



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, SEPTEMBER 04, 2024

AGENDA CATEGORY: GENERAL CITY BUSINESS

Item: RZM2024-00016; McKinley Homes, LLC c/o Smith, Gambrell & Russell, LLP; 0 Hillcrest Green Drive

Department: Planning and Development

Date of Meeting: Wednesday, September 4, 2024

Applicant Request: Rezone subject property from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District)

Presented By: Todd Hargrave, Director of Planning and Development

Department Recommendation: **Approval with Conditions**

Planning Commission Recommendation: **Approval with Staff Conditions**

Summary: The applicant requests a rezoning for 0 Hillside Green Drive and 298 Dogwood Lane from RS-150 (Single-Family Residential District) to RM-24 (Multifamily Residential District) to allow for the development of 227 multifamily dwelling units consisting of 194 apartment units and 33 front-entry, for-rent townhouse units with a gross density of 13 units per acre (UPA). The subject property consists of two parcels with an area of approximately 17.47 acres located at the northernmost extent of Hillcrest Green Drive and Dogwood Lane, just southeast of GA 316. The majority of the subject property (16.43 acres) is currently vacant and undeveloped, though a single-family home stands on the 0.88-acre parcel at 298 Dogwood Lane (PIN: R7010A018), part of the Northern Heights subdivision.

Attachments/Exhibits:

RZM2024-00016_Report
RZM2024-00016_P&D Recommended Conditions
RZM2024-00016_City Council Recommended Conditions
RZM2024-00016_Application
RZM2024-00016_Letter of Intent
RZM2024-00016_Legal Description
RZM2024-00016_Existing Conditions Survey

RZM2024-00016_ZON SITE PLN_08132024 (NTS)
RZM2024-00016_CityCouncilRecCOND_08132024 (CLN)
RZM2024-00016_CityCouncilRecCOND_08132024 (RDLNS)
RZM2024-00016_Schematic Site Plan
RZM2024-00016_Conceptual Site Plan
RZM2024-00016_Architectural Elevations
RZM2024-00016_Aerial Map – Zoomed In (1:2,750)
RZM2024-00016_Aerial Map – Zoomed Out (1:5,500)
RZM2024-00016_Zoning Map – Zoomed In (1:2,750)
RZM2024-00016_Zoning Map – Zoomed Out (1:5,500)
RZM2024-00016_Character Areas Map – Zoomed In (1:2,750)
RZM2024-00016_Character Areas Map – Zoomed Out (1:5,500)