
IV. KEY OFF-SITE CHARACTERISTICS

A. Introduction

Although the eventual reuse of the Navy Supply Corps School (NSCS) site will be strongly influenced by a wide variety of on-site features (e.g. existing buildings and landscape, infrastructure, topography, internal roadways and historic designation) a number of off-site factors will also shape possible redevelopment alternatives. This chapter briefly examines the impacts of several off-site characteristics that could affect the reuse of the NSCS site. Key off-site factors evaluated include roadways and transportation options, community recreation facilities, water, sewer and stormwater treatment and existing municipal land use regulations.

B. Summary of Major Findings and Conclusions

- NSCS is primarily served by Prince Avenue, a four-lane roadway, on its northeast side and Oglethorpe Avenue, primarily a two-lane road, to the south.
- NSCS is located within 0.4 of a mile from a “beltway” route (SR 10 Loop) that circles the center of the urban area and downtown Athens.
- The approach to NSCS from downtown Athens (Prince Avenue) has a traffic volume that suggests congestion problems during peak hours.
- A traffic demand model for Athens-Clarke County indicates that the Prince Avenue Corridor may have capacity problems by 2030. However, there is no indication at this point that the sections of Prince and Oglethorpe Avenue fronting NSCS will experience congestion problems in the near future.
- Any changes in the layout of internal streets at NSCS should take into account the appropriate cross alignment with existing streets on the east side of Prince Avenue and the south side of Oglethorpe Avenue.
- The Athens Transit System (ATS) operates twenty-three buses along fourteen routes, which includes Prince Avenue.
- A Multi-Model Transportation Center is currently under construction in Athens that will include facilities for the Athens-Clarke County transit system.
- There are currently 38 parks containing approximately 2,400 acres in Athens-Clarke County.
- There are two public recreation areas within the service area of NSCS, including Bishop Park, within one block of the Navy School.
- New stormwater management approaches will likely be required for the redevelopment of the NSCS site.
- Sufficient water and sewer treatment capacity appears to exist to service the redevelopment of NSCS.

- Under existing Athens-Clarke County zoning regulations, the property at NSCS will be rezoned to a use that is compatible with the surrounding area if the property is conveyed or transferred to a private individual or non-governmental organization.

C. Roads and Transportation Conditions

This section examines off-site roadways and transportation opportunities and constraints that could impact the redevelopment of the NSCS site. In collecting information about existing transportation conditions, several individuals were interviewed within the Athens-Clarke County Transportation & Public Works Department and Public Utilities Department. Information collected and evaluated included the following:

- Madison Athens-Clarke Oconee Regional Transportation Study ~ 2004 Georgia Department of Transportation Traffic Count Locations
- FY 2006-2008 Transportation Improvement Program and FY 2009-2011 Second Tier of Projects ~ Madison Athens-Clarke Oconee Regional Transportation Study
- Madison Athens-Clarke Oconee Regional Transportation Study (MACORTS) Year 2030 Transportation Plan Update Final August 25, 2004

Athens-Clarke County (ACC) has a regional transportation plan for the community that is outlined in the Madison Athens-Clarke-Oconee Regional Transportation Study (MACORTS) 2030 Transportation Plan. The following is an overview of the existing and planned network and how it relates to the NSCS property. Items addressed include the highway, mass transit, pedestrian and bicycle networks.

1. Highways

Athens-Clarke County has a well developed highway network, the majority of which has been constructed since the 1950s, and consists of a basic grid system in the central business district, with major arterial streets radiating outward, as well as an outer beltway or loop. The primary network is based on a system of arterial routes carrying traffic from the suburban sections of the county, and surrounding counties, to the central city area.

Most of these arterial routes have been widened to four lanes or are planned to be widened in the coming years. A "beltway" route (SR10 Loop) circles the center of the urban area, including downtown Athens and comes within 0.4 miles of the NSCS property via Prince Avenue (US 129/SR 15A) which is classified an arterial street. In addition, there is a connection with the SR10 Loop via Oglethorpe Avenue, a collector street.

In Athens-Clarke County there are 69 miles of road on the state route system that are owned and maintained by the Georgia Department of Transportation (GA DOT). There are also 515 miles of road in Athens-Clarke County that are locally owned and maintained and make up about 84% of the total road system.

