

APPLICATION REPORT

250 LITTLE ST. A-303

ATHENS, GA 30605

GRESHAM KRASLE PROPERTIES, LLC

The following represents the Application Report for Special Use Permit for Short Term Rentals by Gresham Krasle Properties, LLC (Windy Krasle, Managing Member) for the above parcel.

(a) Compatibility with Future Land Use Map, General Plans for the Physical Development of Athens-Clarke County, and any Master Plan.

The Proposed Use does not change the essential nature of that contemplated by the Future Land Use Map or physical development of Athens-Clarke County Plans. Currently the unit is 120-unit apartment/condominium complex, with 30 units per structure. It was originally built as temporary student housing, not particularly well-adjusted for permanent housing (student population, no washer or dryer in the unit, etc.).

In fact, in this case (as opposed to the case with many stand-alone houses within neighborhoods), the STR use provides a critical stabilizing influence to buoy up this aging complex. Short Term Rentals are inspected weekly, observe the highest standards of cleanliness and interior design, are consistently keeping up with their HOA dues (unlike many units), as well as insurance and taxes. They influence other unit owners or tenants to be good community citizens. STR owners (as here) typically participate in the HOA (which in this case is critical to save this complex). STR use actually uses less resources of the complex, since they are only occupied days out of the week rather than full time.

(b) Conforming with Standards, Comprehensive Plan Policies, and State & Federal Laws.

STRs, like this one, have reduced crime statistics within their area (note that this area of Stadium Village is within an area relatively high in crime statistics).

They provide a financial incentive for the owners for screen and vet guests, prevent the degradation of complex security (by assuring HOA dues are paid up, participating on HOA boards, and generally policing the area).

These units are inspected weekly so as to ensure the highest standards of cleanliness, remain fully insured (unlike other units), remain current on payment of taxes, and otherwise promote compliance with standards and laws. The units have house rules, as well as

condominium rules, to discourage unreasonable noise, light, and glare. This unit has never had a complaint from a neighbor.

(c) Water, Sewer, & Paved Access Capacity, and Electricity, Storm Drainage, & Transportation Considerations.

The Proposed Use reduces, rather than sustains, the water, sewer, and pavement access, as the units, as Short Term Rentals, are not occupied full time, but rather typically, on the weekends. This means less use of water and sewer (which are both city provided here), as well as utility usage.

(d) Effect on Surrounding Area.

- (1.) There is no new construction in this proposal, nor considerations of similarity and scale, pull, and coverage.
- (2.) Volume of traffic would be reduced by this usage, as opposed to full-time inhabitants.
- (3.) There are no exterior changes raising issues of architectural compatibility.
- (4.) There are no changes to exterior features, or landscaping (except that landscaping and exterior features are given more assurance of being kept up-to-date and in repair, given STR tendency to buoy up the complex, be current on HOA dues, participate in HOA, etc.).
- (5.) Generation of noise, light, and glare would be somewhat reduced by the STR use since it is not occupied full-time, and because house rules regulate noise. Also, by STR owners generally participating more in HOA issues, there is more oversight to controlling noise, light, and glare.
- (6.) The STR use will not affect development of adjacent properties, as there is no new construction, although, as a stabilizing influence, can generally be expected to help assure local infrastructure remains in repair, the general appearance of the complex remains up to standard, and, through participation in HOA, the areas were generally policed.
- (7.) The impact on future transportation will be slightly reduced by the STR use (as opposed to full-time occupation).
- (8.) The character of the neighborhood will generally be improved in a marginal way, as the guests of STRs are heavily vetted through the platform (such as requiring positive reviews in order to book), as well as the general upkeep of the unit, and complex, through the consistent payment of HOA dues, participation in the HOA, and generally policing.
- (9.) Taxes for this unit as STR use have been remitted to the government, throughout its use, during the somewhat chaotic process in which applicant has been participating,

so as to be legitimate and in compliance. To date, applicant, based on this unit, has remitted approximately \$10,000.00 in taxes. The STR use in this case is not of the nature of those that create problems with local neighborhoods, such as single-family dwellings that are marketed as “party houses” or the like. The vetted guests in this unit are typically UGA sports fans, parents of students who come up for graduation, orientation, and similar events, as well as visiting lecturers, professors, and the like.

