

ATHENS-CLARKE COUNTY PLANNING COMMISSION
FINAL AGENDA
SEPTEMBER 5, 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 August 1, 2019 Planning Commission meeting minutes
3. MACORTS review and public comment

NEW BUSINESS

1. **2285 BARNETT SHOALS ROAD - SUP-2019-06-2234**

Type II – Special Use Permit

Petitioner: LeCraw Engineering

Owner: John R. Berryman

Request: Special Use in C-N (Commercial-Neighborhood)

Tax ID: 241C1 A002B

2. **REVIEW OF DRAFT 2045 METROPOLITAN TRANSPORTATION PLAN UPDATE**

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.

STAFF RECOMMENDATION
SPECIAL USE PERMIT
CASE NUMBER SUP-2019-06-2234
2285 BARNETT SHOALS ROAD
SEPTEMBER 5, 2019

GENERAL INFORMATION AND PROPOSED DEVELOPMENT

I. THE REQUEST

APPLICANT.....	Michael Toothaker / LeCraw Engineering
OWNER.....	John R. Berryman
ZONING REQUEST.....	Special Use in C-N (Commercial-Neighborhood)
TYPE OF REQUEST.....	Type II
LOCATION	2285 Barnett Shoals Road
COUNTY COMMISSION DISTRICT	8
SUBJECT PROPERTY SIZE.....	0.735 acre
PRESENT USE.....	Vehicle repair
PROPOSED USE.....	Restaurant
TAX MAP NUMBER.....	241C1 A002B
ADJACENT USES AND ZONING	(N) Retail / C-N
.....	(E) Undeveloped / C-N
.....	(S) Undeveloped / C-N
.....	(W) Retail / C-G
STAFF RECOMMENDATIONS.....	Variances:
	1. Denial
	2. Denial
	3. Denial
	Special Use: Denial
PLANNING COMM. RECOMMENDATION.....	Variances: Pending
	Special Use: Pending

II. PURPOSE

The purpose of this request is to seek approval of a Special Use Permit for a restaurant with a drive-through window within a C-N (Commercial-Neighborhood) zoning district. According to Section 9-10-2 of the Athens-Clarke County Zoning and Development Standards, a drive-through facility may be approved as a Special Use within a C-N zone, except when the property is located on a Level One corridor, which the subject property is not. The application includes three requested variances to the Athens-Clarke County Code standards for minimum floor area ratio, front yard parking and minimum conserved tree canopy. The application report, site plan and architectural elevations submitted with this request will become binding for the project upon approval of the Special Use Permit.

III. HISTORY AND EXISTING CONDITIONS OF SUBJECT PROPERTY AND VICINITY

In 2004 a C-N (PD) (Commercial-Neighborhood, Planned Development) was established for an office park on the adjoining property at 2295 Barnett Shoals Road. To align the entrance road with the signalized

College Station Road intersection, a 48' wide strip of the subject property (2285 Barnett Shoals Road) was included. In 2013 the Planned Development was removed with the base zoning of C-N remaining. In 2015, a Planned Development was proposed to establish a grocery on both 2285 and 2295 Barnett Shoals Road, but was denied by the Mayor and Commission. In 2016, another Planned Development application was filed for a fueling center, which was later withdrawn prior to receiving a Planning Commission recommendation.

The 0.735-acre subject parcel is located on the eastern side of Barnett Shoals Road at the intersection with College Station Road. The subject parcel, and the adjoining service station/convenience store to the north and the undeveloped tract to the east and south are zoned C-N. To the west across Barnett Shoals Road is another service station/convenience store zoned C-G (Commercial-General).

