

**REZONING APPLICATION FOR 1691 MILLEDGE EXT.
RM-1 to RM-2
APPROVAL CRITERIA**

- 1. Explain how the proposed zoning action is compatible with 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 subject property is Mixed Density Residential on the Future Land Use map. As stated in the 2023 ACC Comprehensive Plan, “These are residential areas where higher density residential development is allowed and intended” (p. 52). The proposed rezoning to RM-2, which is for medium-density mixed density residential (up to 24 units per acre), is therefore consistent with the Future Land Use plan. Applicant is not aware of any ACC general development plans or master plan that are inconsistent with the proposed zoning.

- 2. 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 Comprehensive Plan and all its elements.**

Yes. The proposed use is for residential housing with no more than 24 units per acre. It conforms to the objective criteria of the zoning ordinance and the purpose and intent of the Comprehensive Plan, which has designated this area as Mixed Density Residential.

- 3. The proposal will not adversely affect the balance of land uses in Athens-Clarke County.**

Correct. Due to the size of this parcel, the rezoning only allows for three beds more than is currently allowed. This will have no noticeable effect on 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.**

Yes. Due to the size of this parcel, the rezoning only allows for three beds more than is currently allowed. The proposal will not increase the burden on public services.

5. The existing land use pattern surrounding the property in issue.

The subject property is surrounded by mixed density residential units. To the east of the property is RM-2 zoning with apartment buildings, and to the north, west, and south of the property is Government zoning with faculty and student housing. The proposed RM-2 zoning would be consistent with the surrounding land use pattern.

6. The possible creation of an isolated district unrelated to adjacent and nearby districts.

The subject property is currently an isolated RM-1 district. Rezoning to RM-2 would make it consistent with the RM-2 zoning to its east.

7. The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.

Due to the size of this parcel, the rezoning only allows for three beds more than is currently allowed. The proposal will not increase the burden on public facilities.

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.

Due to the size of this parcel, the rezoning only allows for three beds more than is currently allowed. The proposal will not increase the costs of any governmental entities.

9. The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.

The purpose of the proposed rezoning is to build a small house where there is currently a garage. The construction is not expected to have any significant impact on the environment.

10. Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

No. This is a small project that is unlikely to have any significant effect on the adjacent properties. The adjacent properties are all zoned RM-2 or Government with a similar density to the proposed use, and therefore the proposal will not be a deterrent to their value or improvement.

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 zoned as requested will not alone constitute a significant detriment.

The property can be used in accordance with existing zoning, but the proposed rezoning would allow for the addition of a high-quality three-bedroom house that would increase the property's value and provide needed housing in an area where the Future Land Use Plan encourages mixed density residential use.

12. The aesthetic effect of existing and future use of the property as it relates to the surrounding area.

The property is currently has the appearance of single-family housing, despite being zoned RM-1 and surrounded by apartment buildings. The proposed use will maintain this aesthetic by building a small house where a garage currently sits. Multiple structures on a property are consistent with the aesthetic of the surrounding area, which are dorms and apartment buildings.

13. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.

Athens-Clarke County has a constant demand for student housing. This is an opportunity to expand housing availability in a small way within an area where student housing is already established. The proposed density is consistent with the density of the surrounding properties.