

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

Case Number: Z-23-12

Hearing Date: Monday, May 1, 2023, continued from April 10, 2023

Prepared By: Lois Schmidt, Planner

Applicant: Harper Franklin Group

Property Owner: Harper Franklin Group

Address of Property: 4113 C Elders Drive, Augusta GA 30909

Tax Parcel #: 066-2-173-00-0

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

Commission District: 5 (B. Williams)

Super District: 9 (F. Scott)

Fort Gordon Notification Required: Notice sent February 14, 2023, via E-mail

Request	Proposed Use / Activity	Applicable Ordinance Section
Rezone Property from R-1C (One-Family Residential) to R-1E (One-family Residential)	Multi-Family Apartments and Townhomes	Comprehensive Zoning Ordinance, Section 17-1

1. Summary of Request:

The subject property is a 6.67-acre vacant tract located southeast of the intersection of Jimmie Dyess Parkway and Harper Franklin Avenue approximately a half mile from Fort Gordon Gate 1. The request is to rezone approximately 5.67-acres from R-1C (One-Family Residential) to R-1E (One-family Residential) to establish 24 one-bedroom apartments in 3 buildings and 5 townhomes. For a total of 29 additional units that will comprise Cypress Crossing Phase 2. The remaining one acre which accesses Elders Drive will remain R-1C and is not included in the proposed concept plan. This approximately 60-foot right-of-way provides access to the city owned detention pond located on parcel addressed as 4113 Elders Drive (066-4-001-00-0). Access to the proposed development is to be through the property to the north. Those parcels are zoned B-2 and received development plan approval in July of 2022 (Cypress Crossing Phase 1) for the construction of 47 townhome units with an entrance on Harper Franklin Avenue. If approved the two development phases will total less than 100 units so a second access onto a public right-of-way will not be required.

3. Comprehensive Plan Consistency:

According to the 2018 Comprehensive Plan, the property is located within the Belair Character Area. The 2018 Comprehensive Plan's vision for Belair Character Area is to maintain the suburban pattern of low and medium density residential development already established in the area and that Interstate interchanges, frontage roads, and other identified nodes be the home to new commercial and light industrial/warehousing development.

Some of the Quality Community Objectives for the Belair Neighborhood Area in the 2018 Comprehensive Plan include the promotion of moderate density, traditional neighborhood development style residential development.

4. Zoning history:

The Harper Franklin Group applied for a special exception in 2015 (Z-15-13) for the subject property. The petition requested single family townhomes in the R1-C zoning district not to exceed seven units per acre. The concept plan indicated the subject property would contain 24 townhomes at a density of 3 units per acre. The development never materialized, and the Special Exception became void. Subsequent zoning cases have been withdrawn.

5. Findings:

1. The subject property is a 6.67-acre vacant tract.
2. The request is to rezone approximately 5.67-acres from R-1C (One-family Residential) to R-1E (One-family Residential) to establish 24 one-bedroom apartments in 3 buildings and 5 townhomes. For a total of 29 additional units that will comprise Cypress Crossing Phase 2. (Cypress Crossing Phase 2).
3. Access to the proposed development is to be through the property to the north. Those parcels are zoned B-2 and received development plan approval in July of 2022 (Cypress Crossing Phase 1) for the construction of 47 townhome units with an entrance off Harper Franklin Avenue. If approved the two development phases will total less than 100 units so a second access onto a public right-of-way will not be required.
4. It has come to the attention of the Planning and Development Staff that the parcel known as 4002 Harper Franklin Ave. will be developed as an outparcel. No information on a proposed use has been submitted. This does not affect the development of Cypress Crossing Phase 1 as no townhomes were located on this parcel.
5. The Harper Franklin Group applied for a special exception in 2015 (Z-15-13) which included the subject property. The concept plan indicated the subject property would contain 24 townhomes at a density of 3 units per acre. The development never materialized, and the Special Exception became void.
6. The property has access to public water and public sanitary sewer systems, as water runs along Jimmie Dyess Parkway and there are sewer lines that run along the east property lines.

7. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Jimmie Dyess Parkway as a major arterial road. Harper Franklin Avenue is classified as a local road. The level of service for each street is grade B.
8. The closest public transit is to the east along Gordon Highway approximately 3.25 miles from the property just north of its intersection with Wylds Road.
9. Traffic impact worksheet was submitted by the applicant's civil engineer and states 162 trips daily will be generated by the proposed number of units. Augusta Traffic Engineer reviewed the worksheet and stated a full traffic study is not required.
10. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located in a Special Flood Hazard Area. The Augusta GIS online map indicates that more than half of the subject property is in the freshwater wetland area. Impact of the project on these soils will have to be addressed with the U.S. Army Corps of Engineers.
11. The concept plan indicates a small portion of one apartment building will be in the Wetlands and will need to be relocated to meet wetlands standards.
12. The properties adjacent to the north are currently vacant and zoned B-2. These properties received development plan approval (Cypress Crossing Phase 1) for the construction of 47 townhomes units in July of 2022.
13. There are existing single-family homes with R-1C zoning to the east in the Elderberry Subdivision. To the south is a vacant property zoned B-2 and A (Agriculture) which includes a city owned detention pond. Across Jimmie Dyess Parkway to the west is an apartment complex currently being constructed consisting of 300 dwelling units with R-3C zoning and vacant property that was recently rezoned to B-2 for a Kroger store along with several separate retail out parcels.
14. The proposed development is not compatible with existing surrounding single family land uses.
15. Fort Gordon had no comment on the application.
16. The Planning & Development Dept. has received objection from residents of Elderberry Subdivision.

