

ATHENS-CLARKE COUNTY PLANNING COMMISSION
FINAL AGENDA
AUGUST 1, 2019 - 6:00 P.M.
120 W. Dougherty Street

GENERAL BUSINESS

1. Introduction of Staff reports and all other documents submitted to the Planning Commission at this meeting into the official record
2. Approval of July 1, 2019 Planning Commission meeting minutes
3. MACORTS review and public comment

NEW BUSINESS

1. **717 OCONEE STREET & 205-215 GEORGIA DRIVE – PD-2019-06-2221**

TYPE II – Preliminary Planned Development

Petitioner: Koons Environmental Design

Owner: Oconee Street United Methodist Church

Request: From C-G (Commercial-General) to C-G (PD) (Commercial-General, Planned Development)

Tax ID: 171D2 B003, B004 & B005

2. **1331 SOUTH MILLEDGE AVENUE – PD-2019-06-2231**

TYPE II – Planned Development Amendment

Petitioner: Smith Planning Group

Owner: Barrett Nation Investment Properties

Request: Amendment to C-N (PD) (Commercial-Neighborhood, Planned Development)

Tax ID: 173A3 H011

OTHER BUSINESS

1. Planning Commission Chair's Report
2. Planning Director's Report.
3. Miscellaneous announcements.

NOTICE

A qualified interpreter for the hearing impaired is available upon requests at least ten (10) days in advance of this meeting.
Please call (706) 613-3515, [TDD (706) 613-3115] to request an interpreter.

The existing topography slopes moderately from east to west from 215 Georgia Drive to Poplar Street. The northern 50 feet of the property at 717 Oconee Street has a significant downward slope ending in a substantial retaining wall for the existing parking lot near the northern property line.

IV. PROPOSED DEVELOPMENT

The purpose of the Planned Development is to expand an existing parking lot of 16 spaces at 717 Oconee Street onto the properties at 205 and 215 Georgia Drive. The plan indicates the three parcels are to be combined. The site plan indicates the re-striping of the existing parking area to accommodate ten standard spaces, four compact spaces and two ADA spaces. The proposal would add an additional 36 parking spaces on the other two existing parcels, consisting of 22 standard spaces, 13 compact spaces and one ADA space. Two additional ADA spaces are available at the primary church building across Poplar Street.

The proposed parking spaces will be a combination of asphalt and pervious gravel pavement. Frontage sidewalk exists along Poplar Street and Oconee Street, and would be extended during construction along Georgia Drive. Future right-of-way is denoted along Oconee Street and Georgia Drive.

Ten-foot planted buffers would be provided between the parking areas and all adjoining property lines and street rights-of-way. A planted hedge is required for screening. A voluntary 6' tall wooden fence is also proposed along the southern property line to screen the parking lot from the nearest single-family residence. Required interior parking lot trees and street trees are also being provided.

A site plan note indicates that the gravel pavement will count towards site coverage, but the proposed lot coverage calculation excludes the porous gravel area. However, even when including the porous gravel area, the corrected lot coverage of 63% is still far below the maximum 80% allowance for the C-G zoning district.

COMPATIBILITY WITH COMPREHENSIVE PLAN

COMPATIBILITY WITH FUTURE LAND USE MAP

The application report indicates that the Future Land Use designation of the property is *Main Street Business*; however, the Future Land Use Map adopted last year indicates that the subject property is designated as *General Business*, which is defined as follows:

These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road and US 29 North. Pedestrian-oriented design is particularly appropriate when these streets contain neighborhood-shopping areas or are adjacent to multifamily housing or residential neighborhoods. Pedestrian circulation in these centers is a primary concern, therefore, connectivity within and to surrounding areas should be encouraged. Internal pedestrian walkways should be provided from the public right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building, store entry points, and plaza space. Walkways shall feature adjoining landscaped areas that contribute to the establishment or enhancement of community and public spaces. The street level facade of these areas should have a scale and architectural elements that relate to pedestrians. Buildings should be oriented to the street and corridors should be lined with street-trees. Small and medium scale retail stores should frame the streets with large-scale retailers located behind with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front and shared parking should be encouraged.

