

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

Case Number: Z-23-44

Hearing Date: Monday, October 2

Applicant: STP Development LLC
Property Owner: STP Development LLC
Address of Property: 1241 Brown Road & 1299 A Brown Road, Hephzibah Georgia 30815
Tax Parcel #: 216-0-003-00-0 and 216-0-008-02-0
Present Zoning: R-1E (One-family Residential) with conditions
Commission District: 8 (B. Garrett) **Super District:** 10 (W. Guilfoyle)
Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Text
Amend condition from Z-21-39	Single-family detached & attached subdivision	Comprehensive Zoning Ordinance, Section 13

Summary of Request:

This case involves two parcels with a total of approximately 173 acres located at the northwest intersection of Brown Road and Mike Padgett Highway. The undeveloped parcels are accessible from Brown Road, west of Mike Padgett Highway. The tracts were previously zoned from R-1 to R-1E in 2021 (Z-21-39) with 16 conditions. This request is to amend Condition #14 from the previous approved zoning case stated below:

113.0 acres must be preserved as greenspace /open space. Passive recreation amenities will be allowed in the greenspace /open space area.

According to the petitioner’s letter of intent it was discovered during the design process for Phase 2 that revisions are required. The initial development called for 3 detention ponds. The final design now requires 5 ponds. Acreage providing the additional right-of-way for a stub-out at the northwest corner was not accounted for. The property owner has also decided to utilize a 24 ft. wide townhome product as opposed to the 20 ft. product shown on the initial concept. The applicant is requesting to reduce the greenspace /open space from 113 acres to 100 acres to allow for these changes.

Findings:

1. The original concept plan indicated 287 single-family lots with a mix of detached and attached residences.
2. A Development Plan for Phase 1 was approved in February of 2023 for the development of 97 single-family detached home lots. Future Phases included 80 single-family detached lots in Phase 2 and 110 attached townhome lots in Phase 3. A Development Plan for Phase 2 was submitted for review on August 21, 2023, for the remaining 190 lots.
3. The request to reduce the greenspace /open space from 113 acres to 100 acres will result in approximately 57 % greenspace/open space and will be over the minimum 25% required in R-1E zoning.
4. All other conditions will still apply.
5. The property has access to municipal water and sanitary sewer lines.
6. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, Brown Road is identified as a minor-arterial roadway.
7. There is no public transit service near the property.
8. Portions of the property is within the Special Flood Hazard Area AE zone (1% annual chance floodplain) with Base Flood Elevations (BFE) and the property also contains jurisdictional wetlands. These flood zones and wetlands border the eastern boundary of the property, and no lots are proposed to be in either the Special Flood Hazard Area or the wetlands.
9. Army Corps of Engineers approval for this development was included in the Development Plan submittal. Proposed structures will be required to be elevated to 3 feet above Base Flood Elevation (BFE) per the requirements of the Flood Damage Prevention Ordinance.
10. Brown Road is a mixture of large lot development, vacant property, and scattered subdivisions.
11. The property is within the South Augusta character area. This part of the City of Augusta undergoing a transition. The 2018 Comprehensive Plan recommends “infill residential development at densities compatible with the surrounding area”. This proposed use aligns with the recommended development pattern.
12. Augusta Commission approval letter dated September 3, 2021, which contains all the conditions is included in the agenda packet.
13. The applicant did consent to the condition requesting to be amended in this application at the time of Planning Commission’s recommended approval of Z-21-39.
14. At the time of writing, staff have not received feedback from citizens pertaining to this request.

Recommendation: Although the proposed lots are considerably smaller than surrounding development, the proximity of the proposed subdivision to nearby existing and expanding industrial uses makes the new subdivision ideal for those wishing to live close to where they work. The proposed 24 ft. wide townhome product is preferred over the previous 20 ft. wide product by

Planning & Development staff. Greenspace /Open Space will still exceed the minimum 25% required. The Planning Commission recommends **Approval** of the request to amend condition #14 of Z-21-39 with the following conditions:

1. All remaining conditions of Z-21-39 shall remain in effect.
2. All townhomes lots shall have a minimum lot width of 24 feet.
3. Approval to amend the condition in this request does not constitute approval of the concept subdivision layout submitted with the rezoning application or submittals for Development Plan Review.
4. Subdivision Development Plan approval in compliance with the Land Subdivision Regulations of Augusta, Georgia for the actual development is required prior to construction commencing on the property.
5. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, 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.



