

# Property Assessment Report

---

± 0.74 ac 360 Baxter Street

February 10, 2020

Prepared For:

S A M P L E C L I E N T

SAMPLE

Prepared by:

**PLAN SOUTH**  
solutions for communities

Note: Data found herein shall be used for information purposes only. Every attempt has been made to provide a clear, accurate and comprehensive report based on current conditions, however local ordinances and policy are subject to change at any time at the discretion of local authority.

## INTRODUCTION

Plan South was engaged to prepare an assessment of a tract totaling 0.74 acres located on Baxter Street across from the University of Georgia high-rise dormitories in Clarke County, Georgia.

Tax records indicate that the property identified as 360 Baxter Street contains an approximately 5,000 sf two-story retail structure and 37 parking spaces. The property has frontage on Baxter Street, a minor arterial with approximately 10,600 average daily trips. The property has no known environmental areas.



## Property Information

<b>Address</b>	360 Baxter Street
<b>Tax Parcel ID</b>	171C1 A008
<b>Acreage:</b>	0.74 ac
<b>Property Jurisdiction(s)</b>	Clarke County, Georgia
<b>Conservation Use Status:</b>	None
<b>Public Water</b>	Yes
<b>Public Sewer</b>	Yes
<b>Environmental Areas</b>	None known
<b>Public Sewer</b>	Yes
<b>Public Water</b>	Yes
<b>Future Land Use</b>	Main Street Business
<b>Environmental Areas</b>	None known

## Zoning

<b>Existing Zoning.</b> Sec. 9-10-1	<b>C-G   Commercial-General District.</b> This district is designed to stabilize, improve and protect the characteristics of those areas providing commercial commodities and services.
<b>Permitted Uses.</b> Sec. 9-10-2 (See text for full list of allowed uses, special uses)	Hotels, Multifamily (Limited), Retail, Restaurant, Professional Services, Administrative Services, Wholesale, Self-Storage, Education & Institutional (Limited), Drug Rehabilitation Centers
<b>Minimum Lot Size.</b> Sec. 9-10-3	2500 sf
<b>Minimum Lot Width</b> Sec. 9-10-3	50'
<b>Maximum FAR</b> Sec. 9-10-3	1.5
<b>Maximum Lot Coverage</b> Sec. 9-10-3	80%
<b>Maximum Building Height</b> Sec. 9-10-3	65'

**Maximum Residential Density**  
Sec. 9-10-3

24 bedrooms/ gross acre

**Future Land Use Designation**  
Main Street Business

The 2018 ACC Comprehensive plan designates this property as “.. commercial areas where development of a storefront commercial type is encouraged. The uses are generally small-scale, but larger scaled uses can be integrated within a Main Street Business classification if a small-scale storefront is developed along the street facade, with the larger-scaled use located behind. Larger scale uses should only be developed in instances where they are compatible with the adjacent uses. Retail and office uses should dominate the ground floors of the Main Street Business facades, with residential uses encouraged on second and third stories. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation. Walkability and pedestrian scale are important and the development should be oriented to the street with sidewalks, street trees, and pedestrian access provided.”

