

Hearing Date: April 1, 2024

Case Number: SE-24-05

Applicant: Augusta's Historic Cottage Cemetery, Inc.

Property Owner: Augusta's Historic Cottage Cemetery, Inc.

Property Address: 1775 Marvin Griffin Road

Tax Parcel No(s): 134-1-002-00-0

Fort Eisenhower Notification Required: N/A

Commission District: District 6: Tony Lewis

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1C (One-family Residential) to LI (Light Industry)	Cemetery	Section 26-1(m)

SUMMARY OF REQUEST:

The petition seeks a special exception for a 1.61 acre-tract currently situated in the R-1C zone. The applicant has also requested LI for zoning consistency along Marvin Griffin Road. The special exception will legitimize the existing cemetery situated on the property. No future development is planned for the site.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the South Augusta Character Area. The vision for South Augusta is to promote a blend of residential and non-residential uses. Congestion and high density are to be avoided. The proposed rezoning of the cemetery to LI is consistent with aspects of the 2023 Comprehensive Plan.

FINDINGS:

1. The parcel is adjacent to other industrial properties.
2. Adjacent zoning: West: LI (Light Industry) | North: R-1C (Single -Family Residential) South: LI (Light Industry)
3. The subject property is not within a flood zone.
4. Public water and sewer are present.
5. Public transit is unavailable near the subject property.
6. The adjacent road is a principal arterial route.
7. The Level of Service (LOS) for this segment of Marvin Griffin Rd is a C.
8. There are no previous zoning cases.

RECOMMENDATION: The Planning Commission recommends **APPROVAL** of the special exception request with the following condition:

1. The use of the property shall be limited to a cemetery.

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.



**TROTTER
JONES LLP**

William A. Trotter, III
James B. Trotter
David C. Jones
J. Noel Schweers III
Michael L. Downing, Jr.

February 26, 2024

Via Hand Delivery

Ms. Carla Delaney
Director, Augusta Richmond County
Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901

RE: Letter of Intent for Rezoning Application for 1775 Marvin Road, Augusta,
Georgia, Tax Parcel Number 134-1-002-00-0

Dear Carla:

Enclosed please find a Rezoning Application for the above-referenced property. As you are aware, my client does not intend to redevelop this parcel or change its use.

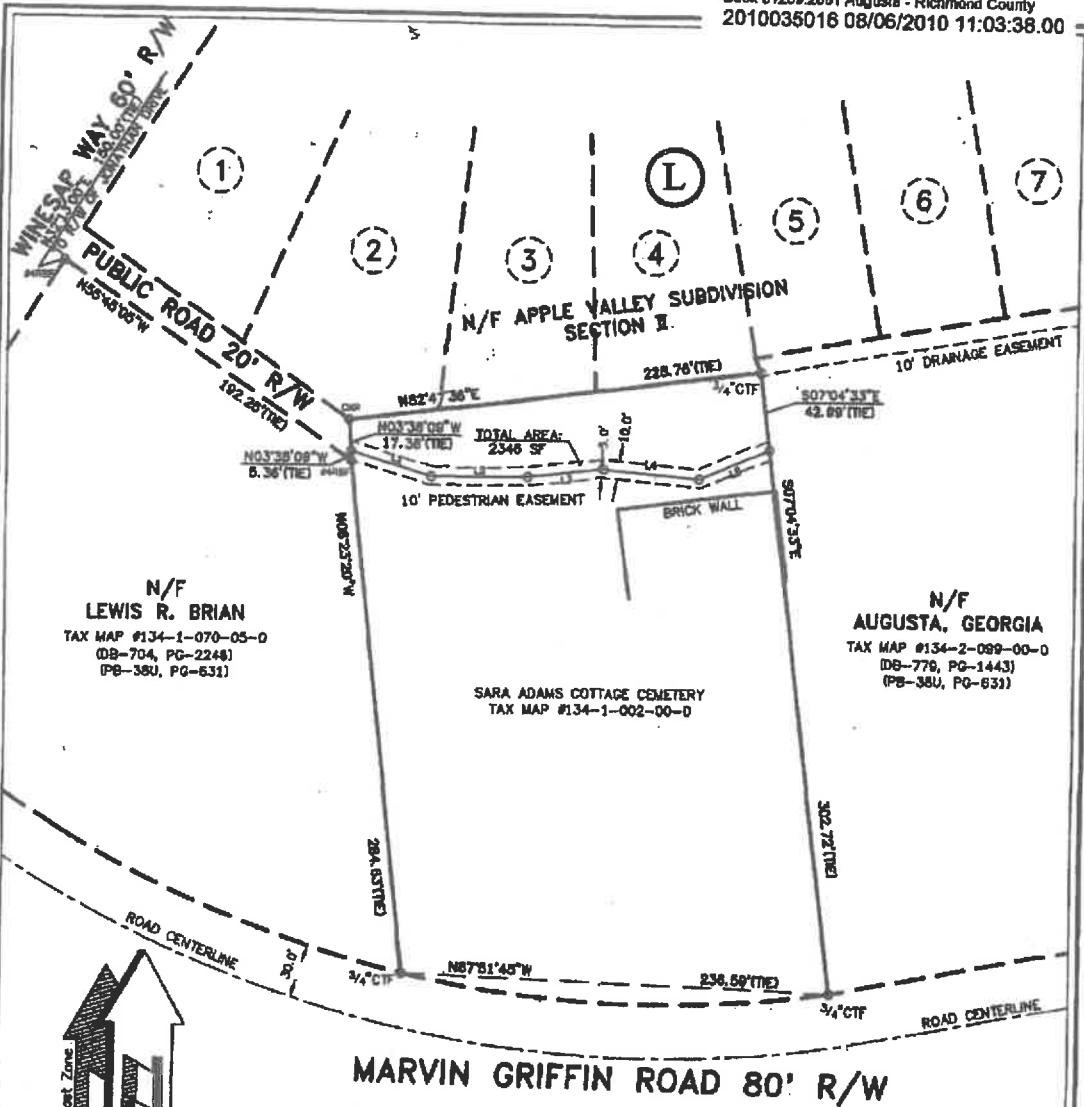
The property is currently zoned R3-C, although it is the only parcel on Marvin Griffin Road that is zoned for residential use. All other parcels are zoned either HI (Heavy Industry) or LI (Light Industry). The rezoning will result in all parcels on Marvin Griffin Road being zoned for industrial use.

