

REZONE APPLICATION REPORT

for

780 Macon Highway Townhomes

PROJECT DETAILS

- **Location:** The 2.63-acre site at 780 Macon Highway is a narrow piece of land that overlooks the Middle Oconee River, so it is naturally suited for townhomes that can take advantage of its strategic position near transportation, healthcare, schools, and other essential resources as well as offering views of the river.
- **Proposed Use:** The project will consist of eight (8) townhome units. The units will offer four (4) bedrooms. Each unit will include a two-car garage and a rear deck or patio.
- **Design and Amenities:**
 - The townhomes are proposed to have a minimum heated floor area of 2,000 to 2,200 SF and stand 24 feet tall.
 - Exterior building materials will be a mix of brick, fiber-cement siding, and stone.
 - A one-way road will be constructed to gain access to the site to ensure vehicles enter and exit safely
 - A new sidewalk will be constructed along the length of the property

APPROVAL CRITERIA

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 rezoning and development are compatible with the Comprehensive Plan due to its Future Land Use designation of Mixed Density Residential and proximity to existing infrastructure. While current RS-5 zoning is compatible with the Future Land Use Map, the RM-1 zoning is being requested since single family homes are less suitable due to the property's shape and location.

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.

This will be achieved by following the policies for infill and redevelopment, and by creating nodal development tied to transportation, healthcare, schools, jobs, workforce, and housing.

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

The property is already zoned residential and changing the type won't impact the balance of land uses.

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

The total possible residents is relatively small with just eight units and the current service will be able to sufficiently handle the increase.

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

No impact to the existing land use pattern surrounding this property is possible since it only has three adjacent properties and two are separated by a river. All already have improvements.

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

This is not possible due to the location of the property and the existing adjacent properties.

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.

A traffic impact analysis will be conducted and it is expected to demonstrate that the project will only generate approximately 100 daily trips or 20 trips during peak hour, which is consistent with the planned infrastructure capacity.

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.

The impact is minimal due to the size and should be satisfied by the tax revenue generated.

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

This will be mitigated by preparing an SWPP, complying with the erosion control plans as designed by the civil engineer, and following the setbacks from the river.

The air quality and water quantity impacts are minimal due to the small size of this project.

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.

The proposed zoning should increase the value of adjacent properties by providing a high quality design and similar use.

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.

It seems that if the property could have been used as it is currently zoned, it would have already been done. It only makes sense to increase the density, otherwise the property will continue to sit vacant. If it were rezoned to something else, it would be a detriment to adjacent properties. The proposed zoning is the logical and practical solution.

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

The future use of this property will increase the aesthetic effect in this area by having residences that are close to the road, giving it more of a neighborhood feel. The proposed development is designed to be architecturally compatible with the surrounding area, with a focus on blending seamlessly into the existing neighborhood character.

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 additional conditions that would support grounds for either approval or disapproval of this zoning proposal.

PROJECT OVERVIEW

These are estimated sizes and are subject to change upon final design.

- **Units:** 8 townhomes in a linear row, targeting families.
- **Middle Units (6):** Identical, ~2,000 sq ft, 26 ft wide x 50 ft deep, 3 stories, 4bd/4ba, 2-car garage.
- **End Units (2):** Slightly larger, ~2,200 sq ft, 30 ft wide x 48 ft deep, 3 stories, 4bd/4ba, 2-car garage.

Typical Unit Floorplan

- **Ground Floor**
 - **2-Car Garage:** 20' x 20' (400 sq ft), side-by-side, with storage and interior entry.
 - **Foyer/Mudroom:** 60 sq ft, with coat closet and built-in bench.
 - **Living Room:** 250 sq ft, front-facing, large windows.
 - **Kitchen:** 200 sq ft, with island (seats 4), walk-in pantry, double oven.
 - **Dining Area:** 150 sq ft, adjacent to kitchen, fits table for 6–8.
 - **Powder Room (Bathroom #1):** 40 sq ft, with toilet and vanity.
 - **Stairs:** Centralized, with under-stair storage.
- **Second Floor**
 - **Master Suite (Bedroom #1):** 300 sq ft.
 - Bedroom: 200 sq ft, fits king bed and sitting area.
 - Ensuite Bathroom (Bathroom #2): 80 sq ft, with double vanity, shower, tub, private toilet.
 - Walk-in Closet: 20 sq ft.
 - **Bedroom #2:** 130 sq ft, with side windows, for playroom or office.
 - **Bedroom #3:** 120 sq ft, with closet, for child or guest.
 - **Bedroom #4:** 150 sq ft, with closet, fits queen bed and desk.
 - **Bathroom #3:** 60 sq ft, full bath with tub/shower combo.
 - **Laundry Room:** 40 sq ft, with washer/dryer and folding counter.