CRANSTON

CranstonEngineering.com

452 Ellis Street Augusta, Georgia 30901
PO Box 2546 Augusta, Georgia 30903
706.722.1588

August 15, 2023

Mr. Kevin Boyd
Augusta Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Re: Wood Glenn – Zoning Amendment Request
Case No.: Z-24-39 (Open Space Stipulation)
Augusta, Georgia
Our File No. 2021-0721

Dear Kevin,

We requesting to be put on the August, 2023 DRC agenda for the proposed Wood Glenn Development. We are submitting this application on behalf of the developer to request an amendment to the current zoning stipulation described in line item 14 of the attached letter (case no. Z-21-39). Following the DRC review, we would like to be placed on the next planning commission agenda for October 2, 2023.

The development is to consist of 287 single-family lots and was previously approved for rezoning to R1-E. The rezoning was approved in accordance with an initial concept completed by Bluewater Civil Design. The zoning stipulation described in line item 14 holds the developer accountable for providing 113 acres of open space which is roughly 70 acres over the minimum required by the R1-E zoning. Since the time of the rezoning, the site has been designed in full and three elements of the initial concept have changed during design that impact open space:

1. The initial concept originally called for 3 detention ponds and pond parcels were not provided as required by the Engineering Department. The final design now requires 5 ponds to be located on their own parcels.
2. The initial concept did not account for the additional right-of-way area associated with providing a road sub at the northwest corner of the property. Line item 5 of the attached zoning letter requires the developer to install this infrastructure in its entirety.
3. The homebuilder has also decided to utilize a 24' townhome product as opposed to the 20' product shown on the initial concept. These three adjustments have resulted in an increase of lot coverage and a slight decrease in open space.

We would like to request that the open space stipulation be revised to require a minimum open space area of 100 acres. This number accounts for roughly 57% of the 173.6 acre tract and is well over the 25% minimum required by the R1-E zoning.

We trust that the information provided is suitable for your review and approval. Should you have any questions concerning this matter, please do not hesitate to contact us at your convenience.

