

## PROPERTY INFORMATION:

1. PROPERTY OWNER: DELTA ZETA SORORITY
2. PHYSICAL ADDRESS: 317 S MILLEDGE AVE, ATHENS, GA 30606
3. TAX PARCEL: 171C1 D003
4. DEED BOOK/PAGE: 722 / 324
5. TOTAL PARCEL ACREAGE: 0.454 AC, TOTAL RECOMBINED PARCEL ACREAGE 0.82 AC
6. EXISTING ZONING: C-O
7. EXISTING/PROPOSED USE: = SORORITY / SORORITY
8. CRITICAL AREAS: THERE ARE NO CRITICAL AREAS ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY.
9. STATE WATERS: STATE WATERS ARE PRESENT WITHIN 200 FEET OF THE SITE. THE SITE DRAINS TO A TRIBUTARY OF THE NORTH OCONEE RIVER. THERE ARE NO WETLANDS PRESENT ON THE SITE.
10. WATER SUPPLY: ATHENS-CLARKE COUNTY
11. SANITARY SEWER: ATHENS-CLARKE COUNTY
12. SOLID WASTE: TRASH AND RECYCLING DUMPSTER WITH ENCLOSURES
13. TOPOGRAPHIC CONTOUR INTERVAL: 2-FEET. DATA PROVIDED BY CARTER ENGINEERING

### ZONING INFORMATION:

**SEC. 9-12-7 – GENERAL REGULATIONS**

## C-O ZONING REQUIREMENTS

SEC. 9-12-7 – GENERAL REGULATIONS	
	C-O ZONING REQUIREMENTS
MAXIMUM RESIDENTIAL DENSITY (BEDROOMS PER GROSS ACRE)	16
MINIMUM LOT AREA	5,000 SQ. FT.
MINIMUM LOT WIDTH	50 FT.
MINIMUM LOT DEPTH	50 FT.
MINIMUM FRONT YARD	L(1)
MINIMUM SIDE YARD	6 FEET
MINIMUM SIDE YARD, ADJACENT TO STREET	6 FEET
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE	10 FEET, PLUS ONE FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30 FEET.
MAXIMUM FAR MILLEDGE AVE CORRIDOR	0.5
MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS	65%
MINIMUM LANDSCAPED AREA	35%
MAXIMUM BUILDING HEIGHT	40 FEET

L(1) =

1. THE MINIMUM FRONT YARD SETBACK SHALL NOT BE LESS THAN THE EXISTING FRONT YARD SETBACK THAT IS CLOSEST TO THE PUBLIC RIGHT-OF-WAY ON AN ABUTTING PROPERTY.
2. THE MAXIMUM FRONT YARD SETBACK SHALL NOT EXCEED THE EXISTING FRONT YARD SETBACK THAT IS FURTHEST FROM THE PUBLIC RIGHT-OF-WAY ON AN ABUTTING PROPERTY.
3. IF A SUBJECT PROPERTY ABUTS AN UNDEVELOPED TRACT, PUBLIC STREET, PRIVATE WAY, OR ALLEY, THE FRONT YARD SETBACK DISTANCE OF THE NEXT ADJACENT PROPERTY THAT FRONTS MILLEDGE AVENUE SHALL BE USED TO DETERMINE MINIMUM AND MAXIMUM FRONT YARD SETBACK DISTANCES (SEC. 9.15.8).

PARCELS: 171C1 D001, 171C1 D002, 171C1 D001 WILL BE COMBINED INTO ONE.  
SEE ADMINISTRATIVE RECOMBINATION PLAT FOR: DELTA ZETA SORORITY BY  
CARTER ENGINEERING CONSULTANTS, INC. PREPARED ON 05/01/2024  
APPLICATION FOR RECOMBINATION PLAT SUBMITTED TO ACC ON

#### LOT COVERAGE:

**PROPERTY AREA:**

35 721 SE - 2 22 42

LOT COVERAGE:			
PROPERTY AREA:			
35,721 SF = 0.82 AC			
IMPERVIOUS LOT COVERAGE BY STRUCTURES:			
EXISTING TO REMAIN	7,742 SF	= 0.18 AC	22%
PROPOSED	728.5 SF	= 0.02 AC	2%
TOTAL	8,470 SF	= 0.2 AC	24%
IMPERVIOUS LOT COVERAGE BY OTHER SURFACES:			
EXISTING TO REMAIN	14,835 SF	= 0.34 AC	41%
PROPOSED	-30	= 0 AC	-0.1%
TOTAL	14,805 SF	= 0.34 AC	=41%
TOTAL IMPERVIOUS LOT COVERAGE			
EXISTING TO REMAIN	22,577 SF	= 0.52 AC	63%
PROPOSED	698.5 SF	= 0.02 AC	2%
TOTAL	23,275.5 SF	= 0.53 AC	=65%

