

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

**Case Number:** Z-23-09

**Hearing Date:** Monday, March 6, 2023

**Prepared By:** Brian L. Kepner, Zoning Administrator

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**Applicant:** Jeremy Brackman

**Property Owner:** CSRA Homebuyer, LLC

**Address of Property:** 927 Russell Street, Augusta, Georgia 30909

**Tax Parcel #:** 045-1-046-00-0

**Present Zoning:** R-1C (One-family Residential)

**Commission District:** 1 (J. Jordan)

**Super District:** 9 (F. Scott)

**Fort Gordon Notification Required:** No

<b>Request</b>	<b>Proposed Use / Activity</b>	<b>Applicable Comprehensive Zoning Ordinance Section</b>
Rezone from R-1C to R-1D	Detached Single-Family Home	Section 9

**1. Summary of Request:**

The purpose of this rezoning request is to divide the property into two (2) parcels. The property is approximately 150 feet in depth with 125 feet of frontage on Russell Street containing approximately 0.43-acre. Standard lot width requirements in a R-1C zoning district are sixty (60) feet. The requested zoning change to R-1D allows for a minimum lot width of forty (40) feet. The owner is requesting to rezone the property to R-1D to allow him to divide the property with one lot having a road frontage of seventy-five (75) feet with the existing house and one lot having a road frontage of fifty (50) feet as indicated on the conceptual subdivision plat date January 3, 2023 and submitted with the application.

## **2. Comprehensive Plan Consistency:**

According to the 2018 Comprehensive Plan, the property is located within the Old Augusta Character Area. The 2018 Comprehensive Plan's vision for the Old Augusta Character Area will be to continue re-development in some neighborhoods and maintain stability in others, by removing deteriorated and dilapidated structures, and construct new or rehabilitate existing single-family housing. Recommended development patterns include infill of residential development at compatible densities with the surrounding area. The proposed use and subdivision of the parcel is consistent with historical patterns of development in Old Augusta.

## **3. Findings:**

1. According to the Richmond County Tax Assessor's Office, currently located on the property is a 2,880 square foot home built in 1906.
2. The property is not located within a historic district.
3. There are no previous zoning cases on file for the property.
4. The property is currently being served by public potable water and sanitary sewer.
5. Georgia Department of Transportation (GDOT) Functional Classification map, 2017 classifies Russell Street between Walton Way and Central Avenue as a local road. Transit routes and stops are located within a half a mile of the property, both on Walton Way and Central Avenue.
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
8. The residential block the property is situated in consists of single-family homes on lots ranging in width from fifty (50) feet to one hundred twenty-five (125) feet. Across the street is Richmond Academy. The surrounding area is zoned R-1C.
9. At one hundred twenty-five (125) feet the subject property is the widest lot on this block of Russell Street.
10. R-1C zoning requires a minimum lot frontage of sixty (60) feet. Four (4) of the thirteen (13) or 30% of the lots on this block of Russell Street where the property is located meet the required lot frontage of sixty (60) feet. The majority or 70% of the lots on this block of Russell Street are non-conforming. The current R-1C zoning of this area is inconsistent with the established development pattern of the neighborhood.
11. The rezoning of the property to R-1D would allow for the creation of lots with a minimum of forty (40) feet lot width frontage.
12. The referenced conceptual subdivision plat shows the property being divided with one lot having seventy-five (75) feet of frontage with the existing home and one vacant lot having fifty (50) feet of frontage.
13. The proposed subdivision of the property by the applicant creating the new lot with fifty (50) feet of frontage is consistent with 70% of the existing lots along this block of Russell Street and with the character and established land use pattern on this block of Russell Street and the Old Augusta Character Area.

14. The rezoning to R-1D would make it the only property in this block of Russell Street with this zoning designation.
15. The proposed subdivision of the property as shown on the submitted conceptual subdivision plat shows 6.21 feet from the existing home to the newly created north side property line. In accordance with Section 8-8(b) of the Comprehensive Zoning Ordinance the division of the property as presented would make the lot non-conforming as a ten (10) foot side setback from building to property line is required.

**Recommendation:** The Planning Commission recommend Approval of the rezoning request with the following conditions:

1. The owner shall first apply and obtain approval for a variance for the north side yard setback requirement for the lot containing the existing home prior to this rezoning application being placed on the agenda of the Augusta Commission for their approval.
2. The property shall be divided as shown on the conceptual subdivision plat dated January 3, 2023, submitted with the rezoning application with one lot consisting of the existing home at seventy-five (75) feet road frontage and the second lot with fifty (50) feet of road frontage and shall be recorded in the Clerk of Superior Court's Office before any building permits are issued to either property.
3. Development of the properties shall comply with all building and development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

**Note:** This 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**

The intent of this application is to subdivide 927 Russell St (Parcel # 0451046000) into two lots (Lot A and Lot B according to the attached survey). Lot A, with the existing house, to remain R1C zoning. The vacant Lot B to be zoned R1D, to allow for 50 feet of frontage.

The 50 feet of frontage matches 17 of the 22 properties on the 900 block of Russell St. Once subdivided and zoned R1D, the intent is to build a single family house on the vacant lot.

