



570 Prince Avenue

Preliminary Planned Development

August 1st, 2025

Summary of Proposed Project:

570 Prince Avenue is currently owned by the Board of Regents of the University System of Georgia. The house and property have historically served as the home of the University of Georgia President since 1949. The Property is currently for sale and is being considered for development as a hotel by the Capstone Property Group. The proposed hotel will have 116 rooms, which will result in an overall square footage of 87,753 in the proposed new building, historic house, and relocated outbuildings, and an additional 47,826 sq. ft. in underground parking. This square footage exceeds the allowable square footage for a hotel use in a Commercial Neighborhood zone, which ultimately is the basis for this Planned Development request (see Zoning section below for additional information).

The existing house, which is one of three structures on the site currently, was built in 1856 and served as a residential structure until it was purchased by the University in 1949. The exterior of the façade will be preserved, as will the gardens between the house and Prince Avenue. The existing structure will undergo interior renovations to provide a special guest suite on the 2nd floor, hotel lounge on the parlor level, and restaurant on the garden level. A smaller kitchen addition will be added to the east side of the historic structure, set back from the front façade, to serve the new restaurant.

The other two structures current on the site are a cottage and the kitchen/smokehouse. The cottage was the original home facing Prince Avenue, which was relocated to make way for the main house in 1856. Both the cottage and kitchen/smokehouse will be relocated behind the proposed hotel in the rear garden. The cottage is intended to be used as a special guest cottage. It will be accessed by a path without a driveway or adjacent parking in order to preserve the greenspace around it.

The proposed hotel will be constructed behind the existing main house as shown in the site plan. Due to access requirements for the Fire Department, the proposed structure will be physically separated from the existing house by a fire lane. The hotel is proposed as a U-shape structure to create an interior courtyard, which will serve as a location for special events at the facility in addition to casual gathering on a daily basis. Parking for the proposed hotel will be incorporated below the proposed building footprint to maximize the efficiency of the proposed footprint and limit not only additional impervious surface on site but also limit development in the rear garden area of the property. Nine surface parking spaces will be located near the hotel lobby entrance to accommodate ADA parking, electric vehicles, loading/unloading and check-in of guests.

Site Description:

The Project is located at 570 Prince Avenue and is 4.81 acres. The property is bordered on the southeast by commercial properties owned by Emmanuel Episcopal Church, Athens Land Trust, and Athens-Oconee County CASA. It is bordered on the northeast and northwest sides by single-family residential and by multi-family residential along the southwest.

The property consists of three existing structures, as previously described, and extensive gardens and greenspace that extend into the north portion of the property. Many large, mature trees existing on the property, which have been documented and assessed in a tree inventory. The property slopes gently from north to south with the primary low point along the west edge, where the existing drainage patterns convey stormwater toward the Grady Avenue corridor. The parcel is currently accessed by a driveway from Prince Avenue and is currently served by Athens-Clarke County water and sewer services.



Fig. 1: Qpublic Parcel Map
570 Prince Avenue

Existing Zoning:

The property is currently zoned "G-Government" due to ownership by the state of Georgia. The property will need to be rezoned for use by non-governmental entities. It is currently bordered by C-O Commercial Office, RS-8 Single Family Residential, and RS-15 Residential Zones.



Fig. 2: Prince Avenue Corridor Existing Zoning

As reviewed with the Planning Department, the zoning classification that would be the most suitable underlying zone for this property would be C-N Commercial Neighborhood to be consistent with existing zoning and planning objectives for the Prince Avenue Corridor.



Fig. 3: Prince Avenue Corridor Existing Zoning

Hotel uses are allowed outright but limited to 10,000 square feet in the C-N zone. Therefore, the zoning request for this Project is C-N (PD) to allow for the proposed hotel use occupying 87,753 total gross square feet on the site, which will be a Waiver Request. The Project intends to comply with all other applicable requirements of the C-N zone.