The NSCS is served by Prince Avenue (US 129/SR 15A) on its northeast side and Oglethorpe Avenue to the south. Prince Avenue is currently a four-lane undivided

highway as it passes NSCS and opens to a four-lane divided highway (flush medium) near its intersection with Sunset Drive. Oglethorpe is a two-lane road generally serving residential areas.

The Georgia Department of Transportation performs traffic counts through the metropolitan area each year and the results are compiled and presented in a format that shows an increase or decrease in annual average daily traffic (vpd). Two locations are monitored in the vicinity of the NSCS property, one on Prince Avenue and the second on Oglethorpe Avenue (traffic count location numbers 123 & 174). Between 2001 and 2004 the traffic count for Prince Avenue rose from 17,827 to 20,960 vpd, while for Oglethorpe Avenue, the counts decreased in the same time period from 12,911 to 9,570 vpd. No explanation is available for these changes; however in both cases the counts changed substantially between 2002 and 2003.

In the approach to the NSCS site from downtown, there is an existing 0.7-mile segment of Prince Avenue from Oglethorpe Avenue to Milledge Avenue that currently has a volume-to-capacity ratio between 1.0 and 1.29. This range indicates that traffic conditions during peak hours are likely experiencing congestion problems.

The Georgia Department of Transportation and Athens-Clarke County currently have a transportation demand model that projects traffic conditions for the year 2030. This model uses as input the community's planned population and employment growth and the construction of projects in the MACORTS 2030 Transportation Plan. Based on the currently adopted Future Land Use Map and growth projections included in the 2004 update of the 1999 Comprehensive Plan, this same section of Prince Avenue is expected to have capacity problems by the year 2030. This would be indicative of a volume-to-capacity ratio of 1.3 and above and shows that the corridor is likely to be over capacity and plans should be developed to either increase capacity or reduce demand on the route.

There is no indication at this point that the sections of Prince or Oglethorpe Avenues fronting NSCS will experience congestion problems in the foreseeable future. With regard to the existing street intersections from the NSCS property, any changes to the layout of the internal streets should take into account the appropriate cross alignment with existing streets on the east side of Prince Avenue and the south side of Oglethorpe Avenue. Consideration should also be given to reducing the number of intersections along Prince Avenue, as there is no existing turn lane to minimize the backing up of traffic in the left lane on the main arterial road.

2. Mass Transit

The Athens Transit System (ATS) is the public transportation provider in Athens-Clarke County and operates twenty-three buses along fourteen routes Monday through Friday from 6:15 a.m. to 7:00 p.m. Saturday service is offered along seven fixed routes from 7:30 a.m. to 7:00 p.m. These routes include North Avenue, East Athens, Beechwood/Baxter, West Broad/Atlanta Highway, West Broad/Brooklyn, Prince Avenue, Barber/Chase/Garnet Ridge, Macon Highway/Five Points, Riverbend, East

Campus Road, Georgia Square Mall, Athens Tech, Lexington Road/Gaines School Road, and College Station Road/Barnett Shoals Road.

3. Bicycle and Pedestrian System

Bicycle and pedestrian facilities include both on-road and off-road components. The on-street facilities are located along arterial and other selected corridors and within the right-of-way or along easements. The off-street facilities are located off the right-of-way and near residential subdivisions or natural areas.

Currently, there are a limited number of bike facilities in Athens-Clarke County. College Station Road, Barnett Shoals Road, Epps Bridge Parkway, Riverbend Road, Research Drive and the Greenway System are the only areas with either a bike facility in place, under construction or funding is available for construction. Some signage has also been placed around the Athens area. The MACORTS Transportation Plan and the Athens-Clarke County Mayor and Commission's adopted Bicycle Master Plan identifies the core routes planned for a bike system.

The majority of the sidewalks in Athens-Clarke County are located in the rights-of-way adjacent to the roadways across the county. In response to the needs of the community, the governing body has approved a sidewalk rating plan and provided funding to address existing gaps in the sidewalk network.

