

Special Use Application Report
475 N. Church Street, Athens, GA 30601

Our proposed project is to operate a residential short term rental at 475 N. Church Street, Athens, GA 30601 with the proper permitting under ACC laws and regulations; therefore, I am applying for a Special Use. No exterior changes are proposed going forward.

The property is owned by 475 Church Street, LLC of which I am the sole member. It has been operating as a low-use Short Term Rental since December 2022 with an Occupational Tax Certificate and paying Hotel/Motel Excise Tax, State Sales Tax, and Local Sales Tax.

I feel our project satisfies the approval criteria and is compatible with ACC's Future Land Use. Our zoning is Residential Multifamily – 1 (RM-1). This intown, small (918 sq. ft.) guest house lends itself to short stays. We also want it for our personal use at times when we have family and friends visiting.

Historically this house was part of our Victorian home's lot (c.1896) at 327 Hill Street. As was typical, a large lot had the main residence with other supporting buildings. For example, there is evidence that a kitchen was likely not attached to our original home. The owner prior to us sold off the back of the lot which included this guest house so that 475 N. Church Street was created. The house at 475 N. Church Street was a residential rental and then became a professional office for a rental management company, Valerio properties. When I acquired the property, I assumed that it reverted back to its residential use. The only exterior changes were removal of a sign and removal of a wooden deck and ramp because they were causing water damage to the back of the house. I have operated this property as a Short Term Rental from December 2022 up to current. In the two years, there have been no issues, in other words, no adverse impact on the surrounding area. The property is minimally rented. Since there are no physical or use changes associated with this project, it will have essentially no to little impact on surrounding area.

If Athens wants to offer STRs, my location is well-suited. Importantly, the house is essentially in my backyard so guests will be closely monitored. It is walkable to Downtown, Prince Avenue Corridor, and UGA but also grocery stores and other amenities. We are open to weekend rental but also 1-3 month rentals for a new Athens resident to try out experiencing living intown. Attracting permanent residents to our high-density intown area is a priority for growth in ACC.

There are two bedrooms in the house with a pull-out couch in the living room. The normal rental arrangement is a 4 guest maximum (2 persons/bedroom) and the primary guest must be 25 years or older. There is an allowance for adding on 2 more children. There is a minimum of two off street parking spaces.