Future Land Use:

The future land use map has identified the Prince Avenue corridor between Pulaski Street and Chase Street at "Main Street Business". The proposed C-N classification is consistent with the objectives of the Main Street Business future land use. Additionally, the proposed hotel meets the objective of "larger-scaled use located behind" the principal structure providing retail or office use at the ground floor, which will also be provided by the restaurant and lounge on the ground and garden levels of the existing house. Full definition of "Main Street Business" from the Future Land Use Plan below:

These are commercial areas where development of a storefront commercial type is encouraged. The uses are generally small-scale, but larger scaled uses can be integrated within a Main Street Business classification if a small-scale storefront is developed along the street facade, with the larger-scaled use located behind. Larger scale uses should only be developed in instances where they are compatible with the

adjacent uses. Retail and office uses should dominate the ground floors of the Main Street Business facades, with residential uses encouraged on second and third stories. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation. Walkability and pedestrian scale are important and the development should be oriented to the street with sidewalks, street trees, and pedestrian access provided.

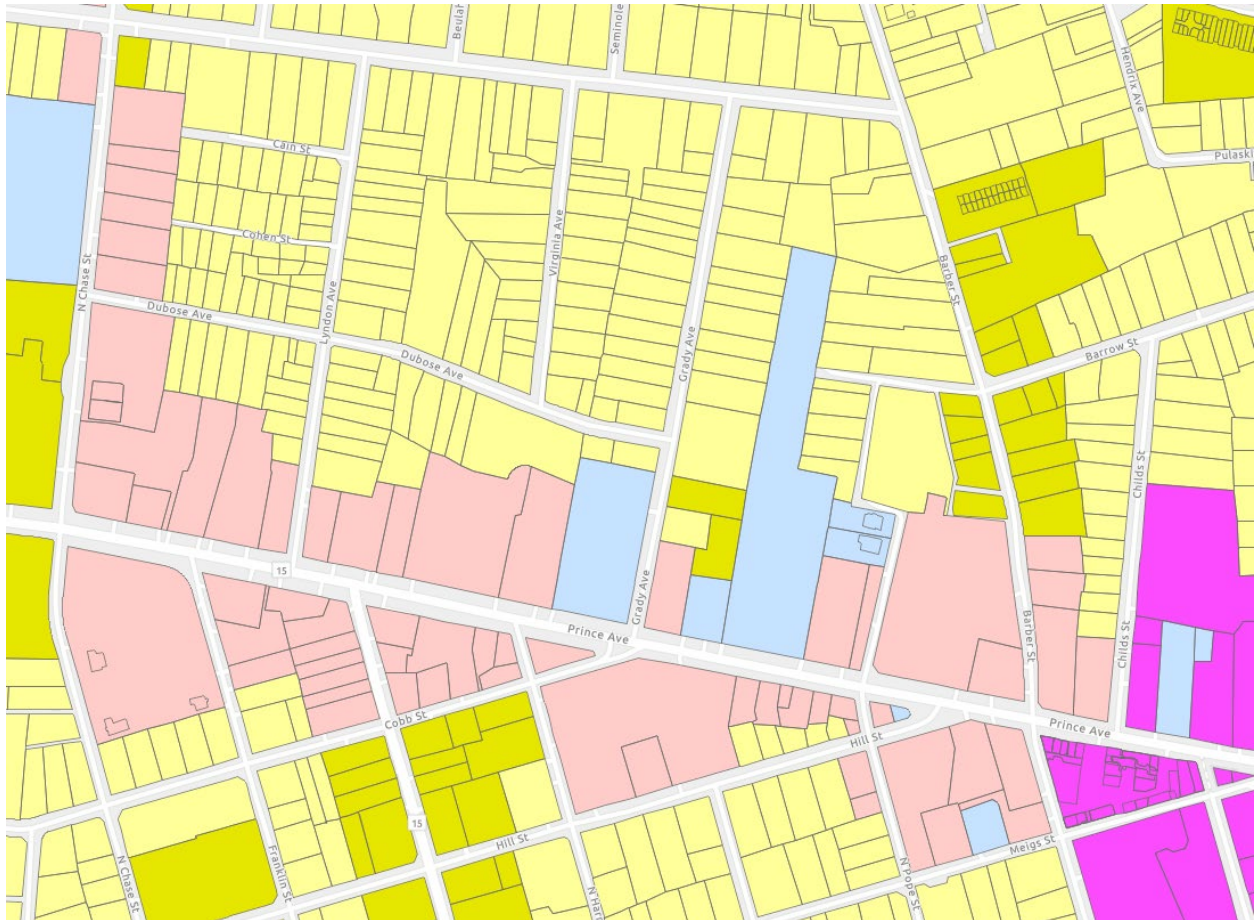


Fig. 4: Future Land Use along Prince Avenue Corridor (Main Street Business Classification in light pink)

