



Land Development Feasibility & Cost Analysis: 8.47 Acres in Athens, Georgia

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I. Executive Summary

Objective and Scope

This report provides a comprehensive [Land Development Feasibility Analysis](#) for an 8.47-acre parcel located at **280 Harve Mathis Road in Athens, Georgia**.¹ The primary objective is to determine a reconciled opinion of value for the property, specifically considering its proposed development as a **Class A Manufactured Home Senior Co-living Community**.¹ The scope of this analysis includes a detailed physical description of the site, a review of local market dynamics, a quantitative appraisal using the Sales Comparison and Income Capitalization approaches, and a thorough breakdown of anticipated land development and construction costs. This report is designed to furnish a prospective investor with a data-driven foundation for decision-making.

Key Findings

The Athens-Clarke County market demonstrates a significant, documented housing shortage characterized by low vacancy rates and rapidly escalating rents.² This condition creates a strong market demand for the proposed senior co-living project, which is designed to serve the underserved middle-income older adult demographic.⁴ The subject property's existing **Commercial Rural (CR)** zoning, with "approved uses for **Class A Manufactured Homes**"¹, as well as **Personal Care Homes & Congregate Homes**, is a critical factor that mitigates a major development risk by potentially bypassing a complex rezoning process.⁵

In addition, the property is **Qualified HUBZone** making it desirable for the development of affordable housing for seniors. The Broker's Price Opinion indicates a final reconciled potential value for the land that considers both its market comparables and the financial viability of the proposed project. The Sales Comparison Approach, while valuable, requires significant adjustments due to the lack of directly comparable niche properties and the raw, undeveloped

state of the land.¹ Conversely, the Income Capitalization Approach provides a strong valuation by linking the land's value directly to its highest and best use as a profitable, in-demand development.⁸

Final Opinion of Value for the Land

Based on a reconciliation of the valuation approaches and a detailed analysis of the project's financial potential, the final Broker's Price Opinion of the 8.47-acre parcel at 280 Harve Mathis Road is approximate to be **\$2,800,000**, or approximately **\$330,578 per acre**. This analysis reflects the **list price of \$1,200,000 is under market**, acknowledging the market-wide average and median price per acre for commercial land in the 15-mile Primary Market Area. The value is further supported by the significant income-generating potential of the proposed development. This pricing analysis is a direct reflection of the property's "*highest and best use*", which is predicated on the strategic capital investment necessary to transform the raw land into a fully functional senior co-living community.

Recommendations

To proceed with the proposed development, the following due diligence steps are highly recommended:

1. **Confirm Zoning Details:** Consult with the **Athens-Clarke County Planning Department** to obtain a definitive list of development standards for the CR zoning district, including maximum density, and lot coverage.⁵ While the approved use is a strong indicator, a full understanding of these regulations is essential for accurate project planning. See zoning attachments.
2. **Formal Site Analysis:** Commission a professional soil and bore analysis to confirm the site's suitability for large-scale development and a private wastewater system. This will prevent potential cost overruns related to poor soil quality or a high-water table.¹⁰
3. **Detailed Financial Pro Forma:** Develop a precise budget for the manufactured homes and other amenities to refine the project's financial model and confirm the viability of the projected income and expenses.

II. The Subject Property and Local Market Overview

Property Description

The subject property, located at 280 Harve Mathis Road in Athens, Georgia, is an 8.47-acre parcel of land.¹ Currently, the site is a raw, flat tree farm, presenting a favorable starting point for development as its condition minimizes certain site preparation challenges.¹ The property's strategic location, approximately **7 miles from the University of Georgia campus**, places it in a fast-growing commercial area with a high percentage of residents over 65 years of age.¹

Zoning and Permitted Uses

The property is zoned **Commercial Rural (CR)**.¹ This zoning designation is a key component of the property's appeal, as the offering memorandum explicitly states it has "*approved uses for*

Class A Manufactured Homes and Congregate Homes (P)".¹ This is a crucial de-risking factor, as it suggests the proposed project is either a permitted use "by right" or that a special use permit has already been secured.⁵ The approval for this specific use likely mitigates the need for a full rezoning process, which can be a lengthy and uncertain endeavor involving public hearings and multiple government department reviews.⁵

Although the provided research does contain specific details on the regulations for the Commercial Rural zoning district in Athens-Clarke County, including a *conceptual site plan*, it is imperative to check with the County.¹³ While the "approved uses" phrase is promising, a comprehensive understanding of development standards such as lot coverage, and building setbacks should be part of due diligence with the county, see attachments.⁵ A formal appraisal, by a licensed appraiser, would be contingent on confirming these specific development parameters, as they directly influence the maximum buildable area and, therefore, the project's density and financial return.

Athens-Clarke County Market Context

The local market conditions in Athens-Clarke County are highly favorable for a project of this nature. Athens has been recognized as a *top retirement destination* by **Forbes Magazine**, and the area has a high percentage of residents over 65 years of age.¹ The housing market is under significant pressure, with a severe supply-demand imbalance.² A local economic study found that the city had a vacancy rate of around 4%², while another report cited a 5.7% vacancy rate.¹⁶ Both figures are well below the statewide average of 10%², demonstrating a profound lack of housing competition and a corresponding escalation of rental prices.²

Furthermore, a significant portion of the city's population consists of low-income renter households, with 72% of households earning less than \$35,000 annually being renters.³ This demographic relies heavily on "naturally occurring affordable housing" (NOAH), which is now under increasing market pressure, pushing rents beyond what many can afford.³ The confluence of sustained population growth and limited housing development has exacerbated this affordability crisis.³ The proposed senior co-living development is strategically positioned to address this market gap. By targeting moderate-income older adults, the project offers a viable and much-needed housing solution that is more affordable than traditional senior living options, directly serving a documented community need while simultaneously capitalizing on a strong market driver.⁴

III. Land Broker's Price Opinion Methodology

Introduction to Approaches

Land pricing analysis is a complex process that relies on three internationally accepted approaches: the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach.¹⁷ For raw land, the Cost Approach is generally the least applicable, as it is primarily used for valuing new properties or specialized buildings that do not frequently sell

or generate rental income.¹⁷ The value of the land is a core input in this approach, but it is not the focus of the method itself.¹⁸ Therefore, the **Sales Comparison** and **Income Capitalization** approaches are the most relevant for this appraisal, serving as the primary methods for determining the property's value.⁸

Sales Comparison Approach

The Sales Comparison Approach estimates a property's potential value by comparing it to similar, recently sold properties in the same market.²⁰ This method is based on the principle of substitution, which states that a prudent buyer would not pay more for a property than the cost of a similar, equally desirable one.⁸

Analysis of Comparables and Adjustment Rationale

The analysis of commercial land sold comps provided by CoStar indicates that the average cost per acre is \$461,107, and the median cost per acre is \$263,741; yet, the list price for the property is \$141,676 per acre. These figures establish a clear market expectation that a commercial land parcel in the Athens area should be valued well above the initial list price of the subject property. To derive a more precise valuation, a detailed analysis of the specific sold comps provided is necessary.

The comparables provided are:

- **1054 Jones Mathews Rd, Hull, GA:** A 1.54-acre parcel zoned Agricultural that sold for **\$103,896** per acre. This comparable is of limited use for commercial-zoned property but provides a baseline for agricultural land in the broader region.
- **100 Mill Creek Dr, Hull, GA:** A 3.34-acre parcel zoned Commercial that sold for **\$332,336** per acre. This is a relevant comparable, though its location in Hull rather than Athens may require a slight adjustment.
- **1085 Hull Dr, Athens, GA:** A 1.49-acre parcel zoned Commercial that sold for **\$365,774** per acre. This is a highly relevant comparable due to its zoning and location in Athens.
- **469 Hull Dr, Athens, GA:** A 1.64-acre parcel zoned Commercial that sold for **\$442,075** per acre. This is another highly relevant comparable.

The two commercial comparables located in Athens, Georgia, provide the most direct insight into the market value of the subject property. Averaging these two sales yields a price of **\$403,924 per acre**. This figure is significantly higher than the list price of **\$141,676** for the subject property. This project based calculated per-acre value is higher than the subject property's list price, confirming that the land represents valuable equity with substantial development potential.

