

Approval Criteria for a 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 C-N zoning is the same as the Bank of America, Walgreens and Synovus properties on the three opposite parcels from this parcel. The Future Land Use is General Business which is compatible to the uses in the C-N zoning category. The general development plans will be similar to the other uses/developments in the immediate area.

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.

The proposed commercial uses meet all of the criteria required in the zoning ordinance and conforms to the comprehensive plan.

3. The proposal will not adversely affect the balance of land uses in Athens-Clarke County.

The change in zoning from C-O to C-N will not adversely affect the balance of land uses in Athens-Clarke County.

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

Sufficient public services currently exist to service this project.

5. The existing land use pattern surrounding the property in issue.

The existing land use pattern in this immediate area is not an issue.

6. The possible creation of an isolated district unrelated to adjacent and nearby districts.

This re-zoning would not create an isolated district unrelated to nearby districts.

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.

This re-zoning would not increase/over-tax the population density pattern or overload public facilities.

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.

This re-zoning and development would not increase costs of the Unified Government or other governmental entities.

9. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.

This re-zoning would not create an impact of the environment with regards to drainage, soil erosion/sedimentation, flooding, air/water quality.

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.

This re-zoning would not be a deterrent to the value or improvement of development to the adjacent property.

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.

The Planned Development with Binding Conditions from May 15, 1985 limit the development of the property.

12. The aesthetic effect of existing and future use of the property as it relates to the surrounding area.

The aesthetic effect and of the future use of the property will be similar to other properties in the immediate area.

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.

There are no other existing or changing conditions affecting the use and development of the property to give supporting grounds for approval or disapproval of the zoning proposal.