

**THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM**

SUBJECT: Authorize the Abandonment and Disposition of Puritan Lane Road and Associated Right-of-Way

DATE: December 16, 2025

EXECUTIVE SUMMARY:

This request is for Mayor and Commission to adopt the abandonment resolution and approval of disposition (sale) of Puritan Lane Road and associated right-of-way to adjacent property owner, 1120 Macon Hwy, LLC.

BUDGET INFORMATION:

REVENUES: \$87,000 Disposition / Sale of Puritan Lane ROW

EXPENSES: \$87,000 Available for Local Road Improvement Projects

FUNDING SOURCE: Disposition / Sale of Puritan Lane ROW

COMMISSION ACTION REQUESTED ON: February 3, 2026

PURPOSE:

To request that Mayor and Commission:

- a. Adopt a resolution regarding the abandonment of Puritan Lane Road and its associated right-of-way, as outlined in the Puritan Lane Right-of-Way Abandonment Resolution (**Attachment #1**), and in compliance with Sections 32-7-1 through 32-7-4 of the Official Code of Georgia Annotated;
- b. Authorize the option to dispose of Puritan Lane and associated right-of-way for the appraised value to adjacent property owners while preserving necessary utility and access easement;
- c. Approve Budget Resolution as shown on **Attachment #2**; and,
- d. Authorize the Mayor and appropriate staff to execute all related documents, including, but not limited to, a property disposition agreement and a quitclaim deed.

HISTORY:

1. On June 6, 2022, the development located at 1120 Macon Hwy, zoned RM-1 (RM-1 zoning represent Mixed Density Residential zoning with 16 unites/acre), was approved by-right through the centralized plans review process administered by the Unified Government of Athens-Clarke County (ACCGov). The development is known as Puritan Mill, located directly south from Puritan Lane, and it is owned by 1120 Macon Hwy LLC - the same applicant and requester to abandon Puritan Lane right-of-way (**Attachment #3**).

2. On August 4, 2023, ACCGov issued the initial temporary certificate of occupancy for 1120 Macon Highway (Puritan Mill). The final certificate of occupancy was issued on December 15, 2023.
3. On March 11, 2025, the Developer – 1120 Macon Hwy LLC, represented by Mr. Frank Pittman, from Pittman & Greer Engineering, sent a request letter to the Transportation and Public Works (TPW) director with request to begin the process for the right-of-way (ROW) abandonment on Puritan Lane (**Attachment #4**).
4. On May 28, 2025, representatives from the Georgia Department of Transportation (GDOT) State ROW Program Office for District 1 & 6 expressed, via email to TPW staff and Mr. Pittman, no objection to the proposed abandonment of Puritan Lane ROW.
5. On June 5, 2025, Planning Department staff presented to the Planning Commission the proposed Preliminary Planned Development with Site Plans for Puritan Village. The Planned Development application included tow (2) alternatives:
 - a. A site plan with Puritan Lane ROW Abandoned, and,
 - b. An alternate site plan without Puritan Lane ROW abandoned.

From a transportation network prospective, staff & Planning Commission comments supported the alternative with Puritan Lane ROW abandonment; however, the Planning Commission recommended denial of the application (see History #7).

6. On June 11, 2025, the TPW Director sent a response letter to Frank Pittman (**Attachment #5**), with a copy to Athens Real Estate Group (1120 Macon Hwy, LLC), in response to the request to abandon Puritan Lane ROW. The letter stated general support from ACCGov departments with conditions to preserve easements and access to utilities and land located north-west of the subject site.
7. On August 7, 2025, ACCGov Planning Commission discussed the Planned Development zoning request and unanimously approved a motion to recommend denial to said application/request. With lack of staff and Planning Commission support, the resolution to abandon Puritan Lane and associated ROW was not included on the September 2, 2025 agenda.
8. On August 14, 2025, TPW staff sent written notices to property owners abutting Puritan Lane ROW via U.S. Postal Service, Certified Mail, consistent with O.C.G.A. § 32-7-2(b)(1) and O.C.G.A. § 32-7-4(a)(1). The notice informed the abutting property owners of the scheduled meeting on September 2, 2025 for M&C to discuss and consider a Planned Development application to rezone parcels of land situated adjacent to Puritan Lane, and known as Puritan Village, and for such a development to be complete, an existing Puritan Lane and associated rights-of-way must be abandoned.