## SECTION 9-10-2 PERMITTED USES:

L(13) = SPECIAL USE APPROVAL IN THE MILLEDGE AVENUE CORRIDOR SPECIAL DISTRICT OVERLAY IS NOT REQUIRED FOR EXPANSION OF LESS THAN 40% OF THE HEATED FLOOR SPACE EXISTING ON APRIL 6, 2010 FOR EXISTING LEGAL NONCONFORMING USES ON EXISTING LOTS OF RECORD. MULTIPLE EXPANSIONS OVER TIME SHALL BE ADDED TOGETHER TO DETERMINE THE PERCENTAGE OF EXPANSION. THE EXCEPTION FOR EXPANSION OF LESS THAN 40% DOES NOT APPLY TO CURRENTLY EXISTING SPECIAL USES WITH BINDING SITE PLANS. IN ADDITION TO THE APPROVAL CRITERIA FOR SPECIAL USES PROVIDED IN SECTION 9-20-5, IN EVALUATING THE EFFECT OF A 40% OR MORE EXPANSION OF AN EXISTING USE OR ESTABLISHMENT OF A NEW USE IN THE MILLEDGE AVENUE CORRIDOR SPECIAL DISTRICT OVERLAY, THE PROXIMITY TO SIMILAR USES SHALL BE A RELEVANT FACTOR TO BE CONSIDERED IN REVIEW OF THE PROPOSED USE.

EXISTING HEATED FLOOR SPACE ON APRIL 6, 2010 = 16,564.75 SF  
PROPOSED HEATED FLOOR SPACE = 1,457 SF  
TOTAL PROPOSED HEATED FLOOR SPASE = 18,021.75 SF  
EXPANSION % = 8.08%

## PROPOSED BUILDING ADDITION FOOTPRINT (728.5 SF) < 1000 SF

**PROPOSED NEW SITE IMPERVIOUS LOT COVERAGE INCLUDING OTHER SURFACES:**

PERVIOUS PAVEDRAIN WALKWAYS	= -679	SF
PERVIOUS PAVEDRAIN PARKING LOT	=-135	SF
HANDICAP RAMP	= 90	SF
TREE ISLANDS	= -196	SF
CONCRETE DECK	<u>= 890</u>	SF
TOTAL NEW SITE	= -30	SF
TOTAL NEW BUILDING	= 728.5	SF
TOTAL NEW & REPLACED IMPERVIOUS	<u>= 698.5</u>	SF

## REFERENCE:

SURVEY FOR DELTA ZETA SORORITY CONDUCTED BY LANDMARK ENGINEERING CORPORATION DATED  
MARCH 11, 1987.

