

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

Case Number: Z-23-42

Hearing Date: Monday, October 2, 2023

Applicant: Hillpointe, LLC

Property Owner: Christina Jaechoon Park

Address of Property: 266 Reservation Way, Augusta, Georgia 30909

Tax Parcel #: 068-0-010-00-0

Present Zoning: R3-C (Multiple-family Residential) with conditions, Z-22-43

Commission District: 5 (B. Williams)

Super District: 9 (F. Scott)

Fort Gordon Notification Required: No

Request	Proposed Use/Activity	Applicable Comprehensive Zoning Ordinance Section
Amend Conditions from Z-22-43 by Removing Condition No. 4	Multi-family Apartment Complex	Section 18

Summary of Request:

This petition involves property that was rezoned from B-2 (General Business) to R3-C (Multiple-family Residential) with conditions in December of 2022 (Z-22-43). In reviewing the initial rezoning application last year there was an issue concerning the number of access points proposed by the apartment complex development. At the time, a solution that was agreeable with the Fire Department was for the developer to obtain an ingress/egress access easement from the property to the west through that property's parking lot area. The specific condition from the rezoning request is stated below:

The proposed development shall obtain an ingress/egress easement agreement for the proposed emergency access point with the property owner of the adjacent hotel prior to submittal for site plan approval and obtain ingress and egress approval from the Fire Department through the site plan approval process.

The applicant's submitted letter of intent with this petition states that they were working with the adjacent property owner to obtain that easement when it was put on hold because they were in the process of trying to sell the property. The potential new owners were working with the applicant

to execute this easement. However, during this time the applicant has been working with the Fire Department to develop an alternative plan in an effort not to have to execute the ingress/egress access easement agreement with the adjacent current property owner or the potential new owner. The applicant and the Fire Department have resolved this issue; therefore, the applicant is petitioning to amend the rezoning conditions of Z-22-43 placed on the property for the apartment complex by removing the specific condition referenced above.

Findings:

1. The property has access to public potable water and public sanitary sewer systems, inside the right-of-way of Reservation Way.
2. Reservation Way is identified as a local road on the GDOT Functional Classification Map, 2017. The subject property is adjacent to Gordon Highway and Interstate 520 and the proposed development will not be allowed access to these major highways. There are no public transit routes or transit stops locate within a half a mile of the properties.
3. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties contain Zone AE of the Special Flood Hazard Area with a 1% annual chance of flooding comprising approximately ten (10) percent of the site. The property also contains Zone X of the Special Flood Hazard Area with a 0.02% annual chance of flooding comprising approximately one (1) percent of the properties.
4. According to the Augusta-Richmond County GIS Wetlands Layer the properties contain jurisdictional wetlands in conjunction with Special Flood Hazard Area and are categorized as Freshwater Forested/Shrub Wetlands comprising approximately twelve (12) percent of the property.
5. Both the Special Flood Hazard Area and wetlands bisect the properties rendering the northeast corner of the subject property inaccessible without bridging the existing creek. No development is proposed in the northeast corner, the Special Flood Hazard Area, or the wetlands according to the revised conceptual site plan submitted.
6. The property will be required to comply with all the requirements of the Augusta Flood Damage Prevention Ordinance.
7. Just recently, the property adjacent to the west, being the property where the easement is required was rezoned to R-3C (Multiple-family Residential). The remaining Parcels that surround the subject properties are all zoned LI (Light Industrial). The existing lands uses in the area are primarily hotels and highway-related commercial establishments with a mix of industrial uses.
8. Proposed amenities include a clubhouse, management office, free-standing fitness center, swimming pool, garages, an outdoor recreation area, 1 mail kiosk, 2 trash compactor areas, and an area slated as “area for amenity expansion”.
9. The site plan submitted with this application dated July 4, 2023, shows improvements within the existing right-of-way of Reservation Way at the propose west entrance approximately 130 feet from the main entrance of the terminus of Reservation Way to the east.

