

Athens-Clarke County, Georgia

**REDEVELOPMENT PLAN**

**“Lexington Road Tax Allocation District”**

Tax Allocation District Number 6- Unified Government of Athens-Clarke  
County, Georgia

**Redevelopment Plan**

**2020**

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CROSS-REFERENCE GUIDE		
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<b>O.C.G.A. Sec. 36-44-3(7)</b>	QUALIFICATION AS REDEVELOPMENT AREA	
<b>SUBSECTION</b>	<b>REQUIREMENT</b>	<b>SECTION OF PLAN</b>
	an urbanized area as determined by current data from the United States Bureau of the Census,	V
	OR	
	an area presently served by sewer,	V
	AND, one or more of	V
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<b>B</b>	“deteriorating area,”	V
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## I. INTRODUCTION, PROPOSAL AND PUBLIC BENEFITS

### Introduction

Athens-Clarke County is located in Northeast Georgia, and of the 159 counties in the state, Athens-Clarke County is the smallest in land mass measuring roughly 121 square miles. The fact that Athens-Clarke County has always been constrained in size significantly impacts its sense of place. On average, Athens-Clarke County increases in population between 1% - 1.5% annually.

The “Classic City” has long been described as having a uniquely vibrant quality that is evidenced both in its social demographics and physically built environment. As such, the community strives to maintain the local character that embodies both people and place. Additional income through well-paying jobs could in turn help residents pursue better housing that is made to be affordable.

With regard to the economy, there was a major shift in employment from manufacturing to health care. Along with health care, the dominant employment sectors were related to social assistance, retail trade, accommodations, and food service. Manufacturing is still significant though, coming in fourth overall. Self-employment is also growing, increasing by an estimated 35% since 2005. More than 40,000 workers commute into the community while 18,000 people leave for work outside of the county. Only 20,000 people live and work in the county. About 60% of residents rent versus owning homes.

### Proposal

The creation of a tax allocation district is authorized in Georgia under the Redevelopment Powers Law, Official Code of Georgia Annotated Chapter 44, Title 36 (the “**Redevelopment Powers Law**”). A tax allocation district provides the sources of the funds described herein (“**TAD Funds**”) to pay ““**Redevelopment Costs**”, as defined in O.C.G.A. Section 36-44-3(8), part of the Redevelopment Powers Law. As used herein, a “**Redevelopment Project**” is a project referred to in O.C.G.A. Section 36-44-3(9)(D), part of the Redevelopment Powers Law, that is authorized by this Redevelopment Plan.

Pursuant to the Redevelopment Powers Law, the Unified Government of Athens-Clarke County, Georgia (“**ACC**”) gained redevelopment powers under 2006 Ga. Laws p. 3690, approved by the electors in a referendum on November 7, 2006. The Redevelopment Powers Law provides for ACC to create or designate a redevelopment agency (the entity serving as such at the time in the relevant area, the “**Redevelopment Agency**”).

On October 4, 2011, the Mayor and Commission adopted a resolution designating themselves as the Redevelopment Agency. References herein to actions by the ACC or the Mayor and Commission that are among the redevelopment powers delegated to the Redevelopment Agency by such resolution, or that the Redevelopment Powers Law specifies are to be taken by the Redevelopment Agency, shall be deemed references to the Redevelopment Agency. By the adoption of its resolution approving this Redevelopment Plan, the Mayor and Commission are making the findings and determinations set forth herein.

Accordingly, the Redevelopment Agency proposes to address the redevelopment of the Redevelopment Area by the adoption by ACC of this Redevelopment Plan, in accordance with the Redevelopment Powers Law. Such adoption and the satisfaction of the related requirements of the Redevelopment Powers Law, will result in the creation of a tax allocation district that shall be named: "Tax Allocation District Number 6- Unified Government of Athens-Clarke County, Georgia." Such tax allocation district may be referred to in this Redevelopment Plan as the "**Lexington Road Tax Allocation District**", or "**TAD 6**".

TAD 6 and the Redevelopment Area will be co-terminous; *i.e.*, there will be one tax allocation district, which will encompass the entire Redevelopment Area.

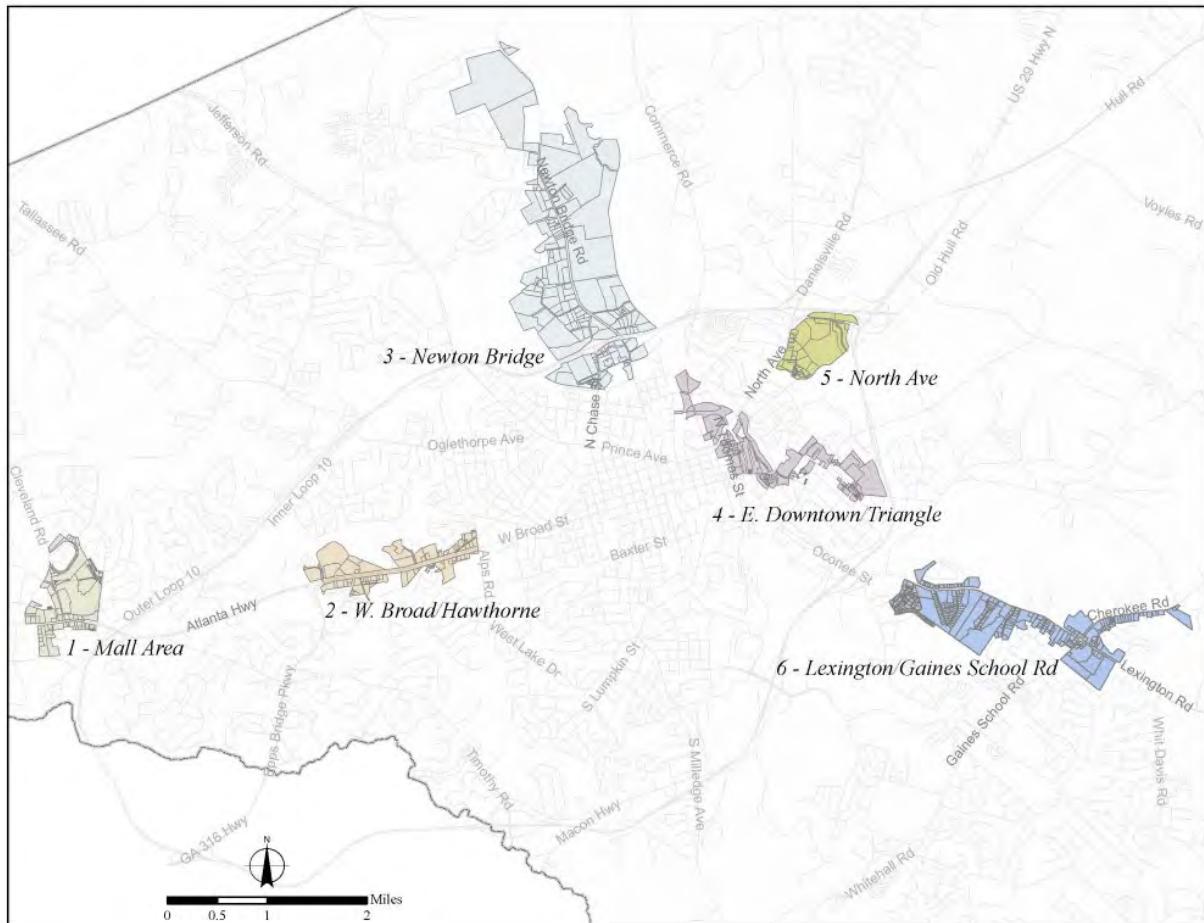
### **Public Benefits**

The specific benefits to the residents of ACC from the creation of TAD 6 include:

- New private capital investment on property located in an area that historically has been underserved by private investment and development;
- Creation of jobs in the professional, business and service industries with substantial new office, research and retail development;
- Creation of new shopping, recreation and entertainment opportunities;
- Creation of a more vibrant neighborhood environment by expanding residential opportunities;
- Creation of affordable housing accessible to employees in professional, business and service industries;
- Improved bike, pedestrian and vehicle access to shopping, employment and regional transportation;
- Improved infrastructure of water, sewer and fiber data lines;
- Efficient storm water management;
- Connectivity between downtown, the East Side of Athens, residential and multifamily neighborhoods, commercial/retail, Satterfield Park, and the Athens-Ben Epps Airport;
- Establishment of neighborhood gathering places;
- Attraction of new customers for existing local businesses; and
- New annual sales tax revenues.

## Tax Allocation Districts- A Coordinated Effort

This proposed TAD 6 is only one element of a coordinated effort that ACC is making to assist areas within its borders that are in need of redevelopment assistance. This effort includes the creation of 6 proposed tax allocation districts, including this TAD 6. Below is a map showing the approximate locations of all proposed districts as well as a key identifying them.



This Redevelopment Plan, however, is only for TAD 6.

### Community Benefits Agreements

The Unified Government recognizes the importance of balanced and equitable development of ACC in a manner that preserves the dignity of existing residents and ensures equal participation by all residents in the many benefits, direct and indirect, of tax allocation district projects. It is an underlying policy of this Redevelopment Plan that, in the event that private sector capital projects receive TAD Funds, there shall be development agreements or funding agreements (each, a **“Community Benefits Agreement”**) that accompany such projects that contain certain community benefit principles. These principles and a community benefit policy shall be

developed with community input and included within the agreements to be approved by the Unified Government.

### **Citizens Advisory Committees**

As an additional measure to ensure the effectiveness of its tax allocation districts and their accountability to the citizens of ACC, the Unified Government by ordinance will create a committee (Committee), styled the “ \_\_\_\_\_ [name of TAD] Advisory Committee”, or equivalent, for each tax allocation district.

Each Committee will have as its purpose making recommendations to ACC and its Redevelopment Agency on the use of TAD Funds within the redevelopment area of the district and the effective and equitable implementation of the redevelopment plan for the district. For additional information regarding these Committees, see “REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA- Goals and Priorities,” below.

## II. TAX ALLOCATION DISTRICT OVERVIEW

Under the Redevelopment Powers Law, a tax allocation district is a tool used to publicly finance redevelopment costs in a redevelopment area.

The source of the funding for the tax allocation district is the positive tax allocation increment (defined below), which is limited to the growth in certain district *ad valorem* property taxes, unless specific action is taken to also use district general fund revenues.

The revenues derived from the tax allocation district are placed in a special fund for the tax allocation district and are used to pay Redevelopment Costs directly, or to repay “**tax allocation bonds**”) issued to finance the Redevelopment Costs, such term being defined in O.C.G.A. Section 36-44-3(12), part of the Redevelopment Powers Law and including bonds, notes and other obligations.

The Redevelopment Powers Law was amended in 2001 to expand the definition of a redevelopment area, which has enabled communities to use the tax allocation district financial tool in more areas than prior to the amendment. As a result, tax allocation districts have become a popular economic development tool in Georgia. Similar districts outside Georgia are commonly referred to as “TIF” (tax increment financing) districts. All states and the District of Columbia use some form of tax allocation district/TIF financing. Since the 1970’s, these states have completed hundreds of projects using tax allocation district/tax increment financing. Georgia only began to use tax allocation districts in a substantial way in 1999 with the approval of two major tax allocation districts in Atlanta. Since then, the number of tax allocation districts in Georgia has increased significantly. Tax allocation districts, and the financing they enable, offer important tools for cities and counties to use in attracting investment into underdeveloped areas.

There are also other advantages to the use of tax allocation districts:

- **General.** Tax allocation district financing has been used to successfully address site-specific development problems while achieving broader economic development objectives, resulting in greater, long-term economic benefits to those cities and counties where they are located.
- **A stronger economic base.** Private development that would not have otherwise occurred without the tax allocation district designation can be attracted by this incentive.
- **Redevelopment is supported without additional taxes.** Redevelopment is effectively promoted without tapping into general funds or levying special assessments on property owners throughout the local government.
- **Tax allocation district/tax increment financing is a well-known incentive.** With tax allocation district/tax increment financing being widespread across the country, the incentive is known and understood by private sector developers.

Other communities have found such financing an effective way to lure private development, attract new industry, create more jobs, and, ultimately, expand an area's tax base.

- **Tax allocation districts have a strong track record of promoting redevelopment.** This technique has a strong track record of attracting private investment on a nationwide basis and in Georgia.

### III. PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS

For purposes of this Redevelopment Plan and O.C.G.A. Section 36-44-3(9)(N):

1. Only the “**positive tax allocation increment**” of TAD 6, as defined in O.C.G.A. Section 36-44-3(14), levied on real property will be used to pay Redevelopment Costs (directly, or indirectly such as through the repayment of tax allocation bonds).
2. In accordance with the provisions of O.C.G.A. Section 36-44-3(1), *ad valorem* property taxes used in the computing of tax allocation increments will not include *ad valorem* property taxes levied to repay bonded indebtedness.
3. Inasmuch as ACC’s resolution creating the TAD will not provide for their inclusion in the computing of tax allocation increments, excluded from such computation will be *ad valorem* property taxes levied on:
  - a. personal property;
  - b. motor vehicles; and
  - c. the assessed value of property owned by public utilities and railroads.

Accordingly, among other things, general fund revenues of the TAD, such as from the local option sales tax (“**LOST**”), general business licenses, and hotel/motel taxes, will not be used to pay Redevelopment Costs.

In order for the Redevelopment Area to reach its full potential, it will be necessary for consents to be obtained from this public body for the specified property taxes to be included in the computation of the TAD’s tax allocation increments:

- 1) the Clarke County Board of Education, as to the Clarke County School District’s M&O real estate property taxes.

Should this public body refuse such consent, the funds derived from the TAD are unlikely to be sufficient for the quality or density of redevelopment needed to achieve the City’s objectives and ameliorate long term trends.

Subject to the above, the table below lists the *ad valorem* taxes for computing property tax increments for purposes of this Redevelopment Plan.

<b>Applicable 2020 Millage Rates (per \$1,000)</b>	
<b>ACC M&amp;O</b>	<b>13.70</b>
<b>Clarke County School District M&amp;O (subject to Board of Education consent)</b>	<b>20.000</b>
<b>Total TAD 6 Millage</b>	<b>33.70</b>

In accordance with general Georgia property tax law, the determination of property taxes will involve subtraction of any exemptions and credits, as appropriate.

## IV. REDEVELOPMENT AREA

### Boundaries of the Redevelopment Area; Existing Uses

The “**Redevelopment Area**” proposed for this Redevelopment Plan consists of 309 parcels totaling 393.7 acres. TAD 6 is described as follows:

The boundaries for TAD 6 center upon the main arterial route of Lexington Road. Located southeast of Downtown Athens, the TAD bounds follow Lexington Road from Johnson Drive east toward Cooper Road, along with a small stretch of parcels that extend along Gaines School Road and Cherokee Road. General in description, the exact perimeter of the district is specifically detailed in the official delineated map. In total, this area accounts for 393.7 acres amongst 309 individual parcels.

Just north of the TAD is the Athens Ben Epps Airport, a major feature with little visibility along Lexington Road. While the airport does not currently provide commercial flights, the Airport Overlay can impact redevelopment in this area, as it can restrict land uses and dictate parcel sizes within its boundaries. In addition, many parcels along the Lexington Road frontage are already small, which can also create difficulties with redevelopment.

The close proximity to the Loop 10 Athens Perimeter Highway and its multiple intersections leads this area to experience significant traffic congestion during peak hours, which can lower the desirability of the corridor for shoppers during these times. Retail presence has also struggled along the corridor; while there are a few larger retail stores (Lowes, Walgreen’s, Ollie’s, CVS) which anchor the corridor, many of the smaller establishments are housed within older structures that are in need of rehabilitation or redevelopment.

The high amounts of traffic congestion and the lack of bike and pedestrian infrastructure along the corridor has led to poor connectivity and low walkability scores. Despite close proximity to both the Firefly Greenway Trail and the East Campus Corridor Trail Greenway, the lack of bike lanes or sidewalk connectivity limits any form of safe access from the TAD boundaries for those on bike or foot.

Environmentally, there are small streams sporadically distributed throughout TAD 6. Both recognized wetlands and floodplain are factors that can impact redevelopment in this area.

Maps specifying the boundaries of the proposed tax allocation district and showing existing uses and conditions of real property in the proposed tax allocation district are contained on Appendices A-1 through A-4 and Appendix H.

A listing of all parcels within the Redevelopment Area is located in Appendix B.

The specifications above are made in accordance with O.C.G.A. Section 36-44-3(9)(A).

