



A Quality Environmental Contractor for Water Solutions

Attention: Athens-Clarke County Planning Commission – Rezoning Information
Athens-Clarke County Planning Department | 120 West Dougherty Street | Athens, GA 30601 | 706-613-3515
accgov.com/planning
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H3 Development, LLC. an independent contractor for
Rehab Construction Co., Inc.
<https://rehabconstructioninc.com/>

Letter of Intent for Rezoning of Property Located 5398 Atlanta Hwy Bogart, Ga 30622

Rezone Explanation:

1. Current FLU is for Employment. My clients intend to build their construction company headquarters for their employees on the property. This would match the criteria. Their business website is provided above. Rehab Construction Co., Inc. is dedicated to delivering quality environmental solutions for treating water and wastewater facilities – specifically for cities, municipalities, industry, and military.
2. This industrial district that already consists of the neighboring company Caterpillar would prove to be a match for the comprehensive plan of the county, if Rehab Construction Co., Inc could be added.
3. This proposal will not adversely affect the balance of land uses in Athens-Clarke County.
4. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal. We have provided a perc soil test and do not intend to have more employees than the septic can sustain.
5. The existing land use pattern surrounding the property in issue is RS-8.
6. This rezone will not lead to the creation of an isolated district unrelated to adjacent and nearby districts.
7. The population density pattern should not increase from this business nor would the over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
8. There should be no additional cost to the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
9. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity. We have provided the perc soil testing and stamped land survey to ensure that our plans would not adversely impact the environment. The nature of Rehab Construction Co., Inc.'s business is to provide quality environmental waste and water solutions.
10. This proposed zoning would provide a value improvement of development of adjacent property in accordance with existing regulations.
11. The substantial reason as to why the property cannot remain in an RS-8 zoning is due to the nature of their business being for an Employment Office versus a current residential dwelling.
12. The aesthetic effect would be positive of existing and future use of the property as it relates to the surrounding area.
13. There is currently a 40ft. boundary difference between the City of Bogart and Athens Clarke County plats. We hope this rezone will provide clear boundary lines. We also hope that Rehab Construction Co can support the city and county with any of their waste or water quality improvement needs as a future community partner in business.