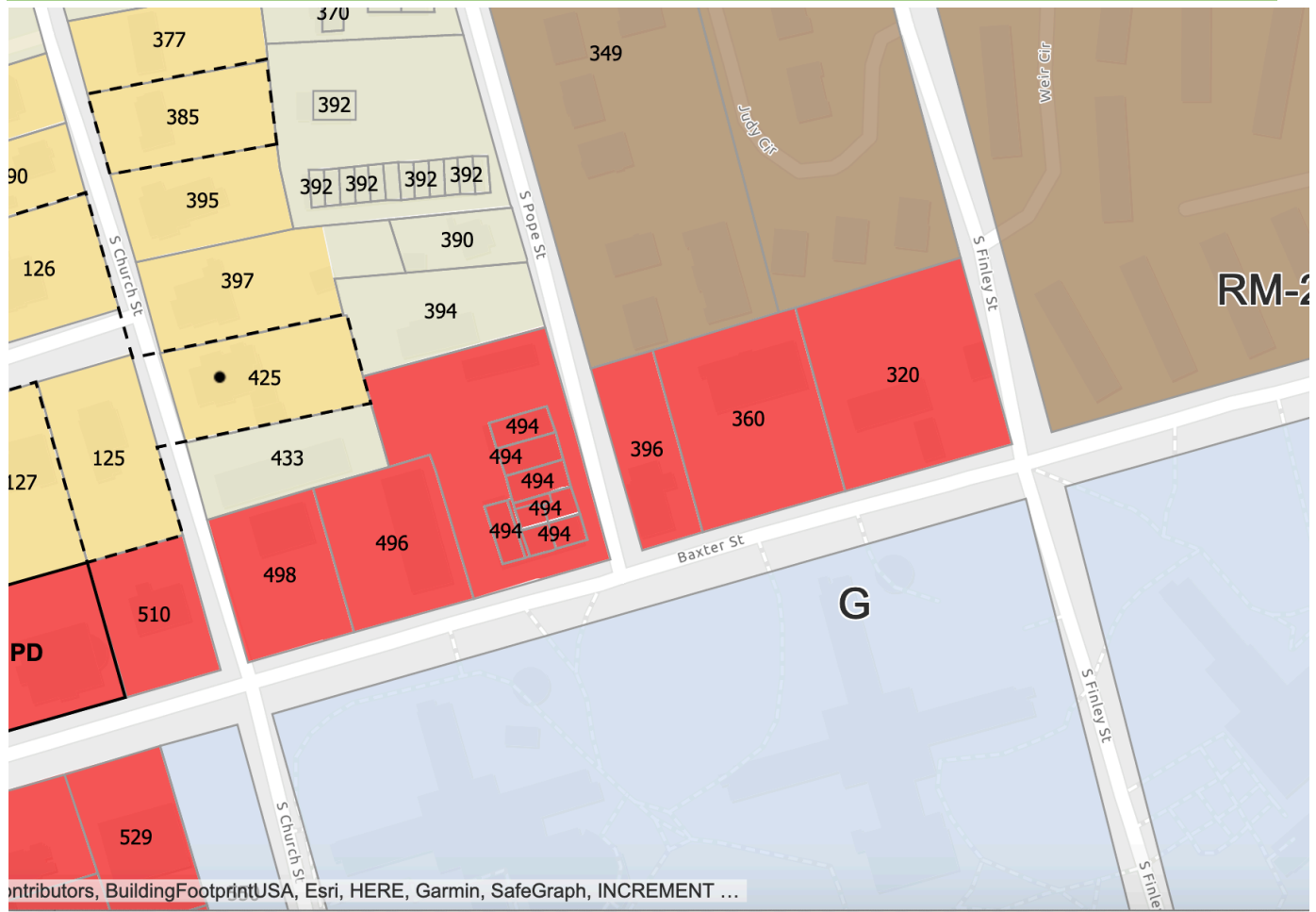
**Items of Note**

Demolition of more than 50% of the existing structure would necessitate coming into full compliance with all Design Standards, most notably that no more than 25% of required parking may be located between the building and the street. Section 9-25-8 of the ACC Code of Ordinances outlines the full extent of Design Standards applicable to a site redevelopment. Stormwater management would also be required.