9. On August 15, and August 22, 2025, a Legal Notice of Intent to Abandon Puritan Lane, between Macon Hwy to End, was published in Athens Banner-Herald, consistent with O.C.G.A. § 32-7-2(b)(1).
10. On September 2, 2025, M&C adopted an ordinance to rezone parcels of land totaling approximately 9.49 acres located at 1030, 1040, and 1060 Macon Highway and 100, 104, 110, 120, 140, and 150 Puritan Lane from RM-1 (mixed density residential) to RM-2 (PD) (mixed density residential, Planned Development AKA Puritan Village) with conditions. Puritan Village Plan Development approval initiated the official direction to staff to begin the ROW abandonment process for Puritan Lane.
11. On January 4, 2026, the requester submitted to TPW staff an appraisal report prepared by Paker Property & Appraisals, Inc. for the Puritan Lane ROW. The report identifies an ROW area of approximately 0.61 acres and estimates an overall fee simple market value of \$87,000.

FACTS & ISSUES:

1. Puritan Lane is a paved dead-end rural local roadway measuring approximately 20 feet wide and extending approximately 750 feet. The current ROW width is approximately 25 feet, and it houses a number of utilities within the existing ROW. Currently, the road is owned and maintained by ACCGov, and it serves as the sole access to properties known as 100, 104, 110, 120, 140, and 150 Puritan Lane. Additionally, Puritan Lane serves as secondary access to 190 Puritan Lane, a property owned by ACCGov and to GDOT State Route SR-441 ROW (**Attachment #3**).
2. Parcels with sole access from Puritan Lane, including 100, 104, 110, 120, 140, and 150 Puritan Lane, are currently owned by the requester, 1120 Macon Hwy LLC, represented by Mr. Pittman.
3. The abandonment request is supported by ACCGov where the Developer will be responsible for all costs associated with abandonment, relocating, and recording of preserved easements for all utilities.
4. Based on the approved rezoning (History #10), the developer shall preserve and grant access to existing utilities and shall grant access easement to the ACCGov-owned property at 190 Puritan Lane.
5. Since Puritan Lane is being used and maintained as a public roadway, the right-of-way abandonment process as outlined in the Official Code of Georgia Annotated, Sections 32-7-1 through 32-7-4, must be followed if the right-of-way is to be disposed of. Specifically, these Sections of the State Code require the local government to:
 - a. Notify the public, through notification of a legal notice for two (2) consecutive Fridays of a Public Hearing at a regularly scheduled meeting of the Mayor and Commission to consider abandonment of the road right-of-way.

- b. At the Public Hearing (Regular Business Session) the Mayor and Commission will accept public comment regarding the proposed right-of-way abandonment.
 - c. After public comment, the Mayor and Commission may then take action to abandon the requested right-of-way. If the vote is to abandon the right-of-way, certification of such action is to be in resolution form and recorded in the official minutes of the meeting (**Attachment #1**).
6. In compliance with O.C.G.A. Sections 32-7-2 and 32-7-4, notification to the public is proceeding along the following schedule and consistent with current procedures:
 - Written Notice to abutting property owners January 15, 2026
 - Public Notification in Legal Ads January 16 and January 23, 2026
 - Public Hearing, Comments, & M&C Action February 3, 2026
7. If adopted, TPW staff will continue to work with 1120 Macon Hwy LLC to execute Abandonment Resolution and Quitclaim and complete disposition of Puritan Lane ROW following statutory requirements.
8. This action supports the following ACCGov Strategic Plan FY26-28:
 - *Goal Area 5: Safely Move Around Athens, B. Enhance Safety for all modes of transportation:* Abandonment of the existing underutilized Puritan Lane ROW will open the opportunity for a new development with improved access and connectivity for all modes of transportation.

OPTIONS:

1. Mayor and Commission:
 - a. Adopt a resolution regarding the abandonment of Puritan Lane Road and its associated right-of-way, as outlined in the Puritan Lane Right-of-Way Abandonment Resolution (**Attachment #1**), and in compliance with Sections 32-7-1 through 32-7-4 of the Official Code of Georgia Annotated;
 - b. Authorize the option to dispose of Puritan Lane and associated right-of-way for the appraised value to adjacent property owners while preserving necessary utility and access easement;
 - c. Approve Budget Resolution as shown on **Attachment #2**; and,
 - d. Authorize the Mayor and appropriate staff to execute all related documents, including, but not limited to, a property disposition agreement and a quitclaim deed.
2. Mayor and Commission deny the request to abandon Puritan Lane right-of-way.
3. Mayor and Commission Defined Option.