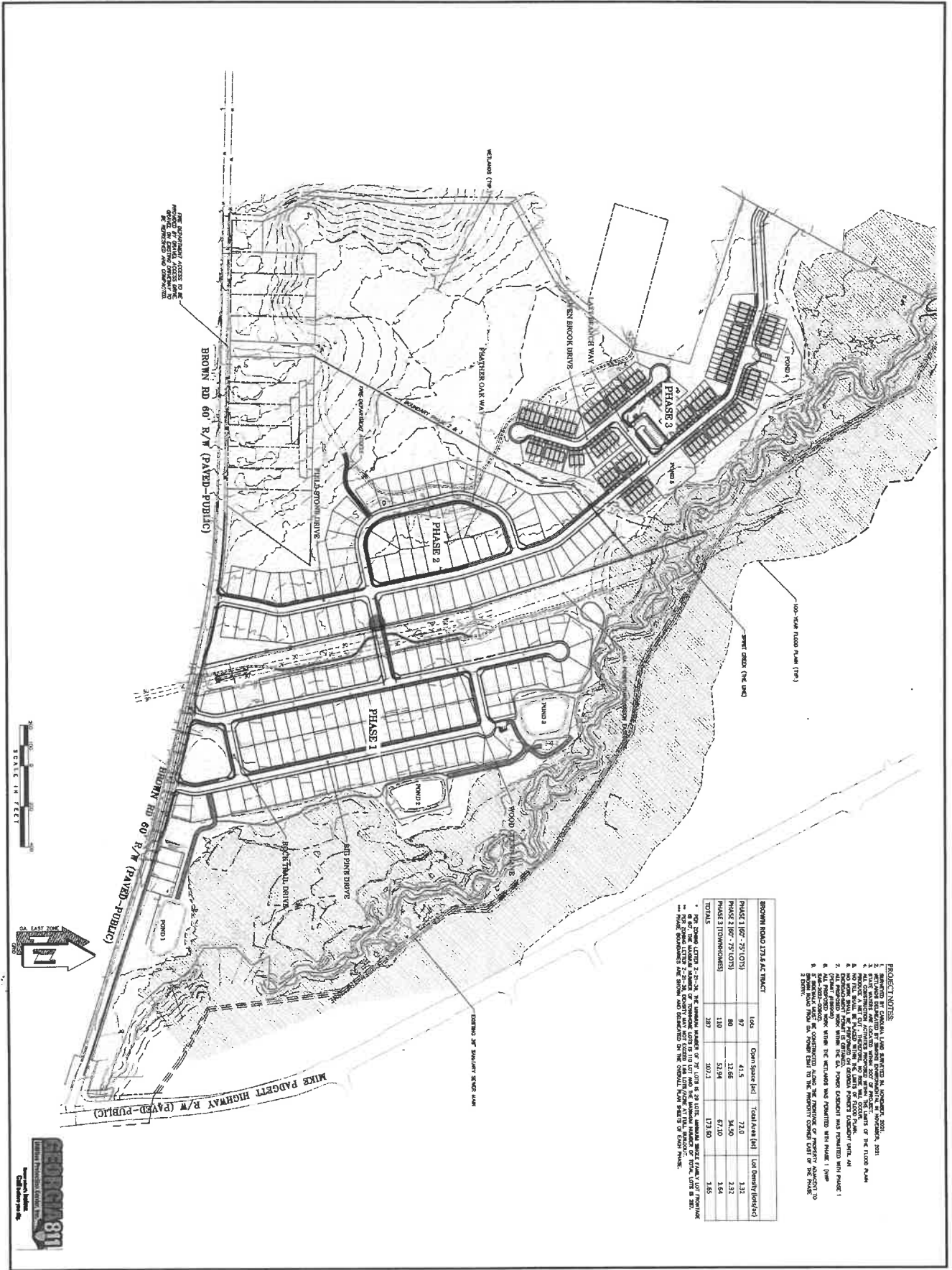
Sincerely,

CRANSTON LLC



Burt Fine

BSF/bsf
Enclosures



BROWN ROAD 172.8 AC TRACT

Parcel	Area (Ac)	Open Space (Ac)	Total Area (Ac)	Lot Density (Lots/Ac)
PHASE 1 (20' LOT)	20	17.0	37.0	1.32
PHASE 2 (20' LOT)	20	17.0	37.0	1.32
PHASE 3 (20' LOT)	110	51.94	161.94	1.65
TOTALS	150	101.2	251.2	1.65

NOTE: THE ABOVE NUMBER OF PAVED LOTS IS 110 LOTS. THE ABOVE NUMBER OF TOTAL LOTS IS 150. THE ABOVE NUMBER OF OPEN SPACE IS 101.2 AC. THE ABOVE NUMBER OF TOTAL AREA IS 251.2 AC. THE ABOVE NUMBER OF TOTAL AREA IS 251.2 AC. THE ABOVE NUMBER OF TOTAL AREA IS 251.2 AC.

- PROJECT NOTES:**
1. PREPARED BY CRANSTON LAND SERVICES IN NOVEMBER, 2021.
 2. ALL LOTS SHALL BE 20' WIDE UNLESS OTHERWISE NOTED.
 3. ALL LOTS SHALL BE 120' DEEP UNLESS OTHERWISE NOTED.
 4. ALL LOTS SHALL BE 120' DEEP UNLESS OTHERWISE NOTED.
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WOOD GLENN SUBDIVISION - PHASES 2 & 3

OVERALL PLAN

CRANSTON

REV #	DATE	DESCRIPTION
2	1/20/2023	FUTURE FIRE DEPARTMENT ACCESS
1	8/13/2022	PER CITY COMMENTS
0	8/18/2023	DATE

DRAWN BY: SF/USA

CHECKED BY: BSF

APPROVED BY: JSD

DATE: AUGUST 14, 2023

SCALE: 1" = 200'

