

ATHENS-CLARKE COUNTY
Rezone Request

THE BROOKS OF LEXINGTON

REZONE NARRATIVE
December 2025

ADDRESS
4190 Lexington Road,
Athens, GA 30605

Parcels to be rezoned fully to RM-2:
234C1 C034, 234C1 C034A, 234C1 C034B, and 234C1 C034C

CURRENT ZONING
C-G (Commercial-General) &
RM-1 (Mixed Density Residential)

PROPOSED ZONING
RM-2 (Mixed Density Residential)



CARTER
ENGINEERING

PROJECT OVERVIEW + LOCATION

The properties proposed for rezoning are situated on Lexington Road, specifically identified as parcels 234C1 C034, 234C1 C034A, 234C1 C034B, and 234C1 C034C. These parcels are currently zoned C-G (Commercial-General) and RM-1 (Mixed Density Residential). The intent of this rezoning application is to rezone all the subject properties as RM-2 (Mixed Density Residential). According to the recorded plats provided in the application, the total development area encompasses 11.39 acres.

The current C-G and RM-1 zoning designation restricts higher density subdivisions by permitting a maximum of 16 multi-family units per acre. However, this proposed rezoning presents a valuable opportunity to establish a thoughtfully designed, higher density residential community that contributes to the local economy while enhancing the overall quality of life for Athens-Clarke County residents. The development is planned as an affordable single and multi-family residential neighborhood consisting of 272 units.

Homes within the community will range in price approximately \$300,000, with a minimum size of 1,200 square feet. All residences will be “stick-built” on-site. The neighborhood will feature lots with a minimum size of 4,000 sf, as well as sidewalks designed to promote connectivity and walkability. Attached homes at the western end of the development are planned and will seamlessly blend into the single-family residential portion of The Brooks of Lexington. Residents will enjoy the convenience of nearby access to Lexington Road and Pine Cone Place while still preserving the residential character that makes Athens-Clarke County a desirable place to live.

This development aligns with the surrounding community’s values, providing an opportunity for responsible growth that complements the existing residential areas while preserving the natural beauty of the region. It is a chance to build a vibrant neighborhood that contributes positively to the city’s future while respecting its character and lifestyle.

CURRENT USE + SITE DESCRIPTION

The subject site is located along Lexington Road. Currently undeveloped, the land is vacant with a large, wooded area. Drainage primarily flows into the creek located on the left of the property and to the adjacent properties.

The site is bordered by residential properties to the north, south and west, with a combination of single residential and commercial properties to the south, single residential to the west, and multi-family residential to the north. The Brooks of Lexington provides access from Lexington Road on the frontage of the parcel with a secondary access point located south of the parcel using an existing road.

TYPE OF OWNERSHIP

All Single-Family and multi-family units will be leased or sold as fee simple. All creek buffer areas are required to be placed in a protective easement.