DEPARTMENT RECOMMENDED ACTION: Option #1a, b, c, & d

DEPARTMENT: Transportation & Public Works
Prepared by: Rani Katreeb, Assistant Director

Stephen Bailey

Stephen Bailey
Transportation and Public
Works Director

12/16/2025
Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, & d

Bob Cowell

Bob Cowell, Manager

January 14, 2026
Date

ATTACHMENTS:

- Attachment #1: Puritan Lane Abandonment Resolution
- Attachment #2: Budget Resolution
- Attachment #3: Puritan Lane Vicinity Exhibit & Plat
- Attachment #4: Puritan Lane ROW Abandonment Request
- Attachment #5: TPW Letter to ROW Abandonment Requester/Developer

**A RESOLUTION AUTHORIZING THE ABANDONMENT OF PURITAN LANE;
AND FOR OTHER LAWFUL PURPOSES.**

WHEREAS, on or about September 2, 2025, the Commission of Athens-Clarke County, Georgia, adopted that certain ordinance entitled "AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO REZONING PARCELS OF LAND TOTALING APPROXIMATELY 9.49 ACRES LOCATED AT 1030, 1040, AND 1060 MACON HIGHWAY AND 100, 104, 110, 120, 140, AND 150 PURITAN LANE FROM RM-1 (MIXED DENSITY RESIDENTIAL) TO RM-2 (PD) (MIXED DENSITY RESIDENTIAL, PLANNED DEVELOPMENT); AND FOR OTHER PURPOSES"; and

WHEREAS, the planned development described in the above-referenced ordinance anticipated the abandonment of that certain public road known as Puritan Lane from the public road system; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, after notice and public hearing on February 3, 2026, has determined that removal of the public road and any associated roadway infrastructure in Athens-Clarke County, Georgia, known as Puritan Lane, as more fully shown and described on the plat and legal description attached hereto as Exhibit A and incorporated herein by reference, is in the best public interest and therefore should be formally closed, vacated, and abandoned; and

WHEREAS, the Unified Government of Athens-Clarke County, Georgia, has complied with all requirements of state law and the Charter of the Unified Government of Athens-Clarke County, Georgia, concerning the abandonment of roads that are part of the county road system; and

WHEREAS, the Unified Government of Athens-Clarke County, Georgia, has determined that the abandoned said road shall be disposed of pursuant to the requirements of Title 32, Chapter 7 of the Official Code of Georgia Annotated and Article VII, Chapter 5 of the Charter of the Unified Government of Athens-Clarke County, Georgia, less and except an easement as described elsewhere herein; and

NOW THEREFORE, the Commission of Athens-Clarke County, Georgia, hereby resolves as follows:

SECTION 1. That certain portion of Puritan Lane and any associated roadway infrastructure as described hereinabove and more fully shown on the attached plat are hereby closed, vacated, and abandoned. Hereafter, that portion of Puritan Lane and any associated roadway infrastructure shall no longer be part of the county road system, and the rights of the public in and to this road and associated roadway infrastructure as a public road shall cease.

SECTION 2. The Mayor and the Clerk of Commission are hereby authorized to execute a quitclaim deed (or deeds) conveying said portion of Puritan Lane and any associated roadway infrastructure to the abutting property owner(s). However, any such

deed (or deeds) must reserve an easement in favor of the Unified Government of Athens-Clarke County, Georgia, for access to and maintenance of public utilities.

SO RESOLVED on the _____ day of _____, 20____.

APPROVED: _____
Mayor

ATTEST: _____
Clerk of Commission

EXHIBIT A

Plat Doc: PLAT
Recorded 03/13/2025 04:02PM

Elisa Zarate, Clerk Superior
Court
Athens-Clarke County, Ga.
Bk 0000K Pg 0493
Penalty: \$0.00
Interest: \$0.00