4. Aviation System

The Athens-Ben Epps Airport is the regional airport for the MACORTS region. It provides freight and passenger connection service to Charlotte, North Carolina. Usage at Athens-Ben Epps Airport for the last twelve months totaled 19,772 passengers. Airplanes entering and leaving the airport during the past twelve months totaled 57,947, with five tons of cargo being shipped in and out of the airport. Current plans exist for the enlargement of the present runways as well as the addition and expansion of other amenities.

5. Commuter Rail and the Multimodal Center

The State of Georgia, the U.S. Department of Transportation and the Unified Government have been working on the development of Commuter Rail for the Athens region. The preliminary concept calls for the development of a commuter rail line between Athens and Atlanta. Federal and state governments have allocated resources to study this route along with other routes in the state.

The commuter rail route in Athens-Clarke County is planned to be on or adjacent to the existing CSX rail line that travels west from downtown Athens. The Georgia Rail Passenger Authority (GRPA) is currently coordinating rail planning along the corridor between Athens and Atlanta.

Currently under construction, the Multi-Modal Transportation Center will include facilities for both the University of Georgia and Athens-Clarke County transit systems

and will have a connection to the Rail-Trail corridor. The Multi-Modal Transportation Center is scheduled to open in 2006.

D. Existing Recreational Facilities

Recreation programs in Athens-Clarke County are administered by the Department of Leisure Services, which oversees 38 parks containing approximately 2,400 acres and 84 structures. According to the ACC's comprehensive plan update, these facilities attract approximately 1.8 million visitors annually¹. Other private recreation facilities and services are provided through a variety of organizations including the Athens United Soccer Association, Clarke Youth Association, Athens American National Little League, and the YMCA. The department also reportedly operates 3,450 scheduled program activities during the year that involve an estimated 325,000 participants. These programs include activities such as camps, team sports, special events, and interpretive and educational instruction, with other self-directed activities such as swimming, tennis, hiking, biking, fishing, boating and skateboarding.

The department's facilities and grounds include an integrated system of parks, playgrounds, swimming pools, greenways, and natural resource management areas such as wetlands, waterways, and forest habitat. These facilities are organized within a hierarchical system, as illustrated in Table IV-1, and serve various locations and segments of the population within the county. This organizational structure divides recreation facilities into five groups that include regional parks, community parks, neighborhood parks, greenways/trails, and special purpose facilities.

Regional parks typically contain a larger amount of land area (500 to 1,000 acres) and specialized facilities that can serve the entire county or even a multi-county area. Community parks are intended to serve a sub-county area within a 10-15 minute drive time and offer facilities (e.g. community center, swimming pool, ball field complex) generally not available at the neighborhood level. However, community parks can also serve a more immediate neighborhood area (within a several mile radius) if adequate facilities are available and no other neighborhood parks exist.

Neighborhood parks are intended to service the smallest geographic level of the county and are ideally located within walking distance of its service area. These parks are smaller in size and offer more multi-purpose fields and facilities such as playgrounds, practice fields or passive recreation areas. Within Clarke County, recreation facilities at elementary and middle schools are also considered part of the system available to serve area residents. Greenways and linear parks, as the name denotes, offer open spaces that tend to be longer and narrow in width, often situated along a river corridor or decommissioned railroad line, that generally allow for activities such as walking, running, biking, and other passive activities. Lastly, special purpose facilities can include a broad array of recreational, educational, cultural, or historic features and activities that may serve the entire county as well as the broader region.

¹ *Community Assessment Chapter Five: Community Facilities and Services*, Athens-Clarke County Comprehensive Plan Update, May 15, 2006

Within the service area of the Navy School property, there are two public recreation areas that include Bishop Park and the Chase Street Elementary School. Bishop Park, a 33-acre site, is located on Sunset Drive and is within one block of the Navy School. The park is designated as a community park but also serves as the primary recreation facility for the immediate neighborhood with facilities that include: a community building and gym; an Olympic-size pool; tennis center with 9 courts; 3 softball fields; 2 basketball courts; multipurpose athletic field; 2 playgrounds; concessions building; BBQ/picnic facility; and an administrative office building. The secondary recreation area serving the neighborhood is the Chase Street Elementary School, which is located within 1.5 miles of the NSCS site and offers playground/playscape facilities. However, it is necessary to cross the main thoroughfare of Prince Avenue to reach this school, which can be a limiting factor for younger children.

