

Hearing Date: March 3, 2025

Case Number: Z-25-06

Applicant: Darius Jamschidian

Property Owners: CSRA Economic
Opportunity
Authority Inc.

Property Addresses: 343 Telfair Street

Tax Parcel Nos: 047-4-068-00-0

Fort Eisenhower Notification Required: N/A

Commission District 1: Jordan Johnson

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from P-1 (Professional/Office) to R-3C (Multiple-Family Residential)	Multi-family Apartment Units	Section 18-1

SUMMARY OF REQUEST:

This petition seeks to rezone a 0.16 acre at 343 Telfair Street from P-1 (Professional/Office) to R-3C (Multiple-Family Residential) to construct multi-family apartments. The building measures 3,421 square feet and was constructed in 1901. The proposal includes the following:

- 5 one-bedroom units
- 1 two-bedroom
- 2-story residence
- 2-shared kitchenettes (one for each floor)
- 6 off-street parking spaces

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the Old Augusta Character Area. The vision for Old Augusta is to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. The proposed R-3C Apartment Development is consistent with the 2023 Comprehensive Plan.

FINDINGS:

1. The 0.16-acre tract is in Historic Olde Town District on Telfair Street between Third and Fourth Streets.
2. There are no immediate plans for exterior improvements to the site.
3. No record of any previous business licensees was found at this location. The building was last occupied by an office.
4. The Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, classifies Telfair Street as minor arterial street.
5. Public transit routes run along Telfair Street, and two bus stops are located approximately 450 feet of the property.
6. Public water and sewer are present in the immediate area.
7. Adjacent zoning: West: P-1 (Professional Office) | East: P-1 (Professional Office) B-1 (Neighborhood Business) | South: P-1 (Professional Office) | North: P-1 (Professional Office)
8. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located in a Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
10. 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:

- None received at this time

Utilities Comments:

- There is a 6" water line that is available for their use on Telfair Street. There is an 8" sewer line that is available for their use on Telfair Street.

Fire Comments:

- The plan does not show any fire protection features (hydrants). It appears to be acceptable.

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to R-3C (Multiple-Family Residential) with the following conditions:

1. The installation of a 6 ft wooden privacy fence along the side yard and between the home and parking lot is required.
2. Any exterior improvements, new additions, or construction must receive a Certificate of Appropriateness and/or approval from the Historic Preservation Commission to include any yard work and the installation of the fence.
3. A density variance must be applied for through the Board of Zoning Appeals.

4. Approval of this rezoning request does not constitute approval of the concept site plan or the numbers of units 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 residential and building development standards and regulations of the minimum housing code in addition to the City of Augusta Richmond County, Georgia Ordinances 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.

January 20, 2025

To Whom It May Concern,

I am writing to formally submit a letter stating my intentions as to my request to rezone the property located at 343 Telfair Street, Augusta, Ga 30901. The purpose of this rezoning request is to allow the property to be used for long-term rentals with a focus towards serving those in various *professional and medical fields of industry along with the community at large.*

In recent years Augusta has grown and so has it's demand for both short-term and long-term accommodations. Specifically, we plan to offer the property as a transitional rental for individuals in need of housing, including but not limited to:

Medical Professionals: Traveling healthcare workers such as doctors, nurses, and technicians who who are frequently in need of temporary housing near hospitals and medical facilities.

Traveling IT Specialists: Professionals in the technology industry who often require short-term accommodations for work assignments.

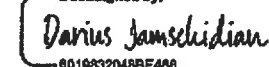
Families: Those needing temporary housing while caring for loved ones in local hospitals or medical centers.

The intent is to provide safe, clean, and comfortable accommodations to these individuals and families, filling an important gap in the local housing market. We aim to support the diverse needs of these groups while contributing positively to the community and local economy. We are also looking forward to supporting the preservation of the downtown Augusta Historical District. We believe that this proposed use of the property aligns with the zoning goals of the area and will have a positive impact on the surrounding neighborhood as we thrive and grow. We are committed to maintaining the property's historical element to the highest standards of quality and safety and will ensure that the tenants are respectful of the surrounding community.