## **V. GROUNDS FOR THE EXERCISE OF REDEVELOPMENT POWERS**

### **A “redevelopment area” under the Redevelopment Powers Law**

In order to create a tax allocation district, a “redevelopment plan” must first be approved in accordance with the Redevelopment Powers Law, which includes a qualified “redevelopment area.” In order to qualify, a redevelopment area must meet the definition set forth in O.C.G.A. Section 36-44-3(7), part of the Redevelopment Powers Law, as follows:

“redevelopment area” means an urbanized area as determined by current data from the U.S. Bureau of the Census or an area presently served by sewer that qualifies as a “blighted or distressed area,” a “deteriorating area,” or an “area with inadequate infrastructure”

### **Why the Redevelopment Area Qualifies as a “redevelopment area” under the Redevelopment Powers Law**

#### **General**

The Redevelopment Area qualifies as a “redevelopment area” under the Redevelopment Powers Law as it is (i) a blighted or distressed area and an area with inadequate infrastructure, and (ii) is an urbanized area and is an area presently served by sewer.

Regarding its “urbanized area” status, the Redevelopment Area is located within an area of ACC that the U.S. Bureau of the Census includes as an “urbanized area” in 77 Fed. Reg. 18651.

Regarding its status as an area presently served by sewer, this is confirmed by Appendix F. Sewer is not equally present throughout the entirety of TAD 6. In fact, sewer capacity must be addressed in order for the goals of ACC for the Redevelopment Area after redevelopment to be met. However, the Redevelopment Area clearly is served by sewer to the extent necessary to meet the intent of the Redevelopment Powers Law for qualification as a redevelopment area.

#### ***O.C.G.A. Section 36-44-3(7)(A)-- “blighted or distressed area”***

Under the Redevelopment Powers Law, a “blighted or distressed area” is an area that is experiencing one or more conditions of blight as evidenced by:

- 1) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;

- 2) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures; the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;
- 3) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average.

For purposes of this section, ACC is focusing on the second condition of blight.

#### Regarding the second condition of blight

The study and investigation of the proposed Redevelopment Area conducted by the Redevelopment Agency and ACC Staff also concluded that: "The high amounts of traffic congestion and the lack of bike and pedestrian infrastructure along the corridor has led to poor connectivity and low walkability scores. Despite close proximity to both the Firefly Greenway Trail and the East Campus Corridor Trail Greenway, the lack of bike lanes or sidewalk connectivity limits any form of safe access from the TAD boundaries for those on bike or foot." See "REDEVELOPMENT AREA- Boundaries of the Redevelopment Area; Existing Uses," above.

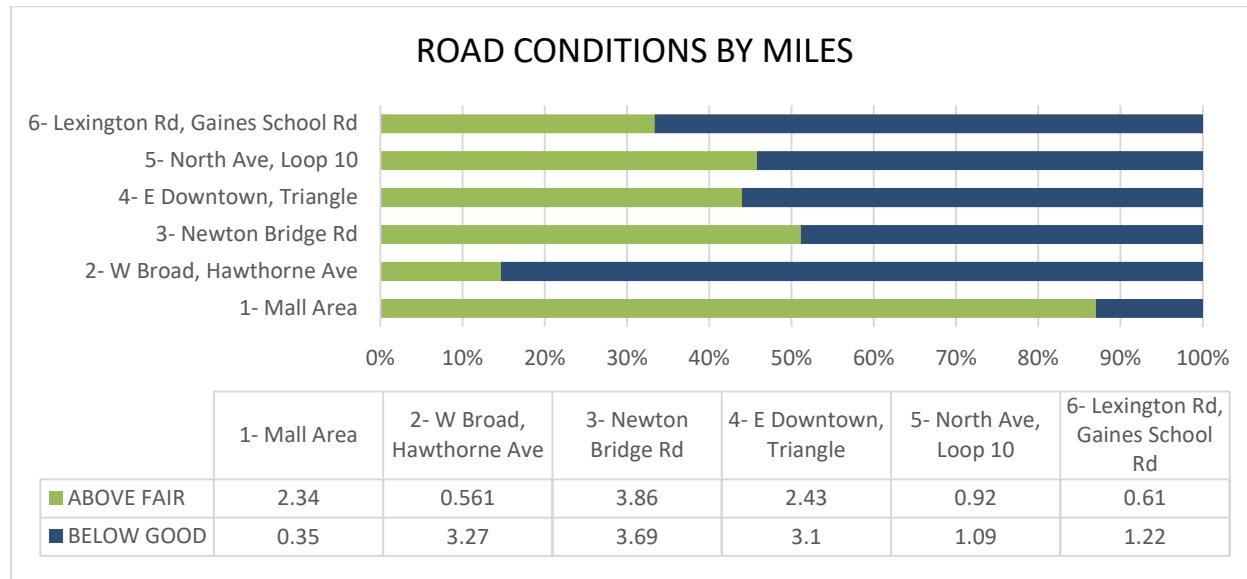
Regarding transportation facilities, walking and biking today are alternative means of transportation and transit. See Appendix G-2 hereto, showing inadequate pedestrian and bike infrastructure within the Redevelopment Area.

Specifically, the proposed TAD 6 has approximately 1.12 miles of bike lanes, and 3.09 miles of sidewalk, for an approximate total of 4.21 miles of Pedestrian and Bike Infrastructure within the redevelopment area. The bike infrastructure consists of two individual stretches: Gaines School Rd. from Maison Dr. to Lexington Rd. is approximately 0.23 miles; Cherokee Rd. from Lexington Rd. to Beaverdam Rd. is approximately 0.89 miles. The remaining sidewalk infrastructure is as follows: Edgewater Dr. from Indiana Ave. to the end is approximately 0.4 miles; Lexington Rd. from Johnson Dr. to Lexington Hts. is approximately 0.27 miles; Lexington Rd. from Lexington Hts. to Jail Rd. is approximately 0.78 miles; Lexington Rd. from Springtree Rd. to Cooper Rd. is approximately 0.7 miles; Gaines School Rd. from Maison Dr. to Lexington Rd. is approximately 0.23 miles; Cherokee Rd. from Lexington Rd. to Morningview Dr. is approximately 0.35 miles; Morningview Dr from Cherokee Rd. is approximately 0.08 miles; Beaverdam Rd. from Cherokee Rd. is approximately 0.03 miles; E. Meadow Dr. from Lexington Rd. to Meadow Ln. is approximately 0.15 miles; Cooper Rd. from Lexington Rd. to before Deer Pkwy is approximately 0.1 miles.

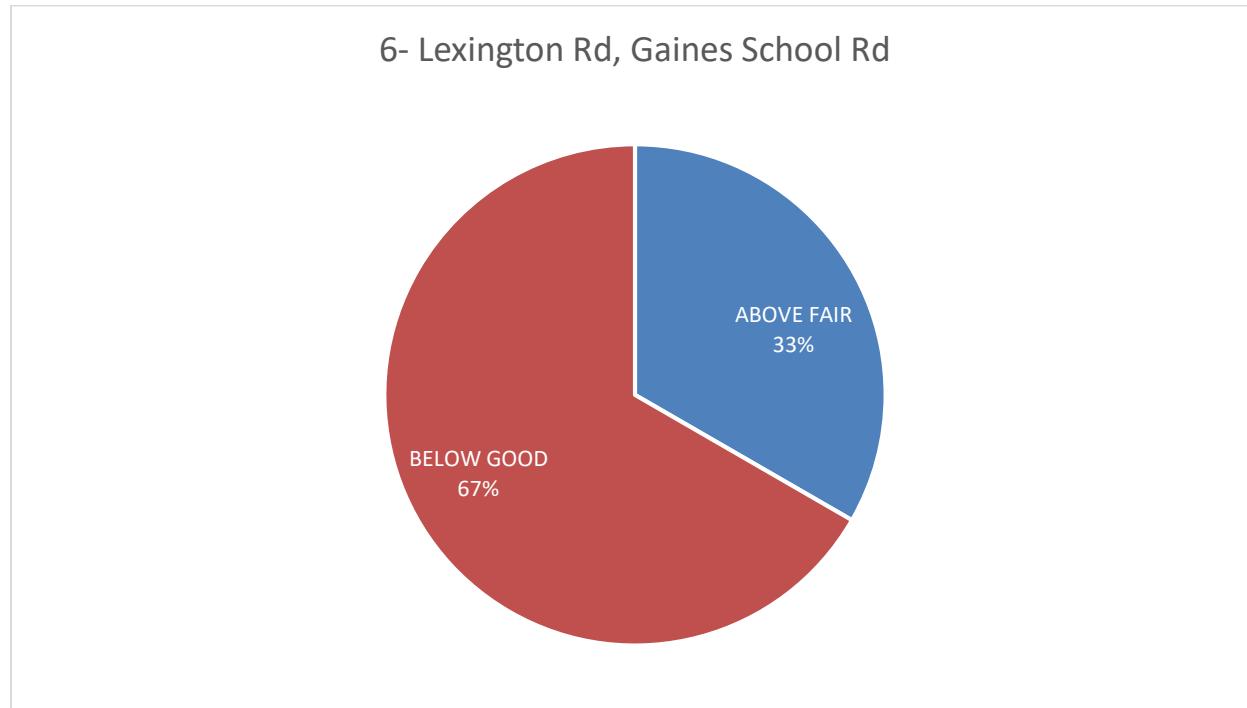
ACC staff considers a level of service for a bus stop or bus lane that is lower than Level 3 to be substandard. Bus stops with shelters (Level 3+) can handle a high volume of riders, meaning six or more passenger boardings per day. Bus stops at levels one and two may not offer enough space for riders to wait for the bus; room to add additional Simme Seats (two-seat integrated

post bench) at the stop is either limited or not available. Twelve out of the 24 bus stops or bus lanes in the Redevelopment Area are below Level 3. Source: ACC Staff.

Moreover, TAD 6 is one of the proposed tax allocation districts with preponderance of streets and roads whose condition is below good. The chart below depicts the conditions of the streets and roads within the proposed TADs based on their mileage in each category.



The road conditions within TAD 6 specifically are depicted in the chart below.



ACC finds that inadequate transportation facilities are found within the Redevelopment Area, and that the existence of this condition is obvious within the Redevelopment Area and can fairly be said to be typical of it; i.e., they predominate.

Moreover, regarding lot layout, another conclusion of the above-mentioned study and investigation of the proposed Redevelopment Area conducted by the Redevelopment Agency and ACC Staff was that: "Just north of the TAD is the Athens Ben Epps Airport, a major feature with little visibility along Lexington Road. While the airport does not provide commercial flights, the Airport Overlay can impact redevelopment in this area, as it can restrict land uses and dictate parcel sizes within its boundaries. In addition, many parcels along the Lexington Road frontage are already small, which can also create difficulties with redevelopment." See "REDEVELOPMENT AREA- Boundaries of the Redevelopment Area; Existing Uses," above. Hence, the Redevelopment Area is adversely affected by faulty lot layout in relation to size, accessibility, or usefulness.

Therefore, it is the finding and determination of ACC that, within the Redevelopment Area, there exists the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness.

### Conclusion

Taking the above into account, ACC also finds and determines that there exists within the Redevelopment Area these conditions of blight: the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness.

In conclusion, ACC finds and determines that the Redevelopment Area is an area described in O.C.G.A. Section 36-44-3(7)(A).

### ***O.C.G.A. Section 36-44-3(7)(C) - "inadequate infrastructure"***

Under the Redevelopment Powers Law, an area with inadequate infrastructure" means an area characterized by:

- 1) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or
- 2) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

In this section, ACC will focus in the first condition.

### Regarding the first condition

The data and findings concerning defective or inadequate street layout or transportation facilities infrastructure contained under "***blighted or distressed area***", above, are hereby incorporated into this subsection by reference.

ACC finds that inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities described above are found within and characterize the Redevelopment Area, and that the same are incapable of handling the volume of traffic into or through the Redevelopment Area, either at present or following redevelopment.

### Conclusion

Therefore, there are grounds for ACC to find, and ACC does hereby find, that the Redevelopment Area is characterized by the following condition: deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; and

In conclusion, ACC finds and determines that the Redevelopment Area is an area described in O.C.G.A. Section 36-44-3(7)(C).

### Growth and Development

The data and findings above in this section support the conclusion that the Redevelopment Area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of this Redevelopment Plan.

Further supporting this conclusion, ACC Staff have identified a number of parcels within the Redevelopment Area that are considered underdeveloped. See Appendix I. Parts, and even significant parts, of those parcels coincide with areas determined by this Redevelopment Plan to be inadequately serviced by infrastructure, particularly utilities. In ACC's view, the underdeveloped condition of these parcels illustrates why the Redevelopment Area as a whole requires the redevelopment that would be provided through this Redevelopment Plan and would not grow and develop without it.

### **Findings by ACC**

In the judgment of ACC, and by the approval of this Redevelopment Plan, ACC is finding and determining that:

#### **Finding (1)**

The Redevelopment Area qualifies as a "redevelopment area" under the Redevelopment Powers Law.

Finding (1), above, satisfies the requirements of O.C.G.A. Section 36-44-3(7).

**Finding (2)**

The Redevelopment Area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of this Redevelopment Plan.

Finding (2), above, satisfies the requirements of O.C.G.A. Section 36-44-3(9)(B) and O.C.G.A. Section 36-44-8-3(G)(i).

**Finding (3)**

The improvement of the Redevelopment Area is likely to enhance the value of a substantial portion of the other real property in TAD 6. This finding satisfies the requirements of O.C.G.A. Section 36-44-8(G)(ii).

## **VI. USES AFTER REDEVELOPMENT OF REAL PROPERTY WITHIN THE REDEVELOPMENT AREA**

ACC anticipates that the uses after redevelopment of real property within the Redevelopment Area will reflect the Redevelopment Area's Redevelopment Projects. See "REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA," below.

The combination of older buildings, struggling commercial properties, and vacant parcels has led to the creation of a Lexington Corridor with no certain sense of place or identity. The lack of bike and pedestrian infrastructure has also led to an auto-centric corridor which faces major congestion during peak hours due to close proximity to the Loop 10 Athens Perimeter Highway.

More broadly, implementation of TAD 6 along the Lexington Road corridor could assist in revitalizing one of Athens-Clarke County's oldest corridors, while creating new opportunities for economic development, as well as repurposing and rehabilitating existing structures. As the older residential and commercial structures along Lexington age (e.g. Willowood Shopping Center), these sites provide an opportunity to develop mixed-use development along the corridor, which could facilitate both commercial revitalization and improved connectivity if paired with appropriate bike and pedestrian infrastructure.

Athens-Clarke County commissioned a corridor study in 2019 for Lexington Road, which details differing projects related to transit and transportation, green space, land use decisions, and pedestrian infrastructure. It is highly recommended that this existing research / resource be utilized as a way to ensure evidence-based decision making.

A tax allocation district is the ideal tool to implement this Redevelopment Plan's approach of public improvements and leveraging private investments.

## VII. REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA

### Eligible Projects

The Redevelopment Powers Law gives Georgia communities wide latitude in the use of tax allocation district funds to support redevelopment. As enumerated in O.C.G.A. Section 36-44-3, the following are all eligible uses for TAD Funds in a redevelopment area:

- Construction of building(s) for business, commercial, industrial, governmental;
- Educational, charitable or social use;
- Renovation, rehabilitation, reconstruction repair or demolition of any existing building;
- Creation of public housing;
- Creation of public works or public facilities;
- Preservation of historic structures;
- Creation or improvement of public spaces;
- Creation or improvement of mass transit facilities;
- Development, or improvement of telecommunications infrastructure;
- Creation or improvement of pedestrian access and safety;
- Property acquisition, site preparation, demolition, environmental remediation; and
- Infrastructure and utility relocation, rehabilitation or installation.

Depending on the specific situation, TAD Funds could be used to pay any of the above Redevelopment Costs, including, in a proper structure, funding direct financial incentives to developers to offset construction costs.

Funding decisions will take into account the amount of incremental tax revenues those projects will generate, as well as the availability of current/future tax increments available. ACC is committed to using TAD Funds in the most effective and appropriate manner allowed under the Redevelopment Powers Law, to achieve successful results.

For purposes of O.C.G.A Section 36-44-3(9)(D), the following is a description of the potential Redevelopment Projects within the Redevelopment Area, the cost thereof, and the method of financing them. The additional information about their costs contained in “REDEVELOPMENT COSTS,” below, is hereby incorporated into this section by reference.