IV. PROPOSED DEVELOPMENT

The purpose of the Special Use request is to construct a restaurant with a drive-through window in a C-N (Commercial-Neighborhood) zone. The proposal is to locate a drive-through window on the eastern side of the building, utilizing a separate drive-through lane around the building. The menu board will be in front of the building on the street side and the pickup window will be in the rear. An escape gap in the raised traffic islands and stand-by parking spaces are provided as required to allow for any customers who need to leave the drive-through line due to a wait time or other issue. Walk-in customers may park to the side or rear of the building. Two handicap accessible spaces are at the rear of the building, the closest parking spaces to a north side entrance door. The primary pedestrian entrance faces Barnett Shoals Road with a raised speed table crosswalk across the two vehicle lanes. The site plan has street trees and perimeter site landscaping. A two-way driveway will align with the College Station Road signalized intersection, while a second driveway will be restricted to right-turn egress movements onto Barnett Shoals Road.

COMPATIBILITY WITH COMPREHENSIVE PLAN

I. COMPATIBILITY WITH FUTURE LAND USE MAP

The Future Land Use Map 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 Future Land Use designation is compatible with the C-N (Commercial-Neighborhood) zoning and the application is being processed under the Type II procedure with final consideration by the Athens-Clarke County Mayor and Commission.

II. COMPATIBILITY WITH 2018 COMPREHENSIVE PLAN

A relevant Comprehensive Plan statement:

- Given the county’s small geographic area, redevelopment should be prioritized over greenfield development

COMPATIBILITY WITH ZONING MAP AND ORDINANCE STANDARDS

I. COMPATIBILITY WITH ZONING MAP

The purpose of this request is to obtain a Special Use Permit, pursuant to Section 9-10-2, specifically for the construction of a restaurant with a drive-through facility in a C-N (Commercial-Neighborhood) zone. This application does not propose an amendment to the C-N zoning designation.

II. COMPATIBILITY WITH ORDINANCE STANDARDS

As defined in Athens-Clarke County Code Section 9-2-1, a Special Use is a use that is not automatically permitted by right, but which may be permitted within a zoning district subject to meeting specific conditions. As found in Section 9-20-5, the Athens-Clarke County Mayor and Commission shall consider the following:

- A. Is the proposed use in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant comprehensive plan policies implemented by Athens-Clarke County and with all state or federal laws?

Drive-through facilities are only permitted in the C-N (Commercial-Neighborhood) zoning district with approval of a Special Use Permit. Three variances to the zoning ordinance have been sought as part of the application, which are described and reviewed in the “Requested Variances” section of this report.

The *General Business* Future Land Use designation description supports auto-oriented uses for properties along major corridors, such as Lexington Road, but pedestrian-oriented design in neighborhood-shopping areas and when adjacent to residential neighborhoods. Such design includes architectural scale and elements that relate to pedestrians, buildings oriented to the street, and focus given to pedestrian circulation rather than automobiles. The 2018 Comprehensive Plan prioritizes redevelopment over greenfield development.

- B. Is there adequate capacity of Athens-Clarke County facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation that can and will be provided to and through the subject property?

Athens-Clarke County water and sanitary sewer are available and proposed to be used for the development. The site has been designed with two driveways, each off of Barnett Shoals Road. A two-way driveway will align with the College Station Road signalized intersection, while a second

driveway will be restricted to right-turn egress movements onto Barnett Shoals Road. No interparcel access to the adjoining parcels are proposed or required.

Electrical, telephone and cable services are privately held. The application proposes to handle stormwater via underground detention. Athens-Clarke County Transit service and public sidewalk is present along this section of Barnett Shoals Road.

- C. Will the zoning proposal have an adverse impact on the surrounding area? When evaluating the effect of the proposed use on the surrounding area, the following factors shall be considered:
1. Similarity in scale, bulk and coverage
 2. Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrian, bicycle and mass transit use are considered beneficial regardless of capacity of facilities.
 3. Architectural compatibility with the surrounding area.
 4. The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality, including the generation of smoke, dust, odors or other environmental pollutants.
 5. Generation of noise, light and glare.
 6. The development of adjacent properties compatible with the future development map and the zoning district.
 7. Other factors found to be relevant by the hearing authority for review of the proposed use.

