

2990 BARNETT SHOALS ROAD (portion of Wakefield Subdivision)

TYPE II REZONING REPORT (submitted 09/01/2023)

PROPERTY INFORMATION

Property Address: 2990 Barnett Shoals Road

Parcel ID: 184 001J

Owner: Resurrection Presbyterian Church Inc

Existing Zoning: RS-8 PD

Proposed Zoning: RS-8

Adjacent Zonings: North: Barnett Shoals Road then RS-8 and RS-25

South: RS-8

East: RS-8

West: RS-8

Existing Use: undeveloped portion of Wakefield PD – currently approved for a church

Proposed Use: RS-8 for single family lots

Property Area: 6.0 acres

INTRODUCTION AND PROPOSAL

Wakefield Subdivision is an existing PD in southeastern Athens-Clarke County. The subdivision was developed as an RS-8 subdivision with the subject 6.0 acre tract originally approved for a community center, later revised for a church use. Over the years, the dynamics and needs of the area have changed and the church is no longer a viable option for this tract. With there being a tremendous housing shortage, especially in the affordable housing range, in Athens-Clarke County, this property is better suited to be developed into RS-8 lots similar to the existing lots in the subdivision. The request for this rezone is to remove the subject 6 acre tract from the PD and to rezone it to a straight RS-8 zoning which would allow for this parcel to be developed and to allow for a small relief in the housing needs of ACC. The proposed development would have 2 access streets from Sorenson Ridge with all new lots accessing new streets. No lots would have driveway access from Sorenson Ridge nor Barnett Shoals Road.

ECONOMIC IMPACT OF PROPOSED DEVELOPMENT

After development of the subdivision lots there would be a substantial positive economic impact to Athens-Clarke County created by the project. The current tract is 6 acres that has been sitting undeveloped for decades. The proposed development would consist of up to 22 residential homes that would increase property tax revenue for ACC.

ZONING REQUEST

This zoning request is to change the existing RS-8 PD zoning to a straight RS-8 zoning. The proposed rezoning meets all objective criteria set forth for that use provided in the zoning ordinance and fits the surrounding properties, matching the adjacent RS-8 zonings and RS-25 zonings all along the Barnett

Shoals corridor. The rezone request does conform to the future land use map and therefore the request is considered a Type II rezone.

FUTURE LAND USE MAP

The future land use map for Athens-Clarke County designates this property as Single Family Residential. The proposed rezoning does conform to the Future Development Map and therefore no change is proposed to the Future Land Use map.

ADJACENT USES

Adjacent uses include RS-8 and RS-25 zoned residential lots.

LANDSCAPING AND BUFFERING

Landscaping will be such that it meets the ACC ordinance on tree management. This includes conserved and proposed tree canopy throughout the development to meet ACC Tree Management requirements. The concept plan accounts for a 50' wide buffer along Barnett Shoals Road to stay consistent with neighboring lots which are buffered from the roadway.

PROPOSED USE

The proposed use consists of up to 22 single family homes similar to homes in the existing subdivision.

TRAFFIC IMPACT

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition. Traffic projections are based on the ITE code (210) Single-Family Detached Housing. The traffic generated is not enough to trigger a Traffic Impact Analysis.

The average rate is 9.43 trips per house

22 houses x 9.43 trips per house = 207 ADT

AM Peak Hour = 17 trips

PM Peak Hour = 22 trips

The proposed rezoning provides a substantial reduction in the potential traffic that would be generated from the site if it was developed under the existing church use as approved under the PD.

UTILITY SERVICE

Water, fire protection and sanitary sewer will be provided by Athens-Clarke County Public Utilities. Demands for water and sewer usage is anticipated to be:

22 houses * 280 gpd per house = 6160 gpd

A sanitary sewer main and water main exists in the right-of-way of Sorenson Ridge.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor with individual roll-carts as is typical with a single-family subdivision.

PUBLIC SERVICES

It is not anticipated that the request will cause a strain on public services. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposed rezoning.

STORMWATER MANAGEMENT AND ENVIRONMENTAL CONCERNS

As the project is developed, Stormwater Management will be provided for Runoff Reduction and Quantity per the ACC Stormwater Code and the GA State Stormwater Manual. Erosion and Sedimentation Control Plans will be submitted and adhered to, to ensure no adverse environmental impacts on the property or adjacent properties. No adverse effects are anticipated in regard to noise or air pollution from the project. The proposed stormwater management facility is proposed to be an above ground pond.