Recommendation: The Planning Commission recommends **Approval** of the rezoning request from R-1C to R-1E (One-family Residential) with the following conditions:

1. No more than 24 townhomes, on lots the same size as Cypress Crossing Phase 1, may be constructed on the subject property.
2. All required parking must be installed.
3. Access to the city owned detention pond located on Tax Map 066-4-001-00-0 and known as 4113 Elders Drive must be maintained at all times per the Augusta Engineering Department.
4. An engineered site plan must be submitted and approved prior to any land disturbance.
5. Impact on the wetlands must be approved by the US Army Corps. of Engineers. If approval is not required a document to that affect must be provided.

6. Any development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.
7. A 6 ft. solid board fence must be installed and maintained adjacent to any single family residentially developed lots.

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

**Cypress Crossing Phase 2
(A RESIDENTIAL DEVELOPMENT)**

PARCEL I.D. NO. 066-2-173-00-0

***Property Located at*
4113 C Elders Drive, Augusta, Ga 30909**

***Property Owner*
Harper Franklin Group, LLC
1907 William Few Parkway
Grovetown, Georgia 30813**

EMC Project No. 20-8079

March 8, 2021

PROJECT NARRATIVE

GENERAL INFORMATION & REZONING INTENT

The purpose of this narrative is to describe the surrounding area and proposed property improvements in support of our request to rezone the property. The subject property, parcel ID No. 066-2-173-00-0, is located at 4113 C Elders Drive in Augusta, Georgia. The property, currently zoned R-1C, consists of approximately 8.08 acres of land with frontage along Elders Drive. Cypress Crossing Phase 1 is a proposed townhouse development on the adjacent properties to the north that are zoned B-2. The reasons for requesting the property to be rezoned to B-2 are (1) to provide continuity in zoning and land use with Cypress Crossing Phase 1 i.e. townhome construction, (2) to construct an emergency vehicle turnaround for Cypress Crossing Phase 1 and (3) to construct townhomes and apartments.