JOB NO: 2022-0243

DRAWING NO: C-101

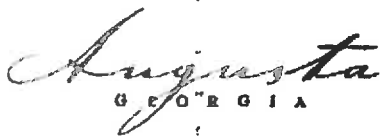
CRANSTON LAND SERVICES

1000 Peachtree Street, NE

Atlanta, GA 30309

Phone: 404.525.8800

www.cranstonland.com



PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta, Georgia 30901

1803 Marvin Griffin Road
Augusta Georgia 30906

September 3, 2021

H&A Development, LLC.
P.O. Box 7054
North Augusta, SC 29861

To Whom It May Concern:

At its meeting on Tuesday, August 17, 2021 the Augusta Georgia Commission considered the following petition:

Z-21-39 - A petition by H&A Development, LLC, on behalf of Eben Gray and Phan Hieu requesting a Rezoning from Zone R-1 (One-family Residential) to Zone R-1E (One-family Residential) affecting property known as 1299 A Brown Road and 1241 Brown Road for a combined 172.41 acres approximately. Tax Map 216-0-008-02-0 and Tax Map 216-0-003-00-0

It was the decision of the Commission to APPROVE the petition with the following conditions:

1. Pursuant to the Concept Plan, a maximum of 287 lots can be developed – 177 single-family residential lots and 110 townhome lots. No fewer than 29 single-family residential lots may measure 75 feet wide and no more than 148 single-family residential lots may measure 60 feet wide. Density may be no greater than 1.66 lots per acre.
2. A Traffic Impact Study will be required, as directed by the Augusta Traffic Engineer, and all resulting requirements coming out of the Traffic Study, or necessary mitigation as indicated by the Traffic Study, must be installed to the satisfaction of the Augusta Traffic Engineer.
3. Number of entrances shall remain at, and cannot be reduced from, 3 entrances, and all entrances must conform to the requirements of the Augusta Traffic Engineer.
4. Any traffic calming devices incorporated into the proposed public right-of-ways will be at the sole discretion of the Augusta Engineering Department.
5. A stub out right-of-way, to the adjacent vacant property to the northwest has been provided, with no proposed infrastructure. The developer must install roadway infrastructure, within the proposed right-of-way, on the Development Plan, to the satisfaction of the Augusta Planning and Development Director and Director of Augusta Engineering. Additionally, if the length of the cul-de-sac exceeds 700', then the proper steps will have to be taken to remedy this issue.
6. All interior roads will require a 60' right-of-way and 31 feet back-of-curb to back-of-curb and be constructed to City of Augusta standards and specifications.
7. Guest parking must be paved and must be provided throughout the entirety of the proposed subdivision. The townhome area will be required to have, at a minimum, the 39 guest

- Parking spaces being proposed on the Concept Plan. It is recommended that guest parking be provided throughout the single-family residential lots within the proposed subdivision.
8. Written permission from Georgia Power to develop within their gas easement will be required prior to Development Plan submittal.
 9. The 5' wide walking path proposed along the wetlands and floodplain area, running south to north, for the entire depth of the subdivision, can be installed as each phase of the subdivision is developed, as long as both ends of the walking trail tie to a sidewalk within the street right-of-ways; however, no walking trail shall be designed to cross the Georgia Power gas easement.
 10. A GDOT permit will be required for any work undertaken in the right-of-way of Brown Road.
 11. Sidewalks, meeting City of Augusta and GDOT standards, to include ADA ramps at all returns, will be required along Brown Road, and sidewalks, meeting City of Augusta standards, to include ADA ramps at all returns, will be required along one side of each street internal to the subdivision.
 12. A streetyard with large trees 45' on-center must be installed along the entire length of Brown Road, to include the 3 residential lots fronting Brown Road. Streetyard trees are to be large canopy trees - a minimum of 3" caliper, a minimum of 8' in height and unbranched to 6'.
 13. Adherence to Augusta's Flood Damage Prevention Ordinance will be required, including the need to do a No-Rise Certification for the entire development. Additionally, all finished floors of structures to be built, will need to be 3 feet above Base Flood Elevation (BFE).
 14. 113.0 acres must be preserved as greenspace / open space. Passive recreation amenities will be allowed in the greenspace / open space area.
 15. The pool and amenity area, as shown on the Concept Plan, must be constructed prior to the lot count in the proposed subdivision reaching 144 lots (i.e. prior to the Final Plat being submitted for the 144th lot).
 16. Exterior materials will consist of hardi-board, stone or brick elements. Vinyl siding will not be used.