Please let me know if you need any additional information to consider this Application.

Sincerely,

J. Noel Schweers, III

Enclosures



LEGEND

SF SQUARE FEET
PB PLAT BOOK
DB DEED BOOK
PG PAGE
CTF CRUMPLED TOP IRON FOUND
NIF REBAR FOUND

TECHNICAL DATA

DATE OF SURVEY - MARCH, 2009
EQUIPMENT USED - THEODOLITE & E.D.M.
ANGULAR PRECISION - 5" PER ANGLE
FIELD PRECISION - 1 in 25,000
PLAT CLOSURE - 1 in 88,079
COMPASS ADJUSTMENT

APPROVED SUBMISSION

Date: 10-31-09
BY: [Signature]
BY AUTHORITY OF: [Signature]
COUNTY PLANNING COMMISSION

REFERENCES:

1. PLAT OF APPLE VALLEY SECTION 2 PREPARED FOR KNOX REALTY INVESTMENT CORP. BY BALDWIN ENGINEERING CO. DATED OCTOBER 18, 1985.
2. PLAT OF PROPERTY FOR MEADOWLARK CORP. BY BALDWIN & CRANSTON ASSOCIATES INC. DATED FEBRUARY 10, 1971.
3. TOPOGRAPHIC MAP BY TOOLE ENGINEERING DATED FEBRUARY 25, 2003.

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	46.72'	S73°20'23"E
L2	52.87'	N89°35'41"E
L3	42.02'	N83°28'04"E
L4	53.24'	S84°31'00"E
L5	42.40'	N88°52'11"E

Filed in this office:
Augusta - Richmond County
08/06/2010 11:03:38.00
ELAINE C. JOHNSON
Clerk of Superior Court



3/20/09

Easement Plat

FOR

Augusta, Georgia

SHOWING A 10' PEDESTRIAN EASEMENT TO BE ACQUIRED FROM THE SARA ADAMS COTTAGE CEMETERY LOCATED IN THE 89th G.M.D.
Augusta, Richmond County, Georgia



SCALE IN FEET

SCALE: 1" = 60'

MARCH 20, 2009

PREPARED BY

Cranston Engineering Group, P.C.
ENGINEERS - PLANNERS - SURVEYORS

458 ELLIS STREET, AUGUSTA, GEORGIA 30601
POST OFFICE BOX 2546, AUGUSTA, GEORGIA 30608
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2009-0047