# STATE CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidence by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67



Reserved for Clerk of Court

## LEGEND

RBS REBAR SET  
RBF REBAR FOUND  
OTF OPEN TOP PIPE FOUND  
IPF IRON PIPE FOUND  
● PROPERTY CORNER

## ENVIRONMENTAL

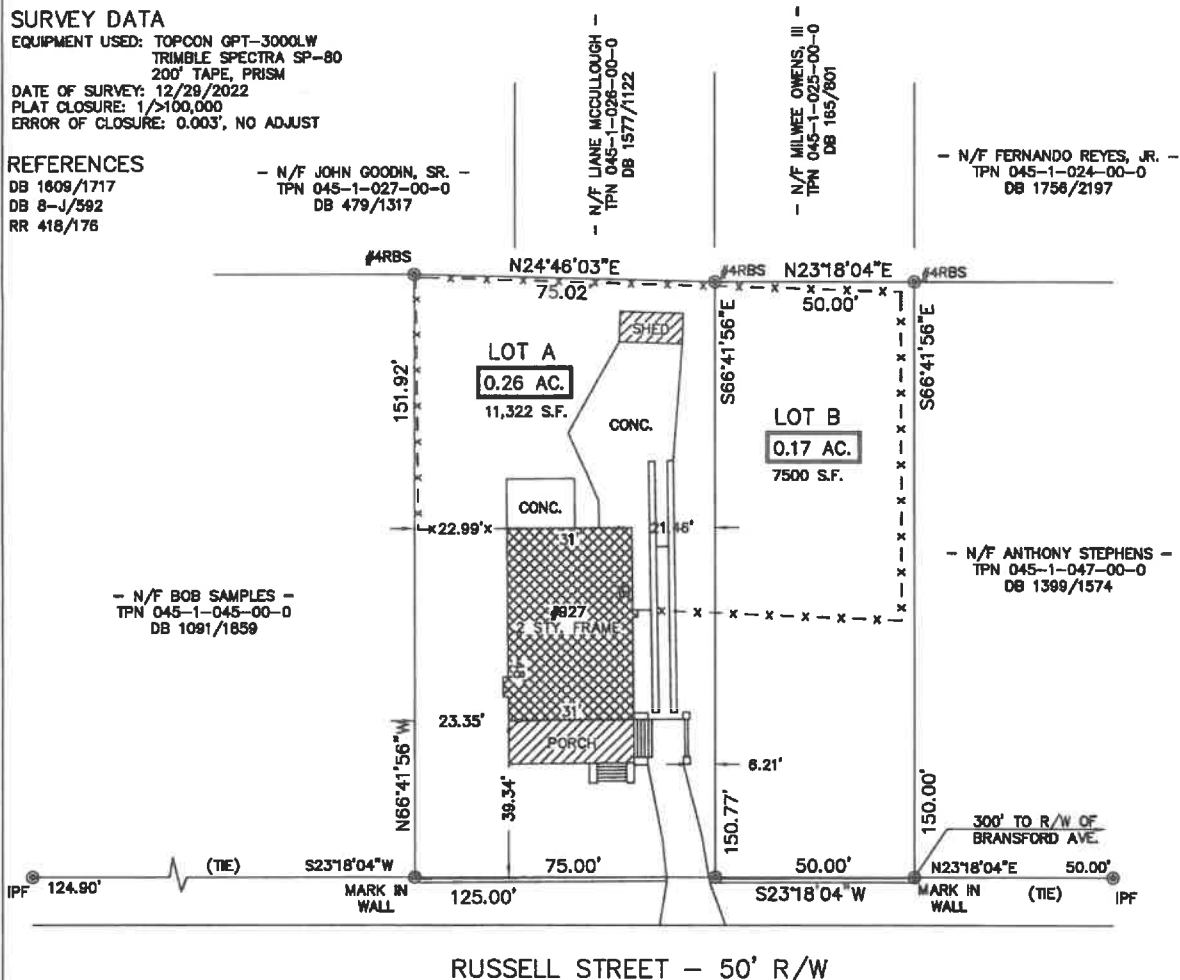
FLOOD PLAIN: NO  
ZONE: X  
FEMA PANEL: 13245C0110G  
DATE: 11/15/2019  
ZONING: R-1C

## SURVEY DATA

EQUIPMENT USED: TOPCON GPT-3000LW  
TRIMBLE SPECTRA SP-80  
200' TAPE, PRISM  
DATE OF SURVEY: 12/29/2022  
PLAT CLOSURE: 1/100,000  
ERROR OF CLOSURE: 0.003', NO ADJUST

## REFERENCES

- N/F JOHN GOODIN, SR. -  
DB 1809/1717  
TPN 045-1-027-00-0  
DB 479/1317  
RR 418/176



## SUBDIVISION PLAT FOR CSRA HOMEBUYER LLC

PROPERTY KNOWN AS 927 RUSSELL STREET, LOCATED IN THE CITY OF AUGUSTA  
G.M.D. 1269 TAX PARCEL No. 045-1-048-00-0

Prepared by  
**CAROLINA LAND SURVEYING, LLC**

Georgia Registered Land Surveyor No. 1880  
1934 HIGHWAY 57 NORTH, LITTLE RIVER, S.C. 29566  
Telephone: 803-648-1284  
email: mgraham@carolinalandsurveying.com  
jord@carolinalandsurveying.com

0 15 30 60  
Graphic Scale 1" = 30'

22-14109

STATE: GEORGIA

COUNTY: RICHMOND

JOB NO.: 22-14109

SCALE: 1" = 30'

FLD: JGA DRN: JGA CHK: TMG

DATE: 01 - 03 - 2023

FILE: R - STREET\PSK AYER











Planning Commission  
Z-23-09  
March 06, 2023  
927 Russell Street  
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  
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**Request:** A Change of Zoning R-1C (One-family Residential) to zone R-1D (One-family Residential) affecting property containing approximately 0.43-acres located at 927 Russell Street.  
**Name:** Jeremy Brackman  
**Parcel:** 045-1-046-00-0




Planning Commission  
Z-23-09  
March 06, 2023

927 Russell Street

Current Zoning

Legend

 Parcel of Interest

Zoning Classification

 R-1C: One Family Residential



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Augusta, GA Disclaimer

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0 50 Feet



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