Enclosed is an ordinance verifying this change and a zoning restriction agreement. The zoning restriction agreement must be properly signed and returned to our office for recording.

Until the agreement is received and recorded, the zoning does not become official. This decision is final.

Sincerely,

Robert Sherman
Director



ENGINEERING DEPARTMENT

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

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 1241 BROWN ROAD

Tax Parcel Number: 216-0-003-00-0

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) BROWN ROAD 3) _____
2) _____ 4) _____

Volume on each existing street (AADT): 1) 2810 (DUAL CARRIAGE) _____
2) _____ 4) _____

Level of Service (LOS) on each street: 1) LOS B (<3800) 3) _____
2) _____ 4) _____

Land Use Type / Code (ITE Trip Generation): 210 SF HOUSE, 220 LOW RISE

Basis for Calculation (sq ft, # units, etc.): 177 DETACHED HOMES, 110 TOWNHOMES

Trips Generated by Proposed Development: 2476

Adjusted street volumes based on trips generated:

1) 2810 + 2476 = 5286 3) _____
2) _____ 4) _____

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

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

(3400 < 5286 < 8600)

PROVIDING DECEL
LANES AT 3 PROPOSED
ENTRIES

* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

** Utilize the website <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

***Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

**** Use current edition of the ITE Trip Generation Manuals.

Official Use Only

Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or N

Date of Review: 9/8/23

Signature of Traffic Engineer or Designee: *Marques Jacobs*

Print Name: Marques Jacobs

Title: Traffic Operations Manager

Trip Generation Summary

Alternative: Alternative 1
 Phase:
 Project: 2021-0721

Open Date: 4/14/2022
 Analysis Date: 4/14/2022

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic		
		* Enter	Exit	Total	* Enter	Exit	Total	* Enter	Exit	Total
210	SFHOUSE 1	836	835	1671	33	98	131	110	65	175
	177 Dwelling Units									
220	LOW-RISE 1	403	402	805	12	39	51	39	23	62
	110 Dwelling Units									
Unadjusted Volume		1239	1237	2476	45	137	182	149	88	237
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		1239	1237	2476	45	137	182	149	88	237

