



COA Application
Description of Proposed Work
997 S Milledge, Athens, GA

GENERAL PROJECT INFORMATION

The subject parcel is approximately 0.856-Ac and is located on South Milledge Avenue. The proposed redevelopment includes two phases which are aimed at providing high-end infill condominium-style residential development in this desirable area of Athens. The rezone request from C-O to RM-2 was approved by Mayor and Commission early this year, which allows for a higher residential density, but also a more appropriate style of residential development for this area (no first commercial required).

The first phase is the renovation of the existing historic 1.5 story structure into five single bedroom dwelling units. This portion has been approved and is currently under construction.

The second phase is the construction of 4 town-home-style condominiums on the rear of the property. This includes the redevelopment of the parking area, trash enclosure and the four townhomes. This second phase of the subject of this COA application

TOWNHOMES

Location

The location of the townhomes was chosen to minimize the overall ridge heights compared to the existing structure using the existing grades, to allow access to the rear of the property.

Scale and features

The heights of roof lines (eaves and ridges) are located at or below the existing historic heights of structures. The scale and sequence of windows was organized to keep a similar pattern to the exiting house.

The main roof slopes and general roof shapes were inspired from the historic structure.

The goal is also to provide rhythm in the façade from East to West and to use the sloping grade and townhomes units to do so.

These townhomes were designed for ADA access in mind as they will each be equipped with an individual interior elevator.

Material

Per description in the application. The goal is to use modern, durable and compatible material with the existing historic house.

PARKING AREA/SITE

A new parking area is proposed on the West as well as the South side of the townhomes. The 6 parking spaces to the west are intended to serve primarily the historic structure (five 1-bedroom apartments) and the south parking spaces are primarily intended for the townhomes. The ADA parking is located in proximity to both structures. The South parking area is proposed to be built with permeable pavers (for stormwater detention) and will also help visually identify the separation between the two parking areas. The parking curbs are proposed to be concrete.

ensembleD Architecture and Engineering LLC

Athens, GA

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VB/#23082



We are proposing a new brick sidewalk that will run along the south of the townhomes and will allow safe access to each townhome front entrance. Each townhome will have some vegetative buffer between the sidewalk and the front of the townhomes.

The areas along the North and East property lines have been reserved for stormwater drainage easement.

There will be some regrading required to maintain proper slope for stormwater drainage. But generally, we are proposing to adapt the layout the townhome finished floor elevation to follow the natural grade of the current property (slope down towards the east)

TRASH ENCLOSURE

A new shared trash enclosure is proposed with corner brick pilasters and a wood enclosure. See photos and site plan for proposed construction .

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997 S MILLEDGE AVE

TOWNHOME DESIGN

SHEET INDEX

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A4	CONCEPT ELEVATIONS
A5	CONCEPT ELEVATIONS
A6	CONCEPT VIEWS
A7	CONCEPT VIEWS
A8	CONCEPT VIEWS
A9	CONCEPT VIEWS



architecture & engineering

125 S MILLEDGE AVENUE SUITE A
ATHENS, GEORGIA 30605
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ARCHITECTURAL TOWNHOME DESIGN

FOR

997 S. MILLEDGE

Project No. 25026

Date 05/19/2025

COVER SHEET

A0



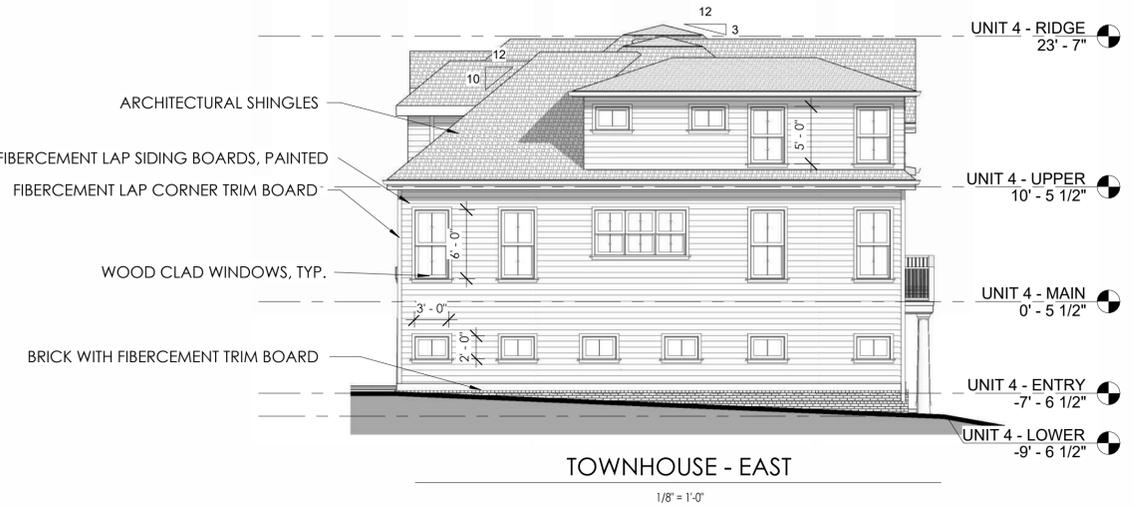
TOWNHOUSE BUILDING - ENTRANCE LEVEL
 1/4" = 1'-0"



