

ATHENS-CLARKE COUNTY
Rezone Request

THE RIDGE AT MCNUTT CREEK

REZONE NARRATIVE
December 2025

ADDRESS

1930 New Jimmie Daniel Rd,
Athens, GA 30606

Parcels to be rezoned fully to RM-2:
044 034A

CURRENT ZONING

E-I (EMPLOYMENT INDUSTRIAL)

PROPOSED ZONING

RM-2 (Mixed Density Residential)



CARTER
ENGINEERING

PROJECT OVERVIEW + LOCATION

The properties proposed for rezoning are situated on New Jimmie Daniel Road, specifically identified as parcel 044 034A. This parcel is currently zoned E-I (Employment Industrial). The intent of this rezoning application is to rezone the subject property as RM-2 (Mixed Density Residential). According to the recorded plats provided in the application, the total development area encompasses 6 acres.

The current E-I zoning designation restricts all residential subdivisions by permitting only industrial uses. However, this proposed rezoning presents a valuable opportunity to establish a thoughtfully designed, residential community that contributes to the local economy while enhancing the overall quality of life for Athens-Clarke County residents. The development is planned as a residential townhome neighborhood consisting of 32 units.

Homes within the community will range in price from approximately \$300,000 and up, with a minimum size of 1,500 square feet. All residences will be “stick-built” on-site, and each home will be owner occupied or leased. The neighborhood will feature lots with a minimum size of 0.04 acres, as well as sidewalks designed to promote connectivity and walkability. Residents will enjoy the convenience of nearby access to New Jimmie Daniel Road while promoting the residential character that makes Athens-Clarke County a desirable place to live.

This development aligns with the surrounding community’s values, providing an opportunity for responsible growth that complements the recently developed residential areas while preserving the natural beauty of the region. It is a chance to build a vibrant neighborhood that contributes positively to the city’s future while respecting its character and lifestyle.

CURRENT USE + SITE DESCRIPTION

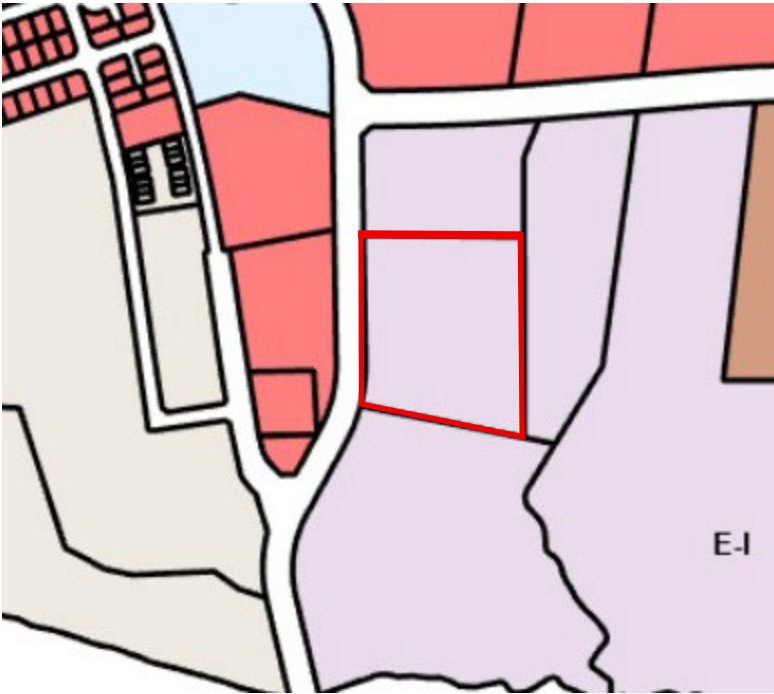
The subject site is located along New Jimmie Daniel Road. Currently undeveloped, the land is vacant with a large, wooded area. Drainage primarily flows into the nearby creek located on the right side of the property and to the adjacent properties.

The site is bordered by industrial properties to the north, south and east, with commercial and residential properties to the west. The New Jimmie Daniel Road Townhome Development provides access from New Jimmie Daniel Road on the frontage of the parcel.

TYPE OF OWNERSHIP

All residential homes will be owner occupied or leased. All creek, stormwater pond, and wetland buffer and boundary areas are required to be placed in a protective easement.