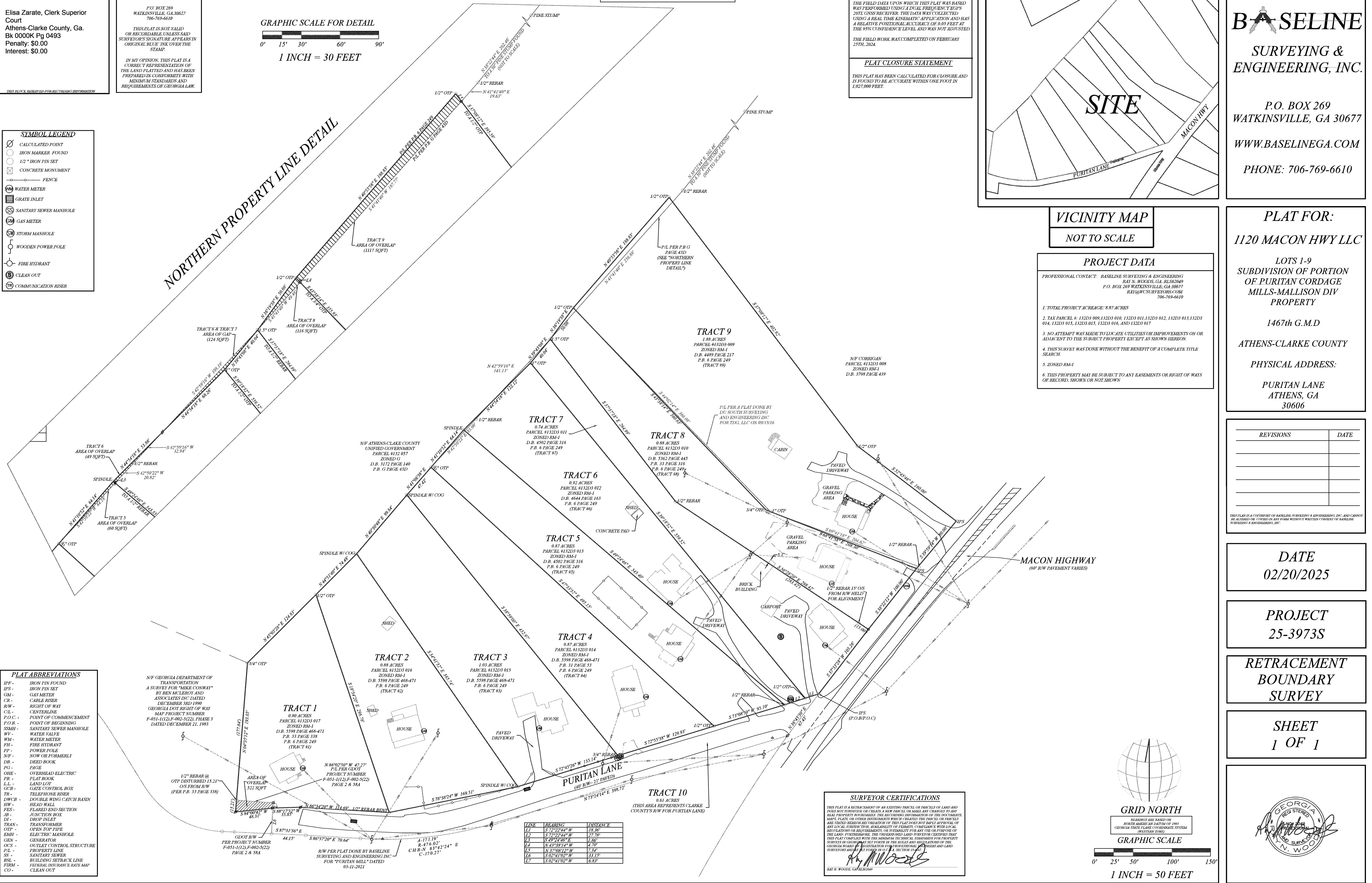
THIS BLOCK RESERVED FOR RECORDING INFORMATION

RAY N. WOODS
GEORGIA REGISTERED
LAND SURVEYOR #02049
P.O. BOX 369
WATKINSVILLE, GA 30677
706-769-6610
THIS PLAT IS NOT VALID
OR RECOGNizable UNLESS SIGNED
BY THE SURVEYOR WHO MADE THE SURVEY
IN ORIGINAL BLUE INK OVER THE
STAMP
IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
MINIMUM STANDARDS AND
REQUIREMENTS OF GEORGIA LAW.

GRAPHIC SCALE FOR DETAIL
0' 15' 30' 60' 90'
1 INCH = 30 FEET

NORTHERN PROPERTY LINE DETAIL

SYMBOL LEGEND
 Ø CALCULATED POINT
 ● IRON MARKER FOUND
 ○ 1/2" IRON PIN SET
 □ CONCRETE MONUMENT
 — FENCE
 MM WATER METER
 G GATE INLET
 S SANITARY SEWER MANHOLE
 G GAS METER
 SW STORM MANHOLE
 W WOODEN POWER POLE
 H FIRE HYDRANT
 C CLEAN OUT
 R COMMUNICATION RISER



BASELINE
 SURVEYING &
 ENGINEERING, INC.

