testing have been performed, Branch Environmental, Inc.'s professional opinions are based in part on the interpretation of data from discrete sampling locations that may not represent conditions at non-sampled locations. Branch Environmental, Inc. assumes no responsibility for omissions or errors resulting from inaccurate information, or data, provided by sources outside of Branch Environmental, Inc. or from omissions or errors in public records.

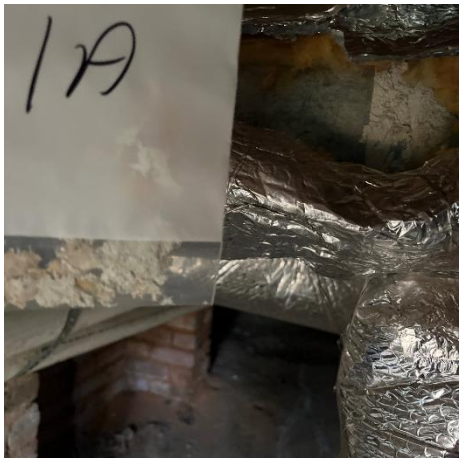
Any quantities presented in this survey report are estimations and should not be used for bidding purposes. It is the responsibility of the contractor to field verify quantity and condition of all materials.

APPENDIX A

TABLE OF BULK SAMPLE RESULTS

Sample ID	Material	Material Description	Location	% Asbestos
1A	Duct Tape	White	Crawlspace	50% Chrysotile
1B	Duct Tape	White	Crawlspace	50% Chrysotile
2A	Caulk (Glazing)	Grey	Right Front Window	2% Chrysotile
2B	Caulk (Glazing)	Grey	Front Porch Window	2% Chrysotile
3A	Wall System (Joint Compound)	Tan	Living Room	2% Chrysotile
3B	Wall System (Joint Compound)	Tan	Kitchen	2% Chrysotile
3C	Wall System (Joint Compound)	Tan	Left Middle Bedroom	2% Chrysotile
3D	Wall System (Joint Compound)	Tan	Left Front Bedroom	2% Chrysotile
3E	Wall System (Joint Compound)	Tan	Left Back Bedroom	2% Chrysotile
4A	Ceiling Texture	White	Kitchen	2% Chrysotile
4B	Ceiling Texture	White	Kitchen	2% Chrysotile
4C	Ceiling Texture	White	Left Front Bedroom	2% Chrysotile
5A	Resilient Floor Covering	Gold Top Layer	Kitchen	40% Chrysotile
5B	Resilient Floor Covering	Gold Top Layer	Kitchen	40% Chrysotile
6A	Floor Tile	White 2nd Layer	Kitchen	40% Chrysotile
6B	Floor Tile	White 2nd Layer	Kitchen	40% Chrysotile
7A	Floor Tile	Black	Hallway	5% Chrysotile
7B	Floor Tile	Black	Hallway	5% Chrysotile
8A	Window Glazing	Grey	Kitchen	None Detected
8B	Window Glazing	Grey	Kitchen	None Detected
9A	Shingle	Black	Roof	None Detected
9B	Shingle	Black	Roof	None Detected

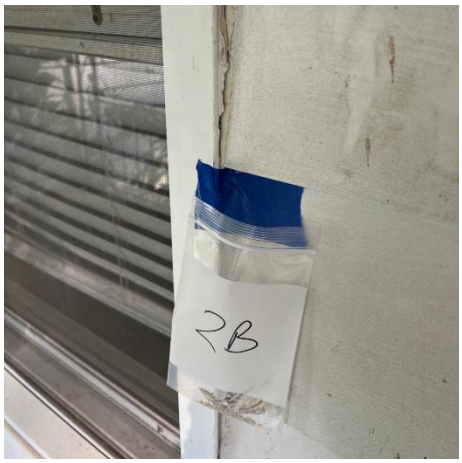
Positive Sample(s)



1A, Duct Tape, Crawlspace

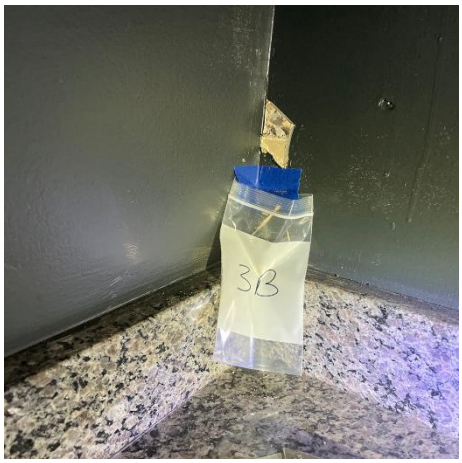
1B, Duct Tape, Crawlspace

2A, Caulk, Right Front Window



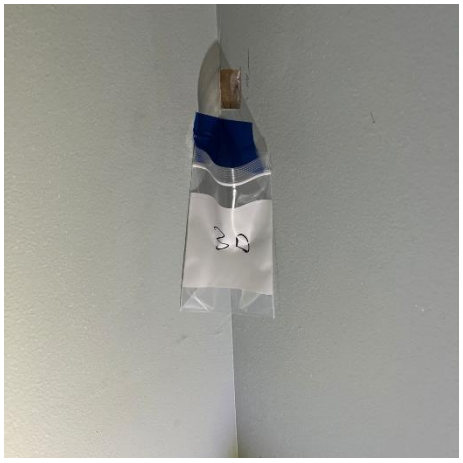
2B, Caulk, Front Porch Window

3A, Wall System, Living Room



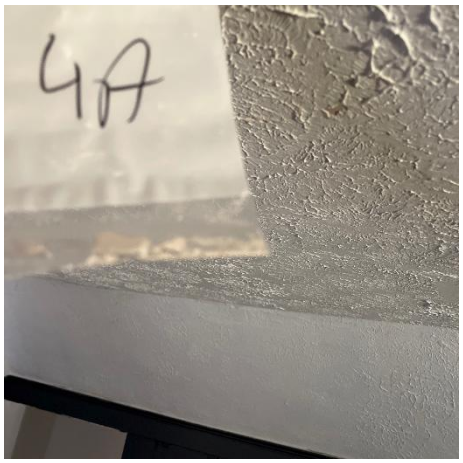
3B, Wall System, Kitchen

3C, Wall System, Left Middle Bedroom

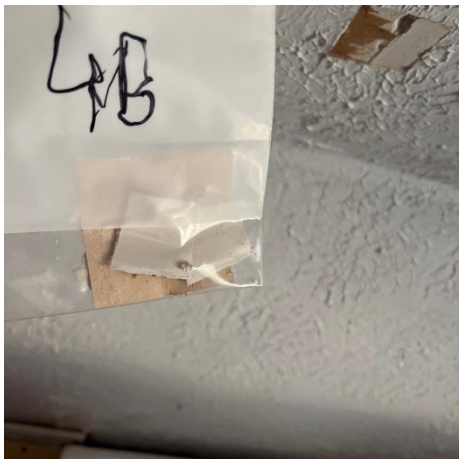


3D, Wall System, Left Front Bedroom

3E, Wall System, Left Back Bedroom



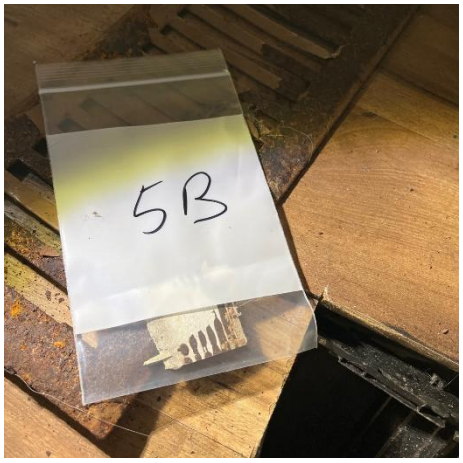
4A, Ceiling Texture, Kitchen



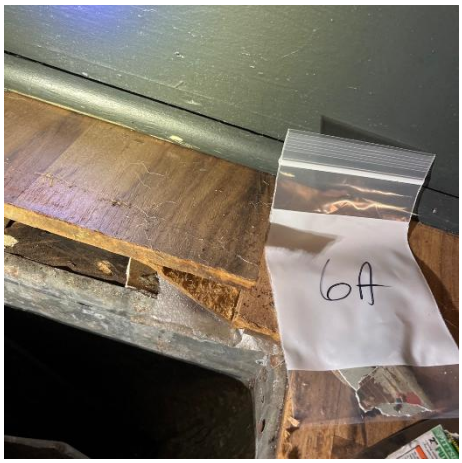
4B, Ceiling Texture, Kitchen

4C, Ceiling Texture, Left Front Bedroom

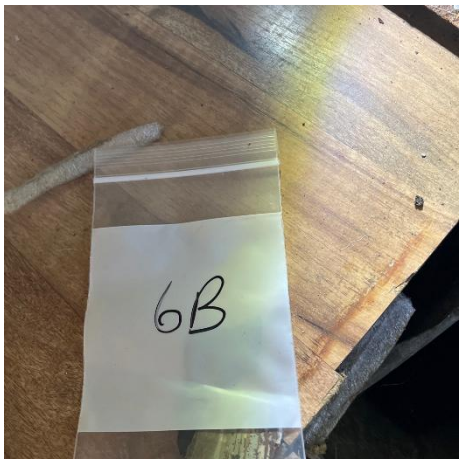
5A, Resilient Floor Covering, Kitchen



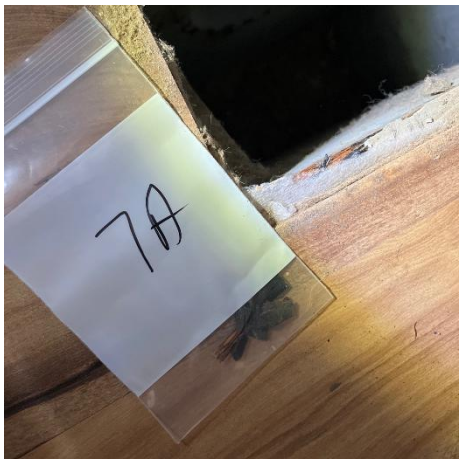
5B, Resilient Floor Covering, Kitchen



6A, Floor Tile, Kitchen



6B, Floor Tile, Kitchen



7A, Floor Tile, Hallway

7B, Floor Tile, Hallway

Negative Sample(s)

8A, Window Glazing, Kitchen

8B, Window Glazing, Kitchen

9A, Shingle, Roof

9B, Shingle, Roof

APPENDIX B
LABORATORY ANALYTICAL REPORTS

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September 26, 2025

David Branch
Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

CLIENT PROJECT: 100 Puritan Lane
LAB CODE: 692267-1

Dear David,

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on September 23, 2025. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA 40 CFR Appendix E to Subpart E of Part 763: Interim Method of the Determination of Asbestos in Bulk Insulation Samples.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% by calibrated visual estimate.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,

Dana B. Till

Dana Till,
QA Manager

NVLAP 102082-0

3080 Presidential Drive • Atlanta, GA 30340 • (770) 457-8177

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ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Branch Environmental, Inc.

CLIENT PROJECT:	100 Puritan Lane
LAB CODE:	692267-1
TEST METHOD:	EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763
REPORT DATE:	09/26/25
TOTAL SAMPLES ANALYZED:	22
# SAMPLES >1% ASBESTOS:	18
TOTAL LAYERS ANALYZED:	52

3080 Presidential Drive • Atlanta, GA 30340 • (770) 457-8177

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Asbestos Report Summary
By: Polarized Light Microscopy

Project: 100 Puritan Lane **Lab Code:** 692267-1

Method: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

Client ID	Lab ID	Layer	Sample Description	Asbestos %
1A	3741897		Gray tape	Chrysotile 50%
1B	3741898		Gray tape	Chrysotile 50%
2A	3741899	Layer A	White caulk w/ white paint	None Detected
		Layer B	Beige glazing	Chrysotile 2%
2B	3741900		Beige/gray glazing w/ white paint	Chrysotile 2%
3A	3741901	Layer A	Gray joint compound w/ brown paint	Chrysotile 2%
		Layer B	Brown tape	None Detected
3B	3741902	Layer A	Gray tape w/ black paint	None Detected
		Layer B	Gray joint compound	Chrysotile 2%
		Layer C	Brown/gray drywall	None Detected
3C	3741903	Layer A	White joint compound w/ blue paint	None Detected
		Layer B	Gray joint compound w/ beige paint	Chrysotile 2%
		Layer C	Gray tape	None Detected
		Layer D	Brown/gray drywall	None Detected
3D	3741904	Layer A	Gray joint compound w/ blue paint	Chrysotile 2%
		Layer B	Gray tape	None Detected
		Layer C	Brown/gray drywall	None Detected
3E	3741905	Layer A	Gray joint compound w/ dark-blue paint	Chrysotile 2%
		Layer B	Brown tape	None Detected
		Layer C	Brown/gray drywall	None Detected
4A	3741906		Light-gray texture w/ white paint	Chrysotile 2%

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Asbestos Report Summary
By: Polarized Light Microscopy

Project: 100 Puritan Lane **Lab Code:** 692267-1

Method: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

Client ID	Lab ID	Layer	Sample Description	Asbestos %
4B	3741907	Layer A	Gray texture w/ white paint	Chrysotile 2%
		Layer B	Beige tape	None Detected
		Layer C	Gray joint compound	Chrysotile 2%
		Layer D	Brown/gray drywall	None Detected
4C	3741908		Gray texture	Chrysotile 2%
5A	3741909	Layer A	Brown sheet vinyl	None Detected
		Layer B	Gray fibrous backing material	Chrysotile 40%
		Layer C	Dark-brown adhesive	None Detected
5B	3741910	Layer A	Brown sheet vinyl	None Detected
		Layer B	Gray fibrous backing material	Chrysotile 40%
		Layer C	Dark-brown adhesive	None Detected
6A	3741911	Layer A	Gray fibrous backing material	Chrysotile 40%
		Layer B	Dark-brown adhesive	None Detected
		Layer C	Light-green floor tile	Chrysotile 3%
		Layer D	Dark-brown adhesive	None Detected
		Layer E	Black felt	None Detected
6B	3741912	Layer A	Gray fibrous backing material	Chrysotile 40%
		Layer B	Dark-brown adhesive	None Detected
		Layer C	Light-green floor tile	Chrysotile 3%
		Layer D	Dark-brown adhesive	None Detected
		Layer E	Black felt	None Detected
7A	3741913	Layer A	Black floor tile	Chrysotile 5%
		Layer B	Black mastic	None Detected
		Layer C	Brown wood	None Detected

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Asbestos Report Summary
By: Polarized Light Microscopy

Project: 100 Puritan Lane **Lab Code:** 692267-1

Method: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

Client ID	Lab ID	Layer	Sample Description	Asbestos %
7B	3741914	Layer A	Black floor tile	Chrysotile 5%
		Layer B	Black mastic	None Detected
		Layer C	Brown wood	None Detected
8A	3741915		Beige/gray glazing w/ black paint	None Detected
8B	3741916		Beige/gray glazing w/ black paint	None Detected
9A	3741917		Black shingle	None Detected
9B	3741918		Black shingle	None Detected

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692267-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 100 Puritan Lane