Aside from the two park facilities noted above, the privately operated YMCA facility on Hawthorne Avenue is within 1.5 miles of the NSCS property. The YMCA is a not-for-profit health club, open to both men and women, that offers activities such as basketball, racquetball, and other hard court sports, as well as a swimming pool and various exercise programs on a membership basis.

Table IV-1
Clarke County Recreational Facilities

Type of Park	Facilities	Acres
Regional Parks		
Sandy Creek Park	Natural, interpretive and outdoor recreation park including beach and picnic areas, equestrian & 10 miles of hiking trails; amphitheater, disc golf course, 3 dog parks; campgrounds; 2 tennis & 2 basketball courts, multipurpose field, self-directed baseball field, volleyball court, 2 horseshoe pits, boat launch, 2 playgrounds.	782
Sandy Creek Nature Center	Natural resource interpretive center and 5 miles of hiking trails	225
	Subtotal	1,007
Community Parks		
Bishop Park	Community building and gym; Olympic size pool, tennis center and 9 courts; 3 softball fields; 2 basketball courts; multipurpose athletic field; 2 playgrounds; concessions building; BBQ/picnic facility; administrative office building	33
James Holland Youth Sports Complex	Baseball and soccer complex: 4 little league ballfields; 2 300' baseball fields; 4 soccer fields; 3 concession buildings	62
Thomas Lay Comm. Center & Park	Community center and gym; 1 softball field and concession building; 2 basketball courts; 1 tennis court; picnic shelter; pool; playground	7
Memorial Park	Community building; pool; 2 basketball courts; multipurpose athletic field; 3 picnic shelters; 4 playgrounds; 3 acre lake	72
Satterfield Park	3 little league baseball fields; 2 senior league baseball fields; 3 tennis courts; concession building	13
East Athens Community Park	Football and soccer complex; baseball/softball field; concession/pavilion building (under development)	118
SE Clarke Community Park	Concession building; baseball and softball complex; 2 tennis courts; exercise/jog trail; nature trail; picnic shelter; 2 playgrounds; 2 restrooms; dog park; skatepark	124
	Subtotal	429
Neighborhood Parks		
Ben Burton Park	Park located along the Middle Oconee River. includes; picnic tables, grills, trails	27
Dudley Park	Natural resource oriented park with trails along North Oconee River and Trail Creek is part of the Heritage Trail; includes Historic interpretation and exhibits, multipurpose field; picnic tables, benches, and grills; will serve as a inter-connect with the proposed Rails-to-Trails project	24

