

The Grandstand at Foley

Rezone Narrative Report

May 30th 2025
Athens, Georgia



Introduction

The subject property consists of approximately 0.877 acres located at 180 and 190 Pinecrest Drive. The applicant is seeking to rezone the property from RM-1 to RM-2 to redevelop the two parcels. The applicant proposes an incremental infill approach that maximizes the unique location of the site, which is situated in view of the outfield of Foley Field.

Situated in the highly walkable and sought-after Five Points area, the site is directly across from Foley Field, home to the University of Georgia baseball team. Currently zoned RM-1 (Mixed Density Residential), the property is well-positioned for a modest increase in residential density. The proposed rezoning to RM-2 would better accommodate the envisioned redevelopment while remaining consistent with the scale, character, and land use pattern of nearby properties.

The two parcels are encumbered by powerline setbacks, sewer easements, State Waters Buffer and local stream buffers. As such, a significant portion of the site cannot be constructed on. A proposed conceptual site plan and architectural precedents have been provided to help envision what redevelopment under RM-2 guidelines would allow and what the developer plans to do. The applicant's request is for a straight rezone and thus does not include binding elements to allow time for detailed engineering and architectural design. The applicant requests a straight rezone to meet all RM-2 code requirements.

The redevelopment plans envision for sale townhome units, preferably and likely with a significant percentage of owner-occupied homes, given the highly sought-after location. The 35-ft allowable height in the RM-2 zone, would allow 3-story flat roof attached townhomes.

Site Description and Current Use

The site is located on Pinecrest Drive, northwest of its intersection with Northview Drive. The property is bounded to the north by an unnamed stream that is piped at Pinecrest Drive and routed through a storm network within the University of Georgia campus. Foley Field is across the street to the east. Townhome-style condominiums with 7 condominium units are located across Northview Drive to the south. The existing land use pattern in this vicinity along Pinecrest Drive is generally a mix of government, single-family, and mixed-density residential. The subject parcels are currently occupied by single-family residences.



Figure 1. Illustrative rendering of Foley Field



Figure 2. Illustrative rendering of proposed attached townhomes on Pinecrest Drive.



Figure 3. Existing homes located at the corner of Pinecrest Drive and Northview Drive.



Figure 4. Attached townhomes directly adjacent on Pinecrest Drive.



Figure 5. Site location in relation to Foley Field.