EXISTING ZONING + PROPOSED ZONING

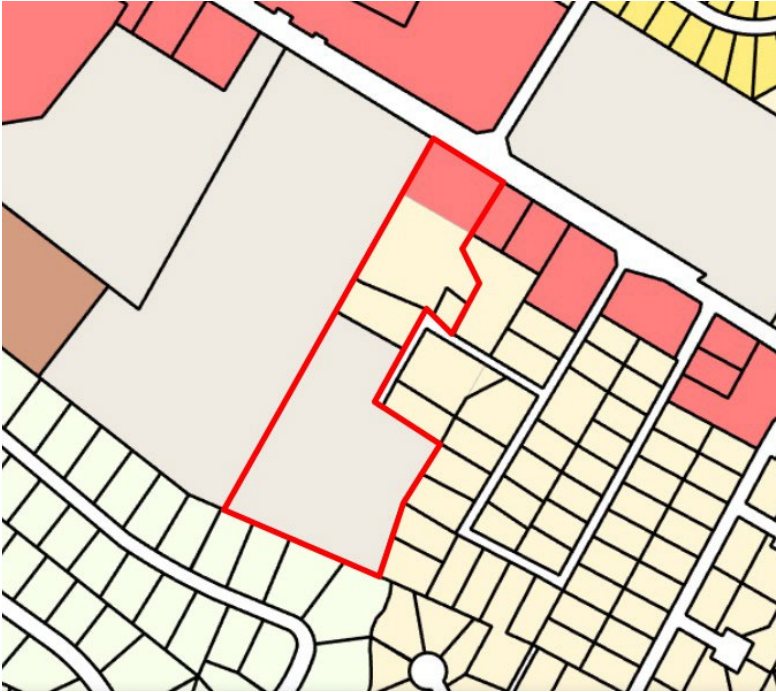


Figure 1 Existing Zoning Map

As shown in Figure 1, outlined in red, a significant portion of the properties to the north, east, and west are currently zoned C-G and RM-1, with the remaining surrounding properties zoned RM-1, RS-25, RS-8. The proposed rezoning to RM-2 aligns with the existing zoning patterns and will facilitate measured residential growth. While the current zoning discourages land subdivision to limit demands on public services, the surrounding area is well-positioned to support responsible growth. Rezoning this site to RM-2 will allow for the expansion of a thriving residential community, fostering connectivity and enhancing the area's appeal for families and future residents.

This development presents a valuable opportunity to contribute to the county's long-term vision for sustainable growth.

ATHENS-CLARKE COUNTY FUTURE LAND USE MAP

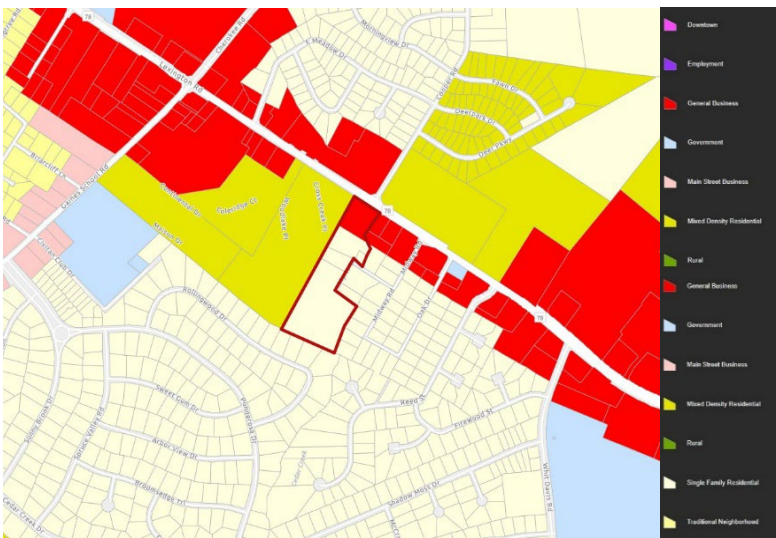


Figure 2 Future Land Use Map

While the proposed rezoning request does not align with the Future Development Map of Athens-Clarke County, as shown in Figure 2, with the site outlined in red, the surrounding parcels are designated as a Single Family Residential and Mixed Density Residential, and by rezoning, this would allow for valuable growth in the development that will further contribute to the county as per the Future Land Use Plan.

The proposed use and development are in direct alignment with the county's vision for future growth, reinforcing the intended surrounding land use and contributing to the long-term planning objectives of Athens-Clarke County.

PROPOSED USE + SITE DESIGN

The proposed development will consist of single-family and multi-family residences. Single-family buildings will be built on lots with a minimum acreage of 4,000 sf. Single-family residential units will have a minimum square footage of 1,200 square feet. Attached homes at the western end of the development are planned and will seamlessly blend into the single-family residential portion of The Brooks of Lexington. The proposed unit total will be 272 units.

Each lot will utilize public water systems as provided by Athens-Clarke County and public sewer on each residential lot. The development will be primarily accessed from Lexington Road, with an additional entrance connected to Pine Cone Place. The site will be equipped with all necessary utilities in accordance with the Athens-Clarke County Unified Development Code.

VEHICULAR ACCESS

The development will feature a primary access point with a right in and right out entrance off Lexington Road. Additionally, secondary access will be provided through the existing Pine Cone Place Road between Parcel 234C1 C023 and parcel 234C1 C032C. All lots will access internal streets. All access points will be designed and constructed in compliance with Athens-Clarke County ordinances and regulations.

TRAFFIC GENERATION

A Trip Generation Analysis has been prepared for the site by referencing the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition). The ITE is the industry standard source for providing and analyzing trip generation for various land uses. In summary, the analysis does not find any adverse impacts associated with the traffic generated by this development and the adjacent properties, streets, and intersections. The negligible increase in traffic will not negatively affect existing infrastructure. The following calculations are based on dwelling units.