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
1A 3741897	Tape	Homogeneous Gray Fibrous Loosely Bound	10%	Glass	40%	Binder	**Chrysotile 50%**
1B 3741898	Tape	Homogeneous Gray Fibrous Loosely Bound	5%	Glass	45%	Binder	**Chrysotile 50%**
2A Layer A 3741899	Caulk W/ White Paint	Homogeneous White Non-Fibrous Tightly Bound			10% 90%	Paint Caulk	**None Detected**
Layer B 3741899	Glazing	Homogeneous Beige Non-Fibrous Tightly Bound			98%	Binder	**Chrysotile 2%**
2B 3741900	Glazing W/ White Paint	Homogeneous Beige/gray Non-Fibrous Tightly Bound			5% 93%	Paint Binder	**Chrysotile 2%**
3A Layer A 3741901	Joint Compound W/ Brown Paint	Homogeneous Gray Non-Fibrous Bound			2% 25% 71%	Mica Paint Binder	**Chrysotile 2%**
Layer B 3741901	Tape	Homogeneous Brown Fibrous Loosely Bound	100%	Cellulose			**None Detected**

eurofins | Built Environment Testing

ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692267-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 100 Puritan Lane

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
3B Layer A 3741902	Tape W/ Black Paint	Homogeneous Gray Fibrous Bound	65%	Cellulose	35%	Paint	**None Detected**
Layer B 3741902	Joint Compound	Homogeneous Gray Non-Fibrous Bound			2% 98%	Mica Binder	**Chrysotile 2%**
Layer C 3741902	Drywall	Heterogeneous Brown/gray Fibrous Bound	30%	Cellulose	70%	Binder	**None Detected**
3C Layer A 3741903	Joint Compound W/ Blue Paint	Homogeneous White Non-Fibrous Bound			2% 50% 48%	Mica Paint Binder	**None Detected**
Layer B 3741903	Joint Compound W/ Beige Paint	Homogeneous Gray Non-Fibrous Bound			2% 20% 78%	Mica Paint Binder	**Chrysotile 2%**
Layer C 3741903	Tape	Homogeneous Gray Fibrous Loosely Bound	100%	Cellulose			**None Detected**
Layer D 3741903	Drywall	Heterogeneous Brown/gray Fibrous Bound	55%	Cellulose	45%	Binder	**None Detected**

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692267-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 100 Puritan Lane

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
3D Layer A 3741904	Joint Compound W/ Blue Paint	Homogeneous Gray Non-Fibrous Bound			2% 20% 76%	Mica Paint Binder	Chrysotile 2%
Layer B 3741904	Tape	Homogeneous Gray Fibrous Loosely Bound	100%	Cellulose			None Detected
Layer C 3741904	Drywall	Heterogeneous Brown/gray Fibrous Bound	55%	Cellulose	45%	Binder	None Detected
3E Layer A 3741905	Joint Compound W/ Dark-Blue Paint	Homogeneous Gray Non-Fibrous Bound			2% 25% 71%	Mica Paint Binder	Chrysotile 2%
Layer B 3741905	Tape	Homogeneous Brown Fibrous Loosely Bound	100%	Cellulose			None Detected
Layer C 3741905	Drywall	Heterogeneous Brown/gray Fibrous Bound	55%	Cellulose	45%	Binder	None Detected
4A 3741906	Texture W/ White Paint	Homogeneous Light-gray Non-Fibrous Bound			2% 20% 76%	Mica Paint Binder	Chrysotile 2%

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692267-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 100 Puritan Lane

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
4B Layer A 3741907	Texture W/ White Paint	Homogeneous Gray Non-Fibrous Bound			2% 25% 71%	Mica Paint Binder	Chrysotile 2%
Layer B 3741907	Tape	Homogeneous Beige Fibrous Loosely Bound	100%	Cellulose			None Detected
Layer C 3741907	Joint Compound	Homogeneous Gray Non-Fibrous Bound			2% 98%	Mica Binder	Chrysotile 2%
Layer D 3741907	Drywall	Heterogeneous Brown/gray Fibrous Bound	70%	Cellulose	30%	Binder	None Detected
4C 3741908	Texture	Homogeneous Gray Non-Fibrous Bound			2% 98%	Mica Binder	Chrysotile 2%

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692267-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 100 Puritan Lane

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous	Non-Fibrous		ASBESTOS %
5A Layer A 3741909	Sheet Vinyl	Homogeneous Brown Non-Fibrous Tightly Bound		100%	Vinyl	**None Detected**
Layer B 3741909	Fibrous Backing Material	Homogeneous Gray Fibrous Bound		60%	Binder	**Chrysotile 40%**
Layer C 3741909	Adhesive	Homogeneous Dark-brown Non-Fibrous Tightly Bound		100%	Mastic	**None Detected**
5B Layer A 3741910	Sheet Vinyl	Homogeneous Brown Non-Fibrous Tightly Bound		100%	Vinyl	**None Detected**
Layer B 3741910	Fibrous Backing Material	Homogeneous Gray Fibrous Bound		60%	Binder	**Chrysotile 40%**
Layer C 3741910	Adhesive	Homogeneous Dark-brown Non-Fibrous Tightly Bound		100%	Mastic	**None Detected**

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692267-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 100 Puritan Lane

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
6A Layer A 3741911	Fibrous Backing Material	Homogeneous Gray Fibrous Bound			60%	Binder	Chrysotile 40%
Layer B 3741911	Adhesive	Homogeneous Dark-brown Non-Fibrous Tightly Bound			100%	Mastic	**None Detected**
Layer C 3741911	Floor Tile	Homogeneous Light-green Non-Fibrous Tightly Bound			40% 57%	Gravel Binder	Chrysotile 3%
Layer D 3741911	Adhesive	Homogeneous Dark-brown Non-Fibrous Tightly Bound			100%	Mastic	**None Detected**
Layer E 3741911	Felt	Homogeneous Black Fibrous Bound	60%	Cellulose	40%	Tar	**None Detected**

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692267-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 100 Puritan Lane

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
6B Layer A 3741912	Fibrous Backing Material	Homogeneous Gray Fibrous Bound			60%	Binder	**Chrysotile 40%**
Layer B 3741912	Adhesive	Homogeneous Dark-brown Non-Fibrous Tightly Bound			100%	Mastic	**None Detected**
Layer C 3741912	Floor Tile	Homogeneous Light-green Non-Fibrous Tightly Bound			40% 57%	Gravel Binder	**Chrysotile 3%**
Layer D 3741912	Adhesive	Homogeneous Dark-brown Non-Fibrous Tightly Bound			100%	Mastic	**None Detected**
Layer E 3741912	Felt	Homogeneous Black Fibrous Bound	60%	Cellulose	40%	Tar	**None Detected**

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692267-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 100 Puritan Lane

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
7A Layer A 3741913	Floor Tile	Homogeneous Black Non-Fibrous Tightly Bound			40% 55%	Gravel Binder	**Chrysotile 5%**
Layer B 3741913	Mastic	Homogeneous Black Non-Fibrous Tightly Bound			100%	Mastic	**None Detected**
Layer C 3741913	Wood	Homogeneous Brown Fibrous Bound	100%	Cellulose			**None Detected**
7B Layer A 3741914	Floor Tile	Homogeneous Black Non-Fibrous Tightly Bound			40% 55%	Gravel Binder	**Chrysotile 5%**
Layer B 3741914	Mastic	Homogeneous Black Non-Fibrous Tightly Bound			100%	Mastic	**None Detected**
Layer C 3741914	Wood	Homogeneous Brown Fibrous Bound	100%	Cellulose			**None Detected**
8A 3741915	Glazing W/ Black Paint	Homogeneous Beige/gray Non-Fibrous Tightly Bound			10% 90%	Paint Binder	**None Detected**

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692267-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 100 Puritan Lane

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
8B 3741916	Glazing W/ Black Paint	Homogeneous Beige/gray Non-Fibrous Tightly Bound			10% 90%	Paint Binder	**None Detected**
9A 3741917	Shingle	Heterogeneous Black Fibrous Tightly Bound	25%	Glass	45% 30%	Tar Gravel	**None Detected**
9B 3741918	Shingle	Heterogeneous Black Fibrous Tightly Bound	25%	Glass	45% 30%	Tar Gravel	**None Detected**

LEGEND:
Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

REPORTING LIMIT: 1% by calibrated visual estimation

REGULATORY LIMIT: 1%

Due to the limitations of the EPA 600 / R93 / 116 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. Estimated measurement of uncertainty is available on request.

Eurofins Built Environment Testing East, LLC makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins Built Environment Testing East, LLC. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

Yelena Khanina
Analyst

DATA QA:

Raeana Allen
9/26/2025

APPROVED BY:

Dana Till,
QA Manager

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RES Job #: 692267

SUBMITTED BY	INVOICE TO	CONTACT INFORMATION	SERIES
Company: Branch Environmental, Inc.	Company: Branch Environmental, Inc.	Contact: David Branch	1 PLM Standard 3
Address: 72 ½ N. Main Street	Address: 72 ½ N. Main Street	Phone: (706) 310-0027	
		Fax:	
Watkinsville, GA 30677	Watkinsville, GA 30677	Cell:	
Project Number and/or P.O. #: 25-09-100 Puritan Lane	Project Zip Code:	Final Data Deliverable Email Address:	
Project Description/Location: 100 Puritan Lane		info@branchenviro.com	

ANALYSIS TO BE DONE / LABORATORY	REQUESTED ANALYSIS	VALID MATRIX CODES	LAB NOTES
PLM / PCM / TEM — DTL RUSH PRIORITY **STANDARD**		Air = A; Bulk = B; Dust = D; Food = F; Paint = P; Soil = S; Surface = SU; Swab = SW; Tape = T; Wipe = W; Drinking Water = DW; Waste Water = WW; **ASTM E1792 approved wipe media only**	
CHEMISTRY LABORATORY			
Dust — RUSH PRIORITY STANDARD			
Metals — RUSH PRIORITY STANDARD (*PRIOR NOTICE REQUIRED FOR SAME DAY TAT)			
Organics* — SAME DAY RUSH PRIORITY STANDARD			
MICROBIOLOGY LABORATORY			
Viable Analysis** — PRIORITY STANDARD (**TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH)			
Medical Device Analysis — RUSH STANDARD			
Mold Analysis — RUSH PRIORITY STANDARD			
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.			
Special Instructions:			Laboratory Analysis Instructions

Client Sample ID Number (Sample ID's must be unique)	ANALYSIS TO BE DONE	PLM - PLM Statistical point EPA 600/R-93/116	TEM	PCM	DUST	METALS	ORGANICS	CHEMISTRY	VIABLES	MICROBIOLOGY	MOLD	ICO	Sample Volume (L) / Area	Sample Temperature (°C)	Longitudinal Adjustment / Wet Filter Area Weight	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm
1 1A	X															IS			
2 1B	X															IS			
3 2A	X															IS			
4 2B	X															IS			
5 3A	X															IS			
6 3B	X															IS			
7 3C	X															IS			
8 3D	X															IS			
9 3E	X															IS			
10 4A	X															IS			
11 4B	X															IS			
12 4C	X															IS			
13 5A	X															IS			

Eurofins Built Environment Testing East, LLC establishes a unique Lab Sample ID, for each sample, by preceding each unique Client Sample ID with the laboratory RES Job Number.
Eurofins Built Environment Testing East, LLC will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET30. Failure to comply with payment terms may result in a 18% APR finance charge.

Relinquished By:		Date/Time: 08/23/2025 14:15:50	Sample Condition: Acceptable
Received By:	Kiet Nguyen	Date/Time: 08/23/2025 14:15:50	Carrier: Hand

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RES Job #: 692267

Submitted By: Branch Environmental, Inc.

		REQUESTED ANALYSIS											VALID MATRIX CODES								LAB NOTES
		PLM - PLMNotifiedpersonEPA/600/R-93/116	TEM	PCM	DUST	METALS	CRYSTALS	VOIDS	MEDICAL	MOLD	ICO		Air = A			Bulk = B					
													Dust = D			Food = F					
													Paint = P			Soil = S					
													Surface = SU			Swab = SW					
													Tape = T			Wipe = W					
													Drinking Water = DW								
													Waste Water = WW								
													ASTM E1792 approved wipe media only								
Client Sample ID Number	(Sample ID's must be unique)	ASBESTOS			CHEMISTRY			MICROBIOLOGY			ICO		Sample Volume (L) / Area	Sample Temperature (°C)	Lab/Filter Analyte(s) / Wet/Filter Area (Aliquot)	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm	Laboratory Analysis Instructions
14	5B	X														E				
15	6A	X														E				
16	6B	X														E				
17	7A	X														E				
18	7B	X														E				
19	8A	X														E				
20	8B	X														E				
21	9A	X														E				
22	9B	X														E				

Branch Environmental, Inc.
Sample Notes

RES #: 692267
Project Number and/or P.O. #: 25-09-100 Puritan Lane
Project Description/Location: 100 Puritan Lane

Client Sample ID	Sample Note	Quantity	Sampler(s)
1A	Duct Tape		
1B	Duct Tape		
2A	Caulk		
2B	Caulk		
3A	Wall System		
3B	Wall System		
3C	Wall System		
3D	Wall System		
3E	Wall System		
4A	Ceiling Texture		
4B	Ceiling Texture		
4C	Ceiling Texture		
5A	Rfc		
5B	Rfc		
6A	Floor Tile		
6B	Floor Tile		
7A	Floor Tile		
7B	Floor Tile		
8A	Window Glazing		
8B	Window Glazing		
9A	Shingle		
9B	Shingle		

Lab Project Number 692267

CHAIN OF CUSTODY

Branch Environmental, Inc.
72 1/2 N. Main Street
Watkinsville, GA 30677
info@branchenviro.com
(706) 310-0097

Project	25-09-100 Puritan Lane
Customer	Athens-Clarke County HCD
Site Location	100 Puritan Lane
City, State	Athens, GA 30606
Inspector	Steve Sanders
Purpose	NESHAP Compliance Pre-Renovation
Analysis	PLM
Samples	22
TAT	3 Days

Sample Number	Material	Location
1A	Duct Tape	Crawlspace
1B	Duct Tape	Crawlspace
2A	Caulk	Right Front Window
2B	Caulk	Front Porch Window
3A	Wall System	Living Room
3B	Wall System	Kitchen
3C	Wall System	Left Middle Bedroom
3D	Wall System	Left Front Bedroom
3E	Wall System	Left Back Bedroom
4A	Ceiling Texture	Kitchen
4B	Ceiling Texture	Kitchen
4C	Ceiling Texture	Left Front Bedroom
5A	Rfc	Kitchen
5B	Rfc	Kitchen
6A	Floor Tile	Kitchen
6B	Floor Tile	Kitchen
7A	Floor Tile	Hallway
7B	Floor Tile	Hallway
8A	Window Glazing	Kitchen
8B	Window Glazing	Kitchen
9A	Shingle	Roof

Branch Environmental, Inc. – Chain of Custody
Athens-Clarke County HCD – 25-09-100 Puritan Lane

612267

9B	Shingle	Roof

Relinquished by _____ Date & Time 9/22/25

Received by _____ Date & Time 9/23 10:32

Branch Environmental, Inc. – Chain of Custody
Athens-Clarke County HCD – 25-09-100 Puritan Lane

APPENDIX C
Inspector Certificate

The Environmental Institute

Steve Sanders

Social Security Number - XXX-XX-0785

Branch Environmental, Inc. - 72 1/2 N Main Street, Watkinsville, GA 30677

Has completed 24 hours of coursework and satisfactorily passed an examination that meets all criteria required for EPA/AHERA/ASHARA (TSCA Title II) Approved Accreditation

Asbestos in Buildings: Inspection and Assessment

March 31 - April 2, 2025
Course Date

5978
Certificate Number

April 2, 2025
Examination Date

April 2, 2026
Expiration Date

Beverly B. Campbell - Principal Instructor/Training Manager

The ENVIRONMENTAL INSTITUTE

{Approved by the ABIH Certification Maintenance Committee for 3 CM points - Approval #11-529}
(Alabama Accreditation #SS-2210-ASBTPR-01; Florida Accreditation #0004700)

TEI - 9755 Dogwood Road, Suite 350, Roswell, GA 30075
Phone: 770-427-3600 - Website: www.tei-atl.com

Asbestos Inspection Report

INSPECTION DATE
September 22, 2025

SITE LOCATION
1060 Macon Highway
Athens, GA 30606

PREPARED FOR
Athens-Clarke County HCD
375 Satula Avenue
Athens, GA 30601

PREPARED BY
Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677
(706) 310-0097
info@branchenvironmental.com

Asbestos-Containing Material
Field Inspection Report

1060 Macon Highway
Athens, GA 30606

SUMMARY OF FINDINGS

On September 22, 2025, a NESHAP compliance pre-renovation asbestos-containing material (ACM) field survey was conducted at 1060 Macon Highway in Athens. This inspection was performed based on project details as provided by the client at time of inspection.