Income Capitalization Approach

The Income Capitalization Approach values a property based on the net income it is expected to generate.⁹ This method is highly applicable here because the highest and best use of the land is for a specific income-producing project. The process involves estimating potential income,

subtracting expenses to arrive at **Net Operating Income (NOI)**, and then dividing the NOI by a market-derived **Capitalization rate** to determine value.⁸

Financial Assumptions

The analysis is based on the project's specified design: a senior co-living community with forty 3-bedroom units.¹ The income and expense assumptions are as follows:

- **Potential Gross Income (PGI):** The project assumes a co-living model with rents of \$900 per room, or \$2,700 per unit, per month.
 - $40 \text{ units} \times 3 \text{ rooms per unit} \times \$900 \text{ per room/month} \times 12 \text{ months} = \text{\$1,296,000 per year}$. Meals are extra.
 - Gross Revenue does not include leasing out the central dining facility to a dining services operator.
- **Vacancy Loss:** The project assumes a **10% vacancy rate** at stabilization, which is a reasonable assumption in a supply-constrained market.
 - $\$1,296,000 \times 10\% = \text{\$129,600 per year}$.
- **Effective Gross Income (EGI):**
 - $\$1,296,000 - \$129,600 = \text{\$1,166,400 per year}$.
- **Operating Expenses:** The analysis assumes expenses will be 30% of the Effective Gross Income, which is a low but plausible figure for a well-managed development with a limited set of common areas. These expenses would include property management, utilities, maintenance, and property taxes.²¹
 - $\$1,166,400 \times 30\% = \text{\$349,920 per year}$.
- **Net Operating Income (NOI):**
 - $\$1,166,400 - \$349,920 = \text{\$816,480 per year}$.
- **Capitalization Rate (CAP Rate):** The provided **CAP Rate is 7%**. This rate is used to convert the NOI into a valuation.
 - $\$816,480 / 0.07 = \text{\$11,664,000}$.

Conclusion

The Income Capitalization Approach yields a valuation of **\$11,664,000** for the completed, stabilized project. It is critical to note that this value represents the total worth of the finished development—including the land, buildings, and all improvements—and not just the raw land itself. However, it provides a powerful indication that the land's highest and best use is as an income-producing asset, justifying a land value significantly higher than the original list price. The total value of the project is well-supported by the strong market demand for affordable senior housing in Athens.²

Cost Approach

The Cost Approach determines a property's value by summing the cost of the land and the depreciated cost of any improvements.¹⁸ Given that the subject is raw land, this approach is more useful for analyzing the total project cost rather than valuing the land in isolation. The value of the land is treated as a component of the total project budget, and its value is informed by the Sales Comparison and Income Capitalization approaches. The subsequent section

provides a detailed breakdown of these costs.

IV. Detailed Analysis of Land Development Costs

Site Preparation and Infrastructure

The project's feasibility hinges on a comprehensive understanding of development costs. The fact that the land is a "raw, flat tree farm" is a significant advantage, as it suggests lower land clearing and grading costs compared to sloped or densely vegetated sites.¹ The cost for land clearing can range from \$500 to \$2,000²², while grading can cost between \$0.50 and \$2.50 per square foot.¹²

Essential "Soft Costs"

Before any physical construction begins, several critical "soft costs" must be addressed:

- **Soil and Boring Analysis:** This is a non-negotiable step to assess the soil's load-bearing capacity, drainage, and composition.¹⁰ Poor soil can lead to significant cost overruns, requiring remediation such as replacing the soil or altering the foundation design.¹¹ A percolation test, crucial for a private wastewater system, can cost between \$450 and \$1,400.²³
- **Permit and Impact Fees:** The Athens-Clarke County Code of Ordinances requires a Land Disturbance Activity (LDA) Permit and other fees.²⁴ While specific fees for Athens-Clarke County are not available, a proxy from a similar-sized city indicates a land development permit for a property over 5 acres can cost around \$200.²⁵ Other permits, such as a building permit for a central dining facility, will be based on the gross floor area.²⁵

Private Wastewater Treatment System

A core component of the project is the planned private wastewater treatment system from [Aquatech Systems](#).¹ The investor has allocated \$600,000 for this system.¹ This is a strategic decision intended to save on county sewer connection fees, which are either unavailable or prohibitively expensive.¹ This highlights a key logistical challenge of the site's location and demonstrates a proactive approach to solving it.

The \$600,000 provided budget, including installation, is a plausible figure for a commercial-scale system. The cost of a private wastewater system is highly variable and depends on flow rates, water quality, and the required construction materials.²⁷ A high-capacity system can cost anywhere from \$500,000 to \$1.5 million for over 300 homes when accounting for equipment, engineering, design, and installation.²⁸ Given that the system is designed for 40 manufactured homes, it would be a low-flow system compared to a large-scale municipal plant.²⁷ However, the cost of engineering (10-15% of the project) can add significant costs to the core equipment.²⁷ The provided \$600,000 figure is a reasonable estimate for a comprehensive solution that addresses this critical infrastructure need.

Vertical Construction Costs

The total project budget must also account for the vertical construction costs. Clayton Homes has quoted \$97,437 per home including delivery and set up.

- **Manufactured Homes:** The project calls for 40 "Class A" manufactured homes, each between 1,200 and 1,500 square feet.¹ These homes, while of higher quality, are a more cost-effective alternative to traditional stick-built housing. This approach is fundamental to the project's "affordable" value proposition, allowing for the delivery of new, quality housing at a price point accessible to the target demographic.⁴
- **Central Dining Facility:** The planned 2,400 square-foot central dining facility will be the community's hub.¹ Based on a Manufactured Build, it would place the cost of the activity center be approximately \$292,311.
- **Optional Amenities:** The plan also includes two pickleball courts.¹ The cost for these and other amenities would be an additional expense to the total project budget.

Land Development and Construction Budget

Item	Estimated Cost Range
Land Acquisition	\$1,000,000
Pre-Development & Permit Costs (Soft Cost)	\$111,310
Utility Infrastructure and Connection Costs	\$860,923
Site Improvement, pads and roads (Hard Costs)	\$973,635
Manufactured Central Dining (2,400 sq ft)	\$292,311
40 Manufactured Homes Clayton \$97,437 per with delivery and set up	\$3,897,480
Total Cost	\$7,135,659

This table illustrates the significant capital investment required to bring the project to fruition.

V. The Senior Co-Living Market Trend and Its Local Relevance

National Market Drivers

The senior co-living trend is a direct response to a confluence of powerful demographic and economic shifts. The aging Baby Boomer generation is seeking living arrangements that balance independence with community.³⁰ Many older adults are finding that traditional senior living options are too expensive, creating an affordability gap for the moderate-income demographic.⁴ The co-living model addresses this by pooling resources and offering shared amenities, which helps lower individual housing costs while simultaneously combating social isolation, a significant concern for solo agers.⁴

Business Models and Value Proposition

Senior co-living models can range from cooperative ownership structures, where residents buy a share in the property, to build-to-rent communities that offer more of a service-oriented model.⁴ The proposed project, a "build-to-rent senior housing development" of manufactured homes¹, is an innovative and strategic business model. It is designed to serve the "underserved middle-income older adult demographic," which has an income too high for government assistance but too low for traditional market-rate senior housing.³ The use of Class A manufactured homes is a core part of this value proposition, enabling the delivery of quality housing at a lower cost per unit than traditional construction.¹ This approach allows the project to address the affordability crisis in Athens directly, providing a clear competitive advantage over more expensive alternatives. The project's business strategy is not just capitalizing on a trend; it is a direct solution to a documented market need.

Local Case Studies

While the subject property is designed for a specific niche, the broader senior living market in Athens is vibrant. The Presbyterian Village Athens is a local example of a successful senior living community, though it operates on a different, more luxurious model.³¹ As a "Life Plan Community," it offers high-end amenities like an indoor saltwater pool, a fitness center, and a full continuum of on-site care, from independent living to skilled nursing.³¹ The existence of such a high-end community validates the presence of a strong senior market in Athens.³¹ The proposed manufactured home community, with its focus on **affordability** and a different set of amenities, targets a different socioeconomic segment of the same population, positioning it as a complementary, not competing, solution to the area's housing challenges.

VI. Reconciliation of Value and Final Opinion

The final opinion of value for the subject property is based on a critical reconciliation of the two primary valuation approaches. The Sales Comparison Approach, while a standard method, is limited in this case by the lack of directly comparable, similarly zoned, and raw properties. The comps available are for different product types and often include existing improvements or are "pad-ready" ⁶, leading to higher per-acre prices that do not accurately reflect the subject property's specific market position.

The Income Capitalization Approach provides a more robust and relevant valuation. Its strength lies in its ability to directly link the land's value to its highest and best use as a senior co-living community. The project's alignment with a documented market need—the demand for affordable, community-based senior housing in a supply-constrained market—justifies its financial projections and provides a strong foundation for its valuation. The asking price of **\$1,200,000** for the land is well-supported when viewed as the initial investment for a project with high income potential and a strategic solution to a local housing crisis.

Based on this analysis, the value of **\$2,800,000** or **\$330,578** per acre represents the highest price for this development. It is not simply a reflection of an average per-acre price, but a considered judgment of the land's potential given its unique zoning, favorable physical condition, and strong market fit for the proposed development.

