

Hearing Date: August 4, 2025

Case Number: Z-25-27

Applicant: Plexus Research & Design Inc.

Property Owner: Estate of Norma J. Brunty

Property Address: 3329 Westcliffe Court

Tax Parcel No(s): 010-4-063-00-0

Current Zoning: R-1A (One-Family Residential)

Fort Gordon Notification Required: N/A

Commission District 7: Tina Slendak

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1A (One-Family Residential) to P-1 (Professional/Office)	Office	Section 20-1

SUMMARY OF REQUEST:

This petition seeks to rezone a 0.26-acre parcel at 3329 Westcliffe Court within the Cannongate Neighborhood from R-1A (One-Family Residential) to P-1 (Professional/Office) for use as a professional legal office. The residence is currently vacant, measures 1,760 square feet, and was constructed in 1970.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed development is in the West Augusta Character Area. This character area reflexes suburban development patterns of low-density residential subdivisions with apartment complexes along the major thoroughfares. Developable land has become scarcer in recent years attributing to more medium density development such as townhomes. Commercial development is characterized by shopping centers, professional offices and entertainment establishments along major roadways in a linear pattern. The vision for this area is to promote limited development of the remaining tracts while preserving the single-family residential character that dominates the area. Mixed uses development will be encouraged on sites being redeveloped. The applicant's proposal is compatible with the desired development pattern for the West Augusta Character Area.

FINDINGS:

1. The 0.26-acre tract is located at the intersection of Pleasant Home Road and Westcliffe Court.
2. The property is situated in the Cannongate Neighborhood.
3. The Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, classifies Pleasant Home Road as a local road.

4. Public transit route 5 runs along Pleasant Home Road, and a bus stop is located approximately 1 mile from the property.
5. Public water and sewer are present in the immediate area.
6. Adjacent zoning: West and East: R-1A (One-Family Residential), North: R-1E (One-Family Residential), South: P-1 (Professional/Office)
7. According to the FEMA Flood Insurance Rate Maps (FIRM), the property is not located in a Special Flood Hazard Area.
8. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
9. At the time of completion of this report, staff have not received any inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- Submission for work must include a site plan that considers the change to drainage. Detention will be required.

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to P-1 (Professional Office) with the following conditions:

1. The installation of a 6 ft wooden privacy fence along the rear and side yard to buffer the nearby residences.
2. Creation of a parking lot consisting of at least 6 spaces in the rear of the property, parking will not be permitted in the front yard of the office building.
3. Any proposed lighting fixtures must be directed downward and not toward buildings.
4. Approval of this rezoning request does not constitute approval of the concept site plan which must be compliant with all Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
5. 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.

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.

plexus r+d, Inc.

914 Westliff Hill Road NW
Suite 300
Atlanta, Georgia
30318

tel: 404.329.7778
fax: 404.329.7188


25 June, 2025

City of Augusta
Department of Planning & Development
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Re: Letter of Intent – Rezoning 3329 Westcliffe Court

This letter is provided to describe the purpose of the proposed rezoning of the property located at 3329 Westcliffe Court, in Augusta, Georgia. The proposed rezoning from R-1 to P-1 is intended to allow the existing structure to be utilized as a professional legal office.

Very Truly Yours,


Jordan W Williams
plexus Research + Design, Inc.