Table IV-1 (continued)
Clarke County Recreational Facilities

East Athens Community Center	Community center and gym; 2 basketball courts; 2 tennis courts; playground; pool; picnic shelter; multipurpose athletic field	18
North Oconee River Park	Park generally located along both banks of the North Oconee River with walking trails, picnic shelter benches, tables; and grills. The Aguar Plaza includes interpretive signs, benches and a trail	24
Pope/Reese Street Park	Vest pocket park: 1 basketball court; general purpose plaza area	1
Rocksprings Park	Community center and senior center; 2 basketball courts; 1 softball/baseball field; pool; playground	6
Wesley Whitehead Park	2 softball fields with concession building; (in City of Winterville)	6
Winterville Auditorium/Tennis Courts	Auditorium; 2 tennis/basketball courts; Rutland Center Classroom Building; (Shared-use agreement; maintained by Town of Winterville)	3
Winterville Park	BBQ building with kitchen; 1 basketball court; playground; picnic area; (in Town of Winterville)	5
Elementary/Middle Schools	17 parks offering Nature trail; multi-purpose fields; picnic grounds; walking and jogging trails; playgrounds; shelters	219
Subtotal		333
Greenways/Linear Parks		
Sandy Creek Greenway & Cooks Trail	A 4.1 mile linear park located along Little Sandy Creek that connects Sandy Creek Nature Center to Sandy Creek Recreation Area; 4000' of boardwalk and 5 footbridges	492
North Oconee River Greenway & Heritage Trail	A multiuse trail connecting the University of Georgia at Baldwin Street to Sandy Creek Nature Center. Includes almost 4 miles of trail, the Aguar Plaza, picnic tables, benches, and the Heritage Trail – an interpretive walk highlighting the history of Athens and the North Oconee River	31
College Station Greenway Extension	A proposed multiuse trail and associated amenities expanding the North Oconee River Greenway from Oconee Street to College Station Road	Under Study
East Community Park Extension	A proposed multiuse trail that connects the Cook and Brother Plaza of the North Oconee River Greenway with the Historic Gun Emplacement (proposed) and the East Community Park	Under Study
Georgia Rail Trail Project	This proposed project connects the bicycle facilities on Barnett Shoals road to Dudley Park and the Multimodal Center on East Broad Street. The rebuilding of the 10 Loop at US78 is proposed to accommodate the rail-trail project. Although no funding is currently allocated, this project also includes a connection to the Georgia Rail Station at Winterville.	Under Study
Pulaski Heights Greenway/Park	This proposed project connects the Pulaski Heights Community and the Athens Area Council on Aging with the North Oconee River Greenway. Additional connections could include the Lyndon House Arts Center, Thomas Lay Community Center, and Fire Station Number 1 with the North Oconee River Greenway. This project includes a park with ADA accessible trails and exercise stations specifically designed for older community members.	Under Study
Subtotal		523
Natural Areas		
Erwin Land Donation	A 24 acre stream buffer and potential neighborhood trail connection with Holland Youth Sports Complex	24
Rock and Shoals Heritage and Natural Area	Adjacent to the Georgia Department of Natural Resources Rock and Shoals State Heritage site, this natural area helps protect and encompass the second largest rock outcrop in Athens-Clarke County. This site includes fragile outcrop flora and fauna and several rare and endangered species.	25
Whitehall Shoals Natural Area	This natural area is managed by Athens-Clarke County under an agreement with the Georgia Department of Natural Resources and currently provides river and habitat protection. Future use of this site could include trails, canoe/kayak launch, restrooms and trails	30
Tillman Tract (University Heights)	This natural area is managed by Athens-Clarke County under an agreement with the Georgia Department of Natural Resources and currently provides river and habitat protection. Future use of this site could include foot trails connecting University Heights subdivision with the Whitehall Shoals Natural Area.	6
Subtotal		85

Table IV-1 (continued)
Clarke County Recreational Facilities

Special Purpose, Historic Sites, and Cultural Facilities		
Cook and Brothers Armory Historic Gun Emplacement Site	A proposed park containing the last complete artillery gun emplacement constructed in Athens-Clarke County during the civil war. The site will include interpretive signs, a replica artillery piece, ADA access and parking	7
Bear Hollow Wildlife Trail	Small zoological park featuring native piedmont bird and animal species; zoo classroom; zoo operations building, amphitheatre; zoo barn	5
Lyndon House Arts Center	38,500 sq. ft. visual arts facility will include gallery space, craft rooms, children's gallery, historic house museum, kitchen, library resource room and community arts room	5
Morton Theater	A 25,000 square-foot performing arts theater with 500 seats; Harris Pharmacy/history space; 1,100 square-foot Burney Building office space	NA
Athens Creative Theater	3,139 square foot facilities building; It is a "black box" facility, which offers maximum flexibility and configuration	NA
East Athens Educ. Dance Center	5,500 square feet and has a large presentation hall, three dance studios for practice and is the first LEED certified public or private sector building in the County	NA
Subtotal		17
Total		2,394
Source: <i>Community Assessment Chapter Five: Community Facilities and Services</i> , Athens-Clarke County Comprehensive Plan Update, May 15, 2006		

E. Stormwater, Water and Sewer Treatment Capacity

1. Stormwater

Stormwater from the NSCS site discharges into a collection system operated by Athens-Clarke County. The receiving system is a concrete pipe, but it is old and is at or near its design volume capacity. There have been some improvements in the stormwater collection system north of the NSCS site completed when some road improvements were made; however, the receiving system serving the site is still a relatively old system.