VII. Conclusion and Recommendations

Summary of Findings

This report confirms that the 8.47-acre parcel at 280 Harve Mathis Road represents a compelling investment opportunity. The Athens-Clarke County market is characterized by a severe housing shortage and a documented need for affordable living options, particularly for the aging population.² The proposed development of a senior co-living community is a strategic response to these conditions. The property's Commercial Rural zoning, with its explicit approval for the proposed use, significantly reduces development risk.¹ The valuation, while impacted by the land's raw state, is justified by the project's strong market alignment and financial potential.

At 7% CAP value of **\$11,664,000** at stabilization and an approximate development cost of **\$7,135,659**; the potential *unlevered* gross profit is **\$4,528,341** or **\$113,208** per home.

Actionable Recommendations

To fully de-risk the investment and move forward with confidence, the following steps are highly recommended:

1. **Obtain Detailed Zoning Standards:** Immediately engage with the Athens-Clarke County Planning Department to procure the specific development standards for the CR zoning district.⁵ This information is crucial for finalizing project plans and confirming maximum allowable density and building footprints. See attached.

2. **Conduct Comprehensive Site Analysis:** Commission a professional soil and bore analysis to understand the land's suitability for a private wastewater treatment system and building foundations.¹⁰ This is a critical step to avoid unforeseen costs and project delays.

Sec. 9-10-3. LOT DIMENSION & COVERAGE

Lot Area

Maximum number of bedrooms per gross acreage is 16 (16 x 8.47 acres = 135.5 bedrooms.) The minimum lot area is 20,000 square feet (100' width x 200' depth = 20,000 SF). This meets your specified minimum lot width and depth.

Building and Parking Pad Coverage

FAR: 25% or 5,000 SF

Proposed House Footprint: 1,800 SF

Parking Pad: Three slots at 9' x 18' each, totaling 486 SF (3 x 9' x 18' = 486 SF)

Total Covered Area: The combined footprint of the house and parking pad is 2,286 SF (1,800 SF + 486 SF = 2,286 SF).

Lot Coverage Percentage

The maximum allowed coverage is 35%. The calculated covered area of 2,286 SF on a 20,000 SF lot results in a coverage of **11.43%** (2,286 SF / 20,000 SF = 0.1143 or 11.43%). Since 11.43% is significantly less than the 35% maximum allowed, the project meets this zoning requirement.

3. **Refine Financial Pro Forma:** Develop a more precise line-item budget for the manufactured homes, all amenities, and operational expenses to create a robust financial pro forma. This will provide a more granular view of the project's profitability and help secure financing.
4. **Engage with the Community:** The project's mission of providing affordable senior housing aligns with the community's documented needs.³ Actively engaging with local government and community groups can build support, potentially smoothing the permitting process and fostering a positive relationship with future neighbors.

DISCLAIMER: *While the information is deemed reliable, no warranty is expressed or implied. Any information important to you or another party should be independently confirmed within an applicable due diligence period.*

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Clayton Homes – The Africa Model And Site Plan Rendering



Floor Plan – 3 Bed/2 BA

[The Clayton Homes Africa Model Tour](#)

MASTER PLANNING

MASTER PLANNING

Landuse Details		
No Of Lots	3.44 Acres	40.633 %
Covered Tree	1.361 Acres	16.07 %
Drain Field	2.234 Acres	26.387 %
Activity Center	0.0862 Acres	1.018 %
Pickleball court	0.073 Acres	0.862 %
Road & Buffer Line	1.27 Acres	15%

Total No Of Lots 41
House Dimension = 24' x 56'
15% Tree coverage

NOTE:
ALL PROPERTY CORNERS ARE 1/2" REBAR FOUND
THIS PLAN REPRESENTS A SUMMARY OF THE WORK DONE BY THE SURVEYOR
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD, SURVEY OR NOT SHOWN.

REFERENCES:
PLAN BOOK 36 PAGE 225
PLAN BOOK 36 PAGE 226

STREET ADDRESS:
250 HARVEY MATTHEWS ROAD

FILED WORK COMPLETED DEC. 14, 2016

Project			
DATE	215	COUNTY	ATLANTA-CLATSOP
DRAWN BY	MIR N.	STATE	GEORGIA
DWG NAME	Atletism	DATE	1-13-2022
FIELD WORK	1-4	INSTRUMENT	
		SETBACK	
		PLAN CLASSES	
		FIELD CLASSES	
		ANALYSIS CLASSES	
		1" per foot	

MASTER PLANNING

WOODS LAND SURVEYORS, INC.

175 SOUTHWEST ROAD
WINTERVILLE, GEORGIA 30083
(706) 442-5536
C040 5-0-0

GEORGIA
REGISTERED
LAND SURVEYOR
RAY N. WOODS

Georgia Registered Land Surveyor No. 2349

Sec. 8-7-15. Tree canopy cover.

It is the goal of Athens-Clarke County to achieve and maintain an actual tree canopy cover of at least 45 percent and to promote the functional distribution of that canopy throughout and within the established zoning districts as development occurs through goals and requirements for tree canopy cover.

- (a) *Minimum total tree canopy cover requirements.* New developments and existing developments adding structural, or site improvements as defined in section 9-25-2 and developments requiring preliminary plats as defined in section 9-26-2, and developments for which a land development/land disturbance activity permit is required, shall contribute at least a minimum amount of tree canopy cover to Athens-Clarke County's overall total. Existing single-family residential lots that appear on a preliminary plat approved prior to the adoption of this chapter are exempt.
- (b) *Distribution of tree canopy cover.* The tree canopy cover shall be distributed throughout the site or lot, in parking lots, within the adjoining street rights-of-way, and within the side, front, and rear yards of the lot.
- (c) *Tree canopy cover required by zoning district.* The amount of tree canopy cover required is measured in percent of total gross acreage of the site or lot and varies by zoning district. Table 1 contains the minimum tree canopy cover required according to the zoning district. On new single-family residential subdivisions, tree canopy cover is required for the overall site, as well as for each individual lot. Tree canopy cover required for each lot may be counted toward the tree canopy cover required for the entire site. The tree canopy cover located in the adjacent public right-of-way may be applied to the individual lot and overall tree canopy cover requirements.
- (d) *Maintenance of tree canopy cover; certificate of occupancy.*
 - (1) *Requirements for certificate of occupancy.* Compliance with the provisions of this chapter is required for issuance of a certificate of occupancy.
 - (2) *Requirements after issuance of certificate of occupancy.* For single-family residential lots, tree canopy cover requirements and protected-tree status requirements do not apply after the issuance of a certificate of occupancy. For all other lots, including open-space areas within single-family residential subdivisions, the required amount of total tree canopy, conserved and planted, shall be maintained in perpetuity. All trees planted or conserved to meet the requirements of this chapter are protected trees and shall conform with the technical standards of section 8-7-19.

Table 1. Tree Canopy Cover Requirements by Zoning District		
Land Use Zone	Total Tree Canopy Cover, Conserved and Planted	Conserved Tree Canopy Cover Component of Total (lots greater than or equal to 12,500 sq ft.)
AR	0%	0%
IN	40%	10%
RS-40 Site	60%	40%
Each Lot	50%	30%
RS-25 Site	60%	40%
Each Lot	50%	30%
RS-15 Site	60%	30%
Each Lot	50%	20%
RS-8 Site	45%	15%
Each Lot	35%	0%

<i>RS-5 Site</i>	40%	15%
Each Lot	35%	0%
<i>RM-1</i>	55%	35%
<i>RM-2</i>	50%	25%
<i>RM-3</i>	45%	15%
G	See footnote (1)	See footnote (1)
P	N/A, See footnote (2)	N/A, See footnote (2)
<i>C-G</i>	40%	10%
<i>C-D</i>	0%	0%
<i>C-O</i>	50%	25%
<i>C-N</i>	45%	15%
C-R	60%	30%
<i>E-O</i>	40%	15%
<i>E-I</i>	40%	5%
I	20%	0%

(1) The minimum conserved and planted tree canopy cover for a G (Government) zone property shall be that of the most compatible non-Government zoning classification for the principal use of the property as determined by the Planning Director.

(2) Existing and conserved canopy and related standards of the Community Tree Management Ordinance for Athens-Clarke County parks shall be determined by the Mayor and Commission in conjunction with the approval of all park master plans.