SITE MAP

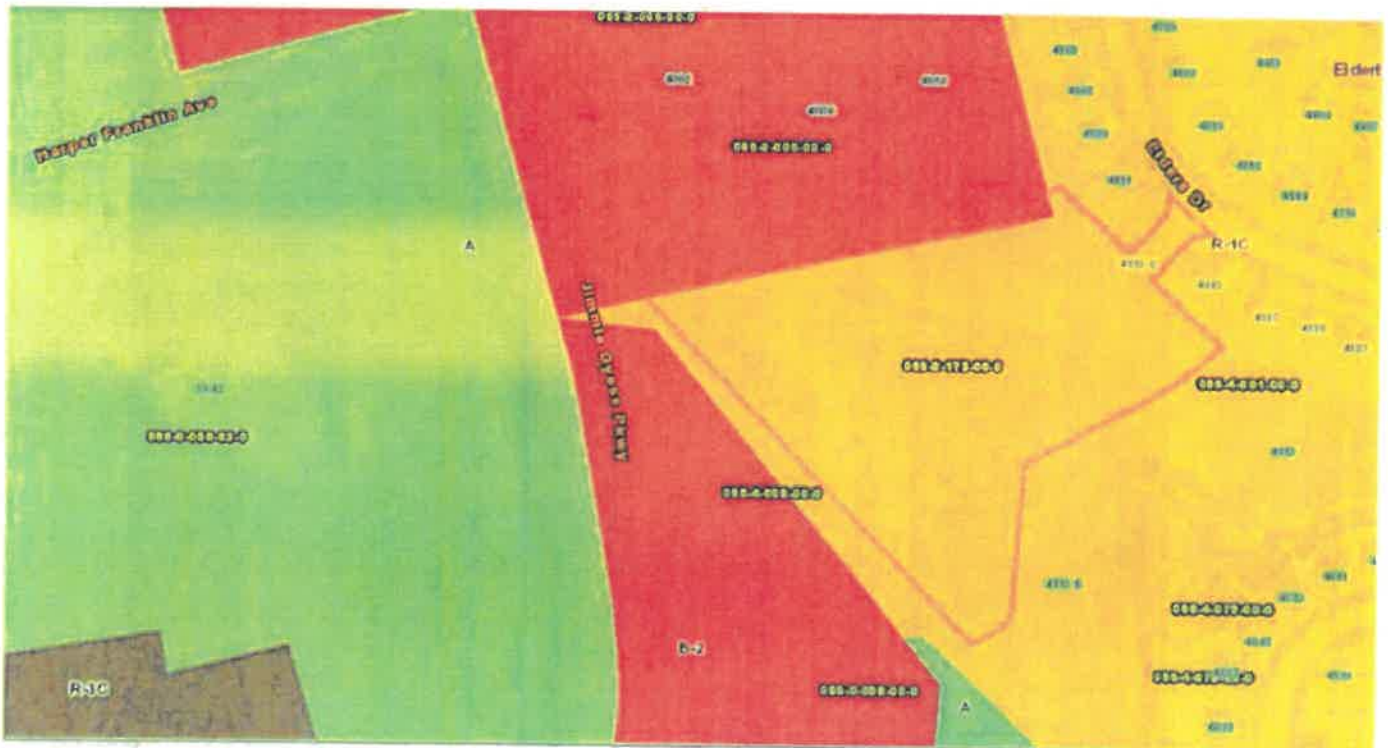


ZONING & LAND USE

The subject property, parcel I.D. No. 066-2-173-0-0, is located at 4113 C Elders Drive in Augusta Georgia. The subject property, currently zoned R-1C, has approximately 100 feet of frontage along Elders Drive and is owned by Harper Franklin Group, LLC. The subject property includes open fields, dirt drives, delineated wetlands and is interspersed with trees in the middle of the site and along the property's boundary.

Parcel I.D. Nos. 066-2-004-00-0 (2.33 acres) and 066-2-005-00-0 (3.46 acres), located on the north side of the subject property, are also owned by Harper Franklin Group, LLC. Those properties are zoned B-2 (General Business) and are currently sparsely wooded and undeveloped. The property is proposed for development as Cypress Crossing Phase 1 consisting of approximately 47 townhomes.

The west side and part of the south side of the property is bounded by Parcel I.D. No. 066-3-008-00-0, owned by Michael Abbott and zoned R-1C. That property also contains wetlands and is sparsely wooded and undeveloped. The rest of the southern side, Parcel I.D. No. 066-4-004-00-0 is owned by the City of Augusta and serves as the stormwater management pond for Elderberry Subdivision. To the east are two residential parcels (Elderberry subdivision), Parcel I.D. Nos. 066-2-172-00-0 and 066-2-174-00-0, zoned R-1C flanking the property's connection to Elders Drive.



SITE DESCRIPTION

The subject property, Cypress Crossing Phase 2, consists of approximately 8.08 acres of undeveloped lands which includes open fields, dirt drives, delineated wetlands and is interspersed with trees in the middle of the site and along the property's boundary.

Topography within the site slopes down from northeast to southwest and is generally rolling with grades ranging from 3% to 10%.

Public water and sanitary sewer are available to the site at Harper Franklin Ave and Elders Drive. Natural gas, electrical power and telecommunication services are also available to the site.

PROPOSED SITE IMPROVEMENTS:

Proposed improvements include constructing five townhomes and associated infrastructure, and an emergency vehicle turnaround on the north side of the property, adjacent to phase 1. Proposed improvements on the uplands located near the middle of the property include twenty four one bedroom apartment units. Two single family detached residences are planned on the east side of the property nearest Elders Drive.

Access to phase 2 will be via two roadways constructed during phase 1 that connect to Harper Franklin Avenue. The need for right turn and left turn auxiliary lanes on Harper Franklin Avenue will be determined based on Augusta-Richmond County guidelines as they relate to the proposed development. Access to the two single family detached residential lots will be from Elders Drive. No connectivity to the townhomes or apartments, phase 1 or phase 2, will be made to Elders Drive.