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

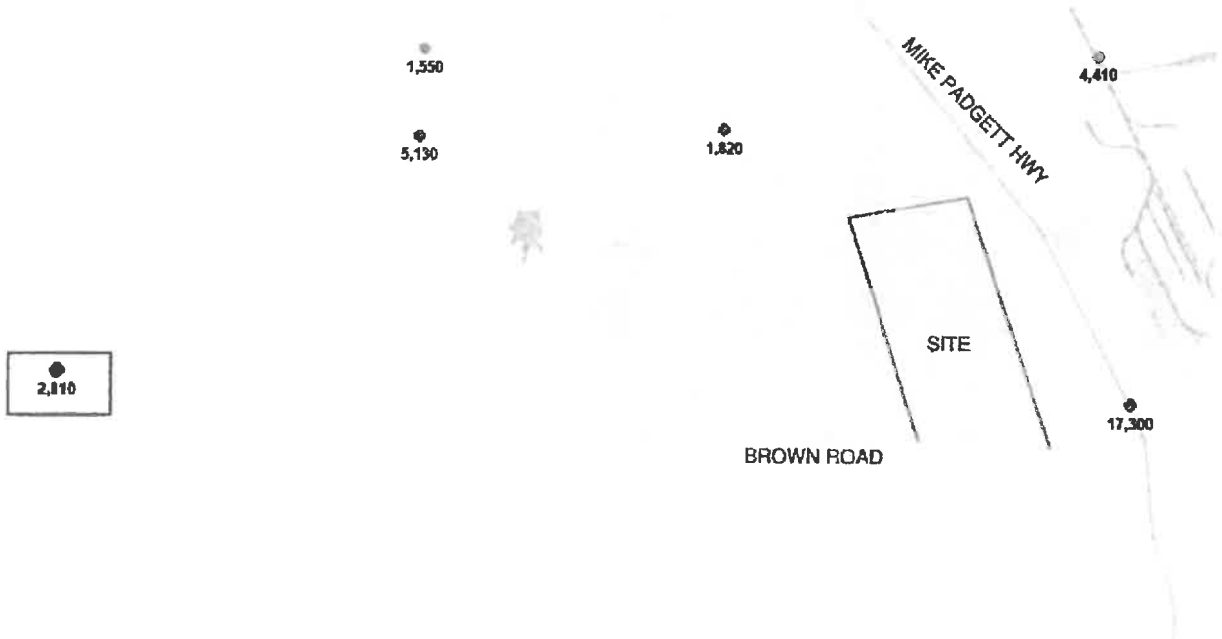
Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition
TRIP GENERATION 10, TRAFFICWARE, LLC

Table 17. Rural two-lane highways generalized service volume table.

Speed Limit	Terrain	Truck Pct.	Level of Service—B Service Volume	Level of Service—C Service Volume	Level of Service—D Service Volume
45	Flat	0	3,600	8,700	13,900
45	Flat	2	3,500	8,700	13,900
45	Flat	4	3,500	8,700	13,900
45	Flat	6	3,500	8,700	13,900
45	Flat	8	3,400	8,600	13,900
45	Flat	10	3,400	8,600	13,900

0000245_0289 / 245-0289 / Summary

	AAADT	SU AADT	CU AADT	K-Factor	D-Factor
2021	2810	-	-	0.1068	0.59
2020	2620	-	-	0.1068	0.59
2019	2900	-	-	-	-
2018	2880	-	-	-	-
2017	2900	-	-	-	-
2016	2880	-	-	0.11	-
2015	2800	-	-	0.11	-
2014	2710	-	-	0.11	-
2013	2710	-	-	0.11	-
2012	2630	-	-	-	-
2011	2680	-	-	-	-
2010	2750	-	-	-	-
2009	2770	-	-	-	-
2008	2860	-	-	-	-
2007	2930	-	-	-	-
2006	3040	-	-	-	-
2005	2560	-	-	-	-
2004	3320	-	-	-	-
2003	3170	-	-	-	-