The hotel restaurant and bar will be open to the public (unless it has been booked for a private event). Given the location near the existing Boulevard, Cobbham, and Downtown neighborhoods, it is anticipated that these facilities will receive a lot of pedestrian-oriented business, which is already accommodated by the existing sidewalk network in this area—further reinforcing the pedestrian access objective noted in the Future Land Use Plan.

Hotel Facilities and Operations:

As previously noted, the hotel will consist of 116 hotel rooms and a 68 seat restaurant/bar. The hotel will also include an event space available for rental, a fitness/spa facility, an Athens-history component, and a mix of room types, from standard doubles to specialty suites, to accommodate a variety of stays/experiences.

It is recognized that the property extends significantly into the residential zoning districts to the north and a general C-N zone may conflict with existing residential uses in that area. As a result, the Project has developed an internal objective to limit proposed hotel operations to the area that would be consistent to the larger Prince Avenue corridor. This area is approximately defined by a line drawn from the Taylor Grady house and Community Theater to the west to the CASA property to the east. The hotel's facilities and main operations will be confined to this area (with the exception of fire access).

The exterior grounds of the hotel will be maintained in a garden-like manner to complement the level of design and experience provided by the hotel. The exterior will incorporate two courtyards within the interior space created by the existing building and the proposed hotel structure. The intent of these courtyards is to provide an outdoor location for guest casual gathering and special events that will minimize noise or disruptions to adjacent residents by incorporating the gathering space on the interior of the facility. The remainder of the property to the north, outside of the main hotel operations zone, will remain largely passive greenspace, with the exception of the relocated house and kitchen/carriage house. As mentioned previously, the relocated house will be used as a guest suite. The kitchen carriage house will be used for storage or personnel support.

Note: The hotel will seek a Class D, E, F Alcohol License. Proximity to Emmanuel Episcopal Church property is more than 100 yards in a straight line as measured from the nearest wall of the President's House, where the permanent bar will be located, to the nearest wall of Emmanuel Episcopal Church.

Architecture:

The architecture of the new hotel building is designed to both reference the classical language of the historic house while also differentiating itself from it. The new building uses a simplified classicism, distilled down to the use of entablatures and Tuscan columns, as a repeated motif. It is meant not to mimic the historic house, but to nevertheless be compatible with it. Fenestration in the new hotel building is modern in character while nonetheless maintaining a regular rhythm of placement and solid-to-void ratio reflecting that of the historic house. The proposed materials of the new construction are traditional: whitewashed brick and stucco. The lower two floors of the new hotel building are veneered

in brick while the third floor is finished in stucco. The color of these materials will match the white paint on the historic house.

Several precepts informed the design of the new hotel building:

- 1) As viewed from Prince Avenue, the historic house should continue to appear as the primary architectural feature of the property. This is achieved by 1) maintaining a new construction height less than that of the historic house, and 2) setting the largest part of the new construction to the rear of the historic house. With regard to building heights, the proposed building maintains an upper cornice line lower than the main house cornice line, and the top of the parapet is lower than the peak of the historic house's hipped roof. With regard to setback, the proposed new hotel building is set entirely to the rear of the historic house and is separated from it by 74 feet wall-to-wall. While the one-story kitchen addition does extend to the side of the historic house to connect to the new garden floor restaurant, this structure is limited to a single story and is set rearward of the porch colonnade. It connects to the historic house at the garden (i.e. basement) level only.
- 2) Landscape features and plantings in the front of the house, especially the boxwood parterre and mature magnolias, should remain unchanged. This is the case, with a preservation easement to be finalized as a commitment to this goal. At the rear of the property where it adjoins residential zoning, the landscape and vegetation should remain intact to the greatest degree possible. This will be the case with the exception of limited disturbance required to relocate the historic outbuildings to the rear section of the property.
- 3) The new hotel building should extend no deeper into the property than the line on the east side where the C-N zone changes to residential zoning. The above-ground portion of the proposed new hotel building extends no closer than 57 feet from that point on the property line. The edge of the below-ground parking structure, which will not be visible when complete, is no closer than 39 feet from the same point.

