

ATHENS-CLARKE COUNTY  
Rezone Request

# ROCKWOOD TOWNHOMES

REZONE NARRATIVE  
April 2025

**ADDRESS**

200 & 205 Rockwood Blvd  
Bogart, GA 30622

Parcels to be rezoned fully to RM-1:  
044C5 S099 and 043 016

**CURRENT ZONING**

C-N (Commercial Neighborhood)

**PROPOSED ZONING**

RM-1 (Mixed Density Residential District)



**CARTER**  
**ENGINEERING**

## PROJECT OVERVIEW + LOCATION

The properties referenced for rezone are split by Rockwood Boulevard and primarily fronted by US Highway 78. The properties referenced for rezone are as follows: 044C5 S099 and 043 016. These properties are currently zoned as C-N (Commercial Neighborhood). The purpose of this rezone application and proposal is to have all the properties wholly rezoned to RM-1 (Mixed Density Residential District). The total acreage for the entire development, as shown on the site plan, and confirmed on Q-Public is 2.59 acres.

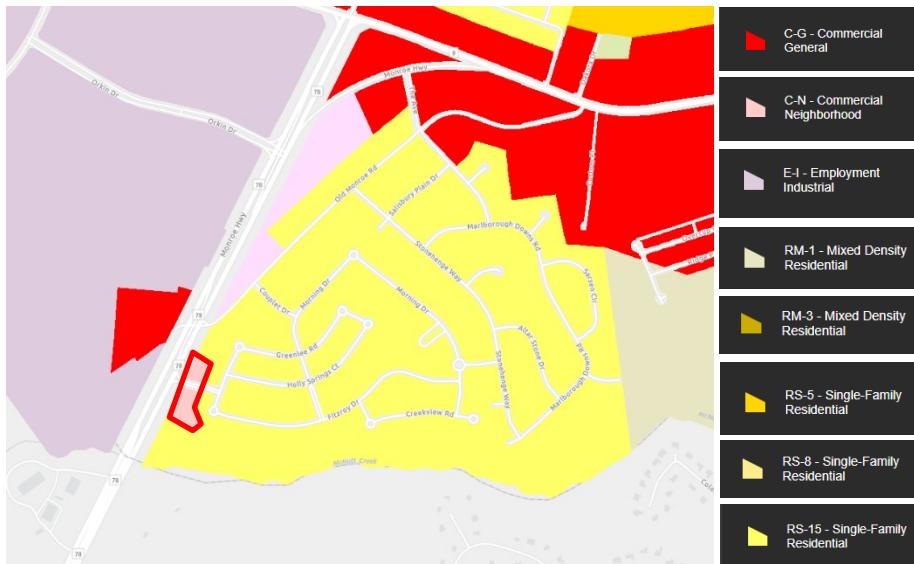
The existing C-N (Commercial-Neighborhood) zoning district imposes limitations on traditional subdivision development, including a minimum lot size of 5,000 square feet and a cap of 16 bedrooms per gross acre for residential uses. The property owner is requesting a rezoning to enable the development of townhomes on the existing lots, providing a broader range of housing options to meet the increasing demand for attainable housing in Athens-Clarke County. The proposed plan includes a thoughtfully designed community with shared amenities such as a pavilion, designated greenspace, stormwater management features, and pedestrian-friendly sidewalks to support connectivity and livability.

## CURRENT USE + SITE DESCRIPTION

The subject site is situated parallel to U.S. Highway 78 and bisected by Rockwood Boulevard. Currently undeveloped, the property is zoned C-N (Commercial-Neighborhood) and consists of a mix of wooded areas and clear-cut land fronting the adjacent Creekside Manor residential neighborhood.

The site is bordered by residential properties to the east, U.S. Highway 78, and commercial uses to the west, and undeveloped wooded land to the north and south. Key surrounding roadways include U.S. Highway 78 to the west, Rockwood Boulevard running through the center of the properties, and Greenlee Road along the eastern edge.