TYPE II REZONE APPROVAL CRITERIA

HOW THE PROPOSED REZONING WILL CONFORM TO THE FUTURE LAND USE MAP, THE GENERAL PLANS FOR THE PHYSICAL DEVELOPMENT OF ATHENS-CLARKE COUNTY, AND ANY MASTER PLAN OR PORTION THEREOF ADOPTED BY THE MAYOR AND COMMISSION

The proposed RS-8 zoning is in conformance with the Future Land Use Map designation of Single Family Residential. The RS-8 zoning would match the surrounding properties along the Barnett Shoals Corridor and continue similar development in the area.

THE PROPOSED USE MEETS ALL OBJECTIVE CRITERIA SET FORTH FOR THAT USE PROVIDED IN THE ZONING ORDINANCE AND CONFORMS TO THE PURPOSE AND INTENT OF THE COMP PLAN AND ALL ITS ELEMENTS

The project meets essential objectives for the RS-8 zones by providing single-family homes near schools, pedestrian corridors, and shopping nodes. It also provides much needed affordable single-family homes and provides a tax boost to Athens-Clarke County.

AFFECT ON BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The proposed RS-8 zoning class will not adversely affect the balance of land uses in Athens-Clarke County. The existing zoning is RS-8 PD so there would be no change in balance of land uses, only the removal of this portion of property from a Planned Development. There is currently a large shortage of housing in ACC and this will help the balance.

PUBLIC SERVICES, WHICH INCLUDE PHYSICAL FACILITIES AND STAFF CAPACITY, EXIST SUFFICIENT TO SERVICE THE PROPOSAL

Public water and sewer are available to the site and access to the site is from a major mostly-residential thoroughfare (Barnett Shoals Road).

THE EXISTING LAND USE PATTERN SURROUNDING THE PROPERTY IN ISSUE

The adjacent properties in all directions are zoned RS-8 or RS-15. The proposed use would be in keeping with these surrounding properties and land use patterns.

THE POSSIBLE CREATION OF AN ISOLATED DISTRICT UNRELATED TO ADJACENT AND NEARBY DISTRICTS

This property is adjacent to RS-8 property on both sides with most other properties in the area along the frontage of Barnett Shoals being RS-8 or RS-15.

THE POPULATION DENSITY PATTERN AND POSSIBLE INCREASE OR OVER-TAXING OF THE LOAD ON PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO, SCHOOLS, UTILITIES, STREETS

As shown in the proposed traffic trip generation, there will be little effect on the roadway network surrounding the property which is a major thoroughfare. Water and sewer usage will not be substantial and there is capacity at the site for the development. Schools will benefit from the increase in tax revenue generated by the project.

THE COST OF THE UNIFIED GOVERNMENT AND OTHER GOVERNMENTAL ENTITIES IN PROVIDING, IMPROVING, INCREASING OR MAINTAINING PUBLIC UTILITIES, SCHOOLS, STREETS, AND OTHER PUBLIC SAFETY MEASURES

There are no required improvements to be made by ACC and any costs associated with utility maintenance, providing, and treatment to the Unified Government would be outweighed by the increase in tax base created by this development.

THE POSSIBLE IMPACT ON THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY AND WATER QUALITY

All required erosion control and stormwater management measures will be implemented on the development to meet ACC and State of Georgia standards and ensure no adverse impacts on the environment.

WHETHER THE PROPOSED ZONING AMENDMENT WILL BE A DETERRENT TO THE VALUE OR IMPROVEMENT OF DEVELOPMENT OF ADJACENT PROPERTY IN ACCORDANCE WITH THE EXISTING REGULATIONS

We do not believe the proposed development would decrease adjacent property values. The property is adjacent to other RS-8 zoned property.

WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING ZONING; PROVIDED, HOWEVER, EVIDENCE THAT THE ECONOMIC VALUE OF THE PROPERTY, AS CURRENTLY ZONED, IS LESS THAN IS ECONOMIC VALUE IF REZONED AS REQUESTED WILL NOT ALONE CONSTITUTE A SIGNIFICANT DETRIMENT

The property is currently zoned RS-8 PD with specific church use associated with the zoning. The currently approved use of a church is not viable in this location.

THE AESTHETIC EFFECT OF EXISTING AND FUTURE USE OF THE PROPERTY AS IT RELATES TO THE SURROUNDING AREA

The property will be developed similar to neighboring subdivisions.

WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL

There is currently no desire for the church to build in this location. The property has sat vacant since the original PD was approved almost 40 years ago. The likelihood of the property being developed under its current approved use is very low. It is likely to sit vacant for many years to come without a zoning approval.