

Application Report

Summary:

The subject site is located at 995 Gaines School Rd, Athens, GA 30605. The subject site includes 0.644 acres and is currently developed as an office space use. The proposed project scope includes demolition of the existing 3,576 SF office building plus parking lot and construction of an approximate 3,726 SF urgent care facility, parking lot, and all associated infrastructure. The proposed site will include 25 parking spaces with proposed driveway access to both Gaines School Road and Cedar Shoals Drive. Zoning for the property is C-O, and the property is located within the Gaines School Road Overlay district. Future Land Use (FLU) for the property is Main Street Business.

Approval Criteria for a Zoning Action:

A. Explain how the proposed zoning action is compatible with the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.

According to Table 9.4, the C-O Zoning District is compatible within the Future Land Use of "Main Street Business." The proposed usage of the property as a "medical center" is an allowable use within the zoning of C-O according to Section 9-10-2. The purpose for the "Special Use Permit" is to allow for an urgent care facility in the Gaines School Road Overlay District, which is a use that is currently not allowable. The proposed project aligns with general plans for the physical development of Athens-Clarke County. It does this by providing a valuable service to the citizens of Athens in the form of an urgent care facility while also revitalizing the existing property through redevelopment of the site.

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?

The proposed use is in conformance with the standards of the underlying Zoning District of C-O (Commercial Office). The proposed use follows the existing guiding codes for the underlying C-O Zoning District. The property is in the FLU designation of Main Street Business where "development of a storefront commercial type is encouraged" according to the 2023 Comprehensive Plan. The proposed usage complies with this promoted goal for Main Street Business.

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?

According to the provided Water and Sanitary Sewer evaluation letter, there is adequate capacity for the proposed usage of an urgent care facility for water and sanitary sewer. The proposed site plan proposes paved access to and through the development via Cedar Shoals Drive and Gaines School Road. A new transformer will be proposed to provide the development with adequate power service. Proposed underground electrical conduits from the transformer will connect into a power pole and existing overhead power lines that run along Gaines School Rd. Stormwater best management practices (a

bioretention and an underground stormwater management facility) will be proposed to provide the necessary runoff reduction/water quality and detention measures that the city requires. Appropriate ADA sidewalks and ramps will be provided on-site and will connect to the existing sidewalk located along Gaines School Road. In addition, vehicle transportation will have access to the development via driveway entrances off both Cedar Shoals Drive and Gaines School Road.

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.

The proposed urgent care is similar in scale, bulk, and coverage to the surrounding area. The proposed square footage is similar in size to the existing office space (proposed +/- 3,726 S.F. versus existing +/- 3,576 S.F.).

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.

The proposed site plan will enhance the existing property by allowing for pedestrian access from both Cedar Shoals Drive and Gaines School Road. The proposed usage is expected to generate 134 trips per day.

3) Architectural compatibility with the surrounding area.

Based on review of the surrounding area, the proposed usage will be compatible with the existing architecture around the property and enhance the existing space.

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.

The proposed usage is not anticipated to have a negative impact upon drainage, soil erosion and sedimentation, flooding, air quality, or water quality. In addition, the proposed usage of a medical center is not anticipated to generate significant amounts of smoke, dust, odors, or other environmental pollutants.

5) Generation of noise, light, and glare.

The proposed usage of an urgent care facility is not anticipated to be a significant source of noise, light, and glare.

6) The development of adjacent properties compatible with the future development map and the zoning district.

Based on review of the surrounding area, the proposed usage will be compatible with the future development map as it is a business use and will help serve the residential community as well.

7) Impact on future transportation corridors.

The proposed development is not anticipated to have a significant negative impact on future transportation corridors.

8) Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses.

Based on review of the surrounding area, the impact on the character of the neighborhood will be a positive addition as the development brings a much-needed medical service facility to the nearby Hillsman Middle School and numerous nearby residential communities.

9) Other factors found to be relevant by the hearing authority for review of the proposed use.

None known.