The inspection was managed and performed by Steve Sanders of Branch Environmental, Inc.

A summary of asbestos-containing materials is provided in the following table. However, this report should be read in its entirety, including detailed information that is contained in other sections and appendices.

A total of (27) sample(s) were collected from (10) suspect homogenous material(s).

ASBESTOS-CONTAINING MATERIALS

A homogeneous area of a building material is considered to be asbestos-containing material (ACM) if laboratory analysis shows the material to contain more than 1.0 % asbestos by weight.

Identified (and any assumed) ACM within the subject areas include

- **Wall System (Joint Compound)**
- **Ceiling Texture**
- **Tar paper**
- **Ceiling Texture**

Materials containing more than 1.0% asbestos are regulated by OSHA, EPA, and the State of Georgia. As required by EPA and Georgia this material should be removed by a licensed and qualified asbestos abatement contractor prior to the start of any renovation or demolition activities.

SITE DESCRIPTION

This inspection was performed on a 1,328 square foot single family residence built in 1950.

Areas and materials not listed in Appendix A were not inspected; therefore, this inspection is valid only for the areas defined in this report. Until other areas are inspected, they cannot be considered as non-asbestos containing materials.

INSPECTION PROCEDURE

Samples of suspect materials were collected by an AHERA accredited inspector. The inspection was limited to the materials that we were informed will be disturbed within the scope of the proposed project. Inspection consisted of:

- An initial visual inspection to identify building materials that are suspected to contain asbestos.
- Collection of representative samples of these materials.

Summary Table of Asbestos-Containing Materials

Material	Material Description	Regulatory Result
Wall System (Joint Compound)	**Tan**	**Greater than 1% Asbestos by Lab (ACM)**
Ceiling Texture	**Small Circle**	**Greater than 1% Asbestos by Lab (ACM)**
Tar Paper	**Black 2nd Layer**	**Greater than 1% Asbestos by Lab (ACM)**
Ceiling Texture	**White**	**Greater than 1% Asbestos by Lab (ACM)**

It is important to note that Federal and State regulations require a ten-business day notification period for all friable materials prior to performing any asbestos abatement activity.

All activities related to asbestos-containing materials must be performed in accordance with current Federal, State of Georgia, and local guidelines.

- Submission of samples to a National Voluntary Laboratory Accreditation Program (NVLAP) laboratory for analysis using PLM analysis in accordance with the EPA method.

REGULATIONS

If the mitigation or repair process requires wallpaper to be removed, the asbestos containing joint compound will be disturbed, which will require the drywall to be removed from the floor to the ceiling in the affected areas.

In accordance with NESHAP, materials determined to contain 1% or less asbestos content, by polarized light microscopy (PLM), can be treated as an asbestos-containing material (> 1%) or point counted for confirmation the material does not contain greater than one percent (>1%) asbestos content. Materials containing 1% or less asbestos content, confirmed by point counting, do not fall under NESHAP notification, disturbance, and disposal requirements ***but do fall under Occupational Safety and Health Administration (OSHA) and EPA worker protection requirements***.

Building materials containing more than 1.0% asbestos are regulated by OSHA, EPA, and the state of Georgia. As required by the EPA and Georgia EPD this material should be removed by a licensed and qualified asbestos abatement contractor prior to the start of any renovation or demolition activities.

Suspect materials in inaccessible or concealed locations may not have been conclusively characterized by this survey. Should materials be encountered that are not identified in this survey, they must be treated as ACM unless proven to be otherwise. Access to these locations (e.g., sealed air ducts, wall/ceiling spaces, mechanical equipment) may require the destruction of floors, walls, ceilings, ducts, mechanical equipment, etc.

The ACM survey was limited in nature.

OSHA WORK ACTIVITIES

In compliance with 40 CFR Part 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements, materials determined to contain one (1) % or less asbestos content by polarized light microscopy (PLM) can be treated as asbestos-containing (> 1 %) or point counted for confirmation the material contains one (1) % or less asbestos content. Materials containing one (1) % or less asbestos content confirmed

by point counting do not fall under NESHAP notification, disturbance, and disposal requirements but do fall under certain specified OSHA worker protection requirements.

However, OSHA continues to regulate worker exposure to asbestos until a Negative Initial Exposure Assessment (NEA) by the employer demonstrates that employee's exposure during an operation is expected to be consistently below the permissible exposure limits (PEL's).

The OSHA standard contains numerous work practice requirements and prohibitions which apply, regardless of the exposure levels. However, only two of the requirements and three of the prohibitions must be observed in the case of work activities involving installed construction materials that do not contain >1% asbestos. Those work practice requirements and prohibitions that must be observed regardless of the exposure levels and of the percentage of asbestos in the installed construction materials are

- wet methods, or wetting agents, to control employee exposures during asbestos handling, mixing, removal, cutting, application, and cleanup, except where employers demonstrate that the use of wet methods is infeasible
- prompt clean-up and disposal of wastes and debris contaminated with asbestos in leak-tight containers except in roofing operations
- prohibits high-speed abrasive disc saws that are not equipped with point-of-cut ventilator or enclosures with HEPA filtered exhaust air
- prohibits compressed air used to remove asbestos, or materials containing asbestos, unless the compressed air is used in conjunction with an enclosed ventilation system designed to capture the dust cloud created by the compressed air
- prohibits employee rotation as a means of reducing employee exposure to asbestos.

There are also some other provisions that apply to work activities involving installed construction materials even where the material does not contain >1% asbestos. However, if neither asbestos PEL is exceeded, only the following few provisions apply:

- provision for establishing that neither asbestos PEL is exceeded: The assessment must be completed in time to comply with requirements which are triggered by exposure data or the lack of a "negative exposure assessment"
- provision covering the observation of monitoring: The employer shall provide affected employees and their designated representatives an opportunity to observe any monitoring of employee exposure to asbestos conducted in accordance with this section
- provision covering employee notification of monitoring results: The employer shall notify affected employees of the monitoring results that represent that employee's exposure as soon as possible following receipt of monitoring results
- provisions covering recordkeeping for measurements of exposures to airborne asbestos

There are numerous additional provisions of the standard that apply to work activities involving installed construction materials even where the material does not contain >1% asbestos if at least one of the asbestos PELs is exceeded.

Summary
According to EPA, materials containing 1% or less asbestos, confirmed by point counting, are no longer an asbestos-containing material which means you can dispose of it in a C&D landfill. However, according to OSHA you will still need to assess, by air monitoring, workers that disturb this material, to eliminate most of the requirements when disturbing greater than 1% asbestos.

Reference OSHA clarification letter dated November 24, 2003.

PROJECT LIMITATIONS

This project was performed using, as a minimum, practices consistent with standards acceptable within the industry at this time, and a level of diligence typically exercised by environmental consultants performing similar services.

Because the findings of this report were derived from the scope, costs, time, and other limitations, the conclusions should not be construed as a guarantee that all environmental or occupational hazards have been identified and fully evaluated. Where sample collection and testing have been performed, Branch Environmental, Inc.'s professional opinions are based in part on the interpretation of data from discrete sampling locations that may not represent conditions at non-sampled locations. Branch Environmental, Inc. assumes no responsibility for omissions or errors resulting from inaccurate information, or data, provided by sources outside of Branch Environmental, Inc. or from omissions or errors in public records.

Any quantities presented in this survey report are estimations and should not be used for bidding purposes. It is the responsibility of the contractor to field verify quantity and condition of all materials.

APPENDIX A

TABLE OF BULK SAMPLE RESULTS

Sample ID	Material	Material Description	Location	% Asbestos
1A	**Wall System (Joint Compound)**	**Tan**	**Living Room**	**2% Chrysotile**
1B	**Wall System (Joint Compound)**	**Tan**	**Left Back Bedroom**	**2% Chrysotile**
1C	**Wall System (Joint Compound)**	**Tan**	**Dining Room**	**2% Chrysotile**
1D	**Wall System (Joint Compound)**	**Tan**	**Kitchen**	**2% Chrysotile**
1E	**Wall System (Joint Compound)**	**Tan**	**Right Front Room**	**2% Chrysotile**
2A	**Ceiling Texture**	**Small Circle**	**Living Room**	**2% Chrysotile**
2B	**Ceiling Texture**	**Small Circle**	**Living Room**	**2% Chrysotile**
2C	**Ceiling Texture**	**Small Circle**	**Living Room**	**2% Chrysotile**
3A	Resilient Floor Covering	Black And White	Left Back Bedroom Closet	None Detected
3B	Resilient Floor Covering	Black And White	Left Back Bedroom Closet	None Detected
4A	Resilient Floor Covering	White Top Layer	Bathroom	None Detected
4B	Resilient Floor Covering	White Top Layer	Bathroom	None Detected
5A	**Tar Paper**	**Black 2nd Layer**	**Bathroom**	**3% Chrysotile**
5B	**Tar Paper**	**Black 2nd Layer**	**Bathroom**	**3% Chrysotile**
6A	**Ceiling Texture**	**White**	**Kitchen**	**2% Chrysotile**
6B	**Ceiling Texture**	**White**	**Kitchen**	**2% Chrysotile**
6C	**Ceiling Texture**	**White**	**Kitchen**	**2% Chrysotile**
7A	Window Glazing	Grey	Left Back Bedroom	None Detected
7B	Window Glazing	Grey	Dining Room	None Detected
8A	Duct Sealant	White	Attic	None Detected
8B	Duct Sealant	White	Attic	None Detected
8C	Duct Sealant	White	Attic	None Detected
9A	Shingle	Brown	Roof	None Detected
9B	Shingle	Brown	Roof	None Detected

Sample ID	Material	Material Description	Location	% Asbestos
10A	Silver Roof Sealant	Silver	Roof	None Detected
10B	Silver Roof Sealant	Silver	Roof	None Detected
10C	Silver Roof Sealant	Silver	Roof	None Detected

Positive Sample(s)

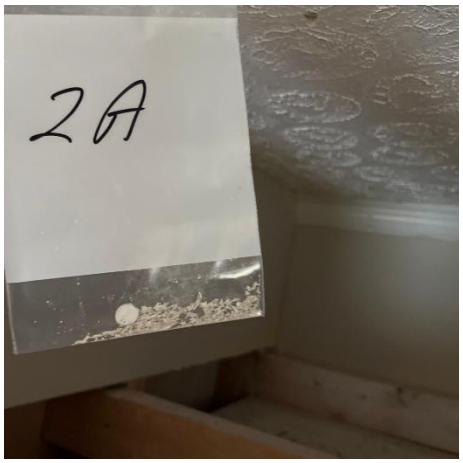
1A, Wall System, Living Room

1B, Wall System, Left Back Bedroom

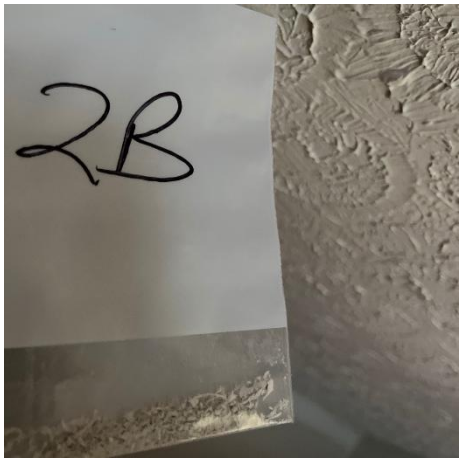
1C, Wall System, Dining Room

1D, Wall System, Kitchen

1E, Wall System, Right Front Room

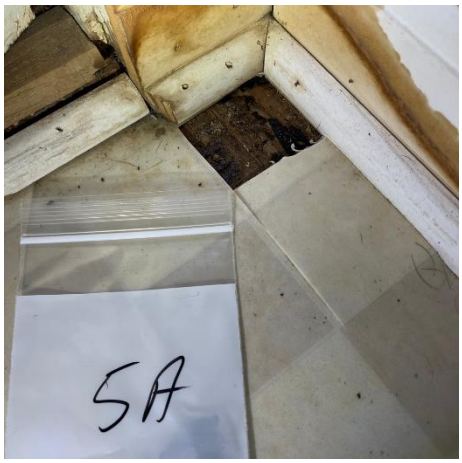


2A, Ceiling Texture, Living Room

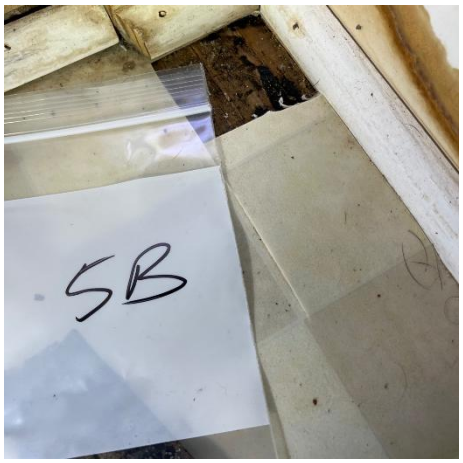


2B, Ceiling Texture, Living Room

2C, Ceiling Texture, Living Room



5A, Tar Paper, Bathroom



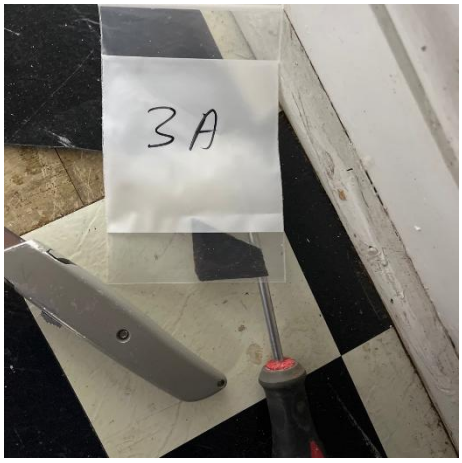
5B, Tar Paper, Bathroom

6A, Ceiling Texture, Kitchen

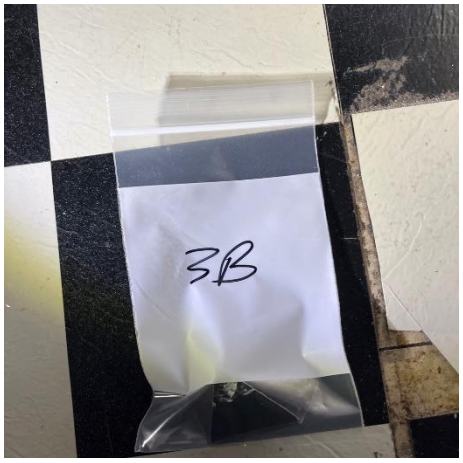
6B, Ceiling Texture, Kitchen

6C, Ceiling Texture, Kitchen

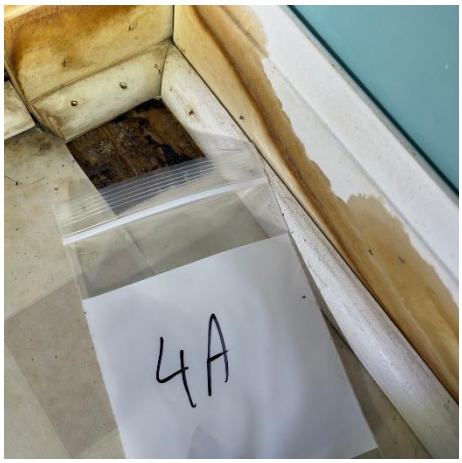
Negative Sample(s)