TOWNHOUSE BUILDING - MAIN LEVEL
 1/4" = 1'-0"



TOWNHOUSE BUILDING - UPPER LEVEL
 1/4" = 1'-0"



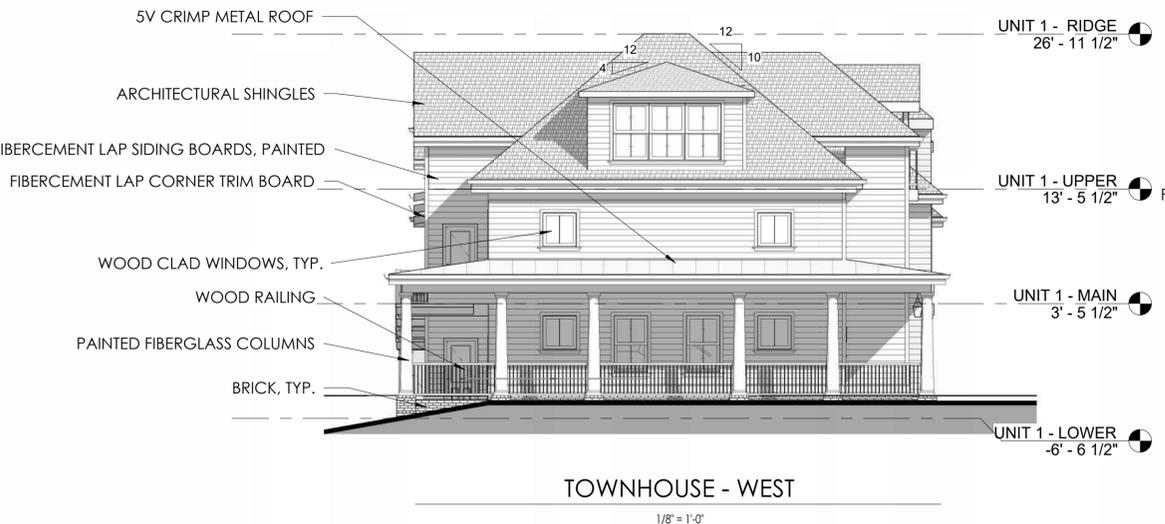
TOWNHOUSE - EAST

1/8" = 1'-0"



TOWNHOUSE - NORTH

1/8" = 1'-0"



TOWNHOUSE - WEST

1/8" = 1'-0"



TOWNHOUSE - SOUTH

1/8" = 1'-0"



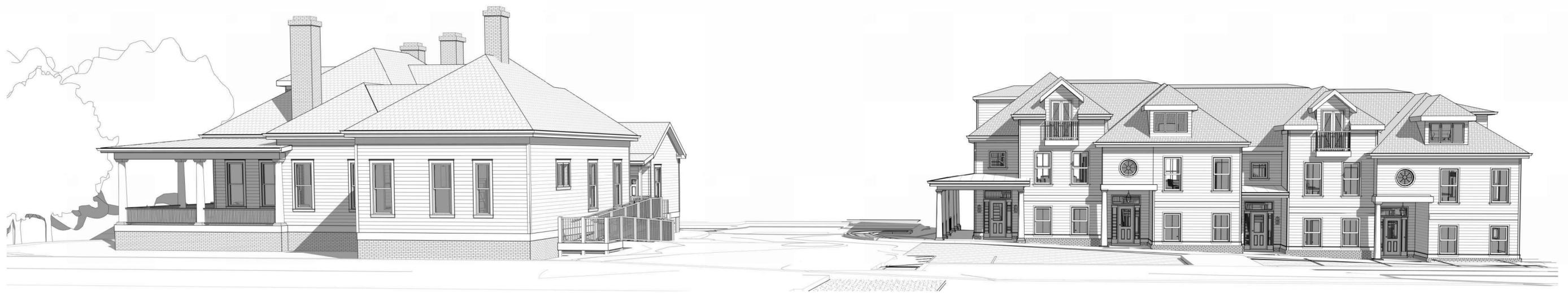
FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



