

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO REZONING MULTIPLE PARCELS OF LAND COMPRISING APPROXIMATELY 38.22 ACRES LOCATED AT 120 & 250 WEST DOUGHERTY STREET, 535-565 NORTH HULL STREET, 135 & 291 HOYT STREET, 105-155 HICKMAN DRIVE, 675, 700, & 845 COLLEGE AVENUE, 0-150 WARE STREET, 160 & 230 EAST STRONG STREET AND 550 NORTH JACKSON STREET FROM RM-2 (MIXED DENSITY RESIDENTIAL) AND G (GOVERNMENT) TO C-D (DS) (COMMERCIAL-DOWNTOWN, DOUGHERTY STREET DESIGN AREA), FROM C-D (DS) (COMMERCIAL-DOWNTOWN, DOUGHERTY STREET DESIGN AREA), RM-2 (MIXED DENSITY RESIDENTIAL), C-G (COMMERCIAL GENERAL), C-N (COMMERCIAL-NEIGHBORHOOD), E-I (EMPLOYMENT INDUSTRIAL) AND G (GOVERNMENT) TO C-D (ND) (COMMERCIAL-DOWNTOWN, NORTH DOWNTOWN DESIGN AREA); AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Sections 9-3-3 and 9-3-6 thereof, is hereby amended by changing the zoning from "current zone," to "new zone," as indicated in the chart below and shown on Attachment A, attached hereto:

Address	Tax Parcel	Current Zone	New Zone
From RM-2 (Mixed Density Residential) to C-D (DS) (Commercial-Downtown, Dougherty Street Design Area):			
250 W. Dougherty St	171A2 F003	RM-2	C-D (DS)
From G (Government) to C-D (DS) (Commercial-Downtown, Dougherty Street Design Area):			
120 W. Dougherty St	171A2 G004	G	C-D (DS)
160 E. Strong St	171A2 H001	G	C-D (DS)
230 E. Strong St	171B1 B001	G	C-D (DS)
550 N. Jackson St.	163D3 N001	G	C-D (DS)
From C-N (Commercial-Neighborhood) to C-D (ND) (Commercial-Downtown, North Downtown Design Area):			
675 College Ave.	163C5 E002	C-N	C-D (ND)
From E-I (Employment-Industrial) to C-D (ND) (Commercial-Downtown, North Downtown Design Area):			
130 Ware St.	163C4 D002	E-I	C-D (ND)
140 Ware St.	163C4 D002A	E-I	C-D (ND)
150 Ware St.	163C5 A003	E-I	C-D (ND)
From RM-2 (Mixed Density Residential) to C-D (ND) (Commercial-Downtown, North Downtown Design Area):			
535 N. Hull St.	163C5 D007	RM-2	C-D (ND)
539 N. Hull St.	163C5 D001	RM-2	C-D (ND)
543 N. Hull St.	163C5 D002	RM-2	C-D (ND)
547 N. Hull St.	163C5 D003	RM-2	C-D (ND)
555 N. Hull St.	163C5 D004	RM-2	C-D (ND)
551 N. Hull St.	163C5 D005	RM-2	C-D (ND)
565 N. Hull St.	163C5 D006	RM-2	C-D (ND)

