

**AUGUSTA-RICHMOND COUNTY, GEORGIA PLANNING COMMISSION
STAFF REPORT**

Case Number: Z-23-10

Hearing Date: Monday, March 6, 2023

Prepared By: Lois Schmidt, Planner

Applicant: Bourne Properties Inc.

Property Owner: Debra Bourne

Address of Property: 2715 Mayo Road, Augusta 30907

Tax Parcel #: Tax Map: 006-0-013-00-0

Present Zoning: Zone R-1A (One-family Residential)

Neighborhood or Subdivision: N/A

Commission District: 7 (S. Frantom)

Super District: 10 (W. Guilfoyle)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Applicable Ordinance Section(s)
Zone R-1A (One-family Residential) to Zone R-1E (One-family Residential)	Townhome Development	Comprehensive Zoning Ordinance, Section 13

Summary of Request:

The subject property is a 5.33-acre vacant tract located approximately 300 feet southwest of the intersection of Stevens Creek Road and Mayo Road. The applicant is seeking a rezoning to allow development of 36 attached townhomes under the R-1E regulations. The proposed units will be developed in groups of 6 fronting an internal cul-de-sac that will enter at the northeastern end of the parcel closest to Stevens Creek Road.

Zoning History:

The property was granted a Special Exception in 2005 (Z-05-43) to allow single family residential units not to exceed 4 units per acre. This approval was subject to the following condition:

The minimum building line on all lots fronting Mayo Road be no less than 30 feet.

The development never materialized.

Across Mayo Road are two parcels. 2708 and 2710 Mayor Road, that were rezoned from A (Agriculture) to Zone B-1 (Neighborhood Business) in 1978 to allow for a retail florist. That change contained a reversion condition and the property has since reverted to the original A Zone. One lot is vacant and the other contains a single-family home. Immediately adjacent to the subject property is 821 Stevens Creek Road which was rezoned to B-1 (Neighborhood Business) with conditions in 2022 (Z-22-22) for a proposed office that has yet to materialize.

Comprehensive Plan Consistency:

West Augusta Character Area, as described within the 2018 Comprehensive Plan, is characterized by suburban development patterns largely dating from the 1950s and 1980s. There is a moderate-to-high degree of building separation, although some multi-family residential is scattered throughout the area.

Findings:

1. The subject property is a 5.33-acre vacant tract located approximately 300 feet southwest of the intersection of Stevens Creek Road and Mayo Road.
2. The applicant is seeking a rezoning to allow development of 36 attached townhomes under the R-1E regulations.
3. The conceptual site plan submitted with the application shows the units will be developed in groups of 6 fronting an internal cul-de-sac with a 60 ft. right-of-way. The townhome end units will have a width of 30 ft. while interior units are 25 ft. wide.
4. The area along Mayo Road is predominantly zoned R-1A and developed for single family detached residences. Brookfield Park and Pierce Grove Baptist Church are also located on Mayo Road. Both are also zoned R-1A.
5. The property was granted a Special Exception in 2005 (Z-05-43) to allow single family residential units not to exceed 4 units per acre. The development never materialized.
6. Public water serves the subject property.
7. Sanitary sewer is located at Sterling Road and Stevens Creek Road, east across Stevens Creek Road from the subject parcel. Augusta Utilities staff commented that details for the sewer connection will require engineered plans approved by the city at the developer's expense. The petitioner is aware that a lift station may be required.
8. The Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, identifies Stevens Creek Road as a collector street and Mayo Road as a local street. Access is proposed from Mayo Road which has a pavement width of approximately 21 feet and a 60 foot of right-of-way.

9. The intersection is served by a stop sign on the Mayo Road corner and there are no turn lanes on either Mayo Road or Stevens Creek Road serving this intersection.
10. Augusta Traffic Engineering approved the Preliminary Traffic Impact Worksheet with the comment that if the development had been much larger the outcome may have been different.
11. The subject property contains no floodplain or jurisdictional wetlands areas.
12. A concept plan and elevations were submitted with this application and are provided in this report.
13. Staff has received calls from area residents objecting to this petition.

