

C-G ZONING PROJECT STANDARDS	
MAXIMUM RESIDENTIAL DENSITY (BEDROOMS / GROSS ACRES)	24
MINIMUM LOT AREA	2,500 SF
MINIMUM LOT WIDTH	50 Ft
MINIMUM LOT DEPTH	50 Ft
MINIMUM FRONT YARD	NONE
MINIMUM SIDE YARD	NONE
MINIMUM SIDE YARD, ADJACENT TO STREET	NONE
MINIMUM REAR YARD	NONE
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE	NONE
MAXIMUM FAR	1.50
MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS (TOTAL NET DEVELOPMENT)	80%
MINIMUM LANDSCAPED AREA (TOTAL NET DEVELOPMENT)	20%
TREE CANOPY COVER	40%
MAXIMUM BUILDING HEIGHT	65 Ft

PROJECT DATA

PROPERTY OWNER: DT ATHENS GEORGIA, LLC
8595 PELHAM RD, STE. 400-#453
GREENVILLE, SC 29615
ATTN: BART COLEMAN (864.404.9220)

DEVELOPER: DT ATHENS GEORGIA, LLC
8595 PELHAM RD, STE. 400-#453
GREENVILLE, SC 29615
ATTN: BART COLEMAN (864.404.9220)

AUTHORIZED AGENT: W&A ENGINEERING
355 ONETA ST, SUITE D100,
ATHENS, GA 30601
ATTN: TRAE RUTLEDGE (706.310.0400)

PHYSICAL ADDRESS: 135 MCCLUNG RD, ATHENS-CLARKE, GA

TAX PARCEL: PORTION OF 154-036

TOTAL SITE ACREAGE: 0.353 ACRES (15,389.68 SF.)

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING DATED 02/01/24.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING ALTA SURVEY FOR UNIVERSAL PLANNING & DEVELOPMENT LLC, DATED 02/01/24.

EXISTING ZONING: RM-2

PROPOSED ZONING: C-G

EXISTING USE: VACANT

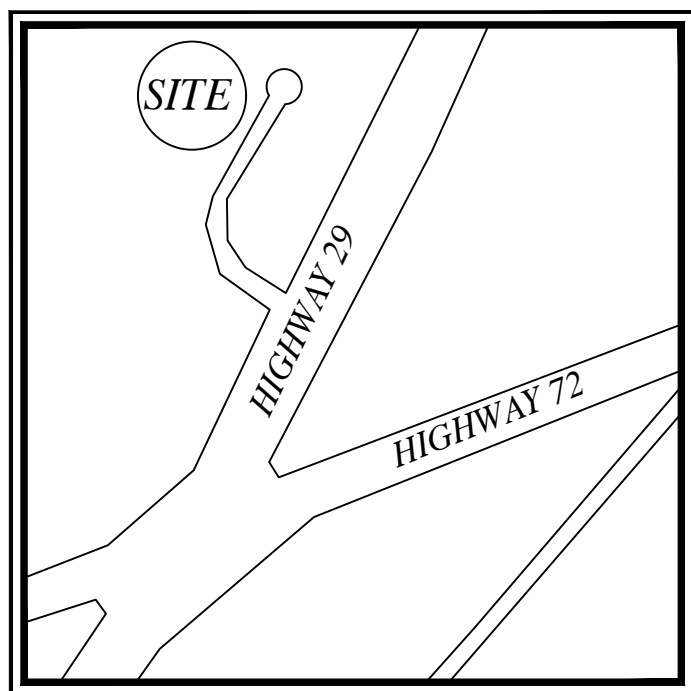
PROPOSED USE: COMMERCIAL ACCESS

FLOOD PLANS: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13059C00137E, WITH AN EFFECTIVE DATE OF 09/30/16, FOR COMMUNITY PANEL NUMBER 0017E, ATHENS-CLARKE, GA.

THERE ARE STATE WATERS ONSITE, OR WITHIN 200' OF THE SITE.

THERE ARE WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DEVOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP



VICINITY MAP
NOT TO SCALE



**W&A
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oneta Street, Suite D100
Athens, GA 30601
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McCLUNG RD

ATHENS-CLARKE COUNTY, GEORGIA

34.73 ACRES

Know what's below.
Call before you dig.