The section of Barnett Shoals Road between Greencrest Drive and College Station Road has six drive-through restaurants and a gas station on the western side and a one drive-through bank, one drive-through restaurant and one gas station on the eastern side. In 2005 a Chic-Fil-A with a drive-thru facility received Planned Development approval to replace two existing sit-down restaurants. In 2013 another Planned Development was approved for a reconstruction of the Zaxby's with a drive-through window. In 2015 a proposed Aldi's grocery on the subject property and the adjacent undeveloped property was denied by the Mayor and Commission.

Trip generation is expected to be more than a restaurant without a drive-thru facility, and traffic movements into and out of the site will be difficult at peak traffic hours. Interparcel vehicular access is not being provided to the adjacent commercial use or the adjacent undeveloped property, the latter of which would otherwise be restricted to right-turn ingress and egress movements.

The proposed drive-through facility should not have an appreciable effect on air quality or water quality nor generate dust, odors, or other environmental pollutants to the extent of the convenience stores and gas pumps on the adjacent property and across Barnett Shoals Road. Outdoor lighting shall meet current ordinance restrictions, including protection against glare.

The three commercial properties fronting Barnett Shoals Road south of Forest Road are zoned C-N with established commercial businesses. The site plan denotes a 7' landscaped buffer where adjoining the service station/convenience store property. The adjacent undeveloped property with RS-25 (Single-Family Residential) zoning provides a 350' buffer to the east and 100' buffer to the south for the nearby single-family residences on Greencrest Drive and Brookwood Drive. The RS-25 zoning restricts development of the adjacent property to single-family dwellings without a Special Use Permit. The proposed drive-through restaurant will provide a 10' buffer with a 6' tall fence along the shared property line. Staff has been informed by the applicant that typical operating hours are 5:00 AM to 10:30 PM.

III. REQUESTED VARIANCES

It is the responsibility of the applicant for a Special Use to request variances for any and all deviations from applicable zoning and development standards. The binding plan and report do not release the developer

from the responsibility of full compliance with all Athens-Clarke County codes not specifically waived by the terms of the Special Use.

The application includes three variance requests from Athens-Clarke County Ordinances:

- A. From Sec. 9-25-8-E-1-d, to reduce the minimum required floor area ratio (FAR) from 0.15 to 0.0779
- B. From Sec. 9-25-E-3-a and Sec. 9-30-8-B, to allow three parking spaces in the front yard
- C. From Sec. 8-7-15, to completely waive the minimum 15% conserved tree canopy

Section 9-21-3 states that a variance may be authorized where, owing to special conditions, a literal enforcement of the zoning and development standards will result in unnecessary hardship. Such variances may be granted in such cases of unnecessary hardship upon deliberation of evidence and the following five findings by the authorizing authority:

1. There are extraordinary and exceptional conditions pertaining to this particular piece of property in question because of its size, shape, character, or topography that do not apply generally to other land in the vicinity.

- A. FAR: The subject property fronts a section of Barnett Shoals Road, which is designated by Code as a Level II corridor with a minimum 0.15 floor area ratio. The purpose of the minimum floor area ratio (FAR) standard, as denoted in Sec. 9-25-8-J, is to encourage pedestrian accessibility and to reinforce the relationship between the built environment and the adjacent major transportation corridors. The minimum required 0.15 FAR equates to 4,808 sf for the subject property. The proposed restaurant is 2,500 square feet in size, which calculates to a lesser 0.0779 FAR, roughly half of the requirement. The application report denotes that 48 parking spaces would be necessary to meet the required floor area; however, that it is only based on the minimum parking needs for a restaurant use. A retail store of the same size would only require 16 parking spaces, a medical or dental use would require 14 spaces, while an office use would require an even lesser 11 spaces. Furthermore, the Code allows for 960 sf of outdoor plaza area to be included in the FAR calculations. If it were not for the two proposed drive aisles cutting through the front yard, outdoor plaza area with pedestrian amenities (seating, trees) could be provided to increase the FAR. Therefore, the hardship of complying with the FAR standard lies with the proposed use and not with any extraordinary or exceptional conditions pertaining to the subject property itself.
- B. Parking: The application report states that the required buffers from the adjacent residential property necessitates front yard parking spaces; however, it appears that the number of provided spaces greatly exceeds the minimum requirement. The site plan provides 26 spaces and denotes that 25 spaces are required. However, this calculation is only based on the restaurant square footage, while the Code also requires a calculation based on number of seats, with the minimum number of required spaces being whichever calculation is less. Using the one space per four seats calculation, and the 50 seats denoted on the site plan for the projected water and sewer demands, only 13 spaces are required. As previously mentioned, other possible uses of the subject property would also require between 11 and 16 parking spaces.