LAND USE	ITE CODE	ADT 2-WAY (PAGE 219)	AM PEAK HOUR (PAGE 220)			PM PEAK HOURS (PAGE 221)		
			AM HOUR	IN	OUT	PM HOUR	IN	OUT
LEXINGTON ROAD (34 DWELLINGS)	210	406	30	8	22	41	25	16

IMPACT TO LOCAL TRAFFIC

Per Athens-Clarke County Traffic Data by Road Name, Lexington Road receives an Average Daily Trip volume of 25,500 vehicles. The additional 30 AM peak hour vehicles are a negligible increase, and the additional 41 PM peak hour vehicles are negligible to the existing infrastructure and will result in a negligible increase in overall density.

IMPACT TO SCHOOL SYSTEM

There are no reasons to believe that this rezoning would negatively impact the school system. As demonstrated in Figure 3, Athens Clarke County Schools have seen consistent decline over the last 8 years, with a decrease of 495 students, an average decline of 50 students per year. With the proposed addition of 152 units, it is projected that this could contribute approximately 1-2 students per home, adding around 304 students to the system. While this conflicts with the ongoing decline in growth, it reflects the pre-2017 average increase growth and would be well within the capacity of the school system to accommodate.

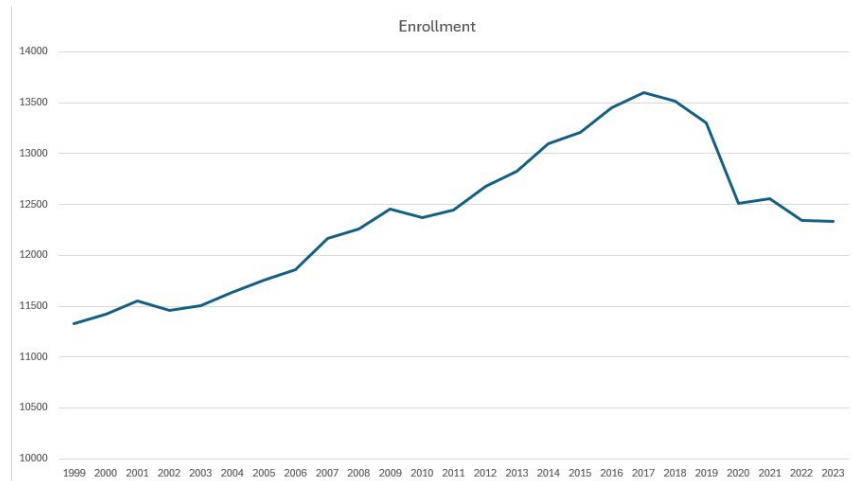


Figure 2 Total Enrollment Per Year Athens Clarke County Schools

Moreover, Athens-Clarke County Schools currently hold a 12:1 Student-Teacher Ratio, in comparison the national average has a 16:1 Student-Teacher Ratio. Gaines Elementary School has current enrollment of 545 and an 11:1 Student-Teacher Ratio, Hilsman Middle School has a current enrollment of 606 and a 11:1 Student-Teacher Ratio, and Cedar Shoals High School has a current enrollment of 1,537 and a 14:1 Student-Teacher Ratio. These schools are well-equipped to handle future enrollment such as a new neighborhood planned south of this property, will further contribute to growth in the area.

This thoughtful, phased development approach ensures both the housing market and the school system can grow in tandem, meeting the needs of new residents while maintaining a high quality of education for all students.

Reference:

Clarke County School District, Georgia. Ballotpedia. (n.d.). https://ballotpedia.org/Clarke_County_School_District,_Georgia#Students

UTILITIES + PUBLIC SERVICES

The proposed development will require domestic water and fire protection services, which will be provided by the Athens-Clarke County Utility Department. Dry utilities, including electricity, cable, and internet, will be coordinated with individual service providers as needed, in compliance with the Athens-Clarke County Unified Development Code. All planned and required utilities for the project will be installed underground to enhance reliability and aesthetics.

Water Supply: The development's water supply will be provided by Athens-Clarke County Utility Department. Water service is proposed to connect to an existing 8" water main along Pine Cone Place, as indicated by the red circle in Figure 4.