ARCHITECTURAL TOWNHOME DESIGN

FOR
997 S. MILLEDGE



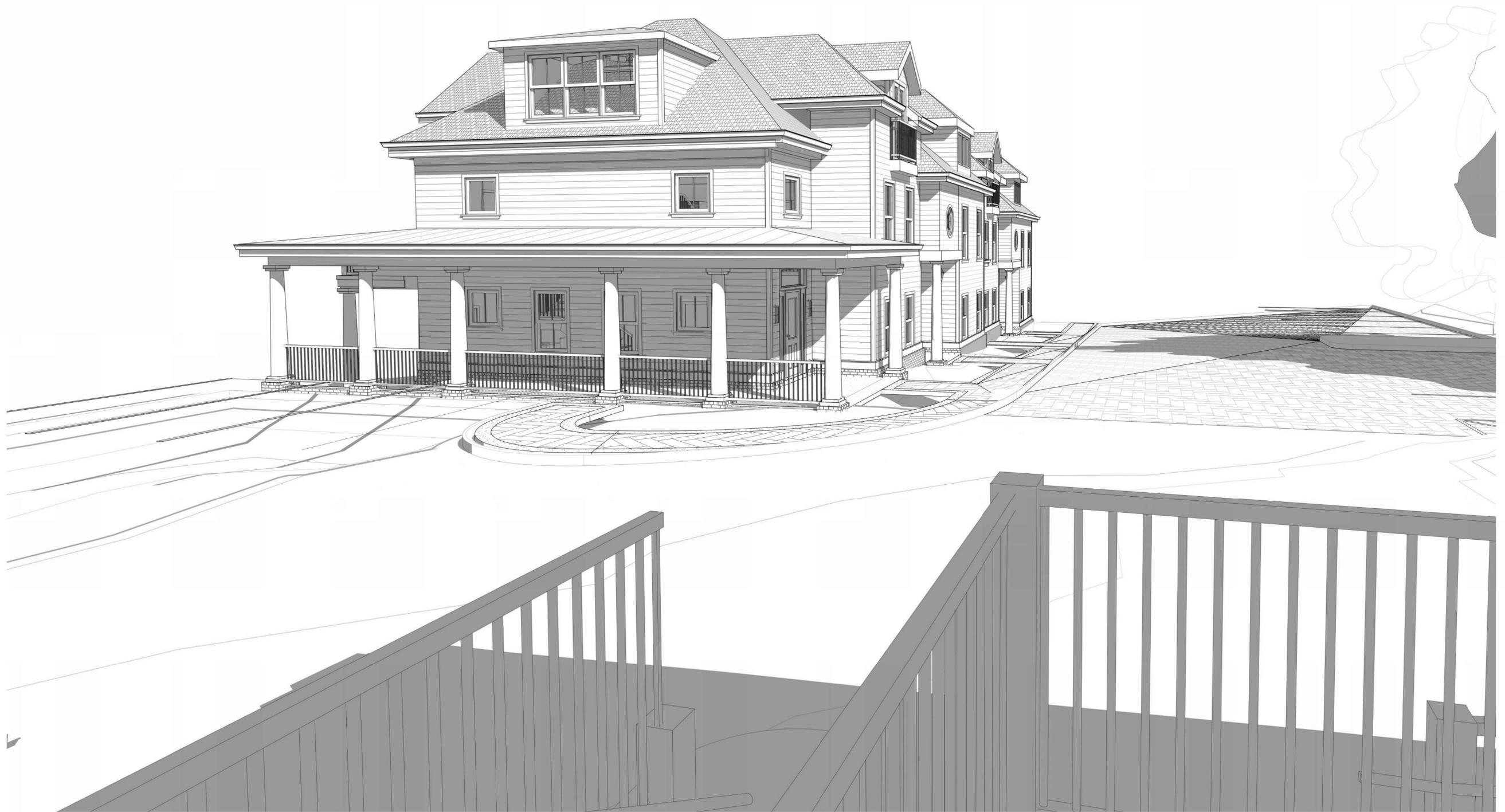
ARCHITECTURAL TOWNHOME DESIGN

FOR
997 S. MILLEDGE



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997 S. MILLEDGE



ARCHITECTURAL TOWNHOME DESIGN

FOR
997 S. MILLEDGE



TOWNHOUSES

FOR

997 S. MILLEDGE



Wood Fencing with Brick Columns Trash Enclosure



Brick Clay Pavers in Herringbone Pattern



Permeable Pavers



OWNER
 997 S. Milledge Avenue Acquisition LLC
 2525 McKinnon Avenue Suite 700
 Dallas, TX 75201

PROJECT INFORMATION	
ADDRESS	997 S. MILLEDGE AVENUE
PARCEL NUMBER	173A1 G008
ACREAGE	0.856 AC
EXISTING ZONING	RM-2
PROPOSED ZONING	RM-2
EXISTING USE	OFFICE
PROPOSED USE	MIXED DENSITY RESIDENTIAL
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13059C0025F, DATED 09/15/2022. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SPG LAND SURVEYORS FOR ARTHUR S ARCHIBALD DATED 10/31/2023. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	THIS PROJECT SHALL MEET ALL ATHENS-CLARKE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH ATHENS-CLARKE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY ORDINANCES AND REGULATIONS.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

PAVING LEGEND	
HD	HEAVY DUTY
SD	STANDARD DUTY
[Symbol]	HD ASPHALT
[Symbol]	HD PERMEABLE PAVERS
[Symbol]	SD BRICK PAVERS

UNIT MIX

	UNITS	BEDS
RENOVATED BUILDING	5	5
TOWN HOME 1	1	4
TOWN HOME 2	1	3