Furthermore, the application report also denotes that two of the front-yard spaces could be the required designated drive-thru waiting spaces; however, those spaces are the farthest ones from the drive-thru window, while Code requires that they be located immediately beyond the service window. Therefore, the hardship of complying with the front-yard parking prohibition lies with the chosen number of parking spaces and not with any extraordinary or exceptional conditions pertaining to the subject property itself.

- C. Trees: The application report and tree management plan (TMP) denotes an intent to save three existing oak trees; however, the proposed development will encroach further into their critical root zones than allowed for consideration as conserved trees. Code allows for encroachment up to half of the critical root zone on one side of a tree. Staff finds that the proposed extra vehicle lane for the drive-thru window increases the encroachment by 12 feet into the critical root zones. Without this additional encroachment, the three trees could be considered as conservable. It is the proposed use instead of an extraordinary or exceptional condition of the property itself that causes the critical root zone encroachment.

2. The strict application of the provisions of this requirement to this particular property would create an undue and unnecessary hardship so that the grant of the variance is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

- A. FAR: The application report states that the minimum required 0.15 FAR requires either a variance to the minimum number of parking spaces or the construction of a parking structure. As previously noted above, the required number of parking spaces is much less than being provided and would be even less for other possible property uses. The provision of fewer parking spaces would allow for a greater building size. Therefore, the variance is unnecessary for enjoyment of the property, but would merely serve as a convenience to the applicant.
- B. Parking: The application report states that the loss of the proposed front-yard spaces would result in either another variance request for the minimum number of parking spaces or a revised variance for an even lower FAR. However, as noted above, the minimum number of spaces is much less when the proposed number of dining seats is considered, and would be even less for other possible property uses. The front-yard spaces are not required or necessary for enjoyment of the property, but would merely serve as a convenience to the applicant.
- C. Trees: The application report states that compliance with the conserved tree canopy standards would reduce the developable area of the site, reducing the area for required parking and vehicle circulation. Staff finds that removal of the drive-thru lane would allow for less encroachment into the critical root zones. While protection of the critical root zone may result in the loss of a few parking spaces, the 26 proposed spaces are double the minimum number required by Code.

3. The special conditions and circumstances do not result from the actions of the applicant.

- A. FAR: The application report states that the requested variance does not result from excessive parking; however, as noted above, the number of spaces being provided far exceeds the required number of spaces when the number of proposed seats is considered. The subject property itself does not have any special conditions requiring a variance.

B. Parking: The application report states that the greater building setback due to the proposed traffic circulation necessitates the need for some parking spaces to be located in the front yard. As noted above, the proposed number of parking spaces and the proposed drive-thru facility use are choices of the applicant instead of special conditions of the subject property itself.

C. Trees: The application report states that it is the demolition of the current property improvements instead of the proposed development that causes the excessive encroachment into the critical root zone. However, in reviewing the existing conditions, including an existing conditions survey submitted for a previous development proposal on the subject property, Staff finds that the proposed parking will encroach several feet closer to the tree trunks than the existing asphalt. Furthermore, while the proposed removal of the existing asphalt in the critical root zones is encouraged, the replacement improvements will encroach further into the area.

4. The benefits of granting the variance will be greater than any negative impacts on the development of the adjacent uses and will further the purpose and intent of this requirement and the comprehensive plan of Athens-Clarke County.

A. FAR: The application report mentions the benefits of ample parking to prevent negative impacts on traffic circulation. Staff finds that a restaurant without a drive-thru facility and the many other possible uses would generate less traffic and not require the two circular drives around the building, which would avoid any negative traffic impacts and adhere to the pedestrian-oriented purpose of the FAR standard.

