

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

Case Number: Z-23-08

Hearing Date: Monday, March 6, 2023

Prepared By: Ryan Jones, Planner I

Applicant: Stratosphere Investments, LLC

Property Owner: Applicant

Address of Property: 3029 Cardinal Drive, Augusta, GA 30909

Tax Parcel #: 043-1-104-00-0

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

Neighborhood or Subdivision: Forest Hills

Commission District: 3 (C.S. McKnight) **Super District:** 10 (Wayne Guilfoyle)

Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Text
Rezone from R-1A to R-1B	Detached single-family homes	CZO, Section 10

1. Summary of Request:

This case pertains to an approximately 0.73-acre parcel along Cardinal Drive, just to the north of Wrightsboro Road near Daniel Field. Total structures on the parcel amount to 1,769 square feet, with the 1,213 square foot main building originally built in 1940. The parcel, which is not located in a historic district, is currently zoned R-1A (One-family Residential).

At present, the subject parcel is approximately 200 feet deep with 150.82 feet of street frontage. The applicants wish to demolish the home on site, subsequently subdividing the parcel into two equal lots with 75.41 feet of frontage. These lots would then be sold individually as “raw land”, per the letter of intent.

To achieve these ends, the applicants initially applied for, and received, rezoning of this property from R-1 to R-1A. This was done with the understanding that the subject parcel featured 160, and not just over 150, feet of street frontage. At a minimum frontage of 80 feet, R-1A zoning represented the least intensive rezoning the applicants could apply for in order to split the parcel legally.

Upon formal land surveying (which was only conducted subsequent to the rezoning process) it was discovered that there was discrepancy between historical platting of the parcel and the actual dimensions. The parcel, while over 160 feet wide at the rear, is only 150.82 feet wide at its frontage along Cardinal Drive. This requires the applicant to seek an additional upzoning to R-1B, in order to remedy the errant rezoning to R-1A. The R-1B zone carries a minimum frontage of seventy-five (75) feet, which the proposed parcel split would satisfy, as well as a

minimum lot area of 7,500 square feet. The proposed parcels would each more than double this areal minimum.

While Cardinal Drive (with the exception of the subject parcel) is entirely zoned R-1, most parcels on that street are nonconforming with current regulations. Assuming the subject parcel is split as proposed, 43 parcels carry a Cardinal Drive address. Were these parcels assessed and assigned a zone today based on Comprehensive Zoning Ordinance regulations, only eight (8) would be classified as R-1. Twenty-four (24) parcels would be classified R-1A, three (3) would be classified R-1B, seven (7) would receive R-1C zoning, and one (1) parcel would be zoned R-1D. Furthermore, none of the parcels adjacent to the subject parcel along Cardinal Drive would receive R-1 zoning. Therefore, while an R-1B designation is unprecedented on Cardinal Drive, the parcel split proposed by the applicants is perfectly in character with neighboring lots.

2. Zoning History:

The parcel is situated in an R-1A (One-family Residential) zone. The subject property was initially rezoned from R-1 to R-1A, with the Planning Commission recommending approval in a 6-3 vote at their meeting on November 7, 2022, and the Augusta Commission unanimously concurring with the recommendation at their meeting on November 15 (*Case Z-22-63*).

3. Comprehensive Plan Consistency:

These parcels can be identified as part of the Old Augusta character area. While this particular neighborhood is relatively affluent, several Old Augusta neighborhoods have been identified as clusters of disinvestment, poverty, and/or unemployment. Old Augusta consists of neighborhoods that developed prior to the Second World War, and therefore reflect defining characteristics of “traditional neighborhoods”. Such characteristics include:

- small or irregularly shaped lots
- diverse housing types
- moderate residential density
- public transit access
- buildings closer to the front of property lines
- narrow setbacks between buildings
- neighborhood-scale businesses
- sidewalks and street trees
- civic/institutional uses scattered throughout the area

The proposed use and subdivision of the parcel is consistent with historical patterns of development in Old Augusta.