- (e) *Minimum conserved tree canopy cover requirement.* On lots equal to or greater than 12,500 square feet in gross acreage a minimum amount of the tree canopy cover shall originate from tree conservation as listed in Table 1. Trees within forested areas, open space, forested buffers, side, rear, and front yard buffers, 100-foot or 75-foot riparian buffers identified on the Environmental Areas Map, state-mandated 25-foot riparian buffers, stormwater retention and detention areas and facilities, parks and open areas, passive recreation space, the 100-year floodplain, jurisdictional wetlands, and other such forested areas shall count toward the minimum conserved tree canopy cover requirement if they meet the definition of a conservable tree or trees and/or forested area. Trees within forested areas cannot be measured individually with future tree canopy cover credits. All tree conservation shall be accomplished in accordance with the tree conservation standards set forth in section 8-7-19 (d) and (e).
- (f) *Administrative waiver of tree conservation.* An applicant may request in writing an administrative waiver from all or part of the tree conservation requirement prior to the submittal of a site plan, preliminary plat, or building permit; however, existing trees must be conserved to the greatest extent possible. In the event a waiver is granted, an alternative compliance method must be substituted for tree conservation in accordance with the criteria set forth in section 8-7-15(g) below. The request for a waiver shall include an explanation of why tree conservation cannot be fully achieved and shall be accompanied by a tree management plan which illustrates the extent to which tree conservation can be achieved and the alternative compliance method(s) proposed as a substitute. The tree management plan must otherwise meet all requirements for a tree management plan as required in section 8-7-17.
- (g) *Criteria for substituting alternative compliance methods.* Substitution of an alternative compliance method for tree conservation shall be accomplished as follows.
 - (1) When tree conservation requirements cannot be partially or wholly met due to zoning requirements, utility construction standards, street construction standards, other Athens-Clarke

County Code requirements, or extraordinary or exceptional conditions pertaining to the site because of its size, shape, character, topography, or the amount or distribution of existing trees, then a forest regeneration area or future forest area may be substituted for all or part of the tree conservation area. Forest regeneration areas and future forest areas shall be established in accordance with the standards set forth in section 8-7-19(f) and (g).

- (2) When tree conservation requirements cannot be partially or wholly met for one of the reasons described in section 8-7-15(g)(1) and the site is either surrounded by impervious surfaces or the amount of landscaped area available is not large enough to establish a forest regeneration area according to the standards set forth in section 8-7-19(f), then additional planted trees may be substituted for all or part of the tree conservation area.
- (h) *Criteria for substituting alternative compliance methods when no trees exist.* When no tree canopy cover exists prior to development, then an administrative waiver is not required and any combination of a future forest area, forest regeneration area, and additional planted trees may be substituted for tree conservation to meet the total tree canopy cover requirement.
- (i) *Planted tree canopy cover.* The remainder of the minimum total tree canopy cover requirement may be satisfied through the planting of trees after tree conservation requirements have been met. For trees to be eligible for any tree canopy cover credit, the required amount of open soil surface area must be present and protected around the tree. In addition, tree planting must meet the tree establishment standards set forth in section 8-7-19(i), and trees must be protected in accordance with the tree protection standards set forth in section 8-7-19(h) to be eligible for tree canopy cover credit. Individual trees planted in parking lots, along the street, in front, side, and rear yards, in village greens, in active recreation areas, or in any other unbuildable portion of the lot shall count for credit as planted trees and the overall tree canopy cover requirement.
- (j) *Tree canopy cover in parking areas.* A minimum of one tree per seven parking spaces is required. Parking areas shall be shaded by parking lot canopy trees as listed in the *Athens-Clarke County Tree Species List*. Tree canopy cover and trees planted in parking areas shall conform to the following minimum requirements.
 - (1) A ratio of one parking lot canopy tree for each seven parking spaces to create a canopy effect is required.
 - (2) Trees shall be selected from the parking lot canopy trees identified in the *Athens-Clarke County Tree Species List*.
 - (3) Required trees may, unless otherwise restricted, be incorporated into the required landscape areas required in section 9-25-8.
 - (4) To be considered a parking lot canopy tree, the tree shall not be planted any farther than ten feet from, nor any closer than three feet to, the edge of the parking area pavement or curb.
 - (5) Required trees shall be a minimum of two inches in caliper for deciduous trees, a minimum of eight feet in height for evergreen trees, and a minimum of one inch caliper per trunk for multi-trunk trees at the time of planting.
 - (6) A parking lot consisting of fewer than ten spaces may incorporate the required parking lot trees around its perimeter.
 - (7) Reserved.
 - (8) Only large canopy trees shall be used for the perimeter planting areas. Large canopy trees shall be used for interior islands or peninsulas if adequate root area can be provided. For vehicle sales lots smaller tree species may be used.

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- (9) The landscaped area shall include the open soil surface area required for the canopy size tree selected in the *Athens-Clarke County Tree Species List*. However, one medium parking lot canopy tree may be planted in a landscape island or peninsula with a minimum dimension of nine feet by 18 feet from outside of curb to outside of curb or one parking stall.
 - (10) Where double loaded parking is utilized, an island that is a minimum of nine feet by 36 feet outside of curb to outside of curb may use either one large canopy tree or two medium canopy trees.
 - (11) Planting strips in the interior of a parking lot shall have a minimum width of nine feet from outside of curb to outside of curb to accommodate trees.
 - (12) Perimeter planting strips along property lines shall have a minimum width of seven feet measured from outside of curb to the property boundary to accommodate trees.
 - (13) In no case shall trees be planted in areas between any structure and the curb without a minimum of 12 feet planting width.
 - (14) Trees shall be evenly distributed throughout the parking areas and parking perimeter at the required ratio.
 - (15) No more than 14 contiguous parking spaces shall be allowed without a minimum of one landscape island or peninsula containing trees.
 - (16) Conservable trees may qualify for parking lot canopy trees with the approval of the Athens-Clarke County Arborist.
- (k) *Streetscape trees.* Trees shall be required as part of the streetscape on all street frontages in accordance with sections 9-14A-12, 9-15-2, 9-25-8, and 9-26-6. Tree establishment shall be done in accordance with the technical standards set forth in section 8-7-19. Tree canopy cover along streets must meet the following minimum requirements.
- (1) One street tree shall be planted for each 30 feet of frontage for that portion of the development fronting the street.
 - (2) Where feasible, existing healthy trees on the site or lot of greater than two inches dbh shall be incorporated into the required streetscape.
 - (3) Trees may be spaced at variable distances to conform to site selection standards set forth in section 8-7-19(i)(1) and minimum distances in Table 2 of section 8-7-19(i); however, they must be more or less evenly distributed across the front lot line.
 - (4) Street trees shall be selected from the species recommended for use in road frontage areas by the *Athens-Clarke County Tree Species List*. Other species may be used as street trees with the approval of the Athens-Clarke County Arborist.
 - (5) Street trees shall be planted within ten feet of the lot line or within the public street right-of-way. Street trees required along private drives or private streets shall be within ten feet of the edge of the pavement. The Athens-Clarke County community forester or arborist may waive the standards in section 8-7-15(k)(5) to best meet the purpose and intent of this chapter. When granted, waivers shall be recorded in writing on the application for the tree management plan or other permanent record.
 - (6) Street trees may not be allowed in traffic vision clearance zones designated by the director of the department of transportation and public works.
 - (7) Street trees planted in the public street right-of-way must be approved by the community forester.