The Planned Development application does not include a request to change the existing C-G (Commercial-General) zoning designation, which is compatible with the *General Business* Future Land Use designation. Therefore, an amendment to the Future Land Use Map is not required.

COMPATIBILITY WITH ZONING MAP AND ORDINANCE STANDARDS

I. COMPATIBILITY WITH ZONING MAP

The request is for a Planned Development, pursuant to Chapter 9-14, for expansion of an existing parking lot. This application does not propose an amendment to the current C-G (Commercial-General) zoning designation.

II. COMPATIBILITY WITH ORDINANCE STANDARDS

All exemptions to the zoning and development standards must be identified in the application prior to approval of a binding proposal since the development will otherwise be expected to adhere to the ordinance standards. The following five waivers have been requested:

1. Waiver from Sec. 9-30-2(F) Maximum allowable number of spaces

The maximum allowable number of parking spaces is 50% more than the required minimum number of spaces, plus one space per each employee on the largest shift. The former parsonage at 717 Oconee Street, recently renovated for office space, is the only building on the property. On-site parking is adequate for the office use; therefore, the proposed parking lot expansion is for the benefit of the off-site church sanctuary.

Although a parking lot is not typically viewed as the highest and best use of property in a commercial zoning district, the application report denotes the expanded parking lot as a necessity for the church. The church property itself is limited with topographic challenges and other off-site opportunities have recently diminished with the construction of nearby multifamily developments.

- 2. Waiver from Sec. 9-30-9(A) Design requirements – size and access - to reduce parking stall depth from 18’ to 16’ and drive aisle width from 24’ to 20’**
- 3. Waiver from Sec. 9-25-8(E-3) Limitations, location – use of facilities – to allow parking within the front yard**
- 4. Waiver from Sec. 9-30-6 Compact car parking - to increase maximum allowance from 30% to 32%**
- 5. Waiver from Sec. 9-30-9-E(6)(A) Design requirements - screening standards – to eliminate required minimum setback for required hedge screening of parking lot from the street right-of-way**

These last four waivers are requested for the purpose of allowing more parking spaces than otherwise possible with adherence to all Code standards. Regarding waiver #5, the hedge screening would be provided inside the future right-of-way.

The application report indicates on page 4 that a waiver is also requested for paving material, but no such request is included in the list of waivers on pages 9-10.

An existing residential driveway on Georgia Drive would be removed. Vehicular access to the subject property would continue to be via a single existing drive. As shown on the site plan, the driveway tapers from over 25 feet in width at Oconee Street down to about 17 feet behind the building. A minimum 20-foot-wide travel lane should be maintained for the two-way drive.

The three accessible parking spaces do not meet the ADA standard for being along the shortest route of accessible travel to an accessible entrance. Also, the proposed accessible space in the new parking area lacks the required 18' depth.

The application report and site plan do not indicate that any new exterior lighting is proposed. Any new exterior lighting would be required to meet current ordinance restrictions, which protect against glare. Aside from the potential for a slight traffic increase, a slight increase in noise is also possible, although both would be limited to times of church functions. An expansion of the subject parking lot would not in and of itself create a negative impact on the future development of surrounding parcels.

EFFECT ON COMMUNITY

I. BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The removal of two single-family dwellings and expansion of an existing parking lot would not alter the balance of land uses in the county.

II. POPULATION

The proposal involves the removal of two single-family dwellings and an increase in the number of parking spaces from 16 to 52. No new residential structures are proposed on the subject property.

III. ENVIRONMENT

No environmental areas are found on the subject property. Lot coverage of the site will increase from 43.9% to 62.7%. Landscaping modifications to the site would include street trees, parking lot trees and hedge screening. A tree management plan has been submitted as part of this proposal. The C-G (Commercial-General) zoning district requires that 10% of the site have conserved tree canopy. For this site, 3,257 sf would be required. The proposal will conserve 17,200 sf. The required overall 40% (13,028 sf) tree canopy must be met at project completion. As proposed, the plans indicate plantings equal to 32,200 sf or 98.9% of the property size.

