



# LAWRENCEVILLE

## GEORGIA

AGENDA REPORT  
MEETING: PLANNING COMMISSION  
AGENDA CATEGORY: NEW BUSINESS

**Item:** RZM2022-00011; Avrohom Wolf c/o Balfour 419, LLC; 419 Hurricane Shoals Road

**Department:** Planning and Development

**Date of Meeting:** Monday, April 4, 2022

**Presented By:** Todd Hargrave

**Planning  
Department  
Recommendation:** **Approval with Conditions**

**Planning  
Commission  
Recommendation:**

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**Summary:** The applicant request rezoning of a 7.31-acre parcel from RM-12 (General Residence, 3,600 Sq. Ft. District) to RM-12 (Multifamily Residence District) to allow the expansion of the existing Ridgewood Apartment complex with an additional thirty-five (35) multifamily residential dwelling units. The subject property was partially developed in 1972 with fifty-two (52) multifamily units resulting in a density of 7.11 Units Per Acre. The remaining balance of the property or approximately three (3) acres has remained undeveloped since the initial construction in 1972. The property is located along the southern right-of-way of Hurricane Shoals Road, and the western right-of-way of Curtis Road. Access to the overall project is provided from two curb cuts extended from Hurricane Shoals Road, and Curtis Road.

**Attachments/Exhibits:**

**RZC2022-00011- Report**

**RZC2022-00011- Planning and Development Recommendations**

**RZC2022-00011- Application**

**RZC2022-00011- Letter of Intent**

**RZC2022-00011- Legal Description**  
**RZC2022-00011- Survey**  
**RZC2022-00011- Exhibits**  
**RZC2022-00011- Elevations and floor plan**  
**RZC2022-00012- Sign package**  
**RZC2022-00012- Monument Sign**  
**RZC2022-00012- Aerial Zoom Out**  
**RZC2022-00012- Aerial Zoom In**  
**RZC2022-00012- Zoom Out**  
**RZC2022-00012- Zoom In**