10. An email from Chief Beasley sent to the applicant dated July 25, 2023, states that “the 45’ clearance through the area of concern [on Reservation Way] along with, all buildings on the property being protected by automatic fire sprinkler system will be acceptable”.
11. Traffic Engineering has reviewed the proposed work within the right-of-way of Reservation Way and have no issues with the proposed compromise.
12. A Traffic Study has been submitted as required by the conditions of the approval for rezoning application Z-2-43 for the purposes of determining any road improvements required for site plan approval.
13. The applicant has combined the original three properties into one as required by the conditions of the approval of rezoning application Z-22-43.
14. Augusta Commission approval letter dated January 24, 2023, which contains all the conditions is included in the agenda packet.
15. The applicant did consent to the condition requesting to be removed in this application at the time of Planning Commission’s recommended approval of Z-22-34 last year.
16. At the time of completion of this report, staff has not received any inquiries concerning this rezoning application.

Recommendation: The Planning Commission recommends APPROVAL for the removal of Condition No.4 from the previously approved rezoning Z-22-43 for the property with the following conditions:

1. All other conditions from the original rezoning application, Z-22-43 are to remain in effect.
2. Approval to remove the condition in this request does not constitute approval of the concept site plan submitted with the rezoning application. Site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia for the actual development is required prior to construction commencing on the property.
3. All buildings for the proposed apartment complex shall be protected by an automatic fire sprinkler system as stated by the Fire Chief Beasley.
4. 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.

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.



August 28, 2023

Augusta Department of Planning and Development
Planning Division
535 Telfair Street, Suite 300
Augusta, GA 30901

Planning Commission Members,

Carter Engineering Consultants, LLC – based in Bogart, Georgia – is pleased to be working with Hillpointe, LLC – based in Winter Park, Florida and Athens, Georgia – as it proposes to develop a multifamily project located at 266 Reservation Way. Last year, the Commission approved Hillpointe's request to rezone this property to R-3B.

We are simply seeking the removal of one of the conditions on the rezone approval from last year. It is condition #4 that states: "The proposed development shall obtain an egress/egress easement agreement for the proposed emergency access point with the property owner of the adjacent hotel prior to submittal for site plan approval and obtain ingress and egress approval from the Fire Department through the site plan approval process." Unfortunately, the adjacent property owner pulled out of an agreement with Hillpointe at the last moment and is now looking to sell the adjacent property. We are hopeful of finding a pathway with the buyer, but we believe it is best to simply remove this condition from the rezone to move our project forward as it is no longer necessary.

In working with the Fire Marshal, we have found a plan that would address any concerns regarding fire access to the proposed development without the need for an easement from the adjacent property. Instead of an easement, we were able to devise a plan to widen the road leading into the development to ensure access in case of an emergency. Per a note from Chief Beasley on July 25, 2023: "The 45' of clearance through the area of concern along with, all buildings on the property being protected by an automatic fire sprinkler system will be acceptable." We have also included an exhibit showing this new fire access plan – as well as a copy of Chief Beasley's support.

We sincerely appreciate the Commission's service to the Augusta community, and we appreciate the opportunity to bring this request before you. If, during your review, you find you have any questions that we may not have answered in this application, please feel free to reach me at any time via email at jeff@carterengineering.com or by phone at 770-725-1200. We look forward to continuing to work with you on our proposed project.

Sincerely,

A handwritten signature in black ink that reads "Jeff Carter".

Jeff Carter, P.E.
President, Carter Engineering Consultants



PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta, Georgia 30901

1803 Marvin Griffin Road
Augusta, Georgia 30906

January 24, 2023

Hillpointe, LLC
101 S. New York Ave, Suite 211
Winter Park, FL 32789

Greetings,

At its meeting on Tuesday, January 3, 2023, the Augusta Georgia Commission considered the following petition:

Z-22-43 – A petition by Hillpointe, LLC on behalf of Park Christina Jaechoon – requesting a Rezoning from Zone B-2 (General Business) to Zone R-3B (Multiple-family Residential) affecting property containing approximately 44.55 acres located at 232, 236 and 266 Reservation Way. Tax Map #068-0-010-03-0, 068-0-126-00-0 and 068-0-010-00-0.