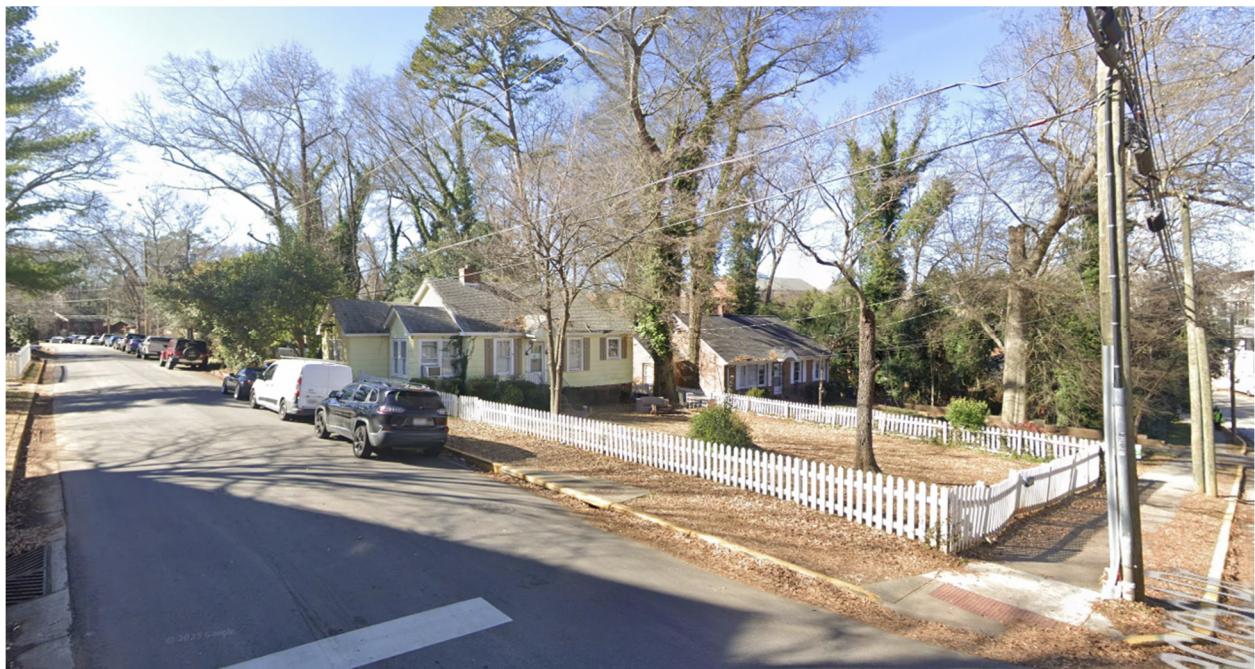


Figure 6. Existing on-street parking for portion of Northview Drive

Existing vs. Proposed Zoning

The existing zoning of this parcel is Mixed Density Residential (RM-1). The proposed zoning is Mixed Density Residential (RM-2). The proposed zoning offers a higher residential density in a highly desirable neighborhood, while maintaining a use, density and architecture that is in keeping with the area.

Future Land Use Map

The Future Land Use Map currently has the subject parcel, as well as most properties along South Milledge in this vicinity, as a Mixed Density Residential category. The proposed RM-2 use would be consistent and support the Future Land Use map.



Figure x. Future Land Use Map (Does not change with proposal)



Vehicular Access and Traffic Impact Analysis

The project does not generate more than 1,000 daily trips or 100 peak hour trips, therefore a Traffic Impact Study (TIS) is not required.

Trip generation estimates for the project are based on the rates and equations published in the

10th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. Estimated existing and proposed trip generations have been tabulated for comparison. The existing trip generation is based on ITE Land Use: 210 – Single-Family Detached Housing. The proposed trip generation is based on the following ITE Land Use: 230 – Residential Condo/Townhome.

The difference in proposed trip generation between the existing and proposed land use is shown in Table 1 below. Small, incremental, infill development as proposed has limited existing traffic patterns or peak hour demand.

Table 1 – Proposed Trip Generation

ITE Vehicle Trip Generation Rates											
	Description/ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	%PM In	%PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Existing	Single-Family Detached Housing 210	DU	9.44	1.00	64%	36%	2	19	2	1	1
Proposed	Resd. Condo/Townhouse 230	DU	5.81	0.52	0.67	0.33	7.0	41	4	2	1
	NET TOTAL TRIPS:							22	2	1	0

Utilities and Services

A water and sewer evaluation letter has been submitted to Athens-Clarke County Public Utilities Department for review. The proposed water and sewer demand are as follows:

Water = 3,150 GPD

Sewer = 3,150 GPD

There is an existing public water and sewer main along Pinecrest Drive. An existing sewer main also crosses the site along the creek.

Lighting

The site lighting will meet A-CC lighting ordinances, and a photometric study will be provided for review during Plans Review.

Stormwater Management and Water Quality

The proposed project would manage stormwater runoff by a combination of permeable pavers and shallow detention basins on the lower part of the site. Due to site constraints, detailed

engineering plans are required to determine the conditions of existing soils to infiltrate rainwater and the required volume needed to be retained. The site currently has not stormwater management.

Landscaping and Buffering

Proposed trees are included on the conceptual site plan. Existing trees are conserved to the greatest extent practicable. A complete Tree Management Plan will be provided at the plans review stage and will meet or exceed current regulatory requirements.