EXISTING ZONING + PROPOSED ZONING

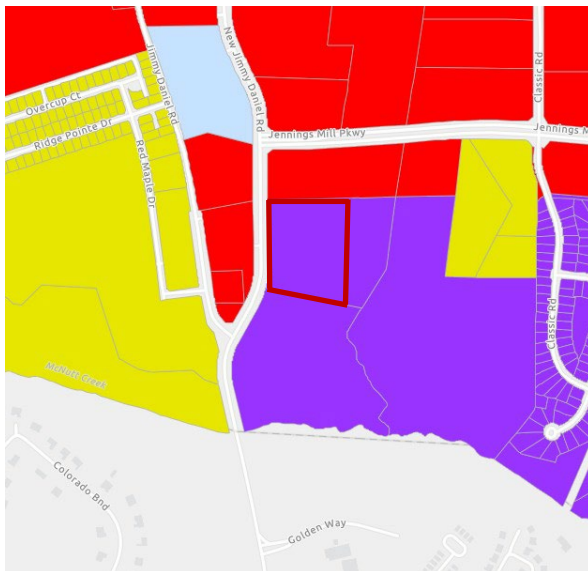


As shown in Figure 1, outlined in red, a portion of the properties to the north and west are currently zoned C-G and RM-1, with the remaining surrounding properties zoned E-I. The proposed rezoning to RM-2 aligns with the recent rezoning update patterns and will facilitate measured residential growth. While the current zoning discourages land subdivision to limit demands on public services, the surrounding area is well-positioned to support responsible growth. Rezoning this site to RM-2 will allow for the expansion of a thriving residential community, fostering connectivity and enhancing the area's appeal for families and future residents.

This development presents a valuable opportunity to contribute to the county's long-term vision for sustainable growth.

Figure 1 Existing Zoning Map

ATHENS-CLARKE COUNTY FUTURE LAND USE MAP



While the proposed rezoning request doesn't align with the Future Development Map of Athens-Clarke County, as shown in Figure 2, with the site outlined in red. The surrounding parcels are designated as Mixed Density Residential, General Business, and Employment. Rezoning would promote meaningful growth and development that would further align with the Future Land Use Plan and contribute positively to the county.

The proposed use and development are in alignment with the county's vision for future growth as per recent rezoning proposals in the area, contributing to the long-term planning objectives of Athens-Clarke County.

Figure 2 Future Land Use Map

PROPOSED USE + SITE DESIGN

All homes will be built on lots with a minimum acreage of 0.04 acres. Residential units will have a minimum square footage of 1,500 square feet, totaling a proposed 32 units.

Each lot will utilize public water and sewer systems as provided by Athens-Clarke County. The development will be accessed from New Jimmie Daniel Road. The site will be equipped with all necessary utilities in accordance with the Athens-Clarke County Unified Development Code.

VEHICULAR ACCESS

The development will feature a primary access point with a two-way entrance off New Jimmie Daniel Road. No lots will access external roads. All lots will access internal streets. All access points will be designed and constructed in compliance with Athens-Clarke County ordinances and regulations.

TRAFFIC GENERATION

A Trip Generation Analysis has been prepared for the site by referencing the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition). The ITE is the industry standard source for providing and analyzing trip generation for various land uses. In summary, the analysis does not find any adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections. The negligible increase in traffic will not negatively affect existing infrastructure. The following calculations are based on dwelling units.

LAND USE	ITE CODE	ADT 2-WAY (PAGE 219)	AM PEAK HOUR (PAGE 220)			PM PEAK HOURS (PAGE 221)		
			AM HOUR	IN	OUT	PM HOUR	IN	OUT
NEW JIMMIE DANIEL ROAD (SINGLE FAMILY RESIDENTIAL 32 UNITS)	210	289	22	6	16	29	18	11

IMPACT TO LOCAL TRAFFIC

Per Athens-Clarke County Traffic Data by Road Name, New Jimmie Daniel Road receives an Average Daily Trip volume of 5,900 vehicles. The additional 22 AM peak hour vehicles are a 1% increase, and the additional 29 PM peak hour vehicles are a 1% increase to the existing infrastructure and will result in a negligible increase in overall density.

IMPACT TO SCHOOL SYSTEM

There are no reasons to believe that this rezoning would negatively impact the school system. As demonstrated in Figure 3, Athens Clarke County Schools have seen consistent decline over the last 8 years, with a decrease of 495 students, an average decline of 50 students per year. With the proposed addition of 32 homes, it is projected that this could contribute approximately 1-2 students per home, adding around 64 students to the system. While this conflicts with the ongoing decline in growth, it reflects the pre-2017 average increase growth and would be well within the capacity of the school system to accommodate.