In recent history, specifically over the course of the last few years, a number of projects have been concluded within the district boundaries that demonstrate continued viability in the potential for growth. The intent of TAD 6 is to promote and support appropriate improvement projects that will foster the desired character and function. A brief listing of past permits issued include:

- Self-Storage (Cherokee & Lexington)
- The Haven

Going forward under the parameters of TAD 6, the Unified Government of Athens-Clarke County will take the lead on public infrastructure improvements like water, sewer, stormwater, and transportation modes. Completion of these necessary initiatives will increase the capacity of services in the area; therefore, allowing managed expansion of commercial, residential, and institutional uses while also generating new allowances for mixed-use projects brought forth by private developers.

Consideration will be given to any and all proposals that adequately meet the strict guidelines for investment of funds and further the stated goals of the adopted TAD 6. Award of such funds must be selective though, and in a manner that is consistent with redevelopment patterns on the ground as phased by construction activity and critical need. Sporadic disbursement may result in uncontrolled patterns of improvement that deviate from the intent of approved plans.

Although just an initial listing, of the 309 parcels included in the perimeter boundary of the tax allocation district, 34% of the total have been identified for mixed-use suitability.

Insofar as possible commitments of TAD Funds are concerned, the foregoing is subject to the policies and processes set forth under “Goals and Priorities,” below in this section.

More information is set forth below regarding potential private enterprise projects and potential ACC projects.

### **Public Improvements**

Currently, the Redevelopment Costs for public infrastructure that ACC is considering using TAD Funds to pay, in whole or in part, are for public infrastructure to remedy the conditions of inadequacy or deterioration that are described in this Redevelopment Plan. See “GROUNDS FOR THE EXERCISE OF REDEVELOPMENT POWERS,” above.

### **Goals and Priorities**

By approval of this Redevelopment Plan, ACC is adopting the following redevelopment goals and establishing the following priorities for the use of TAD Funds to pay Redevelopment Costs:

**Public Infrastructure Needs** – This goal area includes bike and pedestrian facilities, parks and greenspace, intersection improvements, live stream pipe replacement, stormwater facilities and other public spaces, facilities and infrastructure.

**Housing Opportunities** – This goal area targets residential development opportunities to provide at least 20% of dwelling units at permanently affordable at 80% of Area Median Income.

**Economic Development Partnership Opportunities** – This provides for infrastructure support that creates opportunities for job creation, innovation, incubators, accelerators and similar spaces to provide high wage employment in ACC. Private enterprise Redevelopment Projects are encompassed by “Economic Development Partnership Opportunities.”

**CCSD and Youth Development** – This goal area provides the opportunity to collaborate with youth support providers, including the Clarke County School District to create optimal spaces for youth development and support of School District needs.

Each proposed tax allocation district’s Citizens Advisory Committee will recommend the percentage of available TAD Funds to be applied to each goal, subject to approval or modification by the Mayor and Commission of ACC. The Citizens Advisory Committee will review and comment on as necessary each application for TAD Funds, whether for private enterprise Redevelopment Projects or ACC Redevelopment Projects. Ultimately, the Mayor and Commission of ACC will approve, deny or modify each application and each specific redevelopment project.

This Redevelopment Plan’s authorized Redevelopment Projects are such projects as are approved in accordance with the above process and the other provisions of this Redevelopment Plan.

Redevelopment projects are subject to revision by the Redevelopment Agency and ACC in accordance with applicable processes as implementation of the Redevelopment Plan progresses.

### **Method of Financing Redevelopment Costs**

Each private enterprise project will be financed by private investment (debt and equity), except to the extent, if any, that it is a Redevelopment Project and its Redevelopment Costs are paid by TAD Funds. A Community Benefit Agreement will be required for any private enterprise Redevelopment Costs to be paid by TAD Funds.

ACC proposes to finance the costs of authorized ACC Redevelopment Projects, and to pay any Redevelopment Costs of authorized private enterprise Redevelopment Projects, on a “pay-as-you-go”, or “pay/go”, basis, meaning that the these costs will be paid out of TAD Funds as they are received by ACC. Alternatively, ACC may at its option also consider utilizing the issuance of tax allocation bonds, or other available financing options or funding sources, to wholly or partially

finance these other Redevelopment Costs. See "TAX ALLOCATION BOND ISSUES; PROPERTY TO BE PLEDGED FOR PAYMENT OR SECURITY", below.

The above information is proved in response to O.C.G.A. Sec. 36-44-3(9)(D).

## **VIII. RELOCATION PAYMENTS**

Currently no relocation is anticipated within the Redevelopment Area. In any case where there would be relocation of existing residents or businesses, relocation expenses will be provided for under all applicable federal, state, and local guidelines if public funds are used for property acquisition and such sources for funds require relocation benefits to be offered to tenants and users for relocation.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(F).

## **IX. ASSESSED VALUATION (BEFORE AND AFTER REDEVELOPMENT), TAX ALLOCATION INCREMENT BASE, AND 10% LIMIT ON TAXABLE VALUE WITHIN TAX ALLOCATION DISTRICTS**

Figures in this section are subject to the General Notes set forth at the end of the section.

The Redevelopment Area defined in this Redevelopment Plan has a 2020 assessed valuation of \$41,798,714, according to the Athens-Clarke County Board of Tax Assessors.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of TAD 6, the Redevelopment Agency will request that the Commissioner of Revenue of the State of Georgia certify for TAD 6 its “**tax allocation increment base**”, as defined in O.C.G.A. Section 36-44-3(15), part of the Redevelopment Powers Law, as of the date of creation of the TAD. See “**CREATION AND TERMINATION DATES**,” below. The estimated tax allocation increment base of the proposed tax allocation district is \$41,798,714; *i.e.*, 2020 taxable value of all taxable property in the Redevelopment Area subject to the property taxes specified in this Redevelopment Plan.

Upon creation of TAD 6, the total current taxable value of property subject to the ad valorem property taxes specified in this Redevelopment Plan within the proposed TAD 6 plus the total current taxable value of property subject to the ad valorem property taxes specified in this Redevelopment Plan within all of ACC’s existing tax allocation districts will not exceed 10% of the total current taxable value of all taxable property located within the area of operation of ACC. See column for TAD 6 in table below and notes below table.

Row	TAD	1	2	3	4	5	6
	TAD- "taxable value" of all "taxable property" subject to "ad valorem property taxes"	\$35,661,450	\$43,146,863	\$36,877,351	\$83,833,162	\$15,861,470	\$41,798,714
II	ACC- "taxable value" of "taxable property"	\$4,427,053,462	\$4,427,053,462	\$4,427,053,462	\$4,427,053,462	\$4,427,053,462	\$4,427,053,462
III	TAD's % (Row I/Row II as percent)	0.81%	0.97%	0.83%	1.89%	0.36%	0.94%

Notes: The calculations above assume all of the subject tax allocation districts will be created simultaneously. Figures in Row II are from the Athens-Clarke County Board of Assessors and underestimate subject taxable value (see General Notes) and therefore figures in Row III overstate the percentage figures. Figures are for 2020.

The total percentage for all tax allocation districts is 5.81%.

The assessed valuation of this Redevelopment Area will increase in the future through the private investment stimulated by the implementation of the Redevelopment Plan and the public investment of TAD Funds. In addition, this redevelopment is intended to stimulate other development in the TAD and lead to a substantial increase in property values as the Redevelopment Plan is implemented.

Upon completion of redevelopment in the Redevelopment Area as presented in this Redevelopment Plan, TAD 6 is projected to have an assessed valuation estimated at \$43,667,117. See "ESTIMATED POSITIVE TAX ALLOCATION INCREMENTS", below.

The above information is provided in response to O.C.G.A Sections 36-44-3(I) and (M) and O.C.G.A Section 36-44-17.

General Notes:

1. Figures from the Athens-Clarke County Board of Tax Assessors are for real estate only and use nominal values for centrally assessed (by Georgia Department of Revenue) property such as utility property.
2. The last data for "taxable value" of "taxable property" for purposes of Row II in the table above available from the Georgia Department of Revenue for ACC is for 2019 and amounts to \$4,357,831,044, which is the assessed M&O value.

## X. ESTIMATED POSITIVE TAX ALLOCATION INCREMENTS

Below is an estimate of positive tax allocation increments for the period covered by the term of the proposed tax allocation bonds (if no tax allocation bonds are issued, then the estimates would be for a period ending on the termination date of TAD 6). See “CREATION AND TERMINATION DATES,” and “TAX ALLOCATION BOND ISSUES; PROPERTY TO BE PLEDGED FOR PAYMENT OR SECURITY,” below.

Ref. Item	Value	Comment	millage	2020 taxable value	valuation of TAD)	total taxes	add taxable value of background growth (assessed taxable value of background growth (rate X tax allocation increment taxable value base taxable value base 2020 TAD taxable value rate value))		
							base	minus base	2020 taxable value rate
A total taxes	\$1,471,582	using property taxes specified in Redevelopment Plan and taxable value for TAD from Section IX	33.7	\$41,798,714	\$43,667,117	\$1,471,582	\$41,798,714	\$1,868,403	4.47%
B taxable value of all taxable property in TAD subject to specified property taxes minus tax allocation increment base	\$1,868,403	from Section IX of this Redevelopment Plan							
C taxable value of all taxable property in TAD subject to specified property taxes	\$43,667,117								
D B/C	0.042787403								
E D x A	\$62,965	positive tax allocation increment, for each year starting in 2021							

Notes: Rate of background growth assumed to be same as average change in TAD digest (year to preceding year) for years 2012 through 2020, which was 4.47%. In ACC's opinion, this is a reasonable, even cautious, assumption. By comparison, the change in the TAD digest for 2020 over 2019 was 15.81%, and for the commercial multi-family parcels in the proposed TAD, was 9.55%. See Appendix C. Table assumes taxable value of background increment becomes available in 2021 so positive tax allocation increments begin in 2021 and continue in each year thereafter in same amount without escalation. Table assumes consent of Clarke County Board of Education to use of its M&O taxes in computations of property taxes.

The above estimates apply the property taxes specified in this Redevelopment Plan. The actual amount of these positive tax allocation increments will depend upon the pace at which the

Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base within TAD 6 as a whole.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(P).

## **XI. REDEVELOPMENT COSTS**

### **Estimated Costs of Redevelopment Projects**

The estimated costs of private enterprise projects that may be authorized as Redevelopment Projects are contained, to the extent information is available, in the above descriptions of these projects. Ultimate decisions affecting cost will be made by the private enterprise owners. To the extent, if any, that any Redevelopment Costs for such Redevelopment Projects are paid out of TAD Funds, the amount thereof will be determined in accordance with the process under "INTRODUCTION, PROPOSAL AND PUBLIC BENEFITS- Community Benefits Agreements, and -Citizens Advisory Committees, and "REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA- Goals and Priorities," above.

ACC projects that may be authorized as Redevelopment Projects, and the amount of any Redevelopment Costs for such projects that are paid out of TAD Funds, will be determined in the course of the implementation of this Redevelopment Plan, and likewise will be in accordance with the process under "INTRODUCTION, PROPOSAL AND PUBLIC BENEFITS- Community Benefits Agreements, and -Citizens Advisory Committees, and "REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA- Goals and Priorities," above.

The total amount of Redevelopment Costs paid out of TAD Funds for both private enterprise Redevelopment Projects and ACC Redevelopment Projects will not exceed in the aggregate the amount of TAD Funds available from positive tax increments. See "ESTIMATED POSITIVE TAX ALLOCATION INCREMENTS," below.

The Redevelopment Projects are subject to change as discussed under "REDEVELOPMENT PROJECTS WITHIN THE REDEVELOPMENT AREA," above. Redevelopment Costs and TAD Fund expenditure amounts are subject to change by ACC in accordance with applicable processes as implementation of the Redevelopment Plan progresses.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(H).

### **Need for Participation by the Board of Education**

ACC does not anticipate that many or most of the Redevelopment Projects being considered will be financially feasible, or that the private enterprise projects hoped to be leveraged thereby, will occur, without participation in the TAD by the Clarke County School District.

## **XII. CREATION AND TERMINATION DATES**

TAD 6 will be created effective December 31, 2020. TAD 6 will terminate when ACC, by resolution, dissolves the district, but pursuant to the Redevelopment Powers Law, no such resolution may be adopted until all Redevelopment Costs have been paid. Therefore, the proposed termination date for TAD 6 is the later of (a) December 31, 2040, or (b) the date when all Redevelopment Costs, including debt service on any tax allocation bonds that may be issued, are paid in full.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(K).

### **XIII. TAX ALLOCATION BOND ISSUES; PROPERTY TO BE PLEDGED FOR PAYMENT OR SECURITY**

#### **Tax Allocation Bonds**

ACC does not plan at present to issue any tax allocation bonds but reserves the right to utilize such method of financing in the future.

#### **Amount**

Should ACC decide to issue any tax allocation bonds, the amount of tax allocation bonds issued will be determined in connection with the financing needs of the Redevelopment Projects at such time. The amount of proposed tax allocation bonds will be the amount necessary such that the proceeds thereof available for deposit to the project fund equal the amount needed to pay Redevelopment Costs to be financed thereby.

#### **Term of Tax Allocation Bond Issue**

It is ACC's expectations that any tax allocation bonds will have a term of up to 20 years. However, the actual term for the tax allocation bonds may be different and will be determined by ACC taking into account the recommendations of its financial advisor.

#### **Rate of Tax Allocation Bond Issue**

It is ACC's present assumption that a rate of interest (average coupon) in the range of 5.00% to 7.90% would apply to any tax allocation bonds. The actual rate of interest applicable to any tax allocation bonds will be determined by market conditions and relevant underwriting or placement criteria at the time of issue.

#### **Positive Tax Allocation Increment**

The estimated positive tax allocation increment for the period covered by the term of any tax allocation bonds is set forth under "ESTIMATED POSITIVE TAX ALLOCATION INCREMENTS," above.

#### **Property to be Pledged for Payment or Security for Tax Allocation Bonds**

If any tax allocation bonds are issued, then the positive tax allocation increments derived from TAD 6 will be pledged for payment of such tax allocation bonds. ACC will also consider the creation of a special service tax district as additional security for the repayment of any tax allocation bonds if ACC deems such special service tax district advisable.

The above information is provided in response to O.C.G.A Sections 36-44-3(9)(O) and (Q).

## **XIV. CONTRACTUAL RELATIONSHIPS**

The Redevelopment Powers Law, O.C.G.A. Section 36-44-3, authorizes ACC to designate a Redevelopment Agency for the purpose of carrying out the Redevelopment Plan. ACC has designated the Mayor and Commission to serve as ACC's Redevelopment Agency. For the purpose of implementing this Redevelopment Plan, ACC, the Redevelopment Agency, or both, may enter into any of the below-described contractual relationships, each of which may create an obligation for more than one year:

- Coordinate implementation activities with other major participants in the Redevelopment Plan and their respective development and planning entities including ACC, the neighborhoods impacted and other stakeholders, as well as with various ACC departments involved in implementing the Redevelopment Plan.
- This Redevelopment Plan conforms with the local comprehensive plan, master plan, zoning ordinance, and building codes of ACC. The Redevelopment Agency may, however, conduct (either directly or by subcontracting for services) standard predevelopment activities, including but not limited to site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of compatibility of proposed development projects with ACC's comprehensive plan and the Redevelopment Plan.
- Seek appropriate development projects, financing, and other forms of private investment in the Redevelopment Area from qualified sources.
- Develop public-private partnerships and intergovernmental agreements as needed.
- Market the Redevelopment Area among developers, capital sources, and the general public.
- Coordinate public improvement planning and construction.
- Enter into negotiations, either directly or through designated brokers, with property owners and real estate developers within the Redevelopment Area for the purpose of acquiring land and property for redevelopment in accordance with the Redevelopment Plan.
- Prepare economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of funding the Redevelopment Projects from the TAD Funds.
- Negotiate and enter into Development Agreements with private developers or other third parties to implement the Redevelopment Plan.

- The Redevelopment Agency will perform other duties as necessary to implement the Redevelopment Plan.

The Redevelopment Agency will seek reimbursement for Redevelopment Plan preparation and redevelopment consulting as needed to complete the plan implementation provisions. To manage the redevelopment process, the Redevelopment Agency will seek contractual arrangements with qualified vendors to provide the professional and other services required in qualifying and issuing the tax allocation bonds or other forms of financing, as well as for services including design, feasibility, project management, legal, engineering, and other services, required for implementation of the proposed Redevelopment Plan.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(E).

## **XV. ZONING AND LAND USE COMPATIBILITY**

The proposed land uses contained in this Redevelopment Plan conform with the local comprehensive plan, master plan, zoning ordinance and building codes of ACC, except as may be noted below. Actual zoning compliance in the case of future projects will be subject to the zoning process applicable at the time.