The Athens-Clarke County Arborist has the following comment:

- The parking lot island does not meet ordinance standards. No information is given for the three trees shown therein; however, it appears unlikely that they will fit. With a waiver for reduced backup requirements from the parking spaces, the island seems too narrow for tree plantings. The plan should be revised to either remove the trees from the island or revise the island to conform to the ordinance standards.

Without a needed waiver or variance to tree management standards, the tree management plan associated with this Planned Development proposal has been reviewed for general compliance only and will not become binding upon approval. The aforementioned comments do not preclude compliance with all other technical standards regarding the installation and maintenance of trees as provided for in the Community Tree Management Ordinance.

IV. TRAFFIC, TRANSPORTATION, & TRANSIT

Vehicular access to the subject property would continue to be via a single existing drive. An existing residential driveway on Georgia Drive would be removed.

Public sidewalk exists along the Poplar Street and Oconee Street frontages and would be installed along Georgia Drive. Athens Transit provides service nearby along Oak Street.

Although the site plan only denotes future right-of-way along Oconee Street and Georgia Drive, the existing right-of-way widths for all three adjacent streets are substandard. The site plan should denote that the future rights-of-way will be dedicated to Athens-Clarke County per Code Chapter 9-29.

The Transportation & Public Works Department has reviewed this proposal and has the following comment:

- *The additional R/W needed to contain the proposed Georgia Drive sidewalk must be conveyed to Athens-Clarke County during the platting process to combine the properties.*

V. GRADING AND DRAINAGE

The existing topography slopes moderately from east to west from 215 Georgia Drive to Poplar Street. The northern 50 feet of the property at 717 Oconee Street has a significant downward slope ending in a substantial retaining wall for the existing parking lot near the northern property line.

The project will increase lot coverage from 43.9% to 62.7%, roughly half of which would be porous gravel pavement. The plan would meet ACC stormwater requirements for redevelopment sites.

VI. WATER AND SEWER AVAILABILITY

Athens-Clarke County water and sanitary sewer are available. No additional demands would occur with the proposed parking area expansion.

VII. FIRE PROTECTION

The Athens-Clarke County Fire Marshal has reviewed this request and has the following comments:

1. Fire protection can be provided without any fire services being affected or additional cost for fire equipment or personnel.
2. Fire apparatus can access this project from the street. No turnaround is needed.
3. No additional fire hydrants are needed.

RECOMMENDATIONS

I. STAFF RECOMMENDATION ON SPECIAL USE PERMIT – Receive with comments only

The proposal is for an expansion of an existing parking area for a nearby church. Staff notes that the proposal would help alleviate parking concerns within the immediate area. Although a parking lot is not typically viewed as the highest and best use of property in a commercial zoning district, the application report denotes the expanded parking lot as a necessity for the church. The church property itself is limited with topographic challenges and other off-site opportunities have recently diminished with the construction of nearby multifamily developments. Five ordinance waivers have been requested for the purpose of allowing more parking spaces than otherwise possible with strict adherence to all Code standards. Staff is concerned with the restricted maneuverability of the decreased aisle widths, but notes the probable infrequent use of an institutional nature as opposed to a daily commercial parking lot use.

The master plan submittal should address the following comments:

1. The site plan should be revised to include the porous gravel area in the proposed lot coverage calculation and an engineering detail should be provided.
2. Due to the infrequent use of a church parking lot and the residential nature of the adjacent area, the applicant is encouraged to consider grass pave. Note: The Planning Director has determined that the porous gravel could be substituted later without need of a formal binding plan amendment should the grass pave not hold up to the parking demands.

3. The accessible parking spaces should be relocated along the shortest accessible path to their respective ADA entrances, such paths being separate from vehicular movement.
4. The application report should be revised to indicate that the Future Land Use designation of the property is *General Business*.
5. The application report should be revised to remove reference to a waiver request for paving material.
6. The site plan should be revised to maintain a minimum 20-foot-wide travel lane for two-way traffic.
7. The site plan should be revised to either remove the trees from the parking lot island or enlarge the island size to conform to ordinance standards.
8. The site plan should be revised to denote the future right-of-way along Poplar Street and to denote that the future rights-of-way along all three frontages will be dedicated to Athens-Clarke County.
9. The site plan should provide clear metes & bounds information along all perimeter lot lines.