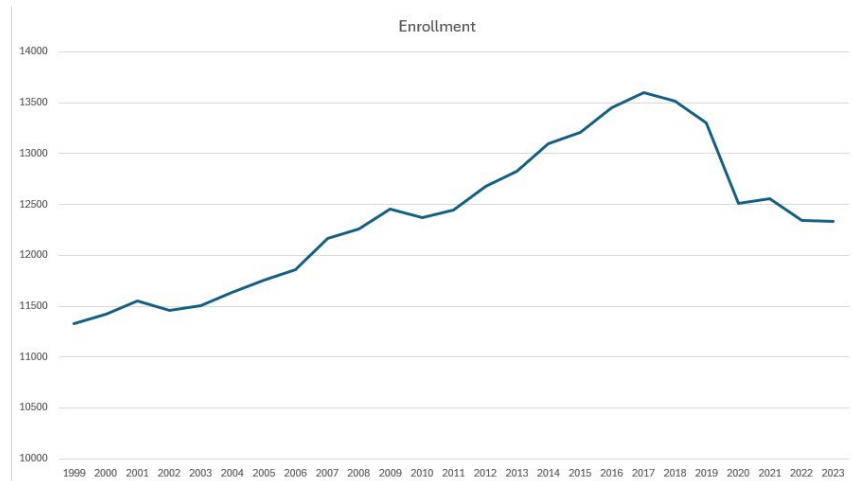


Figure 1 Total Enrollment Per Year Athens Clarke County Schools

Moreover, Athens-Clarke County Schools currently hold a 12:1 Student-Teacher Ratio, in comparison the national average has a 16:1 Student-Teacher Ratio. Cleveland Road Elementary School has current enrollment of 264 and an 8:1 Student-Teacher Ratio, Burney-Harris-Lyons Middle School has a current enrollment of 718 and a 12:1 Student-Teacher Ratio, and Clarke Central High School has a current enrollment of 1,842 and a 16:1 Student-Teacher Ratio. These schools are well-equipped to handle future enrollment such as a new neighborhood planned south of this property, will further contribute to growth in the area.

This thoughtful, phased development approach ensures both the housing market and the school system can grow in tandem, meeting the needs of new residents while maintaining a high quality of education for all students.

Reference:

Clarke County School District, Georgia. Ballotpedia. (n.d.). https://ballotpedia.org/Clarke_County_School_District,_Georgia#Students

UTILITIES + PUBLIC SERVICES

The proposed development will require domestic water and fire protection services, which will be provided by the Athens-Clarke County Utility Department. Dry utilities, including electricity, cable, and internet, will be coordinated with individual service providers as needed, in compliance with the Athens-Clarke County Unified Development Code. All planned and required utilities for the project will be installed underground to enhance reliability and aesthetics.

Water Supply: The development's water supply will be provided by Athens-Clarke County Utility Department. Water service is proposed to connect to an existing 8" water main along New Jimmie Daniel Road, as indicated by the red circle in Figure 4.



Figure 4: Existing Water Main Along New Jimmie Daniel Road

Probable Water Demands and Assumptions:

Single Family Residential: ASSUME 300 GPD/SFR

32 Single Family Homes Proposed

Formula: $300 \times 32 = 9,600$ GPD

PEAK HOUR DEMAND: 2.4×3 (Peak Factor) = 16 GPM

Note: Probable Water Demand and Peak Demand figures will increase during summer months with intense lawn sprinkler use if connected to the county supply line.

SEWAGE: Sewer is proposed to meet existing Sanitary Sewer Manhole line to the southwest of property.

EASEMENTS: Waterline easements and drainage easements will be dedicated to Athens-Clarke County. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility connection.

STORMWATER MANAGEMENT

The proposed stormwater management system will be designed to meet local, state, and federal regulations and requirements. There is one proposed stormwater pond, an existing creek, and existing lake dedicated to help control drainage throughout the development.

PROJECT IDENTITY + SIGNAGE

A proposed monument sign with the subdivision's name is proposed for the site.

AMENITIES + RECREATIONAL AREAS

There will be a playground amenity area to be dedicated within the proposed development. The property will also have a designated area for Cluster Box Units. There are no other recreational areas planned for this development.

LAND DEDICATED FOR PUBLIC USE + OPEN SPACE PROVISIONS

The proposed access road is a portion of the property designated for public use. This development will provide a minimum of 8% of the total lot area in open space as part of this rezoning request.

SIDEWALKS, CURB AND GUTTER, + PEDESTRIAN CIRCULATION

The development will include privately maintained curb and gutter streets required sidewalks throughout. Handicap-accessible ramps will be installed at all designated crosswalks to ensure compliance with accessibility standards. The pedestrian circulation plan is designed to balance vehicular and pedestrian traffic, enhancing walkability with a sidewalk fronting all residential lots. Subtle grade transitions will facilitate smooth and accessible movement throughout the community. Sidewalks will be installed after home construction and the completion of all underground utility services.

ENVIRONMENTAL IMPACTS + BUFFERING

There are environmentally sensitive areas on this property. The area is in a minimal flood hazard zone as shown on the concept plan. A Stormwater Management Plan and Erosion Control Plan will be prepared to mitigate any necessary or expected offsite impacts during the construction process. A 25-foot creek buffer and a 75-foot ACC riparian buffer is required along the existing creek located within the property as well as a wetland boundary. Furthermore, there is also a proposed stormwater pond located to the right of the property with a required 25-foot buffer. These buffer zones and boundaries will help to retain natural beauty and protect existing vegetation. All creek, wetland, and pond buffers and boundaries will be permanently protected from further development after initial construction.

LIGHTING

Outdoor lighting (streetlights) may be provided for security purposes. Any proposed outdoor lighting fixtures for this development will be full-cutoff and fully shielded to minimize impact to surrounding properties. All lighting fixtures and layout shall adhere to all standards and specifications set forth in the Athens-Clarke County Code of Ordinances.

TRASH DISPOSAL + RECYCLING

All solid waste disposal and screening requirements deemed necessary shall be in accordance with the Athens-Clarke County Code and shall be applied for as development plans are submitted. Solid waste will be collected onsite by Athens-Clarke County solid waste disposal services and disposed of accordingly.



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