

Hearing Date: September 3, 2025

Case Number: Z-25-32

Applicant: Rickita Clemmons

Property Owner: Home Investment Solutions, LLC

Property Addresses: 2223 Sullivan Road

Tax Parcel No: 072-3-057-00-0

Current Zoning: A (Agriculture)

Fort Eisenhower Notification Required: N/A

Commission District 2: Stacy Pulliam

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION
Rezoning from A (Agriculture) to R-3A (Multiple-Family Residential)	Fourplex	Section 15-1

SUMMARY OF REQUEST:

The applicant seeks to rezone a 0.48-acre tract from A (Agriculture) to R-3A (Multiple-Family Residential) to develop a fourplex located at 2223 Sullivan Road. The parcel currently is undeveloped vacant land and situated in the Wilkinson Gardens neighborhood.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is located within the South Augusta Character Area. The vision for South Augusta reflects a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency. This request is not consistent with aspects of the Comprehensive Plan.

FINDINGS:

1. The property has 100 feet of road frontage along Sullivan Road.
2. The property satisfies the minimum lot width of 80 feet as the property is 100 feet wide.
3. The property satisfies the minimum square footage area of 10,000 square feet as the total area of the property is 20,800 square feet.

4. The conceptual site plan submitted with the application for the proposed fourplex shows that the proposed location of the structure will meet the required setbacks for R-3A zoning.
5. The conceptual site plan submitted with the application shows that the entrance for the proposed fourplex will face Sullivan Road near the intersection of Hollis Road.
6. R-3A zoning requires 2.25 to 2.5 parking spaces per dwelling unit for a total of 9 off-street parking spaces. The conceptual site plan only shows 6 parking spaces. A parking variance will be required should the developer not provide the necessary parking.
7. There are no sidewalks on Sullivan Road.
8. The property has access to public potable water and public sanitary sewer.
9. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
10. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
11. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Sullivan Road is classified as a local road.
12. Public transit is available to the east on Milledgeville Road approximately 1,500 feet (0.28 miles) walking distance from the property.
13. Most of the surrounding properties on this block are zoned R-1A (One-Family Residential) consisting of single-family homes ranging in size from approximately 0.24-acre to 0.46-acre. The parcels immediately to the east of the property are zoned, R-2 (Two-Family Residential) and R-3C (Multiple-Family Residential), respectively. Approximately 240 feet to the north along the south right-of-way line of M L King Blvd properties are currently zoned B-1 (Neighborhood Business) and B-2 (General Business).
14. The proposed rezoning is not consistent with the 2023 Comprehensive Plan.
15. At the time of the completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at the time of the completion of this report.

Engineering Comments:

- "Detention pond required when submitting as a site plan."

Utilities Comments:

- None received at the time of the completion of this report.

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request with the following conditions:

1. Should the applicant not provide the additional 2 required parking spaces, then they must obtain approval of parking variances prior to the submission of the Site Plan review process.
2. The applicant must submit a Site Plan that delineates design and building materials that are both compatible and complementary to the existing single-family homes within the Wilkinson Garden neighborhood. The design and building materials must be approved by the Director of Planning and Development or their appointed designee.
3. Approval of this rezoning request does not constitute approval of the conceptual plan Site Plan submitted with the rezoning application. The proposed development shall obtain site plan approval and compliance with the site plan regulations of Augusta, Georgia, prior to construction commencing on the property.
4. The development of the property shall comply with all development standards and regulations set forward 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.

Rickita Clemmons (Home Investment Solutions LLC)

2223 Sullivan Rd

Augusta, GA 30901

804-475-6535

Clthomeis@gmail.com

Date: July 2, 2025

To:

Planning and Development Department

City of Augusta – Richmond County

535 Telfair Street, Suite 300

Augusta, GA 30901

RE: Letter of Intent for Rezoning Application – Parcel Currently Zoned A (Agriculture) to R-3B (Multiple-Family Residential)

Dear Planning and Zoning Commission,

I am writing to formally submit my intent to rezone the parcel located at parcel 072-3-057-00-0 from A (Agriculture) to R-3B (Multiple-Family Residential) in accordance with the City of Augusta and Richmond County zoning regulations. My proposed development involves the construction of a four-family residential structure (quadplex), with each unit designed to include two bedrooms and two bathrooms.

Project Overview

The proposed quadplex will feature a thoughtful and modern design that aligns with current housing needs in the region. Each unit will be approximately 894 sq ft, providing comfortable, functional living spaces ideal for small families, young professionals, and individuals seeking affordable and well-located housing options.

