

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

Case Number: Z-23-34

Hearing Date: Wednesday, September 6, 2023 (Continued from August 7, 2023, meeting)

Applicant: Armanda Hemmingway

Property Owner: A Watson Properties-Southside LLC

Address of Property: 1901 Olive Road and 2300 Milledgeville Road, Augusta, GA 30906

Tax Parcel #: 072-3-026-00-0 and 072-3-025-00-0

Present Zoning: R-1A (One-family Residential) and B-2 (General Business)

Commission District: 2 (S. Pulliam)

Super District: 9 (F. Scott)

Fort Gordon Notification Required: No

Request	Proposed Use/Activity	Applicable Comprehensive Zoning Ordinance Section
Rezone from R-1A & B-2 to B-2	Rezone remaining portion of 2300 Milledgeville Rd. from R-1A to B-2; rezone 1901 Olive Rd. to B-2 to provide parking and buffers for the Milledgeville Rd. development.	Section 22

Summary of Request:

This petition involves two tracts containing a total of 1.01-acre located on 1901 Olive Road and 2300 Milledgeville Road at the southwest corner of the intersection of Olive Road and Milledgeville Road/Martin Luther King Jr. Blvd. The applicant proposes to utilize the existing structures on 2300 Milledgeville Road and construct a third commercial structure. 1901 Olive Road will be combined with the larger parcel and utilized to create the required buffer from the remaining residential properties on Olive Road. The parcels are zoned R-1A and B-2. This is a continuation as the applicant requested additional time to revise their conceptual plan based on staff's recommendations.

Comprehensive Plan Consistency:

The properties are located within the South Augusta Character Area. The 2018 Comprehensive Plan's recommended Development Patterns for the South Augusta Character Area include

maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area, redevelopment projects in targeted neighborhoods, and additional commercial and retail development at major intersections near underserved neighborhoods.

Findings:

1. The surrounding area along the Milledgeville Road/Martin Luther King Jr. Blvd. corridor contains commercial uses zoned B-2 and the older single family residential uses on Olive Road are zoned R-1A.
2. The property is currently served by public and sewer water.
3. Georgia Department of Transportation (GDOT) Functional Classification Map 2017 classifies Olive Road as a collector street.
4. According to the Augusta-Richmond County GIS Layer there are no Special Flood Hazard Areas or wetlands located on the properties.
5. 2300 Milledgeville Road property is a 0.89-acre tract zoned B-2 and R-1A and contains two commercial structures. The R-1A zoned portion of the existing tract is approximately 0.06-acre of the existing tract.
6. 1901 Olive Road property is a 0.21-acres vacant tract zoned R-1A.
7. The concept plan submitted with this application indicates the applicant proposes to utilize the two existing buildings and construct a third 3,200 sq. ft. building for commercial use on 2300 Milledgeville Road property.
8. 1901 Olive Road property will be combined with the Milledgeville Road property and provide the required buffer to the remaining residential properties on Olive Road.
9. The properties are in the South Augusta Character Area and this request is not compatible with the 2018 Comprehensive Plan which recommends commercial and retail development at major intersections. The intersection of Olive Road and Milledgeville Road/Martin Luther King Jr. Blvd. is not identified as a major intersection.
10. At the time of completion of this report the staff had not received any inquiries concerning this rezoning application.

Recommendation: The Planning Commission recommends **Approval** of this rezoning request of 2300 Milledgeville Road and 1901 Olive Road to B-2 with the following conditions:

1. A 50-foot planted buffer shall be installed along the rear property line of the R-1A (One-family Residential) that abuts the B-2 (General Business) zoning.
2. Compliance with all development codes and regulations as set forth by Augusta-Richmond County at the time of development is required.

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.

JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS

1206 Interstate Parkway * Augusta, GA 30909
Phone: 706-868-8803

LETTER OF INTENT

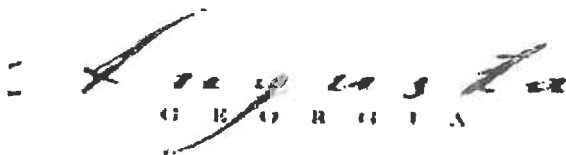
TO	Augusta Planning & Development
FROM	G.F. "Bo" Slaughter, PE RLS - President
DATE	AUGUST 14, 2023
SUBJECT	1901 OLIVE RD & 2300 MILLEDGEVILLE RD-- PARCEL #'s 072-3-026-00-0 & 072-3-025-00-0

The site is currently undeveloped.

The proposed use of this site will be for parking for the adjacent B-2 parcel. There is a proposed 3200 sq ft retail building on the adjacent parcel. The improvements will consist of paved parking spaces. Stormwater will be handled in the proposed detention area. The storm water quality to be provided by grass swale and grass filter strip for this site.

There are no known areas of downstream flooding near this site and no flood plain located hereon. There are no wetlands located on this site. The primary receiving water body is the Beaver Dam Ditch which is located 2 miles from the southeast corner of the site. No federal or state permits are required for this site improvement.

If you should have any questions or comments, please do not hesitate to call.



ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director
John Ussery, PE, Assistant Director of Traffic

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 1901 OLIVE RD

Tax Parcel Number: 072-3-026-00-0

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No

Proposed Development Less Than 20 Lots (Circle One): Yes or No; If "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property: 1) OLIVE RD 3) _____
2) _____ 4) _____

Volume on each existing street (AADT): 1) 7760 3) _____
2) _____ 4) _____

Level of Service (LOS) on each street: 1) C 3) _____
2) _____ 4) _____

Land Use Type / Code (ITE Trip Generation): Specialty Retail Center / 814

Basis for Calculation (sq ft, # units, etc.): 1000 SQ FT

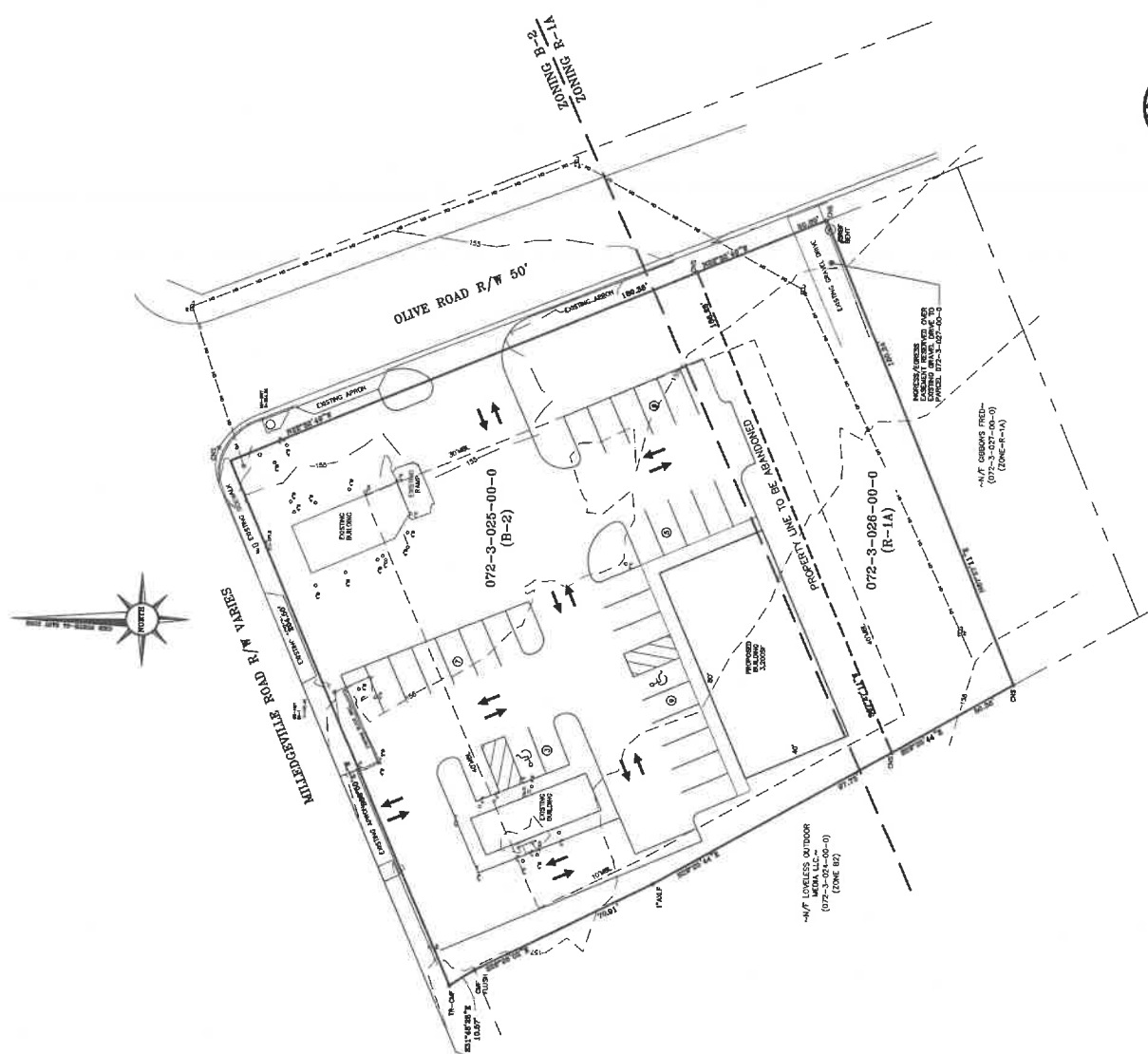
Trips Generated by Proposed Development: 142 TTPD

Adjusted street volumes based on trips generated:

1) 7820 3) _____
2) _____ 4) _____

Projected Level of Service (LOS) on each street based on trips generated:

1) C 3) _____
2) _____ 4) _____






Planning Commission
Z-23-34
September 6, 2023

2300 Milledgeville Road &
1901 Olive Road

Aerial

Legend

 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
8/22/2023 bb21255

Augusta, GA Disclaimer

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0 150 Feet




Request: A Change of Zoning from Zone R-1A (One-family Residential) to zone B-2 (General Business) affecting property containing approximately 0.21 acres located at 1901 Olive Road.
Name: Armanda Hemmingway on behalf of A Watson Properties-Southside LLC
Parcel: 072-3-025-00-0, 072-3-026-00-0

