

PURITAN VILLAGE

PRELIMINARY PLANNED DEVELOPMENT REPORT (submitted March 28, 2025)

PROPERTY INFORMATION

Property Address: 100, 104, 110, 120, 140, 150 Puritan Lane & 1030, 1040, 1060 Macon Highway

Parcel ID: 132D3 009, 132D3 010, 132D3 011, 132D3 012, 132D3 013, 132D3 014, 132D3 015, 132D3 016, 132D3 017

Owner: 1120 Macon Highway LLC & Macon Highway Village LLC

Existing Zoning: RM-1

Proposed Zoning: RM-2 PD

Adjacent Zonings: North: G

South: RM-1 & CN

East: RM-1

West: RM-1

Existing Use: Single Family Residential lots

Proposed Use: 70 townhome style multi-family dwelling units consisting of 53 3-bedroom units and 17 4-bedroom units (if Puritan Lane is not abandoned this becomes 66 townhome style multi-family dwelling units consisting 51 3-bedroom units and 15 4-bedroom units)

Property Area: 9.49 acres (including 0.6 acres of Puritan Lane right-of-way)

INTRODUCTION

Puritan Village is a proposed townhouse style community that will bring a much desired housing component to the south Athens/Macon Highway corridor. It will provide housing opportunity along with community open space. There will be community landscaping provided with both conserved and planted trees and there will be both 3 and 4 bedroom units with surface parking. Amenities include a provided dog park and use of existing amenities at the adjacent Puritan Mill Townhome development. The community will have easy access to the 10 Loop as well as Milledge Avenue for work or school commutes and will provide a development that compliments the adjacent Puritan Mill Townhomes and River Club Apartments across Macon Highway. There are 2 proposed access points onto Macon Highway.

There is a companion request for Puritan Lane to be abandoned by Athens-Clarke County and the right-of-way sold to the developer. This dead end street only accesses this property and also has a dangerous angled connection to Macon Highway. By abandoning this roadway it allows for a better connection point from this development to Macon Highway as well as allows for an interconnection from Puritan Mill to this development. This will allow for a 2nd access point into and out of Puritan Mill which currently only has one access point. If the abandonment request is denied, the access points will change to provide only 1 access point from Macon Highway and the 2nd being from the existing Puritan Lane. The interconnection to Puritan Mill would also go away if the abandonment is denied.

SITE AND PROJECT NARRATIVE

The subject property is located on Macon Highway and Puritan Lane along the northeast intersection of these 2 roadways and currently exists as 9 parcels which would be combined to create a single tract. The property currently has smaller, mostly older, single family homes on the parcels. The proposed development consists of 70 3&4 bedroom townhouse style units along with a dog park and open space. Extensive landscaping including buffers and shade trees will be installed throughout the development. The stormwater management facility is proposed to be an above ground pond and could include a retaining wall as part of the pond dam. The project will be constructed in a single phase. All vehicular access to units will be via front loaded parking lots with exterior surface parking.

MOVING AND RE-USE OF EXISTING SINGLE FAMILY HOMES

Though this would not be a binding aspect of the Planned Development, the property owner is in conversations with Athens-Clarke County to allow movement of some of the existing single family homes to locations owned by Athens-Clarke County. These houses would be donated to ACC. Other houses could also be moved to other lots that are owned by the property owner.

ZONING REQUEST

This zoning request is to change the existing RM-1 zoning to RM-2 PD. The reason for the PD proposal is due to a number of waivers being requested from zoning code. The proposed rezoning meets all objective criteria set forth for that use and fits the surrounding properties, as the property sits in a node of higher density multi-family developments. The rezone request does conform to the future land use map and therefore the request is considered a Type II rezone.

ARCHITECTURE

The proposed architecture includes buildings consisting of 5-7, 2 story townhome style units per building. These buildings will have cement board siding in styles of lap siding and/or board and batten design. There will be brick water tables, cement board trim and fascia board, and architectural shingle roofing. Windows and doors will be of a craftsman style. There will be some dormers on front elevations and some porches will with wire panel railings. Most buildings will be built on a level slab with some buildings having units that step with the topography.