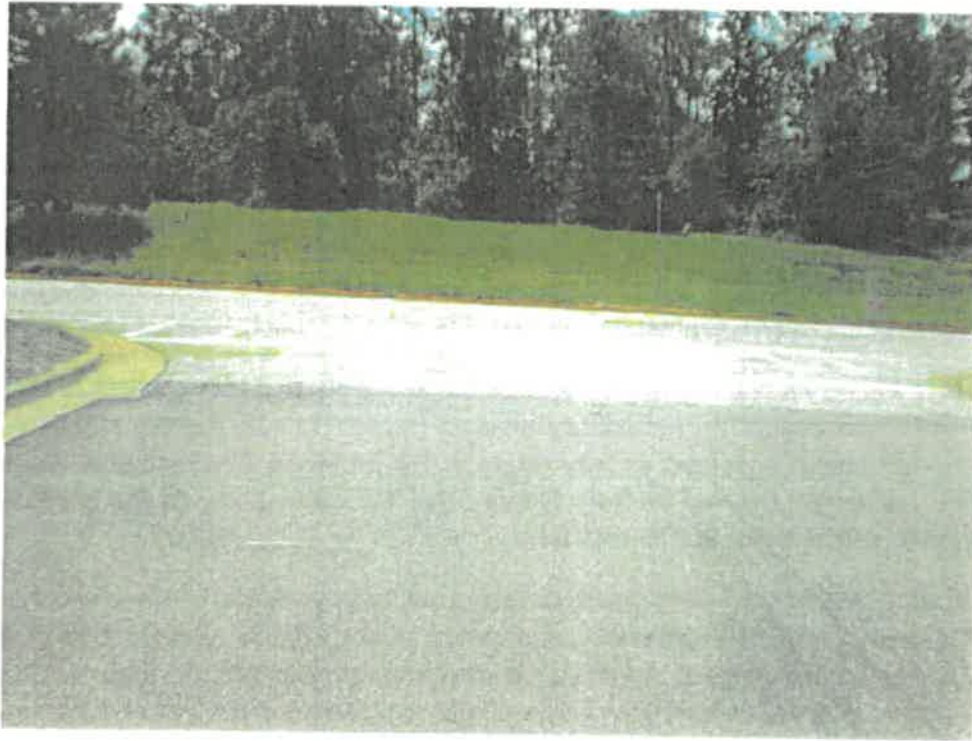
Clearing and grading will be minimized due to the proximity of the wetlands. Any proposed fill will be permitted through the US Army Corps of Engineers. Landscaping in accordance with the City of Augusta landscaping ordinance is planned for this project. Applicable buffers and setbacks will be applied in accordance with City of Augusta ordinances. It is anticipated that some of the excess soils from Phase 1 construction be spread or stockpiled on the site to be used during phase 2 with the remainder be trucked off site.

A Preliminary Concept Site Plan prepared by EMC Engineering Services is included in this submittal. Please note the number and type of units and layout of Phase 2 may be adjusted pending a decision on whether to pursue permitting to fill wetlands.

Construction Timeline:

If this re-zoning request is approved, it is anticipated that the construction start date would commence shortly after all building and site plans have been approved and permits issued. Construction timeframe is estimated to be 6 to 9 months.

Site Photos:

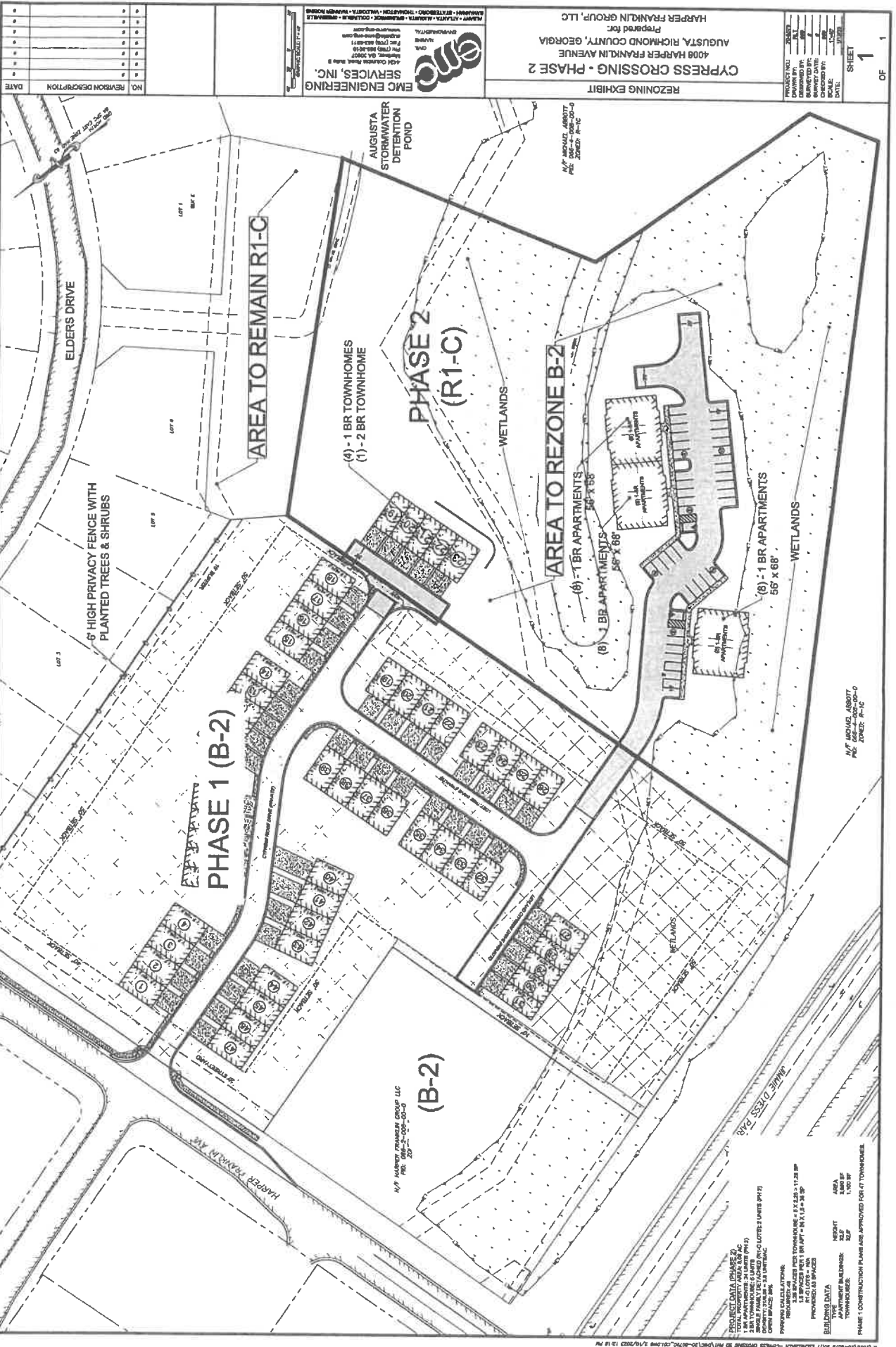


Harper Franklin Avenue



Proposed Entrance 1 to Phase 1 From Harper Franklin Avenue





NO.	REVISION DESCRIPTION	DATE
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EMC ENGINEERING
 4000 HARPER FRANKLIN AVENUE
 AUGUSTA, GEORGIA 30909
 (706) 733-1111
 www.emc-engineering.com

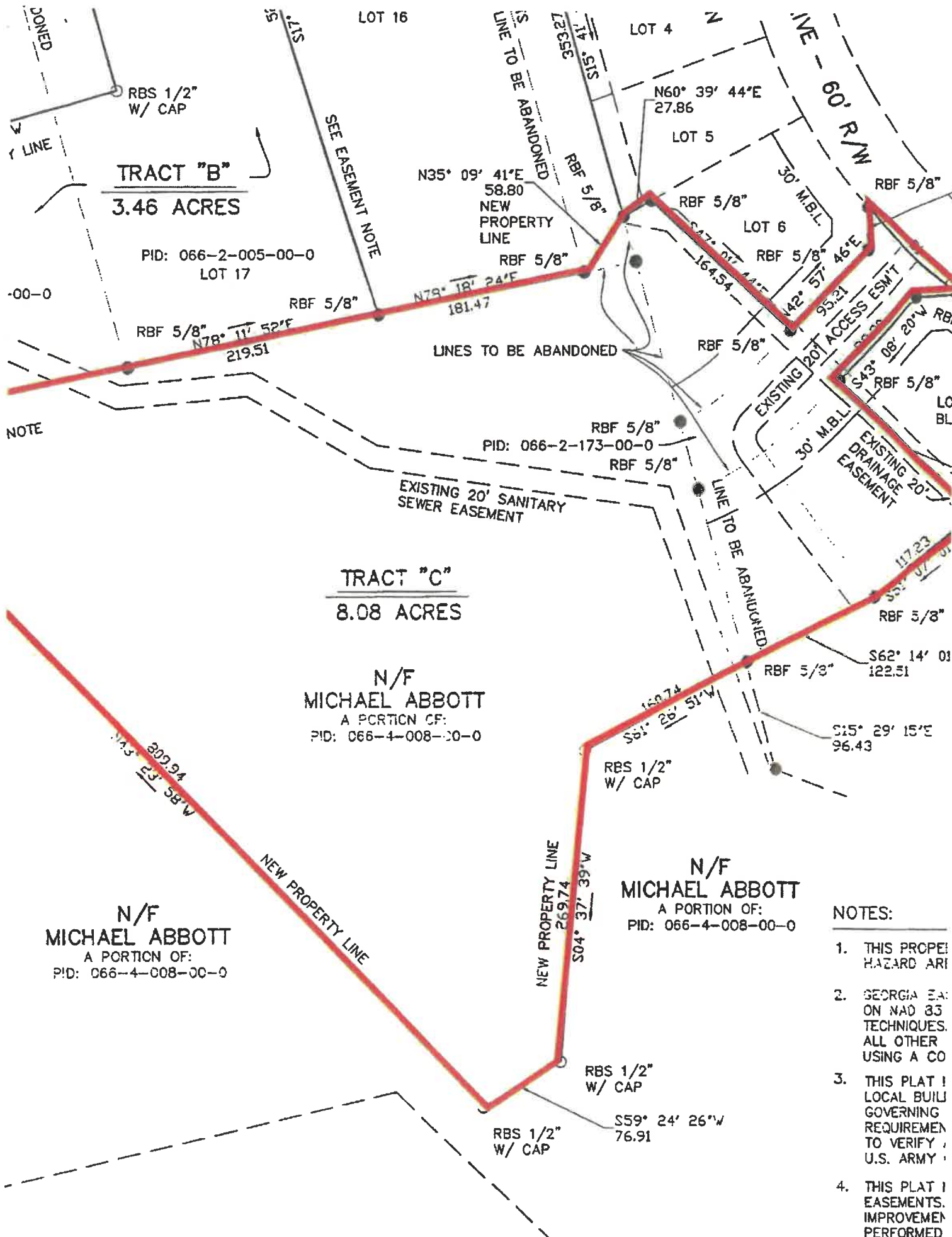
REZONING EXHIBIT
 Prepared for:
 HARPER FRANKLIN GROUP, LLC
 4008 HARPER FRANKLIN AVENUE
 AUGUSTA, RICHMOND COUNTY, GEORGIA