Provisions for stormwater management will have to be incorporated into the reuse plan in accordance with Athens-Clarke County code of ordinances, Chapter 5-4 Storm Water Management. The stormwater system for the redevelopment of NSCS will likely have to include detention/retention facilities in order to prevent downstream impacts due to increased runoff. Consideration should also be given to using more "green" design concepts such as bio-retention basins or similar designs that would provide for the necessary detention/retention and water quality treatment while offering a more aesthetic appearance for the site.

Regarding the potential for flooding, preliminary FEMA Flood Insurance Rate Maps (FIRM) were reviewed to determine if there was any floodplain or floodway affecting the property.² It was determined that there are no floodplains or floodways in the vicinity of the NSCS property that would adversely affect the site.

² See Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Map (FIRM), panels Athens-Clarke County 13059C0024D, 13059C0025D, 13059C0014D and 13059C0015D.

2. Water and Sewer Treatment Capacity

a) Water Treatment

Water service is provided by the Athens-Clarke County Department of Public Utilities to the NSCS site by the newly renovated JG Beacham Water Treatment Plant on Water Works Drive. This facility now processes 38 million gallons of water per day, an increase from the previous amount of 28 million gallons per day.

A new 3.5 million gallon water storage tank was recently installed, and the addition of a second tank is scheduled. Four new distribution pumps have also been installed to deliver the necessary water to accommodate the pressure and flow demands of the system.

The water distribution system serving the NSCS site is an 8-inch ductile/cast iron pipe that is located on both Prince and Oglethorpe Avenues. Water pressure and flow to the NSCS property should not be a concern due to an increase in demand at the site. Currently, water pressure problems are not attributable to the point of delivery, but to the on-site water distribution system which is quite old.

Any new water distribution system at the NSCS site will have to comply with both design and construction standards and specifications set forth by the Athens/Clarke County Public Utilities Department and will be dedicated upon completion and acceptance by the Utilities Department.

b) Sewer Treatment

The majority of the sanitary sewer treatment needs are currently served by the Bailey Street wastewater treatment plant. Some of the sewer flow from the NSCS site is received by the Middle Oconee wastewater treatment plant which is to be upgraded from a 6 million gallon per day (mgd) to a 10 mgd plant (2008 thru 2010 construction period).

There are no anticipated issues regarding added treatment capacity for the redevelopment of the NSCS site. It is very likely that the existing designated gravity sewer system on-site will have to be replaced depending on the reuse plan. The new gravity collection system will have to comply with the design and construction standards and specifications set forth by the Athens/Clarke County Public Utilities Department and will be dedicated upon completion and acceptance by the Utilities Department.

F. Land Use and Regulatory Standards

The primary standards for the use and development of land adjacent to the NSCS facility are contained in Section 9, Zoning and Development Standards, of the Code of Ordinances for Athens-Clarke County. Generally, zoning standards are used to manage permitted land uses in a given zoning district, as well as lot size, and the density and height of structures. The zoning codes also contain provisions that specify site development standards used to control the location of buildings, parking areas, landscaping, signage, and other facilities on a parcel

in order to maintain compatibility with adjoining land uses and minimize off-site impacts. The Development Standards portion of Section 9, which includes subdivision regulations, govern the division of land into smaller parcels specifying the shape and configuration of lots, the layout of new roadways and sidewalks, off-street parking requirements, and the regulation of signage.

There are several zoning districts in proximity to the NSCS facility. The property itself lies within the Government (G) zoning district that has been established for land within the county that is used exclusively by Athens-Clarke County, the State of Georgia, and the United States Government. The ordinance specifically notes that *“if government-zoned property is sold (or presumably otherwise transferred) to a private individual or individuals, such property shall be rezoned to a classification that is compatible with the surrounding area.”* The following uses (Table IV-2) are permitted in the G Zone either by right or if operated as a public use under the authority of a public entity.