Emergency Access, Circulation and Parking:

The Project will be accessed via the existing driveway at Prince Avenue. The existing driveway and proposed driveway extension to the main parking area will be 24 wide per the Fire Marshal's requirements, which will require the existing driveway to be widened. A 5 foot sidewalk will be constructed to provide a pedestrian connection from the existing sidewalk along Prince Avenue to the hotel lobby and main entrance. The existing gravel walkways in the front gardens will be maintained in their current state.

Daily vehicular circulation will be confined to the entrance drive, lobby loop, and north/south access drive to the parking area. Fire lanes are required running east/west from the main entry access drive to provide access for emergency vehicles to the eastern portion of the proposed hotel structure. These east/west fire lanes will be limited to emergency vehicle access only by bollards or some similar control mechanism and will not be open to daily vehicular circulation.

The east west fire lanes will be designed to meet IFC Code Section D102.1 requirements for weight requirements. Given the aesthetic nature of the hotel and guest experience, the project will utilize a variety of paving materials (ie. Brick pavers and/or granite cobbles) that can support the required design loads to help visually breakdown the fire lane and maintain a pedestrian like atmosphere to these areas. The fire lanes will also be marked per section 503.3 where required in a manner that is clearly visible but ultimately tailored to the space and guest experience.

Parking will be provided in a below grade parking garage located below the first floor of the proposed hotel structure. The parking garage will provide 112 parking spaces below grade. In combination with the 6 spaces provided at the lobby loop, 118 spaces will be provided on site. Required spaces are as follows:

- Hotel: 1 space per room (116) + 1 space for manager = 117 spaces
- Restaurant: 1 space per 4 seats (68) = 17 spaces.
- Total required: 134
- Total Provided: 140 (*)
 - (*) 118 spaces are provided on site. An additional 22 spaces for valet and staff will be provided at 784 Prince Ave. via an off-site shared parking agreement.

TRAFFIC:

A full traffic impact analysis (TIA) for this project will be completed prior to Mayor and Commission vote to fully document the capacity of the Prince Avenue corridor to accommodate the Project and the traffic it will generate. The TIA could not be completed prior to submittal of the Preliminary Planned Development due to the “summer” status of Prince Avenue. To be as accurate as possible, the TIA will be completed once the fall semester is in session and the full impact of University and Board of Education traffic in this area can be calculated.

In the interim, preliminary trip generation estimates have been calculated using the ITE s Trip Generation Manual, 11th Edition. Within this manual, there are 4 classifications for

hotel use based on type of hotel and location within an urban district. These classifications include:

- Hotel (General)
- All-Suites Hotel
- Business Hotel
- Resort Hotel

The total number of trips per day for these four classifications ranges between 540 and 863 trips per day with an average of 575 trips per day at 100% capacity. Peak hour trips range from 37 to 64 with an average of 48 trips per hour at the peak hour, which is anticipated to be in the evening.

Similarly, the restaurant/bar use is covered in three different classifications ranging from fine dining to fast casual/high turnover. The total number of trips per day range between 162 to 381, with the average being 254 trips per day. Peak hour is anticipated to be in the evening and range from 18 to 33 trips per hour, with an average of 23 trips per hour.

The mixed-use nature of this facility will be factored into the final traffic counts for the project presented in the formal TIA findings. Specifically, the overlap between the hotel trips and parking trips will be factored into the numbers above, which calculate the potential the uses individually. Additionally, the pedestrian nature of this area and the potential for neighborhood customers who arrive by foot or ride share, will influence these numbers.

Additionally, while the numbers presented assume full capacity, the hotel functions on average at 65% capacity, which will result in lower trip counts than those projected on a daily basis. It is anticipated that the projected trip counts will be associated with special events at the hotel or in town, such as game day or graduation.

