

Hearing Date: October 5, 2026
Case Number: Z-26-15
Applicant: DQR Construction, LLC
Property Owner: Darrain Rudolph
Property Addresses: 3482 Bullock Avenue
Tax Parcel No(s): 120-0-187-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Gordon Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1A (One – Family Residential) to R-1C (One – Family Residential)	Two (2) One – Family Residential Houses	Sections 11-1 8-1, 8-8 and 8-9

SUMMARY OF REQUEST:

The applicant seeks to rezone 3482 Bullock Avenue, Tax Parcel 120-0-187-00-0, from R-1A (One-Family Residential) to R-1C (One-Family Residential) to allow the property to be subdivided into two (2) separate residential lots for the construction of two detached single-family homes. The applicant's Letter of Intent states that the proposed use will remain residential in nature and that each future residence will be developed in accordance with applicable zoning, building, setback, access, and other development requirements.

The submitted subdivision concept/plot plan depicts a total frontage of approximately 140.42 feet along Bullock Avenue divided into two approximately equal lots, each with about 70.21 feet of frontage. The plan labels the proposed tracts at approximately 0.622 acre and 0.645 acre, respectively, and shows one proposed residence on each tract.

COMPREHENSIVE PLAN CONSISTENCY:

According to the Envision Augusta 2023 Comprehensive Plan, the subject property is within the South Augusta Character Area. The Plan describes South Augusta as predominantly suburban, with low-density single-family detached neighborhoods, and calls for preservation of suburban-style single-family neighborhoods while accommodating compatible infill residential development. The recommended development patterns specifically call for maintaining low-density single-family residential development where it is the predominant land use and for infill residential development at densities compatible with the surrounding area, with site design reflecting existing neighborhood patterns and architectural styles.

The requested R-1C zoning would retain the property's one-family residential classification. The proposed development of two (2) detached one-family residences therefore remains within the same general residential land-use category. The principal regulatory change is the minimum lot dimension: R-1A requires a minimum lot width of 80 feet and a minimum lot area of 10,000 square feet, while R-1C requires a minimum lot width of 60 feet and a minimum lot area of 6,000 square feet.

CRITERIA TAKEN INTO CONSIDERATION:

The granting of a rezoning is subject to a finding by the Planning Commission that a petition meets all seven (7) criteria:

1. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision-making relative to amendments to the official zoning map

The requested R-1C zoning is generally compatible with the purpose and intent of the Envision Augusta 2023 Comprehensive Plan. The subject property lies within the South Augusta Character Area, which is described as predominantly suburban and characterized by low-density, detached one-family neighborhoods. The Plan supports preservation of suburban-style, one-family neighborhoods while allowing compatible infill residential development. The request would retain the property in a one-family residential zoning classification and would allow two (2) detached one-family residences. The proposed lots, at approximately 70.21 feet of frontage each and approximately 0.622 acre and 0.645 acre in area, remain consistent with a low-density residential development pattern. Compatibility of the final development will also depend on the resulting site and building design reflecting the established neighborhood pattern.

2. Whether the proposed zoning district and use permitted within that district are suitable in view of the zoning and development of adjacent and nearby property;

Yes. The requested R-1C district is suitable in view of the predominantly residential character documented in the surrounding area. Site photographs show detached residences and an established residential setting. The proposed development would not introduce a nonresidential, multifamily, manufactured-home, or special-exception use; it would continue the detached one-family residential use already associated with the property and surrounding neighborhood. The principal change is the dimensional standard that would permit the tract to be divided into two (2) approximately 70.21-foot-wide lots rather than maintaining the 80-foot minimum width required in R-1A.

3. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district;

Based on the submitted materials, no specific adverse effect on the existing use or usability of adjacent or nearby property has been identified. The proposed use remains detached one-family residential, and the requested R-1C zoning would not, by itself, introduce a different general land-use category into the neighborhood. Potential development impacts associated with setbacks, lot coverage, access, drainage, utilities, grading, and construction remain subject to applicable Augusta requirements and

separate development review. Final development should maintain compatibility with the established residential pattern.

4. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

The property can continue to be used for one-family residential purposes under the existing R-1A zoning; therefore, the submitted materials do not demonstrate substantial reasons why the property cannot or should not be used as currently zoned. The stated reason for the rezoning is instead that the applicant proposes to subdivide the approximately 140.42 feet of Bullock Avenue frontage into two (2) lots of approximately 70.21 feet each. Those proposed lot widths do not satisfy the 80-foot minimum width required in R-1A, but they exceed the 60-foot minimum width required in R-1C. Accordingly, the requested rezoning is necessary for the specific two-lot subdivision concept presented by the applicant, rather than because the property cannot support a permitted residential use under its current zoning.

5. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted;

Yes, based on the information currently available. The proposal is limited to two (2) detached one-family residences on Bullock Avenue, a local street, and does not represent a change to a higher-intensity non-residential or multifamily use. Based on the limited scale of the request, the proposal is not expected to create a substantial increase in demand on public facilities. However, no Traffic Engineering, Engineering, or Utilities comments had been received at the time this staff report was prepared, and the submitted materials do not provide a separate capacity analysis for schools, water and sewer utilities, or police and fire services. Final driveway locations, drainage, utility service, grading, and construction remain subject to applicable agency and development review requirements.

6. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties; and

The submitted materials do not identify a specific new or changing condition that was unanticipated by the Comprehensive Plan or that independently requires a zoning change. Rather, the request is applicant-driven and is intended to accommodate a proposed two-lot residential subdivision. The Comprehensive Plan already contemplates compatible residential infill within the South Augusta Character Area. Therefore, the request is better understood as an infill development proposal within an existing residential area than as a response to an unforeseen change in land-use conditions.

7. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

The request provides the owner with greater flexibility to subdivide and develop the tract while retaining a one-family residential zoning classification. At the same time, R-1C continues to impose minimum lot dimensions and the incorporated R-1 development standards, including setbacks, lot coverage, access and other development controls intended to protect neighborhood character and the public welfare. The proposed approximately 70.21-foot-wide lots exceed the R-1C minimum width of 60 feet and substantially exceed its 6,000-square-foot minimum lot area. Subject to compliance with applicable subdivision, zoning, engineering, utility, building and development requirements, the

requested district provides a regulatory framework that balances residential use of the property with applicable protections for surrounding properties and the public.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No Traffic Engineering comments have been received.

Engineering Comments:

- No Engineering comments have been received.

Utilities Comments:

- No Utilities comments have been received.

Fire Comments:

- No Fire comments have been received.

FINDINGS:

1. The subject property is located at 3482 Bullock Avenue and is identified as Tax Parcel 120-0-187-00-0. The application identifies the present zoning as R-1A and requests R-1C zoning.
2. The application and Letter of Intent state that the purpose of the rezoning is to subdivide the property into two (2) lots and construct one detached single-family residence on each lot.
3. The submitted plot plan depicts the existing tract being divided into two proposed lots with a combined Bullock Avenue frontage of approximately 140.42 feet, or approximately 70.21 feet of frontage per lot.
4. The plot plan labels the proposed tracts at approximately 0.622 acre and 0.645 acre. Both proposed lots substantially exceed the 6,000-square-foot minimum lot area required in the R-1C Zone.
5. The proposed approximately 70.21-foot lot widths do not meet the 80-foot minimum width required by Section 9-1(b) for R-1A lots, but they exceed the 60-foot minimum width required by Section 11-1(b) for R-1C lots.
6. The proposed use does not change from one-family residential to a non-residential use; the requested zoning change primarily permits the proposed subdivision geometry by reducing the minimum lot-width standard from 80 feet to 60 feet.
7. Detached one-family dwellings are permitted within the R-1 residential series. The proposed residences remain subject to all applicable R-1 development standards carried forward into R-1C, including building size compatibility, setbacks, accessory-structure provisions, height, and lot coverage.
8. For a lot width greater than 70 feet, Section 8-8(b)(3) requires two (2) side yards of not less than 10 feet each. Final subdivision and building plans must demonstrate compliance with this requirement.
9. Section 8-8(c) requires a rear setback of at least 20 percent (%) of lot depth, with no required rear yard exceeding 50 feet. The final rear setback must therefore be calculated from the surveyed depth of each resulting lot.