The Augusta Commission approved the petition with the following condition(s):

1. The three (3) parcels shall be combined with the plat being recorded in the Superior Clerk of Courts Office prior to the submittal for site plan approval.
2. The proposed apartment complex shall substantially comply with the revised concept site plan dated November 21, 2022, to consist of a total of 480 residential dwelling units and the proposed buildings shall be limited to no more than 3 stories in height.
3. A Traffic Study shall be submitted to the Traffic Engineer prior to submittal for site plan approval. The development shall comply with all requirements of the Augusta Transportation Engineer through the site plan review process.
4. The proposed development shall obtain an egress/egress easement agreement for the proposed emergency access point with the property owner of the adjacent hotel prior to submittal for site plan approval and obtain ingress and egress approval from the Fire Department through the site plan approval process.
5. No disturbance whatsoever may take place within 25 feet of the AE Zone of the Special Flood Hazard Area (SFHA), or the existing jurisdictional wetlands, on the properties. Should encroachment into the jurisdictional wetlands occur, the developer shall be required to obtain the proper permitting from the U.S. Army Corps of Engineers.
6. The amenity indicated on the revised conceptual site plan submitted with the application (clubhouse, management office, free-standing fitness center, swimming pool, garages, outdoor recreation area, mail kiosk, 2 trash compactor areas, and an area slated as “area for amenity expansion”) must be installed prior to 300 dwelling units being issued Certificates of Occupancy.



PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta, Georgia 30901

1803 Marvin Griffin Road
Augusta, Georgia 30906

7. Approval of this rezoning request does not constitute approval of the revised conceptual site plan dated November 16, 2022, submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
8. The development shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia at the time of development, including but not limited to, the Augusta Tree Ordinance and the Flood Damage Prevention Ordinance.

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.

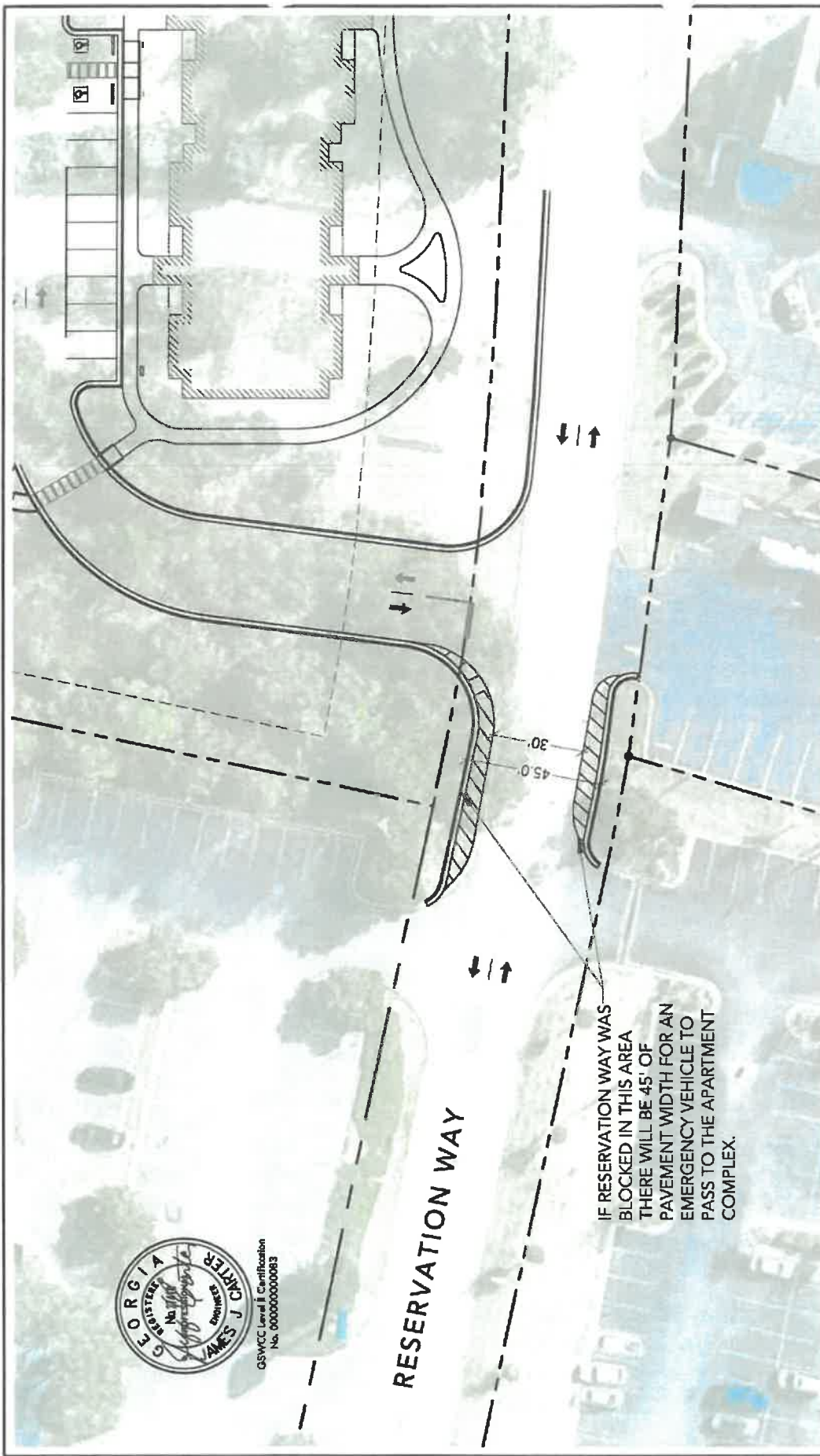
Until the agreement is received and recorded, the zoning does not become official. This decision is final.