Environmental Impacts

A stream exists along the northern property line. All applicable state and local stream buffer requirements will be observed. While the project seeks to preserve the regulated buffer zones, there is potential for stormwater management areas to encroach within the local 75-foot buffer. Any such encroachments will be designed and constructed in full compliance with Athens-Clarke County standards and reviewed through the appropriate permitting processes.

Trash Disposal and Recycling

Proposed trash disposal and recycling will be provided by individual tip carts serviced by a public or private trash hauler. It is expected that residents will store their individual tip carts within their garage.

Fire Access

In the conceptual plan, the proposed parking area has been designed to accommodate fire truck access along the rear of the townhomes. The layout allows for adequate maneuvering and does not exceed the 150-foot maximum distance that would require a dedicated turnaround. Existing fire hydrants are located near the project entrance, and the proposed building heights will remain within the limits permitted by the RM-2 zoning classification. Additionally, all units front the public right-of-way so are accessible by fire truck and EM vehicles.

Value Per Acre Contribution

EXISTING

ASSESSED VALUE OF EXISTING PROJECT	\$1,004,068
SITE ACREAGE	0.877
TOTAL VALUE-PER-ACRE (VPA)	\$1,1414,839

PROPOSED

ESTIMATED VALUE OF PROPOSED PROJECT	\$6,000,000
SITE ACREAGE	0.877
TOTAL VALUE-PER-ACRE (VPA)	\$6,841,505

Approval Criteria for a Zoning Action

1. The Future Land Use Map shows Mixed Density Residential for this parcel and most properties along Pinecrest Drive. RM-2 zone falls under Mixed Density Residential. Therefore, the proposed zoning is compatible with the Future Land Use.
2. The proposed use meets all objective criteria set forth that the uses in the zoning ordinance and conforms to the intents of the Comprehensive Plan by placing uses in appropriate context for their surroundings, with buffers and transitions as appropriate.
3. The proposed use will not adversely affect the balance of land uses in Athens-Clarke County. Most of the land uses in this area are residential (apartments, townhomes, dormitories and single-family homes).
4. Public services, which include physical facilities and staff capacity, exist sufficiently to service the proposal. The project proposes improvements to water, sewer, and storm on site. This infill development proposes no additional public infrastructure.
5. Foley Field is across the street to the east. Townhome-style condominiums with 7 condominium units are located directly to the south. The existing land use pattern in this vicinity along Pinecrest Drive is generally a mix of single-family to the south and mixed density residential to the north.
6. With the rezone, the land use will remain the same as mixed density residential. No isolated districts will result from the proposed use.
7. Proposed use should not disproportionately or irregularly increase population density or cause over-taxing of public facilities.
8. No significant or disproportionate costs are anticipated of the Unified Government and other governmental entities beyond typical expenses that are offset via development fees and impact fees. This proposed development will require improvements to existing sanitary sewer infrastructure within the property, at the cost of the developer.
9. A stream exists along the northern property line. All applicable state and local stream buffer requirements will be observed. While the project seeks to preserve the regulated