Recommendation: The Planning Commission recommends **Denial** of the rezoning request.

Note: The staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.

**LETTER of INTENT for REZONING
and
PROJECT NARRATIVE**

for

Mayo Road Townhouses

12/21/2022

PARCEL I.D. NO. 006-0-013-00-0

Property Located at
**2715 Mayo Road
Augusta, Georgia 30907**

Property Owner
**Bourne Properties, Inc.
309 Pleasant Home Road
Augusta, GA 30907**

**EMC Project No.
December 21, 2022**



PROJECT NARRATIVE

BACKGROUND & GENERAL INFORMATION

Parcel ID No. 006-0-013-00-0 is located at 2715 Mayo Road, Augusta, GA. The parcel contains approximately 5.33 acres that undeveloped. The property is currently zoned R1-A. The purpose of this narrative is to describe the surrounding area and proposed improvements planned for the property in support of our request to rezone the property to R1-E. A map of the site and surrounding property is shown below.

SITE MAP



**ZONING & LAND USE**

Parcel I.D. No. 006-0-013-00-0 (subject parcel) is located at 2715 Mayo Road. It is currently zoned R1-A and is undeveloped. The parcel is owned by Deborah Bourne and has approximately 653 feet of frontage along Mayo Road.

Parcel I.D. No. 006-4-001-0-0 is located on the east side of the subject property and is owned by Wayne Brown. The property is zoned B-1 (Commercial) and is currently completely wooded and undeveloped.

The north side of the property is bounded by two large single-family residential lots, Parcel I.D. Nos. 006-0-013-02-0 & 006-0-013-07-0 (owned by a rental company) and both are zoned R-1A.

The west side of the property, parcel I.D. 006-0-013-06-0, is bound by a large residential lot owned by Thomas Fleming and zoned R1-A.

The south side of the property is bound by Mayo Road.





SITE DESCRIPTION

The subject property consists of approximately 5.33 acres and is undeveloped. Topography within the site slopes down from northwest to southeast and is generally rolling with grades at ranging from 7% to 10% with wetlands in the southwest corner as shown on the concept plan.

Public water and sanitary sewer are available to the site at Mayo Road. Electrical power and telecommunication services are also available at the site.

PROPOSED SITE IMPROVEMENTS:

Proposed improvements will be eight townhome structures of six units each and associated infrastructure, (utilities, access drives and paved parking).

Clearing and grading will be minimized due to the proximity of the wetlands. Any proposed fill will be permitted through the US Army Corps of Engineers. Landscaping in accordance with the City of Augusta landscaping ordinance is planned for this project. Applicable buffers and setbacks will be applied in accordance with City of Augusta ordinances.

A Preliminary Concept Site Plan prepared by EMC Engineering Services is included in this submittal.

Construction Timeline:

If this re-zoning request is approved, it is anticipated that the construction start date will commence shortly after all building and site plans have been approved and permits issued. Construction timeframe is estimated to be 9 to 12 months with completion in 2022.

PROJECT DATA

OWNER/DEVELOPER: BOURNE PROPERTIES, INC.
TAX MAP & PARCEL NUMBER: 008-013-00-0
PARCEL AREA: 5.23 AC
CURRENT ZONING OR CLASSIFICATION: R-1A
PROPOSED ZONING CLASSIFICATION: R-1E
PROPOSED LAND USE: TOWNHOUSE/RENTAL HOMES
NUMBER OF BUILDINGS: 36 UNIT BLDGS
NUMBER OF UNITS: 36 DWELLING UNITS
PARKING SPACES REQUIRED: 41, 30 SPACES @ 1.1, 11 SPACES @ 1.5
PARKING SPACES PROVIDED: 42 SPACES

