

East Athens Wellness Experience – Farm to Neighborhood 585 Vine Street

July 3, 2025 – W&A File #220064

REQUEST SUMMARY

Applicant:	W&A Engineering, Georgia
Location:	585 Vine Street
Tax Parcel :	172A4 A001, A001A, A001B, A001C, A001D
Size:	0.53 Acres
Current Use:	Commercial Strip Center
Current Zoning:	C-N (PD)
Proposed Zoning:	C-N (PD)
Current FLU:	Neighborhood Center
Proposed FLU:	Neighborhood Center



INTRODUCTION

The subject property is within the Triangle Plaza Planned Development, which consists of two triangle-shaped commercial blocks bounded by Fairview Street, Nellie B Avenue, Vine Street, and Gressom Street in Athens-Clarke County (ACC) Georgia. The purpose of this submittal is to amend the existing approved Planned Development (PD) for the southern triangle, which consists of 0.53 acres located at 585 Vine Street. The changes proposed to the existing Planned Development plan include the reorganization of surface parking to reduce overall lot coverage, as well as the addition of a community garden.

DEVELOPMENT HISTORY

A Planned Development including the subject property was approved in 1996 and amended in 2015. Both the original 1996 PD and the 2015 amendment included a binding site plan with regulations regarding building location and parking, along with a binding landscaping plan (including required trees and other plantings), and a binding report which outlined regulations regarding uses, architecture, and site modifications. The subject property's underlying zoning was changed from Single-Family Residential zoning to Commercial-Neighborhood zoning in 2012.

EXISTING SITE

The subject property consists of an existing commercial strip center type building with a floor space of approximately 3,925 square feet. The remaining balance of the parcel is a paved parking area with 28 parking spaces and has limited green space, trees, or other landscape features. The existing parking area is non-conforming and is not currently ADA accessible. There is an existing mural along the northern and southern elevation of the existing building.

An aerial image of the existing site conditions is shown in **Figure 1 – Existing Site Conditions**.