Sincerely,

A Schmidt for Carla Delaney

Carla Delaney

Planning & Development Director

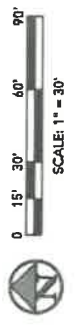



GSWCC Level II Certification
No. 000000000083



CARTER
ENGINEERING

FIRE ACCESS EXHIBIT
RESERVATION WAY, AUGUSTA, GA - JULY 4, 2023





HILLPOINTE
 Corporate Office:
 100 South Main Street, Suite 211
 Winter Park, FL 32789
 PH: (407) 752-9004

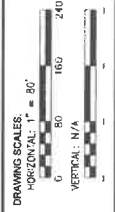
Operations Office:
 8630 Macaulay Highway
 Building 500
 Atlanta, GA 30006
 PH: (407) 752-9004
 Information: www.hillpointe.com

24-HOUR CONTACT:
 Marcia M. Mack
 P: (706) 254-2321
 Email: mmack@hillpointe.com

PROJECT:
RESERVATION WAY

PARCEL ID 068-0-010-00-0
 266 RESERVATION WAY
 AUGUSTA, GA

SHEET TITLE:
MASTER SITE PLAN

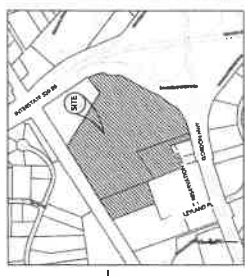


DRAWING DATE: 07/06/23

SHEET REVISIONS

NO.	DATE	BY	DESCRIPTION
1	07/06/23	MM	ISSUE FOR PERMITS
2	07/06/23	MM	ISSUE FOR PERMITS
3	07/06/23	MM	ISSUE FOR PERMITS
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SHEET 3.00



PROJECT INFORMATION

PREPARED FOR: CONSULTANT'S OFFICE
 PREPARED BY: CONSULTANT'S OFFICE
 CHECKED BY: CONSULTANT'S OFFICE
 DATE: 07/06/23

PROJECT LOCATION: 266 RESERVATION WAY, AUGUSTA, GA 30606

PROJECT AREA: 1.78 AC ±

ADJACENT PROPERTIES:

PROPERTY	OWNER	AREA
178-34-31	44.9 AC	100.0%
178-34-32	11.2 AC	62.5%
178-34-33	25.0 AC	14.2%

ADJACENT UTILITIES:

178-34-31: 44.9 AC 100.0%
 178-34-32: 11.2 AC 62.5%
 178-34-33: 25.0 AC 14.2%

ADJACENT UTILITIES:

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 178-34-32: 11.2 AC 62.5%
 178-34-33: 25.0 AC 14.2%

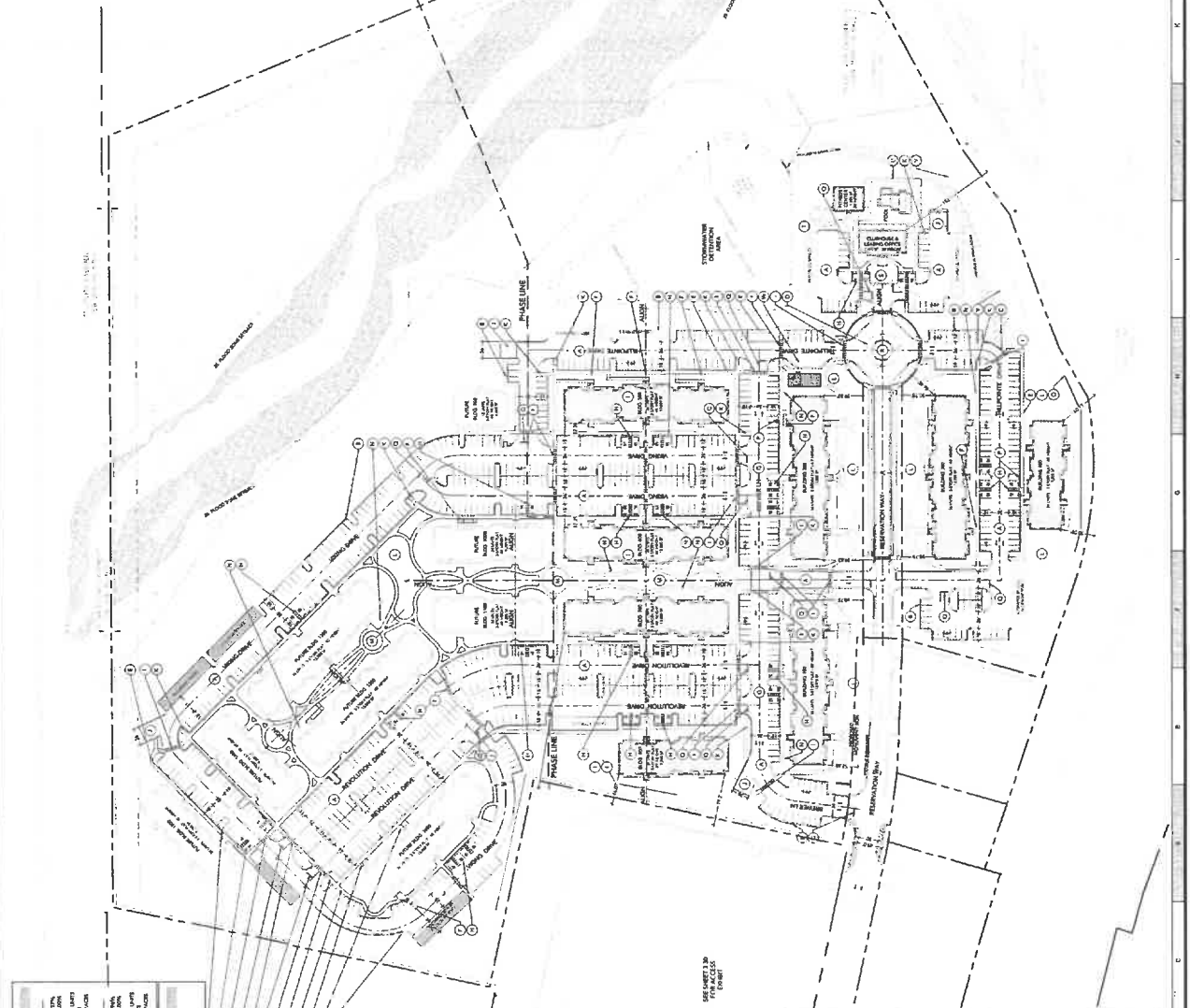


TABLE 1: AREA

DESCRIPTION	AREA (AC)	PERCENT
TOTAL SITE AREA	1.78	100.0%
ADJACENT PROPERTIES	1.78	100.0%
ADJACENT PROPERTIES	1.78	100.0%
ADJACENT PROPERTIES	1.78	100.0%