UTILITIES:

The site is currently served by Athens-Clarke County Water and Sewer. It is anticipated that an extension of the public water main will be required to provide fire hydrants within 500 feet of all sides of the proposed hotel structure. Pending review by Public Utilities, this extension could be designed as a private fire main given that service will be limited to the project, which will not increase Athens-Clarke County utility maintenance burden. Domestic service will be upgraded for line condition and supply requirements. A meter and backflow preventer will be set at Prince Avenue for this connection.

No extension of the public sewer main is anticipated for this project. The site is currently served by a 4" sewer stub. The hotel will likely require a 6" sewer outfall and a new service stub will be anticipated with project development. The new service line will outfall either to the existing sewer main in Prince Avenue or Grady Avenue via a private easement through 120 Grady Avenue pending final design depths.

The anticipated Water and Sewer demands for the Project are as follows:

- Commercial:
 - Restaurant: 68 seats @ 50 Gal per seat = 3,400 GPD
 - Hotel: 116 rooms @ 100 Gal per room = 16,000 GPD
- Total Water Demand: 19,400 GPD
- Total Sewer Demand: 18,430 GPD

STORMWATER:

The Project will disturb more than one acre and add more than 5000sf of new impervious surface to the existing conditions of the site. As a result the Project will be subject to Athens Clarke County s Stormwater Management Ordinance per the Stormwater Concept Meeting held on Friday July 25th.

Stormwater for the project will be collected and conveyed to a subsurface detention system located in the parking access aisle or northern fire lane. The subsurface system will meet all requirements of ACC s current stormwater management ordinance with respect to runoff reduction via infiltration and design storm runoff rate reduction.

The elevation of the pipe outfall leaving the subsurface detention system will be lower than Prince Avenue. Therefore, the anticipated outfall for the system will drain towards Grady Avenue. While this maintains existing drainage patterns, the piped connection will require a private easement through 120 Grady Avenue, which has been reviewed with the current property owner.

Environment:

This project will result in the loss of some mature trees. However, the Project will meet the required Canopy Coverage for the C-N zone through existing trees maintained on site. No additional environmental impacts are anticipated given the use of the Project and the adherence to the requirements of standard land development in Athens Clarke County.

Requested Waivers:

The proposed amendment will require approval of the following waivers from standard design and/or zoning requirements:

1. Waiver from Section 9-10-2 (L4) limiting Hotel as a permitted use within the C-N zone to 10,000sf of gross floor area per lot.

As indicated previously, the Planned Development request is required to allow 87,753 sf of gross floor area for the hotel use on this lot. The overall square footage will require a waiver from the maximum 10,000sf noted above.

2. Waiver from Section 9-30-8 (A) limited the maximum distance for off-site shared parking to 200 feet.

The waiver request from this section is to extend the distance for off-site shared parking from 200 feet to 1200 feet to allow for off-site shared parking at 784 Prince Avenue. This parking lot will provide additional parking for valet services, staff, and special events.

APPROVAL CRITERIA (Question Specific Responses):

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.

RESPONSE:

The Athens-Clarke County 2023 Comprehensive Plan lists Economic Development as a community goal, need, and opportunity. Specifically, the Comprehensive Plan lists as a policy, “Encourage the development of Downtown as a vibrant and diverse center for living, visiting, and doing business.” Hotels are necessary for supporting visitors and tourism in Athens.

Additionally, the Plan suggests “increase(ing) the number of public-private partnerships (PPP) involving government facilities. A first step to achieving this should involve examining government-owned land for the purpose of increasing the tax base.” While the property at 570 Prince Avenue is state-owned rather than local government, turning it over to the local tax rolls will still benefit the community. Hotels are especially beneficial in boosting tax revenue given the 7% hotel motel tax in Athens-Clarke County.

Housing stock shortages and resultant increasing pressure on housing and rental prices is an ongoing problem in Athens-Clarke County. The Comprehensive Plan emphasizes strategies and policies which increasing housing opportunities. Providing additional desirable hotel rooms is a more responsible solution for housing visitors to the community rather than short-term rentals which put further pressure on housing prices and disrupt the community nature of neighborhoods. More than 28% of Athens housing stock is owned by outside investors according to the Comprehensive Plan. The Plan emphasizes the need for more local ownership to keep wealth within the community. Providing more hotels and less short-term rentals is one part of the solution to this problem.