Understanding that the two main objections to STRs are (1) a nuisance effect on neighborhoods (previously addressed), and (2) replacing potential affordable housing, the STR use proposed by applicant in this situation is not averse to either concern.

Regarding affordable housing, the current location of this proposed use (Stadium Village) is an aging complex, originally built for temporary housing, and ill-fitted for permanent housing (not having such facilities as washer and dryer access). This facility is struggling with, and dependent upon, consistent payment on HOA dues (rather than simply servicing a mortgage), and highly vulnerable to even a small number of rogue owners whose non-payment of HOA dues can quickly bankrupt the entire complex HOA. Without STR stabilization, this complex is in danger of bankrupting its HOA, and descending quickly, where it would be bought out and redeveloped probably as unaffordable housing after a period of problematic blight. Only a small percentage of this complex is currently in STR use, though it is allowed, but a disproportionate amount of the board members are volunteers who are incentivized to volunteer because of their STR investment. These volunteers have proven generally more capable because of their familiarity with business and economic issues to rise to the thankless and sophisticated position of managing the myriad of complex financial issues with which this complex has faced in its declining state.

In short, in this limited circumstance, in complexes such as this, the STR units are the “canary in the coal mine” upon which the health of the complex may be fairly gauged.

Subject **250 Little Street-Short Term Rental**  
From Joel Phillips <Joel.Phillips@accgov.com>  
To eric@krasle.com <eric@krasle.com>  
Date 2025-09-22 16:27

---



Good Afternoon,

I can confirm that a water and sewer capacity evaluation is not required for the proposed short term rental use at 250 Little Street. Please let me know if you have any further questions or concerns.

Thank you,

Joel Phillips  
Interim Engineering Administrator  
Public Utilities Department  
Athens-Clarke County  
124 E Hancock Ave.  
[Joel.phillips@accgov.com](mailto:Joel.phillips@accgov.com)  
Office: (706) 613-3490  
Direct: (762) 400-6753

# NOTICE TO GUESTS

## MANAGEMENT

You should address any concerns through your booking platform. Drea Stanley is the contact person to respond to your concerns on the platform. In emergencies, you may reach Windy at (404) 917-3432 or Drea Stanley (804) 218-8624. Notices may be mailed to

12 Simonton Bridge Rd.  
Watkinsville, GA 30677

**Fire extinguisher** is located under the kitchen sink.

The maximum number of Guests allowed to stay in this property is **4**.

The maximum number of vehicles allowed at this property is **2** to be parked in the general parking lot within the complex.

Note, under the code of Athens-Clarke County, regarding noise and parking, see the below referenced ordinances:

Sec. 3-5-24. – Noise Control.

(1) Restrictions of 300 feet for 7:00 a.m. through 11:00 p.m. Sunday through Thursday and 7:00 a.m. through 12:00 midnight on Friday and Saturday.

a. Mechanical sound-making devices. It is unlawful for any person or persons to play, use, operate, or permit to be played, used, or operated any radio receiving device, television, stereo, musical instrument, phonograph sound amplifier or other machines or devices for the producing, reproducing or amplifying of sound and/or *noise* at such a volume and in such a manner so as to create, or cause to be created, any *noises* or sounds which are plainly audible at a distance of 300 feet or more from the building, structure or vehicle, or in the case of real property, beyond the property limits, in which it is located, whichever is farthest, between the hours of 7:00 a.m. and 11:00 p.m. Sunday through Thursday and between the hours of 7:00 a.m. and 12:00 midnight on Friday and Saturday.

b. Human-produced sounds. It is unlawful for any person or persons to yell, shout, hoot, whistle, or sing on the public streets or sidewalks or on private property so as to create, or cause to be created, any *noises* or sounds which are plainly audible at a distance of 300 feet or more from the place, building, structure, or in the case of real property, beyond the property limits, in which the person is located, whichever is farthest, between the hours of 7:00 a.m. and 11:00 p.m. Sunday through Thursday and between the hours of 7:00 a.m. and 12:00 midnight on Friday and Saturday.

Sec. 9-26-4. – Parking Standards for Residential Subdivisions

*Parking* standards shall be as follows:

A. Off-street *parking*. Off-street *parking* space shall be as provided in chapter 9-30 of this title.