Planning Commission
Z-23-44
October 2, 2023
1241 and 1299A Brown Road

Aerial

Legend

 Subject Property



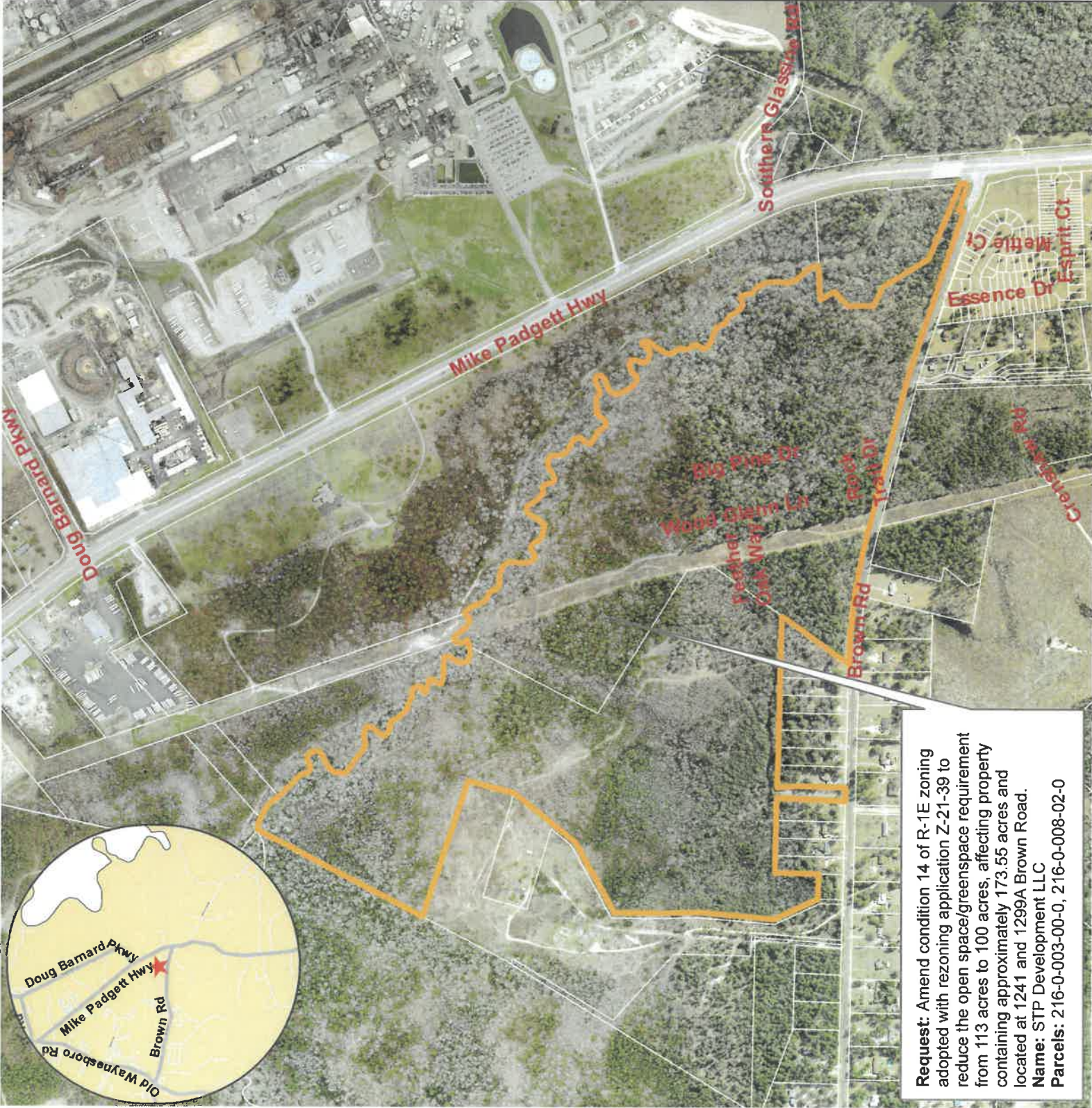
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 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 9/12/2023 MH18072

Augusta, GA Disclaimer

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0 1,000 Feet



Request: Amend condition 14 of R-1E zoning adopted with rezoning application Z-21-39 to reduce the open space/greenspace requirement from 113 acres to 100 acres, affecting property containing approximately 173.55 acres and located at 1241 and 1299A Brown Road.
Name: STP Development LLC
Parcels: 216-0-003-00-0, 216-0-008-02-0

Planning Commission
Z-23-44
October 2, 2023









1241 and 1299A Brown Road

Current Zoning

Legend

 Subject Property

Zoning Classification

-  A: Agriculture
-  B-1: Neighborhood Business
-  B-2: General Business
-  HI: Heavy Industry
-  LI: Light Industry
-  R-1: One Family Residential
-  R-1C: One Family Residential
-  R-1E: One Family Residential



