



November 4, 1999

Ms. Dot Edwards  
155 Featherwood Hollow  
Athens, Georgia 30601

RE: Zoning Verification  
Barnett Shoals Road  
Tax Map No. 17-4-B-1, Block B, parcels 11, 12, & 13

Dear Ms. Edwards:

This letter is in response to your inquiry concerning the zoning and allowed densities on the above mentioned properties. According to the Athens-Clarke County zoning maps, the subject properties are zoned GB (General Business). The GB district currently allows multiple single-family and two-family uses to occur together provided they follow Section 9-1-109(b)(68) of the Athens-Clarke County Code. If residential uses are developed within this district, the total density allowed will be based on a factor of 6,000 square feet.

Based on our conversation of Thursday, November 04, 1999 and a plat drawn by Ben McLeroy, dated March 16, 1998 entitled Dot Edwards, 66,516.99 square feet exist in the combined lots. As such, a total of 11 units can exist on the site. Since five (5) units currently exist, you have the potential for six (6) additional units provided that all setbacks and parking requirements are met and that all other infrastructure issues can also be met. All future development must meet the standards set forth in Section 9-1-104(d) "Space Limits" of the zoning code. A copy of this section is enclosed for your review.

Although the property is presently zoned GB (General Business), please be advised that the property is subject to amendment by the Mayor and Commission of Athens-Clarke County. Therefore, we cannot give you absolute assurance as to the zoning of this particular tract of land for any date in the future.

I trust you will find this information useful and if you have any questions, please do not hesitate to call.

Sincerely,

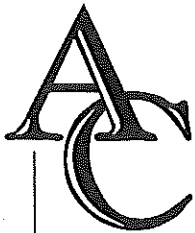
Ken Suddreth  
Assistant Planning Director

enclosure

Cc: Reading File

PLANNING DEPARTMENT





**ATHENS  
CLARKE  
COUNTY**

September 4, 1997

Dot Edwards  
155 Featherwood Hollow  
Athens, Georgia 30601

RE: Zoning Verification  
Barnett Shoals/Lexington Road Property  
Tax Parcel No. 17-4-B1, 10B, 11, 12, 13

Dear Ms. Edwards,

This letter is in response to your inquiry concerning the zoning for the above mentioned property. According to the Athens-Clarke County zoning maps, the subject property is zoned GB (General Business). The GB district currently allows multiple single family and two family uses subject to Section 9-1-109 (b) (68) of the Athens-Clarke County Code.

Based on your letter of Sept. 3, 1997 and a site plan performed by Ben McLeroy dated Aug. 1, 1995 each dwelling unit will require 6000 square feet of area. Ten (10) dwelling units on this property will require a minimum of 60,000 square feet of lot area. In addition, all further development must meet the development standards as set forth in Section 9-1-104 (d) "Space Limits." A copy of this section is enclosed for your review.

Although the property is presently zoned GB (General Business), please be advised that the property is subject to amendment by the Mayor and Commission of Athens-Clarke County. Therefore, we cannot give you absolute assurance as to the zoning of this particular tract any date in the future.

I trust you will find this information useful. Please contact me if you should have any questions or require additional information.

Sincerely,

Ken Suddreth,  
Assistant Planning Director

cc: Reading File  
enclosure

**PLANNING DEPARTMENT**

120 Dougherty Street • Athens, Georgia 30601 • (706) 613-3515 • Fax (706) 613-3444





January 18, 1996

Ms. Dot Edwards  
155 Featherwood Hollow  
Athens, GA 30601

Re: Rezoning at 95-105 Barnett Shoals Road

Dear Ms. Edwards:

The Athens-Clarke County CEO and Commission met Tuesday, January 3, 1996 to consider your request to remove a condition (fence) of a GB rezoning of approx. 2.734 acres located at 95, 105 and 115 Barnett Shoals Road. The CEO and Commission voted to approve your request.

Please keep this letter for your records. If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Griffin'.

Brad Griffin  
Zoning/Subdivision Planner

BG:nb

cc: Wyman Hawley, Building Inspection Director  
John Davis, Planning Director  
Petitioner's File

PLANNING DEPARTMENT

P.O. Box 329 • 120 W. Dougherty Street • Athens, Georgia 30603 • (706) 613-3515