3A, Resilient Floor Covering, Left Back Bedroom Closet

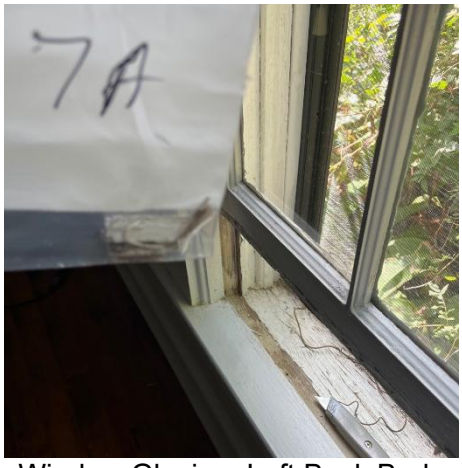


3B, Resilient Floor Covering, Left Back Bedroom Closet

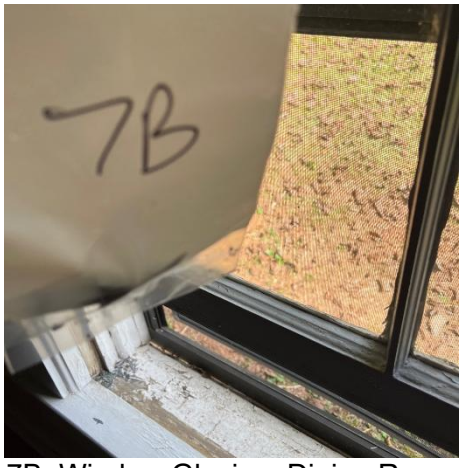


4A, Resilient Floor Covering, Bathroom

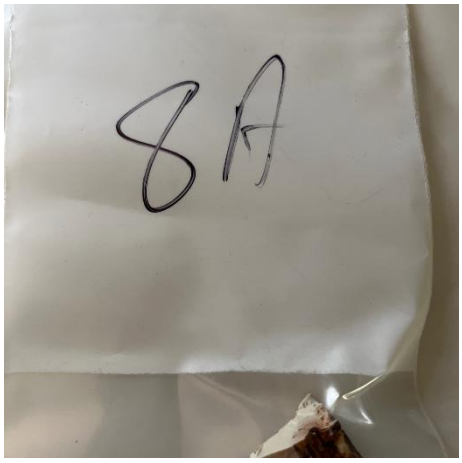
4B, Resilient Floor Covering, Bathroom



7A, Window Glazing, Left Back Bedroom



7B, Window Glazing, Dining Room



8A, Duct Sealant, Attic

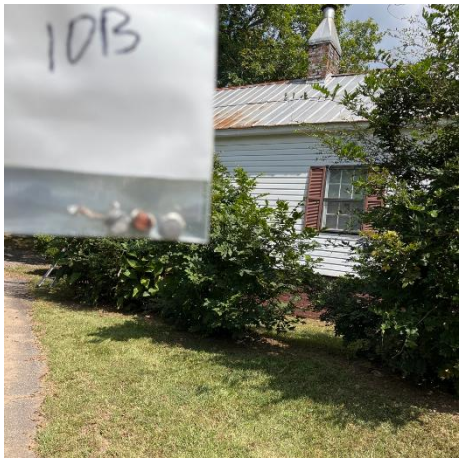
8B, Duct Sealant, Attic

8C, Duct Sealant, Attic

9A, Shingle, Roof

9B, Shingle, Roof

10A, Silver Roof Sealant, Roof



10B, Silver Roof Sealant, Roof

10C, Silver Roof Sealant, Roof

APPENDIX B
LABORATORY ANALYTICAL REPORTS

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September 26, 2025

David Branch
Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

CLIENT PROJECT: 1060 Macon Highway
LAB CODE: 692356-1

Dear David,

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on September 23, 2025. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials and EPA 40 CFR Appendix E to Subpart E of Part 763: Interim Method of the Determination of Asbestos in Bulk Insulation Samples.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% by calibrated visual estimate.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,

Dana B. Till

Dana Till,
QA Manager

NVLAP 102082-0

3080 Presidential Drive • Atlanta, GA 30340 • (770) 457-8177

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ASBESTOS ANALYTICAL REPORT
By: Polarized Light Microscopy

Prepared for

Branch Environmental, Inc.

CLIENT PROJECT:	1060 Macon Highway
LAB CODE:	692356-1
TEST METHOD:	EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763
REPORT DATE:	09/26/25
TOTAL SAMPLES ANALYZED:	27
# SAMPLES >1% ASBESTOS:	13
TOTAL LAYERS ANALYZED:	45

3080 Presidential Drive • Atlanta, GA 30340 • (770) 457-8177

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Asbestos Report Summary
By: Polarized Light Microscopy

Project: 1060 Macon Highway **Lab Code:** 692356-1

Method: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

Client ID	Lab ID	Layer	Sample Description	Asbestos %
1A	3743231	Layer A	Gray joint compound w/ light-gray paint	Chrysotile 2%
		Layer B	Gray tape	None Detected
		Layer C	Brown/gray drywall	None Detected
1B	3743232	Layer A	Gray joint compound w/ light-gray multi-layered paint	Chrysotile 2%
		Layer B	Gray tape	None Detected
		Layer C	Brown/gray drywall	None Detected
1C	3743233	Layer A	Gray joint compound w/ light-gray multi-layered paint	Chrysotile 2%
		Layer B	Gray tape	None Detected
		Layer C	Brown/gray drywall	None Detected
1D	3743234	Layer A	Gray joint compound w/ light-gray multi-layered paint	Chrysotile 2%
		Layer B	Gray tape	None Detected
		Layer C	Brown/gray drywall	None Detected
1E	3743235	Layer A	Gray joint compound w/ light-gray multi-layered paint	Chrysotile 2%
		Layer B	Gray tape	None Detected
		Layer C	Brown/gray drywall	None Detected
2A	3743236	Layer A	Gray texture w/ white paint	Chrysotile 2%
		Layer B	Gray foam w/ white paint, yellow adhesive	None Detected
2B	3743237		Gray texture w/ white paint	Chrysotile 2%
2C	3743238		Gray texture w/ white paint	Chrysotile 2%
3A	3743239	Layer A	White sheet vinyl	None Detected
		Layer B	Gray adhesive	None Detected
3B	3743240	Layer A	Black sheet vinyl	None Detected
		Layer B	Gray adhesive	None Detected

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Asbestos Report Summary
By: Polarized Light Microscopy

Project: 1060 Macon Highway **Lab Code:** 692356-1

Method: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

Client ID	Lab ID	Layer	Sample Description	Asbestos %
4A	3743241		White sheet vinyl	None Detected
4B	3743242	Layer A	White sheet vinyl	None Detected
		Layer B	Black felt	None Detected
5A	3743243	Layer A	Brown adhesive	Chrysotile 3%
		Layer B	Black felt	None Detected
		Layer C	Dark-brown adhesive	Chrysotile 3%
5B	3743244	Layer A	Brown adhesive	Chrysotile 3%
		Layer B	Black felt	None Detected
		Layer C	Dark-brown adhesive	Chrysotile 3%
6A	3743245		Gray texture w/ white paint	Chrysotile 2%
6B	3743246		Gray texture w/ white paint	Chrysotile 2%
6C	3743247		Gray texture w/ white paint	Chrysotile 2%
7A	3743248		White glazing w/ white paint	None Detected
7B	3743249		White glazing w/ white paint	None Detected
8A	3743250		Gray sealant	None Detected
8B	3743251		Gray sealant	None Detected
8C	3743252		Gray sealant	None Detected
9A	3743253		Black shingle	None Detected
9B	3743254		Black shingle	None Detected
10A	3743255		Silver paint	None Detected
10B	3743256		Silver paint	None Detected
10C	3743257		Silver paint	None Detected

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692356-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 1060 Macon Highway

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
1A Layer A 3743231	Joint Compound W/ Light-Gray Paint	Homogeneous Gray Non-Fibrous Bound			10% 86% 2%	Paint Binder Mica	Chrysotile 2%
Layer B 3743231	Tape	Homogeneous Gray Fibrous Loosely Bound	100%	Cellulose			None Detected
Layer C 3743231	Drywall	Heterogeneous Brown/gray Fibrous Bound	15%	Cellulose	85%	Binder	None Detected
1B Layer A 3743232	Joint Compound W/ Light-Gray Multi-Layered Paint	Homogeneous Gray Non-Fibrous Bound			2% 20% 78%	Mica Paint Binder	Chrysotile 2%
Layer B 3743232	Tape	Homogeneous Gray Fibrous Loosely Bound	100%	Cellulose			None Detected
Layer C 3743232	Drywall	Heterogeneous Brown/gray Fibrous Bound	15%	Cellulose	85%	Binder	None Detected

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692356-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 1060 Macon Highway

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
1C Layer A 3743233	Joint Compound W/ Light-Gray Multi-Layered Paint	Homogeneous Gray Non-Fibrous Bound			2% 20% 76%	Mica Paint Binder	Chrysotile 2%
Layer B 3743233	Tape	Homogeneous Gray Fibrous Loosely Bound	100%	Cellulose			None Detected
Layer C 3743233	Drywall	Heterogeneous Brown/gray Fibrous Bound	15%	Cellulose	85%	Binder	None Detected
1D Layer A 3743234	Joint Compound W/ Light-Gray Multi-Layered Paint	Homogeneous Gray Non-Fibrous Bound			2% 20% 76%	Mica Paint Binder	Chrysotile 2%
Layer B 3743234	Tape	Homogeneous Gray Fibrous Loosely Bound	100%	Cellulose			None Detected
Layer C 3743234	Drywall	Heterogeneous Brown/gray Fibrous Bound	15%	Cellulose	85%	Binder	None Detected

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692356-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 1060 Macon Highway

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
1E Layer A 3743235	Joint Compound W/ Light-Gray Multi-Layered Paint	Homogeneous Gray Non-Fibrous Bound			20% 2% 78%	Paint Mica Binder	Chrysotile 2%
Layer B 3743235	Tape	Homogeneous Gray Fibrous Loosely Bound	100%	Cellulose			None Detected
Layer C 3743235	Drywall	Heterogeneous Brown/gray Fibrous Bound	15%	Cellulose	85%	Binder	None Detected
2A Layer A 3743236	Texture W/ White Paint	Homogeneous Gray Non-Fibrous Bound			2% 10% 88%	Mica Paint Binder	Chrysotile 2%
Layer B 3743236	Foam W/ White Paint, Yellow Adhesive	Homogeneous Gray Non-Fibrous Loosely Bound			2% 8% 10% 80%	Mastic Binder Paint Foam	None Detected
2B 3743237	Texture W/ White Paint	Homogeneous Gray Non-Fibrous Bound			2% 10% 88%	Mica Paint Binder	Chrysotile 2%
2C 3743238	Texture W/ White Paint	Homogeneous Gray Non-Fibrous Bound			2% 10% 88%	Mica Paint Binder	Chrysotile 2%

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692356-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 1060 Macon Highway

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
3A Layer A 3743239	Sheet Vinyl	Homogeneous White Non-Fibrous Tightly Bound			20% 80%	Gravel Vinyl	**None Detected**
Layer B 3743239	Adhesive	Homogeneous Gray Non-Fibrous Bound			100%	Mastic	**None Detected**
3B Layer A 3743240	Sheet Vinyl	Homogeneous Black Non-Fibrous Bound			20% 80%	Gravel Vinyl	**None Detected**
Layer B 3743240	Adhesive	Homogeneous Gray Non-Fibrous Bound			100%	Mastic	**None Detected**
4A 3743241	Sheet Vinyl	Homogeneous White Non-Fibrous Tightly Bound	5%	Glass	95%	Vinyl	**None Detected**
4B Layer A 3743242	Sheet Vinyl	Homogeneous White Non-Fibrous Tightly Bound	5%	Glass	95%	Vinyl	**None Detected**
Layer B 3743242	Felt	Homogeneous Black Fibrous Bound	45%	Cellulose	55%	Tar	**None Detected**

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692356-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 1060 Macon Highway

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
5A Layer A 3743243	Adhesive	Homogeneous Brown Non-Fibrous Bound			95% 2%	Mastic Binder	Chrysotile 3%
Layer B 3743243	Felt	Homogeneous Black Fibrous Bound	45%	Cellulose	55%	Tar	None Detected
Layer C 3743243	Adhesive	Homogeneous Dark-brown Non-Fibrous Tightly Bound			95% 2%	Mastic Binder	Chrysotile 3%
5B Layer A 3743244	Adhesive	Homogeneous Brown Non-Fibrous Bound			95% 2%	Mastic Binder	Chrysotile 3%
Layer B 3743244	Felt	Homogeneous Black Fibrous Bound	45%	Cellulose	55%	Tar	None Detected
Layer C 3743244	Adhesive	Homogeneous Dark-brown Non-Fibrous Bound			95% 2%	Mastic Binder	Chrysotile 3%
6A 3743245	Texture W/ White Paint	Homogeneous Gray Non-Fibrous Bound			2% 10% 86%	Mica Paint Binder	Chrysotile 2%

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692356-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 1060 Macon Highway

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous	Non-Fibrous		ASBESTOS %
6B 3743246	Texture W/ White Paint	Homogeneous Gray Non-Fibrous Bound		2% 10% 88%	Mica Paint Binder	**Chrysotile 2%**
6C 3743247	Texture W/ White Paint	Homogeneous Gray Non-Fibrous Bound		2% 10% 88%	Mica Paint Binder	**Chrysotile 2%**
7A 3743248	Glazing W/ White Paint	Homogeneous White Non-Fibrous Bound		10% 90%	Paint Binder	**None Detected**
7B 3743249	Glazing W/ White Paint	Homogeneous White Non-Fibrous Bound		10% 90%	Paint Binder	**None Detected**
8A 3743250	Sealant	Homogeneous Gray Non-Fibrous Tightly Bound		10% 90%	Rust Caulk	**None Detected**
8B 3743251	Sealant	Homogeneous Gray Non-Fibrous Tightly Bound		10% 90%	Rust Caulk	**None Detected**
8C 3743252	Sealant	Homogeneous Gray Non-Fibrous Tightly Bound		90% 10%	Caulk Rust	**None Detected**

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ASBESTOS BULK ANALYSIS
By: Polarized Light Microscopy

Client: Branch Environmental, Inc.
72 ½ N. Main Street
Watkinsville, GA 30677

Lab Code: 692356-1
Date Received: 09/23/25
Date Analyzed: 09/25/25
Date Reported: 09/26/25

Project: 1060 Macon Highway

Method: ASBESTOS BULK PLM, EPA 600 METHOD

Client ID / Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS Fibrous		Non-Fibrous		ASBESTOS %
9A 3743253	Shingle	Heterogeneous Black Fibrous Bound	25%	Glass	50% 25%	Tar Gravel	**None Detected**
9B 3743254	Shingle	Heterogeneous Black Fibrous Bound	25%	Glass	50% 25%	Tar Gravel	**None Detected**
10A 3743255	Paint	Homogeneous Silver Non-Fibrous Bound			100%	Paint	**None Detected**
10B 3743256	Paint	Homogeneous Silver Non-Fibrous Tightly Bound			100%	Paint	**None Detected**
10C 3743257	Paint	Homogeneous Silver Non-Fibrous Bound			100%	Paint	**None Detected**

LEGEND:
Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 40 CFR Appendix E to Subpart E of Part 763

REPORTING LIMIT: 1% by calibrated visual estimation

REGULATORY LIMIT: 1%

Due to the limitations of the EPA 600 / R93 / 116 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. Estimated measurement of uncertainty is available on request.