We respectfully request your consideration and approval of this rezoning application to allow for the proposed use of the property. Please feel free to contact me, Darius Jamschidian, at 619-394-2341 or darius.jamschidian@gmail.com if you have any questions or require further information. Thank you for your time and attention to this matter.

Sincerely,

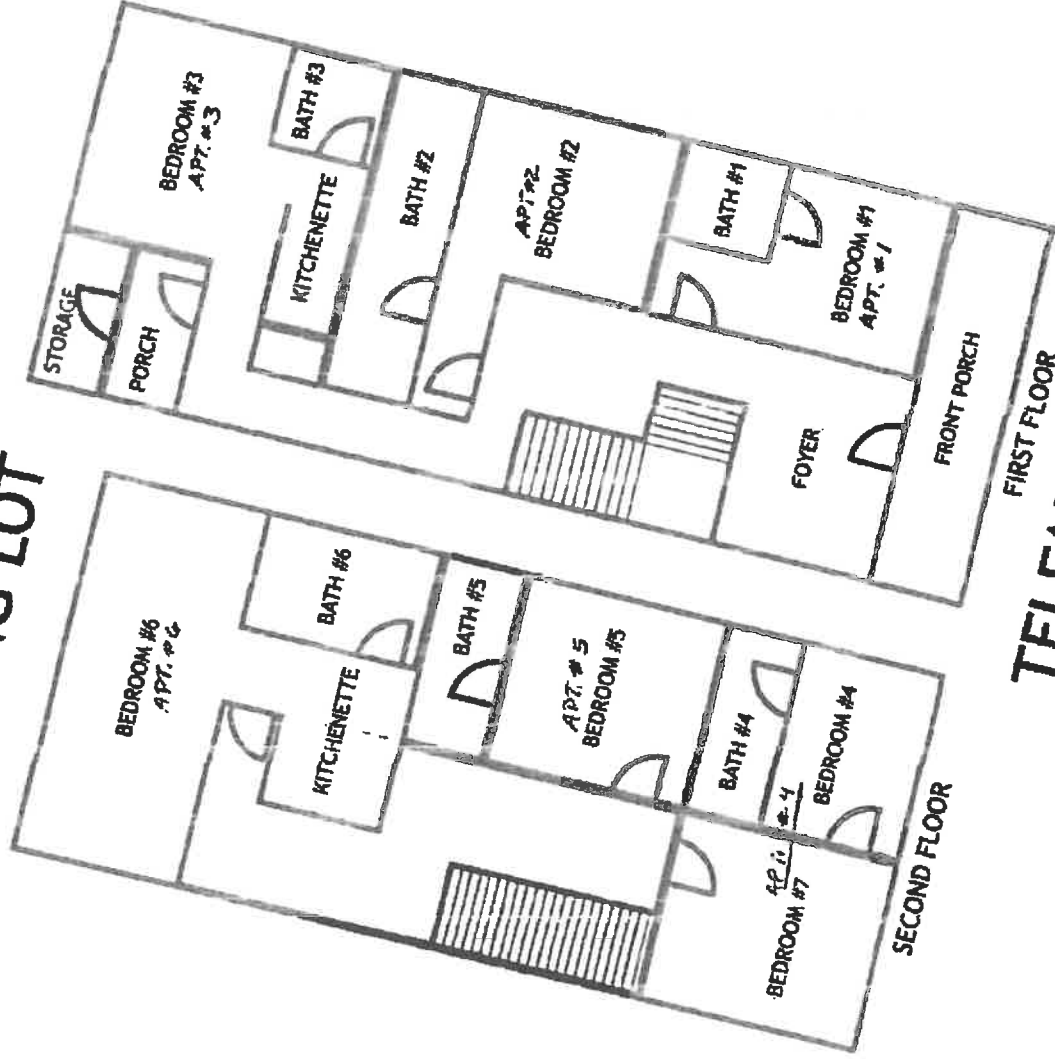
Digitally signed by:


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Darius Jamschidian

FLOOR PLAN

343 TELFAIR STREET | AUGUSTA, GA

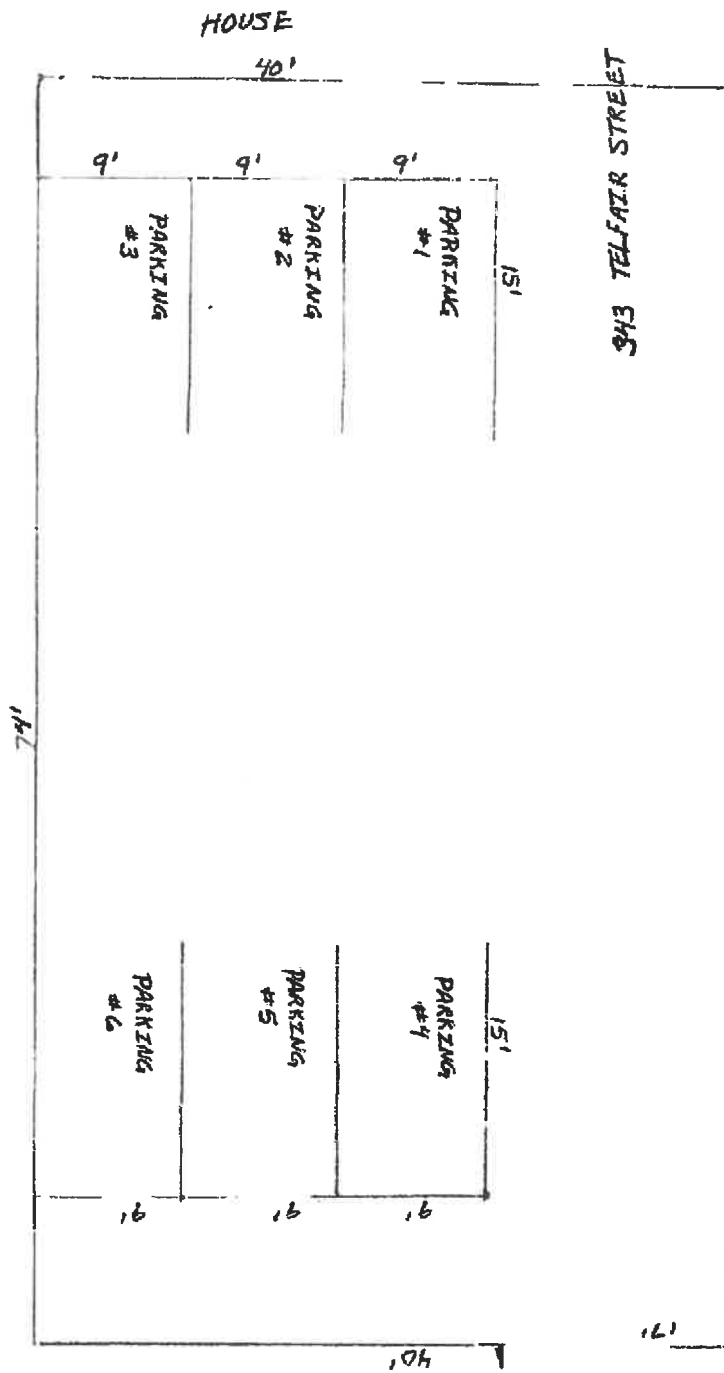
PARKING LOT



FIRST FLOOR
TELFAIR STREET

SECOND FLOOR

339 TELFAIR STREET



338 TELFAIR STREET

345
TELFAR
STREET

347
TELFAR
STREET

Planning Commission
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343 Telfair Street

Aerial

Legend

 Subject Property



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/10/2025 MH18072

Augusta, GA Duckhamer

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100 Feet

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Request: A Change of Zoning from Zone P-1 (Professional Office) to Zone R-3C (Multiple-Family Residential) to develop apartments, affecting properties containing approximately 0.16 acres and located at 343 Telfair Street.
Name: Darius Jamschidian on behalf of CSRA Economic Opportunity Authority Inc.
Parcel: 047-4-068-00-0




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343 Telfair Street

Current Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood
Business

 P-1: Professional

 R-3C: Multiple-Family
Residential



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535 Telfair Street Suite 300
Augusta, GA 30601
2/10/2025 MH19072