B. Parking: The application report states that the proposed development will provide ample parking during peak hours to avoid obstruction of drive-thru customers by those seeking a parking space. Staff notes that it is the desired automobile-intensive use that would create this potential issue. Other possible property uses would not have this level of peak hour trip generation.

C. Trees: The application report indicates the desire to save the large oak trees, but requests a variance to possibly remove them in the future. Staff notes that the three oaks are essential to the proposal meeting the total 45% tree canopy requirement. If the trees are removed during or after redevelopment of the subject property, then 4,800 sf of new tree canopy would be required to adhere to the 45% total tree canopy standard. A tree mitigation plan without the three oak trees is required for the variance request, but one has not been provided, so Staff cannot fully weigh the benefits and negative impacts of granting the variance.

5. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

A. FAR: The application report states that this is the minimum variance since the applicant does not intend to construct a larger building. Staff finds that many other uses, either with a larger building size or the use of outdoor plaza space, could be sited on the subject property without need of a FAR variance.

B. Parking: The application report states that there is no excess parking and that two of the three front-yard parking spaces could be used for the designated drive-thru waiting spaces. Staff finds that there are 13 extra parking spaces being provided above the minimum requirement. Also, as previously

noted, these spaces are the furthest from the drive-thru window, rather than the closest as required by Code.

- C. Trees: The application report states that this is the minimum variance since the three oak trees are the only trees on the site. As previously noted, Staff finds that it is the proposed drive-thru window that is causing the additional driving surface and, thus, encroachment into the critical root zones. Another possible use with one drive aisle would not need this variance, so this variance is not necessary to provide a legal use of the subject property.

Staff Recommendations Regarding the Variance Requests

In regards to the three requested variances, Staff offers the following recommendations:

- A. FAR: **Denial** is recommended since the proposed development provides half of the required minimum floor area while doubling the amount of required parking spaces. It is these building and parking choices that make compliance with this standard difficult and not due to a physical condition of the subject property.
- B. Parking: **Denial** is recommended since the three front-yard parking spaces are not required by Code, but rather part of the 13 extra parking spaces being provided above the minimum requirement.
- C. Trees: **Denial** is recommended since the proposed development will increase the encroachment of property improvements into the critical root zones of the three oak trees in question. The trees seem to have adapted well to the existing conditions, but any further disturbance of their critical root zones would have a negative effect. Furthermore, the required mitigation plan to offset the effect of the variance has not been provided.

EFFECT ON COMMUNITY

I. BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The addition of one drive-through restaurant would not alter the balance of land uses in the county.

II. POPULATION

The proposal does not involve a residential component.

III. ENVIRONMENT

The Official Athens-Clarke County Environmental Areas Map does not show any protected environmental areas on the subject property. Stormwater management will involve an underground detention facility.

A tree management plan (TMP) has been submitted for review by the ACC Arborist who has the following comments:

1. No one tree species may exceed 30% of the number of trees to be planted.
2. The TMP needs to show tree protection fencing, vision clearance triangles, utilities
3. Some proposed elms are shown as too close to an overhead powerline

4. Trees need to meet the minimum separation required by Table 2 of Sec. 8-7-19(i)
5. Where no obstruction to growth exists, street trees are to be large canopy

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 application includes a variance request to completely waive the conserved canopy. The required 45% total tree canopy must still be met.

The tree management plan associated with this Special Use 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

Two proposed driveways would access Barnett Shoals Road. The southernmost drive would provide for two-way traffic at the signalized intersection with College Station Road, while the northern drive would be restricted to one-way, right-turn egress movements. Public sidewalk exists along the street frontage and Athens Transit provides service along this section of Barnett Shoals Road.

The Transportation & Public Works Department has reviewed this proposal and has the following comments due to concerns with the potential trip generation impact on the intersection at peak hours:

- A Traffic Impact Analysis is required.
- The developer is responsible for any modifications to the existing traffic signal that may be determined during review of the civil site plans.