P.O. BOX 269
 WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM
 PHONE: 706-769-6610

PLAT FOR:
 1120 MACON HWY LLC
 LOTS 1-9
 SUBDIVISION OF PORTION
 OF PURITAN CORDAGE
 MILLS-MALLISON DIV
 PROPERTY

1467th G.M.D

ATHENS-CLARKE COUNTY

PHYSICAL ADDRESS:
 PURITAN LANE
 ATHENS, GA
 30606

REVISIONS **DATE**

THIS PLAN IS A COPYRIGHT OF BASELINE SURVEYING & ENGINEERING, INC. AND CANNOT
 BE COPIED OR USED IN ANY FORM WITHOUT WRITTEN CONSENT OF BASELINE
 SURVEYING & ENGINEERING, INC.

DATE
 02/20/2025

PROJECT
 25-3973S

**RETRACEMENT
 BOUNDARY
 SURVEY**

SHEET
 1 OF 1

GRID NORTH
 GEORGIA REGISTRATION NO.
 NO. 02049
 NORTH AMERICAN Datum of 1983
 GEORGIA STATE PLANE COORDINATE SYSTEM
 (WESTERN ZONE 2)

GRAPHIC SCALE
 0' 25' 50' 100' 150'
 1 INCH = 50 FEET

RAY N. WOODS, GA. RLS#02049

Attachment #2

AN ORDINANCE TO AMEND THE FY2026 OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE FUNDING FROM THE SALE OF PURITAN LANE ROAD AND ASSOCIATED RIGHT-OF-WAY TO FUND LOCAL ROAD IMPROVEMENT; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the General Capital Projects Fund to provide funding from the sale of Puritan Lane Road and associated right-of-way to fund local road improvement. Said capital budget is hereby amended as follows:

General Capital Projects Fund:

REVENUES:

Increase:	
Miscellaneous Revenue	\$87,000

EXPENDITURES:

Increase:	
Transportation & Public Works Department	
Local Road Improvement Project	\$87,000

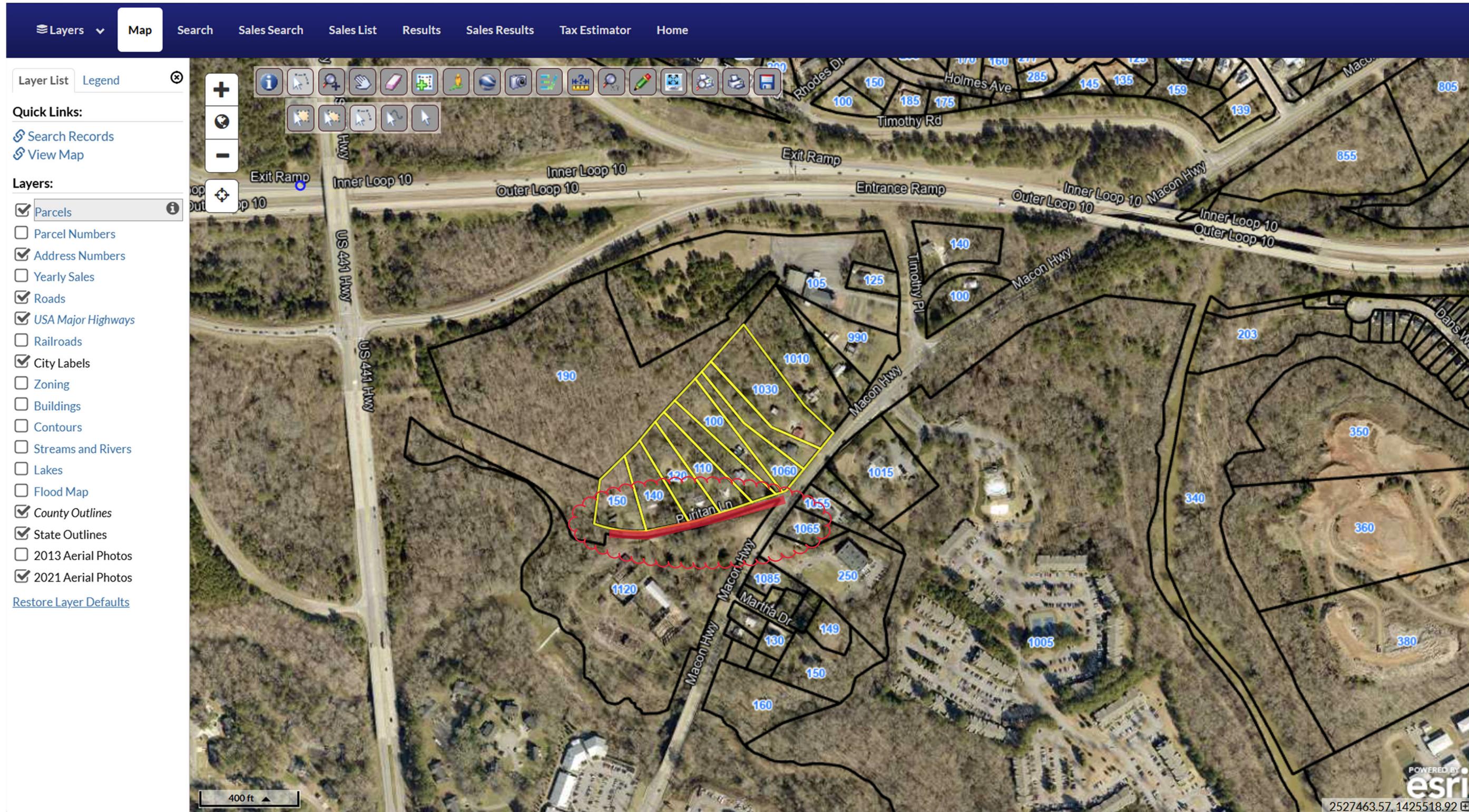
SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Puritan Village – 1060 Macon Hwy