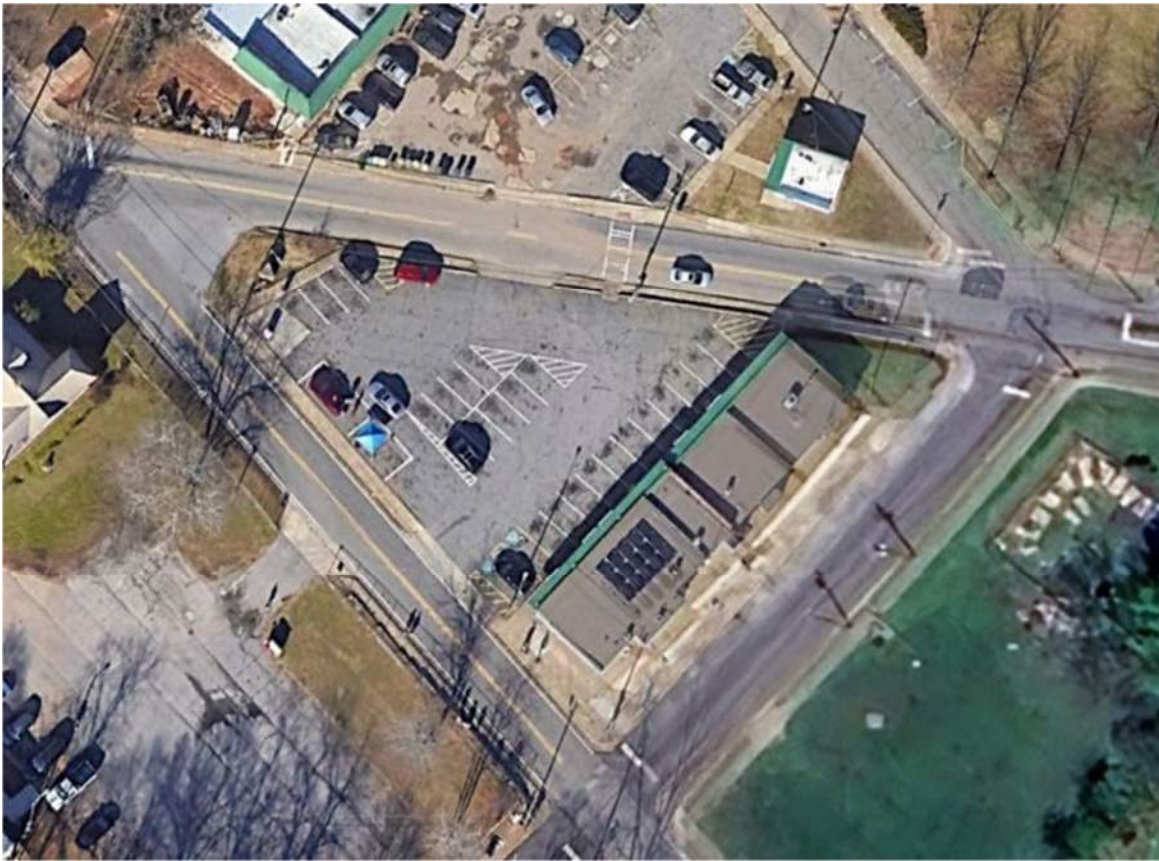


FIGURE 1 – EXISTING SITE CONDITIONS

PROPOSED DEVELOPMENT

Vision

Farm to Neighborhood (F2N) is an Athens–Clarke county–based organization focused on creating a community where everyone has access to delicious, nutritious, and affordable food choices. Under the direction of Rashe Malcolm, F2N has cultivated a network of local and minority farmers to further their mission of providing nutrition-based services to limited-income adults, families, and seniors. Through donations and profits from the sale of Bags of Delish, F2N distributed over 5,000 pounds of fruits and vegetables to low-income families in the last year alone.

Farm to Neighborhood also created the HEALTHYouth program: Empowering Youth to Cook. Grow. Thrive. Rashe and the team at F2N have also managed to cultivate over 40 community partnerships to make their programming possible.

In 2023, Farm to Neighborhood was awarded funds through the Georgia’s Governor’s Emergency Education Relief Fund to improve neighborhood assets like parks, recreation facilities, sidewalks, and healthy food access in communities across the state that were disproportionately impacted by the COVID-19 pandemic. The vision as proposed within the awarded grant is to create a community garden and teaching kitchen to enrich the East Athens community.

The vision has been further outlined by University of Georgia’s Sustainability Certificate Program Capstone Project authored by students Rachel Chizner, Hannah Becker, and Susann Berg. The following renderings represent the planned improvements to the interior of the existing building and further represent the vision of this project.

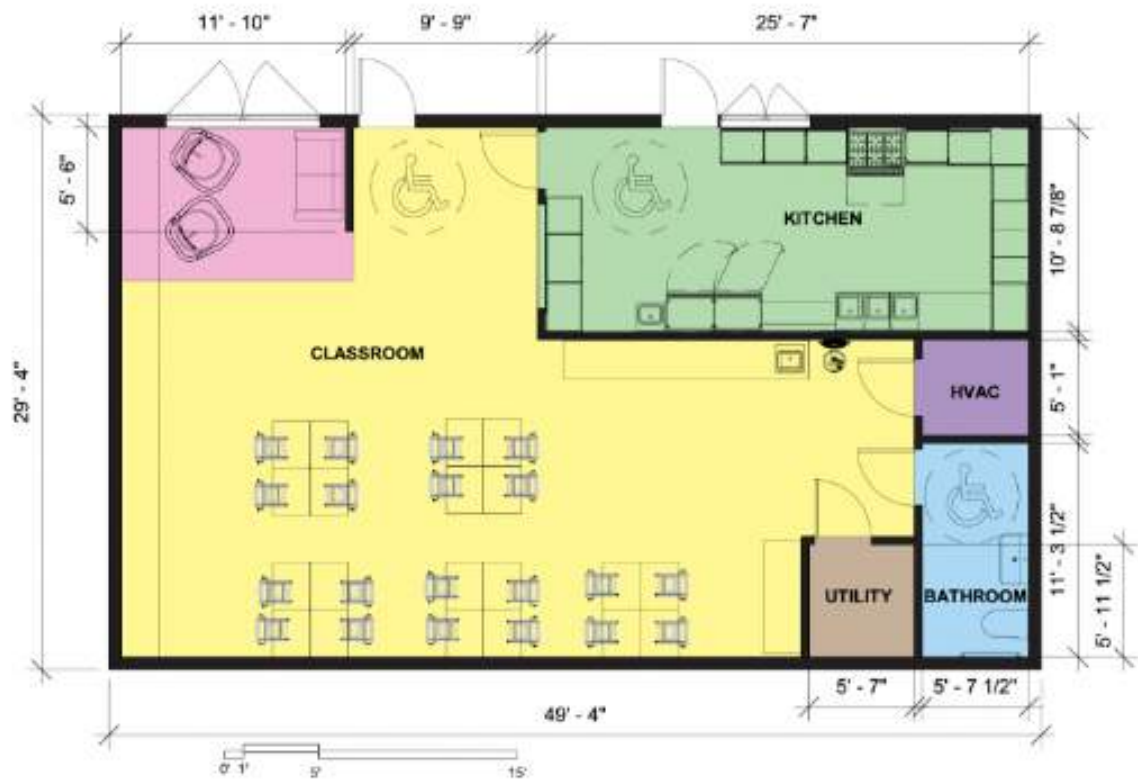


FIGURE 2 – FLOOR PLAN



FIGURE 3 – INTERIOR RENDERING



FIGURE 4 – INTERIOR RENDERING



FIGURE 5 – INTERIOR RENDERING



FIGURE 6 – INTERIOR RENDERING

Connectivity

The primary mode of transportation for users of this site is pedestrians.