V. GRADING AND DRAINAGE

The Transportation & Public Works Department has reviewed this proposal and recommends approval with the following Stormwater-related comment:

- The location of the stormwater management pond outfall will likely need adjustment to accommodate the outlet energy dissipation apron, which must terminate at least 10' inside the property.

VI. WATER AND SEWER AVAILABILITY

Athens-Clarke County water and sanitary sewer services are available. The Athens-Clarke County Public Utilities Department recommends approval with no additional comments.

VII. FIRE PROTECTION

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

- Athens-Clarke County can provide fire protection without any services being affected or additional cost.
- Fire apparatus can access this project.
- Additional hydrants are not needed.

RECOMMENDATIONS

I. STAFF RECOMMENDATIONS

Variances:

- 1. Denial**
- 2. Denial**
- 3. Denial**

Special Use: Denial

The proposal to include a drive-through facility with an otherwise permitted restaurant use does not meet the review criteria for Special Use approval or the required findings for the requested variances. Other permitted uses could be sited on the subject property, such as retail sales & service, professional services and office, a bakery, a take-out or sit-down restaurant without a drive-through facility. Such uses could be established on the subject property without need of Code variances.

The Transportation & Public Works Department is requiring a traffic impact analysis (TIA) in order to gauge the potential impact of the projected trip generation on Barnett Shoals Road. The proposed plan does not provide interparcel vehicular access to the adjacent commercial use and the adjacent undeveloped property. Furthermore, the design of the drive-through facility creates an auto-centric property use, which conflicts with the purpose of the designated corridor status for this section of Barnett Shoals Road and the *General Business* Future Land Use designation.

For these reasons, Staff recommends denial.

II. PLANNING COMMISSION RECOMMENDATIONS

Variances: Pending

Special Use: Pending

The request is scheduled for presentation to the Planning Commission at their regularly scheduled meeting on September 5, 2019.

III. CURRENT STATUS

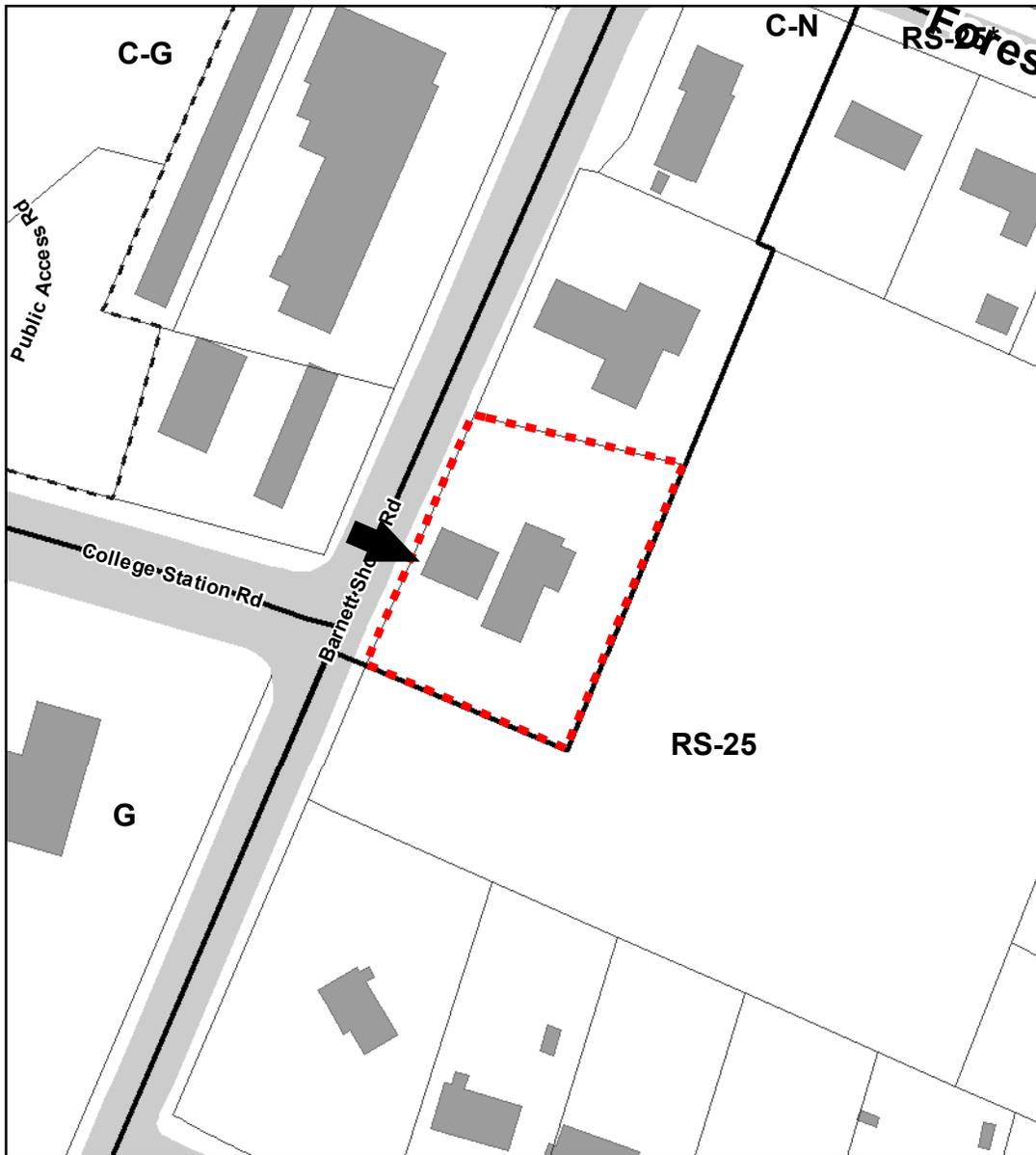
The request and the Planning Commission recommendation are tentatively scheduled for presentation to the Mayor and Commission at their agenda setting on September 17, 2019. The Mayor and Commission are tentatively scheduled to take action on this request on October 1, 2019.