Justification for Rezoning

This request addresses multiple key needs and strategic goals for the City of Augusta:

- **Meeting Housing Demand:** The city continues to experience growth and increased demand for quality, affordable housing. The development of a quadplex will contribute directly to increasing housing inventory without requiring significant new infrastructure or expansive land use.
- **Efficient Use of Land:** Rezoning from agricultural to multi-family residential represents a more efficient use of the property, especially in areas already served by public utilities,

transportation routes, and other urban services. This infill development model helps combat urban sprawl and supports smart growth principles.

- **Workforce and Transitional Housing:** The proposed units will appeal to members of Augusta's growing workforce, particularly those employed in healthcare, education, and government sectors. By offering accessible housing, this development helps retain talent and support local employment ecosystems.
- **Community Stability and Neighborhood Revitalization:** Introducing well-designed, professionally managed multi-family housing can improve neighborhood aesthetics and foster community growth. Increased density, when done thoughtfully, can attract investment, improve infrastructure utilization, and enhance safety through greater community presence.
- **Increased Tax Revenue:** Converting underutilized land into revenue-generating residential housing will expand the city's tax base, supporting public services and infrastructure improvements for all Augusta residents.

Compatibility with Surrounding Area

The proposed R-3B designation is compatible with other existing and planned developments in the vicinity. The building will maintain appropriate setbacks, height, and design standards to ensure it blends harmoniously into the neighborhood context, while enhancing the area's overall housing mix.

I respectfully request your favorable consideration of this rezoning application. I am committed to ensuring that the development is both an asset to the community and a reflection of Augusta's vision for sustainable growth.

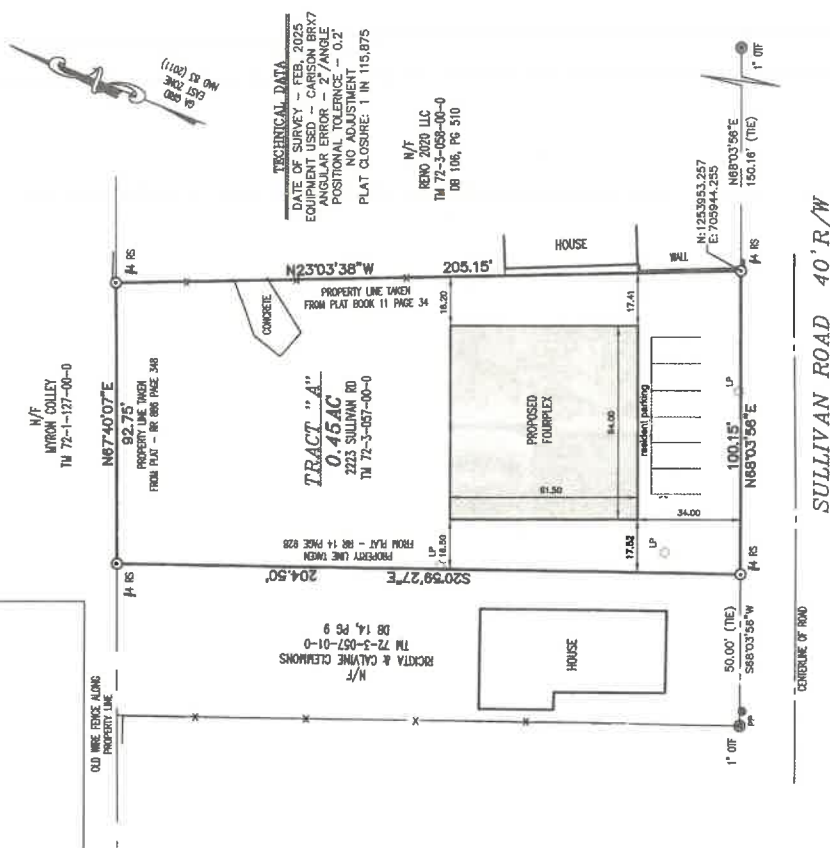
Please do not hesitate to contact me at 804-475-6535 or clthomeis@gmail.com if you need any additional information or would like to schedule a site visit or meeting.

Thank you for your time, attention, and service to our community.

Sincerely,

Rickita Clemmons, Owner/CEO
Home Investment Solutions, LLC

This plat is a rectification of an existing parcel or parcels of land and does not subdivide or create a new parcel, or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, OR AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY LOCAL USE OR PURPOSE OF THE LAND.** Furthermore, the undersigned land surveyors certifies that this plat was prepared in accordance with the standards and practices of the National Board of Standards and Practices of the International Association of Professional Engineers and Land Surveyors, and as set forth in the regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors (20 C.G.S.A. Section 16-6-57).