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- (l) *Minimum tree canopy cover goals.* Where tree canopy cover requirements do not exist or do not apply to a zoning district or individual lot, Athens-Clarke County encourages individual property owners to contribute toward Athens-Clarke County's overall tree canopy cover goal by maintaining trees on their property.
- (1) *Single-family residential lots.* Owners of single-family residential lots are encouraged, but not required, to maintain a minimum of 60 percent tree canopy cover, after a certificate of occupancy has been issued.
 - (2) *Agricultural land uses.* Owners of lots in the AR zone are encouraged, but not required, to maintain a minimum of 50 percent tree canopy cover.
- (m) *Measurement of tree canopy cover.* Tree canopy cover includes conserved individual trees, groups of trees, forested areas, forest regeneration areas, future forest areas, and/or planted trees, as established in accordance with this chapter. For a tree to be eligible for tree canopy cover credit for a specific lot, its trunk must be growing wholly on that lot. The eligible categories of tree canopy cover are measured as follows:
- (1) *Tree canopy cover for individual, conserved trees.* For the purposes of this chapter, the tree canopy cover that is credited to an individual tree shall be either the actual square foot area of the crown's projection directly down onto the ground, or the future tree canopy cover for the species as listed in the *Athens-Clarke County Tree Species List*, whichever is greater. Any tree of a species not on the *Athens-Clarke County Tree Species List* shall be given the future tree canopy cover for the size typical of the species using standard landscaping references. For a conserved tree to be eligible for tree canopy cover it must be protected in accordance with the technical standards set forth in section 8-7-19.
 - (2) *Tree canopy cover for groups of conserved trees and forested areas.* Tree canopy cover credited to a group of trees shall be the combined area of the crowns' projections onto the ground, also described as the outer perimeter of the area encompassed by the tree protection zones of all the trees. Trees within a forested area cannot be counted individually with future tree canopy cover credit.
 - (3) *Tree canopy cover for forest regeneration areas and future forest areas.* Tree canopy cover credited to a forest regeneration area shall be the area planted in accordance with the forest regeneration area establishment standards set forth in section 8-7-19(f). Tree canopy cover credited to a future forest area shall be the area established in accordance with the future forest area establishment standards set forth in section 8-7-19(g).
 - (4) *Planted tree canopy cover.* Tree canopy cover credited to a planted tree shall be the future tree canopy cover for the species as listed in the *Athens-Clarke County Tree Species List*. For a planted tree to be eligible for tree canopy cover the required open soil surface area as listed in the *Athens-Clarke County Tree Species List* must be present.
 - (5) *Tree canopy cover of a site or lot.* The tree canopy cover of a site or lot shall be expressed as a percent of the gross acreage of the site or lot. Tree canopy cover for a site or lot can consist of conserved trees or planted trees or both.
 - (6) *Tree canopy cover credit for landmark trees.* On development sites, designated landmark trees shall be given two times either the future tree canopy cover listed in the *Athens-Clarke County Tree Species List* or two times the actual tree canopy cover, whichever is greater.
 - (7) *Tree canopy cover.* The area of tree canopy cover for which credit is given shall always remain in tree canopy cover and there shall be no other use of the area other than for tree growth or passive recreation as defined in Title 9. The area shall remain permeable, open soil as required by the technical standards set forth in section 8-7-19.

- (n) *Athens-Clarke County tree canopy cover measurement.* The current and future total tree canopy cover throughout Athens-Clarke County and the total within each zoning district shall be calculated on a regular basis by the planning department or its agent. The results of the tree canopy cover measurement shall be presented to the mayor and commission at a regularly scheduled meeting during the first quarter after the completion of the measurement.
- (o) *Exemptions.* The following areas are exempt from canopy cover calculations.
- (1) *Lakes.* Natural or manmade bodies of water of two or more acres that are well-defined and contain water year round during a year of normal rainfall with the aquatic bed located below the water table for most of the year. Artificial bodies of water with a recirculation system approved by the Public Works Department are not included in this definition.
 - (2) *Airport exclusion areas.* Any portion of a property that is located within a Federal Aviation Administration (FAA) designated clear zone or primary surface zone, any area within FAA designated approach surface zone that is within 1,000 feet of a clear zone or primary surface zone, any area that is within an FAA designated transitional surface zone that is within 350 feet of a clear zone or primary surface zone, or any area within 1,000 feet of a VHF omnidirectional range that is located on FAA recognized airport property shall not be included in the gross acreage of the site or lot for tree canopy calculation purposes.

(Ord. of 6-7-2005, § 1; Ord. of 4-3-2007, §§ 1, 2; Ord. of 5-6-2008, § 1; Ord. of 7-1-2008, § 1; Ord. of 2-3-2009, § 2; Ord. of 12-6-2011, §§ 4—6; Ord. of 5-1-2012, § 17; Ord. of 3-7-2017(4), §§ 1, 2 ; Ord. of 9-5-2017(1), § 1)

Sec. 9-7-3. General regulations.

General regulations of the RS zone are contained in the table below:

Table 9-7-3	RS-40	RS-25	RS-15	RS-8	RS-5
<i>Subdivision of less than 2 acres and/or fewer than five lots:</i>					
Minimum lot area (square feet)	40,000	25,000	15,000	8,000	5,000
Minimum lot width and continuous linear street frontage (feet) ²	150	85	75	60 For single-family attached units, the lot width shall not be less than 50% of the minimum lot width for the district	50 For single-family attached units, the lot width shall not be less than 50% of the minimum lot width for the district
Minimum lot depth (feet)	260	100	100	80	80

Minimum front yard (feet) ^{1, 2, 5, 6}	50 feet	20 feet, or one foot for each foot of overall structure height, whichever is greater. Any vertical plane facing a front lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	20 feet, or one foot for each foot of overall structure height, whichever is greater. Any vertical plane facing a front lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	15 feet, or one foot for each foot of overall structure height, whichever is greater. Any vertical plane facing a front lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	15 feet, or one foot for each foot of overall structure height, whichever is greater. Any vertical plane facing a front lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
Minimum side yard (feet) ⁶	18 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	10 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	8 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	6 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	6 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
(Minimum side yard, adjacent to street (feet) ^{5, 6}	15 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot	10 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot	10 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot	10 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot	10 feet. Any vertical plane facing a side lot line that exceeds 20 feet in height shall be setback an additional foot for each foot

	of true height of that vertical plane that exceeds 20 feet.	of true height of that vertical plane that exceeds 20 feet.	of true height of that vertical plane that exceeds 20 feet.	of true height of that vertical plane that exceeds 20 feet.	of true height of that vertical plane that exceeds 20 feet.
Minimum side yard building separation between primary residential structures	30 feet	20 feet	12 feet	12 feet	12 feet
Minimum rear yard	25 feet. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	20 feet. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	20 feet. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	10 feet. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.	10 feet. Any vertical plane facing a rear lot line that exceeds 20 feet in height shall be setback an additional foot for each foot of true height of that vertical plane that exceeds 20 feet.
<i>The following limits apply to subdivision of 2 acres or more and five lots or more in lieu of minimum lot size requirements:</i>		Lots subdivided and receiving final plat approval after December 20, 2000 shall be subject to the following development regulations.			
Minimum lot width and continuous linear street frontage (feet) ^{1, 2, 6}	80	60	40	40 For single-family attached units, the lot width shall not be less than 50% of the	40 For single-family attached units, the lot width shall not be less than 50% of the

				minimum lot width for the district	minimum lot width for the district
Maximum residential density, subdivision of more than 2 acres	0.92 dwelling units per acre	1.4 dwelling units per acre	2.0 dwelling units per acre	3.8 dwelling units per acre	6.0 dwelling units per acre
Minimum side yard (feet) ⁵	18 feet	10 feet	8 feet	6 feet	6 feet
Minimum side yard, adjacent to street (feet) ^{5, 6}	15 feet	10 feet	10 feet	10 feet	10 feet
Minimum front yard (feet) ^{1, 2, 5, 6}	50 feet	20 feet	20 feet	15 feet	15 feet
Minimum rear yard	25 feet	20 feet ⁷	20 feet ⁷	15 feet ⁷	15 feet ⁷
<i>The following limits apply to all lots:</i>					
Maximum lot coverage	25%	35%	40%	45%	50%
<i>The following limits apply to all buildings:</i>					
Maximum overall building height ^{3,6}	35 feet	30 feet	30 feet	30 feet	30 feet

¹;hg; Unless otherwise specified in [section 9-15-9](#). ²;hg; The lot width shall be measured beginning at the front lot line and maintained for the entire depth of the front yard, except for lots entirely adjoining turnaround areas of cul-de-sac, where the lot width shall be measured at the minimum required front setback line. Preliminary plats for residential subdivisions with ten or more lots may have a maximum of ten percent of such lots exempted from the minimum lot width and continuous linear street frontage requirements through the utilization of private drives and/or narrow lot widths and street frontages. ³;hg; Unless otherwise specified in [section 9-15-22](#). ⁴;hg; Except for lots entirely fronting turnaround areas of cul-de-sac, the lot width shall be measured beginning at the front lot line and maintained for the entire minimum lot depth. For lots entirely fronting turnaround areas of cul-de-sac, the lot width shall be measured beginning at the minimum required front setback line and maintained for the remaining portion of the minimum lot depth. ⁵;hg; In all cases, building setbacks shall allow adequate depth and/or width for required parking to be entirely within the private property per [9-30-8\(E\)](#). ⁶;hg; In all cases, when measuring overall structure height and architectural elevation structure height, retaining wall height shall be incorporated as provided for in [Section 9-7-7\(B\)](#). ⁷;hg; Lots of record existing prior to February 7, 2017 and lots included on

subdivision sites review applications approved prior to February 7, 2017 shall be eligible to have a minimum rear setback of 10 feet.

(Ord. of 12-5-2000, § 1; Ord. of 11-6-2001, § 2; Ord. of 2-6-2007, § 2; Ord. of 4-3-2007, § 1; Ord. of 4-7-2009, § 2; Ord. of 12-7-2010, § 1; Ord. of 12-7-2010, § 4 ; [Ord. of 2-7-2017\(2\)](#) , § 3; [Ord. of 12-1-2020\(1\)](#) , § 1; [Ord. of 6-1-2021\(1\)](#) , § 1; [Ord. of 12-2-2021\(1\)](#) , § 1)

Sec. 9-10-2. Permitted uses.