PROJECT INFORMATION
PROPOSED LOT SIZE: 27' X 120' (END UNITS)
PROPOSED LOT SIZE: 27' X 120' (END UNITS)
PROPOSED LOT SIZE: 27' X 120' (END UNITS)
SIDE SETBACK: 5' (END UNITS)

CHANNELL RENTALS LLC
PIN: 008-013-07-0
ZONING: R-1A

DAVID HAMILTON
PIN: 008-013-02-0
ZONING: R-1A

THOMAS FLEMING
PIN: 008-013-06-0
ZONING: R-1A

WAYNE BROWN
PIN: 008-013-01-0
ZONING: B-1

MAYO ROAD 60' R/W

PRIVATE LIFT
STATION

CONCEPT PLAN

PROPOSED TOWNHOUSES
2715 MAYO ROAD
AUGUSTA, RICHMOND COUNTY GEORGIA
Prepared for:
BOURNE PROPERTIES, INC.



EMC ENGINEERING
SERVICES, INC.
4426 Columbia Road, Suite B
Marietta, GA 30067
Ph: (770) 863-8010
Fax: (770) 863-8011
augusta@emc-eng.com
www.emc-eng.com

ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

NO.	REVISION DESCRIPTION	DATE
0001		08/08/2022
0002		08/08/2022
0003		08/08/2022
0004		08/08/2022
0005		08/08/2022
0006		08/08/2022
0007		08/08/2022
0008		08/08/2022
0009		08/08/2022
0010		08/08/2022

PROJECT NO.: 22-8149
DRAWN BY: JAC
CHECKED BY: JAC
SURVEY DATE: N/A
SCALE: 1" = 20'
DATE: 2/15/2023

SHEET
1
OF 1

THE FLORENCE





ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director
John Ussery, PE, Assistant Director of Traffic

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 2715 Mayo Road

Tax Parcel Number: 006-0-013-00-0

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No

Proposed Development Less Than 20 Lots (Circle One): Yes or No; if "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property: 1) Mayo Road 3) _____
2) Stevens Creek (near) 4) _____

Volume on each existing street (AADT): 1) N/A 3) _____
2) 11,800 4) _____

Level of Service (LOS) on each street: 1) B 3) _____
2) C 4) _____

Land Use Type / Code (ITE Trip Generation): 215

Basis for Calculation (sq ft, # units, etc.): 36 units

Trips Generated by Proposed Development: 224

Adjusted street volumes based on trips generated:

1) N/A 3) _____
2) 12,024 4) _____

Projected Level of Service (LOS) on each street based on trips generated:

1) B 3) _____
2) C 4) _____

* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

** Utilize the website <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

*** Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

**** Use current edition of the ITE Trip Generation Manuals.

Official Use Only

Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or N

Date of Review: 2-15-23

Signature of Traffic Engineer or Designee: _____

Print Name: _____


Title: _____

Planning Commission
Z-23-10
March 06, 2023

2715 Mayo Road

Aerial

Legend

 Parcel of Interest



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/14/2023 bb21255

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 150 Feet



Request: A Change of Zoning R-1A (One-family Residential) to zone R-1E (One-family Residential) affecting property containing approximately 5.33-acres located at 2715 Mayo Road.
Name: Bourne Properties, Inc on behalf of Debra Bourne
Parcel: 006-0-013-00-0

Planning Commission
Z-23-10
March 06, 2023

2715 Mayo Road

Current Zoning

Legend

Parcel of Interest

Zoning Classification

A:

B-1: Neighborhood
Business

R-1A: One Family
Residential



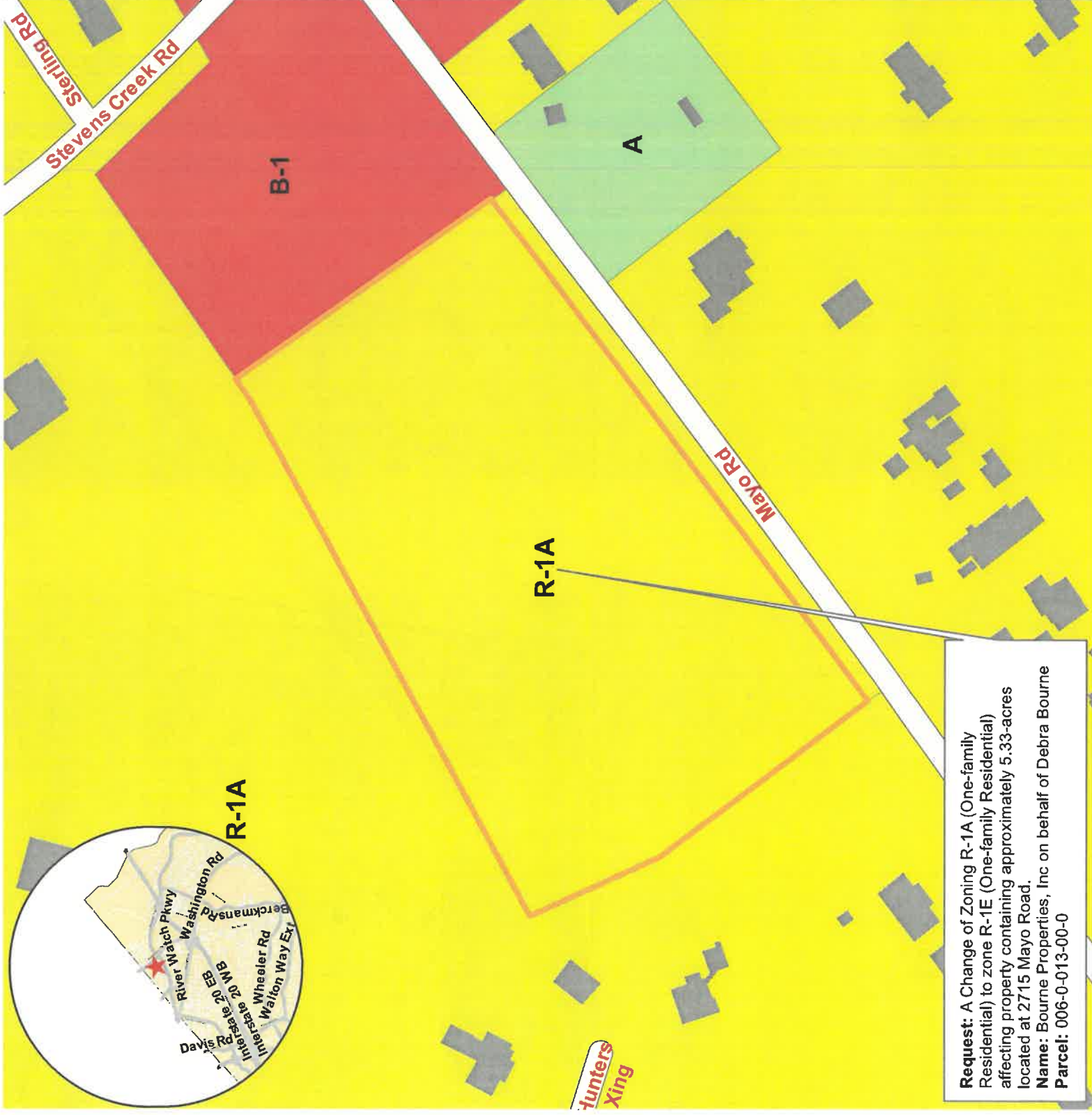
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Z-23-10
March 06, 2023