Table IV-2
Permitted Uses in the Government (G) Zoning District

Theaters (less than 1,000 seats)	Professional services and Office
Vehicle Repair	Laundry Facilities
Equestrian Facilities	Indoor Recreation
Major Event Entertainment	Administrative and Research Facilities
Printing/Publishing	Feedlots or Slaughterhouses
Wholesale Nurseries	Outdoor Storage
Landfills, Incinerators, Transfer Stations	Business/Trade Schools
Day Care, Kindergarten, Public School	Colleges
Nursing Homes	Hospital
Medical Centers	Cemeteries
Mortuaries	Basic Utilities
Community Service	Parks and Open Areas
Source: Code of Ordinances, Athens-Clarke County	

Several other zoning districts abut the NSCS property or regulate development on properties that lie across the street from the facility. For the most part, land within these zoning districts is built out, although the potential for redevelopment cannot be precluded. Along Prince Avenue, the primary zoning designation is Commercial-Office (C-O) with several parcels at the intersection of Prince and Oglethorpe zoned as Commercial Neighborhood (C-N). The density standards for these two districts are illustrated in Table IV-3 with permitted uses outlined in Table IV-4. The existing properties in both the C-O and C-N districts are relatively small (no more than a few acres in size) and generally only one lot deep in most cases, with single-family residential zoning (Single Family Residential RS-8) to the rear, which has a minimum lot size of 8,000 square feet.

**Table IV-3
Zoning Standards in the
Commercial Office and Commercial Neighborhood Districts**

	C-O Office	C-N Neighborhood
Maximum residential density (bedrooms per gross acre)	16	16
Minimum lot area	5,000 sq. ft.	5,000 sq. ft.
Minimum residential unit size	450 sq. ft.	450 sq. ft.
Maximum FAR	0.75	0.75
Maximum lot coverage	65%	75%
Minimum landscaped area	35%	25%
Maximum building height	40 feet	65 feet

Land parcels that abut the western boundary of the NSCS site (and have frontage on Sunset Drive) are zoned as a combination of C-O and RM-2 (Mixed Density Residential) which is a multi-family zoning district that permits 24 dwelling units per acre. Properties to the south of the Navy School, along Oglethorpe Avenue, are predominantly zoned RS-8 with a handful of properties at the intersection of Prince and Oglethorpe zoned RM-1 (Mixed Density Residential), a district that permits 16 multi-family units per acre.

Another zoning designation that is found within close proximity to the NSCS facility is Planned Development (PD), which is, in essence, an overlay zoning district that can be applied to any location in the county if a determination is made that said zoning is suitable for the property for which a rezoning request has been made. Two properties on Sunset Drive have been rezoned PD, one within the past year, that have been, or are proposed to be developed as medical office parks. According to the county's ordinance, the intent of the PD zoning is... *"to encourage development of compatible land uses on a scale larger than that of individual small parcels. This district is designed to be an overlay appended to a residential, commercial, or industrial district to provide greater latitude with regard to the internal site planning considerations of a planned development. Individual uses and structures in a planned development need not comply with the specific building location, height, type, building size, lot size, and other space limits of the underlying basic district provided that the spirit and intent of such requirements are complied with in the total development plan approved for such project."*

Any area may be rezoned as a Planned Development (PD) district if any one of the following conditions are met:

- More than one principal land use is proposed for development on a single or multiple ownership.
- Separate land uses, which would not otherwise be permitted to locate within the same zoning district, are proposed for development on one or more adjacent parcels under single or separate ownership.
- Exceptions or variations to the size, dimensional changes in standards required, or other requirements of the zoning ordinance are being sought to provide design flexibility.

