

349 South Pope Street

Special Use Permit Application Report

February 19, 2025

Approval Criteria for a Zoning Action:

A. Explain how the proposed zoning action is compatible with the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission. **The current zoning is RM-2 and is compatible with the future land use map and short-term rentals through the special use process.**

B. Is the proposed use in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant comprehensive plan policies implemented by Athens-Clarke County and with all state or federal laws? **Yes**

C. Is there adequate capacity of Athens-Clarke County facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation that can and will be provided to and through the subject property? **Yes, this property is currently undergoing renovations which were permitted through ACC with no change of use. The plans were reviewed and approved previously. There was no change in density to the property.**

D. Will the zoning proposal have an adverse impact on the surrounding area? **No, we do not believe that it will.** 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. **Yes; as we desire to use an existing unit in the complex as a short term rental.**

2) Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrians, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities. **We believe that having this unit used as a short term rental will result in less traffic than having full-time residents reside in the unit year around.**

3) Architectural compatibility with the surrounding area. **Yes, as we are not proposing any changes to this with this special use application.**

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. **We do not believe that there will be an impact to these.**

5) Generation of noise, light, and glare. **We do not believe that there will be an impact to noise, light or glare.**

6) The development of adjacent properties compatible with the future development map and the zoning district. **The neighboring properties are RM-2, government, and commercial, we believe that the request for this special use permit is compatible with these uses.**

7) Impact on future transportation corridors. **None**

8) Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses. **No impact**

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

Commercial Short-Term Rentals

The maximum number of guests allowed at the property will be 4 guests. There are 2 bedrooms in the proposed unit and there will be a minimum of two off-street parking spaces as seen on the site plan provided.