

Special Use Permit Application for  
101 Wood Lake Drive, Unit 506.  
Submitted by Katie Gambrell

Approval Criteria for a Zoning Action:

- A. Our request for a special use permit is to use our family condo as a short term rental on weekends or high demand times when we are not using it. It does not change the intent of the dwelling when it was built or impact the area as the proposed usage will still be within the parameters of the original intended use.
- B. The proposed usage does not deter from the original design and intended use of the dwelling. The proposed use will only enhance the area and the local government because it will provide additional taxes for ACC and additional housing capacity during high demand times.
- C. Yes, there is adequate capacity of ACC facilities of water, sewer, paved access, electricity, storm drainage, and transportation to support requested usage. The dwelling is a 2 bedroom, 2.5 bathroom condo. When it is not being used by our family, it will only be rented to max 5 individuals. Those systems mentioned earlier will not have additional weight than the intended demand/usage. I have spoken to Joel Phillips and have included an email from him stating that water and sewer capacity evaluation is not required as proposed usage will have "minimal impacts to our infrastructure."
- D. The proposed usage will not adversely affect the surrounding areas as the usage will not demand more than the area was designed to withstand. The exterior of the buildings will not change as they are part of a condominium so they will maintain architectural compatibility with the surrounding area.

Site Plan Requirements:

This condo complex was built 25 years ago. There will be no alterations made to the exterior of the building. There is one designated parking spot for the proposed usage and an additional area for guests of all condos. No changes will be made to the parking allowed on premises for the proposed usage. Guests in the proposed usage will be allowed to bring two cars to the property.

The proposed usage will not generate additional traffic to the area as only 2 parking spots are allowed during the short term rental. One is a designated spot in front of the unit, and the additional parking spot is in the complex guest parking.

I have spoken to Storm Water Management, and no further evaluation is required for proposed usage. Joel Phillips with ACC gov has also given an email stating that proposed usage will have "minimal impacts to our infrastructure."

Airport Overlay is not applicable.

The proposed usage is not different than the designed use of the space, a 2 bedroom/2.5 bathroom condo. The special use permit is requested to also allow it to be used as a short term rental when we are not using it or during a high demand time. This benefits us, the owners, because it allows extra income that we inevitably put back into the space which enhances and adds value to the entire complex. That also benefits neighboring properties. The proposed usage benefits ACC because it collects taxes on the property through the proposed usage. And the proposed usage benefits the renters because it provides an area intended to be safe by responsible owners for them to enjoy their visit to Athens.

Thank you for your consideration.  
Katie Gambrell

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