## EXISTING ZONING + PROPOSED ZONING



Shown in Figure 1 outlined in red, a significant portion of the properties to the west are currently zoned for RS-15, with the remaining surrounding zoned C-O, C-G, and E-I. The proposed zoning change to an RM-1 zone will allow for new residential growth to take place. The proposed change in zoning is more consistent with the surrounding zoning. The current zoning discourages the dense residential development of lands so as to accommodate commercial businesses; however, in this case the surrounding area currently has accommodations for this growth with the site having no negative effect on the surrounding area.

Figure 1: Existing Zoning Map

## OCONEE COUNTY FUTURE LAND USE MAP

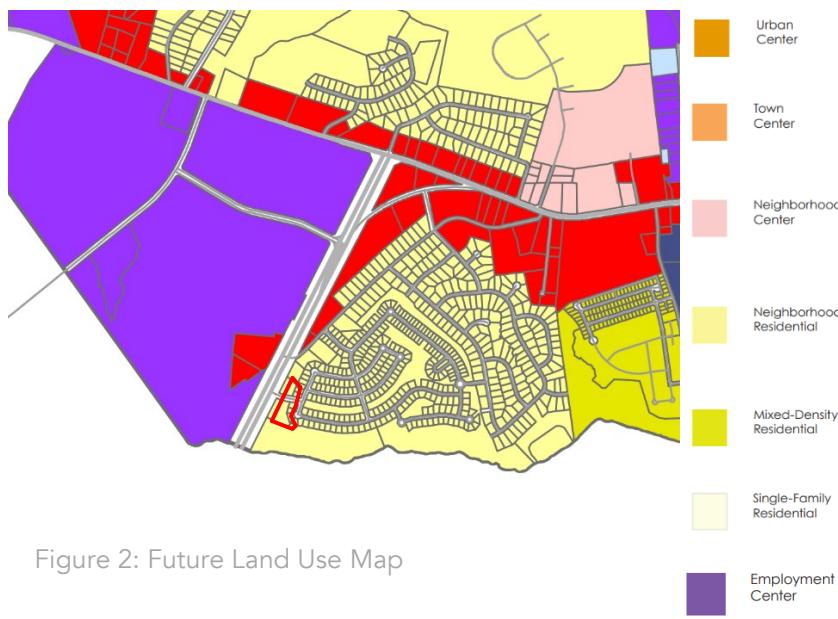


Figure 2: Future Land Use Map

The proposed rezoning request is consistent with the Athens-Clarke County Future Development Map, as illustrated in Figure 2, with the subject site outlined in red. The property is designated within the Neighborhood Residential character area, which supports the type of residential development being proposed. This request does not involve any amendments to the current Character Area Map.

The proposed development is expected to have a positive impact on surrounding property values by eliminating the potential for commercial development near the entrance of the Creekside Manor neighborhood. By aligning with the intended future land use and providing compatible residential infill, the project supports the long-term planning goals of Athens-Clarke County.

## PROPOSED USE + SITE DESIGN

The proposed use of the property includes the development of 19 two-bedroom townhomes across a combined 2.59 acres. Lot A will contain 13 townhomes along with 26 off-street parking spaces, in accordance with R-M (Residential-Multifamily) zoning requirements. Lot B will contain 6 townhomes and 12 corresponding parking spaces, also meeting R-M standards.

Lot A will feature a cluster mailbox unit, a small community pavilion, and a designated greenspace area for resident use. Lot B will include a second cluster mailbox unit to serve its residents. Vehicular access to the development will be provided via two proposed entrances from Rockwood Boulevard, one on each side of the road.

Each townhome will have a minimum two-story footprint of 1,000+ square feet. Water and other utilities will be provided by Athens-Clarke County, and all infrastructure improvements will comply with the applicable requirements set forth in the Athens-Clarke County Unified Development Code.

## VEHICULAR ACCESS

There will be an access point to both lots with a two-way entrance off Rockwood Boulevard. Access points will be designed and installed per the Athens-Clarke County ordinances and regulations.