Table IV-4

Land Uses	Zoning District				
	C-N	C-R	RS-8	RM-1	RM-2
Residential Categories					
Single-Family Dwellings	P	P	P	P	P
Accessory Dwelling Units	S	S	N	P	P
Dwellings Above or Below	P, L(1)	P, L(1)	N	S	S
Duplexes	N	N	N	P	P
Personal care homes	S	S	S	P	P
Multifamily Dwellings	P, L(1)	P, L(1)	L(2)	P	P
Class "A" Manufactured	N	P, L(10)	L(4)	L(1)	L(1)
Class "B" Manufactured	N	N	N	L(2)	L(2)
Commercial Categories					
Home Occupation	P	P	P	P	P
Sales of products grown on	N	P	N	N	N
Hostels	P	P	N	N	P
Hotels	L(4)	N	N	N	N
Motels	N	N	N	N	N
Bed and Breakfast	P	P	N	L(3)	L(4)
Retail Sales And Service	L(3)	L(4)	N	S	S
Convenience Store	P, L(8)	P, L(8)	N	S	S
Theaters (less than 1,000	N	N	N	N	N
Restaurant or Bar	P	P	N	S	S
Drive-Through Facility	S, L(7)	N	N	N	N
Professional Services and	L(3)	L(4)	N	L(5)	L(5)
Quick Vehicle Servicing	N	N	N	N	N
Vehicle Repair	N	P	N	N	N
Auto and RV Sales	N	N	N	N	N
Laundry Facilities	P, L(8)	P	N	L(5)	L(5)
Equestrian Facilities	N	P	N	N	N
Commercial Outdoor	N	P	S	S	S
Indoor Recreation	N	N	N	N	N
Major Event Entertainment	N	S	N	N	N
Commercial Parking	N	N	N	N	N
Administrative or Research	L(4)	L(4)	N	S	S
Broadcasting or production	P	P	N	S	S
Temporary Uses	P	P	S	P	P
Industrial Categories					
Printing/Publishing	N	N	N	N	N
Bakeries	L(2)	L(2)	N	L(5)	L(5)
Bottling Plants	L(2)	L(2)	N	N	N
Manufacture of Non-	N	N	N	N	N
Feed Lots and	N	N	N	N	N
Food Processing	N	N	N	N	N
Light Manufacturing	N	L(6)	N	N	N
Heavy Manufacturing	N	N	N	N	N
Wholesale Sales	N	P	N	N	N
Wholesale Nurseries	N	P	N	N	N
Distribution Center	N	P	N	N	N
Outdoor Storage	N	N	N	N	N
Wholesale Storage And	N	N	N	N	N
Self-Service Storage	N	N	N	N	N
Construction Materials Sales	N	N	N	N	N
Junk Yards and Auto	N	N	N	N	N
Kennels	N	P	N	N	N
Veterinary Clinics	S	P	N	N	N
Landfills, Commercial	N	N	N	N	N
Institutional Categories					
Basic Utilities	P	P	P	P	P
Community Service	P	P	N	N	N
Parks And Open Areas	P	P	P	P	P
Churches	P	P	S	P	P
Semi-Public Halls, Clubs,	P	P	S	P	P
Business/Trade Schools	L(4)	P	N	S	S
Day Care, Kindergarten,	P	P	S	P	P
Colleges	L(4)	P	N	S	S
Nursing Homes	P	P	N	S	S
Hospital	P	P	S	P	P
Medical Centers	P	P	N	S	S
Cemeteries	P	P	P	P	P
Mortuaries	P	P	N	N	N

Legend:

P = Permitted outright

S = Subject to approval under the special use procedures section

N = Prohibited use

L(1...X) Use is permitted with special conditions or requirements

The PD zoning standards may be well suited for reuse of the NSCS property if it is to remain as a single development parcel as opposed to being subdivided into smaller lots under multiple ownership.

G. Reuse Implications

This chapter examined a number of off-site factors that could influence the eventual redevelopment of the NSCS site. The site has relatively good transportation access with a major beltway that circles the urban core of Athens and frontage on both a major four-lane arterial street (Prince Avenue) and a collector street (Oglethorpe Avenue). However, due to a projection of future congestion on Prince Avenue, density of development and street access should be examined during the review of redevelopment alternatives. The site, however, is located adjacent to a major bus route operated by the Athens Transit System, and opportunities exist for bike and pedestrian access. In addition, NSCS is located near a number of community recreation facilities including Bishop Park, which offers a variety of recreational opportunities.

An initial assessment indicates that there is water and sewer treatment capacity to service redevelopment at the NSCS site, but as discussed earlier (see Chapter I) improvements may be required in on-site water and sewer lines. The need for on-site stormwater management improvements will also necessitate the construction of new detention/retention facilities.

Athens-Clarke County has a wide range of land use standards for managing land development in the urban area. Reuse planning efforts for the site should include a careful review of possible land development standards appropriate for the reuse of a former military installation if the facility is acquired by a non-governmental organization or a private developer.