

TOWNSHIP AT JENNINGS MILL

TYPE I REZONING REPORT (submitted 12/30/2022, revised 03/02/2023)

PROPERTY INFORMATION

Property Address: 286, 290, & 296 Classic Road

Parcel ID: 044 001, 044 001B, 044 001C

Owner: Myrtie Hall, Jimmy Baugus, & Nancy McElhannon

Existing Zoning: E-I

Proposed Zoning: RM-2 with binding site plan and use

Adjacent Zonings: North: Jennings Mill Parkway (North of Jennings Mill Parkway – C-G)

South: E-I

East: C-G with subdivision use

West: E-I

Existing Use: Single Family Residential and vacant lot

Proposed Use: 86 3-bedroom townhouse style multifamily units

Property Area: 10.81 acres

INTRODUCTION

Township at Jennings Mill is a proposed townhouse style community that will bring a much needed housing component to the west Athens/Atlanta Highway corridor. It will provide housing opportunity along with amenities such as a clubhouse, pool, and community open space. There will be community landscaping provided with both conserved and planted trees and there will be multiple housing types with some units containing of garages and others with all driveway parking. The community will have easy access to Atlanta Highway and Hwy 316 for work commutes and will provide a natural transition in development from the adjacent single-family subdivision to the more intensely zoned E-I zoned property.

SITE AND PROJECT NARRATIVE

The subject property is located on Jennings Mill Parkway at the southwest intersection with Classic Road and currently exists as three parcels which would be combined to create a single tract. The property currently has single family homes on two of the tracts with the third tract being vacant. The proposed development consists of 86 3-bedroom townhouse style units along with a clubhouse, pool, playground, 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. The project will be constructed in a single phase. All vehicular access to units will be via alleys. 42 units will have single garages with single width drives to accommodate the required two parking spaces per unit. The remaining 44 units will not have garages but will have double width driveways to accommodate the required two parking spaces per unit. The zoning plan as submitted will be a binding plan with use and building layouts set. If, during site development plan stage the stormwater pond area gets larger or smaller, the buildings could shift slightly to accommodate this.

ZONING REQUEST

This zoning request is to change the existing E-I zoning to RM-2 zoning with a binding plan. The proposed rezoning meets all objective criteria set forth for that use provided in the zoning ordinance and fits the surrounding properties, providing a transition between the single-family subdivision to the east from the more intense E-I zoning to the west of the property. The rezone request does not conform to the future land use map and therefore the request is considered a Type I rezone.

FUTURE LAND USE MAP

The future land use map for Athens-Clarke County designates this property as General Business and Employment Center. The proposed rezoning does not conform to the Future Development Map but does conform to the existing uses in the area as it is adjacent to single-family residential subdivision and other residential developments have recently been approved in the area. The proposed future land use designation for the property is Mixed Density Residential.

ADJACENT USES

Adjacent uses include Jennings Mill Parkway to the north, undeveloped E-I property to the south and west, and a single-family subdivision zoned C-G to the East.

LANDSCAPING AND BUFFERING

Landscaping will be such that it meets the ACC ordinance on tree management. This includes buffering along the residential subdivision on the east conserved and proposed tree canopy throughout the development.

PROPOSED USE

The proposed use consists of market rate townhouse style units with a binding use and plan.

ACCESS

Access for the property will be from Jennings Mill Parkway as well as from Classic Road via a private street network with interior alleys being used to access units from these private streets.

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.

86 dwelling units x 6.74 trips per unit = 580 ADT

The proposed rezoning provides a substantial reduction in the potential traffic that would be generated from the site if it was developed under the existing E-I zoning designation.

UTILITY SERVICE

Water, fire protection and sanitary sewer will be provided by Athens-Clarke County Public Utilities. Demands for water and sewer usage is anticipated to be:

*assume water and sewer use 240 gal./residential unit/day

86 residential units x 240 gpd/unit = 20,640 gpd

A sanitary sewer main will be extended into the project and tie into the existing sanitary sewer manhole in the street in Classic Road. An easement from the adjacent subdivision will be acquired to make this connection. A watermain will be extended into the development and tie into the existing watermain in Jennings Mill Parkway.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor. Two 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.

TYPE I REZONE 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

Though the current FLU Map designation is General Business and Employment Center, we believe that the development would conform to the general plan for development of Athens-Clarke County. When the existing designation was made, the Jennings Mill Parkway corridor was considered to be the next industrial/business corridor. This has not happened and the only development along the corridor has been for residential development. The general plan for residential development is for it to be near commercial nodes and everyday services. This property would be near the commercial node that is Atlanta Highway while at the same time providing much needed multi-family development in areas that have underutilized as most multi-family development has happened near downtown and campus to provide for student housing.

AFFECT ON BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The proposed RM-1 zoning class will not adversely affect the balance of land uses in Athens-Clarke County. The proposed development will help correct the existing imbalance of land uses by providing a market rate multifamily development providing housing for people other than students.

PUBLIC FACILITY ELEMENTS OF THE COMP PLAN AND HOW THE PROPOSED CHANGE WILL AFFECT THE PROVISION OF THE SERVICES ANTICIPATED IN THE PLAN

Public facility elements provided with the development include amenities and greenspace for the enjoyment of the residents of the development.

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 zones by providing a transition between the existing single-family subdivision to the East and the E-I zoning to the West. It also provides a much needed multi-family development that would not necessarily be student oriented and would be available for workers in ACC which do not currently have housing choices in the area.

THE EXISTING LAND USE PATTERN SURROUNDING THE PROPERTY IN ISSUE

The adjacent property to the East is a single-family subdivision. The proposed use provides a needed transition from the existing subdivision to the E-I property to the West.

THE POSSIBLE CREATION OF AN ISOLATED DISTRICT UNRELATED TO ADJACENT AND NEARBY DISTRICTS

This property is adjacent to an existing single-family subdivision and will provide a needed transition from the subdivision to the E-I property to the west.

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, there will be little effect on the roadway network surrounding the property. Water and sewer usage will not be substantial and will be less than a commercial or industrial development that could be built on the property.

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

The existing roadway of Jennings Mill Parkway is a divided 4 lane roadway which is severely underdeveloped and underutilized currently. Any costs to the Unified Government would be outweighed by the increase in tax base and taxpayers 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. A residential development provides much greater protection on the environment than a industrial development that could developed under the existing E-I zoning.

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 single family residential subdivision. It stands to increase the value of this.

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 DETRIMENT

The property has remained vacant under current zoning due to its proximity to residential subdivision and the lack of desirability of the area for industrial or employment related developments.

THE AESTHETIC EFFECT OF EXISTING AND FUTURE USE OF THE PROPERTY AS IT RELATES TO THE SURROUNDING AREA

The property will incorporate natural areas as well as provide open space for residents. The property will be managed and maintained by the developer instead of an Association.

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

There is currently a shortage of available market rate, non student catered, multi-family residential units, especially on the western side of Athens. This projects helps to alleviate this shortage and also helps to create a natural and needed transition from the Single-Family subdivision to the East to the higher intensity E-I property to the West. This keeps a potential industrial development from being developed the backyards of the existing single-family homes.