### Zoning and Land Use Compatibility

Existing land use within the tax allocation district mostly conforms to the Official Zoning Map, and is classified predominantly as "Commercial-General" (C-G) directly along Lexington Road, with "Residential Single-Family" (RS-5, RS-8), or "Mixed-Density Residential" (RM-1, RM-2), as the parcels move outside of the corridor. Other zoning categories are present, though limited in capacity and geography, but a complete accounting of all parcel zoning for TAD 6 can be viewed in the Official Zoning Map.

The Athens-Clarke County Future Land Use Map remains mostly consistent with the current Zoning Map in identifying TAD 6 with designations of "General Business" and "Traditional Neighborhood", identifying that the future of the corridor presents a great opportunity for walkable, mixed-use development. Limited areas of TAD 6 have also been slated for "Single Family Residential" potential along Cherokee Road.

### Conformance with the Local Comprehensive Plan

The Athens-Clarke County Comprehensive Plan was recently updated in 2018. The comprehensive plan is structured around five (5) common categories that encompass fifteen (15) focused topics. Below are a few components taken from the comprehensive plan that are applicable to the tax allocation district proposed.

*(Economic Development) Opportunity:* Increase in the amount of Public-Private Partnerships (PPP's) involving local government facilities. Start by examining the list of government-owned land for the purpose of increasing the tax base.

*(Economic Development) Policy:* Implement ordinances, policies, and infrastructure to address impediments to locating or expanding business and industry.

*(Economic Development) Policy:* Provide the facilities, services, and incentives necessary to attract, incubate, and grow businesses across a variety of sectors.

*(Land Use) Opportunity:* Develop incentives to reuse existing development before new development in greenfields, including TAD's. Given the county's small geographic area, redevelopment should be prioritized over greenfield development as plenty of opportunity exists to improve blight along corridors and gateways, strip malls, industrial sites, and aging apartments.

*(Land Use) Opportunity:* Examine parking standards to align with current trends and proven business needs that may result in lower minimum ratios.

*(Land Use) Opportunity:* Attempt to reconfigure large, existing or proposed commercial centers into “blocks” that promote walkability. There are many available lots along corridors that could be purchased directly by Athens-Clarke County in order to achieve this and in turn be marketed for development.

*(Land Use) Strategy:* Create appealing community gateways and corridors by recognizing their challenges and opportunities. This includes plans for redevelopment and revitalization that consider potential uses while balancing real estate value with aesthetics, allowing movement with safety, and creating appealing community gateways from the outside of the County into Downtown.

*(Infrastructure) Strategy:* Coordinate sanitary sewer expansion with the future land use framework.

*(Infrastructure) Policy:* Ensure adequate water supply to meet current and future demand.

*(Housing) Opportunity:* Infill housing should be promoted and concentrated in areas near commercial nodes, providing easy access to everyday services.

*(Housing) Policy:* Target troubled multi-family developments for major redevelopment, especially mixed-income.

*(Transportation) Opportunity:* Implement the various philosophies of “Complete Streets” in conjunction with both existing standards and any previous related studies.

*(Transportation) Strategy:* Support bike and pedestrian infrastructure as informed by government and community-driven analysis.

The above information is provided in response to O.C.G.A Section 36-44-3(9)(G).

## **XVI. HISTORIC PROPERTY WITHIN BOUNDARIES OF REDEVELOPMENT AREA**

A review of the National Register of Historic Places, in conjunction with Local Historic Districts Map, was conducted in comparison with the TAD 6 boundaries and found no national or local historic property designations.

However, a property which is to be redeveloped under this Redevelopment Plan and which is either designated as a historic property under Article 2 of Chapter 10 of Title 44, the "Georgia Historic Preservation Act," or is listed on or has been determined by any federal agency to be eligible for listing on the National Register of Historic Places will not be:

- (i) Substantially altered in any way inconsistent with technical standards for rehabilitation; or
- (ii) Demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

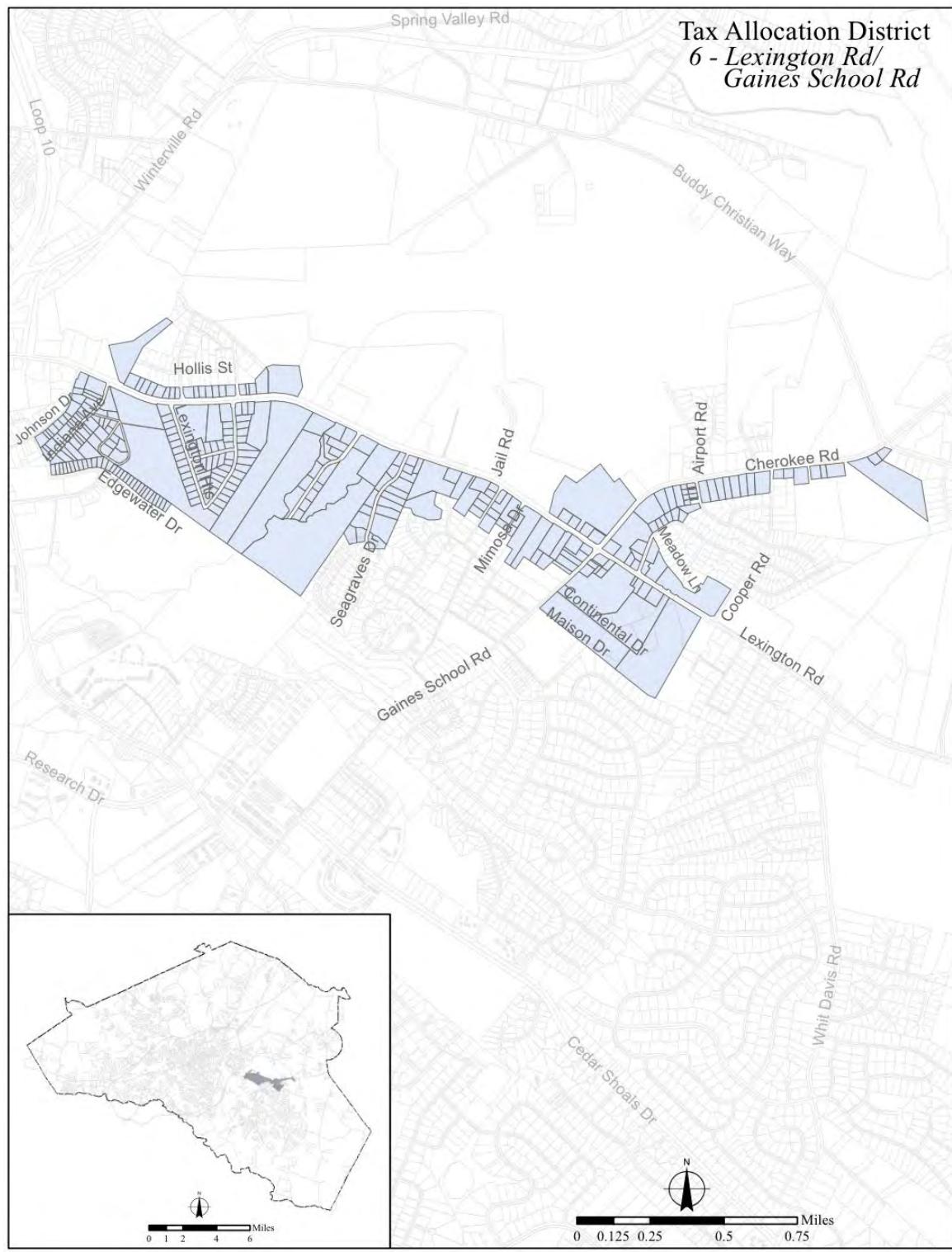
The above information is provided in response to O.C.G.A Section 36-44-3(9)(J).

## **XVII. SCHOOL SYSTEM IMPACT ANALYSIS**

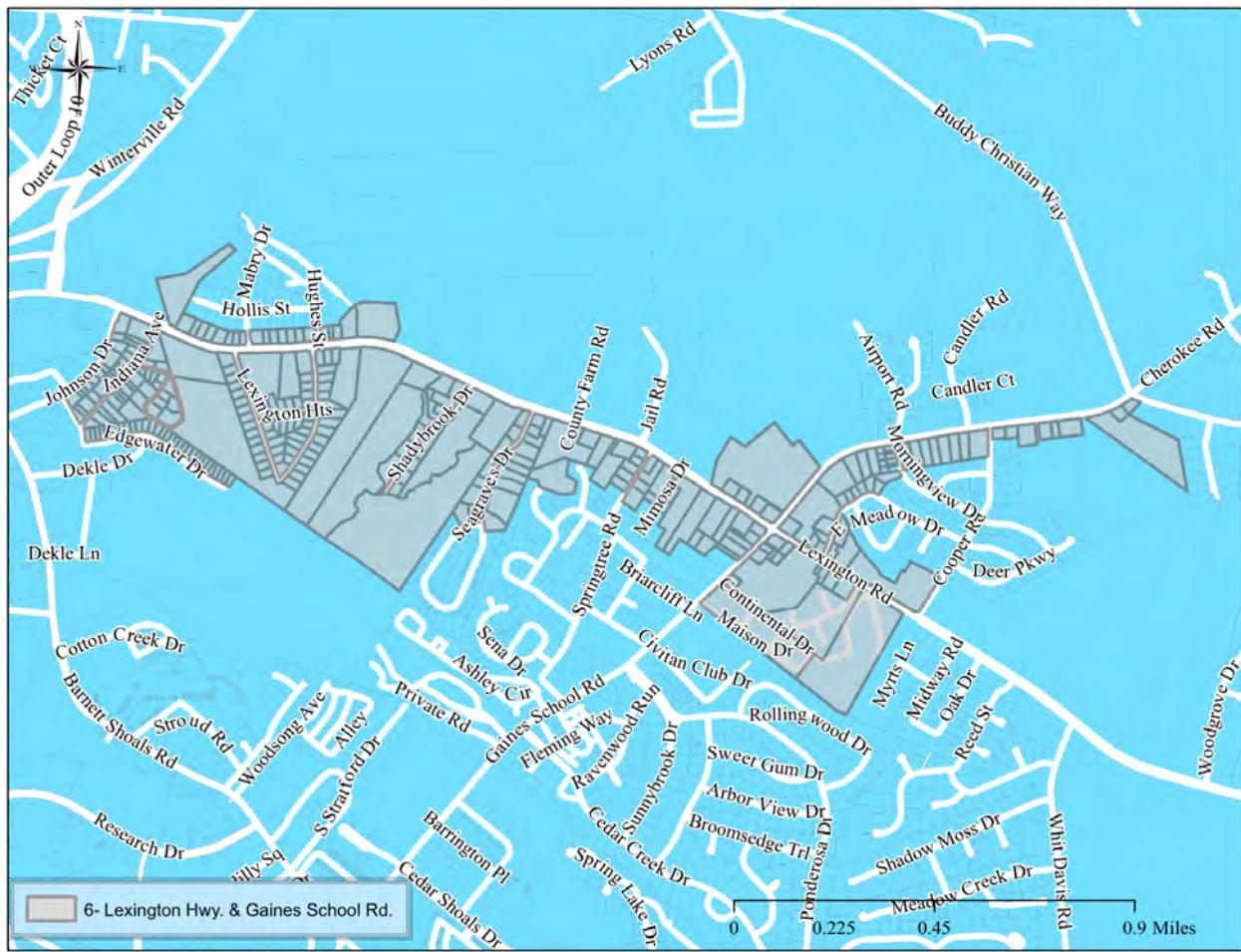
Pursuant to O.C.G.A. Section 36-44-3(9)(R), a School Impact Analysis is included in Appendix C and reviews the financial and operational impact on the Clarke County School District of the proposed redevelopment as presented in this Redevelopment Plan, including but not limited to (i) an estimate of the number of net new public school students that could be anticipated as redevelopment within the Redevelopment Area occurs, (ii) the location of school facilities within the proposed redevelopment area, (iii) an estimate of educational special purpose local option sales taxes projected to be generated by the proposed redevelopment, if any, and (iv) a projection of the average value of residential properties resulting from redevelopment compared to current property values in the Redevelopment Area.