TABLE 2: AREA

DESCRIPTION	AREA (AC)	PERCENT
TOTAL SITE AREA	1.78	100.0%
ADJACENT PROPERTIES	1.78	100.0%
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TABLE 3: AREA

DESCRIPTION	AREA (AC)	PERCENT
TOTAL SITE AREA	1.78	100.0%
ADJACENT PROPERTIES	1.78	100.0%
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- SITE PLAN LEGEND
- 1 STANDARD SYMBOL FINISHMENT
 - 2 CONCRETE CURB (12" HIGH)
 - 3 CONCRETE CURB (12" HIGH)
 - 4 LOW MOUNTED LIGHTS (12" DIA. 4' SPACING WITH STRIPED)
 - 5 CONCRETE
 - 6 10% SLOPE (MIN. 5% SLOPE)
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GEORGIA811
 Know what's below
 Call before you dig

From: Lerone Beasley <lkbeasley@augustaga.gov>
Sent: Tuesday, July 25, 2023 10:26 AM
To: Jeff Carter
Subject: RE: [EXTERNAL] RE: Reservation Way

Mr. Carter,

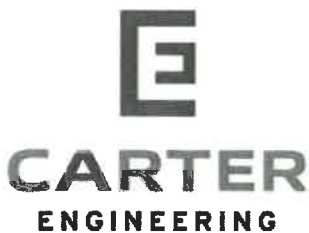
The 45' of clearance through the area of concern along with, all buildings on the property being protected by an automatic fire sprinkler system will be acceptable.

From: Jeff Carter <jeff@carterengineering.com>
Sent: Tuesday, July 25, 2023 10:01 AM
To: Lerone Beasley <lkbeasley@augustaga.gov>
Subject: [EXTERNAL] RE: Reservation Way

Chief,

Thanks for your time on the phone yesterday. Will you please reply letting me know the attached exhibit is acceptable to the Fire Department? My client needs to close on the property, and they would like confirmation of our telephone conversation. Thanks for your help.

Sincerely,



Jeff Carter, P.E.
President
Carter Engineering Consultants

✉ jeff@carterengineering.net

📞 (770) 725-1200

📠 (706) 255-3766

📍 3651 Mars Hill Rd., Ste. 2000, Watkinsville, GA 30677

🔗 carterengineering.com



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**Rolling Hills
Driving Range**
←

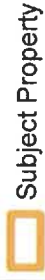
**REZONING
PLANNING
COMMISSION**
AGENDA CONDITIONS
OF A R-3B ZONE
746 Reservation Way
Palm Beach Gardens
October 2 @ 3:00pm
AGENDA ITEM 2
MINOR OUTLINES & FLOOR
PLANS
Call Tom, 888-1-1-1-1-1-1