4. Findings:

1. The applicant requests R-1B zoning for the parcel at 3029 Cardinal Drive.
2. The 0.73 acre parcel, located north of Wrightsboro Road near Daniel Field, is presently zoned R-1, with a stucco home on site originally built in 1940.
3. The applicant seeks to demolish the home and subdivide the approximately 150 foot wide parcel into two 75 foot wide parcels.

4. Parcels of this width require R-1B zoning; the minimum street frontage for an R-1A lot is 80 feet.
5. The two new parcels would then be sold by the owner as “raw land”, per the applicant’s letter of intent.
6. The applicant previously received a rezoning from R-1 to R-1A from the Augusta Commission on November 15, 2022 following a recommendation of approval from the Planning Commission, under the pretense that the total lot frontage was 160 feet and not just over 150 feet.
7. While the parcel would be the only R-1B property along Cardinal Drive—all parcels addressed to this road are zoned R-1—this novelty is the result of a high degree of nonconformity in the neighborhood’s zoning scheme. Over 75 percent of parcels on Cardinal Drive lack the necessary frontage for R-1 designation.
8. The site, located in Old Augusta, features both water line and sewer access.
9. It is along Cardinal Drive, a local road per GDOT functional classification.
10. Augusta Transit Routes 1 and 7 run along Wrightsboro Road, with a stop near the subject parcel at the corner of Wrightsboro and Magnolia Drive.
11. There are no floodplains or wetlands located on the property. Topography is fairly flat, ranging from 432 to 444 feet above sea level.
12. This parcel would cohere with patterns of residential development along Cardinal Drive, and with broader land use patterns in the Old Augusta character area.

Recommendation: The Planning Commission recommend Approval of the rezoning request, with the following condition:

1. Each proposed lot shall have at least 75 feet of road frontage, in accordance with Section 10-1(b) of the Comprehensive Zoning Ordinance of Augusta, Georgia as amended.

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

City of Augusta, GA
Department of Planning & Development
Planning Division
535 Telfair Street
Suite 300
Augusta, GA 30901
706-281-1796

To Whom It May Concern: This is a letter of intent to officially request the re-zoning of 3029 Cardinal Drive, Augusta, GA 30909, from its current "R-1" Zoning Classification to a new zoning classification of "R-1B". The intended purpose of the owner is to demolish the current structure on site and once re-zoned into "R1-B", the owner will then sub-divide the existing lot into two separate lots consisting of 0.36 Acres each. Lots will each have 75.41' of frontage, which meets the lot width requirements for an "R-1B" Zoning Designation. Owner then intends to sell the individual lots as raw land.

Sincerely,
Stratosphere Investments, LLC.

ACCORDING TO FEMA FIRM PANEL
NUMBER 13245C0110G, MAP DATE
11/15/2019, THIS PROPERTY IS NOT
LOCATED IN A 100 YEAR FLOOD PLANE