II. PLANNING COMMISSION RECOMMENDATIONS - Pending

The Planning Commission is scheduled to receive this preliminary planned development request for comments only at their regularly scheduled meeting on August 1, 2019.

IV. CURRENT STATUS

At their August 1, 2019 meeting, the Planning Commission will review the submitted application and consider a recommendation to "Receive the Preliminary Plan with Comments." Submittal of a Master Planned Development report and plan will follow a subsequent review cycle schedule.

Report for 717 Oconee Street & 205-215 Georgia Drive

<u>Reviewed</u>	<u>Not Applicable</u>	<u>Zoning Criteria for Type II Applications</u>
X		1. The proposed rezoning conforms to the future development 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.
	X	2. The proposed special use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the comprehensive plan and all its elements.
X		3. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposed rezoning.
X		4. The proposed rezoning will not adversely affect the balance of land uses in Athens-Clarke County.
X		5. Existing land use pattern surrounding the property in issue
X		6. Possible creation of an isolated district unrelated to adjacent and nearby districts
X		7. Population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities and streets
X		8. 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
X		9. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity
X		10. Whether the proposed zoning amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations
X		11. 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 its economic value if rezoned as requested will not alone constitute a significant detriment
X		12. The aesthetic effect of existing and future use of the property as it relates to the surrounding area
X		13. 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

Public Notice: In accordance with Section 9-4-9(E), public notice of this zoning request was first posted on or near the subject property on July 17, 2019.

STAFF REPORT
MASTER PLANNED DEVELOPMENT
CASE NUMBER PD-2019-06-2231
1331 SOUTH MILLEDGE AVENUE
AUGUST 1, 2019

GENERAL INFORMATION AND PROPOSED DEVELOPMENT

I. THE REQUEST

APPLICANT.....Smith Planning Group
OWNER.....Barrett Nation Investment Properties, LLC
ZONING REQUESTAmendment to C-N (PD) (Commercial-Neighborhood,
Planned Development)
TYPE OF REQUESTType II
LOCATION1331 S. Milledge Avenue
COUNTY COMMISSION DISTRICT4
SIZE OF REZONING AREA.....0.362 acre
PRESENT USE.....Restaurant
PROPOSED USE.....Restaurant
TAX MAP NUMBER.....173A3 H011
ADJACENT USES AND ZONING(N) (Morton Ave) Restaurant / C-N; Multifamily
residential / RM-1
.....(S) Hair salon / C-O
.....(E) Single-family dwelling / RS-15
.....(W) (South Milledge) Multi-tenant commercial / C-N
STAFF RECOMMENDATION:.....**Approve with condition**
PLANNING COMM. RECOMMENDATION.....**Pending**

II. PURPOSE

The purpose of this request is to amend an existing Planned Development on one 0.362-acre parcel zoned C-N (PD) (Commercial-Neighborhood). The Planned Development designation was originally approved in 2017 and included exceptions and variations to the required development standards - a reduction in both the parking and the minimum tree canopy cover requirements. The Planned Development included a binding application report and site plan. The current request seeks to amend the Planned Development by requesting a further waiver from the minimum tree canopy requirements of Sec. 8-7-13 (e) Minimum Conserved Tree Canopy Cover, which would reduce the requirement from 15% to 0%. No changes are proposed to other sections of the 2017 binding application report or to the 2017 binding site plan.

III. EXISTING CONDITIONS OF SUBJECT PROPERTY AND VICINITY

The subject property is a single parcel on the southeastern corner of the intersection of South Milledge Avenue and Morton Avenue. The site contains the restaurant El Barrio, which fronts Milledge and shares a driveway with the neighboring hair salon to the southeast, passing through the block from Milledge to a rear alley. Another drive accesses the basement garage level from Morton Avenue. Vegetation consists of a few mature pine trees and a mature oak. The property slopes downward from Milledge to the rear alley with retaining walls lining the basement garage driveway and along the Morton Avenue frontage.

Restaurants and other commercial uses with C-N zoning are to the north across Morton Avenue and to the west across Milledge. To the south of the subject property is a hair salon zoned C-O. To the east across the rear alley is a residential neighborhood zoned RS-15 (Single-Family Residential).