The Comprehensive Plan designates the majority of this section of the Prince Avenue corridor as Main Street Business (standard “Mixed Use” category). This category is described as follows: “These are commercial areas where development of a storefront commercial type is encouraged. The uses are generally small-scale, but larger-scale uses can be integrated within a Main Street Business classification if a small-scale storefront is developed along the street facade, with the larger development located behind. Larger-scale uses should only be developed in instances where they are compatible with the adjacent uses.” This is a unique case where rather than an existing storefront along the street, there exists a historic home. The historic home is given a public use as a restaurant

in keeping with the use category, and the larger development is located behind with a large green buffer to the adjacent single-family properties. The scale of the development is in keeping with the adjacent Emmanuel Episcopal Church, which has a 109 spaces in the main lot and 60% coverage, as well as the Clarke-County School District Offices across Prince Avenue, which has 91,900sf.

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.

RESPONSE:

The proposed hotel use meets the criteria of an underlying C-N zone with the exception of the overall square footage exceeding 10,000sf for a hotel use. A Waiver is requested for consideration of this PD as a result. The mixed use nature of the Use given the restaurant/bar that will be open to the public does support the Commercial Neighborhood objectives of not only the current zoning but also the future land use objectives.

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

RESPONSE:

The project use is anticipated to complement the existing uses in the downtown area, the immediate Prince Avenue zone, and Athens Clarke County as a whole. It is purported that the downtown area is approximately 400 hotel spaces short given last year's opening of the Akins Ford Arena. This project and the hotel use would actually help fill that shortage.

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

RESPONSE:

It is anticipated that the existing road and utility infrastructure will be able to support the Project, specifically the hotel use. A full traffic impact analysis will be provided to confirm the capacity of Prince Avenue to safely convey the Project's traffic without a decrease in Level of Service in the immediate area. The site is currently served by ACC Public Utilities. While demands will be greater than the previous residential use, they will be confirmed via a demand analysis by the Public Utilities Department.

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

RESPONSE:

The subject property is 1 block from Commercial Downtown land uses ending with the Bottleworks at Prince Avenue and Barber Street. The remainder of land uses moving westward along Prince Avenue are predominantly Commercial Neighborhood and Commercial Office. The CCSD offices across Prince Avenue are Institutional but function as a commercial business. Immediately to the west of the subject property, behind the government land use for ACC's IT department at Prince Avenue, there are three Mixed-Density Residential properties which share the west property line. Combined these multi-family buildings have 68 bedrooms.

The rear half of the subject property is bordered by RS-8 and RS-15 single family residential use. With the exception of the relocation of the historic structures, this area will be primarily undeveloped to maintain the greenspace these residents have been accustomed to seeing in their backyards.

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

RESPONSE:

The Commercial Neighborhood zone is consistent with other properties within the immediate vicinity of the Prince Avenue corridor. It will not create an isolated district so much as add an isolated zone to the use within the overall district.

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.

RESPONSE:

As noted above, the project is not anticipated to create a burden on the existing infrastructure, including the school system given the nature of the use. In fact, it is anticipated that the hotel use will have a positive economic impact. It is anticipated that the project will cost approximately \$40 million dollars and generate \$500,000 in annual taxes, with an additional \$940,00 in hotel/motel tax and \$825,000 in sales tax.

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.

RESPONSE:

The cost for the Unified Government will be limited to the water and sewer services it will need to provide for the development. It is anticipated that the fees paid for these services will cover those services. The development, while it does represent an increase in traffic, is not anticipated to add to the existing maintenance burden for Prince Avenue relative to the existing traffic that is travelling within this corridor. In fact, given the number of organizations in this area that are tax exempt, this development will be helping to contribute to the maintenance effort.