Augusta, GA Dierlauer

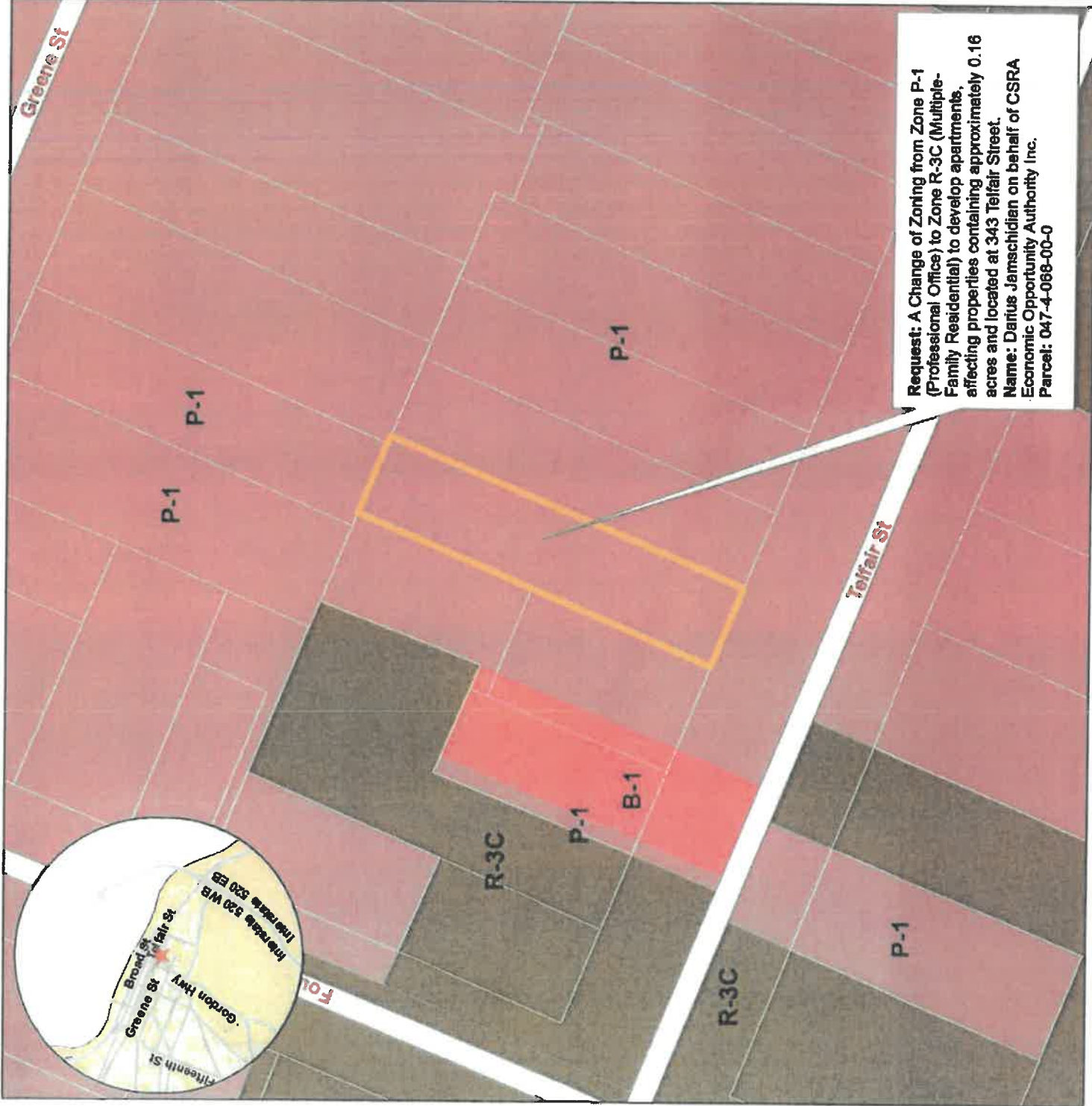
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343 Telfair Street

Future Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood
Business

 P-1: Professional

 R-3C: Multiple-Family
Residential



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Augusta, GA 30901
2/10/2025 MH18072

Augusta, GA, Dardeliner

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