Planning Commission
SE-24-05
April 1, 2024

1775 Marvin Griffin Road

Aerial

Legend

 Subject Property



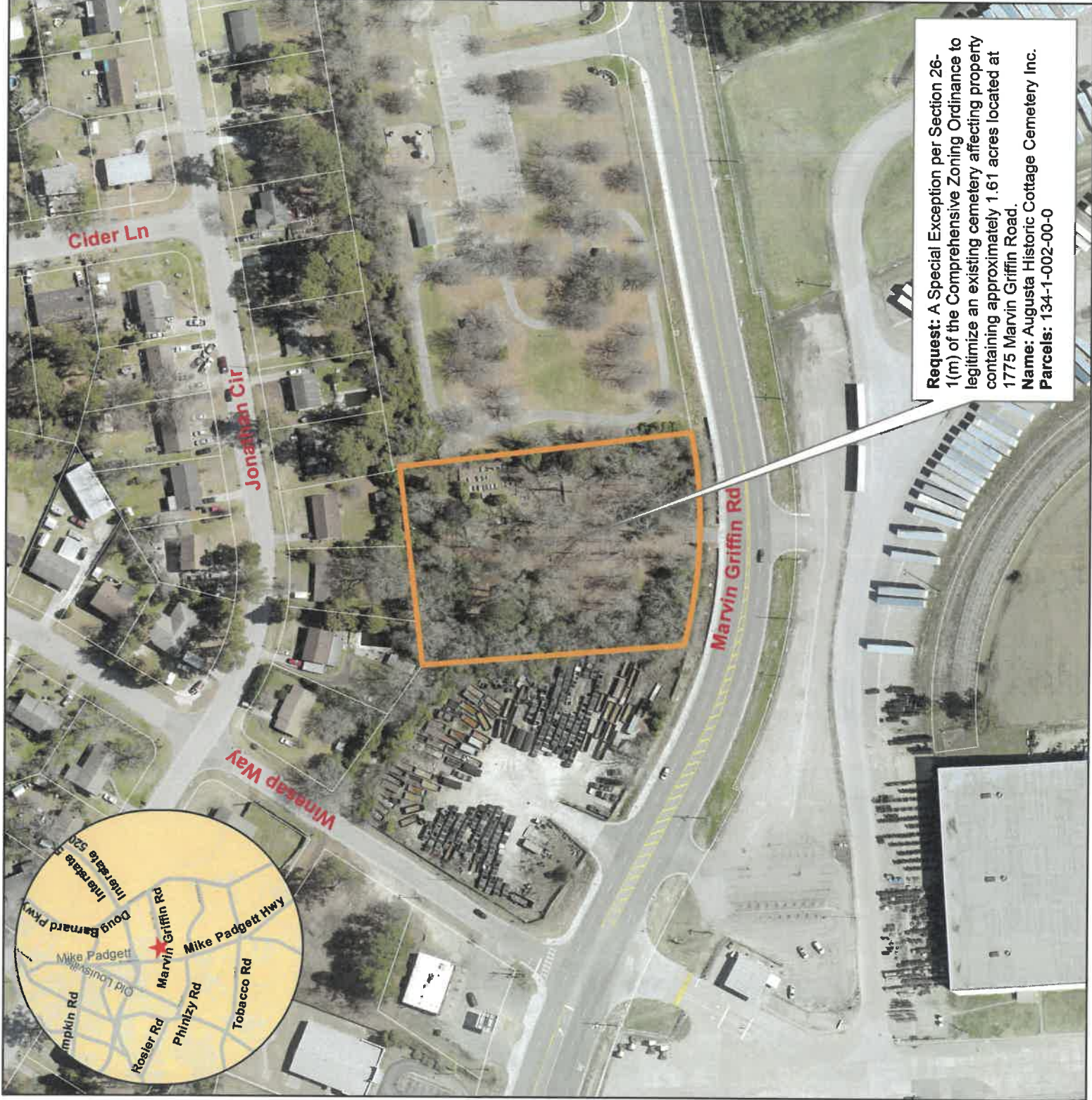
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
3/11/2024 MH18072