## APPENDIX A-1

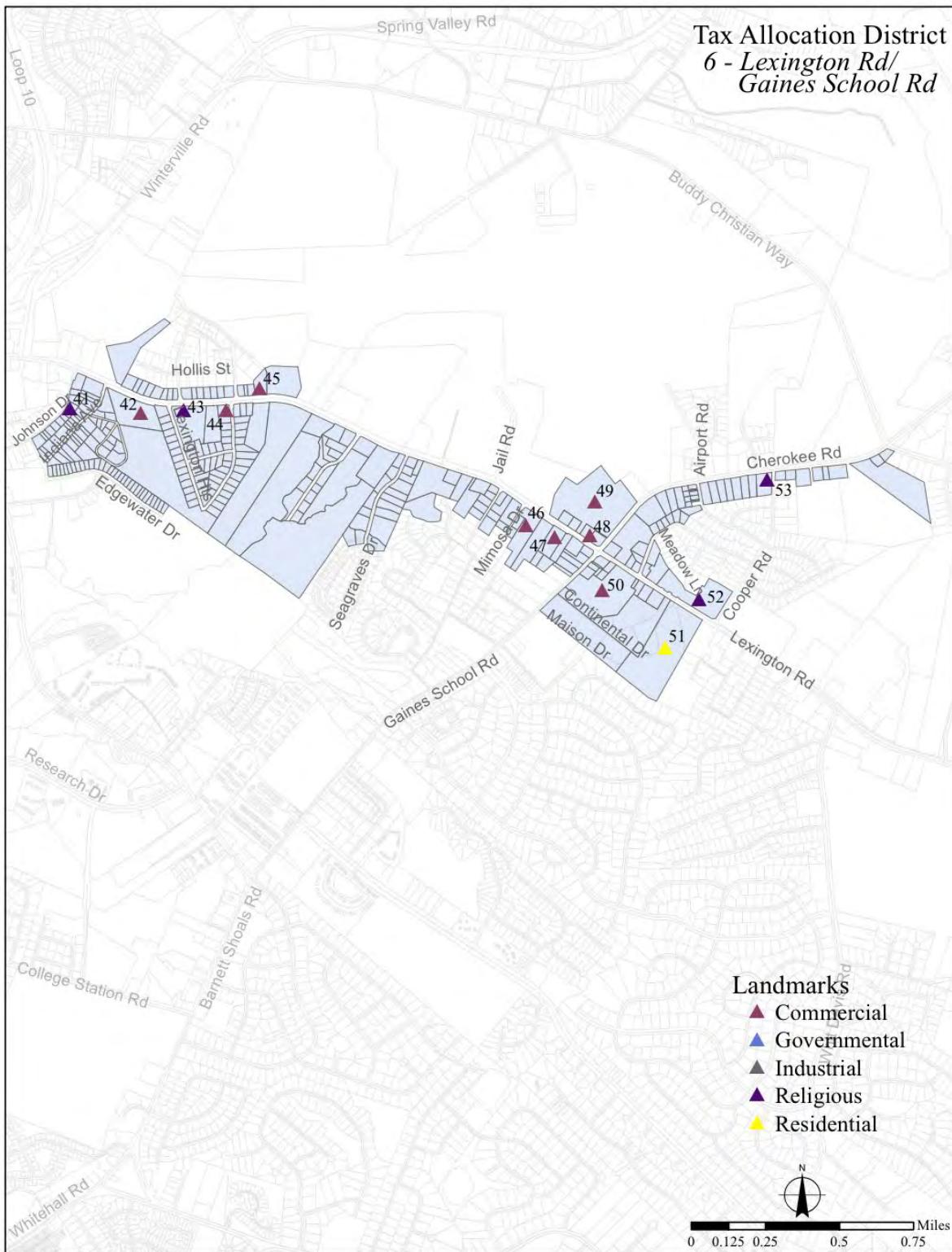
### TAD BOUNDARIES



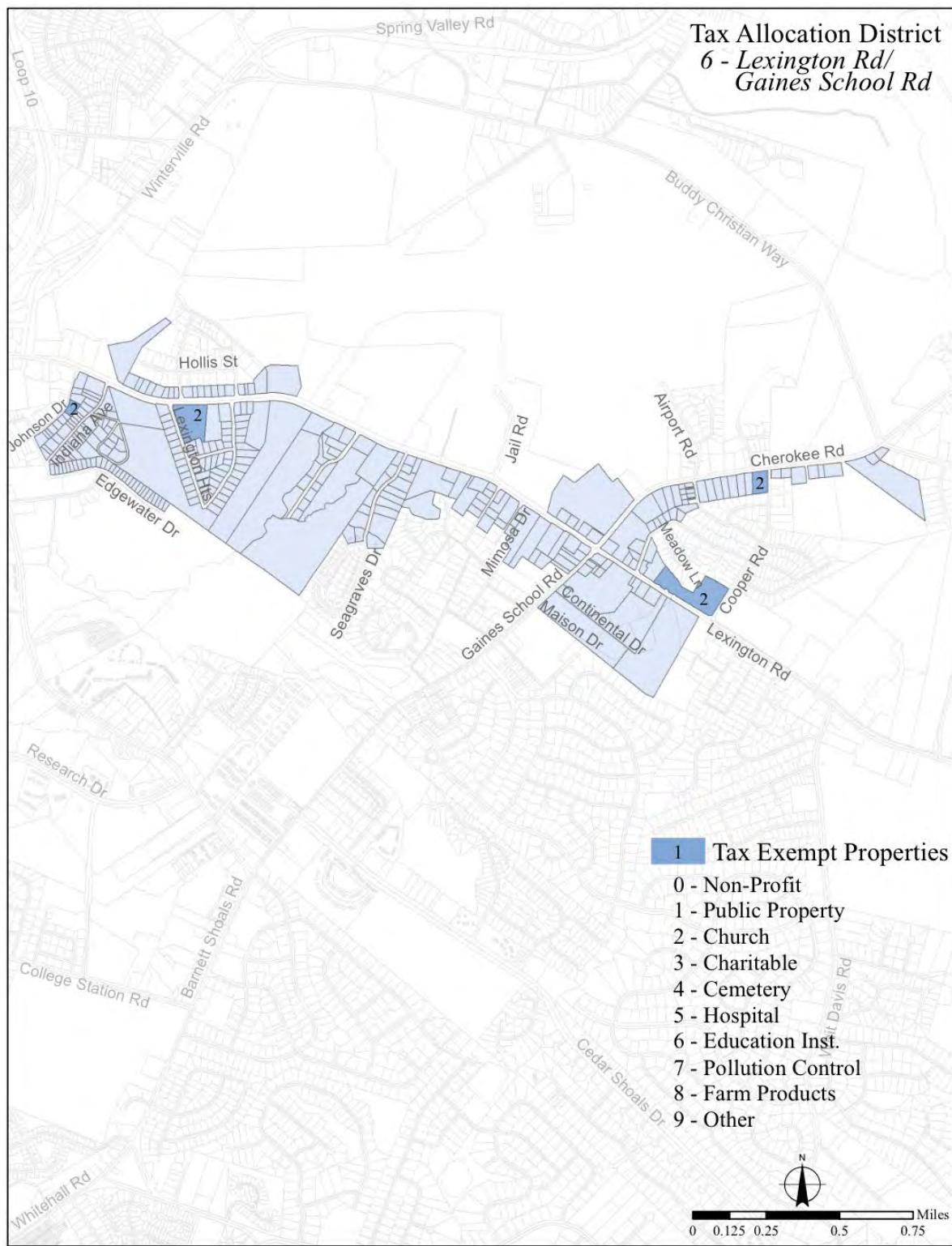
**APPENDIX A-2**  
**TAD BOUNDARY MAP AND EXISTING DEVELOPMENTS**



**APPENDIX A-3**  
**TAD LANDMARKS AND EXISTING USES**



**APPENDIX A-4**  
**TAD EXEMPT PROPERTIES MAP**



## APPENDIX B

### TAD PARCEL IDENTIFICATION AND TAX INFORMATION

<b>Lexington Road</b>		
<b>TAXABLE PARCELS</b>		
<b>PARCEL_NO</b>	<b>Parcel Address</b>	<b>Owner Name</b>
172D 014	0 LEXINGTON RD	JORDAN GLADYS FRANCES B LIFE ESTATE &
172D4 A001	1885 LEXINGTON RD	COLLEY FRANCES ELIZABETH
172D4 A002	1895 LEXINGTON RD	MILLEDGE PARTNERS LLC
172D4 A003	1925 LEXINGTON RD	WILLIAMS TANYA & JOHN P WILLIAMS JR JTROS
172D4 A004	1945 LEXINGTON RD	PUTNAM RONALD M & LURA J KEELING
172D4 A005	1965 LEXINGTON RD	MARKS JOHN & LAURIE M UWANAWICH
172D4 A006	1975 LEXINGTON RD	ATHENS TRANSIT LLC

172D4 A007	1985 LEXINGTON RD	YANG HONGYU
172D4 A008	1995 LEXINGTON RD	JGC PROPERTIES LLC
174B1 A003	1800 LEXINGTON RD	PAYNE MARTHA JEAN JENKINS TRUSTEE OF THE DORSEY COLEMAN PAYNE TRUST
174B1 A008	117 JOHNSON DR	HENDERSON INVESTMENT PROPERTIES L L L P
174B1 A009	119 JOHNSON DR	GUERRA HERMILIO D
174B1 A010	135 JOHNSON DR	SPRATLIN HARRY JR
174B1 A011	145 JOHNSON DR	JOHNSON DRIVE BAPTIST CHURCH
174B1 A012	155 JOHNSON DR	LINDSEY BRYAN L
174B1 A013	165 JOHNSON DR	FUQUA EDWIN GEORGE & ANDREW JAMES FUQUA
174B1 A015	175 JOHNSON DR	WILDWOOD FLOWER LLC
174B1 A016	181 JOHNSON DR	SHROPSHIRE LEWIS
174B1 A017	185 JOHNSON DR	BARRETT MICHAEL L
174B1 A019	195 JOHNSON DR	CARTER DANA A

174B1 A020	190 INDIANA AVE	SPRATLIN HARRY JR
174B1 A021	184 INDIANA AVE	GWIN TREVOR & MYERS ALEISHA JTROS
174B1 A022	180 INDIANA AVE	JESEL WILLIAM
174B1 A024	176 INDIANA AVE	GRIFFITH LINDA KARPOWICZ
174B1 A027	170 INDIANA AVE	SILMAN ALLEN D & DOROTHY SILMAN JTROS
174B1 A028	172 INDIANA AVE	CHANG YI SHAWN
174B1 A029	172 INDIANA AVE	MINISH BARBARA FAYE
174B1 A030	174 INDIANA AVE	SPRING VALLEY HOLDINGS LLC
174B1 A031	134 INDIANA AVE	BAILEY MICHAEL
174B1 A032	132 INDIANA AVE	MCCART TIAR
174B1 A033	130 INDIANA AVE	MARINO MARIA
174B1 A034	118 INDIANA AVE	VELJKOV MALIN BAT0
174B1 A035	116 INDIANA AVE	KEUNG WAI N
174B1 A036	114 INDIANA AVE	JONES JASON

174B1 A037	112 INDIANA AVE	TRIPP MICHAEL A
174B2 A002	286 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
174B2 A003	280 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
174B2 A004	260 LEXINGTON Hts	FB LEXINGTON HEIGHTS LLC
174B2 A005	240 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
174B2 A006	220 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
174B2 A007	200 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
174B2 A008	190 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
174B2 A009	180 LEXINGTON HTS	GARCIA JUAN A
174B2 A010	170 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
174B2 A011	160 LEXINGTON HTS	WALKER XAVIER D
174B2 A012	150 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
174B2 A013	140 LEXINGTON HTS	BUGG CHANCE CAMPBELL
174B2 A014	130 LEXINGTON HTS	BUGG CHANCE C

174B2 A015	120 LEXINGTON HTS	BUGG CHANCE C
174B2 A016	1960 LEXINGTON RD	HASNANI INVESTMENTS INC.
174B2 A017	1934 LEXINGTON RD	PAYNE JEAN & MARTHA JEAN JENKINS PAYNE TRUSTEE OF DORSEY COLEMAN PAYNE TRU
174B2 A018	115 INDIANA AVE	PAYNE JEAN & MARTHA JEAN JENKINS PAYNE TRUSTEE OF DORSEY COLEMAN PAYNE TRU
174B2 A019	117 INDIANA AVE	STRATUS DEVELOPMENT GROUP LLC
174B2 A020	180 KENTUCKY CIR	STRATUS DEVELOPMENT GROUP LLC
174B2 B001	110 KENTUCKY CIR	TUCCI JAMES M
174B2 B002	146 KENTUCKY CIR	SMITH BRIAN
174B2 B003	150 KENTUCKY CIR	MANSBERGER DORANN
174B2 B004	0 KENTUCKY CIR	MANSBERGER DORANN
174B2 B005	140 KENTUCKY CIR	FONTAINE MICHELLE A & KEENAN ROBERT M III JTROS

174B2 B006	120 KENTUCKY CIR	ANDIA JEFREY CALEB ALVARADO
174B2 C001	165 KENTUCKY CIR	MANSBERGER MICHAEL C & DORANN G
174B2 C002	147 KENTUCKY CIR	TUCKER JAMES A
174B2 C002A	155 KENTUCKY CIR	TUCKER JAMES A
174B2 C003	141 KENTUCKY CIR	MANSBERGER DORANN
174B2 C004	175 KENTUCKY CIR	PITTS JULIUS LAMAR & MATTOX DEBORAH L JTROS
174B2 C005	125 KENTUCKY CIR	GARRISON OSCAR S II
174B2 C006	105 KENTUCKY CIR	JKEC PROPERTIES LLC
174B2 C007	120 INDIANA AVE	DOBSON BRYAN C
174B2 C008	125 INDIANA AVE	ALEWINE S T
174B2 C009	171 INDIANA AVE	HEATON ANDREW & TROUPE KAROLYN M JTROS
174B2 C010	165 INDIANA AVE	SPRATLIN HARRY JR
174B2 C011	169 INDIANA AVE	MARTINEZ PERAZA ELMER W

174B2 C012	175 INDIANA AVE	PEREZ VICTOR
174B2 C013	177 INDIANA AVE	UPSHAW JESSIE B
174B2 C014	189 INDIANA AVE	SWANSON WALTER CARL
174B2 C015	191 INDIANA AVE	SMITH DIANE
174B2 C016	193 INDIANA AVE	HARPER ROSE A
231 002	2365 LEXINGTON RD	MOUNTAINPRIZE INC
231C3 A001	2055 MABRY DR	EDWARDS TOM
231C3 A002	2075 LEXINGTON RD	RAZA AND NISA LLC
231C3 A003	2165 LEXINGTON RD	MALDONADO HUGO F HERCULES & SALVADOR MARITZA MONROY JTROS
231C3 A004	2175 LEXINGTON RD	MCKENZIE CLAUDE
231C3 A005	2185 LEXINGTON RD	TREADWELL MARVIN J
231C3 A006	2195 LEXINGTON RD	TWEEDELL THOMAS O & AMANDA J TWEEDELL

231C3 A007	2197 LEXINGTON RD	WALKER BEN & MERRYN WALKER
231C3 C001	2205 LEXINGTON RD	ROSE JILL ANNE & DEAN EDGAR ROSE JTROS
231C3 C002	2207 LEXINGTON RD	ROSE JILL ANNE & DEAN EDGAR ROSE JTROS
231C3 C003	2209 LEXINGTON RD	ROSE JILL ANNE & DEAN EDGAR ROSE JTROS
231C3 C004	2215 LEXINGTON RD	DEAGEN MICHAEL G
233 006	2230 LEXINGTON RD	OLIVER AND RAINY LLC
233 007	2400 LEXINGTON RD	LEXINGTON ASSOCIATES LP
233 008	0 LEXINGTON RD	CALDERON VLADIMIR
233 008A	215 SHADBROOK DR	DUNCAN MACK S & DOUGLAS W DUNCAN DUNCAN LUCIA B
233 009	2600 LEXINGTON RD	DUNCAN MACK S & JULIE A DUNCAN
233 010	119 SEGRAVES DR	LANE & LANE PROPERTIES L L C
233 010A	145 SEGRAVES DR	LANE M B & RICHARD B LANE
233 010B	165 SEGRAVES DR	KITTLE RONALD F & TERRI KITTLE
233 011	2830 LEXINGTON RD	THORNTON JOE C & DOLORES G

233 011A	2970 LEXINGTON RD	GLENN PROPERTY HOLDINGS LLLP
233 011B	0 LEXINGTON RD	LANE BRINSON
233 011C	2950 LEXINGTON RD	GLENN PROPERTY HOLDINGS LLLP
233 011D	2900 LEXINGTON RD	AGULU REAL ESTATE & EQUIPMENT ASSOCIATES
233 024	105 GAINES SCHOOL RD	SLAUGHTER INVESTMENTS INC
233 024A	195 GAINES SCHOOL RD	175 OAKS APARTMENTS LLC
233 024B	4060 LEXINGTON RD	WILLOWOOD WALCO LLC
233 024C	4160 LEXINGTON RD	175 OAKS APARTMENTS LLC
233 024D	4120 LEXINGTON RD	TRIPLE C HOLDINGS LLC
233 024E	4020 LEXINGTON RD	CLARK J CARROLL MICHAEL J PHILLIPS
233 024F	4014 LEXINGTON RD	WALCO INVESTMENTS LP
233 024G	0 GAINES SCHOOL RD	WALCO INVESTMENTS LP
233 024H	115 GAINES SCHOOL RD	SLAUGHTER PROPERTIES LLC

233 024I	4030 LEXINGTON RD	WALCO INVESTMENTS LP
233 024J	4150 LEXINGTON RD	ATHENS GARDENS PRESERVATION LP
233 024K	145 GAINES SCHOOL RD	DEVANSH INTL LLC
233 024L	4100 LEXINGTON RD	PEBBLE HILL MP LLC
233 024M	4092 LEXINGTON RD	WALCO INVESTMENTS LLC
233 024P	4130 LEXINGTON RD	AKO CREATIVE HOLDINGS LLC
233 025	4000 LEXINGTON RD	MATHA GROUP INC
233A1 A006	173 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
233A1 A007	103 PAMELA DR	FB LEXINGTON HEIGHTS LLC
233A1 A008	125 PAMELA DR	FB LEXINGTON HEIGHTS LLC
233A1 A009	145 PAMELA DR	FB LEXINGTON HEIGHTS LLC
233A1 A010	165 PAMELA DR	FB LEXINGTON HEIGHTS LLC

233A1 A011	185 PAMELA DR	FB LEXINGTON HEIGHTS LLC
233A1 A012	195 PAMELA DR	CHOU TSU-TEH
233A1 A013	415 LEXINGTON HTS	BAD IDEA JEANS LLC
233A1 A014	425 LEXINGTON HTS	PASS RICHARD L
233A1 A015	435 LEXINGTON HTS	CHIANG JAMES REVOCABLE FAMILY TRUST
233A1 A016	2194 LEXINGTON RD	MEGA K LLC
233A1 A017	2190 LEXINGTON RD	KITTLE DOUGLAS WILLIAM T TRUST BY TRUSTE
233A1 B001	100 PAMELA DR	BUGG GEORGE C
233A1 B002	225 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
233A1 B003	245 LEXINGTON HTS	ZHOU JI XING
233A1 B004	265 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
233A1 B005	285 LEXINGTON HTS	BUGG GEORGE C

233A1 B006	315 LEXINGTON HTS	MARSHALL DWIGHT
233A1 B007	325 LEXINGTON HTS	BUGG CAROL ANNE
233A1 B008	335 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
233A1 B009	345 LEXINGTON HTS	WC LAND HOLDINGS LLC
233A1 B010	355 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
233A1 B011	365 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
233A1 B012	385 LEXINGTON HTS	SIMISTER ALFRED
233A1 B013	190 PAMELA DR	FB LEXINGTON HEIGHTS LLC
233A1 B014	180 PAMELA DR	FB LEXINGTON HEIGHTS LLC
233A1 B015	160 PAMELA DR	MADDOX TONY B & MONIQUE Y MADDOX JTROS
233A1 B016	140 PAMELA DR	MENDEZ GUILLERMO MONTEROSSO & PEREZ BILLY J MONTEROSSO
233A1 B017	120 PAMELA DR	FB LEXINGTON HEIGHTS LLC
233A1 C001	2200 LEXINGTON RD	WOMACK STEPHEN ANSLEY
233A1 C002	0 LEXINGTON RD	WOMACK STEPHEN ANSLEY
233A1 C003	2198 LEXINGTON RD	BROOKS SR WALTER LEE & BROOKS BETTY J JTROS
233A1 C004	432 LEXINGTON HTS	MORON KATHERINE
233A1 C005	428 LEXINGTON HTS	UMANA-RAMOS JORGE