3329 Westcliffe Court Rezoning

3329 Westcliffe Court
Augusta, Georgia 30607

Project Number: 702.00

Structural

Contractor

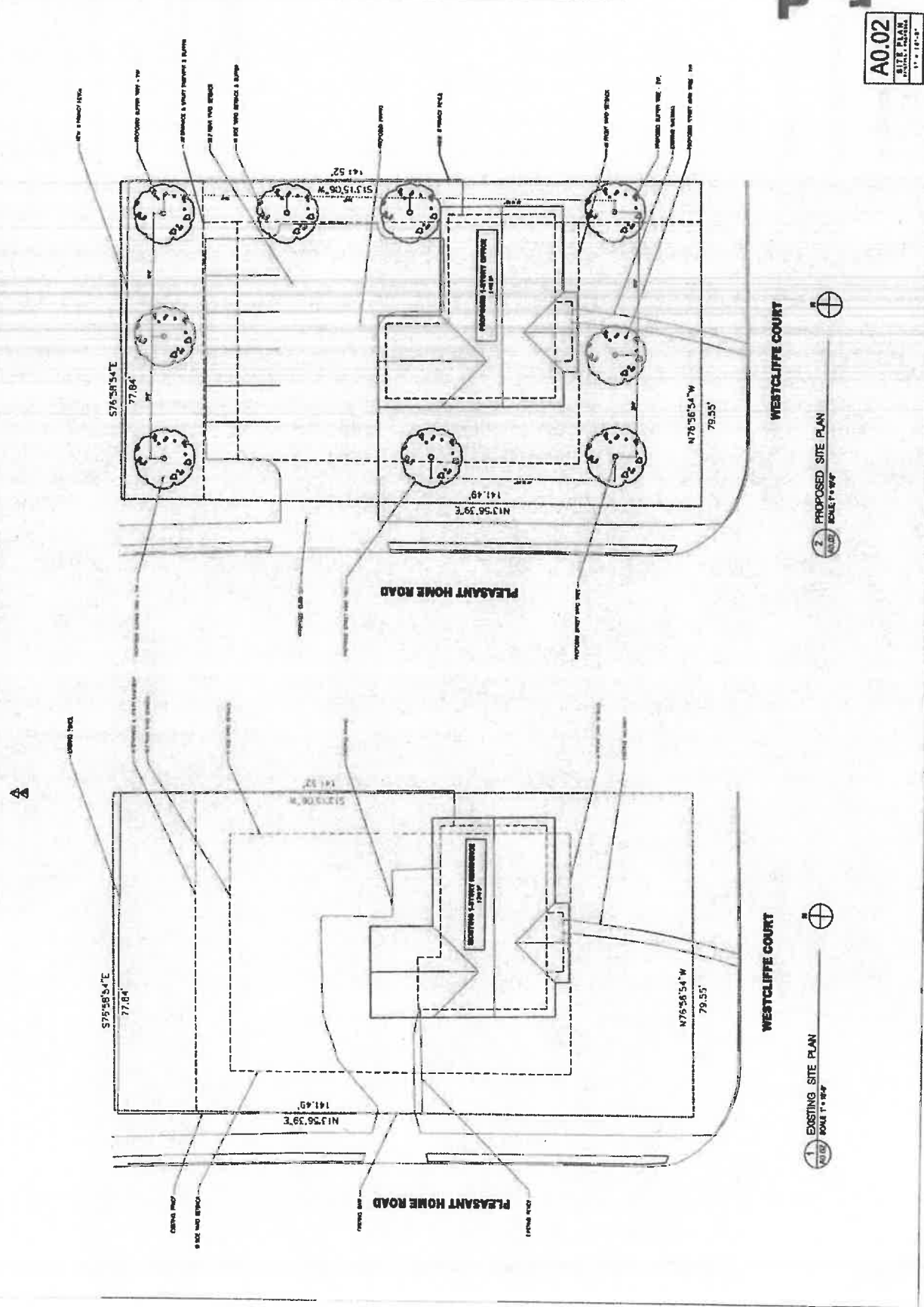
Civil

3100 Westcliffe Blvd., Suite 300
Buckley, Georgia 30607

A0.02

PROPOSED SITE PLAN

SCALE: 1" = 40'



Planning Commission
Z-25-27
August 4, 2025

3329 Westcliffe Court

Aerial

Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/2/2025 PEZ2633

Augusta, GA Disclaimer

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150 Feet



Request: A Change of Zoning from zone R-1A (One-Family Residential) to zone P-1 (Professional/Office) to develop a professional legal office, affecting property containing approximately 0.26 acres located at 3329 Westcliffe Court.
Name: Plexus Research and Design Inc. on behalf of the Estate of Norma J. Brunty
Parcel: 010-4-063-00-0