A future Recombination of Multiple Parcels Currently Known as at 100, 104, 110, 120, 140, and 150 Puritan Lane, also, 1030 & 1060 Macon Hwy

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ATHENS-CLARKE COUNTY UNIFIED
GOVERNMENT
190 PURITAN LANE
TAX ID 132-057
(no direct frontage on Puritan Lane)

GDOT ROW
Extension of
SR HWY 441

1120 MACON HWY LLC
1120 Macon Hwy
TAX ID 132-056
(recently developed)

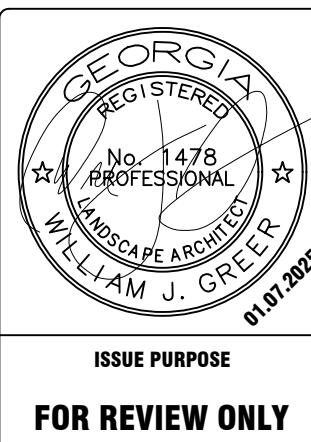
*Approved Plan Development
Application (9-2-2025)*
Name of Development:
Puritan Village
Name of Developer/Requester:
1120 Macon Hwy LLC
Total Area:
9.13 Acres

Puritan Lane
25-ft ROW
(770 feet)

UNIT DATA	
NET SITE ACREAGE: 9.14 ACRES MAX. ALLOWED RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE 9.14 AC. * 24 UNITS PER GROSS ACRE = 219.25 UNITS (BEDS)	
TOTAL PROPOSED DWELLING STRUCTURES: 12	
TOTAL PROPOSED DWELLINGS: 73 PROPOSED 3 BEDROOM DWELLINGS: 57 PROPOSED 4 BEDROOM DWELLINGS: 16	
PROPOSED UNITS (BEDS): 235	
PARKING DATA	
REQUIRED PARKING: 146 SPACES MIXED DENSITY DWELLINGS TWO-BEDROOM DWELLING UNITS AND UP = 2.0 SPACES/UNIT 73 DWELLING UNITS * 2.0 SPACES = 146 SPACES	
ALLOWED PARKING: 219 SPACES MINIMUM REQUIRED PARKING +50% 146 REQUIRED SPACES * 1.50 = 219 ALLOWED SPACES	
PROPOSED PARKING: 257 SPACES STANDARD SURFACE: 205 (9X18'; 7 OF THOSE ARE HANDICAP ACCESSIBLE) COMPACT: 52 (8X16')	
RM-2 ZONING REGULATIONS	
MAX. RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE MIN. SIDE YARD: 10 FEET MIN. REAR YARD: 10 FEET, PLUS ONE-HALF FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25 FEET MIN. SIDE YARD: 6 FEET MIN. SIDE YARD ADJ. TO STREET: 10 FEET MIN. BUILDING SEPARATION: 12 FEET MAX. LOT COVERAGE: 65% MIN. LANDSCAPED AREA: 35% MAX. BUILDING HEIGHT: 35' TOTAL TREE CANOPY COVER, CONSERVED AND PLANTED: 50% CONSERVED TREE CANOPY COVER COMPONENT OF TOTAL: 25%	