Adopted the 2 day of

February, 2021

G. A. Patton
Clerk of Commission

Approved the 9 day of

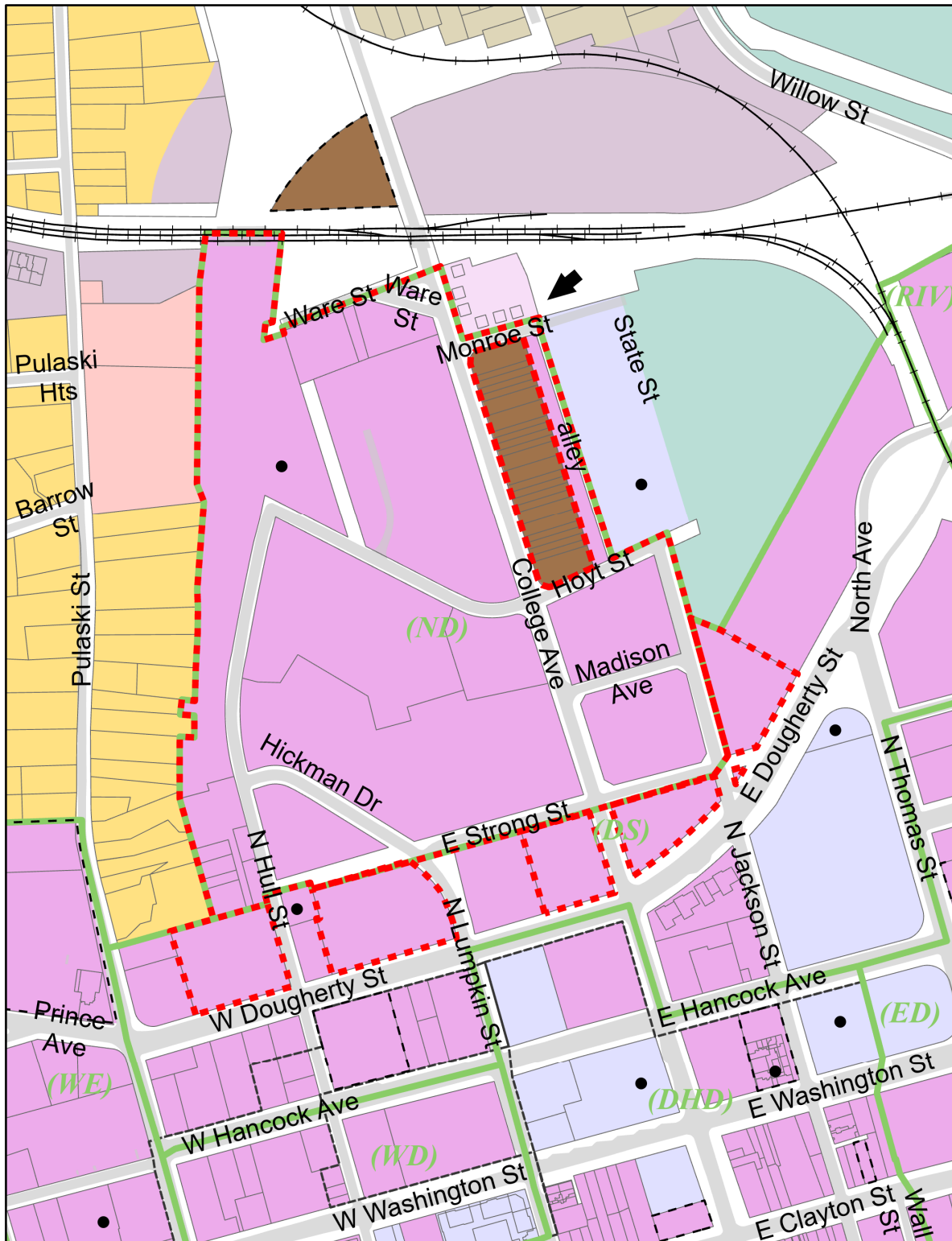
February, 2021

Kelly J. Jones
Mayor

845 College Ave.	163C5 A001	RM-2	C-D (ND)
From C-G (Commercial-General) to C-D (ND) (Commercial-Downtown, North Downtown Design Area):			
135 Hoyt St.	163C5 A002B	C-G	C-D (ND)
From G (Government) to C-D (ND) (Commercial-Downtown, North Downtown Design Area):			
0 Ware St.	163C4 D001	G	C-D (ND)
291 Hoyt St.	163D3 B025	G	C-D (ND)
700 College Ave.	163D3 O001	G	C-D (ND)
From C-D (DS) (Commercial-Downtown, Dougherty Street Design Area) to C-D (ND) Commercial Downtown, North Downtown Design Area):			
105 Hickman Dr.	163C5 B001	C-D (DS)	C-D (ND)
155 Hickman Dr.	163C5 C001	C-D (DS)	C-D (ND)
500 College Ave.	163D3 R001	C-D (DS)	C-D (ND)

The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the office of the Clerk of Commission, 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential (1 unit per 10 acre density)
- RM-1, Mixed Density Residential (16 multi-family units per acre)
- RM-2, Mixed Density Residential (24 multi-family units per acre)
- RM-3, Mixed Density Residential (50 multi-family units per acre)
- RS-5, Single-Family Residential (5,000 sq. ft. min. lot area)
- RS-8, Single-Family Residential (8,000 sq. ft. min. lot area)
- RS-15, Single-Family Residential (15,000 sq. ft. min. lot area)
- RS-25, Single-Family Residential (25,000 sq. ft. min. lot area)
- RS-40, Single-Family Residential (40,000 sq. ft. min. lot area)
- Winterville Boundary
- Bogart Boundary
- ACC Boundary
- Downtown Design Areas
 - (DHD), Downtown Historic District
 - (WD), West Downtown
 - (ED), East Downtown
 - (DS), Dougherty Street
 - (RIV), River
 - (WE), West End
 - (ND), North Downtown
- Airport Overlay
 - AZ1, Precision Approach Zone
 - AZ2, Larger Than Utility Runway Nonprecision Approach Zone
 - AZ3, Utility Runway Nonprecision Approach Zone
 - TZ, Transitional Zone
 - RPZ, Runway Protection Zone
 - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- PD, Planned Development
- Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Railroads
- Special Use
- Historic Landmark



ATTACHMENT A	ZONE 2020-11-3254 REZONE	
	NORTH DOWNTOWN Commission Defined Option #1	
490	Various	
FROM:	RM-2 and G C-D (DS), RM-2, C-G, C-N, E-I and G	TO: C-D (DS) C-D (ND)
TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
Multiple	December 10, 2020	February 2, 2021