IV. PROPOSED DEVELOPMENT

All exemptions to the zoning and development standards must be identified in the application prior to approval of a binding proposal since the development will otherwise be expected to adhere to the ordinance standards. The proposal is to alter the existing Planned Development in order to request a waiver from Sec. 8-7-13 (e) Minimum Conserved Canopy Tree Cover, which would reduce the requirement from 15% to 0%.

The waiver from Sec. 8-7-13 (e) in the existing binding site plan reduced the required Minimum Conserved Canopy Tree Cover from 15% to 3.19%. However, during the construction process two existing trees that were slated to be conserved were removed: a 6' tall crepe myrtle (*Lagerstroemia* spp.) and an 8-inch caliper dogwood (*Cornus florida*). Their removal makes it impossible to have any conserved canopy requirement.

COMPATIBILITY WITH COMPREHENSIVE PLAN

I. COMPATIBILITY WITH FUTURE LAND USE MAP

The Future Land Use Map indicates that the subject parcels have a *Mixed Density Residential* designation, which is described as follows:

These are residential areas where higher density residential development is allowed and intended. Limited nonresidential uses designed at a neighborhood scale may be incorporated into these areas (e.g. churches, schools, daycare facilities, small businesses and offices). Buildings should be oriented towards the street and include streetscape enhancements. Their design should include connections between uses, good pedestrian connections, and compatibility with public transit. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation.

The proposed C-N zoning is compatible with the corresponding *Mixed Density Residential* designation per the Compatibility Matrix in Chapter 9-4. Therefore, no change to the Future Land Use designation is necessary.

II. COMPATIBILITY WITH VISION STATEMENTS, ISSUES AND OPPORTUNITIES & POLICIES

A relevant Comprehensive Plan policy:

- Athens-Clarke County will support residential and non-residential in-fill development that positively contributes to the character of existing neighborhoods and meets the goal of providing housing and services close to existing infrastructure.

COMPATIBILITY WITH ZONING MAP AND ORDINANCE STANDARDS

I. COMPATIBILITY WITH ZONING MAP

The purpose of this request is to amend an existing Planned Development for the sole purpose of increasing an earlier requested waiver of the minimum tree canopy requirements. Therefore, the underlying C-N (Commercial-Neighborhood) zoning district will not change. The area immediately to the north, west and south of the subject parcel is comprised of C-N and C-O zones, while a RS-15 zone is across the rear alley to the east.

II. COMPATIBILITY WITH ORDINANCE STANDARDS

All exemptions to the zoning and development standards must be identified in the application prior to approval of a binding proposal since the development will otherwise be expected to adhere to the ordinance standards. The following waiver is being requested:

1. *Waiver from Section 8-7-15-e, which requires a minimum of 15% conserved tree canopy cover.*

As part of the Planned Development approval in 2017, a requested waiver was granted to reduce the conserved tree canopy coverage to 3.19% of the site. However, during the construction process two existing trees that were slated to be conserved were mistakenly removed: a 6' tall crepe myrtle (*Lagerstroemia* spp.) and an 8-inch caliper dogwood (*Cornus florida*). Their removal makes it impossible to meet the have any conserved canopy requirement. Therefore, the current application is an after-the-fact request to completely waive the conserved tree canopy.

Another waiver was granted in 2017 to reduce the required number of parking spaces. Aside from the requested waivers, the subject property must comply with all applicable zoning and development standards.

EFFECT ON COMMUNITY

I. BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The proposal is to request a further reduction of conserved tree canopy without affecting the proposed property use or intensity. Approval of this request will not affect the balance of land uses in the county.

II. POPULATION

The resident population of the immediate region will not increase since there is no residential component of this request.

III. ENVIRONMENT

The Athens-Clarke County Environmental Areas Map does not show any environmentally sensitive areas on the subject property.

