

1580 BARNETT SHOALS ROAD

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

PROPERTY INFORMATION

Property Address: 1580 Barnett Shoals Road

Parcel ID: 182B 035

Owner: Jackson Eight LLC

Existing Zoning: C-O

Proposed Zoning: RM-2

Adjacent Zonings: North: C-O (across Research Drive)

South: RM-2

East: RM-1 and C-O

West: C-O

Existing Use: undeveloped

Proposed Use: RM-2 for multi-family cottages

Property Area: 2.99 acres

INTRODUCTION AND PROPOSAL

1580 Barnett Shoals Road is an undeveloped tract at the southwest intersection of Barnett Shoals Road and Research Drive in eastern Athens-Clarke County. A portion of the parcel was used as a soccer field for years with the rest being an old residential homesite. Very few commercial developers have looked at this property over the years as it is difficult to develop for a commercial use due to topographic challenges, property shape, and being just a bit too small for most commercial users. It is situated along a mostly multi-family corridor with easy pedestrian access to nearby shopping and the ACC bus line. Due to these factors and the ability to work around the terrain more in a residential cottage style development, the property is better suited for residential use than commercial use. The request for this rezone is to rezone the existing C-O zoned tract to an RM-2 zoning to allow for cottage style housing. The plan would be for all of the units to be 1-bedroom units which would be very desirable to graduate students, vet school students, and young professionals. After the covid pandemic, 1-bedroom housing units have become very desirable with a very low existing inventory. The project does not propose having amenities that would make it appropriate for undergraduate style residential development. The proposed development would have 1 access point on Barnett Shoals Road with interior parking surrounded by external cottages, mostly fronting Barnett Shoals and Research Drive.

ECONOMIC IMPACT OF PROPOSED DEVELOPMENT

After development of the parcel for multi-family use there would be a substantial positive economic impact to Athens-Clarke County created by the project. The current tract is 2.99 acres that has been sitting undeveloped for decades. The proposed development would consist of up to 66 units (max allowed by RM-2 zoning would be 71 units) that would increase property tax revenue for ACC.

ZONING REQUEST

This zoning request is to change the existing C-O zoning to a straight RM-2 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 RM-2 zoning and other RM zoned properties 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 Mixed Density 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 RM-2 residential and C-O commercial.

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.

PROPOSED USE

The proposed use consists of up to 66 multi-family 1-bedroom units.

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 (220) Multi-Family Low-rise Housing. The traffic generated is not enough to trigger a Traffic Impact Analysis.

The average rate is 1.86 trips per resident.

66 residents x 1.86 trips per house = 123 ADT

AM Peak Hour = 17 trips

PM Peak Hour = 18 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 C-O zoning.

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:

66 bedrooms *75 gpd per bedroom = 4950 gpd

A sanitary sewer main and water main exists in the right-of-way of Barnett Shoals Road.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor. There will be a double dumpster corral onsite to provide trash and recycling.

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 will be an underground facility.

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 RM-2 zoning is in conformance with the Future Land Use Map designation of Mixed Density Residential. The RM-2 zoning would match the adjacent property and other 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 RM-2 zones by providing multi-family residences near pedestrian corridors and shopping nodes. It also provides much needed 1-bedroom units that are highly desirable for grad students, vet students, and young professionals and provides a tax boost to Athens-Clarke County.

AFFECT ON BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The proposed RM-2 zoning class will not adversely affect the balance of land uses in Athens-Clarke County. The corridor is highly residential and will help fill the needs of a shortage of housing in ACC.

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 property is zoned RM-2. 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 RM-2 property with many other RM zoned properties in the vicinity.

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 RM-2 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 C-O. This corridor of Barnett Shoals Road is a mostly multi-family residential. New commercial development is not in demand along this corridor. This site also has topographic, shape, and size challenges that make it difficult to develop as a commercial use.

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 nearby cottage style multi-family developments.

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 by commercial developers to develop this property for commercial use. There is also a large shortage of grad student and young adult housing in the area, especially near the vet school.