

Use Change only

Application Report

An application report must be prepared and submitted by the applicant that details the proposed project and explains why and how the proposal will satisfy the following approval criteria:

Approval Criteria for a Zoning Action:

- A. Explain how the proposed zoning action is compatible with 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. *We are not requesting any land use change. The building that is on the land will not be changed.*
- B. Is the proposed use in conformance with all standards within the zoning district in which the use is proposed to be located, and in conformance with relevant comprehensive plan policies implemented by Athens-Clarke County and with all state or federal laws? *Yes.*
The current zoning is RM 1, we are requesting a use change.
- C. Is there adequate capacity of Athens-Clarke County facilities for water, sewer, paved access to and through the development, electricity, urban storm drainage, and adequate transportation that can and will be provided to and through the subject property? *Yes. The condo was built in 1985, we are not changing any of the above.*
- D. Will the zoning proposal have an adverse impact on the surrounding area?
When evaluating the effect of the proposed use on the surrounding area, the following factors shall be considered:
 - 1) Similarity in scale, bulk, and coverage. *We are only changing the use not the building or surroundings.*
 - 2) Character and volume of traffic and vehicular parking generated by the proposed use and the effects on surrounding streets. Increases in pedestrian, bicycle, and mass transit use are considered beneficial regardless of capacity of facilities.

If we rented to a student long term there would be someone there 7 days a week, as a short term rental we average 2 days per week so volume is less with STR. We have 2 parking spots and guest are limited to 2 cars.

- 3) Architectural compatibility with the surrounding area. *No construction is taking place.*
4. The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality, including the generation of smoke, dust, odors, or environmental pollutants. *Since our unit will only be rented part time the impact will be less than having two full time renters.*
5. Generation of noise, light, and glare. *No parties are allowed, guests are aware that there should be no noise after 10pm. We have rented short term since 2021 with no complaints.*
6. The development of adjacent properties compatible with the future development map and the zoning district. *The area surrounding our condo is developed, featuring similar condos and homes.*
7. Impact on future transportation corridors. *None.*
8. Impact on the character of the neighborhood by the establishment or expansion of the proposed use in conjunction with similar uses. *Currently, the majority of the 21 units are long-term rentals, primarily occupied by students. Our short-term rental has minimal impact on the character of the neighborhood. Most of our guests are parents visiting their sons or daughters, and they tend to be quiet, respectful, and stay for just a few days.*
9. Other factors found to be relevant by the hearing authority for review of the proposed use. *From 2010 to 2021, our unit was used as a long-term rental. In the fall of 2021, we transitioned to short-term rentals. If short-term rental use were no longer permitted, we would likely retain the unit for personal and family use rather than rent it out. To date, we have received no complaints from neighbors or the city.*

Commercial Short-Term Rentals

Applicants shall state, in the application report, the maximum number of guests allowed at the property, number of bedrooms in the unit, and provide a minimum of two off-street parking spaces.

The unit can accommodate up to 4 guests, and it has 2 bedrooms. We provide 2 parking passes, which allow guests to park directly in front of the building. The

parking lot includes 2 spaces per unit, plus an additional 6 guest spots. Please note that each car must display a parking pass in the window to park in the lot.

Site Plan Requirements (Use Change Only)

The development plan and report associated with the special use, once approved, constitute a binding development plan and report. The plan or drawing accompanying the application shall include the following information:

1. Depiction and names of all streets within and abutting the subject property. Cloverhurst Avenue and Brittain.
2. Depiction of the subject property, including property boundary lines. *We are bordered by another condo complex- Cloverhurst Condominiums, a green area between us and the church, homes on the back side and across the street.*
3. Location and use of the existing buildings on the subject property. If the subject unit is part of a multi- unit structure, label where the subject unit is within the structure. *We are the end unit on the top floor. There is a flat below us and another townhouse beside ours.*
4. Location of parking areas, parking spaces, and ingress, egress and traffic circulation for the subject property. If the subject unit shares parking with other units on the property, label the parking spaces that are designated for use by residents and visitors of the subject unit. *There is a parking lot in front of the building, each unit has 2 spaces. You must have a parking pass to park here. We provide a pass for our guest to place in their car. Residents are allowed to park in any open spot.*
5. Depiction of the existing and proposed landscaping of the subject property, if changes are proposed. *No changes to landscaping*
6. Scale (plan must be drawn to a standardized engineering scale). *We have included a picture of the existing complex. No changes to the building.*
7. Date of plan origination and latest revision. *No changes are being made.*
8. Tax parcel identification numbers and zoning designations for the subject property and adjacent properties. *RM 1 for our condo building. Tax Parcel ID 173A2A038*

9. Total acreage, the area and percentage of lot coverage, the total number of parking spaces, sufficient information for required parking determination for each non-residential use, and the total number of dwelling units (including the number of bedrooms in each dwelling unit for multifamily development). *1.72 acres*

In addition to the site plan, a special use application may include the following:

10. Traffic Impact Analysis for projects that may be expected to generate 100 vehicle trips within a single hour or 1000 vehicle trips per day, per the specifications of the Athens-Clarke County traffic engineer. *Email attached. No analysis required.*
11. Provide a water and sanitary sewer capacity evaluation letter, if required by the Athens-Clarke County Public Utilities Department or a septic system analysis if required by the Clarke County Health Department. *Email attached. No analysis required.*
12. Schematic architectural elevations of proposed structures and/or photographs of existing structures, as applicable, with the existing or proposed maximum height denoted (in cases where the subject unit is part of a multi-unit building, photos should include the entire exterior of the structure and mark the location of the subject unit). *We are not changing the outside structure, only changing the use. Pictures are attached.*
13. If the project is to be built in phases, a description of the areas contained in each phase. *We are not building, only changing the use.*
14. Special Uses in the Airport Overlay may require review by the Airport Authority to evaluate potential impacts to airport operations and compatibility with use of the airport. *This does not apply.*

Chadsworth Commons is a single-building community consisting of 14 townhomes and 7 flats. Each unit includes two bedrooms, two and a half bathrooms, and two dedicated onsite parking spaces.

We bought our unit in 2010, and our children lived here for 5 years. After that, we ran it as a long-term rental until 2021, when we switched to short-term rental. We used Airbnb to handle all taxes. Our policy allows up to four adults aged 25 or older, with a maximum of two vehicles. Please note, we do not permit parties.

Our guests typically include parents visiting their college students, alumni returning to Athens, professionals attending continuing education programs, and families participating in university camps or competitions.

We have never received a complaint from any neighbors. The switch to short-term rentals has allowed us to enjoy more time in Athens and make use of our condo. Our daughters also stay there when attending continuing education courses or visiting Athens with their families.