233A1 C006	418 LEXINGTON HTS	LEXINGTON HEIGHTS LAND TRUST MASSEY ROBERT A TRUSTEE
233A1 C007	408 LEXINGTON HTS	FELIX UBALDO
233A1 C008	398 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
233A1 C009	388 LEXINGTON HTS	FU MIAOSAN & XUEWEN WANG JTROS
233A1 C010	378 LEXINGTON HTS	BRYJA JAMES & SUSAN BRYJA
233A1 C011	368 LEXINGTON HTS	BRYJA JAMES & SUSAN BRYJA
233A1 C012	360 LEXINGTON HTS	PATHARWALA SAJID R & AYANI MOMIN JTROS
233A1 C013	350 LEXINGTON HTS	BINK & BINK LLC
233A1 C014	340 LEXINGTON HTS	BINK & BINK LLC
233A1 C015	330 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
233A1 C016	320 LEXINGTON HTS	FB LEXINGTON HEIGHTS LLC
233A1 C017	310 LEXINGTON HTS	VAIL CRAIG C & MORNING VAIL JTROS
233A1 C018	306 LEXINGTON HTS	STRATUS RENTALS LLC
233A2 A001	2500 LEXINGTON RD	BUTLER R R
233A2 A002	120 SHADBROOK DR	BARLOW KATHARINE D
233A2 A003	126 SHADBROOK DR	WADE REBEKAH
233A2 A004	132 SHADBROOK DR	CUNNINGHAM TERESA M
233A2 A005	134 SHADBROOK DR	MARSHALL JOAN S
233A2 A006	180 SHADBROOK DR	FAUST LYNN OLYHA REVOCABLE LIVING TRUST DATED MAY 26 1999 BY TRUSTEE
233A2 B001	195 SHADBROOK DR	BENTLEY JOHN S & MARY CATHERINE BENTLEY JTROS
233A2 B002	185 SHADBROOK DR	DUNCAN MACK S & JULIE ANN DUNCAN
233A2 B003	175 SHADBROOK DR	WARD LEONARD M II & ELIZABETH F HUDGINS JTROS
233A2 B004	165 SHADBROOK DR	DUNCAN MACK S & JULIE A DUNCAN
233A2 B006	135 SHADBROOK DR	BELCH EMILYE DIANNE TRUSTEE U/T/A EMILYE DIANNE BELCH DATED APRIL 13 2012
233A2 B009	2700 LEXINGTON RD	DUNCAN MACK S & DOUGLAS DUNCAN & DUNCAN LUCIA
233A2 B010	100 SEGRAVES DR	LANE & LANE PROPERTIES LLC
233A2 B011	110 SEGRAVES DR	LANE & LANE PROPERTIES LLC
233A2 B012	124 SEGRAVES DR	BOND DENNIS M & MARY HOLCOMB BOND JTROS
233A2 B013	130 SEGRAVES DR	STAIR JOHN STEPHEN & STAIR MARTHA JANE
233A2 B014	140 SEGRAVES DR	BURNS VAN A & DENISE S BURNS JTROS
233A2 B015	150 SEGRAVES DR	YREG LLC
233A2 C001	105 SEGRAVES DR	PATMAN JAMES HUEY
233A2 C002	2750 LEXINGTON RD	GANTT LAKEISHA & JULIUS GANTT
233A2 C003	2780 LEXINGTON RD	PATMAN KATHERINE BLACK & JAMES HUEY
233A2 C006	109 SEGRAVES DR	PATMAN HUEY

233A4 A001	195 SEAGRAVES DR	WILLOW MIST CONDOMINIUM
233A4 A026	485 SEAGRAVES DR	WILLOW MIST CONDOMINIUM
233A4 A027	495 SEAGRAVES DR	WILLOW MIST CONDOMINIUM
233B3 A001	2980 LEXINGTON RD	MOONSUP EUGENE OH
233B3 A002	3020 LEXINGTON RD	NATIONAL PROPERTY HOLDINGS LLC
233B3 A003	110 SPRINGTREE RD	NATIONAL PROPERTY HOLDINGS LLC
233B3 A004	130 SPRINGTREE RD	FLEEMAN ADAM
233B3 D001	3030 LEXINGTON RD	NATIONAL PROPERTY HOLDINGS LLC
233B3 D002	115 SPRINGTREE RD	MCELHENNEY DIANNE S
233B3 D003	125 SPRINGTREE RD	SWR INC
233B3 D004	135 SPRINGTREE RD	BETTER LIFE REAL ESTATE LLC
233B3 D011	3140 LEXINGTON RD	PINNACLE BANK
233B3 D012A	3128 LEXINGTON RD	HEMAT PROPERTIES LLC
233B3 D014	145 MIMOSA DR	HALLORAN MASONRY INC
233B3 D020	150 MIMOSA DR	KOCHER RYAN J & JUANINA C KOCHER
233B3 D021	3070 LEXINGTON RD	POULNOTT JAMES L
233B4 A002	140 GAINES SCHOOL RD	BUSH STEVEN S
233B4 A002B	130 GAINES SCHOOL RD	BURKE WILLIAM ANDREW
233B4 A003	108 GAINES SCHOOL RD	LUNAN INC
233B4 A004	50 GAINES SCHOOL RD	LUNAN INC
233B4 A005	40 GAINES SCHOOL RD	EKVISH LLC
233B4 A006	3360 LEXINGTON RD	ACORN RIDGE LLC
233B4 A007	3270 LEXINGTON RD	ACORN RIDGE LLC
233B4 A008	3250 LEXINGTON RD	GAINES CAROLYN B
233B4 A012	3210 LEXINGTON RD	PADLINE II LLC
233B4 A014	3194 LEXINGTON RD	BUSH STEVEN S
233B4 B001	3341 LEXINGTON RD	BELLS FOOD MARKET INC
233B4 B002	3355 LEXINGTON RD	H/S ATHLO LLC
233B4 C001	2965 CHEROKEE RD	THORNTON JOE C
233B4 C002	3025 CHEROKEE RD	STOREPRO SELF STORAGE LLC
233B4 C005	4025 LEXINGTON RD	LEXINGTON ROAD SELF STORAGE LLC
233B4 C008	4005 LEXINGTON RD	FRANVILLE INC A/K/A THE FRANVILLE CORP
233B4 C011	4059 LEXINGTON RD	ALMOND WILLIAM T REVOCABLE TRUST BY
233B4 C012	4079 LEXINGTON RD	SMALLWOOD LEON RAPID LUBE
233B4 C013	103 EAST MEADOW DR	GOAL ENTERPRISES LLC
233B4 C014	107 EAST MEADOW DR	LANGFORD MARTHA ANN
233B4 C016	201 EAST MEADOW DR	HOLMES KRISTEN A
233B4 C017	203 EAST MEADOW DR	XIE GUONING
233B4 C018	205 EAST MEADOW DR	TODD MICHAEL E

233B4 C019	207 EAST MEADOW DR	WILLIAMS JOSEPH L
234 002A	2415 CHEROKEE RD	CANNING MARY W
234A1 A002	2741 CHEROKEE RD	ATHENS BEST RENTALS LLC
234A1 A003	2755 CHEROKEE RD	SAMMY'S AUTO SALES INC
234A1 A004	2775 CHEROKEE RD	CLARK DAVID R & JUDITH WILKINS CLARK
234A1 A005	2805 CHEROKEE RD	MORRISON BARBARA ANNE & SEERLEY RONALD WAYNE
234A1 A006	2815 CHEROKEE RD	VILLANUEVA HERNANDEZ ROBERTO P & Villanueva Garcia Roberto Carlos,
234A1 A007	2855 CHEROKEE RD	HUNT PROPERTY MANAGEMENT LLC
234A1 A008	2885 CHEROKEE RD	SAGASTUME JERSON DAVID CASTRO & GARCIA ORIS ALICIA PERDIDO
234A1 B002	0 CHEROKEE RD	IRVIN THOMAS RICKY
234A1 B003	2955 CHEROKEE RD	IRVIN THOMAS RICKY
234A3 C001	209 EAST MEADOW DR	CASTRO JULIO C
234A3 C002	211 EAST MEADOW DR	MAGANA SUSI V
234A3 C028	130 MORNING VIEW DR	HUGHES LINDA
234A3 E001	120 EAST MEADOW DR	OLD MILL STREAM #15 LLC
234A3 E002	4105 LEXINGTON RD	OLD MILL STREAM #15 LLC
234A3 E003	4115 LEXINGTON RD	STORE MASTER FUNDING V LLC
234A4 002	0 CHEROKEE RD	346 E BROAD STREET LLC
234A4 003	2525 CHEROKEE RD	HOOD BURTON REID & BRENDA WOOD HOOD
234A4 004	0 CHEROKEE RD	346 E BROAD STREET LLC
234A4 006	2567 CHEROKEE RD	MULLINS TERRY & SHELIA DARBY JTROS
234A4 007	0 CHEROKEE RD	346 E BROAD STREET LLC
234A4 009	2655 CHEROKEE RD	FORTSON GLENN L
233B3 A008	120 SPRINGTREE RD	STEPHENS PIERS HOWARD G
233B3 A009	114 SPRINGTREE RD	HAUN BETH
233A2 A003A	122 SHADBROOK DR	SPAULDING JACOB M & ELIZABETH SPAULDING
233A2 A003B	128 SHADBROOK DR	POUST KIMBERLY L
233A2 A003C	130 SHADBROOK DR	DUMONT KIMBERLY
233 010C	113 SEAGRAVES DR	LANE & LANE PROPERTIES L L C
233 010D	121 SEAGRAVES DR	LANE & LANE PROPERTIES L L C
233 010E	125 SEAGRAVES DR	LANE & LANE PROPERTIES L L C
174B2 C006A	115 KENTUCKY CIR	TONEY JEFFREY R & JERALDINE TONEY JTROS
234A1 F001	100 MORNING VIEW DR	HONG VAN NUYEN & NHAN THIEN TRAN
234A1 F002	114 MORNING VIEW DR	MOON KELLIE ELIZABETH

234A1 F003	116 MORNING VIEW DR	BUTLER THOMAS B
234A1 F005	120 MORNING VIEW DR	ALLEN DOROTHY K
234A1 F006	118 MORNING VIEW DR	DINKINS JULIETT M
234A1 F007	110 MORNING VIEW DR	PERKINS JOSH
234A1 F008	106 MORNING VIEW DR	JOINER LINDA L
233B3 D013A	3100 LEXINGTON RD	HALLORAN PATRICK M
233B4 B001B	3351 LEXINGTON RD	BELLS FOOD MARKET INC
233B4 B001C	3331 LEXINGTON RD	BELLS FOOD MARKET INC
233B4 B001D	3321 LEXINGTON RD	BELLS FOOD MARKET INC
174B6 A001	301 EDGEWATER DR	CAIN MICHAEL SEAN
174B6 A002	305 EDGEWATER DR	BOWERS BERNICE A
174B6 A003	309 EDGEWATER DR	BRILL ROBERT & TINGTING BRILL JTROS
174B6 A004	313 EDGEWATER DR	AMATRAIAIN KATHRYN N
174B6 A005	317 EDGEWATER DR	HAGGART MATTHEW DAVID & HEATHER HAGGART JTROS
174B6 A006	321 EDGEWATER DR	SAWYER MASON PATRICK
174B6 A007	325 EDGEWATER DR	MARICA CROSSINGS LLC
174B6 A008	329 EDGEWATER DR	MARICA CROSSINGS LLC
174B6 B001	337 EDGEWATER DR	MARICA CROSSINGS LLC
174B6 B002	341 EDGEWATER DR	ATHANAELOS NICHOLAS C
174B6 B003	345 EDGEWATER DR	DICKEY RALPHE E JEAN G DICKEY LIFE ESTAT & TODD R DICKEY
174B6 B004	349 EDGEWATER DR	EVICH MARINA & CHARLES DEAN JTROS
174B6 B005	353 EDGEWATER DR	BROWN CHADWICK P
174B6 B006	357 EDGEWATER DR	MARICA CROSSINGS LLC
174B6 B007	361 EDGEWATER DR	SPENCE DONNIE L & JAMES W SPENCE & SPENCE MARY ELLEN JTROS
174B6 B008	365 EDGEWATER DR	FREEMAN TAMARA J
174B6 B009	369 EDGEWATER DR	OLIN MARTHA
174B6 B010	373 EDGEWATER DR	PITZER JR JAMES A & TAMMY C PITZER JTROS
174B6 B011	377 EDGEWATER DR	BRADDY BYRON
174B6 B012	381 EDGEWATER DR	WALLACE STEVEN MICHAEL & WALLACE KELLI PHILLIPS JTROS
174B6 B013	385 EDGEWATER DR	LISTER JR JOHN W & LISTER VICKIE DIANA JTROS
174B6 B014	389 EDGEWATER DR	WALSH TIMOTHY J & JAQUELINE A WALSH JTROS
174B6 B099	33 EDGEWATER DR	WESTPLAN LAKEWOOD LAND LLC

174B6 C001	393 EDGEWATER DR	SADIC EMINA & MARC HERZBERGER JTROS
174B6 C002	397 EDGEWATER DR	MARCIACROSSINGS LLC
174B6 C003	401 EDGEWATER DR	MARCIACROSSINGS LLC
174B6 C004	405 EDGEWATER DR	MARCIACROSSINGS LLC
174B6 C005	409 EDGEWATER DR	MARCIACROSSINGS LLC
174B6 C006	413 EDGEWATER DR	MARCIACROSSINGS LLC
174B6 C007	417 EDGEWATER DR	MARCIACROSSINGS LLC
174B6 B098	0 EDGEWATER DR	CC LAKWOOD HOMES LLC
234 002D	2425 CHEROKEE RD	CANNING HARRELL G JR & CANNING MARY W
234 002E	2405 CHEROKEE RD	CANNING HARRELL G JR &
233 008B	2480 LEXINGTON RD	CALDERON VLADIMIR
233 009A	2610 LEXINGTON RD	DUNCAN MACK S & DOUGLAS W DUNCAN DUNACN LUCIA B
174B2 A017A	135 KENTUCKY CIR	THE HAVEN OF ATHENS LLC
<b>TAX-EXEMPT PARCELS</b>		
<b>PARCEL_NO</b>	<b>Parcel Address</b>	<b>Owner Name</b>
174B1 A011	145 JOHNSON DR	JOHNSON DRIVE BAPTIST CHURCH
233A1 A001	2150 LEXINGTON RD	LIVING HOPE CHURCH INC
234A3 E005	4175 LEXINGTON RD	TUCKSTON UNITED METHODIST CHURCH INC
234A1 A001	2725 CHEROKEE RD	TEMPLE BAPTIST CHURCH

## APPENDIX C

### SCHOOL IMPACT ANALYSIS

(Includes attached list of locations of school facilities)

## Lexington Hwy TAD - Impact on the Clarke County School System

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### DRAFT FINAL REPORT

Prepared for:

Unified Government of Athens-Clarke County  
Athens, Georgia  
October 28, 2020





## I. LEXINGTON HWY TAX ALLOCATION DISTRICT SCHOOL IMPACT

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Defined Development Projects	4
Background Growth Projections	4
SCHOOL IMPACTS	4



## I. LEXINGTON HWY TAX ALLOCATION DISTRICT SCHOOL IMPACT

### Executive Summary

The Lexington Hwy Tax Allocation District (TAD) redevelopment plan requires an assessment of its impact on the county school system. This study addresses the impact on the school system in three ways, (1) an estimate of how enrollment will change, (2) how much E-SPLOST revenue will change, and (3) whether residential property values after completion of the redevelopment will change from current values. The base year for calculations is 2020. Only investments in 2021 and beyond are considered in this analysis.

When development projects are announced for a TAD, data needed to perform this analysis includes property values of expected new development including residential, commercial, and industrial; new jobs and payroll for the new businesses; a breakdown of multifamily housing units by bedroom size; and an estimate of taxable sales from retail, restaurants, and lodging. However, to date no projects have been announced for this TAD.

With no projects, another method had to be employed to estimate the increment in property values that might occur in the TAD. This method is based on estimating the historical "background" growth from 2011 to 2020. This growth, by zoning code, was used to project property values for residential, commercial, and industrial properties, if they existed in the TAD. Following is a summary of impacts from this analysis:

1. Forecasted growth by zoning code is based on 2011-2020 growth as follows:

		<b>AVG Annual 2011-2020</b>
<b>TAD 6 – Lexington Hwy</b>		
<b>All Parcels</b>		
Residential Single Family		2.82%
Residential Mixed Density		9.55%
Commercial-General		2.28%
Commercial-Neighborhood		16.78%

2. The forecast of growth in commercial creates 76 new housing units and increases enrollment by 48.
3. The forecast of growth in multi- and single-family housing units creates 264 new units and increases enrollment by 60.
4. The projected growth is expected to generate \$228,094 in new E-SPLOST funds for the school system.