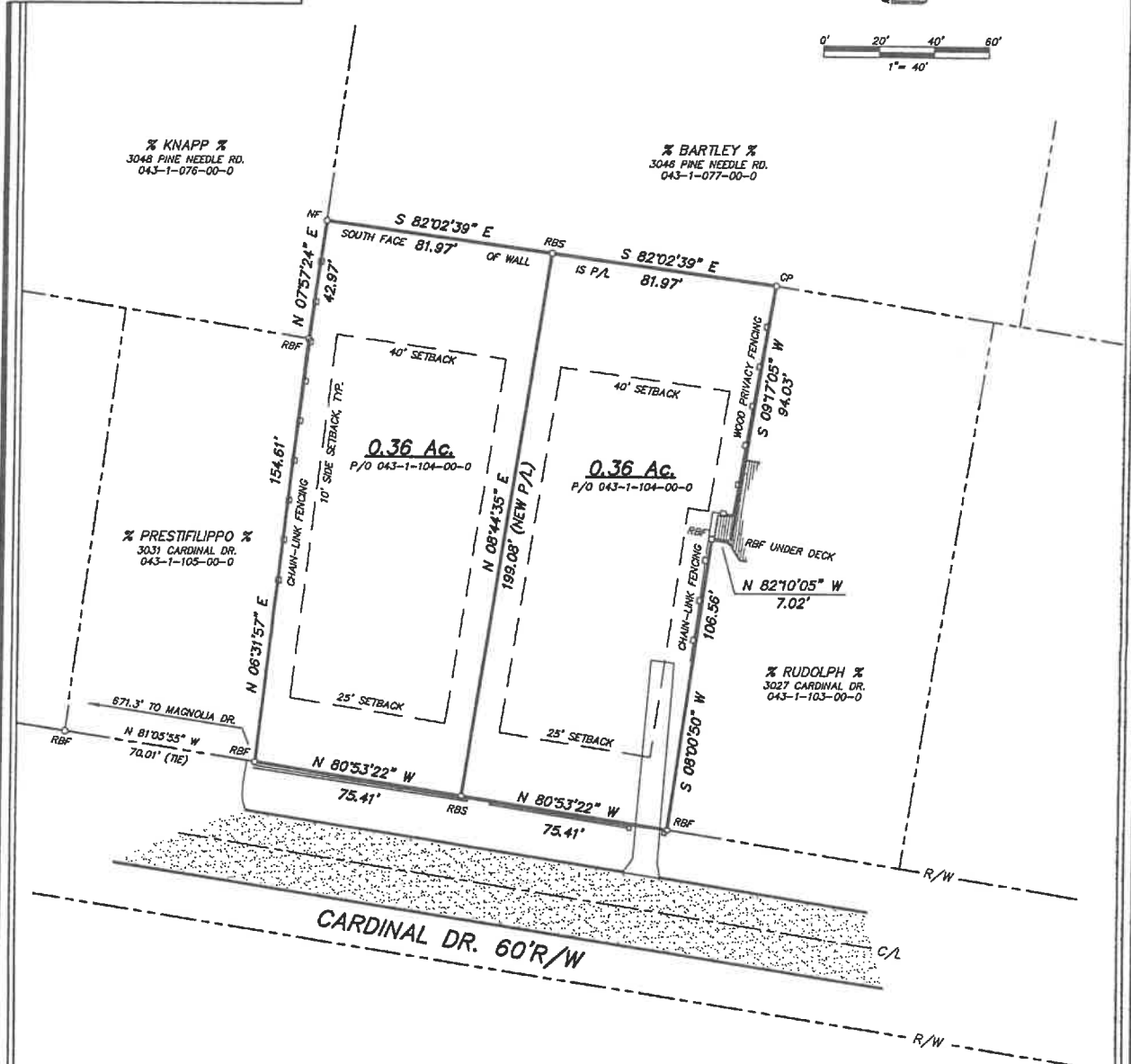
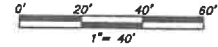
THIS PROPERTY MAY BE SUBJECT TO SETBACKS
RESTRICTIONS AND/OR OTHER EASEMENTS NOT
SHOWN HEREON BUT MAY BE RECORDED
IN THE CLERK OF COURTS OFFICE

REFERENCE:
REALTY BOOK 130, PAGE 435
REALTY REEL 135, PAGE 1976

SURVEY DATA:
THIS SURVEY WAS PERFORMED FROM RADIAL LOCATION
WITH AN ANGULAR ERROR OF LESS THAN 5" / ANGLE

NO ADJUSTMENT WAS PERFORMED
PLAT CLOSURE: LESS THAN 1"/10,000'
INSTRUMENTATION: ROBOTIC TOTAL STATION

FOR COUNTY USE



SURVEYOR 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 evidenced 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 and as set forth in O.C.G.A. Section 15-6-67.

BY: Donald Bradley Foster DATE: 1/25/23
DONALD BRADLEY FOSTER, PLS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3191

Legend

RBF RE-BAR FOUND
RBS RE-BAR SET
OTF OPEN TOP PIPE FOUND
NF NAIL FOUND
CP COMPUTED POINT
R/W RIGHT OF WAY
C/L CENTERLINE
B/C BACK OF CURB