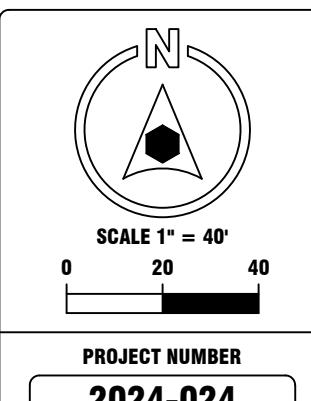


PITTMAN & GREER
ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM



ISSUE PURPOSE
FOR REVIEW ONLY

PURITAN LANE
9.135 AC. - 190 PURITAN LANE
CLARKE COUNTY, GEORGIA



811
Know what's below.
Call before you dig.

DATE
01.07.2025

CONCEPT PLAN

CP06

Elisa Zarate, Clerk Superior
Court
Athens-Clarke County, Ga.
Bk 0000K Pg 0493
Penalty: \$0.00
Interest: \$0.00

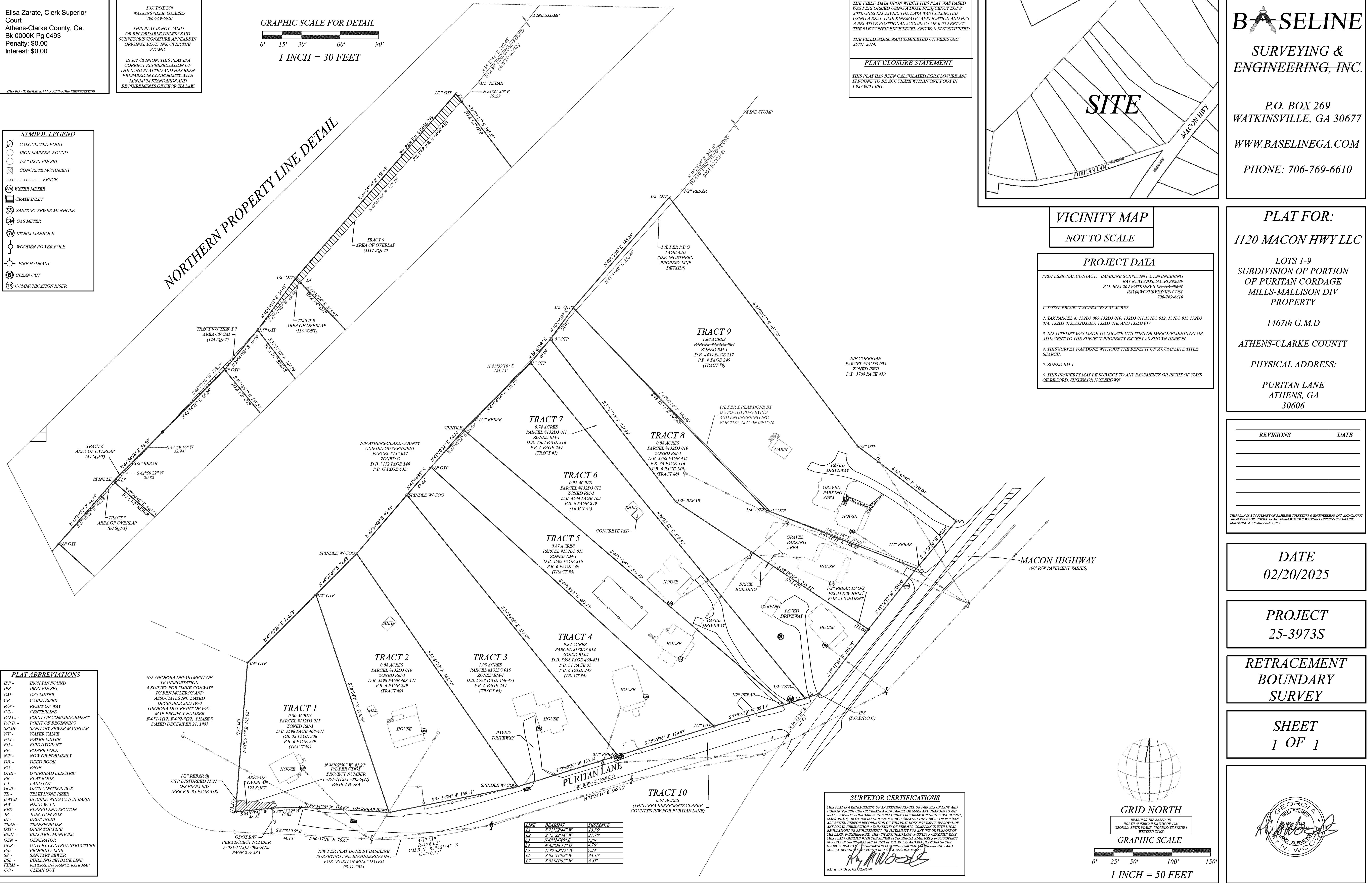
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OR RECOGNizable UNLESS SIGNED
BY THE SURVEYOR WHO MADE APPEARANCE
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SYMBOL LEGEND
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 ● IRON MARKER FOUND
 ○ 1/2" IRON PIN SET
 □ CONCRETE MONUMENT
 — FENCE
 MM WATER METER
 G GATE INLET
 SM SANITARY SEWER MANHOLE
 GM GAS METER
 SW STORM MANHOLE
 WP WOODEN POWER POLE
 FH FIRE HYDRANT
 CO CLEAN OUT
 CR COMMUNICATION RISER