## I. LEXINGTON HWY TAX ALLOCATION DISTRICT SCHOOL IMPACT

### Overview

The Unified Government of Athens-Clarke County, Georgia (ACC) has defined an area within its borders for redevelopment called the Lexington Hwy Tax Allocation District (TAD). The size of the redevelopment area is approximately 394 acres with 309 parcels. Current property value is \$109,792,650.

The objective of this study is to determine the impact of the TAD on the county school system as required by O.C.G.A. Section 36-44-9(R). There are four items to address: (1) an estimate of the number of net new public school students anticipated as redevelopment within the redevelopment area occurs, (2) the location of school facilities within the proposed redevelopment area, (3) an estimate of educational special purpose local option sales taxes (E-SPLOST) expected from the proposed development, and (4) a projection of the average value of properties resulting from redevelopment compared to current property values in the redevelopment area. This study address (1), (3), and (4).

ACC staff worked to provide parcel-level data on property values for the period 2011 through 2020. Zoning codes attached to each parcel enabled the analysis to focus on commercial, multi-family, and single-family property types. EIG analyzed this data to attempt to pull out new improvements each year with limited success. However, because the increment in each TAD's digest is based on new development and the rise in property values of existing development, growth rates used to determine a projection are based on the change in value of all parcels in each zoning code.



## I. LEXINGTON HWY TAX ALLOCATION DISTRICT SCHOOL IMPACT

### Methods and Data Requirements

To estimate the impacts on the school system, EIG sought the following data:

- valuation of each parcel in the TAD for the years 2011-2020 as well as each parcel's zoning code.
- estimates of real property (investments) of all redevelopment projects within the redevelopment area,
- estimates of new jobs and average wages for those jobs from new commercial and industrial businesses within the redevelopment area,
- the number of new multi-family units by number of bedrooms,
- the number of new single-family and/or townhouses, and
- estimates of retail sales from all new businesses generating taxable sales within the redevelopment area.

### ***Defined Development Projects***

To date, there are no defined development projects in this TAD.

### ***Background Growth Projections***

Each TAD has a broad-brush vision of what the planners would like to see developed. This information coupled with an analysis of historical growth in property value by parcel, what we will term the background growth, led to projections of incremental property values. The model EIG uses for projecting school enrollment and E-SPLOST revenues requires more detail such as how multi-family projects breakdown between 1, 2, and 3-bedroom units. The only information we have to do this breakdown is the multi-family project at General Time in TAD 3. This gave us a ratio of units to investment which we used to estimate 1 and 2-bedroom units from the background growth.

### **School Impacts**

There are three elements of the school impact requirements that this study addresses. They are: (1) an estimate of new public school students from redevelopment in the TAD, (2) an estimate of E-SPLOST revenue that results from redevelopment in the TAD, and (3) a projection of the average value of residential properties from redevelopment in the TAD compared to current property values in the TAD.

- (1) The number of new students projected from the redevelopment comes from the background growth within the TAD. Increased school enrollment comes from jobs estimated from the background growth which create new housing in the county resulting in additional school age children.

I. LEXINGTON HWY TAX ALLOCATION DISTRICT SCHOOL IMPACT



**Table 1: Estimated New Public-School Enrollment – Lexington Hwy TAD**

	Units	Resident Multiplier	Estimated New Population	School-Aged Children Multiplier	Estimated School-Aged Children
<b>Residential</b>					
1-Bedroom	104	1.44	150	0.070	7
2-Bedroom	104	1.89	197	0.170	18
Single Family	56	2.41	135	0.624	35
<b>Project Housing Totals:</b>	<b>264</b>		<b>482</b>		<b>60</b>
<b>Housing change driven by new jobs:</b>	76	2.41	184	0.624	48
<b>Total Project Impacts:</b>	<b>340</b>		<b>666</b>		<b>108</b>

(2) E-SPLOST revenue generated from the redevelopment within the TAD can be estimated from either taxable retail and lodging sales given by the developers or by using the value of residential investments and commercial investments within the redevelopment area. The “new residential component” is based on 41 new residential units from the forecast of background growth. Each component shows the influence each has on the change in E-SPLOST revenue. Total E-SPLOST revenue is estimated to increase by \$228,094 from background growth within the TAD.

**Table 2: Estimated E-SPLOST Revenues – Lexington Hwy TAD**

	Units/Value	E-SPLOST
<b>New Residential Component:</b>		
Households:	340	\$143,400
<b>New Commercial Property Component:</b>		
Value of New Commercial Property:	\$39,587,065	\$84,694
<b>Total E-SPLOST from project:</b>		<b>\$228,094</b>

(3) A projection of the change in residential property values in the TAD from redevelopment is, at this point, based on data received from the ACC on existing residential parcels in the TAD.



## I. LEXINGTON HWY TAX ALLOCATION DISTRICT SCHOOL IMPACT

A projection of the change in residential property values in the TAD from redevelopment is, at this point, based on data received from the ACC on existing residential parcels in the TAD.

There are 11 parcels zoned "Residential Mixed Density". The values range from a low of \$134,553 to a high of \$10,298,153. There are three parcels with 2020 values \$3 million or higher. Average annual growth in this group of parcels is 9.55% over the 2011-2020 period. There are 175 parcels zoned as "Residential Single Family (15k sqft lot)", "Residential Single Family (8k sqft lot)" or "Residential Single Family (5k sqft lot)". The single-family parcels range widely in value from with two parcels over \$1 million in 2020. The average annual growth rate for this group of parcels is 2.82%.

Based on these historical data, we can at least expect growth to continue at these rate. It is not possible to determine whether this can increase with new development in the TAD.



**I. LEXINGTON HWY TAX ALLOCATION DISTRICT SCHOOL IMPACT**

**LOCATION OF SCHOOL FACILITIES**

No CCSD Property.

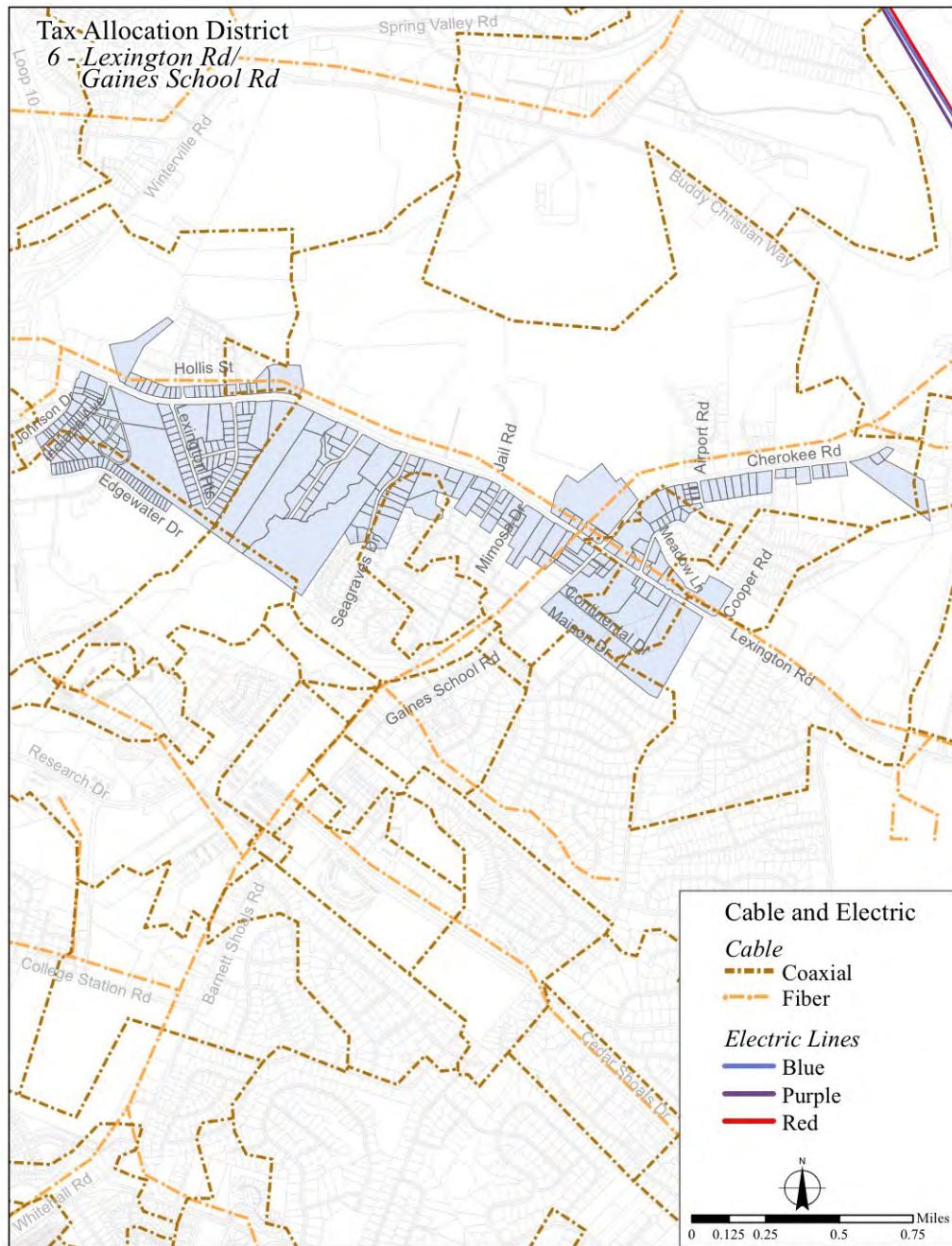
Source: ACC Staff

## APPENDIX D

### CABLE AND ELECTRIC SERVICES MAP

As shown in the image below, the existing electric service lines, represented by the blue, purple and red lines, inadequately serve the Redevelopment Area.

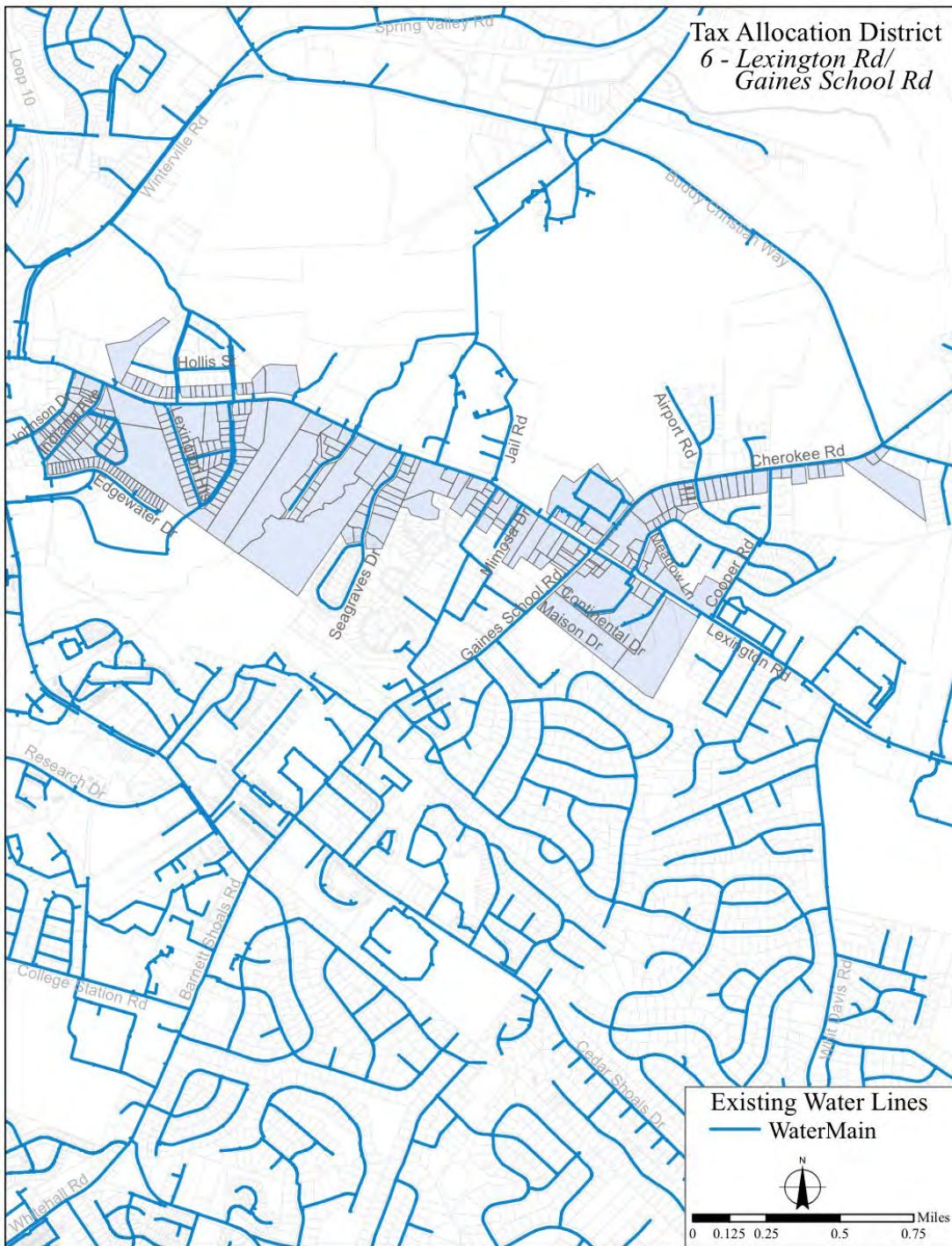
Likewise, the existing coaxial and fiber cable lines in the Redevelopment Area, shown by the orange and green lines, inadequately serve it.



## APPENDIX E

### WATER MAINS

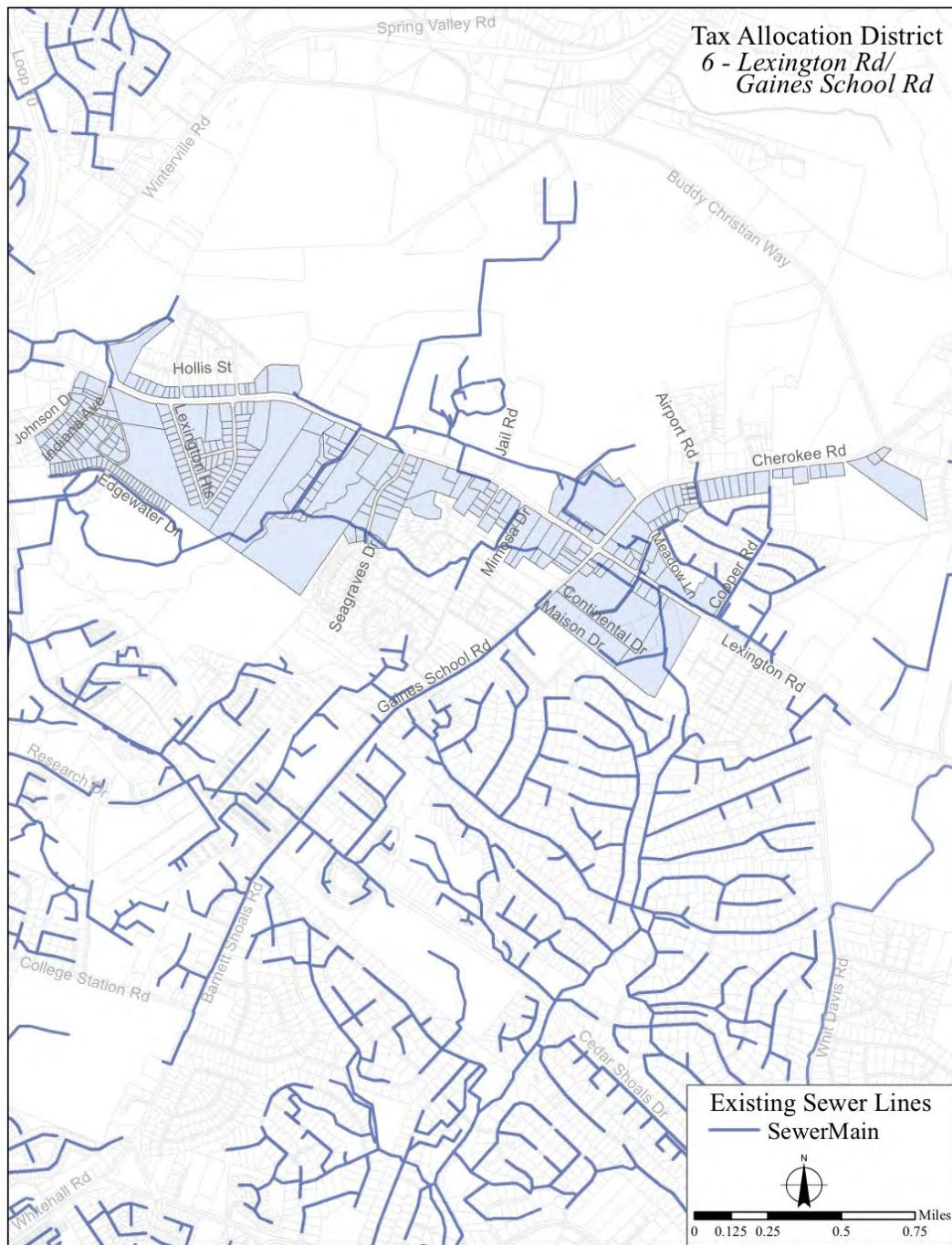
As shown in the image below, the existing water mains inadequately serve the Redevelopment Area.



