

Hearing Date: February 3, 2025

Case Number: SE-25-02

Applicant: Tammy Prosper

Property Owner: Tammy Prosper

Property Address: 1712 & 1714 Barton Chapel Road

Tax Parcel No(s): 054-0-035-00-0 & 054-0-033-00-0

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

Fort Eisenhower Notification Required: N/A

Commission District 5: Don Clark

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Privately Owned and Operated Recreational Facility	Section 26-1 (i)

SUMMARY OF REQUEST:

This case pertains to a 1.49-acre parcel located on Barton Chapel Road. The parcel is currently vacant and zoned R-1B (One-Family Residential). The applicant requests a special exception to allow for a privately owned and operated recreational facility. The conceptual site plan submitted with this application proposes to create a steel metal building approximately 3,000 to 5,000 square feet.

COMPREHENSIVE PLAN CONSISTENCY:

This property is within the Belair Character Area. The 2023 Comprehensive Plan characterizes the Belair Character area as a suburban area with medium-density residential development and well-planned communities. Interstate interchanges, frontage roads and other identified nodes are home to new commercial and light industrial/warehousing development. Public facilities and services will continue to expand to meet the demand of a growing population.

FINDINGS:

1. The applicant requests a special exception for the purpose of developing a privately owned and operated recreational facility.
2. Privately owned and operated recreational facilities are permitted by Special Exception in an R-1B (One-Family Residential) zone. In this case then a Special Exception is required for the proposed outdoor recreational multi-use facility and event venue.
 - A tract to be developed as a privately owned and operated recreational facility shall have at least one hundred (100) feet of frontage on a public or private road. ***The tract has 466.7 feet of frontage on Barton Chapel Road.***
 - Structures except fences and walls shall be set back at least fifty (50) feet from property lines separating the property from contiguous properties zoned or developed for residential use. ***Planned structures are more than fifty (50) feet from property lines.***
 - Lighting shall be designed so that adjacent properties are not adversely affected. ***Lighting has not been designed at this time.***
 - Outdoor activities shall cease at 11:00 P.M. ***The applicant plans to operate from 5am to 8pm Monday – Friday, 8am to 6pm on Saturdays, and 12pm to 6pm on Sundays.***
 - Recreational facilities shall be located at least one hundred (100) feet from contiguous properties zoned or developed for residential use. ***The recreational facility is located less than 100 feet from residential zoned and used properties.***
 - A plan illustrating compliance with the above requirements shall be submitted to the staff of the Augusta Planning and Development Department before the proposal is placed on the agenda. ***A precursory plan illustrating compliance of the above requirements (except for lighting) has been submitted.***
3. Adjacent zoning: West R-1B (One-Family Residential) | East: R-1B (One-Family Residential) | South: LI (Light Industry) and A (Agriculture) | North: R-1B (One-Family Residential)
4. Public water is present in the area, but sewer is not.
5. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located in a Special Flood Hazard Area.
6. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
7. The Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, classifies Barton Chapel Road as a minor arterial street.
8. Public transit routes do not run along Barton Chapel Road.
9. The proposal is consistent with the 2023 Comprehensive Plan and is compatible with surrounding zoning and land uses.
10. At the time of completion of this report, staff have not received inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is a 16" water line on Barton Chapel that is available for their use. There is currently no sewer available to this site. The owner may extend the sewer to the site if their Engineer determines it will work.

RECOMMENDATION: The Planning Commission recommends **APPROVAL** of the special exception request to establish a privately owned and operated recreational facility with the following conditions:

1. A 10 ft tree buffer around the sides and a 20 ft tree buffer around the rear of the property must be installed.
2. A 10 ft street yard must be installed along Barton Chapel Road.
3. The Installation of a 6 ft wooden privacy fence to enclose the rear and side portions of the property that is adjacent to residential use is required.
4. Any proposed lighting fixtures must be directed downward and not toward buildings.
5. Must comply with all related aspects of the Augusta Tree Ordinance.
6. Approval of this rezoning request does not constitute approval of the concept site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
7. 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.
8. Installation of sidewalks along the entire frontage of the property that abuts Barton Chapel Road 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.

PROSPER ENTERPRISE SUPPORT SERVICES

1162 Brookstone Way
Augusta, GA 30909
803-334-6463

20 Nov 2024

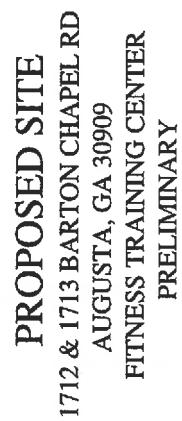
MEMORANDUM FOR DEPARTMENT OF PLANNING & DEVELOPMENT AUGUSTA
GA 30901

SUBJECT: LETTER OF INTENT

1. I am the property owner of 1712 & 1714 Barton Chapel Road in Augusta 30909. I would like to special exception 1712 & 1714 Barton Chapel from residential to commercial. I intend to build an athletic training center. This facility will be a Steel metal building approximately 3000 to 5000 square feet.
2. I have inventoried the local area and in around these lots and found 17 local businesses and 14 residential homes.
3. Point of Contact for this action is the undersigned at (803) 334-6463 or Email: Name.tammy.d.prosper.ctr@army.mil.