Eurofins Built Environment Testing East, LLC makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins Built Environment Testing East, LLC. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

Information provided by customer includes customer sample ID and sample description.

Penka Topuzova
Analyst

DATA QA:

Raeana Allen
9/25/2025

APPROVED BY:

Dana Till,
QA Manager

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RES Job #: 692356

SUBMITTED BY	INVOICE TO	CONTACT INFORMATION	SERIES
Company: Branch Environmental, Inc.	Company: Branch Environmental, Inc.	Contact: David Branch	1 PLM Standard 3
Address: 72 ½ N. Main Street	Address: 72 ½ N. Main Street	Phone: (706) 310-0037	
		Fax:	
Watkinsville, GA 30677	Watkinsville, GA 30677	Cell:	
Project Number and/or P.O. #: 25-09-1060 Macon Highway	Project Zip Code:	Final Data Deliverable Email Address:	
Project Description/Location: 1060 Macon Highway		info@branchenviro.com	

ASBESTOS LABORATORY	REQUESTED ANALYSIS	VALID MATRIX CODES	LAB NOTES
PLM / PCM / TEM DTL RUSH PRIORITY STANDARD		Air = A; Bulk = B; Dust = D; Food = F; Paint = P; Soil = S; Surface = SU; Swab = SW; Tape = T; Wipe = W; Drinking Water = DW; Waste Water = WW; **ASTM E1792 approved wipe media only**	
CHEMISTRY LABORATORY			
Dust RUSH PRIORITY STANDARD			
Metals* RUSH PRIORITY STANDARD			
Organics* SAME DAY RUSH PRIORITY STANDARD			
MICROBIOLOGY LABORATORY			
Viable Analysis** PRIORITY STANDARD			
Medical Device Analysis RUSH STANDARD			
Mold Analysis RUSH PRIORITY STANDARD			
Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.			
Special Instructions:			

*PRIOR NOTICE REQUIRED FOR SAME DAY TAT

**TAT DEPENDENT ON SPEED OF MICROBIAL GROWTH

Client Sample ID Number (Sample ID's must be unique)	ASBESTOS	CHEMISTRY				MICROBIOLOGY			ICO	Sample Volume (L) / Area	Sample Temperature (°C)	Lengths or Aliquots / Washbar Area Weight	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm	Laboratory Analysis Instructions
	PLM - PLM Stratified point EPA 600/R-93/116	TEM	PCM	DUST	METALS	ORGANICS	VIABLES	MEDICAL	MOLD								
1 1A	X												B				
2 1B	X												B				
3 1C	X												B				
4 1D	X												B				
5 1E	X												B				
6 2A	X												B				
7 2B	X												B				
8 2C	X												B				
9 3A	X												B				
10 3B	X												B				
11 4A	X												B				
12 4B	X												B				
13 5A	X												B				

Eurofins Built Environment Testing East, LLC establishes a unique Lab Sample ID, for each sample, by preceding each unique Client Sample ID with the laboratory RES Job Number.
Eurofins Built Environment Testing East, LLC will analyze incoming samples based on information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing, client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET30. Failure to comply with payment terms may result in a 18% APR finance charge.

Relinquished By:		Date/Time: 08/23/2025 16:33:41	Sample Condition: Acceptable
Received By:	Kiet Nguyen	Date/Time: 08/23/2025 16:33:41	Carrier: UPS

eurofins | Built Environment Testing

RES Job #: 692356

Submitted By: Branch Environmental, Inc.

		REQUESTED ANALYSIS											VALID MATRIX CODES								LAB NOTES
		PLM - PLMSubmitSpecialEPA/600/R-93/116	TEM	PCM	DUST	METALS	CRYSTALS	VOIDS	MEDICAL	MOLD	ICO		Air = A	Bulk = B							
													Dust = D	Food = F							
													Paint = P	Soil = S							
													Surface = SU	Swab = SW							
													Tape = T	Wipe = W							
													Drinking Water = DW								
													Waste Water = WW								
													ASTM E1792 approved wipe media only								
													Sample Volume (L) / Area	Sample Temperature (°C)	Lab/Basic Analysis (+ Watch or Area Weight)	Matrix Code	# of Containers	Date Collected mm/dd/yy	Time Collected hh:mm		Laboratory Analysis Instructions
Client Sample ID Number	(Sample ID's must be unique)	ASBESTOS			CHEMISTRY			MICROBIOLOGY			ICO										
14	5B	X														E					
15	6A	X														E					
16	6B	X														E					
17	6C	X														E					
18	7A	X														E					
19	7B	X														E					
20	8A	X														E					
21	8B	X														E					
22	8C	X														E					
23	9A	X														E					
24	9B	X														E					
25	10A	X														E					
26	10B	X														E					
27	10C	X														E					

Branch Environmental, Inc.
Sample Notes

RES #: 692356
Project Number and/or P.O. #: 25-09-1060 Macon Highway
Project Description/Location: 1060 Macon Highway

Client Sample ID	Sample Note	Quantity	Sampler(s)
1A	Wall System		
1B	Wall System		
1C	Wall System		
1D	Wall System		
1E	Wall System		
2A	Ceiling Texture		
2B	Ceiling Texture		
2C	Ceiling Texture		
3A	Rfc		
3B	Rfc		
4A	Rfc		
4B	Rfc		
5A	Tar Paper		
5B	Tar Paper		
6A	Ceiling Texture		
6B	Ceiling Texture		
6C	Ceiling Texture		
7A	Window Glazing		
7B	Window Glazing		
8A	Duct Sealant		
8B	Duct Sealant		
8C	Duct Sealant		
9A	Shingle		
9B	Shingle		
10A	Silver Roof Sealant		
10B	Silver Roof Sealant		

Branch Environmental, Inc.
Sample Notes

RES #: 692356
Project Number and/or P.O. #: 25-09-1060 Macon Highway
Project Description/Location: 1060 Macon Highway

10C	Silver Roof Sealant			

Lab Project Number 692356

CHAIN OF CUSTODY

Branch Environmental, Inc.
72 1/2 N. Main Street
Watkinsville, GA 30677
info@branchenviro.com
(706) 310-0097

Project	25-09-1060 Macon Highway
Customer	Athens-Clarke County HCD
Site Location	1060 Macon Highway
City, State	Athens, GA 30606
Inspector	Steve Sanders
Purpose	NESHAP Compliance Pre-Renovation
Analysis	PLM
Samples	27
TAT	3 Days

Sample Number	Material	Location
1A	Wall System	Living Room
1B	Wall System	Left Back Bedroom
1C	Wall System	Dining Room
1D	Wall System	Kitchen
1E	Wall System	Right Front Room
2A	Ceiling Texture	Living Room
2B	Ceiling Texture	Living Room
2C	Ceiling Texture	Living Room
3A	Rfc	Left Back Bedroom Closet
3B	Rfc	Left Back Bedroom Closet
4A	Rfc	Bathroom
4B	Rfc	Bathroom
5A	Tar Paper	Bathroom
5B	Tar Paper	Bathroom
6A	Ceiling Texture	Kitchen
6B	Ceiling Texture	Kitchen
6C	Ceiling Texture	Kitchen
7A	Window Glazing	Left Back Bedroom
7B	Window Glazing	Dining Room
8A	Duct Sealant	Attic
8B	Duct Sealant	Attic

Branch Environmental, Inc. – Chain of Custody
Athens-Clarke County HCD – 25-09-1060 Macon Highway

692356

8C	Duct Sealant	Attic
9A	Shingle	Roof
9B	Shingle	Roof
10A	Silver Roof Sealant	Roof
10B	Silver Roof Sealant	Roof
10C	Silver Roof Sealant	Roof

Relinquished by _____ **Date & Time** 9/22/25 4:41

Received by _____ **Date & Time** 9/23 10:36

Branch Environmental, Inc. – Chain of Custody
Athens-Clarke County HCD – 25-09-1060 Macon Highway

APPENDIX C
Inspector Certificate

The Environmental Institute

Steve Sanders

Social Security Number - XXX-XX-0785

Branch Environmental, Inc. - 72 1/2 N Main Street, Watkinsville, GA 30677

Has completed 24 hours of coursework and satisfactorily passed an examination that meets all criteria required for EPA/AHERA/ASHARA (TSCA Title II) Approved Accreditation

Asbestos in Buildings: Inspection and Assessment

March 31 - April 2, 2025
Course Date

5978
Certificate Number

April 2, 2025
Examination Date

April 2, 2026
Expiration Date

Beverly B. Campbell - Principal Instructor/Training Manager

The ENVIRONMENTAL INSTITUTE

{Approved by the ABIH Certification Maintenance Committee for 3 CM points - Approval #11-529}
(Alabama Accreditation #SS-2210-ASBTPR-01; Florida Accreditation #0004700)

TEI - 9755 Dogwood Road, Suite 350, Roswell, GA 30075
Phone: 770-427-3600 - Website: www.tei-atl.com

Melinda Lord

From: Oliver Lindsey <oliver@lavenderpestcontrol.com>
Sent: Wednesday, September 24, 2025 12:33 PM
To: Melinda Lord
Subject: [EXT]Termite Inspection

EXTERNAL SENDER: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

September 24, 2025

To Whom It May Concern,

At the request of our client, Melinda Lord, I provided termite inspections for the properties at 100 Puritan Ln. and 1060 Macon Hwy in Athens, Georgia. During the course of the inspections, I found a few items of note worth mentioning to any and all interested parties.

100 Puritan Ln. has an area of about 10% in the crawl space that is not visible or accessible. Visible areas showed signs of previous Termites, Wood Decay Fungus, and Powder Post Beetles throughout. No active termites were observed. The current vapor barrier sits below 50% coverage and the vents going around the structure do not enable adequate cross ventilation. Finally, some of the wood piers are in direct contact with the soil.

1060 Macon Hwy. has an area of about a 1/3 that is not visible or accessible in the crawl space. A significant amount of previous termite damage was found on the left side of the structure. No active termites were observed, however, it would be difficult to say with certainty that there isn't an issue due to the limitations of the crawl space. There were also signs of previous Wood Decay Fungus and Powder Post Beetles throughout the majority of the observable area. No vapor barrier or insulation was present and vents do not allow for cross ventilation. Finally, I found floor joists that were in direct contact with the soil.

For questions regarding these inspections, please contact me at (706) 549-8759 Ext. 107 or at oliver@lavenderpestcontrol.com. Please note that this document is being provided as a courtesy to Melinda Lord and in no way should be considered an authorized inspection document or Wood Infestation Report.

Sincerely,

-Oliver Lindsey
--

Oliver Lindsey
Sales Inspector
Lavender Pest Control
(706) 549-8759, ext. 107

BRANCH ENVIRONMENTAL INC

Asbestos Inspection Invoice 25435-1

Invoice Date September 23, 2025
Payment Due September 23, 2025
PAID

PREPARED BY
Sarah Nichols
Branch Environmental, Inc
(706) 310-0097
info@branchenviro.com
72 1/2 N Main St, Watkinsville, GA 30677, USA

PREPARED FOR
Melinda
Athens-Clarke County HCD
(706) 215-7286
melinda.lord@accgov.com
375 Satula Ave, Athens, GA 30601, USA

ASBESTOS INSPECTION INVOICE DETAILS
100 Puritan Lane, Athens, GA 30606, USA

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Asbestos Inspection Fee - Residential Demolition (2,000 sq. ft. or less)	1 Each	$425.00	$425.00
Asbestos Samples - Standard	22 Each	$29.00	$638.00
		TOTAL	**$1,063.00**
		PAYMENT TUE, SEP 23	**$1,063.00**
		BALANCE DUE	**$0.00**

Thank you for choosing Branch Environmental, Inc for your project!

BRANCH ENVIRONMENTAL INC

Asbestos Inspection Invoice 25436-1

Invoice Date September 23, 2025
Payment Due September 23, 2025
PAID

PREPARED BY
Sarah Nichols
Branch Environmental, Inc
(706) 310-0097
info@branchenviro.com
72 1/2 N Main St, Watkinsville, GA 30677, USA

PREPARED FOR
Melinda
Athens-Clarke County HCD
(706) 215-7286
melinda.lord@accgov.com
375 Satula Ave, Athens, GA 30601, USA

ASBESTOS INSPECTION INVOICE DETAILS
1060 Macon Highway
1060 Macon Hwy, Athens, GA 30606, USA

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Asbestos Inspection Fee - Residential Demolition (2,000 sq. ft. or less)	1 Each	$325.00	$325.00
Asbestos Samples - Standard	27 Each	$29.00	$783.00
		TOTAL	**$1,108.00**
		PAYMENT TUE, SEP 23	**$1,108.00**
		BALANCE DUE	**$0.00**

Thank you for choosing Branch Environmental, Inc for your project!

RECEIPT

INSPECTION

Inspected on 09/30/2025
Inspection # 20988-6396

SERVICE PROVIDER

The TM Team
P.O. Box 49791
Athens, GA 30604

CLIENT

Mary Lord
100 Puritan Lane, Athens, GA 30606
United States

SERVICE(S)	COST
Lead Testing With 2 Samples	$195.00
Total	$195.00
Balance Due	$0.00

Thank you for your business

Each office is independently owned and operated

RECEIPT

INSPECTION

Inspected on 09/30/2025
Inspection # 20988-6400

SERVICE PROVIDER

The TM Team
P.O. Box 49791
Athens, GA 30604

CLIENT

Mary Lord
1060 Macon Hwy, Athens, GA 30606
United States

SERVICE(S)	COST
Lead Testing With 2 Samples	$195.00
Total	$195.00
Balance Due	$0.00

Thank you for your business

Each office is independently owned and operated

Melinda Lord

From: Oliver Lindsey <oliver@lavenderpestcontrol.com>
Sent: Wednesday, September 24, 2025 12:33 PM
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September 24, 2025

To Whom It May Concern,

At the request of our client, Melinda Lord, I provided termite inspections for the properties at 100 Puritan Ln. and 1060 Macon Hwy in Athens, Georgia. During the course of the inspections, I found a few items of note worth mentioning to any and all interested parties.

100 Puritan Ln. has an area of about 10% in the crawl space that is not visible or accessible. Visible areas showed signs of previous Termites, Wood Decay Fungus, and Powder Post Beetles throughout. No active termites were observed. The current vapor barrier sits below 50% coverage and the vents going around the structure do not enable adequate cross ventilation. Finally, some of the wood piers are in direct contact with the soil.

1060 Macon Hwy. has an area of about a 1/3 that is not visible or accessible in the crawl space. A significant amount of previous termite damage was found on the left side of the structure. No active termites were observed, however, it would be difficult to say with certainty that there isn't an issue due to the limitations of the crawl space. There were also signs of previous Wood Decay Fungus and Powder Post Beetles throughout the majority of the observable area. No vapor barrier or insulation was present and vents do not allow for cross ventilation. Finally, I found floor joists that were in direct contact with the soil.

For questions regarding these inspections, please contact me at (706) 549-8759 Ext. 107 or at oliver@lavenderpestcontrol.com. Please note that this document is being provided as a courtesy to Melinda Lord and in no way should be considered an authorized inspection document or Wood Infestation Report.