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

RESPONSE:

As noted previously, the project will maintain existing drainage patterns and will meet the full requirements of Athens Clarke County's stormwater management ordinance. As a result, no impacts are anticipated at or downstream of the project site. The Project will disturb more than 1 acre and will therefore be held to full SESC and NPDES requirements during construction. Post construction, the site will not only be fully stabilized with landscaping, but the nature of the hotel use will result in a high level of maintenance compared to standard development, which will limit any future issues. Given the nature of the use, there are no impacts anticipated for air and water quality, especially given the number of trees that will be maintained on the property.

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.

RESPONSE:

The proposed upscale hotel and restaurant use will not be a deterrent to the value or improvement of development to the adjacent properties. As an upscale hotel, the grounds will be well maintained, noise will be minimized to not disturb hotel guests as well as surrounding neighbors, and the architecture will be compatible with the existing historic resource on the property which contributes to the cultural fabric of Athens. Green space is being preserved directly behind the adjacent single-family residential properties. This amount of green space is an anomaly in Athens in-town neighborhoods. The adjacent property owners will continue to benefit from this visual asset.

Economically, the small businesses, including cafes and restaurants along this area of Prince Avenue, will benefit from the additional visitors this hotel will bring. This should enhance their value.

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.

RESPONSE:

The property is currently zoned Government (G). The Board of Regents for the University System of Georgia no longer wishes to own the property. As the property is sold to a non-government entity, the zoning must be changed.

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

RESPONSE:

The combination of the new construction s placement in the rear yard and the preservation of dense evergreen trees in the front gardens will result in very little aesthetic impact/difference from the existing primary views along Prince Avenue at the front of the property. Only the small kitchen addition in the east side yard to serve the proposed restaurant in the historic house will be slightly more visible. This structure is much smaller in scale, designed for compatibility, and is set back from the front of the existing house in accordance with the Secretary of the Interior s Standards for additions to historic buildings.

The architecture of the new construction hotel behind the historic house is designed to be compatible in height, materiality, and architectural detailing to not detract from the historic resource and to continue to enhance the use of the property. The surrounding single-family neighbors have enjoyed the benefit of preserved in-town greenspace on this property as it was used as The University of Georgia President s House. This proposal places all density of commercial use and parking south of the start of any adjoining single-family zoned properties. Only the existing 2-room historic cottage and historic kitchen-smokehouse will be relocated into the rear of the property as indicated on the proposed site plan. The cottage is proposed to be used as a special guest suite with no road access, and the kitchen-smokehouse is intended to be used for garden storage. This is very low-density and low-impact in this rear half of the property. The goal is to keep the historic structures on the property and place them in a manner that does not negatively impact surrounding properties. The surrounding neighbors will continue to enjoy adjacency to preserved greenspace as they do currently.

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.

RESPONSE:

The Board of Regents for The University System of Georgia have made the decision to sell this property. As the property is sold into private ownership, it is valued based upon its 5.047 acres fronting on a commercial corridor just blocks from downtown and adjacent to desirable in-town residential neighborhoods. The existing historic house adds value as a historic and cultural resource while also an expense for currently needed and ongoing maintenance. The latter is one of the reasons cited by the Board of Regents for their decision to sell the property. This zoning proposal creates in-town infill and economic development in keeping with the Athens-Clarke County Comprehensive Plan while also proposing a use capable of sustaining the preservation and maintenance of the historic house and rear gardens.

The proposed new construction building height, FAR, and lot coverage are all well below the thresholds of adjacent Commercial Neighborhood and Commercial Office zoning allowances. If the property were rezoned to match the surrounding Commercial Neighborhood designations, any proposed new construction on the property could be 65 tall, have an FAR of .75, be located within 10' of the adjacent residential neighbors, and cover up to 75% of the property with impervious surfaces. This proposal avoids rezoning to those typical standards, and instead, proposes a tailored planned development zoning which is befitting of the historic resources on the property and the property's location which bridges the commercial corridor and the residential neighborhood.

This proposal's ability to rehabilitate and adaptively-reuse the historic house in a manner compatible with preservation standards while bringing commercial infill which supports the Comprehensive Plan, stays within the height, size, and coverage zoning limitations of the surrounding commercial zoning designations, and preserves greenspace behind the single-family residential neighbors are grounds to approve this application.