The following uses and their accessory uses are permitted as shown in the use table below:

Commercial Zoning Districts	C-G General	C-D Downtown	C-O Office	C-N Neighborhood	C-R Rural
<i>Residential Categories</i>					
Agriculture	N	N	N	N	P
Single-Family Dwellings	S, L(11)	S, L(11)	S, L(11)	S, L(11)	S, L(11)
Accessory Dwelling Units	S	S	N	S	S
Dwellings Above or Below Businesses	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)
Duplexes	N	N	N	N	N
Personal care homes, individual	S, L(12)	S, L(12)	S, L(12)	S, L(12)	S, L(12)
Personal care homes, family	S, L(12)	S, L(12)	S, L(12)	S, L(12)	S, L(12)
Personal care homes, group	P, L(12)	P, L(12)	P, L(12)	P, L(12)	P, L(12)
Personal care homes, congregate	P, L(12)	P, L(12)	P, L(12)	P, L(12)	P, L(12)
Multifamily Dwellings	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(1)
Class "A" Manufactured Homes	N	N	N	N	P, L(10)
Class "B" Manufactured Homes	N	N	N	N	N
Boarding House, Rooming House	S	S	S, L(13)	S	S
Dormitory	S	S	S, L(13)	S	S
Halfway House	S, L(15)	S, L(15)	S, L(15)	S, L(15)	S, L(15)
Community Garden	P	P	P	P	P
<i>Commercial Categories</i>					

Home Occupation	P	P	P	P	P
Sales of products grown on site	N	N	N	N	P
Hostels	P	P	P	P	P
Hotels	P	P	N	L(4)	N
Motels	P	N	N	N	N
Bed and Breakfast	P	P	P	P	P
Retail Sales and Service	P	P	L(2)	L(3)	L(4)
Convenience Store	P, L(8)	S	S	P, L(8)	P, L(8)
Theaters (less than 1,000 seats)	P	P	N	N	N
Restaurant or Bar	P	P, L(16)	N	P	P
<i>Commercial Categories</i>					
Drive-Through Facility	P, L(7)	N	N	S, L(7)	N
Professional Services and Office	P	P	L(4)	L(3)	L(4)
Quick Vehicle Servicing	P	N	N	N	N
Vehicle Repair	P	P	N	P, L(2)	P
Auto and RV Sales	P, L(8)	N	N	N	N
Laundry Facilities	P, L(8)	P	S	P, L(8)	P
Equestrian Facilities	N	N	N	N	P
Commercial Outdoor Recreation	S	N	N	N	P
Indoor Recreation	P	P	N	N	N
Major Event Entertainment	S	S	N	N	S
Commercial Parking Structures or Lots	S	S, L(5)	N	N	N
Administrative or Research Facilities	P	P	P	L(4)	L(4)
Broadcasting or production Studios	P	P	N	P	P
Temporary Uses	P	P	P	P	P
Temporary Special Event	P, L(14)	P, L(14)	N	N	P, L(14)
<i>Industrial Categories</i>					
Printing/Publishing	P	P	N	N	N
Bakeries	P	P	N	L(2)	L(2)
Bottling Plants	P	P	N	L(2)	L(2)

Manufacture of Non-Odiferous Foods	N	N	N	N	N
Feed Lots and Slaughterhouses	N	N	N	N	N
Food Processing	L(6)	N	N	N	N
Light Manufacturing	L(6)	L(6)	N	N	L(6)
Heavy Manufacturing	N	N	N	N	N
Wholesale Sales	P	P	N	N	P
Wholesale Nurseries	N	N	N	N	P
Distribution Center	P	N	N	N	P
Outdoor Storage	N	N	N	N	N
Wholesale Storage And Distribution	N	N	N	N	N
Self-Service Storage	P	N	N	N	N
Construction Materials Sales	P	N	N	N	N
Junk Yards and Auto Wrecking	N	N	N	N	N
Kennels	P	N	N	N	P
Veterinary Clinics	P	N	S	S	P
Transfer Stations	N	N	N	N	N
Sanitary Landfills, Landfills, Commercial Incinerators	N	N	N	N	N
Asphalt Plants	N	N	N	N	N
Mines, mining, surface mining, quarries, gravel pits, sand pits	N	N	N	N	N
<i>Institutional Categories</i>					
Basic Utilities	P, L(9)	P	P	P	P
Community Service	P, L(9)	P	P	P	P
Parks And Open Areas	P, L(9)	P	P	P	P
Churches	P, L(9)	P	P	P	P
Business/Trade Schools	P, L(9)	P	L(4)	L(4)	P
Day Care, Kindergarten,	P, L(9)	P	P	P	P

Elementary, Middle, and High School					
Colleges	P, L(9)	P	L(4)	L(3)	P
Nursing Homes	P, L(9)	P	P	P	P
Hospital	P, L(9)	P	P	P	P
Medical Centers	P, L(9)	P	P	P	P
Cemeteries	P, L(9)	P	P	P	P
Mortuaries	P, L(9)	P	P	P	P
Fraternity or Sorority	S	S	S, L(13)	S	S
Semi-Public Halls, Clubs, or Lodges	S, L(9)	S	S, L(13)	S	S
Drug Rehabilitation Center or Other Facility for Treatment of Drug Dependency	P	P	N	N	N

Legend:

P = Permitted outright

S = Subject to approval under the special use procedures section

N = Prohibited use

L(1) = Permitted only on second story and above or in the basement level of the structure. At least 50 percent of the ground floor shall be leasable commercial space not used for parking, none of the ground floor shall be used for self-service storage, and the commercial space shall be accessed only through a publicly accessible building entrance. Access to residential dwellings shall not be through the designated area comprising the minimum 50% commercial space. Multifamily residential uses arranged in any other manner on a commercially-zoned property are permitted only as a special use permit. For C-D zone properties in the North Downtown Design Area, ground floor dwellings are permitted subject to the associated design standards and limitations found in section 9-10-6(D)(7) and are not subject to the commercial standards noted above in L(1).

L(2) = Uses are limited to no more than 2,500 square feet of gross floor area per lot.

In addition, Retail Sales and Service uses in the Milledge Avenue Corridor Special District Overlay shall be permitted only on lots with Milledge Avenue street frontage equal to or greater than the minimum lot width and only in buildings with primary orientation toward Milledge Avenue.

L(3) = Uses are limited to no more than 10,000 square feet of gross floor area per lot, except grocery stores and colleges, which may have 36,000 square feet of gross floor area per lot; provided, however, multifamily dwellings and dwellings above businesses are permitted under L(1) above. Any development exceeding these parameters shall be subject to approval under the special use procedures section.

L(4) = Uses are limited to no more than 10,000 square feet of gross floor area per lot.

L(5) = Parking in more than 50 percent of the ground floor in a parking structure is not permitted.

L(6) = Light manufacturing of products sold on site permitted, area of manufacture not to exceed 1,500 square feet.

L(7) = Drive-through facilities are not permitted in these zones when located on Level One corridors, based on the Athens-Clarke County Corridor Designations Chart, as provided in section 9-25-8 J.

L(8) = Parking areas are permitted between the building and the street, provided that landscaping is included adjacent to the street pursuant to subsection 9-30-9 E.6. of this title.

L(9) = No more than 25 percent of required parking spaces are permitted between the building and the street.

L(10) = Class "A" Manufactured Homes on individual lots are permitted, subject to the following criteria:

1. The portion of the lot upon which the manufactured home is to be located shall not exceed a slope of ten percent following excavation or fill.
2. The manufactured home shall be multi-sectional, no less than 24 feet in width, and have a minimum enclosed floor area of 1,000 square feet.
3. The manufactured home shall have a roof pitch of a minimum of three feet in height for each 12 feet in width.
4. The manufactured home shall have no metal siding and shall have wood, wood-product, or vinyl siding and composition or metal roofing.
5. The manufactured home shall be placed on an excavated and back-filled foundation, and the foundation shall be fully enclosed.
6. The foundation area of the manufactured home shall be fully skirted in masonry.

L(11) = Shall follow the general regulations found in table 9-7-3 under the RS-5 zoning regulations, RS-5 tree canopy standards found in 8-7-15, RS-5 standards found in 9-26-3, and reviewed under 9-25-8.B standards. Lots of record existing prior to February 6, 2007 and subdivision plats submitted for approval prior to February 6, 2007 shall be exempt from the special use requirement.

L(12) = Refer to section 9-15-19 for regulations governing personal care homes.