REPORT FOR: 2285 Barnett Shoals Road

Reviewed	Not Applicable	<u>Zoning Criteria for Type II Applications</u>
X		1. The proposed special use 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 special use 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 August 21, 2019.



Zoning Map of Athens-Clarke County

LEGEND

-  Site Location
-  ACC Zoning
- AR** Agricultural Residential
(1 unit per 10 acre density)
- RS-40** Single Family Residential
(40,000 sq. ft. min. lot area)
- RS-25** Single Family Residential
(25,000 sq. ft. min. lot area)
- RS-15** Single Family Residential
(15,000 sq. ft. min. lot area)
- RS-8** Single Family Residential
(8,000 sq. ft. min. lot area)
- RS-5** Single Family Residential
(5,000 sq. ft. min. lot area)
- 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)
- G** Government
- P** Parks
- C-G** Commercial General
- C-D** Commercial Downtown
- C-N** Commercial Neighborhood
- C-O** Commercial Office
- C-R** Commercial Rural
- E-O** Employment-Office
- E-I** Employment-Industrial
- I** Industrial
- IN** Institutional
-  Downtown Design Area
- (DHD)** Downtown Historic District
- (WD)** West Downtown
- (ED)** East Downtown
- (DS)** Dougherty Street
- (RIV)** River
- (WE)** West End
-  RM-LTD, Mixed Density Residential Limited Overlay
-  GSRC, Gaines School Road Corridor Special District Overlay
-  MAC, Milledge Avenue Corridor Special District Overlay
-  WBS, West Broad Street Special District Overlay
-  A, Airport Overlay Zone
- 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
-  PD, Planned Development
-  CSPD, Conservation Subdivision Planned Development
-  Zoning with Condition
-  Conditional Use
-  Special Use
-  Local Historic Landmark
-  Local Historic District Boundary

Parcel boundaries of the site are determined by legal description. The parcels shown on this map are to be used only as a guide.



Type II SUP-2019-06-2234 Special Use Permit		FROM: TO:
2285 BARNETT SHOALS ROAD		C-N Special Use in C-N
LeCraw Engineering John R. Berryman		
TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
241C1 A002B	September 5, 2019	October 1, 2019