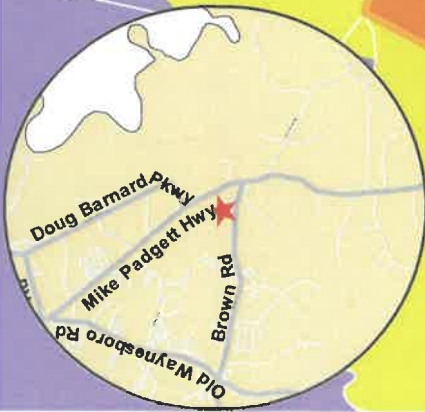
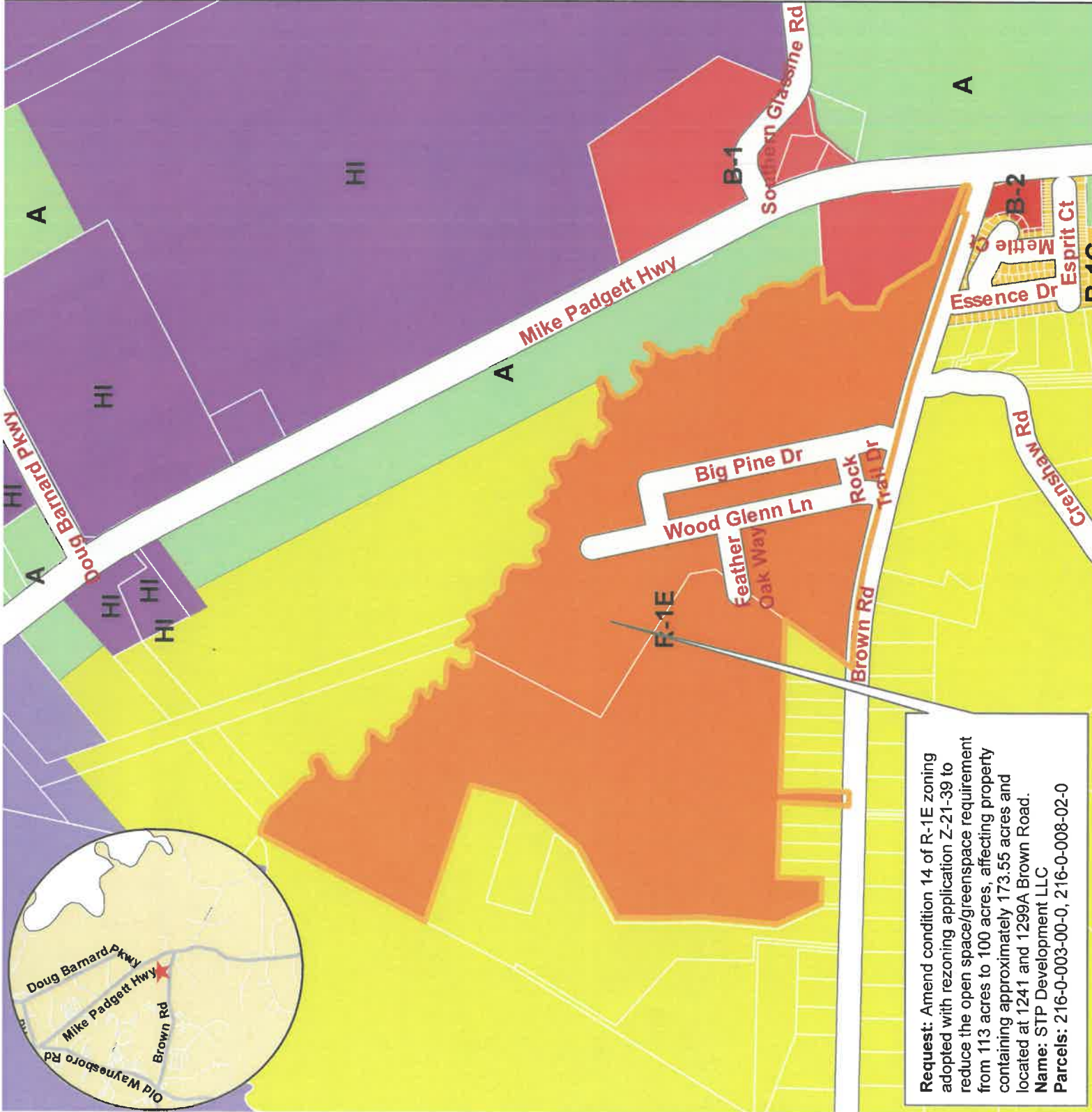
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