10. Bullock Avenue is a local street, so under Section 8-8(a) a front setback of at least 30 feet for each residence is required. A 25-foot setback is available only under the ordinance's qualifying subdivision and right-of-way provisions. Final plans should show a 30-foot front setback unless staff documents an applicable alternative. Section 8-8(c) requires a rear yard of at least 20 percent (%) of surveyed lot depth, capped at 50 feet. Final building plans must demonstrate both setbacks.
11. Section 8-1 prohibits flagpole lots in the R-1 Zone. The submitted concept depicts both proposed lots with direct frontage on Bullock Avenue rather than flagpole configurations.
12. The submitted site photographs show a predominantly residential setting with detached homes, mature vegetation, chain-link fencing, and an existing small residential accessory structure or outbuilding on the subject tract.
13. The South Augusta Character Area policies favor retention of low-density single-family residential development and compatible residential infill. Because the request retains a detached one-family residential use, the principal compatibility question is whether the proposed lot pattern and future house design are consistent with the established neighborhood pattern.
14. The Augusta Tree Ordinance generally establishes a 30 percent (%) minimum canopy requirement for development; however, Section 8-4-13(b)(1) expressly exempts construction, including clearing, of single-family residential structures on individual lots from compliance with the private-development provisions of the Tree Ordinance.
15. Accordingly, the Tree Ordinance's development-site canopy and Tree Protection/Tree Establishment Plan requirements should not be imposed on the construction of the two individual single-family residences solely by virtue of this rezoning. Separate provisions protecting public trees, rights-of-way, nuisance trees, and other independently applicable requirements remain enforceable.
16. The Illustrated Guide explains the 30 percent (%) minimum canopy methodology for development projects subject to Section 8-4-13; because the proposed individual single-family residences fall within the stated exemption, the Illustrated Guide does not independently create a canopy obligation for those exempt structures.
17. The submitted materials do not identify a special-exception use, manufactured-home use, multi-family development, or non-residential activity. The request is limited to rezoning and subdivision for two (2) detached one-family residences.
18. The rezoning does not approve the subdivision plat, final grading, drainage, utility connections, driveway locations, or building permits. Those items remain subject to separate review under applicable Augusta regulations.

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to R-1C (One-Family Residential) with the following conditions:

1. The property shall be rezoned only to R-1C (One-Family Residential), and the development shall be limited to two (2) detached one-family residential lots and two (2) detached one-family residences substantially consistent with the submitted subdivision concept.

2. The final subdivision shall contain no more than two (2) lots. Each lot shall meet or exceed the R-1C minimum lot width of 60 feet and minimum lot area of 6,000 square feet required by Section 11-1(b).
3. Each resulting lot and residence shall comply with all applicable R-1 and R-1C development standards, including Section 8-1, Section 8-8 setbacks, Section 8-9 lot coverage, and all other incorporated requirements not specifically modified by Section 11.
4. The final subdivision plat shall be reviewed, approved, and recorded in accordance with the Augusta subdivision regulations applicable before issuance of building permits depending upon the new lot configuration.
5. No flagpole lot shall be created.
6. Final driveway locations, drainage, utility service, grading, and construction shall comply with all applicable Augusta engineering, utilities, building, and development requirements.
7. Approval of the rezoning shall not constitute approval of the submitted concept plan, final subdivision plat, grading plan, drainage plan, utility plan, or building plans.
8. The single-family dwellings placed on the newly created parcels must front face Bullock Avenue.
9. Emergency vehicles (EMS) must have access to these parcels.

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.*

LETTER OF INTENT

RE: Rezoning and Subdivision Request

To Whom It May Concern:

I am submitting this Letter of Intent in support of my request to rezone the subject property.

The purpose of the rezoning request is to allow the property to be subdivided into two separate residential lots for the future construction of single-family homes.

The proposed use will remain residential in nature. My intent is to develop the property responsibly while maintaining compatibility with the surrounding residential area. Each proposed lot and future residence will be developed in accordance with applicable zoning, building, setback, access, and other development requirements.

The requested rezoning and subdivision will allow for better utilization of the property while supporting additional quality residential housing within the community.

Thank you for your consideration of this request.