## TRAFFIC GENERATION

A Trip Generation Analysis has been prepared for the site by referencing the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition). The ITE is the industry standard source for providing and analyzing trip generation for various land uses. In summary, the analysis does not find any adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections. The negligible increase in traffic will not negatively affect existing infrastructure. The following calculations are based on dwelling units.

LAND USE	ITE CODE	ADT 2-WAY (PAGE 238)	AM PEAK HOUR (PAGE 239)			PM PEAK HOURS (PAGE 240)		
			AM HOUR	IN	OUT	PM HOUR	IN	OUT
ITE VALUE PER 1000 S.F. GFA	215	7.20	0.48	0.14	0.33	0.57	0.32	0.25
ROCKWOOD TOWNHOME CONCEPT (19 DWELLINGS)	215	136.8	9.12	2.82	6.29	10.83	6.17	4.65

## IMPACT TO LOCAL TRAFFIC

Per Athens-Clarke County Traffic Data by Road Name, US Highway 78 (Monroe Highway) receives an Average Daily Trip volume of 19,310 vehicles. The additional 19 AM peak hour vehicles is a 1% increase and the additional 22 PM peak hour vehicles is a 1% increase to the existing infrastructure and will result in a negligible increase in overall density.

## IMPACT TO SCHOOL SYSTEM

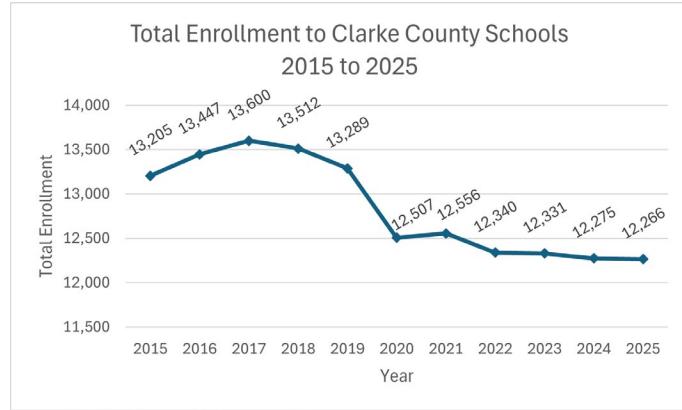


Figure 3: Total Enrollment Oconee County Schools

There are no reasons to assume this rezone would negatively affect the school system. See Figure 3 for data on total enrollment in Clarke County Schools. Growth has been decreasing over the last ten years with a decrease of 939 students, or an average of 93.9 per year. The addition of 19 townhomes could possibly add 1-2 children to the school system per home. Assuming 38 students entered the school system, this would aid with an increase in students.

Reference: Georgia Department of Education - Superintendent of Schools Richard Woods. (n.d.). *Georgia Department of Education: Student Enrollment by Grade Level (PK-12)*. Georgia Department of Education. [https://oraapp.doe.k12.ga.us/ows-bin/owa/fte\\_pack\\_enrollgrade.entry\\_form](https://oraapp.doe.k12.ga.us/ows-bin/owa/fte_pack_enrollgrade.entry_form)

## UTILITIES + PUBLIC SERVICES

The proposed development will require domestic water and fire protection provided by the Athens-Clarke County Public Utilities Department. Dry utilities such as electricity, cable, and internet will be coordinated with the individual service providers as needed and as warranted in accordance with Athens-Clarke County Unified Development Code. All utilities planned and required for the project shall be installed underground. The method of water supply is Athens-Clarke County Water Resources. There will be no additional cost to the Unified Government or other governmental entities regarding utilities due to the development utilizing the preexisting water main.