FUTURE LAND USE MAP

The future land use map for Athens-Clarke County designates this property as Mixed Density Residential. The proposed rezoning does conform to the Future Development Map.

ADJACENT USES

Adjacent uses include Puritan Mill Townhomes to the west, single family rental homes to the east, an undeveloped Government zoned property to the North, and River Club Apartments and a fraternity house to the South.

LANDSCAPING AND BUFFERING

Landscaping will be such that it meets the ACC ordinance on tree management. This includes both conserved and proposed tree canopy throughout the development. A waiver is being requested for conserved tree canopy due to topography and lack of existing trees in areas of conservation.

ACCESS

Access for the property will be from Macon Highway via 2 access points. If the requested Puritan Lane abandonment is denied, there will be 1 access point on Macon Highway and 1 access point on Puritan Lane.

TRAFFIC IMPACT

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition. Traffic projections are based on the ITE code (220) Multifamily Housing (low-rise). The traffic generated is not enough to trigger a Traffic Impact Analysis.

The average rate is 6.74 trips per dwelling unit.

70 dwelling units x 6.74 trips per unit = 472 ADT

UTILITY SERVICE

Water, fire protection and sanitary sewer will be provided by Athens-Clarke County Public Utilities and a capacity letter has been received from ACC PUD. Demands for water and sewer usage is anticipated to be:

*assume water and sewer use 75 gal./resident/day

227 residential units x 75 gpd/unit = 17,025 gpd

A sanitary sewer main will be extended into the project and tie into the existing sanitary sewer manhole in the Puritan Mill development. A watermain will be extended into the development and tie into the existing watermain in Macon Highway.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor. Three double dumpster enclosures have been shown on the rezone plan which could provide up to four trash and/or recycle dumpsters for the development.

PUBLIC SERVICES

It is not anticipated that the request will cause a strain on public services. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposed rezoning.

STORMWATER MANAGEMENT AND ENVIRONMENTAL CONCERNS

As the project is developed, Stormwater Management will be provided for Runoff Reduction and Quantity per the ACC Stormwater Code and the GA State Stormwater Manual. Erosion and Sedimentation Control Plans will be submitted and adhered to, to ensure no adverse environmental impacts on the property or adjacent properties. No adverse effects are anticipated in regard to noise or air pollution from the project.

WAIVERS REQUESTED

#1 – WAIVER FROM MINIMUM CONSERVED TREE CANOPY (Section 8-7-15) – A waiver from required conserved tree canopy is being requested due to topographic issues with the site and lack of existing trees in areas that are not being developed. Due to the steep topography, trees will need to be cleared to provide slopes for grade tie-ins. Also, there are no trees in the area of Puritan Lane. This area will be a conserved, undeveloped area but there are no trees in the area to meet conservation requirements. The development plan shows 17% conserved canopy which is less than the required 25% conserved. In lieu of meeting this requirement the proposed development would provide an overall canopy of 60%, well above the required 50%.

#2 – WAIVER FROM MAXIMUM BLOCK SIZE (Section 9-26-3.O) – A waiver is being requested from the minimum block size of 3 acres. This request is due to topography and limited road frontage. The development is required to have 2 access points. These access points create spacing issues which doesn't allow the minimum 50 foot separation of blocks. The development plan has been created to try to meet the spirit of block requirements but the open space break from the upper block to the middle block is less than the required 50 feet due to this limitation on road frontage.

#3 – WAIVER FROM REQUIREMENT FOR 50 PERCENT OF RESIDENTIAL BUILDINGS TO FACE A STREET (SECTION 9-25-8.C.1.a) – A waiver is being requested due to very limited street frontage and topography. Again, due to limited frontage on Macon Highway and the requirement for 2 access points, the limited locations of these access points due to sight distance, there is very little room left for buildings to front Macon Highway. Due to the topography of Macon Highway along the frontage of this property, there is no way to step units enough for a building to actually front the highway. Buildings have been laid out to run parallel to topography as they tier down the hill. Due to circulation concerns, private streets were not chosen where angled parking would cause traffic and parking issues within the development. The proposed buildings front parking lots and not streets.