L(13) = Special use approval in the Milledge Avenue Corridor Special District Overlay is not required for expansion of less than 40% of the heated floor space existing on April 6, 2010 for existing legal nonconforming uses on existing lots of record. Multiple expansions over time shall be added together to determine the percentage of expansion. The exception for expansion of less than 40% does not apply to currently existing special uses with binding site plans. In addition to the approval criteria for special uses provided in section 9-20-5, in evaluating the effect of a 40% or more expansion of an existing use or establishment of a new use in the Milledge Avenue Corridor Special District Overlay, the proximity to similar uses shall be a relevant factor to be considered in review of the proposed use.

L(14) = Temporary special events, as defined in section 9-2-1, are subject to, but not limited to, the following conditions:

1. The boundary of the temporary special event, as described on the approved site plan, shall not be located within 300 feet of any RS (Single-Family Residential) zone or RM (Mixed Density Residential) zone.
2. A temporary special event shall have a duration of not more than 72 consecutive hours, including setup and breakdown of the event.
3. No more than two temporary special events may occur for any one property in each calendar year; a temporary special event shall not occur more frequently than once in a three-month period on the subject property.

4. Sufficient improved or unimproved off-street parking, to be approved by the Planning Director, with access to be approved by the Department of Transportation and Public Works, shall be provided.
5. All temporary special events shall apply for and obtain, if required, an Athens-Clarke County Special Events Permit per Chapter 6-5 and shall comply with all applicable local, state, and federal regulations.

L(15) = Refer to section 9-15-21 for more information concerning halfway houses.

L(16) = A bar, as defined in Section 9-2-1, is a permitted use if the maximum occupancy, as determined by the fire marshal, is 100 or fewer persons. A proposed bar occupancy exceeding this maximum occupancy shall be subject to approval under the Special Use procedures section.

(Ord. of 12-5-2000, § 1; Ord. of 5-7-02, § 1; Ord. of 4-1-2003, § 1; Ord. of 12-2-2003, § 3; Ord. of 8-2-2005, § 1; Ord. of 8-1-2006, § 8; Ord. of 8-1-2006, § 5; Ord. of 12-06-2006, § 1; Ord. of 2-6-2007, § 1; Ord. of 4-3-2007, § 5; Ord. of 6-5-2007, § 1; Ord. of 6-3-2008, § 1 Ord. of 4-6-2010, §§ 2, 3; Ord. of 4-5-2011, § 6; Ord. of 7-5-2011, § 1; Ord. of 10-2-2012, § 2; Ord. of 12-4-2012, § 8; Ord. of 2-5-2013, § 6; Ord. of 2-4-2014, § 6; Ord. of 2-3-2015, § 1 ; Ord. of 7-3-2018(3), § 3 ; Ord. of 12-4-2018(6), § 1 ; Ord. of 10-6-2020(1), § 1 ; Ord. of 2-2-2021(1), § 2)

Sec. 9-10-3. General regulations.

General regulations for all C zones are contained in the table below:

Table 9-10-3	C-G General	C-D Downtown	C-O Office	C-N Neighborhood	C-R Rural
Maximum residential density (bedrooms per gross acre) ³	24	200	16	16	16
Minimum lot area	2,500 sq. ft.	None	5,000 sq. ft.	5,000 sq. ft.	20,000 sq. ft.
Minimum lot width ²	50 ft.	None	50 ft.	50 ft.	100 feet
Minimum lot depth	50 ft.	None	50 ft.	50 ft.	200 feet
Minimum front yard ¹	None	None	10 ft.	10 ft.	20 feet
Minimum side yard	None	None	6 feet	6 feet	6 feet
Minimum side yard, adjacent to street	None	None	6 feet	6 feet	6 feet
Minimum yard when abutting residential zone	10 feet	None	10 feet, plus one foot for each foot of building height above 30 feet.	10 feet, plus one foot for each foot of building height above 30 feet.	10 feet, plus one foot for each foot of building height above 30 feet.
Maximum FAR	1.5	5.0	0.75	0.75	0.25
Maximum lot coverage, except agricultural buildings	80%	100%	65%	75%	35%
Minimum landscaped area	20%	0%	35%	25%	65%
Maximum building height	65 feet	100 feet	40 feet	65 feet	65 feet

¹ Unless otherwise specified in section 9-15-9.

² Except for lots entirely fronting turnaround areas of cul-de-sacs, the lot width shall be measured beginning at the front lot line and maintained for the entire minimum lot depth. For lots entirely fronting turnaround areas of cul-de-sacs, the lot width shall be measured beginning at the minimum required front setback line and maintained for the remaining portion of the minimum lot depth.

³ No more than 25% of the total number of dwellings within a multifamily development shall have four or more bedrooms per dwelling unit.

(Ord. of 12-5-2000, § 1; Ord. of 6-5-2001, § 11; Ord. of 11-6-2001, § 2; Ord. of 9-3-2002, § 2; Ord. of 12-6-2006, § 1; Ord. of 12-7-2010, § 6; Ord. of 12-4-2018(6), § 2)

Sec. 9-10-5. Developments of community significance.

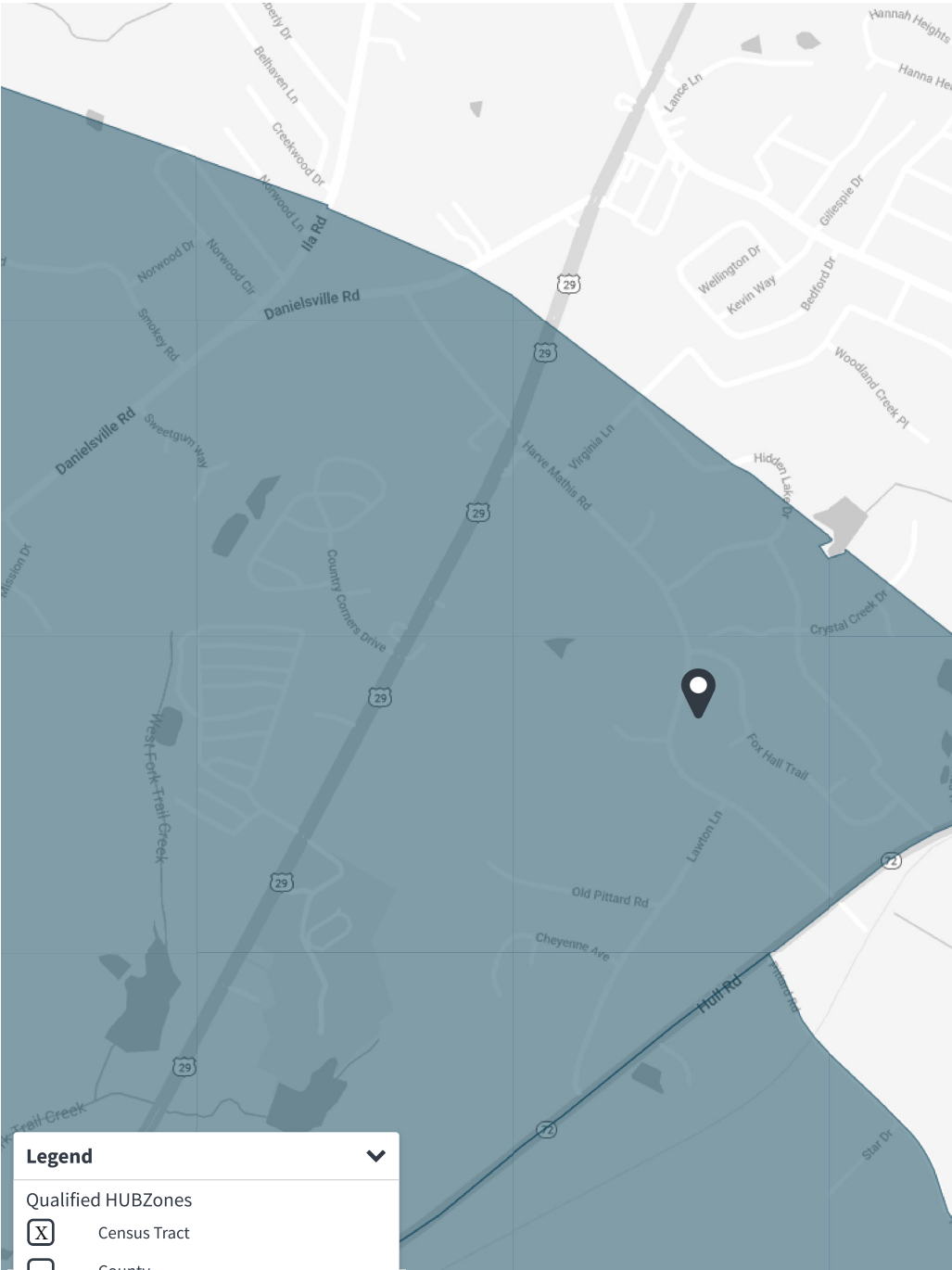
The purpose of reviewing developments of community significance is to provide for detailed review of commercial uses which have the potential for significant impact to the environment, to the value and use of the adjacent properties, public water and sewer services, roadway capacity and traffic patterns, the economy of Athens-Clarke County, or the public health, safety, and general welfare of Athens-Clarke County residents. This review is designed to ensure that future land uses are suitable to the demands and needs of the residents of Athens-Clarke County.