PLAT
FOR

**STRATOSPHERE
INVESTMENTS, LLC**

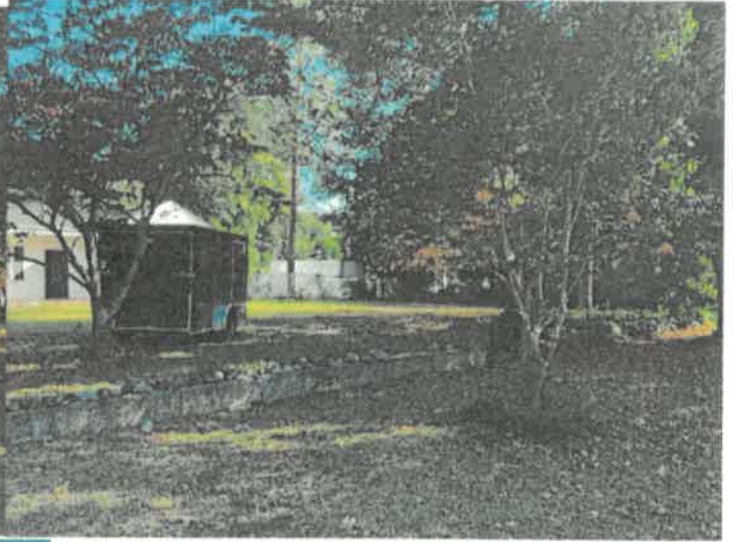
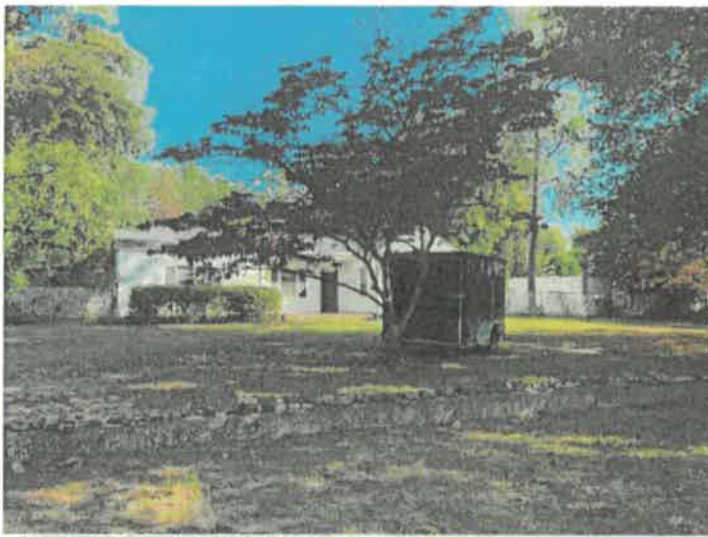
SHOWING A SUBDIVISION OF PARCEL 043-1-104-00-0