#4 – WAIVER FROM SECTION 9-25-8-C-1.b REQUIRING ALL BUILDINGS WITHIN 75 FEET OF A PUBLIC OR PRIVATE STREET MUST INCLUDE FRONT ENTRY PORCHES ORIENTED TOWARDS THE STREET TO PROVIDE DIRECT ACCESS TO THE STREET – Due to the lack of buildings fronting Macon Highway a waiver request is being made as there are no front entry porches that are oriented towards the street. They are oriented toward the parking lot. There is direct access to the street, however, from these front entries via sidewalk.

PLANNED DEVELOPMENT APPROVAL CRITERIA

HOW THE PROPOSED REZONING WILL CONFORM TO 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 proposed RM-2 zoning is in conformance with the Future Land Use Map designation of Mixed Density Residential. The RM-2 zoning would compliment the surrounding properties along the Macon Highway and continue similar development in the area.

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 COMP PLAN AND ALL ITS ELEMENTS

The project meets essential objectives for the RM-2 zone by providing multi-family housing near major transportation corridors with easy access to job and school commutes. It also provides much desired housing along the Macon Highway Corridor and provides a tax boost to Athens-Clarke County.

AFFECT ON BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The proposed RM-2 PD zoning class will not adversely affect the balance of land uses in Athens-Clarke County. The existing zoning is RM-1 so there would be no change in balance of land uses, only an increase of allowed density for the property. There is currently a large shortage of housing in ACC and this will help alleviate this shortage.

PUBLIC SERVICES, WHICH INCLUDE PHYSICAL FACILITIES AND STAFF CAPACITY, EXIST SUFFICIENT TO SERVICE THE PROPOSAL

Public water and sewer are available to the site and access to the site is from a major thoroughfare (Macon Highway).

THE EXISTING LAND USE PATTERN SURROUNDING THE PROPERTY IN ISSUE

The adjacent properties in all directions are zoned RM. The proposed use would be in keeping with these surrounding properties and land use patterns.

THE POSSIBLE CREATION OF AN ISOLATED DISTRICT UNRELATED TO ADJACENT AND NEARBY DISTRICTS

This property is adjacent to RM property on both sides with most other properties in the area along the frontage of Macon Highway being RM as well. The apartment complex across Macon Highway, though zoned RM-1, actually has density that would fall under RM-2 density under current zoning standards.

THE POPULATION DENSITY PATTERN AND POSSIBLE INCREASE OR OVER-TAXING OF THE LOAD ON PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO, SCHOOLS, UTILITIES, STREETS

As shown in the proposed traffic trip generation, there will be little effect on the roadway network surrounding the property which is a major thoroughfare. Water and sewer usage will not be substantial and there is capacity at the site for the development. Schools will benefit from the increase in tax revenue generated by the project.

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

There are no required improvements to be made by ACC and any costs associated with utility maintenance, providing, and treatment to the Unified Government would be outweighed by the increase in tax base created by this development.

THE POSSIBLE IMPACT ON THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY AND WATER QUALITY

All required erosion control and stormwater management measures will be implemented on the development to meet ACC and State of Georgia standards and ensure no adverse impacts on the environment.

WHETHER THE PROPOSED ZONING AMENDMENT WILL BE A DETERRENT TO THE VALUE OR IMPROVEMENT OF DEVELOPMENT OF ADJACENT PROPERTY IN ACCORDANCE WITH THE EXISTING REGULATIONS

We do not believe the proposed development would decrease adjacent property values. The property is adjacent to other RM zoned property, the largest of which is owned by the developer of this project.

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 IS ECONOMIC VALUE IF REZONED AS REQUESTED WILL NOT ALONE CONSTITUTE A SIGNIFICANT DETRIMENT

The property is currently zoned RM-1. Due to the topography of the property, it will be very expensive to develop the site with grading and construction of retaining walls. To overcome the development costs associated with the development, an increase in allowed density is essential.

THE AESTHETIC EFFECT OF EXISTING AND FUTURE USE OF THE PROPERTY AS IT RELATES TO THE SURROUNDING AREA

The property will be developed similar to the adjacent Puritan Mill development.

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

The existing topography of the property makes it difficult to develop under the existing zoning class. Allowing more density, something that is desired by ACC, would allow the development costs to be absorbed and allow the property to be developed.