Planning Commission
Z-25-27
August 4, 2025

3329 Westcliffe Court

Current Zoning


 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 P-1: Professional

 R-1: One Family Residential

 R-1A: One Family Residential

 R-1E: One Family Residential



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/21/2025 PEZ2633

Augusta, GA Declaration

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3329 Westcliffe Court

Future Zoning


 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 P-1: Professional

 R-1: One Family Residential

 R-1A: One Family Residential

 R-1E: One Family Residential



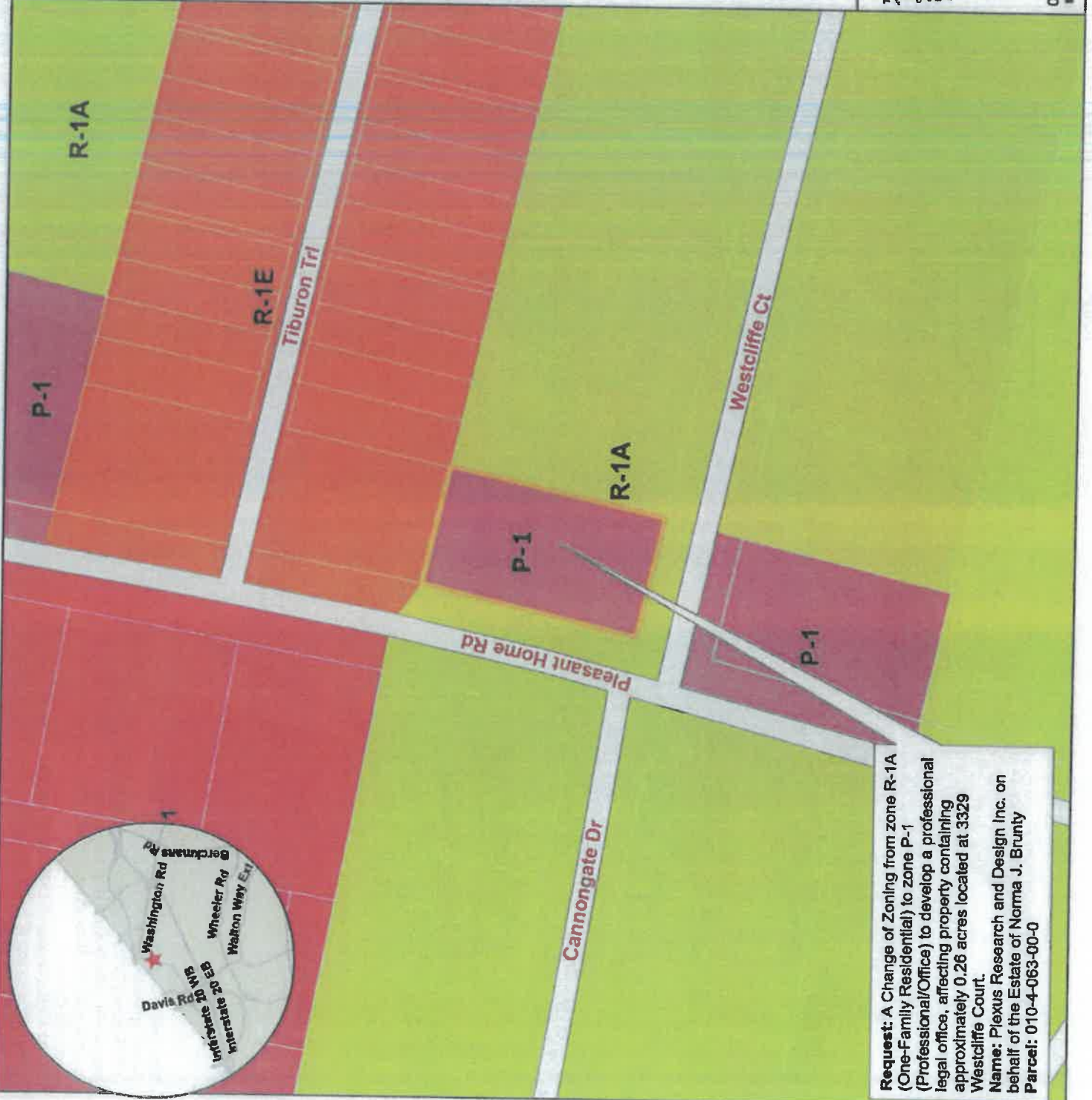
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0 150 Feet



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Name: Plexus Research and Design Inc. on behalf of the Estate of Norma J. Brumby
Parcel: 010-4-063-00-0