TOWN HOME 3	1	4
TOWN HOME 4	1	3
TOTAL	9	19

PARKING

	REQUIRED	PROVIDED
RENOVATED BUILDING	8	8
TOWN HOME 1	2	2
TOWN HOME 2	2	2
TOWN HOME 3	2	2
TOWN HOME 4	2	2
TOTAL	16	16

DENSITY

	CALCULATIONS
MAXIMUM	20
PROVIDED	17

UTILITY DATA

WATER SUPPLY	ATHENS-CLARKE COUNTY
SEWERAGE DISPOSAL	ATHENS-CLARKE COUNTY
SOLID WASTE	ATHENS-CLARKE COUNTY AND/OR PRIVATE
PROPOSED UTILITIES	--- ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

LOT COVERAGE - ALLOWED 65%

	EXISTING AC	EXISTING SF	PROPOSED AC	PROPOSED SF
RENOVATED BUILDING (B&B)	0.09	4110	0.09	4110
TOWNHOMES	0.00	0	0.10	4444
PARKING (EX ASPHALT)	0.18	7789	0.13	5703
PARKING (PERMEABLE PAVERS)	0.00	0	0.09	3848
CONCRETE FRONT WALK AND STEPS	0.02	928	0.02	928
BRICK PAVER WALKWAYS	0.00	150	0.01	614
TOTAL AREAS	0.30	12977	0.45	19647
COVERAGE %	35%		52.6%	

Seals:

Project Info:

997 S. Milledge Ave.
 997 S. Milledge Avenue
 Athens, GA
 Athens-Clarke County

Sheet Issue: 03/25/2025 Project No. 23-3363

No.	Date	Description
1	04/25/2025	1st Comments
	5/19/2025	HPC Submission

Firm Info:



SPG Planners + Engineers

1725 Electric Avenue, STE 320
 Watkinsville, GA 30677

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Sheet Title:

Site Plan

C-10

Location: S:\1 Projects\Bridle, Vinson - 997 S. Milledge 2023-3363\04-CD\01-WORKING\03-SITE Creation date: Monday, May 19, 2025 10:38:05 AM
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