REVISIONS

DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: 7/30/2025

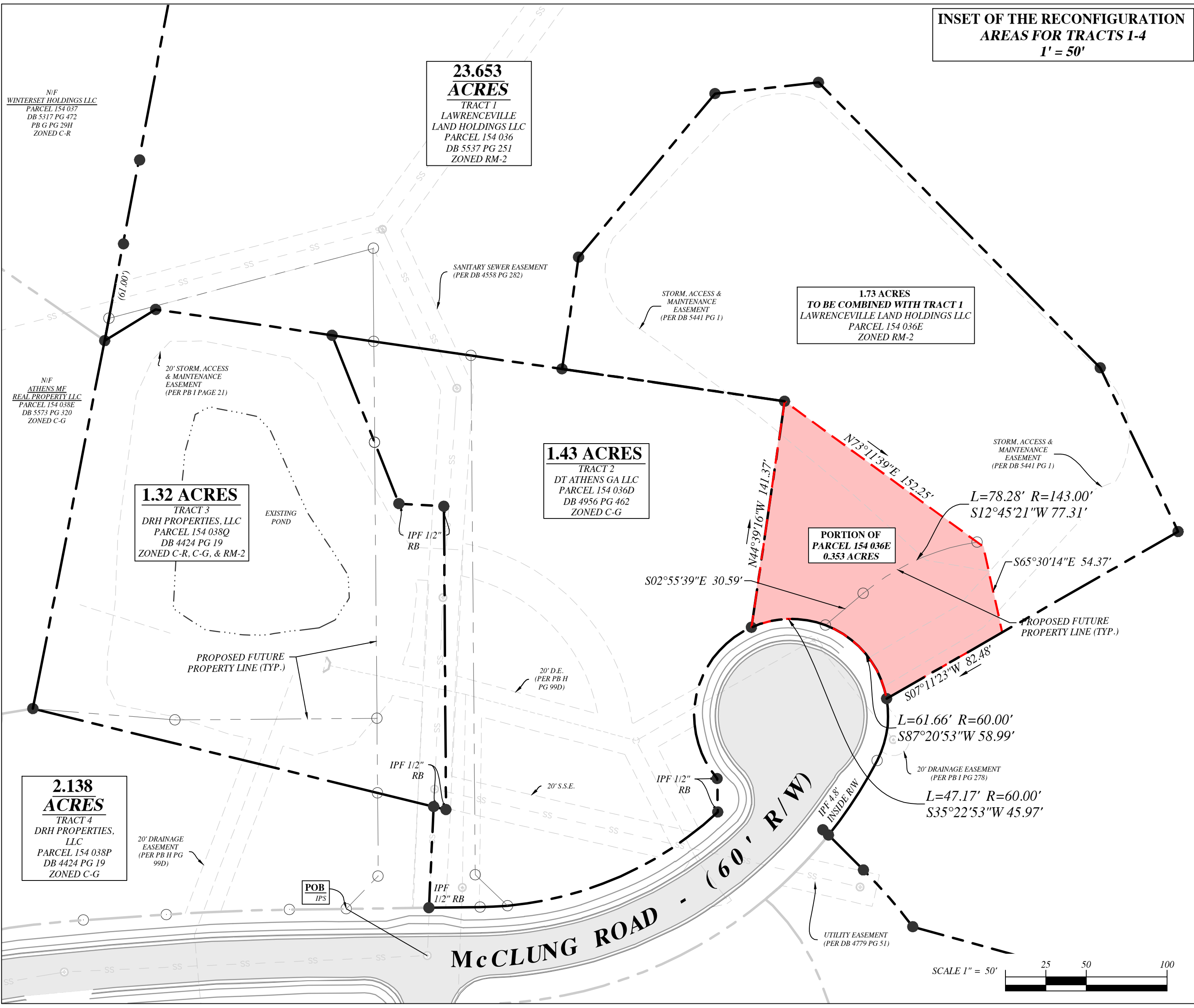
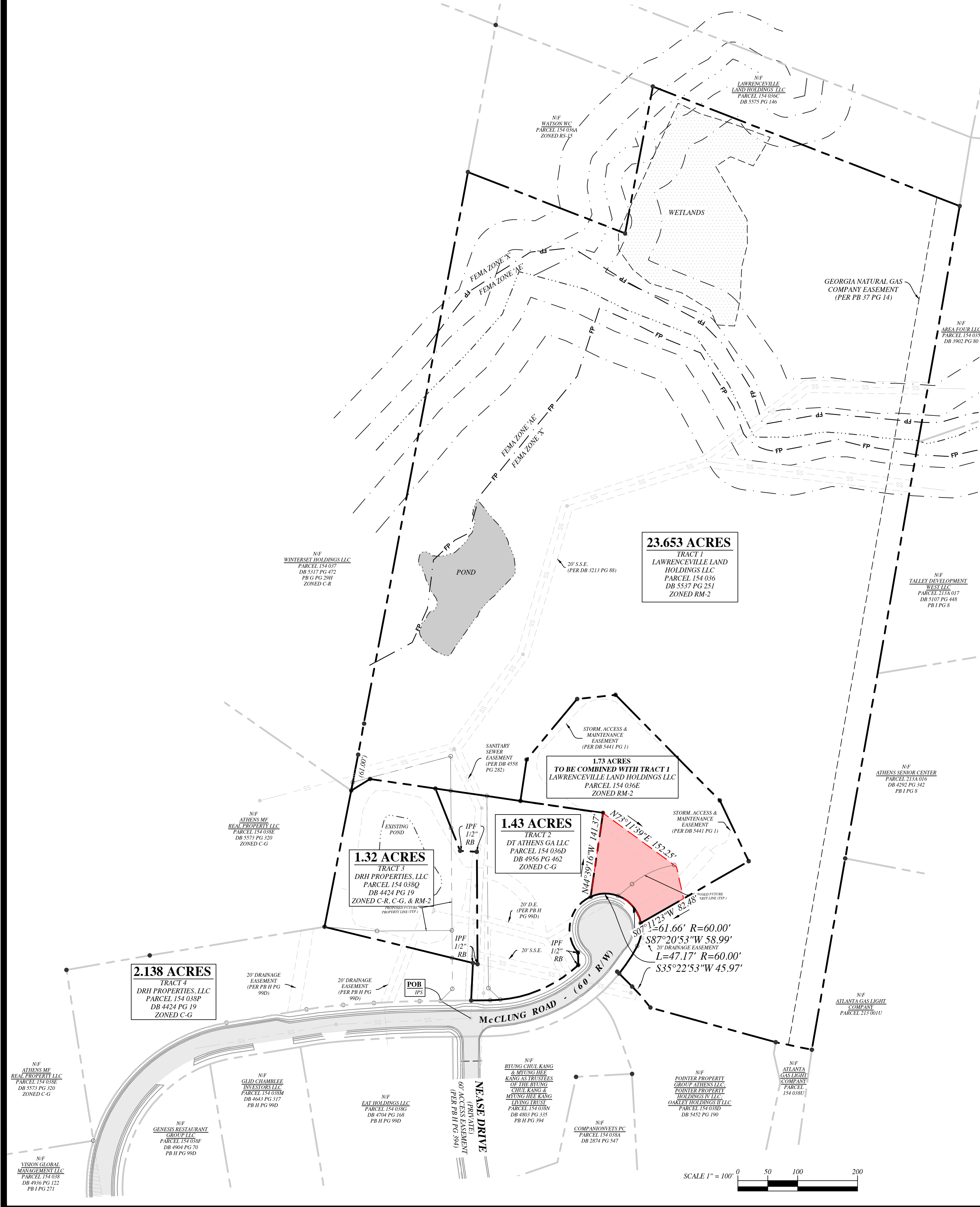
ISSUANCE DATE: 7/30/2025



W&A PROJECT #: 230240

REZONE SITE PLAN

RZ-01



INSET OF THE RECONFIGURATION
AREAS FOR TRACTS 1-4
1" = 50'

SCALE 1" = 50'