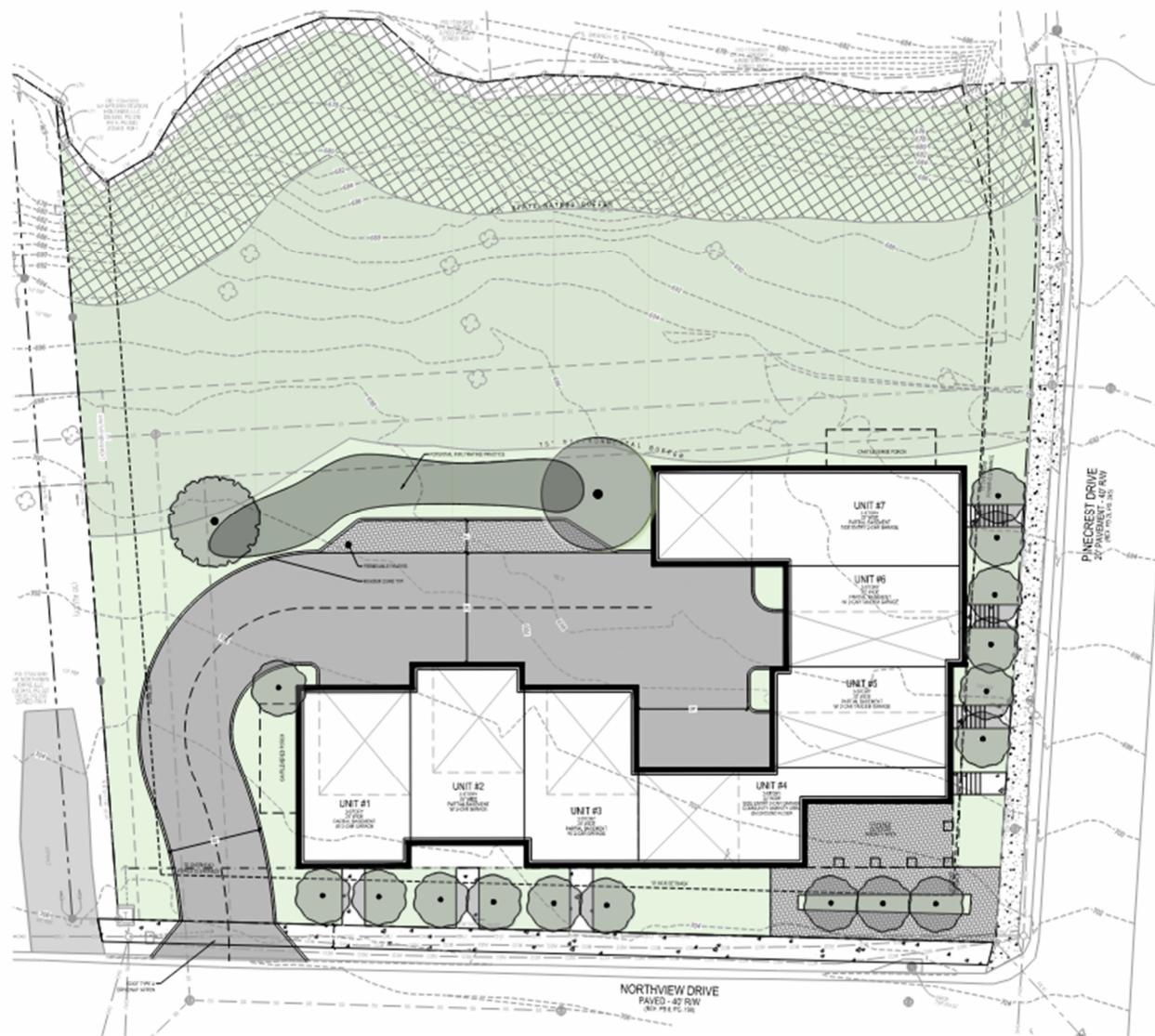
buffer zones, there is potential for stormwater management areas to encroach within the local 75-foot buffer. Any such encroachments will be designed and constructed in full compliance with Athens-Clarke County standards and reviewed through the appropriate permitting processes.

10. Proposed zoning action will not be a deterrent but rather have a positive impact on the adjacent properties and continue the re-development and improvement efforts that have or are currently taking place on many properties adjacent to the University of Georgia.
11. The property would be able to be developed as it is currently zoned. The proposed zoning would be a minor change as the land use category of mixed density residential is maintained with the zoning change from RM-1 to RM-2. This change is allowing for greater density on the site and an increase in Value-Per-Acre.
12. The aesthetics and scale of the proposed structures will be similar in nature to the neighboring townhome condominiums. This is a premium location, adjacent to the University of Georgia's Foley Field. The proposed structures will honor that visibility and aim to gracefully transition from university campus to mixed-density residential neighborhood.
13. There are no existing or changing conditions affecting the use and development of the property that are known or considered at this time by the project application.

Appendix

1. Concept Plan
2. Townhomes Representative Architecture

1 Concept Plan



2 Townhome Representative Architecture