TAMMY D. PROSPER
PROPERTY OWNER

Attached inventoried Business and Residential Homes



Planning Commission
SE-25-02
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1712 and 1714
Barton Chapel Road

Aerial

Legend

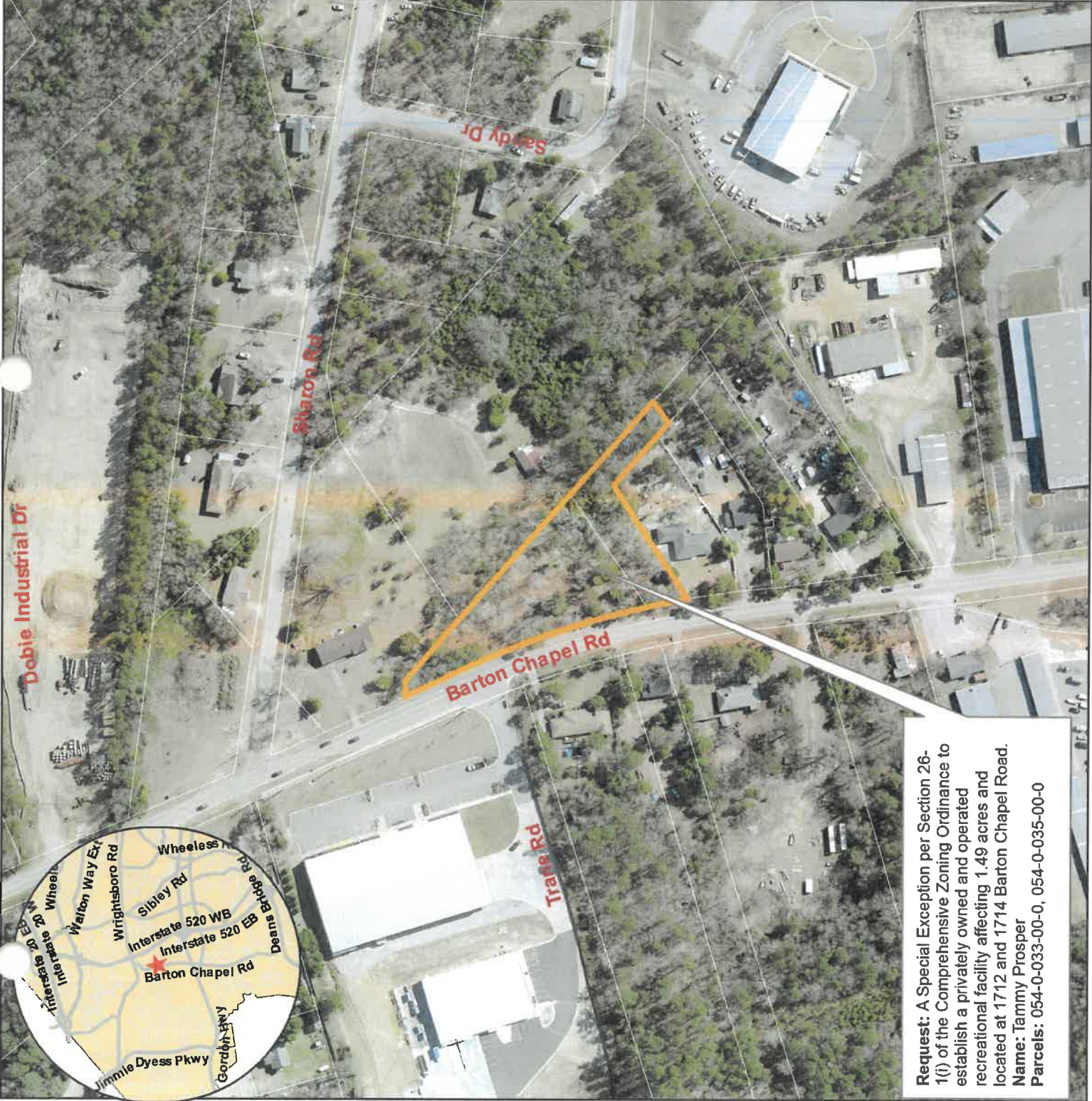
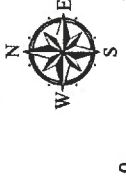
 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
1/10/2025 MH18072

