



355 Oneta Street, Suite D100, Athens, GA 30601 • waengineering.com • 706.310.0400

295 East Dougherty

November 14, 2025 – W&A File #230369

REQUEST SUMMARY

Applicant:	W&A Engineering, Georgia
Location:	295 E. Dougherty Street
Tax Parcel:	A portion of 163D3 L002
Size:	0.902 Acres
Current Use:	Hotel
Current Zoning:	C-D (Dougherty Street)
Proposed Zoning:	G
Current FLU:	Downtown
Proposed FLU:	Downtown

INTRODUCTION

The purpose of this submittal is to rezone a 0.902-acre portion of property from C-D (Commercial Downtown; Dougherty Street Downtown Design Area) to G (Government), in accordance with a proposed Development Agreement between the Athens-Clarke County Unified Government (ACCUG), the Athens Downtown Development Authority (ADDA) and a private developer, Core Spaces to redevelop the existing Hotel Abacus site. The subject tract is part of an existing 3.8-acre tract with a current conforming hotel use. The subject tract fronts portions of North Avenue and a proposed extension of Hoyt Street... A final plat depicting the subject property's recombination from the existing 3.8-acre parent tract is currently under administrative review by staff.

Per the proposed Development Agreement currently under consideration by the Mayor and Commission, the redevelopment of existing Hotel Abacus site would include an exchange of real estate and other benefits as outlined in the proposed Development Agreement. If executed, Athens-Clarke County Unified Government would transfer ownership of properties fronting North Jackson Street in exchange for the 0.902-acre subject property and other benefits. Part of the exchange also includes the construction of a proposed public parking deck for the Athens Downtown Development Authority (ADDA) to be built on the subject rezone tract.

An aerial image of the existing site conditions and the limit of this request is shown in **Figure 1 – Subject Property**.



FIGURE 1 – SUBJECT PROPERTY

THE REQUEST

The property is currently zoned C-D (Commercial-Downtown). The requested rezone to (G) Government would permit the proposed public/private partnership to achieve the policy recommendations of the 2023 Comprehensive Plan and the construction of the proposed public parking garage.

Future Land Use Map and Comprehensive Plan Compatibility

The Future Land Use Map indicates that the subject property is currently designated as Downtown. The proposed rezoning is compatible with the Future Land Use designation, per Sec. 9-4-18 and no change to the Future Land Use Plan is proposed.

The 2023 Comprehensive Plan recommends the following goals, strategies, and policies which support the approval of the proposed request:

- Policy: Encourage the development of Downtown as a vibrant and diverse center for living, visiting, and doing business.
- Policy: Improve accessibility to commercial/business nodes throughout the county, with special attention to the Georgia Square Mall area and Atlanta highway corridor, Hawthorne Avenue, Downtown, the Lexington Road corridor, Epps Bridge Road, North Avenue and the Barnett Shoals corridor through Athens' East Side.
- Needs and Opportunities: Examine new public/private partnerships similar to the Washington Street Parking Deck.

Balance of Land Uses

The proposed rezoning is part of a larger proposed Development Agreement. Which will result in a net increase in Commercial-Downtown zoned property (and corresponding decrease in Government-zoned property) of 1.783 acres. This change will not appreciably affect the balance of land uses in Athens-Clarke County.

Existing Land Use Pattern

The subject property adjoins existing Government-zoned property and will not create an isolated district.

Impact on Public Services

The proposed zoning designation of (G) Government for the subject tract is compatible with the Future Land Use and has no appreciable impact on existing public services.

Population

The proposed rezoning of the subject tract will not result in an increase in population.

Environmental Impact

The subject property does not contain any identified wetlands, environmental areas, or flood hazard areas.

Development Agreement

The Mayor and Commission are currently considering a Development Agreement between the Athens-Clarke County Unified Government (ACCUG), the Athens Downtown Development Authority (ADDA), and a private developer, Core Spaces. This Development Agreement outlines specific agreements between the parties, including the rezone of this subject tract as part of the Agreement. The intended use of this tract is for a public parking garage to be owned and operated by the Athens Downtown Development Authority (ADDA).

CONCLUSION

The proposed rezone of the subject tract will facilitate redevelopment of the current Hotel Abacus tract including the redevelopment of two tracts along Jackson Street that are currently owned by the Athens-Clarke County Unified Government (ACCUG) as outlined in the referenced Development Agreement. The proposed zoning and use are compatible with the Future Land Use Plan and the goals of the 2023 Comprehensive Land Use Plan.