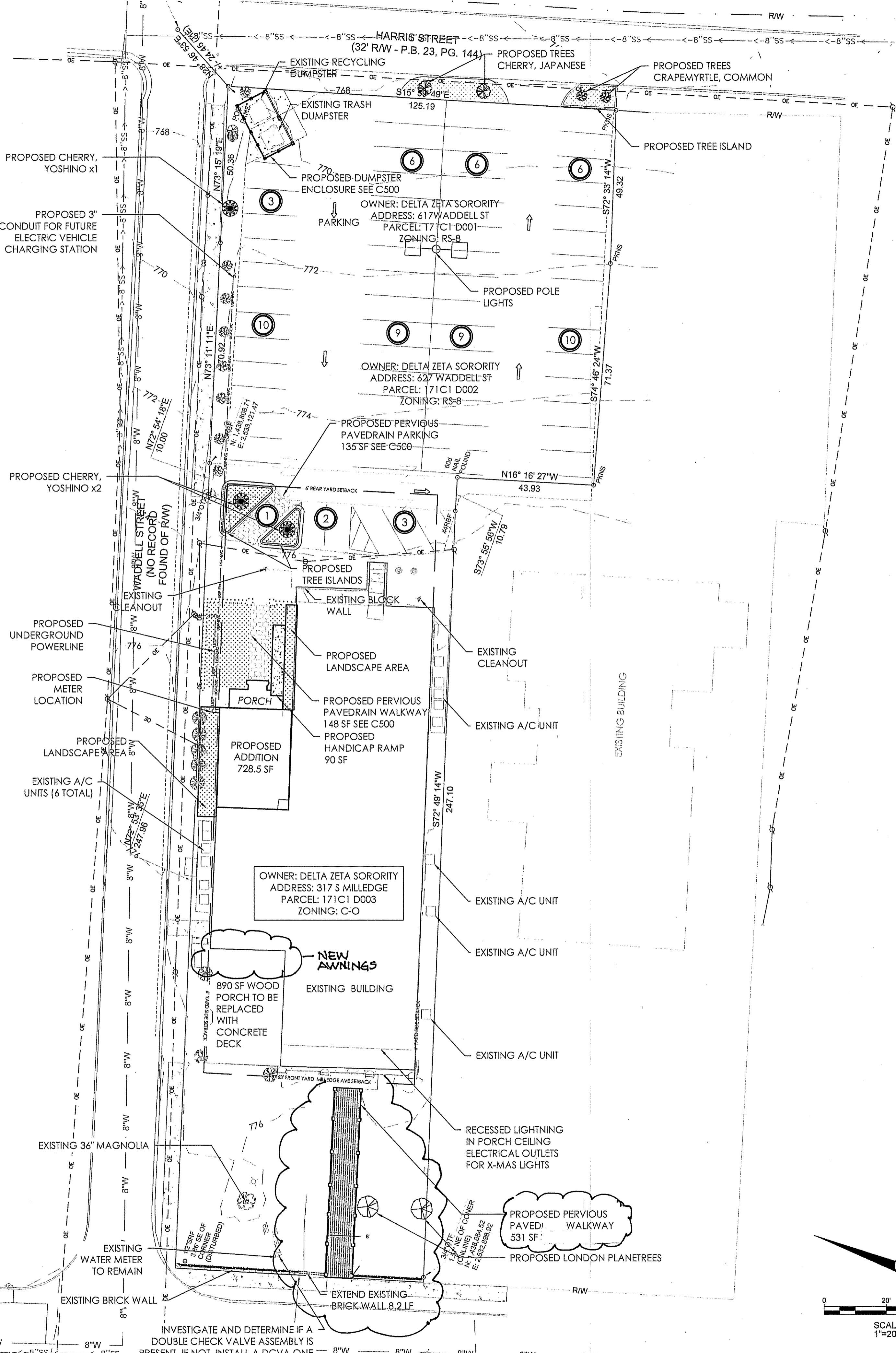
EXISTING CONDITIONS SURVEY FOR DELTA ZETA SORORITY CONDUCTED BY CARTER ENGINEERING  
CONSULTANTS, INC. PREPARED ON 11/09/2022.

PER ACC CODE OF ORDINANCES CHAPTER 9-30, D-9	
FRATERNITY OR SORORITY AND SEMI-PUBLIC HALLS, CLUBS, OR LODGES. REQUIRED PARKING SHALL BE DETERMINED BY THE GREATER OF THE TWO FOLLOWING CALCULATIONS:	
A) DIVIDING THE GROSS SQUARE FOOTAGE OF THE BUILDING BY 200. THE RESULT OF THIS CALCULATION WILL DETERMINE THE NUMBER OF PEOPLE ALLOWED TO LIVE ON THE PREMISES; REQUIRED PARKING IS ONE PARKING SPACE PER 1.5 PERSONS.	B) DIVIDING THE NUMBER OF TOTAL SQUARE FEET OF THE BUILDING ABLE TO BE USED AS ASSEMBLY SPACE FOUND ON THE PREMISES BY 15. THE RESULT OF THIS CALCULATION WILL DETERMINE THE NUMBER OF PEOPLE ALLOWED TO GATHER IN THE SPACE; REQUIRED PARKING IS ONE PARKING SPACE PER THREE PERSONS. FOR PURPOSES OF CALCULATING PARKING, ASSEMBLY SPACES SHALL BE ALL HEATED FLOOR SPACE NOT DEDICATED TO BEDROOMS, KITCHENS, UTILITIES, BATHROOMS OR SIMILAR USES.
<b>PARKING SUMMARY</b>	
GROSS BUILDING AREA	21046
NUMBER OF PEOPLE ALLOWED TO LIVE IN THE HOUSE	105
REQUIRED PARKING SPACES	70
EXISTING PARKING SPACES	65
<b>PARKING SUMMARY</b>	
BUILDING ASSEMBLY AREA	4979
NUMBER OF PEOPLE ALLOWED FOR ASSEMBLY	332
REQUIRED PARKING SPACES	111
EXISTING PAKING SPACES	65

