

## PURITAN VILLAGE

### MASTER PLANNED DEVELOPMENT REPORT (submitted JULY 2, 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

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, a pickleball court, 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 complements the adjacent Puritan Mill Townhomes and River Club Apartments across Macon Highway. There are 2 proposed access points onto Macon Highway via 1 direct access and the 2<sup>nd</sup> access being through the existing Puritan Mill development.

#### PURITAN LANE ABANDONMENT

There is a companion request for Puritan Lane to be abandoned by Athens-Clarke County and the right-of-way quitclaimed 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 2<sup>nd</sup> access point into and out of Puritan Mill which currently only has one access point. In return for receiving the right-of-way of Puritan Lane, the developer will provide an access easement through the development to access the existing future park property of Athens-Clarke County, the GDOT property along Hwy 441, and the existing ACC sanitary

sewer easement along the creek. The developer will also grant an easement to the Athens-Clarke County future park property at the northern end of the property where accessibility is easier where the ACC property does not currently have access. The developer will also grant an easement for use of 5 of the development's parking spots for use by parkgoers during daytime hours. Signs will be placed on these 5 spaces notating their allowance to be used for park access. The developer will still own and manage the parking spaces and they will not be for sole use by the park.

#### **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, pickleball court, 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 requested waiver on conserved tree canopy but also to present a project that everyone is comfortable in knowing exactly what the developer is going to build. 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, 1 being direct access and the 2<sup>nd</sup> being through the existing Puritan Mill development.

## **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%.

## **REVISIONS FROM PRELIMINARY PD SUBMITTAL**

Revisions made from staff and planning commission comments on preliminary PD submittal include.

- 1) Removal of requested waivers for maximum block size, requirement for 50% of residential buildings to face a street, and requirement that buildings within 75 feet of a public or private street include front entry porches oriented towards the street.

By revising the site layout to include buildings fronting Macon Highway and adding a private street through the middle of the development, these previously requested waivers were removed from the PD request. The only current requested waiver is for required conserved tree canopy.

## **RESPONSES TO STAFF ASSESSMENT OF INITIAL STAFF REPORT**

*Environment (arborist)* – we are unable to meet conserved canopy requirements and therefore are asking for a waiver from this requirement. Based on the comment from arborist of existing canopy being inundated with invasives, the waiver requested may not be enough. We would like for this PD to be binding for the area shown for conserved canopy. If the arborist does not accept this area as usable that is out of our control and therefore the waiver percentage could be altered.

*Transportation* – The driveway entrance is 24' wide as commented on. Sidewalk and curb and gutter are shown along Macon Highway as required. Vicinity map was corrected.

*Fire Protection* – There are no dead-end fire access roads on the plan. All buildings are accessible from fire access roads that loop around including bldgs. 1100 and 1200 which exit through the existing development onto Macon Highway.

*Planning staff review of waivers* – Staff did not support the waiver for conserved tree canopy while commenting that “an alternative alignment that works with existing topology could require less grading and allow more conserved canopy”. This statement is not accurate. The plan as presented works the best with the existing topography to minimize grading on this site. The existing topography is extremely challenging with a very severe elevation change across the property. The buildings and parking are laid

out such that they run with topography and not against it. Modifying how the buildings and parking are laid out to a different setup would make grading worse, not better.

**NONBINDING REPRESENTATIVE PHOTOGRAPHS OF BUILDING FACADES, AMENITIES, AND COMMUNITY FEATURES**

















## **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 DETERIMENT**

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.