Sincerely,

-Oliver Lindsey
--

Oliver Lindsey
Sales Inspector
Lavender Pest Control
(706) 549-8759, ext. 107

ESTIMATE

E254546548

Date: 10/03/2025

Expires: 04/03/2026

Tugaloo House Movers, LLC.
P.O. Box 249
Hartwell, GA 30643
Georgia Commercial Contractors License - GCLT-IND000050
South Carolina Commercial Contractor License - 119495
NC Commercial Contractor License - 69224

Office: 1.888.886.6831

A DBE and WOSB.

www.tugaloohousemovers.com
info@tugaloohousemovers.com
(888) 886-6831

Bill To:

ATTN: Wayne Burnham
ACC Building Inspections
Athens, GA

Item	Quantity	Rate	Amount
100 Puritan Ln, Athens, GA 30606	1	$93,000.00	$93,000.00
Structural relocation from 100 Puritan Ln, Athens, GA 30606 to 1075 Nowhere Rd, Athens, GA 30601			

Scope includes taking the roof height down for legal transport, movement in 2 pieces, boarding and tarping the roof, and foundation cleanup of the original starting location.

No relocation of any masonry or concrete construction. Egress and ingress of all properties to meet THM specifications.

Total: $93,000.00

Notes:

Estimate expires in one hundred eighty (180) calendar days. No bookings or scheduling will be will be finalized without a signed contract. Please contact the office at 1.888.886.6831 for any additional inquires and bid terms.

ESTIMATE

E254546549

Date: 10/03/2025

Expires: 04/03/2026

Tugaloo House Movers, LLC.
P.O. Box 249
Hartwell, GA 30643
Georgia Commercial Contractors License - GCLT-IND000050
South Carolina Commercial Contractor License - 119495
NC Commercial Contractor License - 69224

Office: 1.888.886.6831

A DBE and WOSB.

www.tugaloohousemovers.com
info@tugaloohousemovers.com
(888) 886-6831

Bill To:

ATTN: Wayne Burnham
ACC Building Inspections
Athens, GA

Item	Quantity	Rate	Amount
1060 Macon Hwy, Athens, GA 30606	1	$124,000.00	$124,000.00

Structural relocation from 1060 Macon Hwy Athens, GA 30606 to 1075 Nowhere Rd, Athens, GA 30601

Scope includes taking the roof height down for legal transport, movement in 2 pieces, boarding and tarping the roof, and foundation cleanup of the original starting location.

No relocation of any masonry or concrete construction. Egress and ingress of all properties to meet THM specifications.

Total: $124,000.00

Notes:

Estimate expires in one hundred eighty (180) calendar days. No bookings or scheduling will be will be finalized without a signed contract. Please contact the office at 1.888.886.6831 for any additional inquires and bid terms.

BRANCH ENVIRONMENTAL INC

Abatement Quote 25456-1

Issue Date October 9, 2025
Expires December 8, 2025

PREPARED BY
Steve Sanders
Branch Environmental, Inc
(706) 310-0097
info@branchenviro.com
72 1/2 N Main St, Watkinsville, GA 30677, USA

PREPARED FOR
Melinda Lord
Athens-Clarke County HCD
(706) 215-7286
melinda.lord@accgov.com
375 Satula Ave, Athens, GA 30601, USA

ABATEMENT QUOTE DETAILS
100 Puritan Lane, Athens, GA 30606, USA

Scope of Work

- Remove and dispose of asbestos containing joint compound and associated drywall throughout structure
- Remove and dispose of asbestos containing ceiling texture and associated drywall throughout structure
- Remove and dispose of asbestos containing flooring and associated subfloor in back bathroom, hall closet, hallway, and kitchen
- Remove and dispose of asbestos containing window caulk with associated windows
- Remove and dispose of asbestos containing duct tape with associated ducts
- Conduct all OSHA air monitoring
- Provide a post project report documenting the work concerning regulatory compliance
- Time of completion: 8-9 days

TOTAL **$41,861.00**

Payment

50% of payment is due prior to scheduling and 50% due upon completion of work and 1.5% interest per month will be applied to any balances unpaid after thirty days. Payment in full must be received before the final abatement report can be released. *This quote is valid for 60 days.

Requirements

The owner/contractor will be responsible for the following:

- Provide access to the work area. This includes but is not limited to: removing all contents, cabinets and/or appliances in work area that obstruct the abatement process. Additional charges will incur if work area is not properly prepared.
- Notify Branch Environmental, Inc. if there is no access to adequate electricity and water supply

Disclaimer

While good efforts are taken to protect against and damages resulting from the work process, Branch Environmental shall not be held liable for any consequential damages within the abatement area such as but not limited to: damages to paint, trim, walls, ceilings, doors, doorways, flooring, contents, furniture, shrubs, trees, or driveways. Asbestos abatements are demolition projects and all efforts should be made to remove all valued items prior to the project.

Thank you for the opportunity to provide our services for the removal and disposal of asbestos containing materials from the above referenced project. Our proposal includes providing all labor, material and notification of all regulatory agencies. Work under this contract will be in strict compliance with all applicable federal, state and local regulations concerning safe removal and disposal of asbestos containing materials.

The above specifications, costs, and terms are hereby accepted.

MELINDA LORD

DATE

Congratulations on choosing the best pest service!!

Please review the following agreement and then sign. You will receive a copy via email for your records. Thanks!

Lavender Pest Control
660 Hawthorne Avenue
Athens, GA 30606
(706) 549-8759 | billing@lavenderpestcontrol.com
License #: 97320

Service Agreement

LAVENDER PEST CONTROL

THIS CONTRACT PROVIDES FOR RE-TREATMENT OF A STRUCTURE BUT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGES CAUSED BY WOOD DESTROYING ORGANISMS WITHIN THE LIMITS STATED IN THIS CONTRACT.

Service Address

Melinda Lord
100 Puritan Ln
Athens, GA 30606

Customer Information

melinda.lord@accgov.com
(706) 215-7286 |
Notes: Service includes Chemical Treatment and Tim-bor application for Wood Decay Fungus and Wood Boring Beetles.

Target Pests

EASTERN SUBTERRANEAN TERMITES

LIQUID RETREAT AGREEMENT

THIS CONTRACT PROVIDES FOR RE-TREATMENT OF A STRUCTURE BUT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGES CAUSED BY WOOD DESTROYING ORGANISMS.
**Defined Post Construction Soil Treatment

Service

LAVENDER PEST CONTROL, INC.,"Lavender.", is hereby authorized to treat the Premises for: Eastern Subterranean Termites

Privacy - Terms

The Warranty provided on the bottom of this Contract shall become effective on the date initial treatment of the Premises is completed by LAVENDER and shall continue for an initial period of **12** months thereafter, subject to the Terms and conditions set forth on the reverse side hereof and payment in full of the Total cost indicated below.

Renewal: This Contract may be renewed for **9** separate and successive additional periods of **12** months each upon mutual agreement of LAVENDER and Owner, subject to the Terms and Conditions set forth on the reverse side hereof the payment in full of the Annual Renewal Fee (herein so called) prior to expiration of the initial period or the then-current renewal period, as the case may be. This Contract may be terminated by either party of any reason at the end of the initial period or any renewal period.

Renewal Fee: The Annual Renewal Fee shall be in the fixed amount below for the first three renewal periods, but shall be subject to adjustment by LAVENDER for each renewal period after the third renewal period under this Contract.

Late Fee: The Balance Due indicated below shall be due in the date initial treatment of the Premises is completed by LAVENDER. Any account thirty (30) days past due shall be subject to a late fee equal to 1.5% of the outstanding balance as of the date of closing each month. Any account sixty (60) days past due shall be subject to the right in LAVENDER to cancel this Contract and pursue collection of the account. Owner agrees to pay all attorneys' fees and expenses incurred by LAVENDER in connection with any such delinquent account.
IMPORTANT: OWNER ACKNOWLEDGES THAT OWNER HAS READ THE WARRANTY AND THE TERMS AND CONDITIONS SET FORTH ON THE BOTTOM OF THE AGREEMENT HEREOF AS WELL AS THE GRAPH AND SPECIFICATION SHEET ATTACHED AND MADE A PART HEREOF.

Liquid Retreat w/ Renewal Subscription

Sep '25

Oct '25

Nov '25

Dec '25

Jan '26

Feb '26

Mar '26

Apr '26

May '26

Jun '26

Jul '26

Aug '26

Initial Service / Warranties

Initial Quote:
$1,313.00
Initial Discount:
($0.00)

Sub Total:
$1,313.00
Tax (0%):
$0.00

Initial Total:
$1,313.00

Recurring Services

Service Charge:
$149.00

Tax (0%):
$0.00
Recurring Total:
$149.00

OWNER ACKNOWLEDGES ITS RIGHT TO CANCEL THIS CONTRACT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE HEREOF. REFERENCE IS MADE TO THE BUYER'S RIGHT TO CANCEL FOR AN EXPLANATION OF THIS RIGHT WHICH IS ATTACHED AND MADE A PART HEREOF. All contracts are subject to a manager's approval.

RETREATMENT ONLY WARRANTY (the “Warranty”):

Subject to the Terms and Conditions set forth below and any limitations or restrictions set forth on the Graph and Specification Sheet, LAVENDER shall apply any necessary additional treatments to the Premises, at no extra cost to Owner, if an infestation of Eastern Subterranean Termites is found in the Premises during the period this Warranty is in effect. This Warranty is strictly limited to retreatment only, and Owner does hereby expressly release LAVENDER from any obligation to repair any damages to the structure or contents on the Premises caused by an infestation of Eastern Subterranean Termites. This Warranty expressly excludes retreatment for Formosan Termites, Wood Borers, Powder Post Beetles and Fungus.

TERMS AND CONDITIONS

1. It is agreed that under this Contract LAVENDER is not responsible for the repair of damage existing as of the date of this Contract, except for such visible damage as may be described on the Graph and Specification Sheet and for which a specific charge for the repair of same by LAVENDER is made in this Contract. It is possible that damage may, as of the date of this Contract exist in unexposed areas of the structure or in areas which as inaccessible to visual inspection. For this reason, LAVENDER cannot warrant that the damage disclosed by visual inspection of the Premises (and which is indicated on the Graph and Specification Sheet) represents the entirety of the damage which may exist as of the date of initial treatment. It is specifically understood, therefore, that LAVENDER shall not be responsible for the repair of any damage which existed in areas or in structural members which were not accessible for visual inspection as of the date of this Contract.

2. For so long as this Contract shall remain effective, LAVENDER shall have the right, but not the obligation, to reinspect the Premises from time to time and at such intervals as LAVENDER deems appropriate, and further, to provide additional treatments as LAVENDER may deem necessary at no extra cost to Owner.

3. Rigid Board Installation. Rigid board installation, foam board, and similar materials such as polystyrene and polyisocyanurate (herein collectively referred to as “RBI”) are conducive to infestation by wood destroying organisms. RBI can provide a pathway for wood destroying organisms into structures. Many times, RBI is hidden and not detectable due to coverings such as stucco and siding, or when RBI is between joints, walls or foundations. The presence of RBI in structures makes it difficult, and sometimes impossible, to control infestations by wood destroying organisms. If RBI exists in the structure covered by this Contract, LAVENDER will use commercially reasonable efforts to control Eastern Subterranean Termites pursuant to its retreatment agreement. However, LAVENDER will not be obligated to continue to retreat the Premises once it becomes apparent to LAVENDER that RBI is preventing its treatments from effectively controlling Eastern Subterranean Termites at the Premises. In no event will LAVENDER be responsible for infestation or damage which occurs due to RBI.

4. Structural or mechanical defects in the Premises which result in water leakage in interior areas or through the roof or exterior walls of the Premises may destroy the effectiveness of LAVENDER'S treatment thereby permitting infestation to continue after the date of initial treatment. If such a condition is discovered, it is agreed that the Owner will be responsible for making such repairs as are necessary to correct the structural or mechanical defect and LAVENDER will, upon completion of said repairs, provide such additional treatment as LAVENDER deems necessary.
5. LAVENDER'S liability shall be terminated should LAVENDER be prevented from fulfilling its responsibilities or exercising any right under the terms of this Contract or the Warranty by reasons or acts of war, whether declared or undeclared, acts of any duly constituted government authority, strikes, acts of God or refusal by the Owner to allow LAVENDER access to the Premises for the purpose of carrying out the Terms and Conditions of this Contract.
6. This Contract covers the structure depicted on the Graph and Specifications Sheet as of the date of initial treatment and in the event the structure is structurally modified, altered or otherwise changed after the date of initial treatment, this Contract shall terminate unless a prior written agreement shall have been entered into between Owner and LAVENDER to reinspect the Premises, provided additional treatment and/or adjust the Annual Renewal Fee. Owner understands that Owner shall be responsible for notifying LAVENDER of any modifications, alterations or other changes made to the structure during the period of this Contract.
7. It is understood and agreed between the parties that this Contract and the Graph and Specification Sheet constitute the complete agreement between the parties and said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of LAVENDER unless such change or alteration be in writing and executed by a corporate office of LAVENDER under the corporate seal.
8. Any claim for breach of the Warranty shall be made in writing to LAVENDER PEST CONTROL, INC., 660 Hawthorne Avenue, P.O. Box 5545, Athens, Georgia 30604. No suit shall lie hereunder unless the provisions of paragraph 5 have been complied with and unless brought within one year after the making of said written demand.
9. It is understood and agreed between the parties that the Warranty pursuant to this Contract is subject to the limitations and restrictions, if any, set forth in the Graph and Specifications.
10. It is specifically understood and agreed that LAVENDER and the Owner are bound only by the terms and conditions of this Contract and not by any other terms, conditions, representations, and/or warranties.
11. If the structure has any moisture or structural conditions which support Subterranean Termites after LAVENDER'S initial treatment under this Contract, then Owner agrees not to hold LAVENDER responsible for any damage or repairs in connection with same.
12. Access to Property: Owner agrees to allow LAVENDER direct access to the Premises as deemed necessary by LAVENDER for inspections, treatment or any other purpose contemplated by this Contract. Owner shall be solely responsible for the full costs to remove and replace any floor coverings, raised hardwood flooring, wall coverings, artificial ceilings, deck/porch flooring and staircases or other structural features which prevent direct access by LAVENDER. If Owner fails to abide by this condition, the LAVENDER shall have the right to terminate this Contract immediately.
13. Chemical Sensitivity: LAVENDER applies all chemicals according to manufacturers' instructions, however, if anyone entering the Premises is sensitive to chemicals or chemical odors, LAVENDER shall have no liability for side effects caused by chemicals or chemical odors.
The Georgia Structural Pest control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this pest control company.

Billing Info

Melinda Lord
100 Puritan Ln
Athens, GA 30606

Payment Information

Melinda Lord

I authorize Lavender Pest Control to automatically bill my debit/credit card upon completion of each service.

This agreement is for an initial period of 12 month(s).

Sign above

I have read and agree to the terms and conditions of this agreement including any additional terms and disclosures listed above. I confirm that my email address is entered correctly and agree to receive my agreement, additional disclosures, and future account notifications electronically.

Clear

Sign Agreement

Powered by FieldRoutes A ServiceTitan Company (https://www.FieldRoutes.com)

(https://www.facebook.com/lavenderpestcontrol/reviews/?paipv=0&eav=AfZBYONipjFAhm2WqQJu_bEMJkg7GYMbkzovfWSlAOnYFPQEcx96qYWl66vSr43K8XI&_rdr)

(https://g.page/r/CSj6RfWGOS5vEAI/review)

Lavender Pest Control
PO Box 5545
Athens, GA 30604
(706) 549-8759
https://lavenderpestcontrol.com/
(https://lavenderpestcontrol.com/)

BRANCH ENVIRONMENTAL INC

Abatement Quote 25457-1

Issue Date October 9, 2025
Expires December 8, 2025

PREPARED BY
Steve Sanders
Branch Environmental, Inc
(706) 310-0097
info@branchenviro.com
72 1/2 N Main St, Watkinsville, GA 30677, USA

PREPARED FOR
Melinda Lord
Athens-Clarke County HCD
(706) 215-7286
melinda.lord@accgov.com
375 Satula Ave, Athens, GA 30601, USA

ABATEMENT QUOTE DETAILS
1060 Macon Highway
1060 Macon Hwy, Athens, GA 30606, USA

Scope of Work

- Remove and dispose of asbestos containing joint compound and associated drywall throughout structure
- Remove and dispose of asbestos containing ceiling texture and associated drywall throughout structure
- Remove and dispose of asbestos containing flooring and associated subfloor in back bathroom
- Conduct all OSHA air monitoring
- Provide a post project report documenting the work concerning regulatory compliance
- Time of completion: 5-6 days

TOTAL	**$29,935.00**

Payment

50% of payment is due prior to scheduling and 50% due upon completion of work and 1.5% interest per month will be applied to any balances unpaid after thirty days. Payment in full must be received before the final abatement report can be released. *This quote is valid for 60 days.