Athens-Clarke County Staff has reviewed the tree management plan submitted as part of this proposal and has the following comments:

- C-N zoning requires that the property have at least 15% of the area in conserved canopy and 45% in total canopy. As previously noted, the 2017 Planned Development approval included a waiver to reduce the conserved canopy to 3.19%. The current application includes a requested waiver for 0% conserved canopy, while providing a greater than required amount of planted canopy to equal 53.27% total canopy.
- The tree management plan associated with this Planned Development proposal has been reviewed for general compliance and will become binding if approved only in regards to the requested waiver. The aforementioned comments do not preclude compliance with all other technical standards regarding the installation and maintenance of trees as provided for in the Community Tree Management Ordinance.

IV. TRAFFIC, TRANSPORTATION, & TRANSIT

The Athens-Clarke County Department of Transportation and Public Works has reviewed the proposal and has no comment with respect to traffic, transportation, and transit.

V. GRADING AND DRAINAGE

Athens-Clarke County Department of Transportation and Public Works has reviewed the proposal and has no comment with respect to grading and drainage.

VI. WATER AND SEWER AVAILABILITY

The Athens-Clarke County Public Utilities Department finds that adequate water and sanitary sewer services are available for this development.

VII. FIRE PROTECTION

The Athens-Clarke County Fire Marshal has reviewed this request and has the following comments:

- *Athens-Clarke County can provide fire protection without any services being affected or additional cost for fire equipment or personnel.*
- *Fire apparatus can access this project from the street. No turnaround is needed.*
- *Additional hydrants are not needed.*
- *At this time, Athens-Clarke County Fire & Emergency Services does not have any significant issues with this project.*

RECOMMENDATIONS

I. STAFF RECOMMENDATION - Approval with condition

The purpose of the amendment to the planned development is to amend an earlier waiver request from the minimum amount of conserved tree canopy in order to account for the two trees removed during construction. While the binding site plan from 2017 included a waiver from Sec. 8-7-13 (e), which reduced the minimum amount of conserved canopy cover from 15% to 3.19%, the applicant is requesting a new waiver to reduce the minimum required canopy cover to 0%. The C-N zone requires a total tree canopy of 45%. As mitigation for waiving the entire conserved tree canopy requirement, the amended binding tree management plan will provide a greater than required amount of planted canopy to equal 53.27% total canopy.

Although not proposed as a recommended condition of approval, Staff suggests that the applicant consider burying the service line serving the restaurant to allow adequate separation for a large canopy tree between the rear restaurant service drive and the parking lot. This would benefit the parking lot, the overall site, and the loss of a tree during construction, which was to have been conserved.

Therefore, Staff recommends **approval** of the request **with the following condition**:

1. The street trees planted along S. Milledge Avenue are grouped too closely together toward the intersection with Morton Avenue. Staff recommends that the street trees be spread toward the entrance walk *or* that the gap be filled with an additional tree in order to fulfill streetscape tree requirements in 8-7-15 (k) for even distribution.

II. PLANNING COMMISSION RECOMMENDATION – Pending

The request is scheduled for presentation to the Planning Commission at their regularly scheduled meeting on August 1, 2019 for a recommendation.

III. CURRENT STATUS

The request and the Planning Commission recommendation are tentatively scheduled for presentation to the Mayor and Commission at their agenda setting on August 20, 2019. The Mayor and Commission are tentatively scheduled to take action on this request on September 3, 2019.

REPORT FOR: 1331 S. Milledge Avenue

<u>Reviewed</u>	<u>Not Applicable</u>	<u>Zoning Criteria for Type II Applications</u>
X		1. The proposed rezoning conforms to the future development 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.
	X	2. The proposed special use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the comprehensive plan and all its elements.
X		3. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposed special use.
X		4. The proposed rezoning will not adversely affect the balance of land uses in Athens-Clarke County.
X		5. Existing land use pattern surrounding the property in issue
X		6. Possible creation of an isolated district unrelated to adjacent and nearby districts
X		7. Population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities and streets
X		8. 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
X		9. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity
X		10. Whether the proposed zoning amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations
X		11. 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 its economic value if rezoned as requested will not alone constitute a significant detriment
X		12. The aesthetic effect of existing and future use of the property as it relates to the surrounding area
X		13. 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

Public Notice

In accordance with Section 9-4-9(E), public notice of this zoning request was posted on or near the subject property on July 17, 2019.