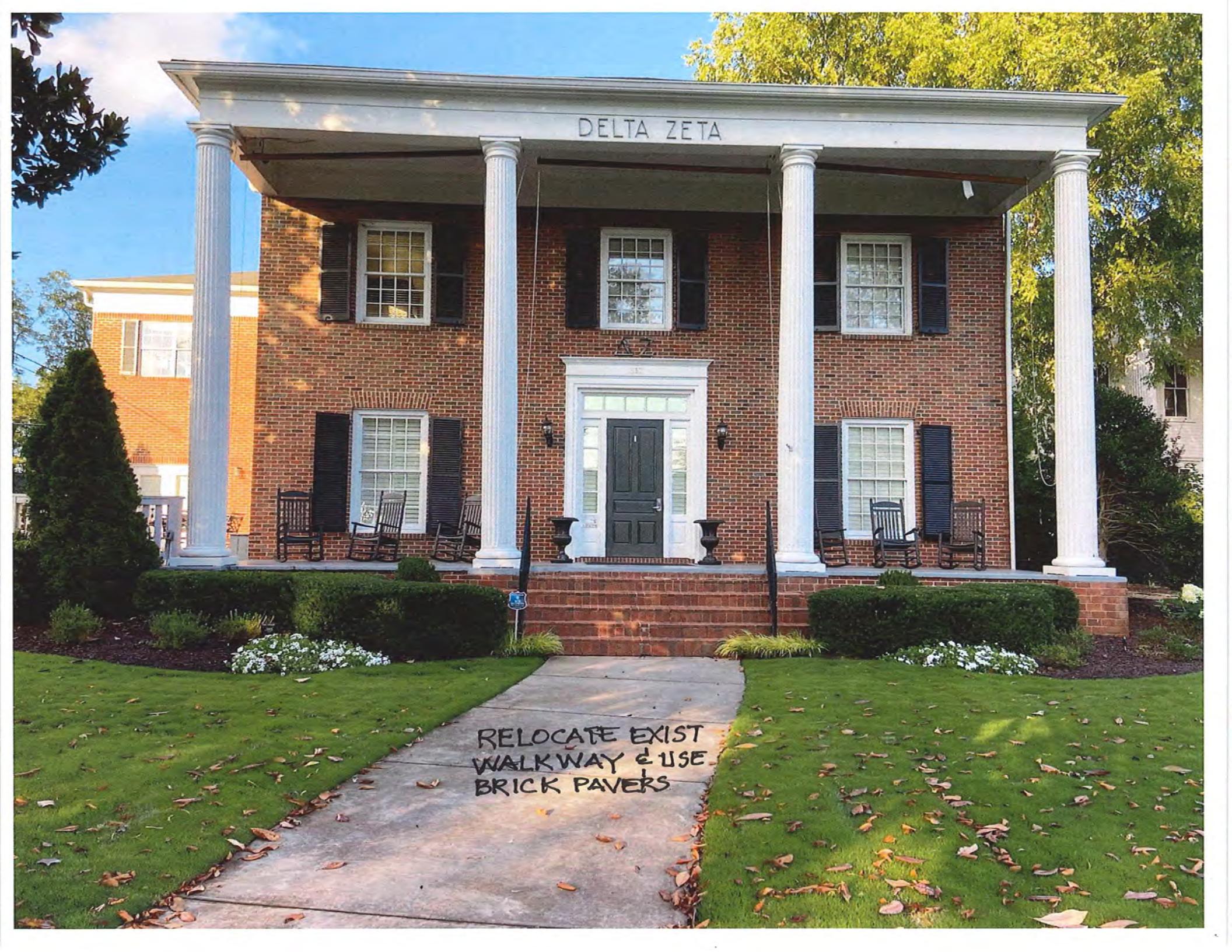
THEY ARE 62 BEDS IN THE HOUSE SO THAT'S THE OCCUPANCY NUMBER FOR PARKING SPACES.



Know what's below.  
Call before you dig.