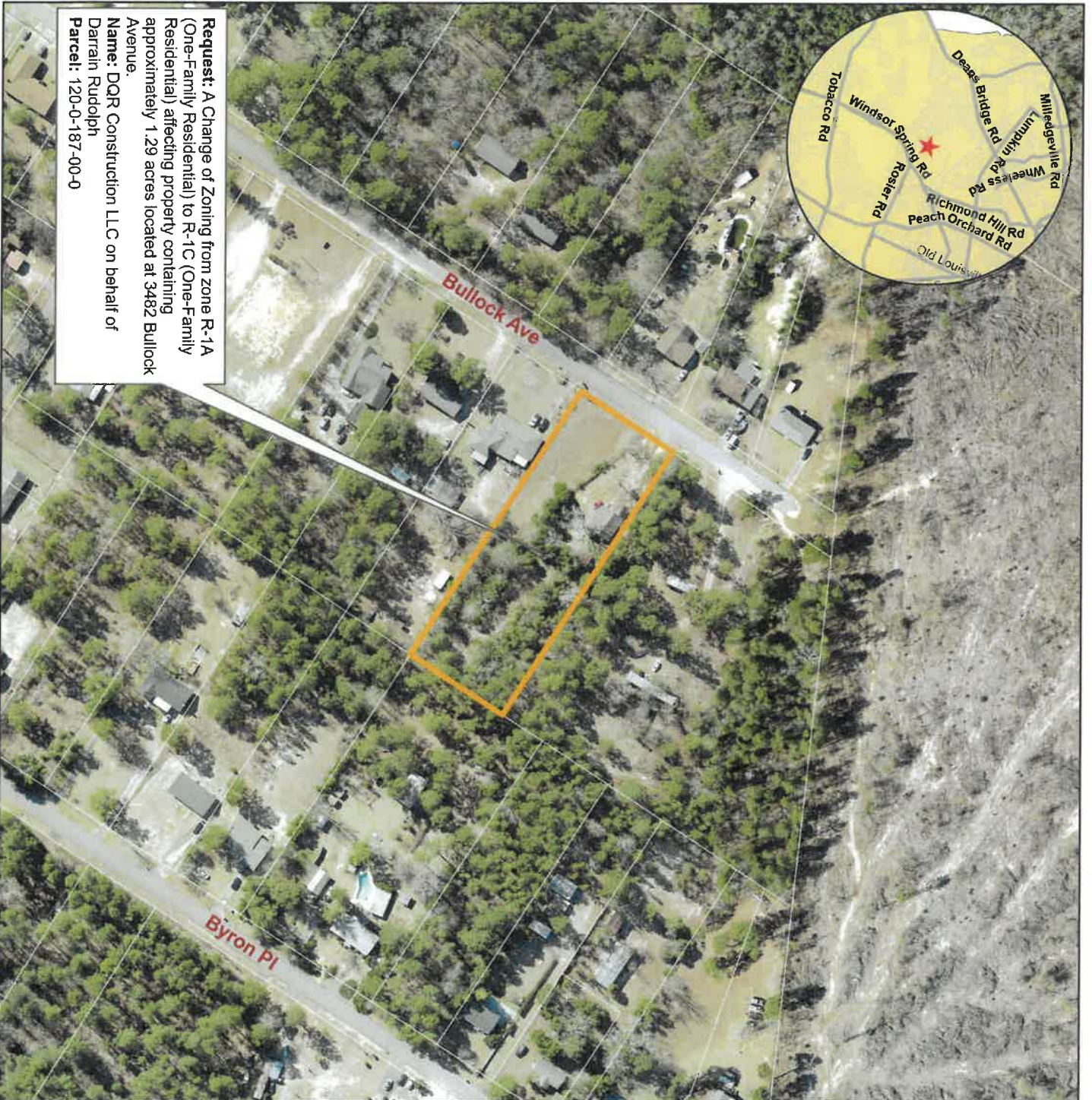
Sincerely,

Rico Merriweather Jr.

DQR Construction LLC.



Request: A Change of Zoning from zone R-1A (One-Family Residential) to R-1C (One-Family Residential) affecting property containing approximately 1.29 acres located at 3482 Bullock Avenue.
Name: DOR Construction LLC on behalf of Darrair Rudolph
Parcel: 120-0-187-00-0