**WATER:** Water is proposed to connect to an existing 8" water main off Rockwood Boulevard. See red circle on Figure 4.

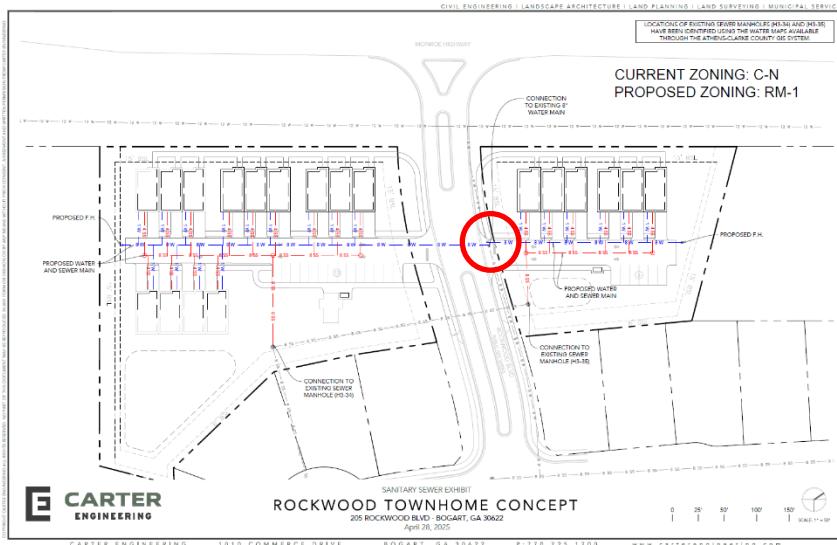


Figure 4: Existing Water Main Along Rockwood Boulevard

**SEWAGE:** Sewer is proposed to be met with connections to existing sewer lines and water mains. All warranted and required appurtenances will be designed and installed as necessary per ACC requirements and approval.

## STORMWATER MANAGEMENT

The proposed stormwater management system will be designed to meet local, state, and federal regulations and requirements. There are two proposed stormwater ponds dedicated to help control drainage throughout the development.

## AMENITIES + RECREATIONAL AREAS

The development will include dedicated greenspace and a centrally located community pavilion for resident use. Additionally, pedestrian sidewalks are proposed throughout the site to promote walkability and provide seamless connectivity within the development and to the adjacent Creekside Manor neighborhood.

## SIDEWALKS, CURB AND GUTTER, + PEDESTRIAN CIRCULATION

The pedestrian circulation within the development will be designed to focus on a balanced relationship between vehicular and pedestrian traffic. The network of connections will promote walkability throughout the site and extending into the adjacent neighborhood.

Probable Water Demands and Assumptions:

Multi-Family Residential:  
ASSUME 300 GPD/SFR

40 Bedrooms Proposed (150 gal/BR)

Formula:  $40 \text{ BRs} \times 150 = 6,000 \text{ GPD}$

PEAK HR DEMAND: 25 GPM

## ENVIRONMENTAL IMPACTS + BUFFERING

There are no environmentally sensitive areas on this property. The area is in a minimal flood hazard zone (Zone X). A Stormwater Management Plan and Erosion Control Plan will be prepared to mitigate any necessary or expected offsite impactions during the construction process. All landscape and structural buffers as required by the Athens-Clarke County Ordinance shall be proposed and planted in accordance with local code and regulations. A 20-foot landscape buffer is required along the boundary of the property adjacent to the RS-15 Residential Lots.

## TRASH DISPOSAL + RECYCLING

All solid waste disposal and screening requirements deemed necessary shall be in accordance with the Athens-Clarke County Code and shall be applied for as development plans are submitted. Solid waste will be collected onsite by a private contractor and disposed of accordingly.

## ESTIMATED VALUE + SQUARE FOOTAGE OF DEVELOPMENT

Average Cost Per Townhome:	\$400,000
Estimated Value of the Project of Completion (19 lots x \$400k):	\$7,760,000

## CONSTRUCTION/FAÇADE MATERIALS + REPRESENTATIVE ARCHITECTURE THEMES

The building exteriors will be predominantly hardie board siding with brick, glass, and stacked stone veneer accents. The proposed development will be designed to have an aesthetically and appealing architectural appearance meeting or exceeding county requirements. Proposed archetypes references below are for reference and shall correlate to the overall architectural theme of the development.