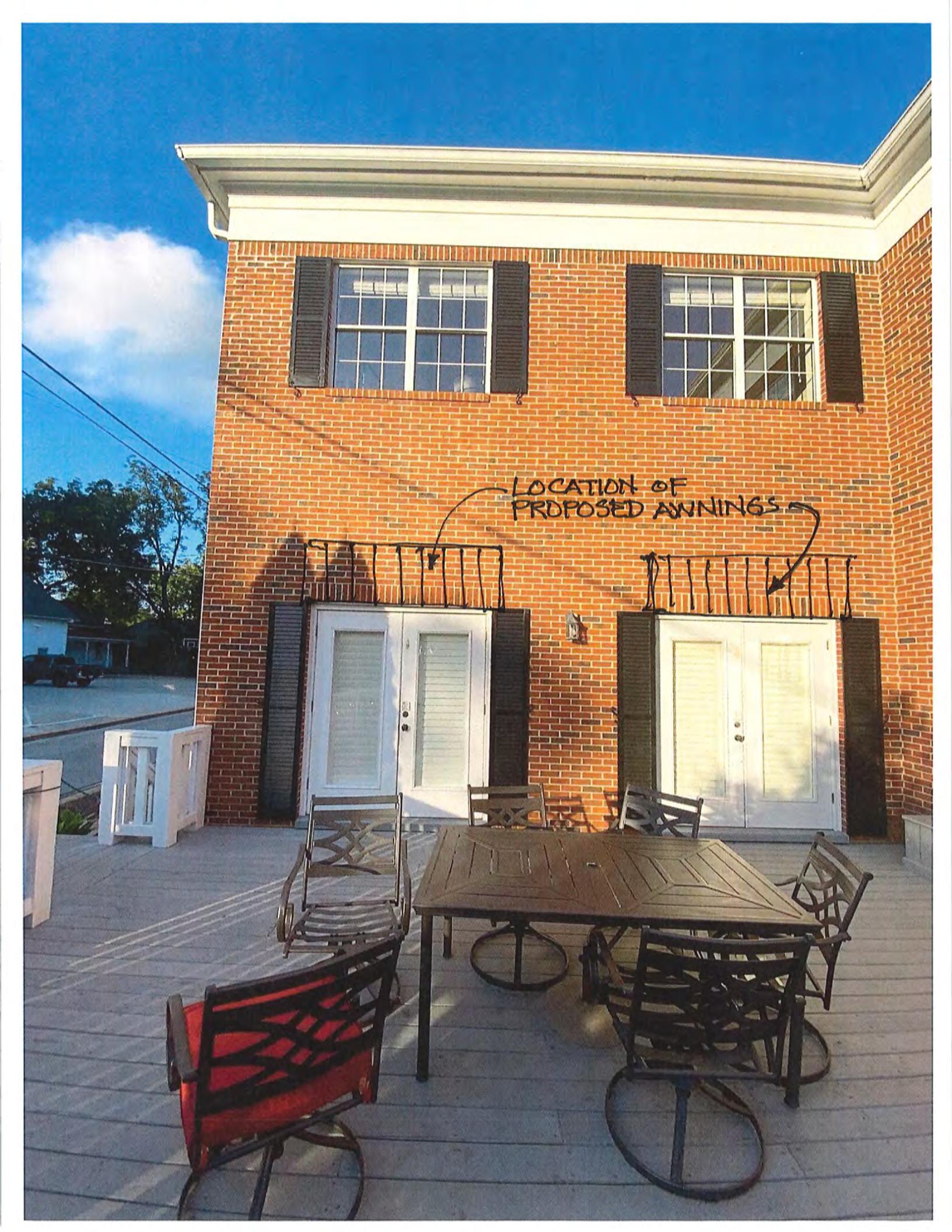
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