Requirements

The owner/contractor will be responsible for the following:

- Provide access to the work area. This includes but is not limited to: removing all contents, cabinets and/or appliances in work area that obstruct the abatement process. Additional charges will incur if work area is not properly prepared.
- Notify Branch Environmental, Inc. if there is no access to adequate electricity and water supply

Disclaimer

While good efforts are taken to protect against and damages resulting from the work process, Branch Environmental shall not be held liable for any consequential damages within the abatement area such as but not limited to: damages to paint, trim, walls, ceilings, doors, doorways, flooring, contents, furniture, shrubs, trees, or driveways. Asbestos abatements are demolition projects and all efforts should be made to remove all valued items prior to the project.

Thank you for the opportunity to provide our services for the removal and disposal of asbestos containing materials from the above referenced project. Our proposal includes providing all labor, material and notification of all regulatory agencies. Work under this contract will be in strict compliance with all applicable federal, state and local regulations concerning safe removal and disposal of asbestos containing materials.

The above specifications, costs, and terms are hereby accepted.

MELINDA LORD

DATE

Congratulations on choosing the best pest service!!

Please review the following agreement and then sign. You will receive a copy via email for your records. Thanks!

Lavender Pest Control
660 Hawthorne Avenue
Athens, GA 30606
(706) 549-8759 | billing@lavenderpestcontrol.com
License #: 97320

Service Agreement

LAVENDER PEST CONTROL

THIS CONTRACT PROVIDES FOR RE-TREATMENT OF A STRUCTURE BUT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGES CAUSED BY WOOD DESTROYING ORGANISMS WITHIN THE LIMITS STATED IN THIS CONTRACT.

Service Address

Melinda Lord
1060 Macon Hwy
Athens, GA 30606

Customer Information

melinda.lord@accgov.com
(706) 215-7286 |
Notes: Service includes Chemical Treatment and Tim-Bor application for Wood Decay Fungus and Wood Boring Beetles.

Target Pests

EASTERN SUBTERRANEAN TERMITES

LIQUID RETREAT AGREEMENT

THIS CONTRACT PROVIDES FOR RE-TREATMENT OF A STRUCTURE BUT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGES CAUSED BY WOOD DESTROYING ORGANISMS.
**Defined Post Construction Soil Treatment

Service

LAVENDER PEST CONTROL, INC.,"Lavender.", is hereby authorized to treat the Premises for: Eastern Subterranean Termites

Privacy - Terms

The Warranty provided on the bottom of this Contract shall become effective on the date initial treatment of the Premises is completed by LAVENDER and shall continue for an initial period of **12** months thereafter, subject to the Terms and conditions set forth on the reverse side hereof and payment in full of the Total cost indicated below.

Renewal: This Contract may be renewed for **9** separate and successive additional periods of **12** months each upon mutual agreement of LAVENDER and Owner, subject to the Terms and Conditions set forth on the reverse side hereof the payment in full of the Annual Renewal Fee (herein so called) prior to expiration of the initial period or the then-current renewal period, as the case may be. This Contract may be terminated by either party of any reason at the end of the initial period or any renewal period.

Renewal Fee: The Annual Renewal Fee shall be in the fixed amount below for the first three renewal periods, but shall be subject to adjustment by LAVENDER for each renewal period after the third renewal period under this Contract.

Late Fee: The Balance Due indicated below shall be due in the date initial treatment of the Premises is completed by LAVENDER. Any account thirty (30) days past due shall be subject to a late fee equal to 1.5% of the outstanding balance as of the date of closing each month. Any account sixty (60) days past due shall be subject to the right in LAVENDER to cancel this Contract and pursue collection of the account. Owner agrees to pay all attorneys' fees and expenses incurred by LAVENDER in connection with any such delinquent account.
IMPORTANT: OWNER ACKNOWLEDGES THAT OWNER HAS READ THE WARRANTY AND THE TERMS AND CONDITIONS SET FORTH ON THE BOTTOM OF THE AGREEMENT HEREOF AS WELL AS THE GRAPH AND SPECIFICATION SHEET ATTACHED AND MADE A PART HEREOF.

Liquid Retreat w/ Renewal Subscription

Sep '25

Oct '25

Nov '25

Dec '25

Jan '26

Feb '26

Mar '26

Apr '26

May '26

Jun '26

Jul '26

Aug '26

Initial Service / Warranties

Initial Quote:
$1,003.00
Initial Discount:
($0.00)

Sub Total:
$1,003.00
Tax (0%):
$0.00

Initial Total:
$1,003.00

Recurring Services

Service Charge:
$149.00

Tax (0%):
$0.00
Recurring Total:
$149.00

OWNER ACKNOWLEDGES ITS RIGHT TO CANCEL THIS CONTRACT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE HEREOF. REFERENCE IS MADE TO THE BUYER'S RIGHT TO CANCEL FOR AN EXPLANATION OF THIS RIGHT WHICH IS ATTACHED AND MADE A PART HEREOF. All contracts are subject to a manager's approval.

RETREATMENT ONLY WARRANTY (the “Warranty”):

Subject to the Terms and Conditions set forth below and any limitations or restrictions set forth on the Graph and Specification Sheet, LAVENDER shall apply any necessary additional treatments to the Premises, at no extra cost to Owner, if an infestation of Eastern Subterranean Termites is found in the Premises during the period this Warranty is in effect. This Warranty is strictly limited to retreatment only, and Owner does hereby expressly release LAVENDER from any obligation to repair any damages to the structure or contents on the Premises caused by an infestation of Eastern Subterranean Termites. This Warranty expressly excludes retreatment for Formosan Termites, Wood Borers, Powder Post Beetles and Fungus.

TERMS AND CONDITIONS

1. It is agreed that under this Contract LAVENDER is not responsible for the repair of damage existing as of the date of this Contract, except for such visible damage as may be described on the Graph and Specification Sheet and for which a specific charge for the repair of same by LAVENDER is made in this Contract. It is possible that damage may, as of the date of this Contract exist in unexposed areas of the structure or in areas which as inaccessible to visual inspection. For this reason, LAVENDER cannot warrant that the damage disclosed by visual inspection of the Premises (and which is indicated on the Graph and Specification Sheet) represents the entirety of the damage which may exist as of the date of initial treatment. It is specifically understood, therefore, that LAVENDER shall not be responsible for the repair of any damage which existed in areas or in structural members which were not accessible for visual inspection as of the date of this Contract.

2. For so long as this Contract shall remain effective, LAVENDER shall have the right, but not the obligation, to reinspect the Premises from time to time and at such intervals as LAVENDER deems appropriate, and further, to provide additional treatments as LAVENDER may deem necessary at no extra cost to Owner.

3. Rigid Board Installation. Rigid board installation, foam board, and similar materials such as polystyrene and polyisocyanurate (herein collectively referred to as “RBI”) are conducive to infestation by wood destroying organisms. RBI can provide a pathway for wood destroying organisms into structures. Many times, RBI is hidden and not detectable due to coverings such as stucco and siding, or when RBI is between joints, walls or foundations. The presence of RBI in structures makes it difficult, and sometimes impossible, to control infestations by wood destroying organisms. If RBI exists in the structure covered by this Contract, LAVENDER will use commercially reasonable efforts to control Eastern Subterranean Termites pursuant to its retreatment agreement. However, LAVENDER will not be obligated to continue to retreat the Premises once it becomes apparent to LAVENDER that RBI is preventing its treatments from effectively controlling Eastern Subterranean Termites at the Premises. In no event will LAVENDER be responsible for infestation or damage which occurs due to RBI.

4. Structural or mechanical defects in the Premises which result in water leakage in interior areas or through the roof or exterior walls of the Premises may destroy the effectiveness of LAVENDER'S treatment thereby permitting infestation to continue after the date of initial treatment. If such a condition is discovered, it is agreed that the Owner will be responsible for making such repairs as are necessary to correct the structural or mechanical defect and LAVENDER will, upon completion of said repairs, provide such additional treatment as LAVENDER deems necessary.
5. LAVENDER'S liability shall be terminated should LAVENDER be prevented from fulfilling its responsibilities or exercising any right under the terms of this Contract or the Warranty by reasons or acts of war, whether declared or undeclared, acts of any duly constituted government authority, strikes, acts of God or refusal by the Owner to allow LAVENDER access to the Premises for the purpose of carrying out the Terms and Conditions of this Contract.
6. This Contract covers the structure depicted on the Graph and Specifications Sheet as of the date of initial treatment and in the event the structure is structurally modified, altered or otherwise changed after the date of initial treatment, this Contract shall terminate unless a prior written agreement shall have been entered into between Owner and LAVENDER to reinspect the Premises, provided additional treatment and/or adjust the Annual Renewal Fee. Owner understands that Owner shall be responsible for notifying LAVENDER of any modifications, alterations or other changes made to the structure during the period of this Contract.
7. It is understood and agreed between the parties that this Contract and the Graph and Specification Sheet constitute the complete agreement between the parties and said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of LAVENDER unless such change or alteration be in writing and executed by a corporate office of LAVENDER under the corporate seal.
8. Any claim for breach of the Warranty shall be made in writing to LAVENDER PEST CONTROL, INC., 660 Hawthorne Avenue, P.O. Box 5545, Athens, Georgia 30604. No suit shall lie hereunder unless the provisions of paragraph 5 have been complied with and unless brought within one year after the making of said written demand.
9. It is understood and agreed between the parties that the Warranty pursuant to this Contract is subject to the limitations and restrictions, if any, set forth in the Graph and Specifications.
10. It is specifically understood and agreed that LAVENDER and the Owner are bound only by the terms and conditions of this Contract and not by any other terms, conditions, representations, and/or warranties.
11. If the structure has any moisture or structural conditions which support Subterranean Termites after LAVENDER'S initial treatment under this Contract, then Owner agrees not to hold LAVENDER responsible for any damage or repairs in connection with same.
12. Access to Property: Owner agrees to allow LAVENDER direct access to the Premises as deemed necessary by LAVENDER for inspections, treatment or any other purpose contemplated by this Contract. Owner shall be solely responsible for the full costs to remove and replace any floor coverings, raised hardwood flooring, wall coverings, artificial ceilings, deck/porch flooring and staircases or other structural features which prevent direct access by LAVENDER. If Owner fails to abide by this condition, the LAVENDER shall have the right to terminate this Contract immediately.
13. Chemical Sensitivity: LAVENDER applies all chemicals according to manufacturers' instructions, however, if anyone entering the Premises is sensitive to chemicals or chemical odors, LAVENDER shall have no liability for side effects caused by chemicals or chemical odors.
The Georgia Structural Pest control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this pest control company.

Billing Info

Melinda Lord
1060 Macon Hwy
Athens, GA 30606

Payment Information

Melinda Lord

I authorize Lavender Pest Control to automatically bill my debit/credit card upon completion of each service.

This agreement is for an initial period of 12 month(s).

Sign above

I have read and agree to the terms and conditions of this agreement including any additional terms and disclosures listed above. I confirm that my email address is entered correctly and agree to receive my agreement, additional disclosures, and future account notifications electronically.

Clear

Sign Agreement

Powered by FieldRoutes A ServiceTitan Company (https://www.FieldRoutes.com)

(https://www.facebook.com/lavenderpestcontrol/reviews/?paipv=0&eav=AfZBYONipjFAhm2WqQJu_bEMJkg7GYMbkzovfWSlAOnYFPQEcx96qYWl66vSr43K8XI&__rdr)

(https://g.page/r/CSj6RfWGOS5vEAI/review)

Lavender Pest Control
PO Box 5545
Athens, GA 30604
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https://lavenderpestcontrol.com/
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AN ORDINANCE TO IMPOSE A TEMPORARY EMERGENCY MORATORIUM ON THE ESTABLISHMENT OF NEW DATA CENTERS IN ATHENS-CLARKE COUNTY; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Unified Government of Athens-Clarke County, Georgia ("Unified Government"), is a body politic and corporate, and a political subdivision of the State of Georgia; and

WHEREAS, the Unified Government is a local government entity empowered to exercise home rule powers as described within Article IX, Section II of the Constitution of the State of Georgia, including the "power of zoning" as described in Paragraph IV therein; and

WHEREAS, in accordance with Section 8-114 of its Charter, 1990 Ga. Laws 3560, et seq., as amended, the Unified Government is empowered to "adopt land use plans and exercise the power of zoning," "exercise the police power for the public safety and well-being of the citizens of the unified government," and "define, regulate and prohibit any act, practice, conduct or use of property which is detrimental to the health, sanitation, cleanliness, welfare and safety of the inhabitants of the [U]nified [G]overnment"; and

WHEREAS, the exercise of zoning and land use powers by a local government is in furtherance of its police powers to promote and protect the public safety, health, and welfare; and

WHEREAS, throughout the State of Georgia, there has been a significant increase in the planning, development, and construction of server centers, which are also commonly known as data centers; and

WHEREAS, while such data centers provide computing power and data storage for many modern conveniences, they can also negatively impact surrounding residents and businesses through increased demands for utilities like electricity and water, noise and light pollution, the release of air pollutants, and other similar conditions; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, finds that there is a substantial need to consider and develop, as necessary, zoning and land use standards related to data centers, such as regulations to address the significant use of utilities and potential environmental issues; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, desires to review for possible amendment or revision the provisions of Title 9, Article I of the Code of Athens-Clarke County, Georgia, also known as the "Zoning Ordinance of Athens-Clarke County, Georgia," relating to data centers in order to promote and protect the public health, safety, and welfare; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, is aware that, due to the requisite time involved in amending the Zoning Ordinance of Athens-Clarke County, Georgia, persons or entities may seek to apply for or develop additional data centers within Athens-Clarke County prior to the enactment of pertinent regulations intended to promote or protect the public health, safety, and welfare; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, wishes to put the public on notice that it is considering amendments to the Zoning Ordinance of Athens-Clarke County, Georgia, pertaining to data centers, and as such, desires to impose a temporary moratorium on the establishment of new data centers; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, does not intend for any such temporary moratorium to impact the rights to operate a data center that have become legally vested, nor is it the Commission's intent to disturb or hinder data center operations that legitimately began prior to the effective date of any temporary moratorium; and

WHEREAS, the law is well-established that a "zoning decision" is a final legislative action by a local government as further defined in the Zoning Procedures Law, O.C.G.A. § 36-66-3(4)(A)-(F); and

WHEREAS, pursuant to the Supreme Court of Georgia's decision in *City of Roswell v. Outdoor Systems, Inc.*, 274 Ga. 130 (2001), a local government's temporary moratorium is not a "final legislative action" for the purposes of the Zoning Procedures Law; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, desires to impose a temporary moratorium to maintain the status quo while the Planning Department of the Unified Government considers and develops, as necessary, zoning and land use standards related to data centers for eventual recommendation to the Mayor & Commission of Athens-Clarke County, Georgia; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, finds that this temporary moratorium is in the best interests of the residents of Athens-Clarke County, and that it is the least restrictive means available, a reasonable exercise of the Unified Government's police power, and promotes and protects the health, safety, and welfare of the public; and

NOW, THEREFORE, the Commission of Athens-Clarke County, Georgia, hereby ordains as follows:

SECTION 1. The recitals beginning with "WHEREAS" in the preamble above are an integral part of this ordinance, provide important background, and are incorporated by reference herein.