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Request: A Special Exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a privately owned and operated recreational facility affecting 1.49 acres and located at 1712 and 1714 Barton Chapel Road.
Name: Tammy Prosper
Parcels: 054-0-033-00-0, 054-0-035-00-0

Planning Commis
SE-25-02
February 3, 2025

1712 and 1714
Barton Chapel Road

Current Zoning

Legend

Subject Property

Zoning Classification

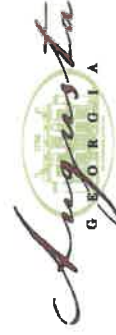
A: Agriculture

B-2: General Business

LI: Light Industry

R-1B: One Family
Residential

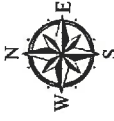
R-MH: Manufactured Home
Residential



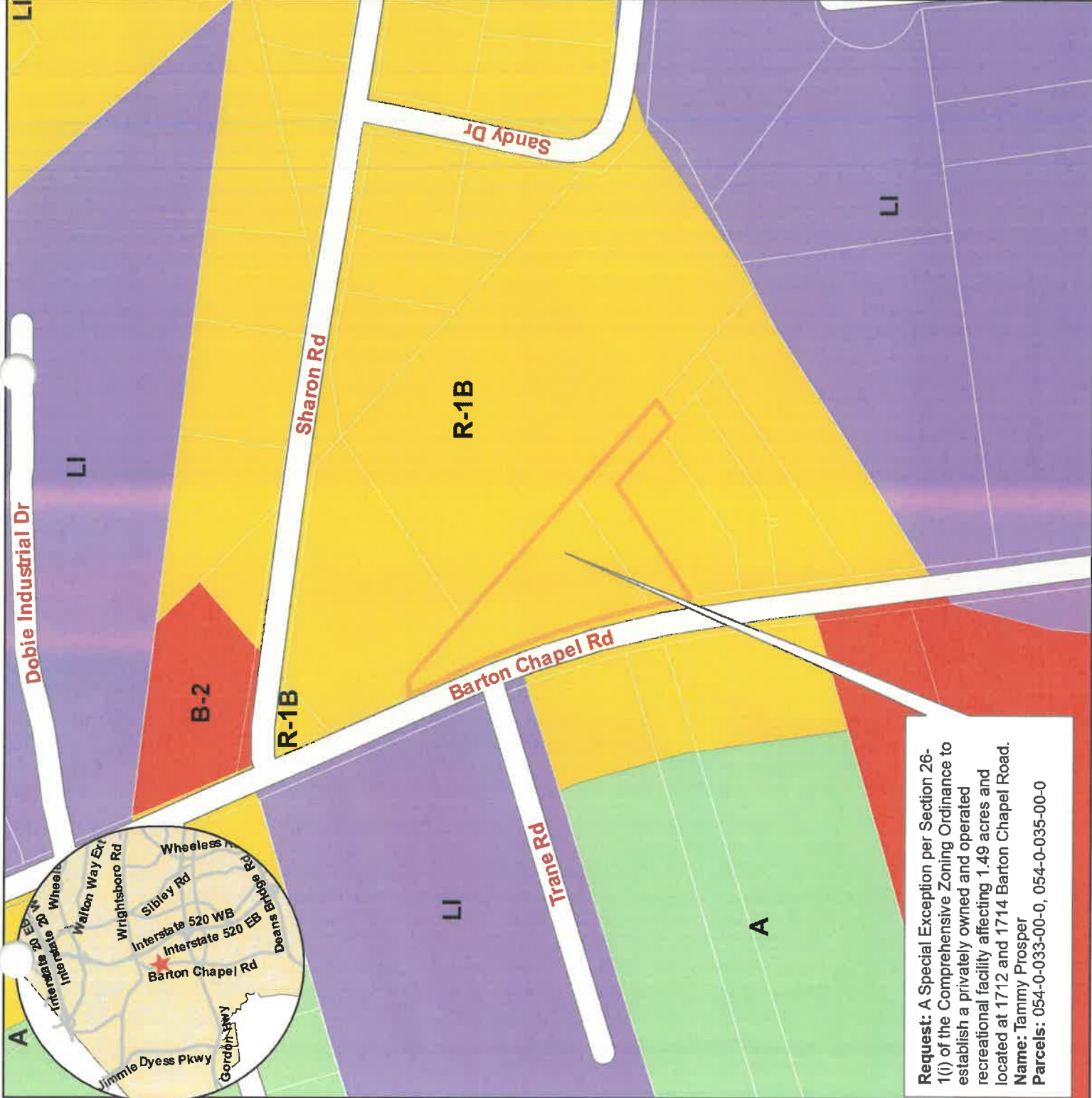
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Augusta, GA Disclaimer

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0 200 Feet



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