- A. *Application of section.* The provisions of this section shall apply to uses in the Commercial-General (C-G) zone that result in commercial developments totaling 200,000 square feet or more of gross leasable area; or uses that result in a building of 150,000 square feet or more of gross leasable area, whether by new construction or by expansion of existing uses; or land disturbance of 20 acres or more; and are determined to exceed additional thresholds defined in section 9-10-5 C.
 - B. *Submittal requirements.* The following information shall be submitted in addition to the other submittal information required by this title:
 - 1. A detailed description of the proposed project and its design features;
 - 2. Potential impact on existing and projected traffic conditions;
 - 3. Impact on utilities and public services, including water, sewage, storm drains, solid waste disposal, police and fire protection, emergency services, schools, and other public services;
 - 4. Impact on the physical and ecological characteristics of the site and surrounding land, including wetlands, floodplain, vegetation, wildlife habitat, and other environmental conditions;
 - 5. Impact on the community, including but not limited to scenic, historic, or archaeological conditions, with regard to scale, placement, lighting, landscaping, signage, parking, use of open space and design of buildings and structures.
 - C. *Review thresholds for developments of community significance.* Developments of community significance within this section will be reviewed based on the following thresholds.
 - 1. Level I uses are those that do not exceed the following criteria or do not require publicly funded infrastructure improvements; these are reviewed using the staff permit procedure.
 - a. *Water.* If the following threshold is exceeded, the use shall be reviewed as a Level II:
 - (1) Peak demand total of 100 GPM (gallons per minute); or
 - (2) 100,000 GPD (gallons per day).
- (The above figures are not to be used for fire protection flow rates.)

-
- b. *Wastewater.* If any of the following thresholds are exceeded, the use shall be reviewed as a Level II:
 - (1) Per requirements of the Unified Government of Athens-Clarke County Sewer Use Ordinance; or
 - (2) Demand exceeding 100,000 GPD (gallons per day).
 - c. *Traffic.* If the following are exceeded, the proposed use, within this category, must be reviewed as Level II:
 - (1) Site allocation, as denoted on the traffic volume inventory located in the Athens-Clarke County Planning Department. All allocations are based on roadway capacity at level of service "D" for the road or street; or, lacking any site specific information, the following standards will be used:
 - (2) 1,000 peak hour trip ends; or
 - (3) 8,000 average weekday trip ends; or
 - (4) Truck traffic comprising more than two percent of the site generated average weekday trip ends. Traffic generation rates will be based on the *Institute of Traffic Engineers Trip Generation Manual* (current edition).
 - d. *Stormwater.* If stormwater runoff exceeds thresholds established by Athens-Clarke County stormwater management policies, the use shall be reviewed as Level II.
2. Level II. All uses that exceed one of the locally specified criteria (water, wastewater, traffic, and stormwater) or that require locally funded infrastructure improvements. Level II uses shall be reviewed as a Type II procedure based on one of the following:
- a. Review by staff to determine if proposed use is within capacity ranges and does not necessitate additional governmental expenditure or use reserve capacity; or
 - b. Review by staff resulting in a determination that the proposed use does exceed capacities or use reserves and is forwarded to government officials for decision and an agreed upon financing plan between the government and the petitioner.
- D. *Design standards.* Developments of community significance shall comply with the applicable commercial design standards outlined in chapter 9-25.

(Ord. of 12-5-2000, § 1)

SBA HUBZone Map



280 Harve Mathis Rd,
Athens, GA 30601, USA
34.013885°, -83.313889°

Qualified HUBZone

Designations [Hide Details](#)

Census Tract

Tract ID
13059140400

County
Clarke County

State
GA

Local Information [Hide Details](#)

Congressional District
Congressional District 9

Congressional Session
116

State
GA



Printable Version



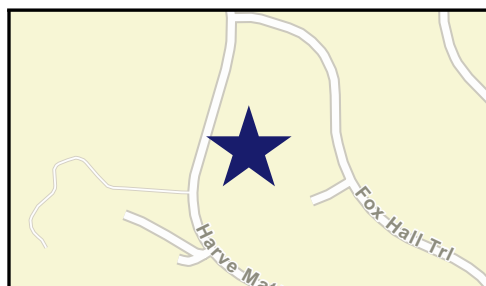
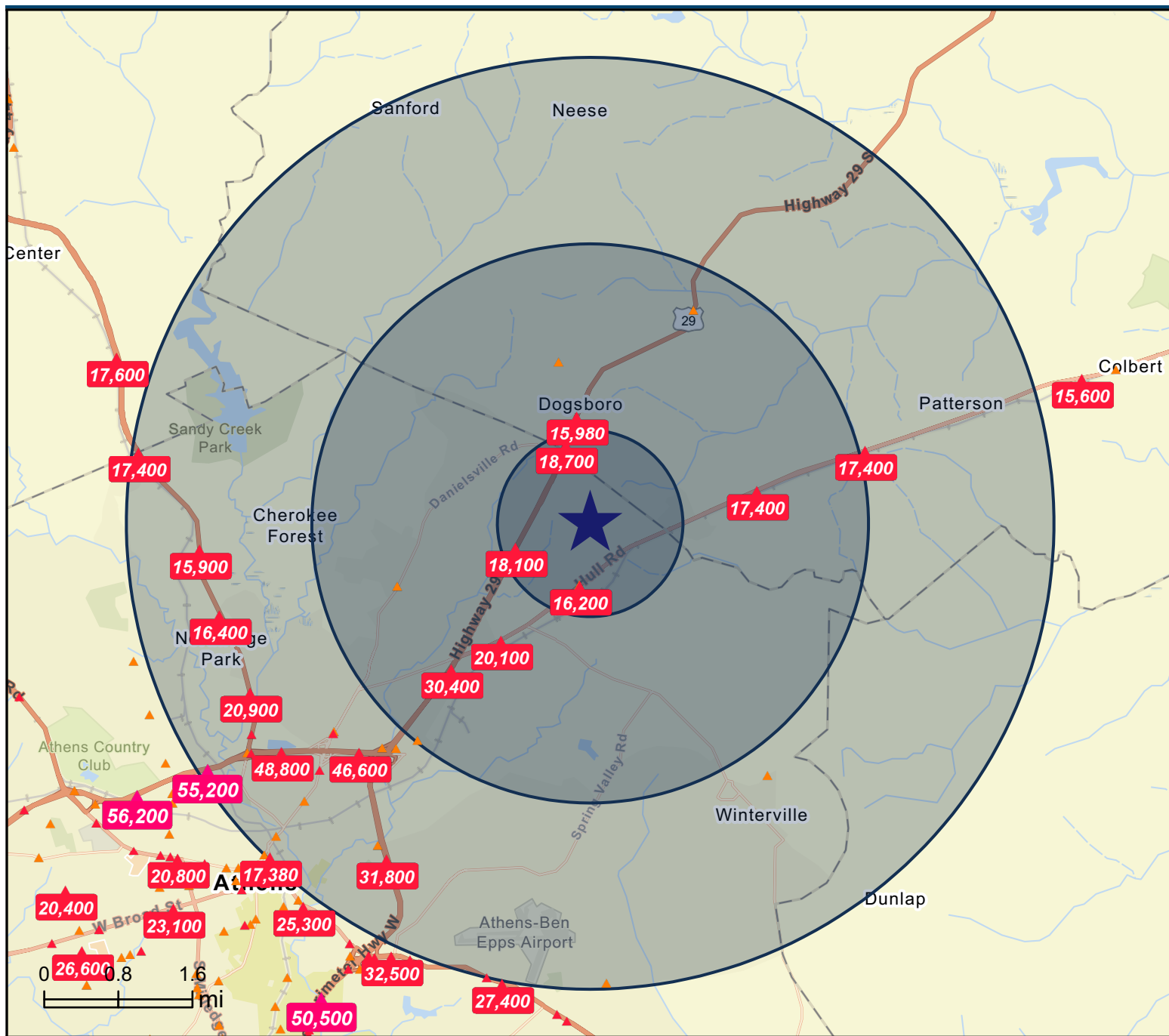
Share Map

Qualification is valid for today: Dec 29, 2022

Traffic Count Map

280 Harve Mathis Rd, Athens, Georgia, 30601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.01388
Longitude: -83.31389



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

September 05, 2025