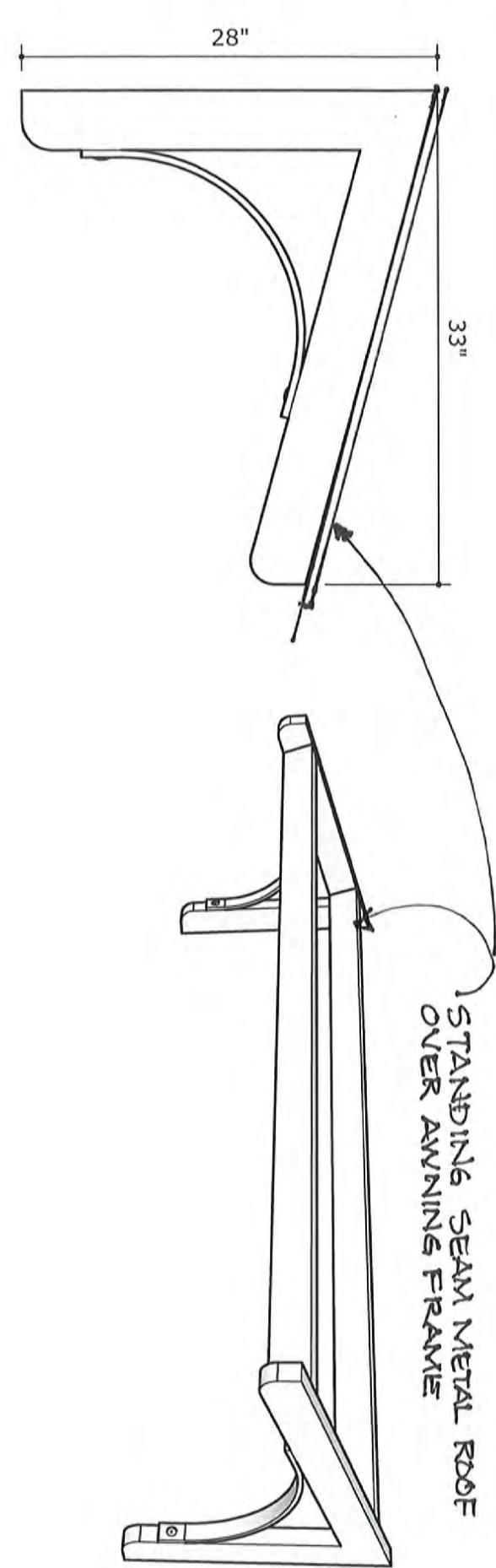
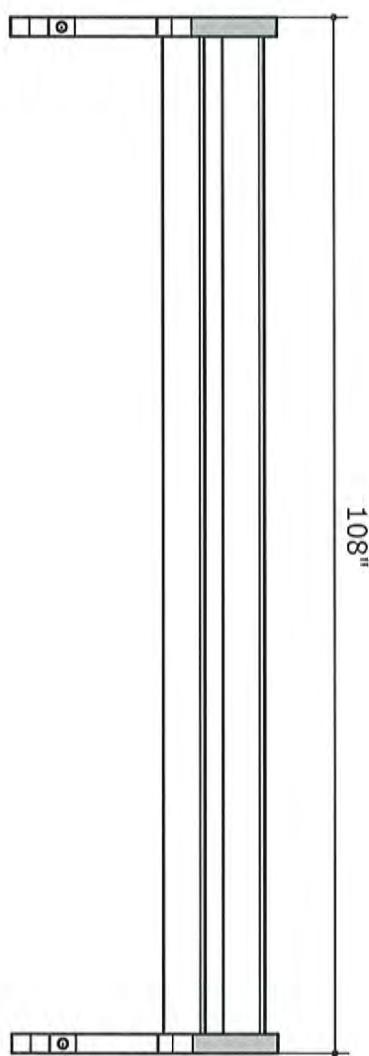
DELTA ZETA