IN ACCORDANCE WITH THE PLANNED DEVELOPMENT CRITERIOR FOR THE PLANNING COMMISSION OF ATHENS-CLARKE COUNTY, THE WRITTEN REPORT ITEMS REQUIRED ARE LISTED BELOW:

- a. FUTURE LAND USE MAP (FLUM) DESIGNATION. The proposed rezone request does conform to the Future Land Use Map and is generally adaptable to the physical development of Athens-Clarke County. The FLUM designates the subject proeprty as Neighborhood – Residential. The proposed development and rezone is for a small townhome development which relates directly to the FLUM designation.
- b. REZONE CORRESPONDS WITH ACC ORDINANCE & COMPREHENSIVE PLAN. The proposed scale, density, and overall design of the proposed development meets all required criteria for the RM-1 zoning.
- c. ADEQUATE AND SUFFICIENT AVAILABILITY OF PUBLIC SERVICES. The subject property is currently adjacent to properties that are served by the Athens-Clarke County Public Utilities Department (ACCPUD) for water and sewer services. Conceptual connections to water and sewer services are shown on the plans and a water and sewer evaluation letter has been submitted to the ACCPUD.
- d. LAND USE BALANCE. The proposed development and rezone will not adversely affect the balance of land uses in Athens-Clarke County as the requested rezone lessens the zoning intensity of the subject properties from C-N to RM-1. Additionally, the subject property is surrounded by residential properties; by rezoning the subject property to RM-1, it will add balance to the surrounding area.
- a. SURROUNDING LAND USE PATTERNS. The existing land use pattern surrounding the property is primarily single-family residential. There will be no consequential cause or issue with the surrounding land uses because of this rezone as the subject properties are being proposed to follow the same use.
- b. ZONING DISTRICT ISOLATION. The community directly adjacent to the subject properties, Creekside Manor, is directly adjacent to an existing RM-1 community (The Cottages at Ridge Pointe). Currently, it appears that the subject properties, as zoned, have created a zoning district isolation as it appears that the nearest C-N zoned property is nearly 2.5 miles away.
- c. TAXING OF EXISTING PUBLIC FACILITIES. The rezoning of the subject properties will not over tax existing public facilities. The current zoning is a higher intensity classification and as noted above in the narrative, the additional students and families into Athens-Clarke County will not overly tax the school system.
- d. COST OF UNIFIED GOVERNMENT. Existing sewer and water capacity is expected to be adequate for the development.
- e. ENVIRONMENTAL IMPACT. The increase of stormwater runoff will be mitigated through the use, design, and installation of the two stormwater management ponds proposed on the plans. Water quality will be addressed using infiltration structures, filtration devices, and/or water quality monitoring as required by ACC standards and regulations.
- f. IMPACT TO ADJACENT PROPERTIES. There are no expected or projected adverse impactions to adjoining properties.
- g. CURRENT USE OF PROPERTY. The current zoning of the property does not allow for practical development of the site and potentially compromises the integrity of the FLUM designation. Commercial development along this

area of Athens-Clarke County is not practical and is proved to be such for how long this property has remained vacant and unused (over a decade).

- h. **AESTHETIC EFFECT OF PROPERTY.** The design of the proposed development takes into consideration numerous aesthetic principles as noted above in the report. It is expected that the proposed development will be a significant improvement to the existing aesthetics of the property and the surrounding area. As mentioned before, with the expectation that this development will provide a buffer between the neighboring properties, it is also expected that it will provide a visual barrier between the two properties and allow for a more subtle and suitable transition between neighboring property lines; moreso than a small commercial development.
- i. **ADDITIONAL CONCERN/OPPORTUNITIES WITH DEVELOPMENT OF PROPERTY.** The location of this property, its proximity to Highway 78, Highway 316, Atlanta Highway, and Caterpillar, only gives more reason to allow a low maintenance, higher-residential density, allotment for the subject properties. Allowing it to remain C-N will only allow for more traffic, less appeal, and potentially cheaper development. A townhome development will only aid in appeal, character, and allow for safer, more convenient methods and directions of travel.



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