**Staff Contacts**

Brad Griffin, Planning Director  
706-555-4645

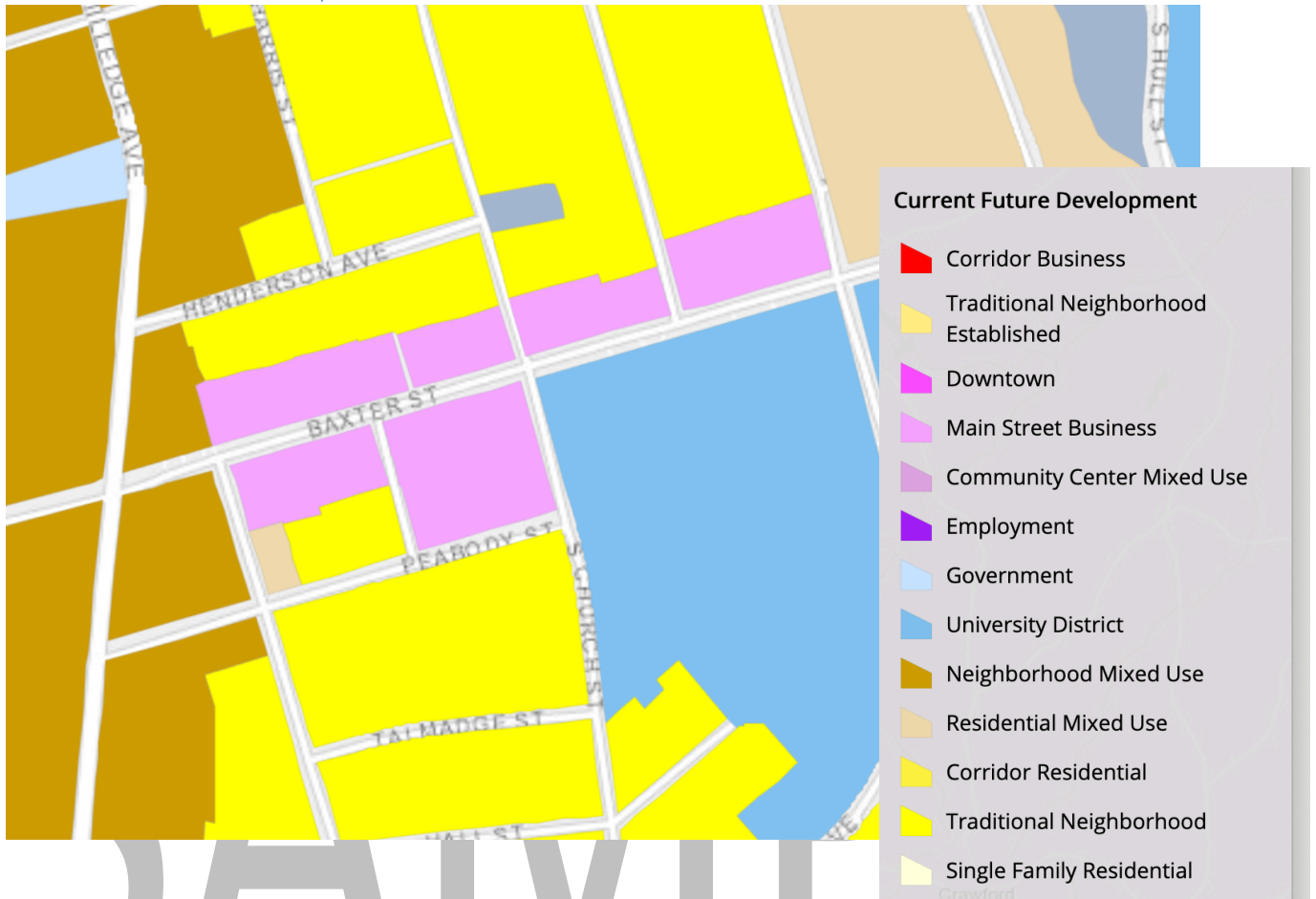
### Exhibits



Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT ...

Exhibit 1 – Current Zoning Map

Exhibit 2 – Future Land Use Map

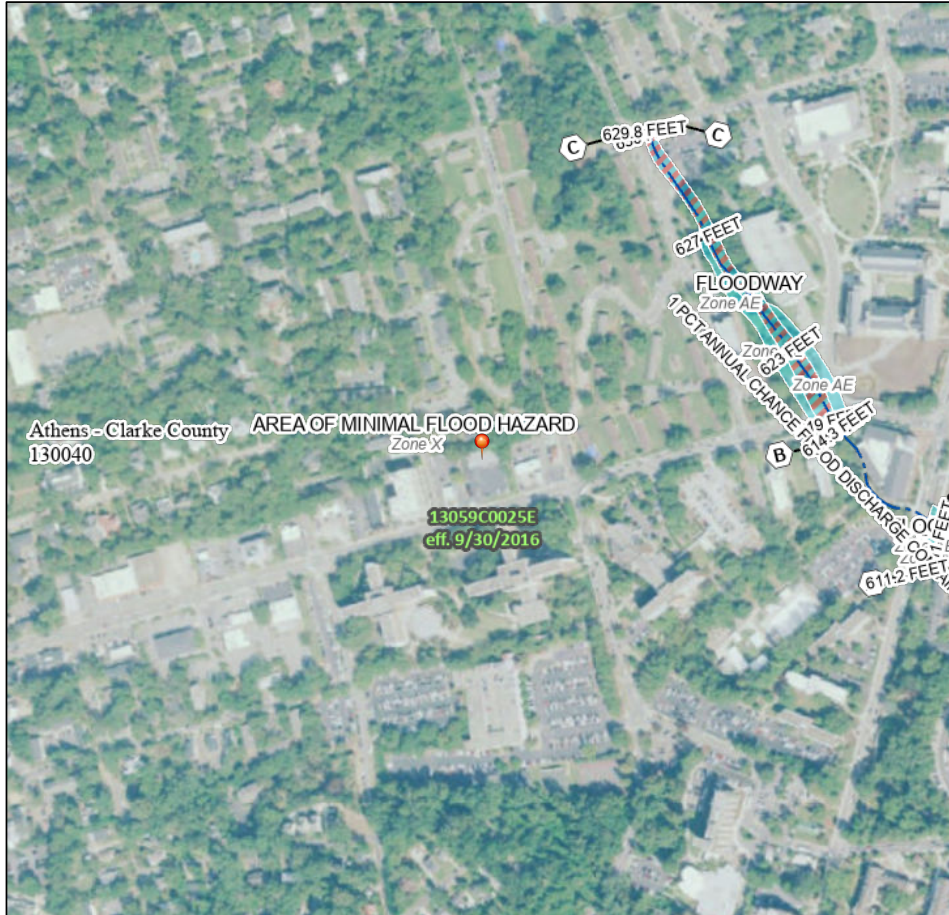




# National Flood Hazard Layer FIRMette



83°23'14"W 33°57'19"N



Athens - Clarke County  
 130040

AREA OF MINIMAL FLOOD HAZARD  
 Zone X

13059C0025E  
 eff. 9/30/2016

0 250 500 1,000 1,500 2,000 Feet 1:6,000  
 Basemap: USGS National Map: Orthoimagery; Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAUNCH

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2021 at 2:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 3 – Existing Flood Map