According to Flood Insurance Rate Maps for Community Panel Number 13245C001096 effective date 11/15/2013, this property lies in zone XA, an area with minimal flood hazard.

This plot was produced without the benefit of a Title Search and may not reflect any purchases or encumbrances on file at the Brown County Clerk's office. Physical address and owner names listed were culled to determine the property lines. The original plat does not close mathematically and appears to contain erroneous data.

Sabkha and minimum building lines will be determined by the County prior to any construction.

LEGEND

#4 RS	#4 REBAR SET
#4 RF	#4 REBAR FOUND
OTF	OPEN TOP IRON FOUND
CTF	CRIMPED TOP IRON FOUND
CMF	CONCRETE MONUMENT FOUND
CNS	CORNER NOT SET

JUNE 27, 2025

PLOT PLAN

RICKITA CLEMONS
RICHMOND COUNTY, GEORGIA

—Prepared By—
Toole Surveying Company

308 4th Street Phone (706) 722-4115 Augusta, Georgia 30901
Fax (706) 722-4118 www.toosurveying.com

JOB NO. 25014-PLOT

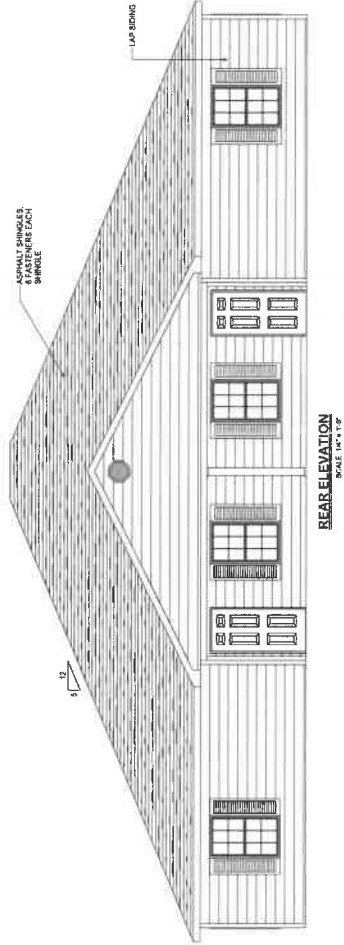
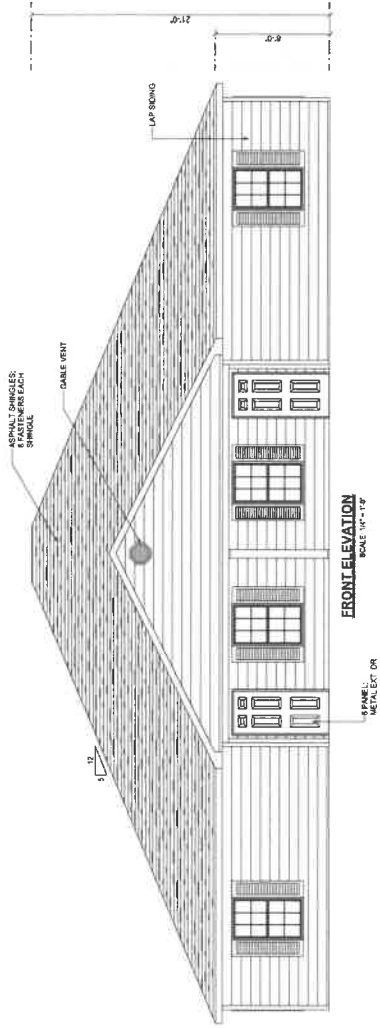
REVISIONS	DATE	INITIAL

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NOTES:

Plansource, Inc.
 Home Plans
 Duplex Plans
 www.plansourceinc.com

PROJECT NO.	J0917-13-4
SITE LOCATION	
APPROVED BY	
SCALE	AS SHOWN
FILE	
SHEET	
ELEVATIONS	



LARGER ARCHITECTURE
 • Other than as shown, please do not copy or alter these plans.
 • These plans are not to be used for any other project.
 • The owner is responsible for obtaining all necessary permits.
 • The owner is responsible for obtaining all necessary approvals.
 • The owner is responsible for obtaining all necessary agreements in any way.
 Plansource, Inc. HOME INVESTMENT SOLUTIONS