Planning Commission
Z-23-34
September 6, 2023


1901 Olive Road


Current Zoning

Legend


 Subject Property

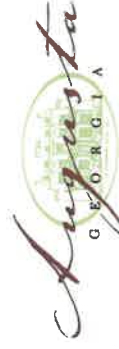
Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1A: One Family Residential

 R-3C: Multiple-Family Residential



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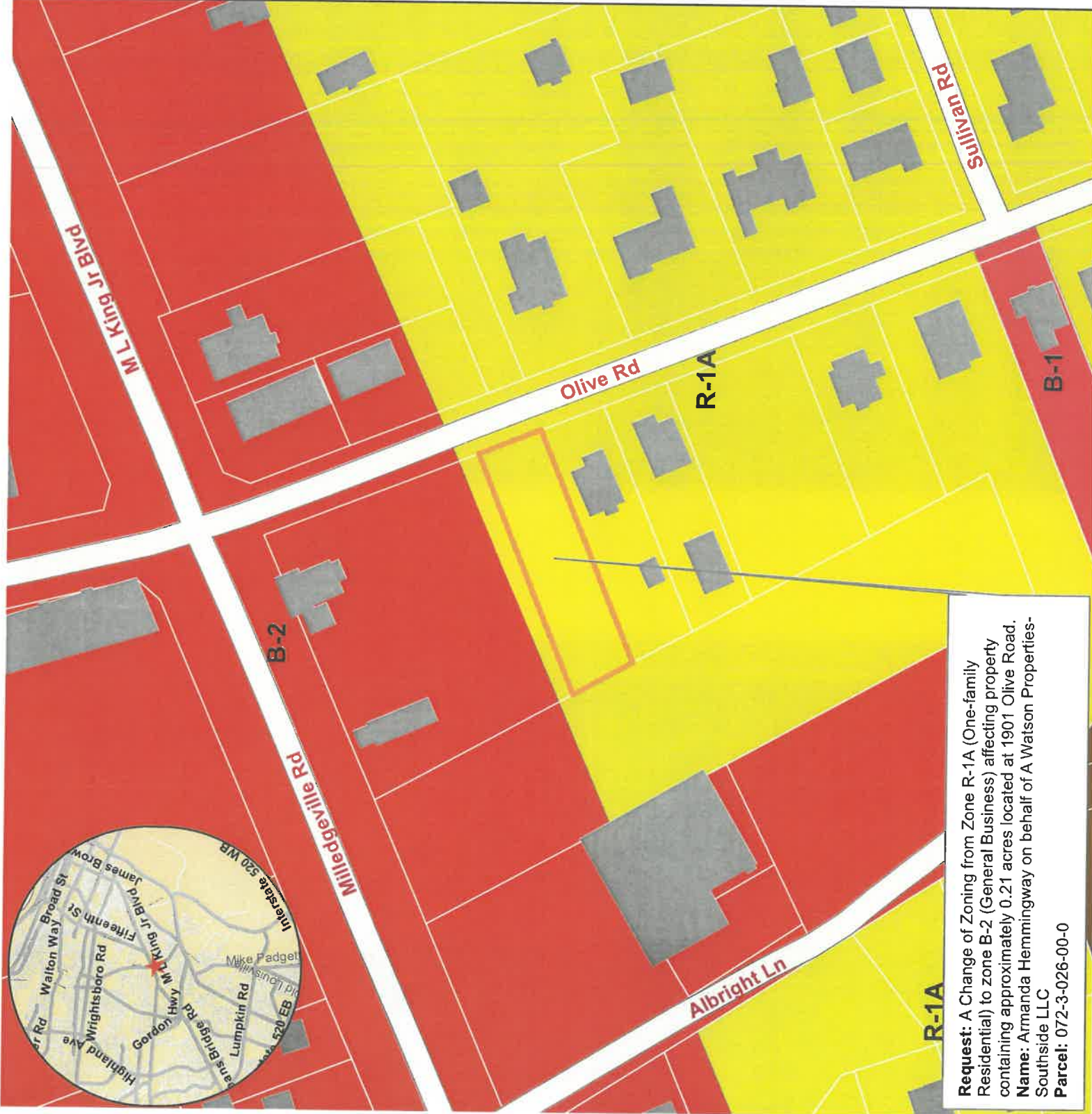
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2300 Milledgeville Road &
1901 Olive Road

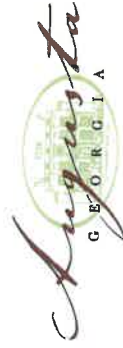
Future Zoning

Legend

 Subject Property

Zoning Classification

-  B-1: Neighborhood Business
-  B-2: General Business
-  LI: Light Industry
-  R-1A: One Family Residential
-  R-3B: Multiple-Family Residential
-  R-3C: Multiple-Family Residential



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