March 11, 2025

Mr. Stephen Bailey, Director
Athens-Clarke County Transportation and Public Works Department
120 West Dougherty Street
Athens GA 30601

RE: Request of Abandonment of Puritan Lane

Dear Mr. Bailey,

On Behalf of the my client, Athens Real Estate Group, I would like to request abandonment of Puritan Lane off of Macon Highway. Puritan Lane serves a handful of existing single family lots. These lots are owned by my client and we are starting the process to combine these lots and to rezone the property for a townhouse style development. My client also owns the townhome development on the other side of Puritan Lane though this property is accessed from Macon Highway. The request is to abandon Puritan Lane to allow these adjacent developments to coexist without a dead end street in the middle of them. This would allow ACC to give up maintaining a dead end road that doesn't access any properties and has a dangerous angled intersection with Macon Highway.

I hope this request finds you agreeable. I have attached a proposed site plan for the future development showing the lack of need for Puritan Lane to stay in place.

Sincerely,

A handwritten signature in black ink that reads 'F. Pittman'.

Frank Pittman, PE, President



**ATHENS
CLARKE
COUNTY**

(via email)

Date: June 11, 2025

To: Mr. Frank Pittman P.E.
Pittman & Greer Engineering
1050 Barber Creek Drive, Building 400
Watkinsville, GA 30677
706-419-9244
fpittman@pittmangreer.com

RE: Puritan Lane Right of Way Abandonment and Quitclaim Request

Dear Mr. Pittman,

We are in receipt of your request, on behalf of Athens Real Estate Group, to acquire the entire Puritan Lane right of way (ROW) which intersects with Macon Highway as shown on Exhibit Map attached, and measuring 0.45 Acres.

The Department of Transportation and Public Works (T&PW) has completed an initial evaluation of the subject ROW land and after coordination with multiple Unified Government of Athens-Clarke County (ACCGov) departments, sees no reason why this portion of the current ROW cannot be quitclaimed by ACCGov and subsequently acquired by your client given that the proper process is followed and certain utility and access easements are retained/granted to ACCGov.

We are presenting this request in an agenda to the Athens-Clarke County Planning Commission at their next regular business meeting on Tuesday September 2, 2025, seeking their approval to move ahead with the process. Please note that all expenses associated with the ROW Abandonment Process are the responsibility of the developer/requester. A summary of the process is attached to this letter.

Please feel free to contact Andy Homeyer or Rani Katreeb should questions arise during this process.
Sincerely,

Stephen Bailey

Stephen Bailey, MBA
Director of Transportation and Public Works

cc: Rani Katreeb, Transportations & Assistant Public Works Director (ACCGov)
Andy Homeyer, Right-of-Way Coordinator (ACCGov)
Kayle Dalton, Land Development Coordinator (ACCGov)
Athens Real Estate Group – Owner of Subject Properties

Attachments:
Letter from Frank Pittman, Owner/Developer
Exhibit Map
Typical Steps for ROW Quitclaim Process

**DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
ADMINISTRATION**

P.O. Box 1868 • Athens, Georgia 30603 • (706) 613-3440