Planning Commission
Z-26-15
October 5, 2026

3482 Bullock Avenue

Aerial

 **Subject Property**



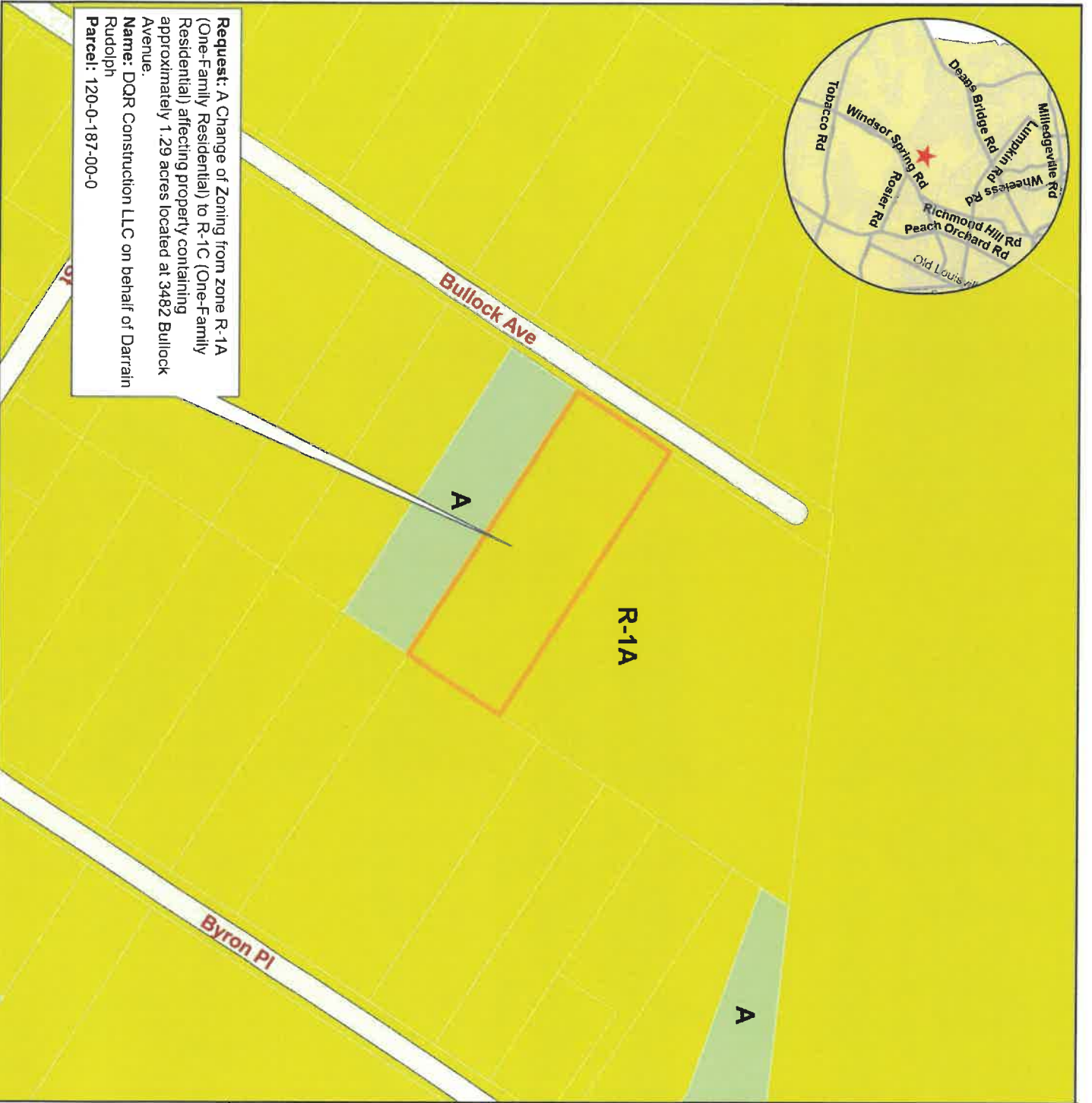
Produced By: City of Augusta
 Planning & Development Department
 535 Telair Street Suite 300
 Augusta, GA 30901
 9/10/2026 PE22633

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Request: A Change of Zoning from zone R-1A (One-Family Residential) to R-1C (One-Family Residential) affecting property containing approximately 1.29 acres located at 3482 Bullock Avenue.

Name: DQR Construction LLC on behalf of Darrin Rudolph

Parcel: 120-0-187-00-0

Planning Commission
Z-26-15
October 5, 2026

3482 Bullock Avenue

Current Zoning

Subject Property

Zoning Classification

- A: Agriculture**
- R-1A: One Family Residential**

Produced By: City of Augusta
 Planning & Development Department
 535 Teller Street Suite 300
 Augusta, GA 30901
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Augusta, GA Draftman

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