2715 Mayo Road

Future Zoning

Legend

Parcel of Interest

Zoning Classification

A: Agriculture

B-1: Neighborhood
Business

R-1A: One Family
Residential

R-1E: One Family
Residential



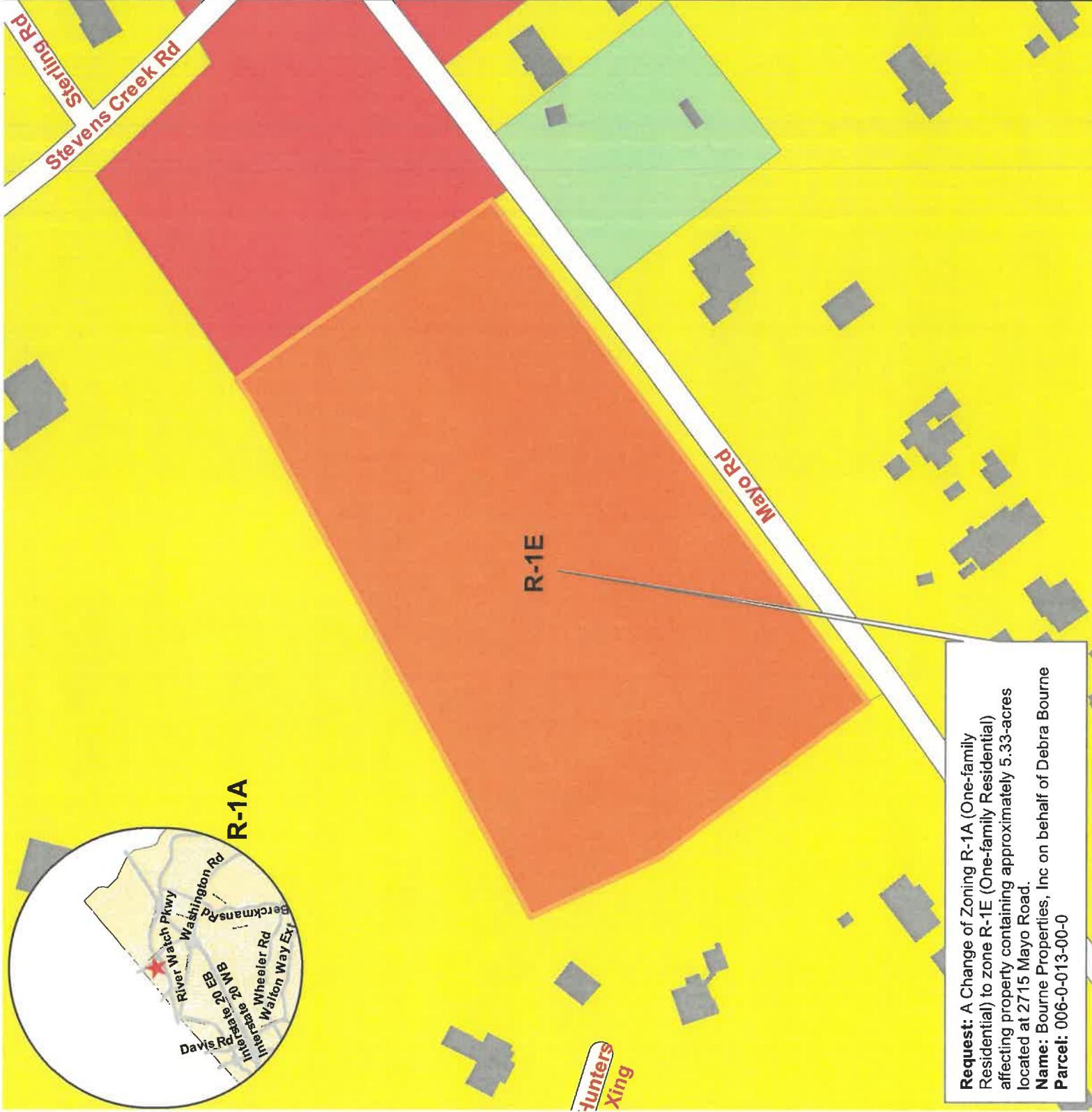
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Subject vacant property with view of Mayo Road