RELOCATE EXIST  
WALKWAY & USE  
BRICK PAVERS

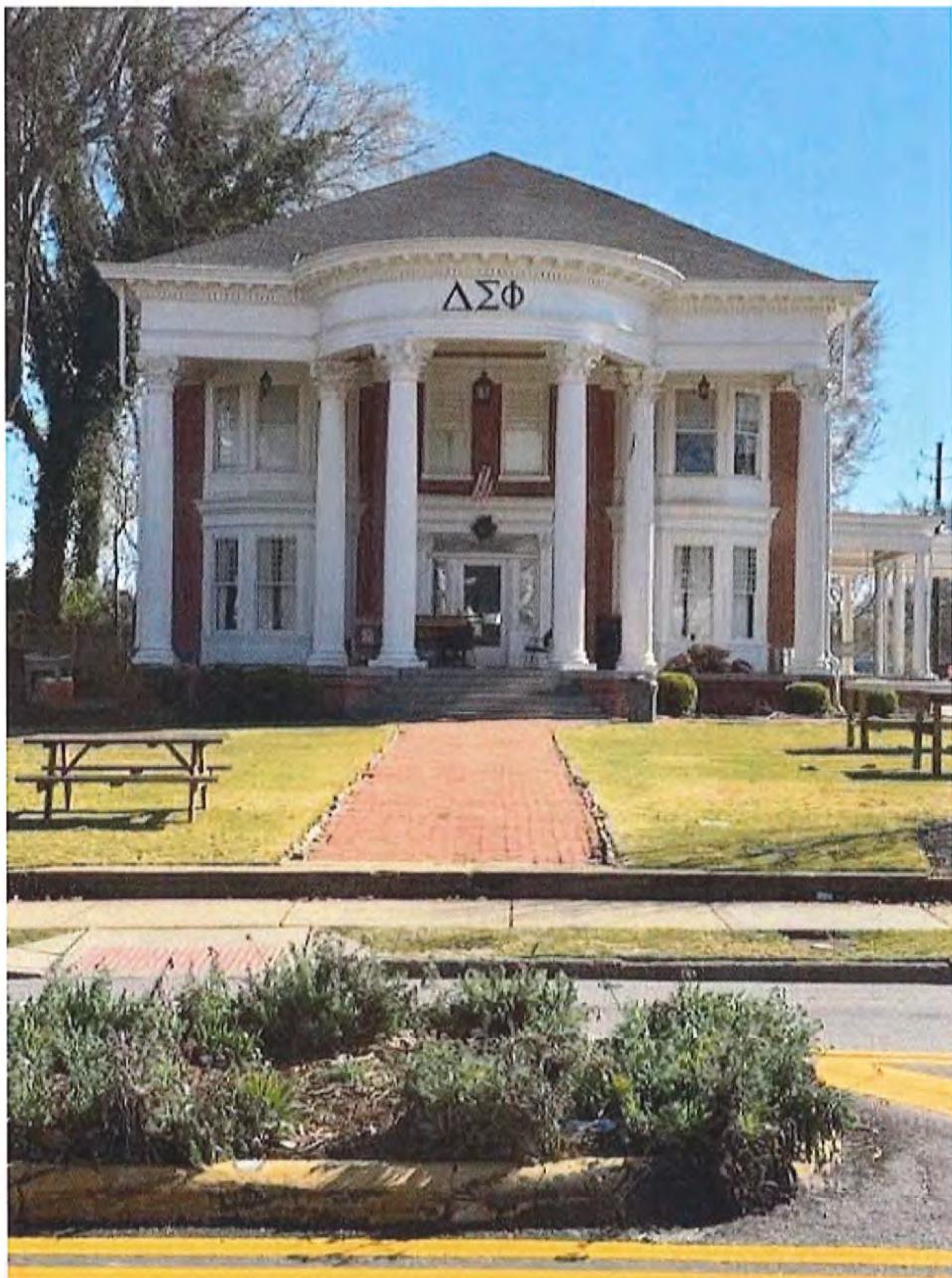




LOCATION OF  
PROPOSED AWNINGS

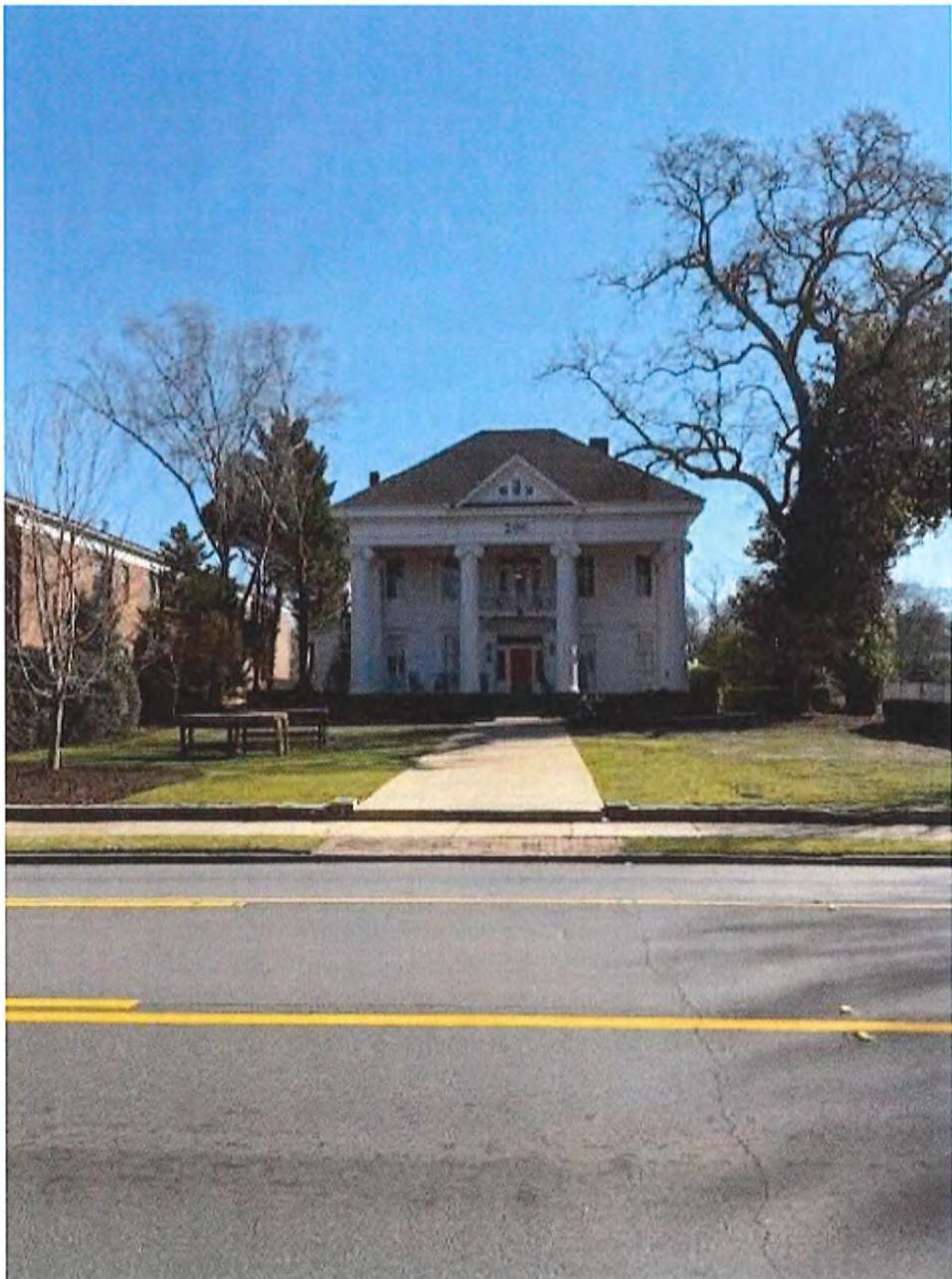