Planning Commission
 Z-23-42
 October 2, 2023
 266 Reservation Way

Aerial

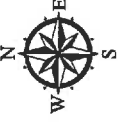
Legend



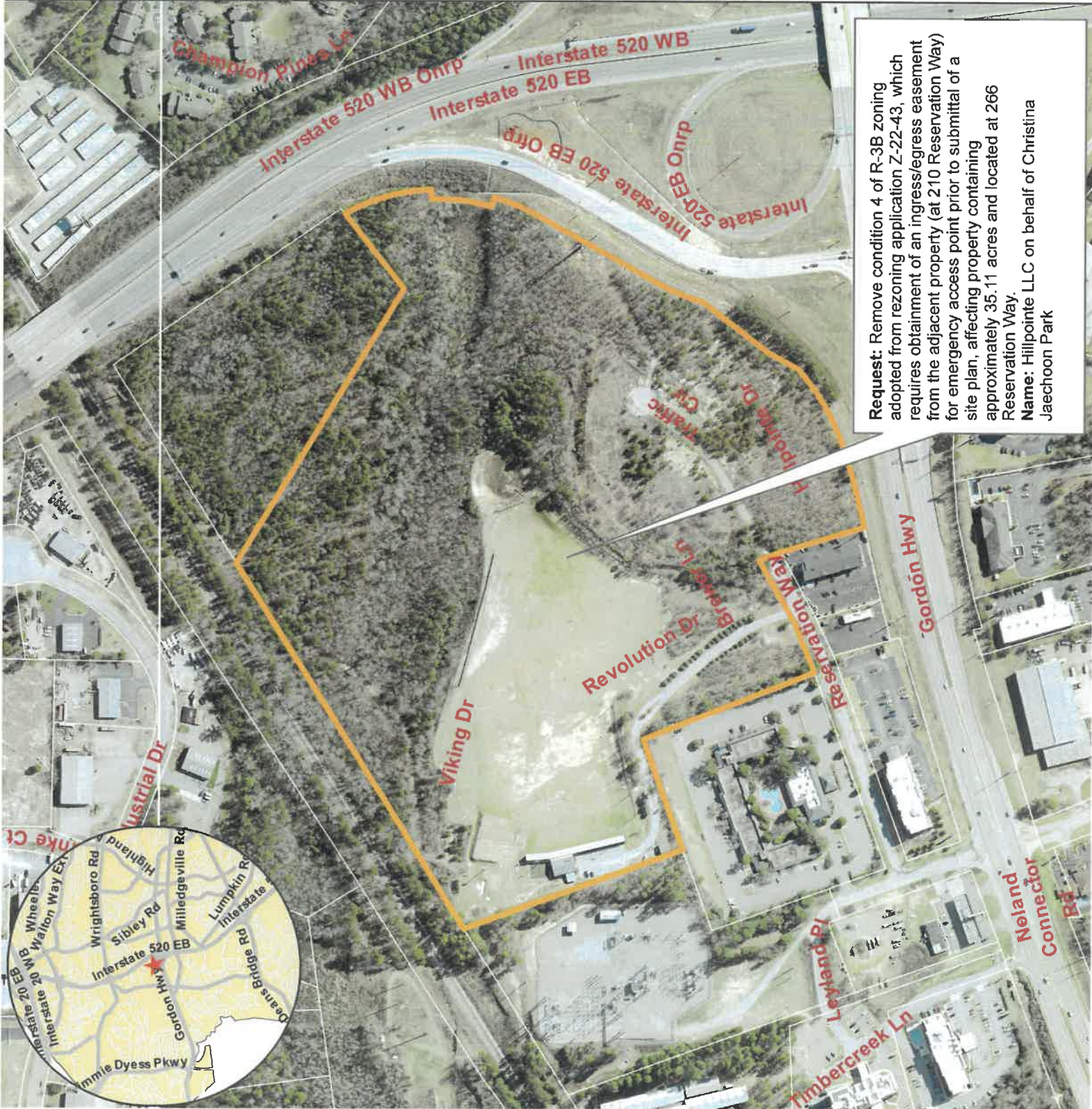
Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 9/12/2023 MH18072

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0 400 Feet



Request: Remove condition 4 of R-3B zoning adopted from rezoning application Z-22-43, which requires obtanment of an ingress/egress easement from the adjacent property (at 210 Reservation Way) for emergency access point prior to submittal of a site plan, affecting property containing approximately 35.11 acres and located at 266 Reservation Way.
Name: Hillpointe LLC on behalf of Christina Jaechoon Park

Planning Commission
Z-23-42
October 2, 2023

266 Reservation Way

Current Zoning

Legend

 Subject Property

Zoning Classification

 A: Agriculture

 B-2: General Business

 LI: Light Industry

 R-1A: One Family Residential

 R-3A: Multiple-Family Residential

 R-3B: Multiple-Family Residential

 R-3C: Multiple-Family Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/12/2023 MH18072

Augusta, GA Disclaimer

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