PROJECT NO.	2008-001
DRAWN BY	JL
CHECKED BY	JL
DATE	08-20-09
SCALE	1"=50'
SHEET	1
OF	1

PROJECT DATA (PHASE 2)
 TOTAL PROPERTY AREA: 138.8 AC
 16 LOTS - 16.0 AC (11.0 AC) (PHASE 2)
 16 LOTS - 16.0 AC (11.0 AC) (PHASE 2)
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APPROVED DATA
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 16 LOTS - 16.0 AC (11.0 AC) (PHASE 2)
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- NOTES:
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Planning Commission
Z-23-12
April 10, 2023

4113 C Elders Drive

Aerial

Legend

 Parcel of Interest



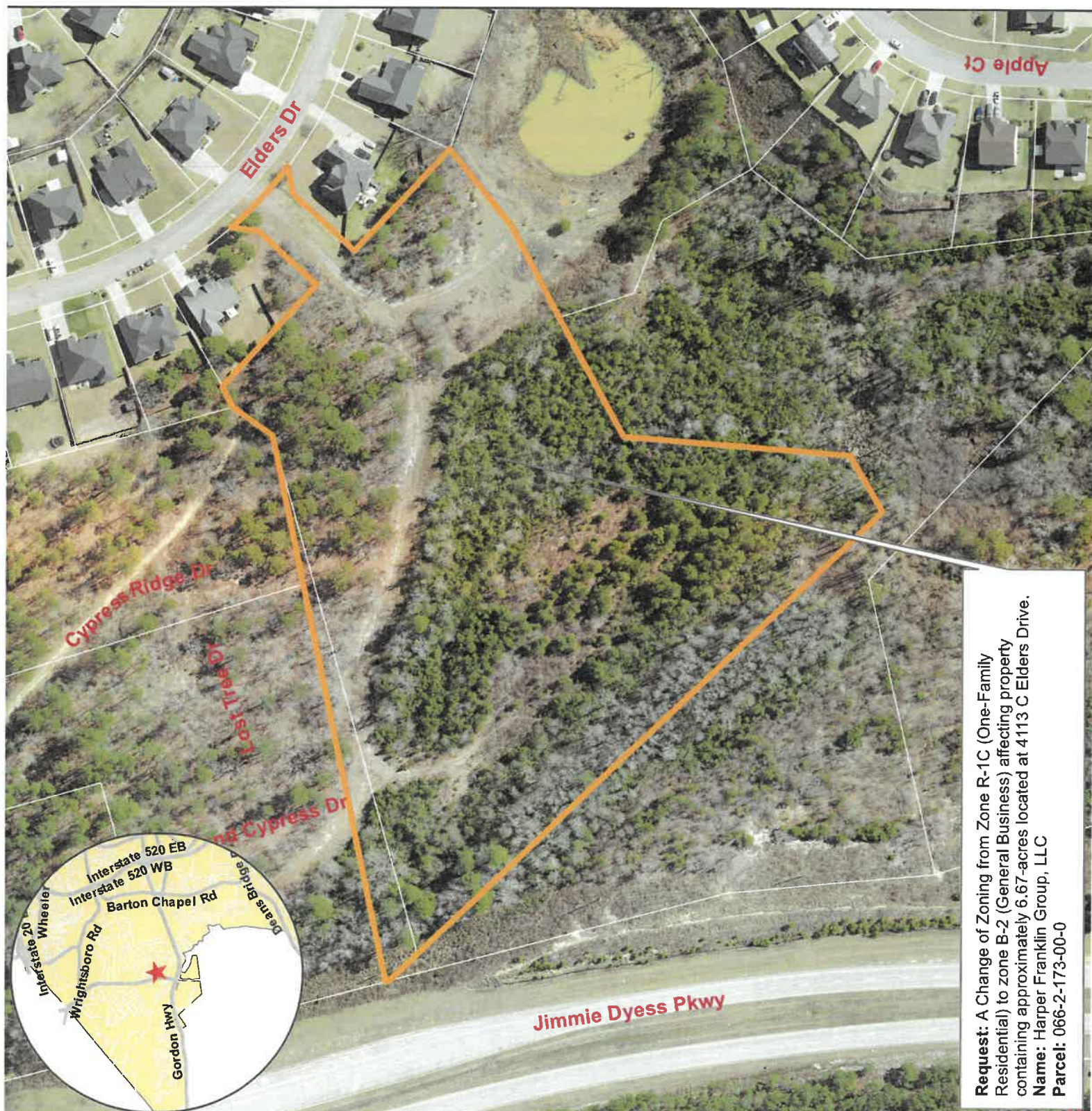
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Planning & Development Department
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Augusta, GA 30901
3/24/2023 bb21255