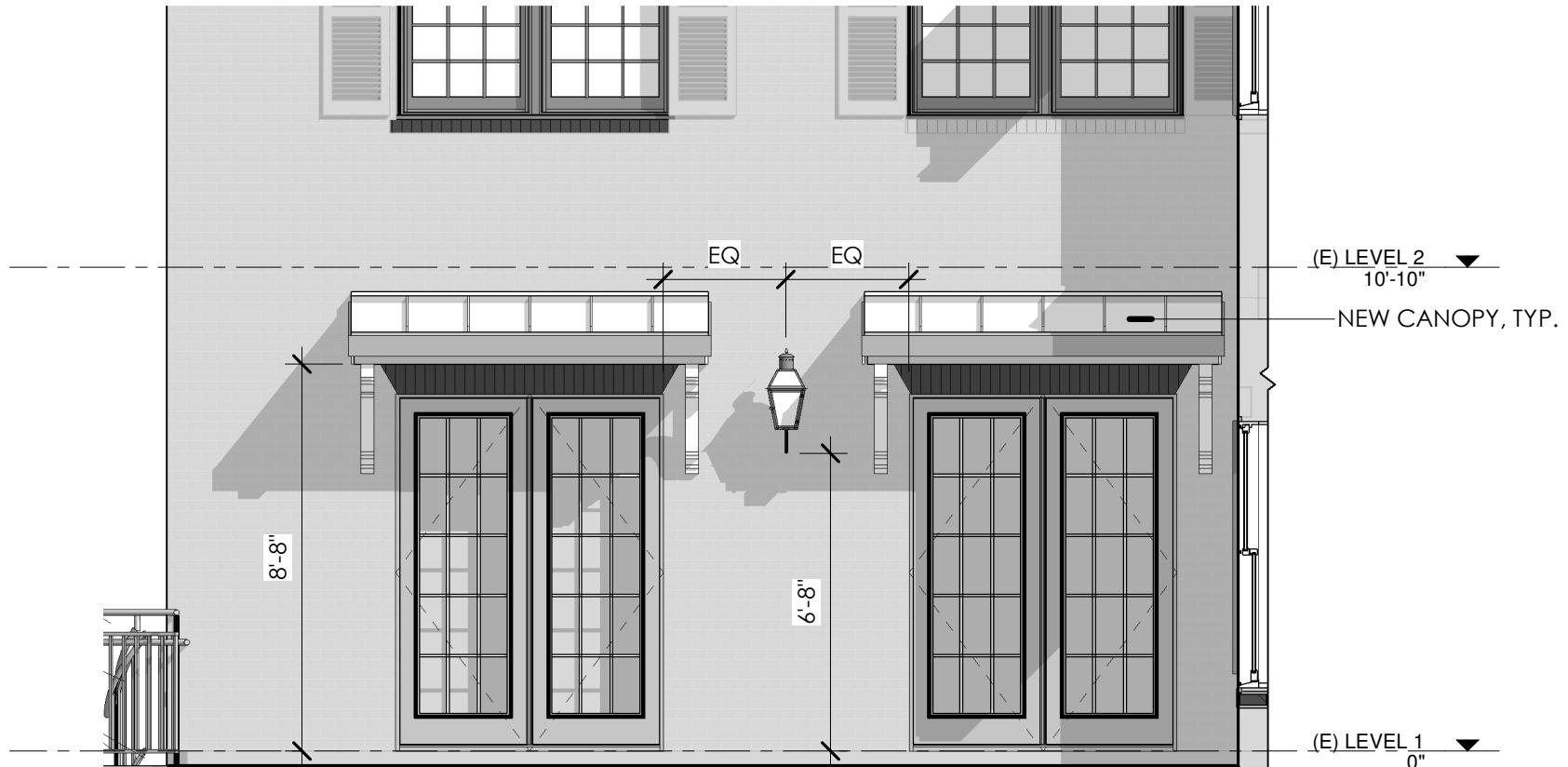












1 CANOPY ELEVATION AT TERRACE  
1/4" = 1'-0"



No.	Description	Date

CANOPY	
Project number	21107
Date	03/19/2025
Drawn by	LS
Checked by	DM
Scale	1/4" = 1'-0"

A711