## APPENDIX F

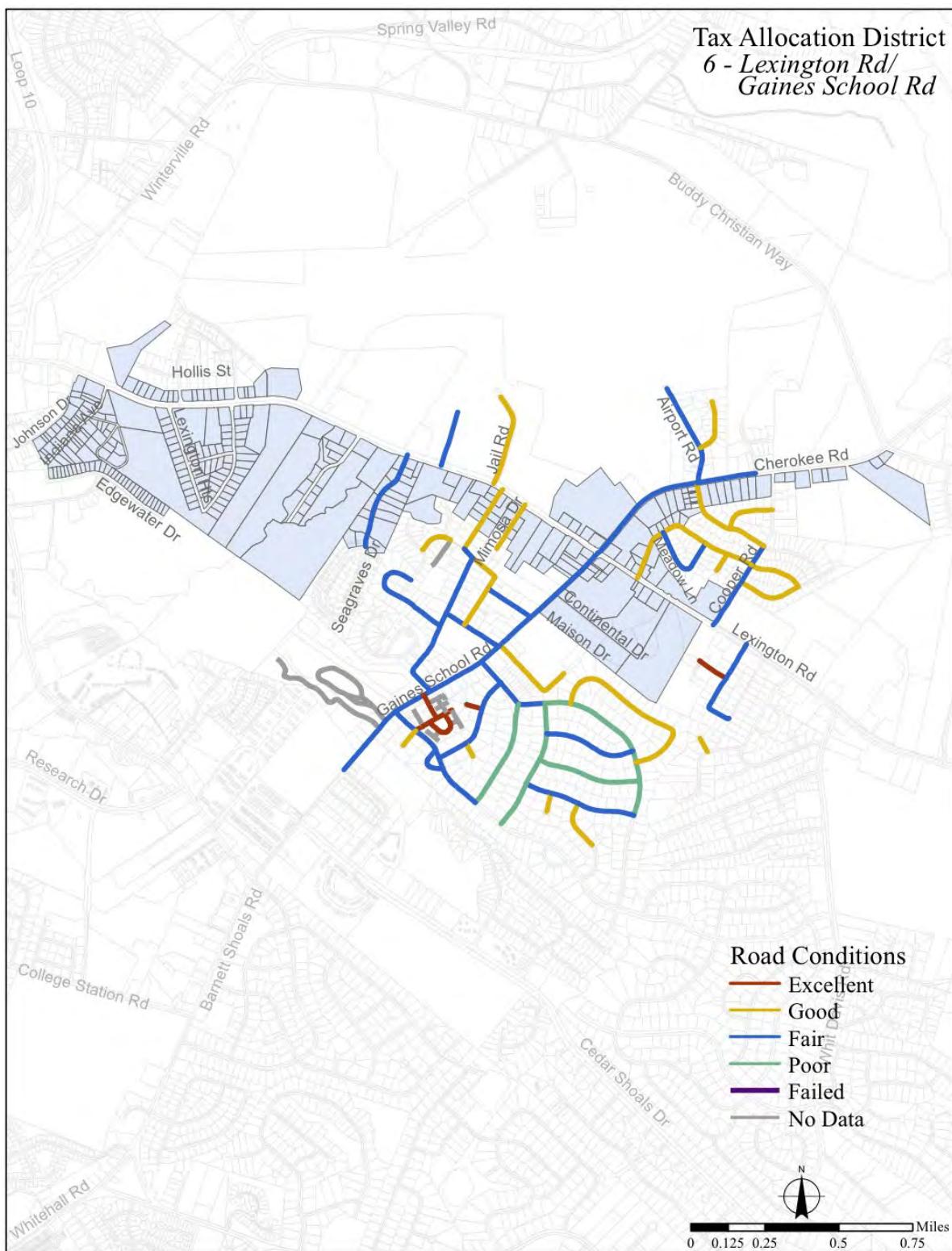
### SEWER LINES

As shown in the image below, the Redevelopment Area is served by existing sewer lines but the coverage of these lines is inadequate either at present or following redevelopment for the goals of ACC for the Redevelopment Area after redevelopment to be met.



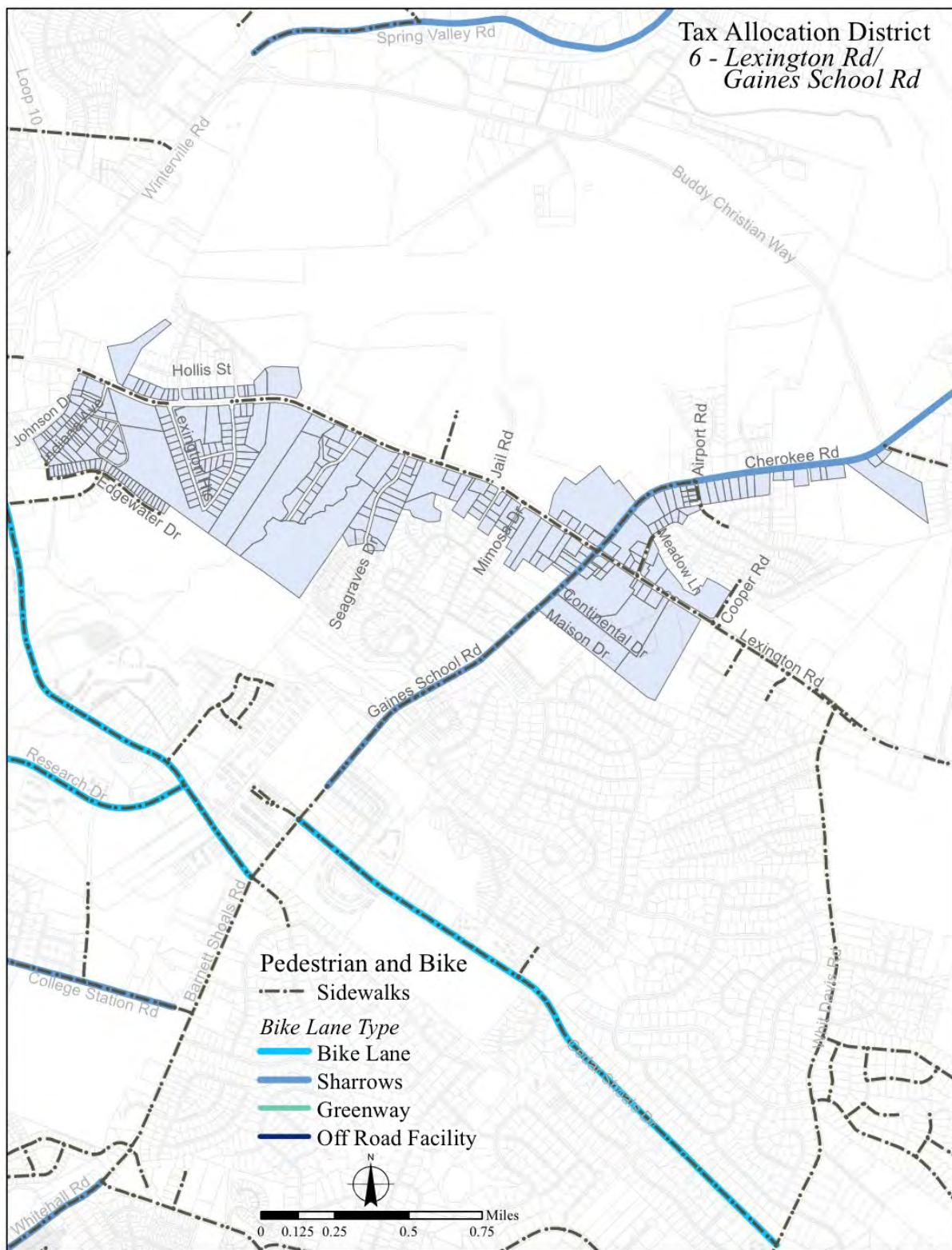
## APPENDIX G-1

### ROAD CONDITIONS MAP

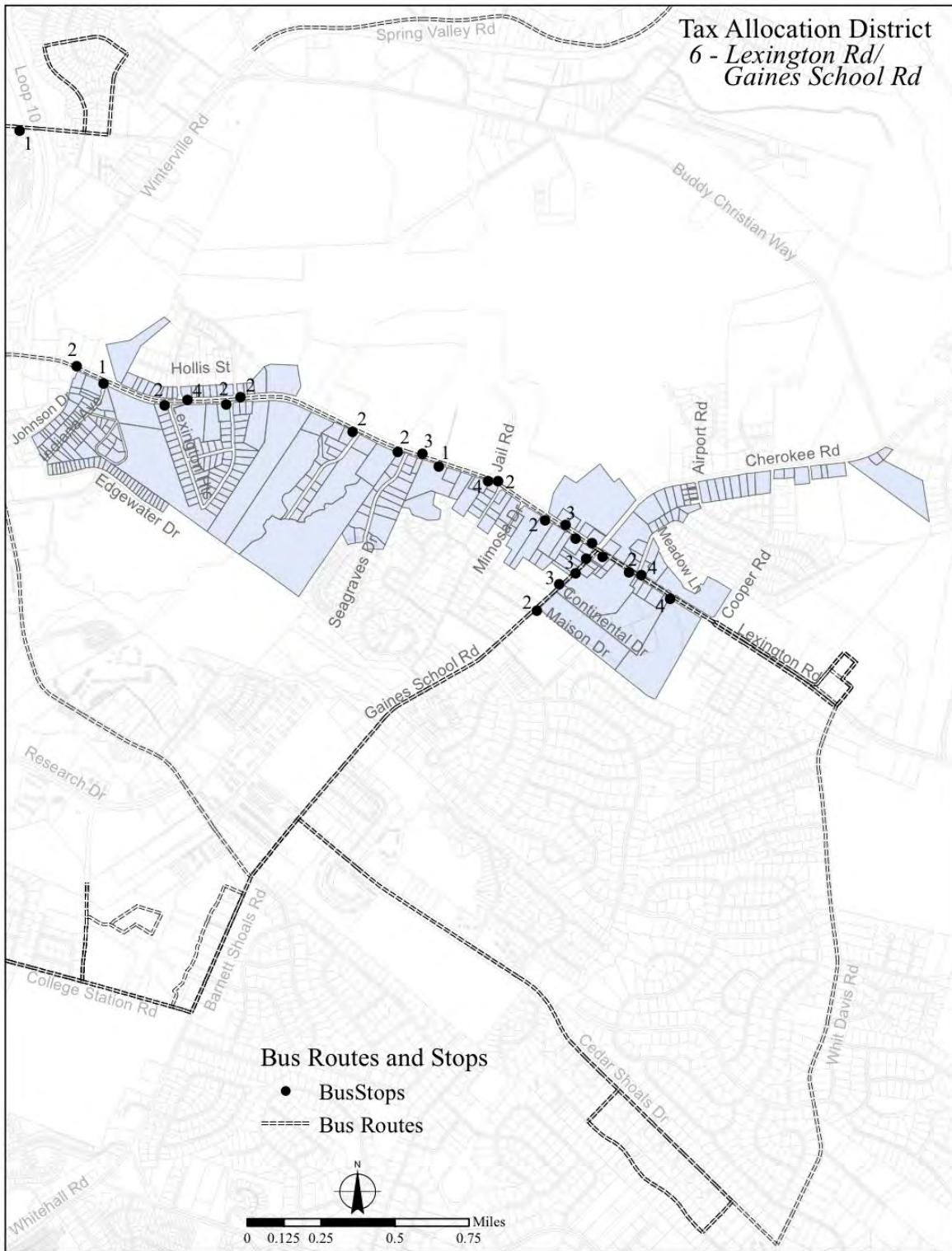


## APPENDIX G-2

### PEDESTRIAN AND BIKE MAP



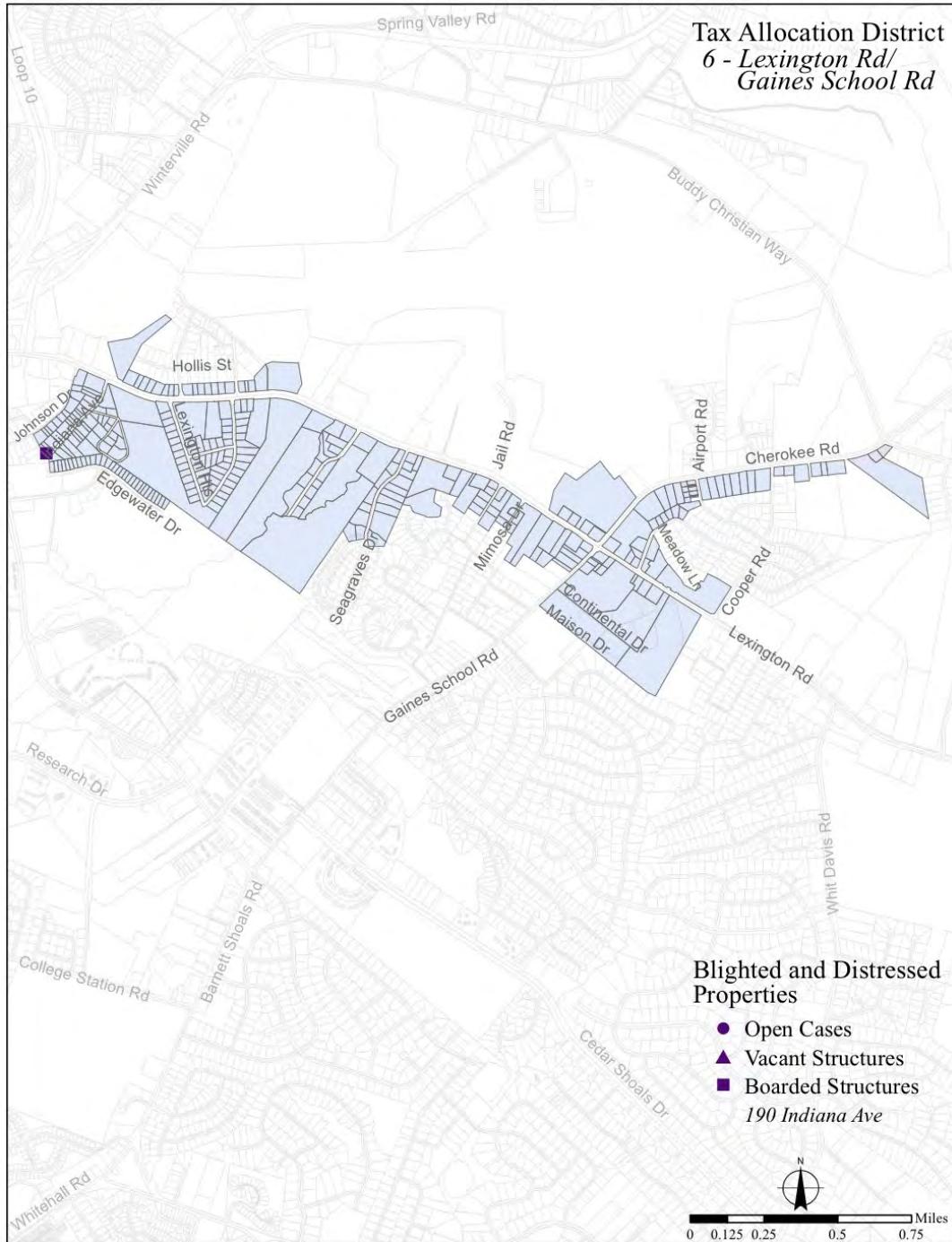
**APPENDIX G-3**  
**BUS ROUTES AND STOPS MAP**



## APPENDIX H

### BLIGHTED OR DISTRESSED PROPERTIES WITHIN THE REDEVELOPMENT AREA

Blighted or distressed properties within the Redevelopment Area are identified in the image below.



**APPENDIX I**  
**UNDERDEVELOPED PARCELS MAP**



## APPENDIX K

### MIXED USE ZONING MAP