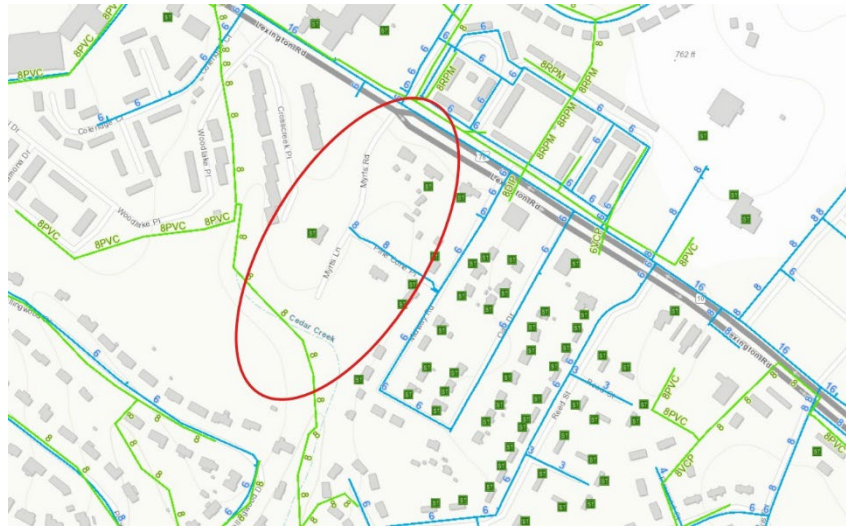


Figure 4: Existing Water Main Along Lexington Road

Probable Water Demands and Assumptions:

Single Family Residential: ASSUME 300 GPD/SFR

24 Single Family Homes Proposed

Multi-Family Residential: ASSUME 300 GPD/SFR

10 Quadplex Units Proposed

Formula: $300 \times 152 = 45,600$ GPD

PEAK HOUR DEMAND: 2.4×3 (Peak Factor) = 16 GPM

Note: Probable Water Demand and Peak Demand figures will increase during summer months with intense lawn sprinkler use if connected to the county supply line.

SEWAGE: Public sewer will be provided on the proposed residential lots.

EASEMENTS: Waterline easements and drainage easements will be dedicated to Athens-Clarke County. Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility connection.

STORMWATER MANAGEMENT

The proposed stormwater management system will be designed to meet local, state, and federal regulations and requirements. There are several proposed stormwater ponds dedicated to help control drainage throughout the development.

PROJECT IDENTITY + SIGNAGE

A proposed monument sign with the subdivision's name is proposed for the site.

AMENITIES + RECREATIONAL AREAS

There will be one recreation area dedicated within the proposed development as required by the proposed RM-2 zoning code. The property will have a designated area for a playground.

LAND DEDICATED FOR PUBLIC USE + OPEN SPACE PROVISIONS

The proposed access road is a portion of the property designated for public use. This development will provide a minimum of 5% of the total lot area in open space as part of this rezoning request.

SIDEWALKS, CURB AND GUTTER, + PEDESTRIAN CIRCULATION

The development will include privately maintained curb and gutter streets with a 50-foot right-of-way and required sidewalks throughout. Handicap-accessible ramps will be installed at all designated crosswalks to ensure compliance with accessibility standards. The pedestrian circulation plan is designed to balance vehicular and pedestrian traffic, enhancing walkability with a sidewalk fronting all Single-Family and Multi-Family Residential lots. Subtle grade transitions will facilitate smooth and accessible movement throughout the community. Sidewalks will be installed after home construction and the completion of all underground utility services.

ENVIRONMENTAL IMPACTS + BUFFERING

There are environmentally sensitive areas on this property. The area is in a minimal flood hazard zone as shown on the concept plan. A Stormwater Management Plan and Erosion Control Plan will be prepared to mitigate any necessary or expected offsite impacts during the construction process. A 25-foot creek buffer and a 75-foot ACC riparian buffer is required along the existing creek located within the property. These buffer zones will help to retain natural beauty and protect existing vegetation. All creek buffers will be permanently protected from further development after initial construction.

LIGHTING

Outdoor lighting (streetlights) may be provided for security purposes. Any proposed outdoor lighting fixtures for this development will be full-cutoff and fully shielded to minimize impact to surrounding properties. All lighting fixtures and layout shall adhere to all standards and specifications set forth in the Athens-Clarke County Code of Ordinances.

TRASH DISPOSAL + RECYCLING

All solid waste disposal and screening requirements deemed necessary shall be in accordance with the Athens-Clarke County Code and shall be applied for as development plans are submitted. Solid waste will be collected onsite by Athens-Clarke County solid waste disposal services and disposed of accordingly.

PROJECT SCHEDULE

The petitioners plan to complete the zoning efforts for the subject property by Summer of 2026 with construction beginning after all permits are completed.



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