Augusta, GA Disclaimer

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0 200 Feet



Request: A Change of Zoning from Zone R-1C (One-Family Residential) to zone B-2 (General Business) affecting property containing approximately 6.67-acres located at 4113 C Elders Drive.
Name: Harper Franklin Group, LLC
Parcel: 066-2-173-00-0

Planning Commission
Z-23-12
April 10, 2023
4113 C Elders Drive
Current Zoning

Legend

Parcel of Interest

Zoning Classification

- A: Agriculture
- B-2: General Business
- R-1C: One Family Residential
- R-3C: Multiple-Family Residential



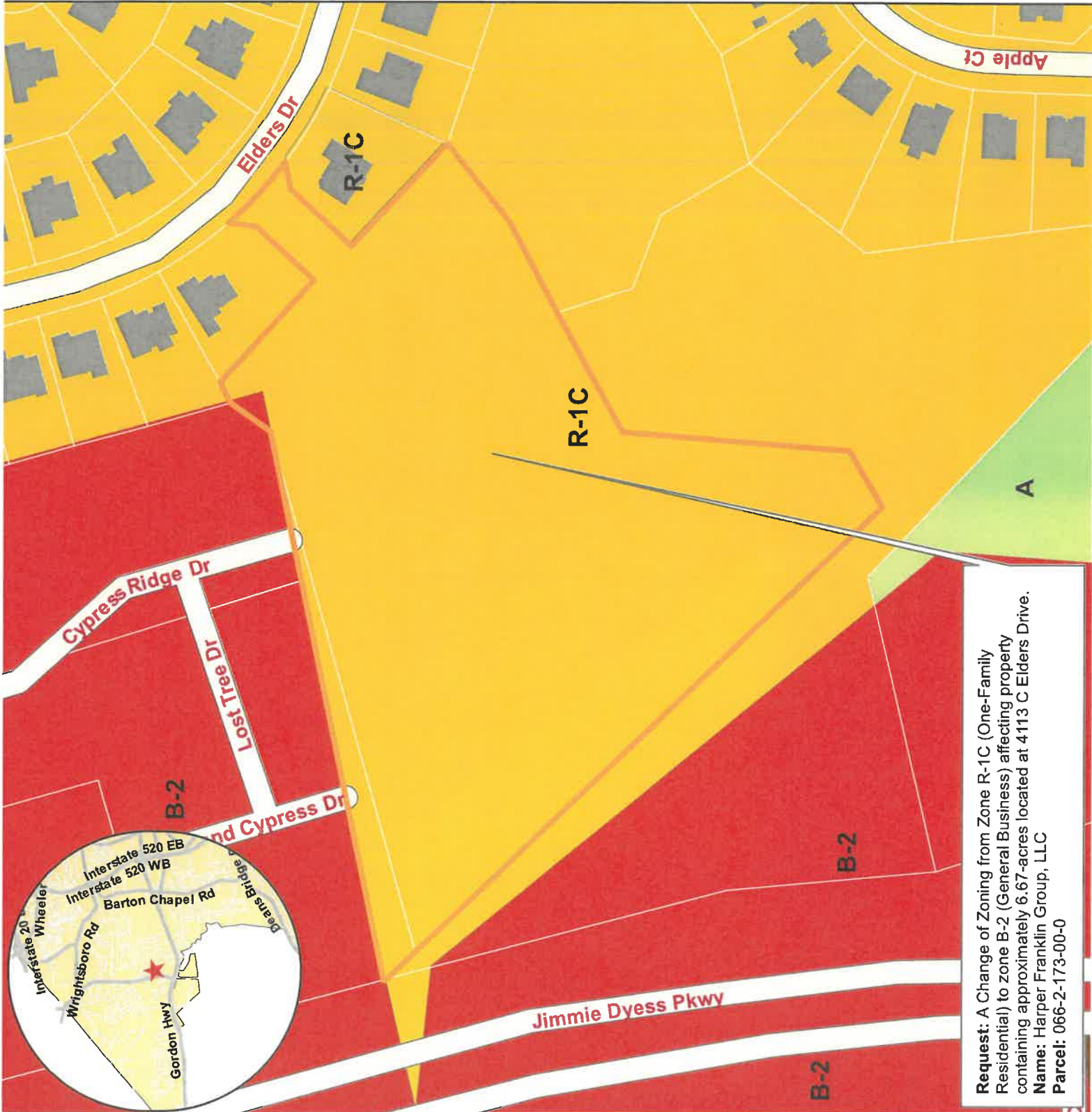
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0 200 Feet