AUGUSTA LAND SURVEYING, LLC

820 STEVENS CREEK RD. AUGUSTA, GA 30907 706-284-9578
LAND SURVEYING FIRM - LICENSE #LSF001116 (EXP. 6/30/2024)

STATE: GEORGIA
COUNTY: RICHMOND
TPN: 043-1-104-00-0
ZONING: R-1A

SCALE: 1" = 40'
DWN BY: WRT, Jr.
FLD: ALS CHK: BF
DATE: 01-25-2023





Planning Commission
Z-23-08
March 06, 2023

3029 Cardinal Drive

Aerial

Legend

 Parcel of Interest



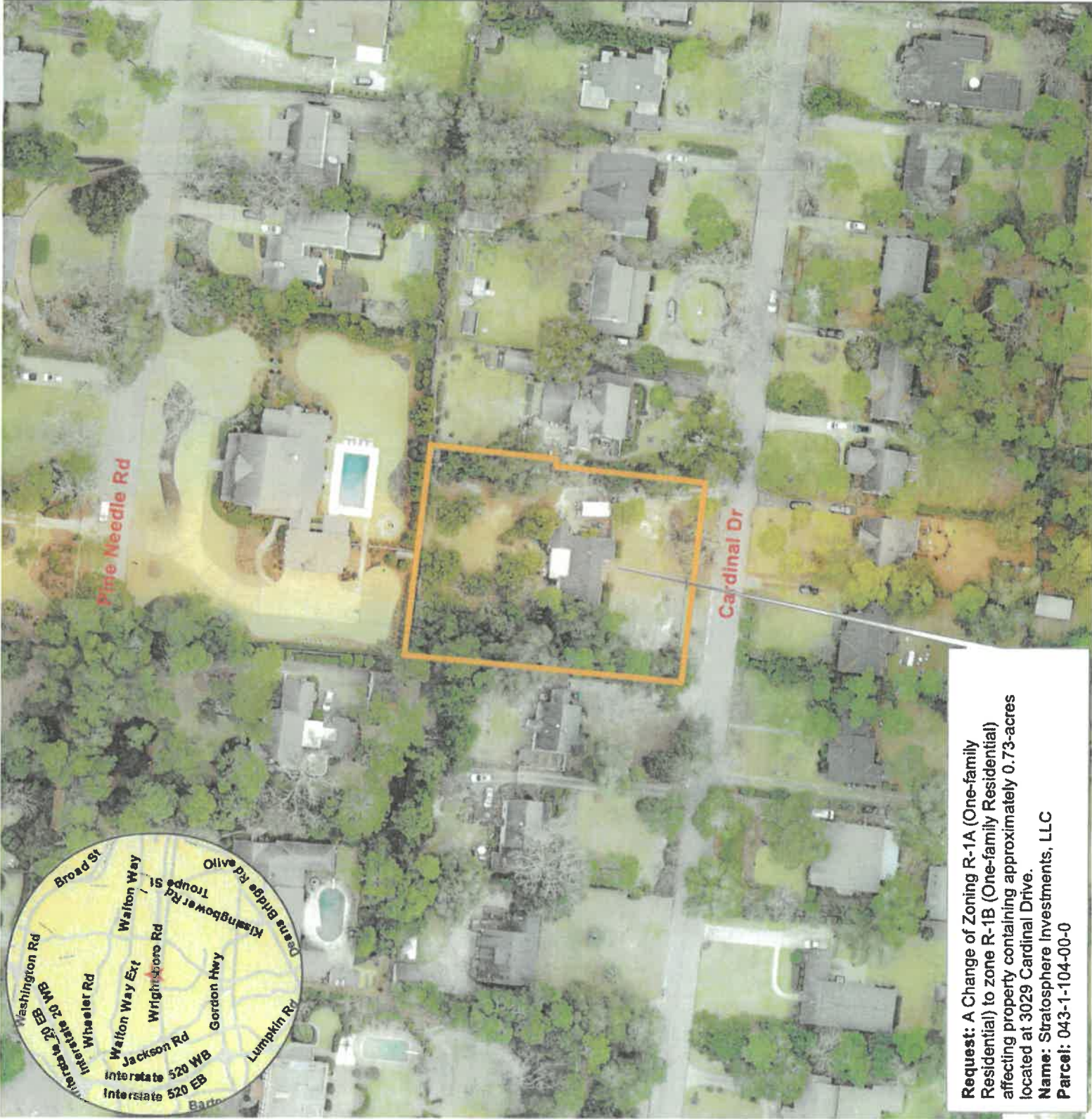
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/14/2023 bb21255

Augusta, GA Disclaimer

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0 100 Feet



Request: A Change of Zoning R-1A (One-family Residential) to zone R-1B (One-family Residential) affecting property containing approximately 0.73-acres located at 3029 Cardinal Drive.
Name: Stratosphere Investments, LLC
Parcel: 043-1-104-00-0

Planning Commission
Z-23-08
March 06, 2023

3029 Cardinal Drive

Current Zoning

Legend

Parcel of Interest

Zoning Classification

R-1: One Family
Residential

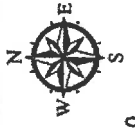
R-1A: One Family
Residential



Produced By: City of Augusta
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0 100 Feet



Request: A Change of Zoning R-1A (One-family Residential) to zone R-1B (One-family Residential) affecting property containing approximately 0.73-acres located at 3029 Cardinal Drive.
Name: Stratosphere Investments, LLC
Parcel: 043-1-104-00-0

Planning Commission
Z-23-08
March 06, 2023

3029 Cardinal Drive

Future Zoning

Legend

Parcel of Interest

R-1B: One Family
Residential

Zoning Classification

R-1: One Family
Residential

R-1A: One Family
Residential



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0 100 Feet