Augusta, GA Disclaimer

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0 200 Feet



Planning Commission
SE-24-05
April 1, 2024

1775 Marvin Griffin Road

Current Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

HI: Heavy Industry

LI: Light Industry

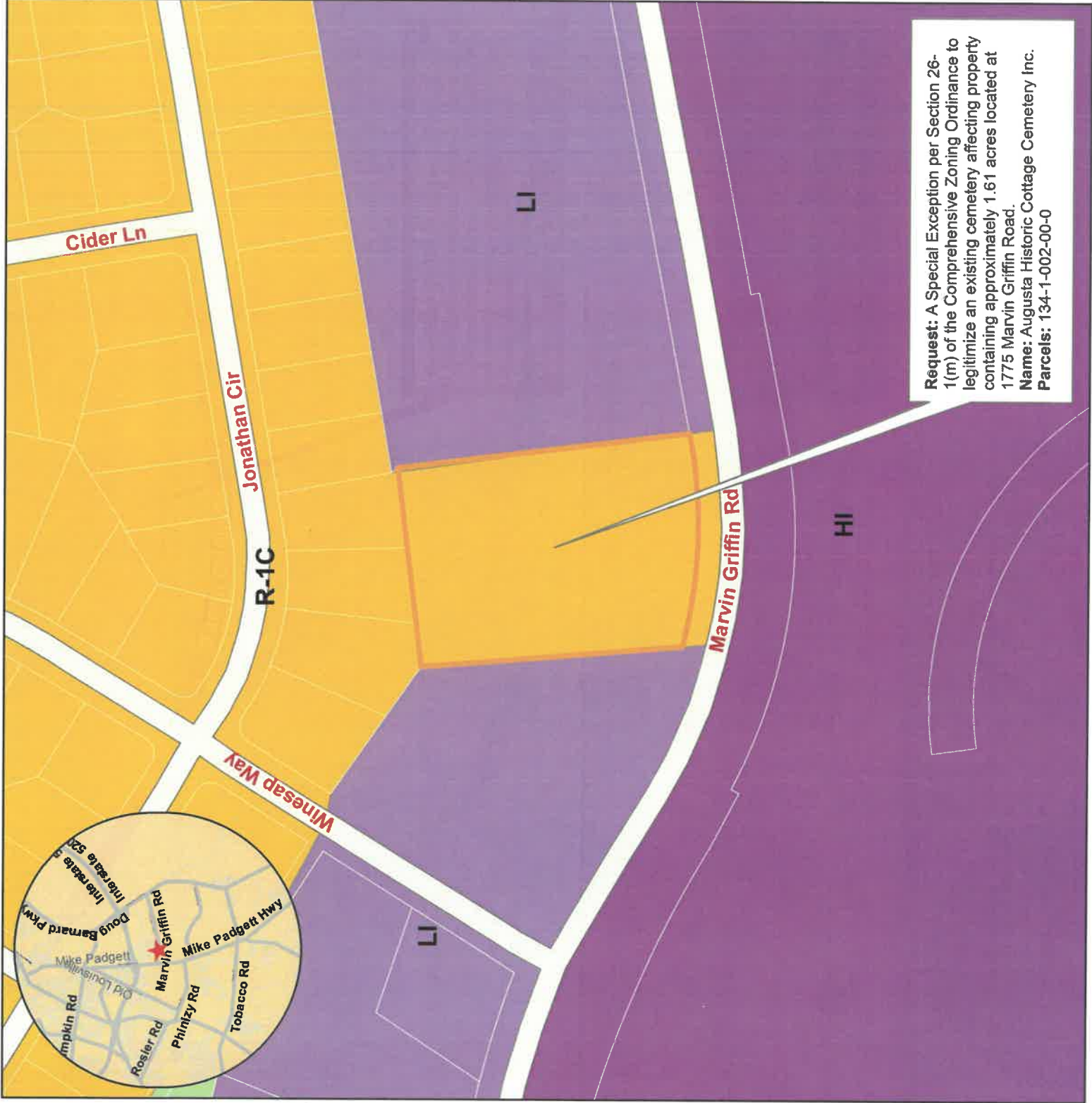
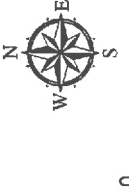
R-1C: One Family
Residential



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Request: A Special Exception per Section 26-1(m) of the Comprehensive Zoning Ordinance to legitimize an existing cemetery affecting property containing approximately 1.61 acres located at 1775 Marvin Griffin Road.
Name: Augusta Historic Cottage Cemetery Inc.
Parcels: 134-1-002-00-0