There are existing public sidewalks along all three street frontages surrounding the site. There is an existing mid-block crosswalk mid-way along the site's frontage at Nellie B. Avenue. Adjacent to the site, there are existing curb ramps at the intersection of Vine Street and Gressom Street.

The proposed site plan will promote safer pedestrian access throughout the site.

The proposed site is also accessible for vehicles, transit and cyclist.

Parking

The proposed site plan reduces the number of parking spaces from 28 non-conforming parking spaces to 18 conforming parking spaces and includes two fully accessible parking spaces. Porous pavers will be incorporated into the proposed parking areas to address water quality and runoff reduction. The proposed site plan also envisions new tree plantings surrounding the reduced parking area. The overall lot coverage will be reduced from 92.77% to 64.00%.

Utilities and Public Services

The site is currently served by public water and sanitary sewer. The site is also currently served by public solid waste roll-cart services.

Public Transportation

The site is currently served by an existing bus-stop located directly across Gressom Street from the site.

Environmental and Stormwater

There are no existing environmental areas adjacent or within the limits of the site.

The Applicant held a Stormwater Concept Meeting with the Department of Transportation and Public Works on to present the project and review the strategy for managing stormwater run-off from the site. The Department of Transportation and Public Works has confirmed that the Applicant's conceptual strategy for managing stormwater is consistent with local regulations. Worth noting, the proposed site plan significantly reduces the lots impervious surfaces, thereby reducing stormwater runoff from the site.

ZONING

Currently, the property is zoned C-N (PD) (Commercial Neighborhood). The request is to amend the existing Planned Development (PD) to allow for the proposed site plan.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The 2023 Comprehensive Plan recommends the following goals, strategies, and policies which support the approval of the proposed request.

- Goal: A culture of healthy lifestyles with inclusive access to affordable, holistic and state of-the-art services and facilities for physical health, mental health, and general wellbeing.
- Strategy: Create education programs to help citizens make healthy lifestyle choices.
- Strategy: Create more opportunities for job training and preparation to help address poverty, unemployment, and underemployment
- Strategy: Create a community that is supportive of, and provides opportunities for, individuals facing limited opportunities.
- Policy: Create a community that is effectively supportive of and provides accessible and productive opportunities for individuals with limited access to opportunity and who are underrepresented in quality of life indicators such as income, food security, stable housing, community inclusion, etc.
- Strategy: Provide educational programming to enhance job skills and build a home-grown workforce in Athens-Clarke County.
- Strategy: Actively encourage and identify ways to advance local agriculture and food initiatives, including Eastside Farmer's Market, innovative community gardens, and efforts to increase access to food and eliminate food deserts.
- Policy: Evaluate, establish, and expand access to community gardens.

The 2023 Comprehensive Plan recommends the following policies which support the approval of the proposed request.

- Encourage the creation of publicly accessible gathering spaces within neighborhoods and development projects.
- Create nodal development tied to transportation, healthcare, schools, jobs, workforce, and housing.

FUTURE LAND USE MAP AND ZONING COMPADIBILITY

The Future Land Use Map indicates that the subject property is currently designated as Main Street Business. The proposed PD amendment is compatible with the Future Land Use designation and no change is proposed. No change is proposed to the underlying Commercial-Neighborhood (C-N) zoning.

REQUESTED WAIVERS FROM ORDINANCE STANDARDS

The Planned Development request seeks waivers from the following code requirements:

1. **8-7-15 (Table 1) Tree Canopy Cover** – A waiver from the conserved tree canopy cover will be required to develop the property as there is no existing tree canopy coverage.

ARCHITECTURE

No substantial changes to the existing building architecture is proposed. Images of the existing architecture are provided in the following figures:



FIGURE 7 – WESTERN FACADE



FIGURE 8 – WESTERN FAÇADE



FIGURE 9 – NORTHERN FAÇADE



FIGURE 10 – EASTERN FAÇADE



FIGURE 11 – EASTERN FAÇADE



FIGURE 12 – NORTHERN FAÇADE

CONCLUSION

The proposed amendment to the existing Planned Development reduces impervious lot coverage, increases community tree canopy, enriches community culture and diversity, provides education and job training opportunities, advances local agriculture and food initiatives, and improves community centers. The proposed amendment is an exciting opportunity for the East Athens community.



STATEMENT OF REQUEST AND LEGAL OBJECTIONS

585 Vine Properties, LLC is the owner of property located at 585 Vine Street, Athens-Clarke County, Georgia.

The request is aligned with the general goals, policies and objectives identified in the Comprehensive Plan and is in keeping with the descriptions listed in the existing Future Land Development Map.

Under these circumstances, a denial of the Request in question would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Denial of the Request would discriminate unfairly between the Appellant and others similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Denial of the Request would amount to a taking of property, in violation of the Fifth and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

For these reasons, we respectfully request Approval of this request. We also wish to preserve our rights for constitutional challenge if the case of a vote of denial to the request.

This 27th day of June, 2025.

Respectfully submitted,



Buck Bacon, PMP
W&A Engineering, LLC