Request: A Change of Zoning from Zone R-1C (One-Family Residential) to zone B-2 (General Business) affecting property containing approximately 6.67-acres located at 4113 C Elders Drive.
Name: Harper Franklin Group, LLC
Parcel: 066-2-173-00-0

Planning Commission
Z-23-12
April 10, 2023

4113 C Elders Drive


Future Zoning


Legend


 Parcel of Interest

Zoning Classification

 A: Agriculture

 B-2: General Business

 R-1C: One Family Residential

 R-3C: Multiple-Family Residential



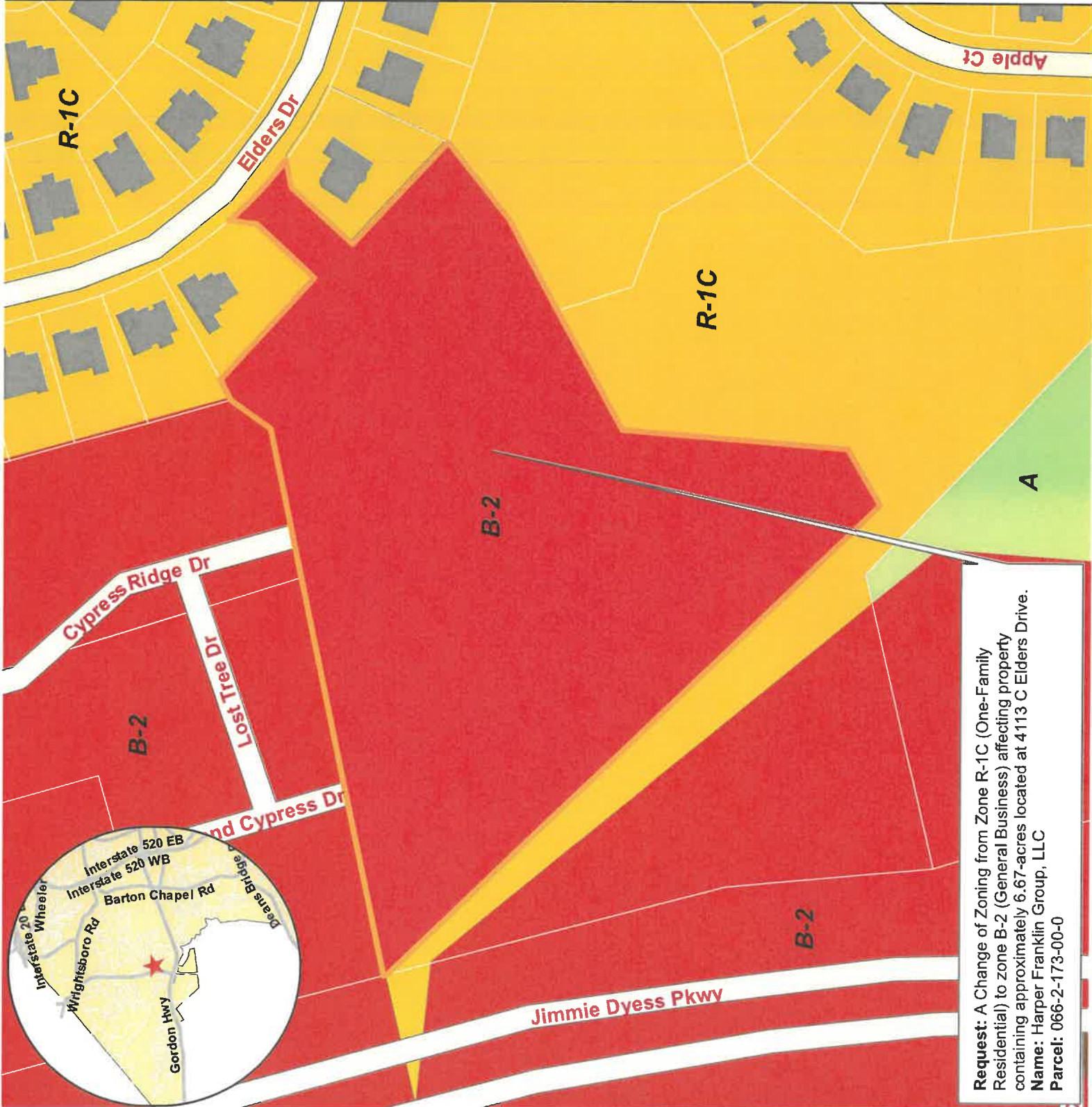
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