SECTION 2. The Commission of Athens-Clarke County, Georgia, hereby declares and establishes a temporary moratorium on the establishment of new data centers within Athens-Clarke County, Georgia, as described further in this section.

(a) For the purposes of the temporary moratorium imposed herein, the term "data center" shall mean a building, structure, or facility (or any portion or complex of the foregoing), in which any floor area is devoted to operating data processing or computing equipment for commercial purposes, such as developing, running, delivering, or transmitting computer applications or services, or for storing and

managing the data associated with such services. By way of example, and not of limitation, such computer applications or services described herein may be related to cryptocurrency mining, data mining, cloud computing and storage, and artificial intelligence. This definition excludes spaces primarily devoted to the operation of commercial uses otherwise permitted within a particular zoning district, such as professional services and offices, retail sales and service, wholesale sales, and warehouses.

(b) The temporary moratorium imposed herein shall continue through and including Friday, March 6, 2026, at 11:59 post meridiem, although said moratorium may conclude earlier upon the occurrence of any of the following: (i) an affirmative act by a majority of a quorum of the Commission of Athens-Clarke County, Georgia, terminating the temporary moratorium; or (ii) amendments to the Title 9 of the Code of Athens-Clarke County, Georgia, addressing the data center issues that are described in the preamble of this ordinance, become effective in accordance with local and state law. Nothing in this ordinance shall prevent the extension of the temporary moratorium imposed herein, if deemed necessary to promote and protect the public safety, health, and welfare.

SECTION 3. The temporary moratorium imposed in this ordinance shall have no effect on the use of property as a data center where the rights to operate a data center have become legally vested, nor shall this temporary moratorium serve to disturb or hinder data center operations that legitimately began prior to the effective date of this ordinance. The property owner shall bear the burden to establish a vested entitlement to use property as a data center or to continue operations of a data center. Furthermore, the provisions of this ordinance—or in any future zoning or land use amendments adopted after this ordinance—to allow vested or legal nonconforming rights to operate a data center are not intended, nor shall they be construed, to imply that the Commission of Athens-Clarke County, Georgia, will not phase out such data center operations over a reasonable period of time.

SECTION 4. This ordinance shall be construed to confer upon the Manager—and any appropriate staff as designated by the Manager—all necessary and incidental authority to enforce this ordinance and carry out its provisions.

SECTION 5. The provisions of this ordinance are severable, and should any part of this ordinance be deemed by a tribunal of competent jurisdiction to be invalid, such invalidity shall not affect the validity of this ordinance as a whole or any part hereof, other than the part declared to be invalid.

SECTION 6. In the event a scrivener's error appears in this ordinance after the adoption and approval hereof, the Commission hereby authorizes the Clerk of Commission, in consultation with the Athens-Clarke County Attorney, to correct any such scrivener's error.

SECTION 7. This ordinance shall become effective immediately upon its approval by the Mayor or as otherwise set forth in Section 2-204 of the Charter of the Unified Government of Athens-Clarke County, Georgia.

SO ADOPTED by the Commission of Athens-Clarke County, Georgia, on the ___ day of _____, 20____.

APPROVED: _____
Mayor

DATE: _____

ATTEST: _____
Clerk of Commission (or Deputy Clerk)

Athens-Clarke County Contract Awards
In Excess of $10,000 - October 2025

Contract Award Date	Vendor Name	Commodity or Service	Contract Amount	Department	Funding Source
Manager Awarded Contracts: Total $3,276,393.37					
10/02/2025	TYLER TECHNOLOGIES INC	Software Maintenance Renewal: Tyler Technologies New World Enterprise Period: Oct. 1,2025 - Sept. 30, 2026	179,916.84	Information Technologies	General Fund
10/07/2025	ALFRED BENESCH & COMPANY	Engineering Services: Newton Bridge Road Culvert Replacement	104,150.00	Capital Projects	SPLOST 2011 Cap Proj Fund TSPLOST 2023 Cap Proj Fund
10/07/2025	GEORGIA POWER COMPANY	Utility Relocation: Firefly Trail, Phase 3	160,651.00	Capital Projects	TSPLOST 2023 Cap Proj Fund
10/07/2025	THC INC	Right of Way Acquisition: Winterville Storm Drainage Easement Project	105,000.00	Capital Projects	TSPLOST 2023 Cap Proj Fund
10/08/2025	ALFRED BENESCH & COMPANY	Culvert Replacement: Sandy Springs Drive	104,150.00	Transportation & Public Works	Storm Water Utility Ent Fund
10/08/2025	ORACLE ELEVATOR HOLDCO INC	Modernization of Elevator: Heard Park Community Center	185,000.00	Capital Projects	SPLOST 2020 Cap Proj Fund
10/08/2025	ORACLE ELEVATOR HOLDCO INC	Modernization of Elevator: Lay Park Community Center	185,000.00	Capital Projects	SPLOST 2020 Cap Proj Fund
10/23/2025	CLARITI CLOUD INC	Software Renewal: Clariti 2025 Period Nov. 18, 2025 - Nov. 17, 2026	183,602.00	Building Permits & Inspections	General Fund Building Inspection Spec Rev Fund Water & Sewer Ent Fund Storm Water Utility Ent Fund
10/23/2025	PARKSON CORPORATION	Reconditioning of Rotary Drum Thickener	142,817.00	Public Utilities	Water & Sewer Construction Ent Fund
10/23/2025	JACOBS ENGINEERING GROUP INC	Staff Support Services	111,705.00	Public Utilities	Water & Sewer Construction Ent Fund
10/23/2025	NEXTGEN SECURITY	Security System Upgrade	454,311.54	Public Utilities	Water & Sewer Construction Ent Fund
10/27/2025	YANCEY BROS CO	Caterpillar Bulldozer	623,398.00	Landfill	Landfill Ent Fund
10/28/2025	ENVIRONMENTAL PRODUCTS GROUP INC	Truck Body Base	408,006.20	Collection	Solid Waste Ent Fund
10/30/2025	ENVIRONMENTAL PRODUCTS GROUP INC	Boom Truck	217,112.00	Collection	General Capital Projects Fund
10/30/2025	JACOBS ENGINEERING GROUP INC	Funding and Grant Support Services	111,573.79	Manager's Administration	Special Programs Spec Rev Fund
Purchasing Awarded Contracts: Total $1,573,991.46					
10/01/2025	FOSTER & FREEMAN USA INC	Crime Scene Imaging System	45,484.58	Police	Grant Spec Revenue Fund
10/01/2025	PROLOGIC ITS LLC	Panasonic Toughbooks (15)	15,492.30	Police	General Fund
10/01/2025	SANSOM EQUIPMENT CO INC	Truck Repair	10,749.36	Collection	Solid Waste Ent Fund
10/01/2025	TEMPLE INC	Crosswalk Beacons & Pole Assembly (4)	33,100.00	Transportation & Public Works	Grant Spec Revenue Fund
10/01/2025	TEMPLE INC	Crosswalk Beacons & Pole Assembly (2)	16,550.00	Transportation & Public Works	General Capital Projects Fund
10/01/2025	INFRAMARK (DE) LLC	Variable Speed Drive Integration - Beacham Water Treatment Plant	26,350.47	Public Utilities	Water & Sewer Construction Ent Fund
10/02/2025	STEWART CHRISTIAN DALE	Build Electrical Pad for EV Chargers	25,705.00	Capital Projects	SPLOST 2020 Cap Proj Fund
10/03/2025	B&B GA PARTNERS INC	Bench Replacements & Prep Work (Quantity of 31) - Sandy Creek Park	48,050.00	Leisure Services	General Capital Projects Fund
10/06/2025	GOFORTH WILLIAMSON INC	Jet Mixer Blower Repair	13,980.00	WRF Administration	Water & Sewer Ent Fund
10/07/2025	ELANTECH INC	Software Subscription Renewal: FirstResponse911 Period: 11/18/2025 - 11/17/2026	15,355.00	Police Field Operations Bureau	Emergency Telephone Spec Rev Fund
10/07/2025	CONTROL TECHNOLOGIES, INC	Field I/O Module for Traffic Management System (10)	13,986.00	Transportation & Public Works	General Fund
10/07/2025	UTILICOM SUPPLY ASSOCIATES LLC	Signal Module (4)	34,400.00	Transportation & Public Works	General Capital Projects Fund
10/07/2025	ALFRED BENESCH & COMPANY	Vine Street Pedestrian Improvements	69,600.00	Capital Projects	TSPLOST 2023 Cap Proj Fund
10/07/2025	JOHNSON MIRMIRAN & THOMPSON INC.	Pre-Acquisition & Acquisition Services	12,750.00	Capital Projects	TSPLOST 2023 Cap Proj Fund
10/07/2025	JOHNSON MIRMIRAN & THOMPSON INC.	Right of Way Services - Riverbend Road Multi-use Path	28,000.00	Capital Projects	TSPLOST 2018 Cap Proj Fund
10/07/2025	ALFRED BENESCH & COMPANY	Vine Street Area Traffic Calming Concepts	22,725.00	Capital Projects	TSPLOST 2023 Cap Proj Fund
10/08/2025	OFS BRANDS INC	Morton Theater Office Furniture	28,094.37	Leisure Services	General Capital Projects Fund
10/08/2025	D C HUMPHRYS CO INC	Ballfield Netting at Walker & Bishop Parks	31,450.00	Leisure Services	General Capital Projects Fund
10/09/2025	SWIFT FIRE PROTECTION INC	Red Building Sprinkler System Repair	15,795.20	Landfill	Landfill Ent Fund
10/14/2025	Cooper Carry Inc.	Space Analysis, Report and Presentation: 440 College Avenue, Tax Assessor and Tax Commissioner's Office.	20,000.00	Facilities Management	General Capital Projects Fund
10/15/2025	UTILICOM SUPPLY ASSOCIATES LLC	Fiber Optic (16,000 feet)	11,195.90	Transportation & Public Works	General Capital Projects Fund
10/15/2025	STRUCTURAL RESOURCES INC	Guardrail Replacement: 1006 Martin Luther King Parkway	31,900.00	Transportation & Public Works	Grant Spec Revenue Fund General Capital Projects Fund
10/15/2025	STRUCTURAL RESOURCES INC	Guardrail Replacement: 283 Old Hull Road	15,950.00	Transportation & Public Works	Grant Spec Revenue Fund
10/15/2025	STRUCTURAL RESOURCES INC	Guardrail Replacement: 385 Beaver Dam Road	34,100.00	Transportation & Public Works	Grant Spec Revenue Fund
10/15/2025	STRUCTURAL RESOURCES INC	Guardrail Replacement: Fortson Road and Westlake Drive	36,850.00	Transportation & Public Works	Grant Spec Revenue Fund
10/15/2025	QUADIENT INC	Mail Meter Postage	50,000.00	Internal Support	Internal Support Intr Serv Fund
10/16/2025	C & M EQUIPMENT INC	Replacement: Fuel Dispenser: Fire Station #1	16,754.82	Fleet Management	Fleet Management Intr Serv Fund
10/16/2025	MILNER DOCUMENT PRODUCTS INC	Copier Base Rate Charge Period: 8/1/2025 - 7/31/2026	30,000.00	Internal Support	Internal Support Intr Serv Fund
10/16/2025	ALFRED BENESCH & COMPANY	Schematic Design Services	40,800.00	Capital Projects	SPLOST 2020 Cap Proj Fund
10/16/2025	TECH DATA CORPORATION	Software: AutoDesk Program, Extra InfoWater & InfoWorks License	18,336.27	Engineering Management	Water & Sewer Ent Fund
10/17/2025	HDAP LLC	On-site Biometric Screening for Wellness	48,940.00	Benefits & Wellness	Self Funded Health Insurance Intr Serv Fund
10/20/2025	TYLER TECHNOLOGIES INC	Software: DocuSign Signature Service - Annual Fee; Period: 10/1/2025 - 9/30/2026	13,891.50	Information Technologies	General Fund
10/22/2025	DELTA MUNICIPAL SUPPLY CO INC	Coder (2) & Concrete Utility Enclosure (2)	16,280.00	Public Utilities	Water & Sewer Construction Ent Fund
10/22/2025	RUSHTON LLC	IRS Tax Filing Services' Direct Pay Program - Credits related to Electric Vehicle & Accessories	15,000.00	Sustainability	General Fund
10/22/2025	2KB ENERGY SERVICES LLC	Energy Audit - Phase 2	48,672.00	Sustainability	General Capital Projects Fund
10/23/2025	DELTA MUNICIPAL SUPPLY CO INC	Meter (3) & Concrete Utility Enclosure (2)	15,180.00	Public Utilities	Water & Sewer Construction Ent Fund
10/23/2025	SANSOM EQUIPMENT CO INC	Sway Car Cost	99,275.00	Collection	General Capital Projects Fund
10/24/2025	INSIGHT PUBLIC SECTOR INC	Software: NetMotion	42,979.18	Police	General Fund
10/27/2025	COMPASS SECURITY SOLUTIONS INC	Surveillance Trailer (1)	56,818.00	Police	Grant Spec Revenue Fund
10/27/2025	VERSATERM PUBLIC SAFETY US INC	Software: Focal Point Annual Subscription Period: 10/01/2025 - 09/30/2026	18,708.43	Information Technologies	General Fund
10/27/2025	TYLER TECHNOLOGIES INC	Software: VINE Interface - Maintenance Period: 10/1/2025 - 9/30/2026	50,237.71	Information Technologies	General Fund
10/27/2025	GEORGIA KENWORTH INC	Bus Engines Replacement Project (6)	28,860.00	Capital Projects	TSPLOST 2023 Cap Proj Fund
10/27/2025	KCI TECHNOLOGIES INC	Guardrail Asset Management & Prioritization Support	55,529.73	Capital Projects	TSPLOST 2023 Cap Proj Fund General Capital Projects Fund
10/27/2025	DELTA MUNICIPAL SUPPLY CO INC	Software Subscription Renewal: Neptune MY360 Customer Portal	32,325.00	Public Utilities	Water & Sewer Construction Ent Fund

Athens-Clarke County Contract Awards
In Excess of $10,000 - October 2025

10/28/2025	FEDERAL EASTERN INTERNATIONAL LLC	Armor Plate Sets (50)	15,400.00	Police Field Operations Bureau	General Capital Projects Fund
10/29/2025	CLEARGOV INC	Software Renewal: ClearGov	28,007.76	Budget & Strategic Analysis	General Fund
10/29/2025	HR ACUITY LLC	Software Subscription Renewal - HR Acuity; Period 10/20/25-10/19/26	18,000.00	Human Resources	General Fund
10/29/2025	POND & COMPANY INC	Project Management & Transportation Engineering Services - North Chase Street At Reese Street	57,591.80	Capital Projects	TSPLOST 2023 Cap Proj Fund
10/30/2025	360 NETWORK SOLUTIONS LLC	Traffic Camera (2)	39,390.00	Transportation & Public Works	General Capital Projects Fund
10/31/2025	AKINS FORD LLC	Ford F250 Truck	59,401.08	Fleet Management	Fleet Replacement Intr Serv Fund
Number of Contracts	**65**	**Total of Contracts Awarded**	**$ 4,850,384.83**	Submitted by: Jessica Beri Purchasing Administrator November 25, 2025	