

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

Case Number: Z-23-43

Hearing Date: Monday, October 2, 2023

Applicant: The Gordon Group LLC

Property Owner: Applicant

Address of Property: 4200 Valencia Lane, Augusta, Georgia 30906

Tax Parcel #: 199-0-088-00-0

Present Zoning: R-1D (One-family Residential); R-3C (Multiple-family Residential)

Commission District: 8 (Brandon Garrett) **Super District:** 10 (Wayne Guilfoyle)

Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Text
Rezoning from R-1D/R-3C to R-1E (One-family Residential)	Townhomes	Comprehensive Zoning Ordinance, Section 13

Summary of Request:

This request pertains to a 30.65-acre property in southern Richmond County, located around two-thirds of a mile down Goshen Road west from its intersection with Mike Padgett Highway. The property is adjacent to Village at Goshen, a development consisting of approximately 123 attached townhomes of varying sizes. The applicant is looking to build the next phase of this development consisting of an additional 77 units (52 two-bedroom units and 25 one-bedroom units) in attached structures of three-to-eight continuous units. To do so requires rezoning from R-1D and a portion in the middle of the property with R-3C zoning to R-1E. R-3C zoning does permit the proposed townhome expansion. However, rezoning the entire property to R-1E will remove the current split zoning and make it all consistent.

Comprehensive Plan Consistency:

The property is in the South Augusta Character Area. The 2018 Comprehensive Plan's vision for the South Augusta Character Area include the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended Development Patterns include maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area.

Findings:

1. The property has access to public water and sanitary sewer.

2. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, Goshen Road is considered a local road.
3. Augusta Transit does not serve the subject property.
4. In the conceptual site plan submitted with the application, the new phase connects to the current terminus of Tarragona Avenue and adding a second ingress-egress point to the development southwest of the main entrance on Goshen Road. A traffic impact worksheet was submitted with the application and is currently under review by Traffic Engineering. The traffic impact worksheet indicates that with the creation of an additional 447 automobile trips, the level of service (LOS) for Goshen Road will remain at level of service B.
5. Based on FEMA Flood Insurance Rate Maps (FIRM), a significant portion of the subject property is situated in some combination of floodplain and wetlands. Between 16 and 17 acres of the 30.65-acre property is in an AE flood zone (1% annual chance of flooding). The submitted conceptual site plan indicates that a portion of the proposed development will be located within the Shaded Zone X (0.2% annual chance of flooding).
6. According to the Augusta-Richmond County GIS Map Layer approximately 3.75 acres are freshwater forested/shrub wetlands. The submitted conceptual site plan indicates that no development will occur within the wetlands.
7. The following zones adjoin the subject property: R-1, R-1C, R-3B, and R-3C. A, B-2, and LI zones are also situated within 0.25 miles of the property.
8. There are several zoning actions at and in proximity to the subject property. Z-15-45 rezoned the property from an R-1/R-3C split to R-1D; Z-16-19 rezoned a portion of the property from R-1D back to R-3C. Z-17-15 rezoned land within prior phases of Village at Goshen, also from R-1D back to R-3C.
9. Unable to determine the proposed width of the lots from the submitted conceptual site plan.
10. Site topography is mostly flat, ranging approximately from 140 to 150 feet above sea level.
11. The proposed rezoning for the addition residential development is consistent with Comprehensive Plan as it would be an extension of current housing development at similar density.
12. At time of writing, staff have not received feedback from citizens pertaining to this rezoning request.

Recommendation: The Planning Commission recommends Approval to rezone the property to R-1E, contingent upon the following conditions:

1. Development of the property shall not exceed 77 townhome units with a minimum lot width of twenty-five (25) feet.
2. There shall be a twenty-five (25) foot buffer established from the delineated wetlands and no structures shall be located within the wetlands to avoid any negative impacts to this environmentally sensitive land.
3. The developer shall obtain any necessary permits required from Army Corps of Engineers for the development of the property.

4. The townhome units shall feature a minimum of four (4) substantively distinct front façade designs, to be approved by Planning & Development staff. No adjacent units shall use identical façades. The developer shall abstain from the use of vinyl siding along front façades.
5. Approval of the rezoning request shall not constitute approval of the conceptual subdivision plan submitted with the rezoning request. Subdivision Development Plan approval, in compliance with the Land Subdivision Regulations of Augusta-Richmond County, is required prior to commencement of any improvements to the property.
6. This development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County Georgia, including the Flood Damage Prevention Ordinance 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 7, 2023

City of Augusta
535 Telfair Street
Augusta, GA 30901

RE: Letter of Intent Rezoning Application for The Villages at Goshen Parcel 199-0-088-00-0

We are representing the client that wants to apply for a change in zoning to allow for additional townhomes on a partially developed residential development. We are currently working with the owner that is interested in developing the property.

We are of the understanding that in order for the applicant to place townhomes in the currently zoned properties need to be rezoned from R-1D to R-1E. Additional information regarding the specifics of the application is given as an attachment to the application.

Should you have any questions, please contact me at jmsmith@jmsmithengineering.com.

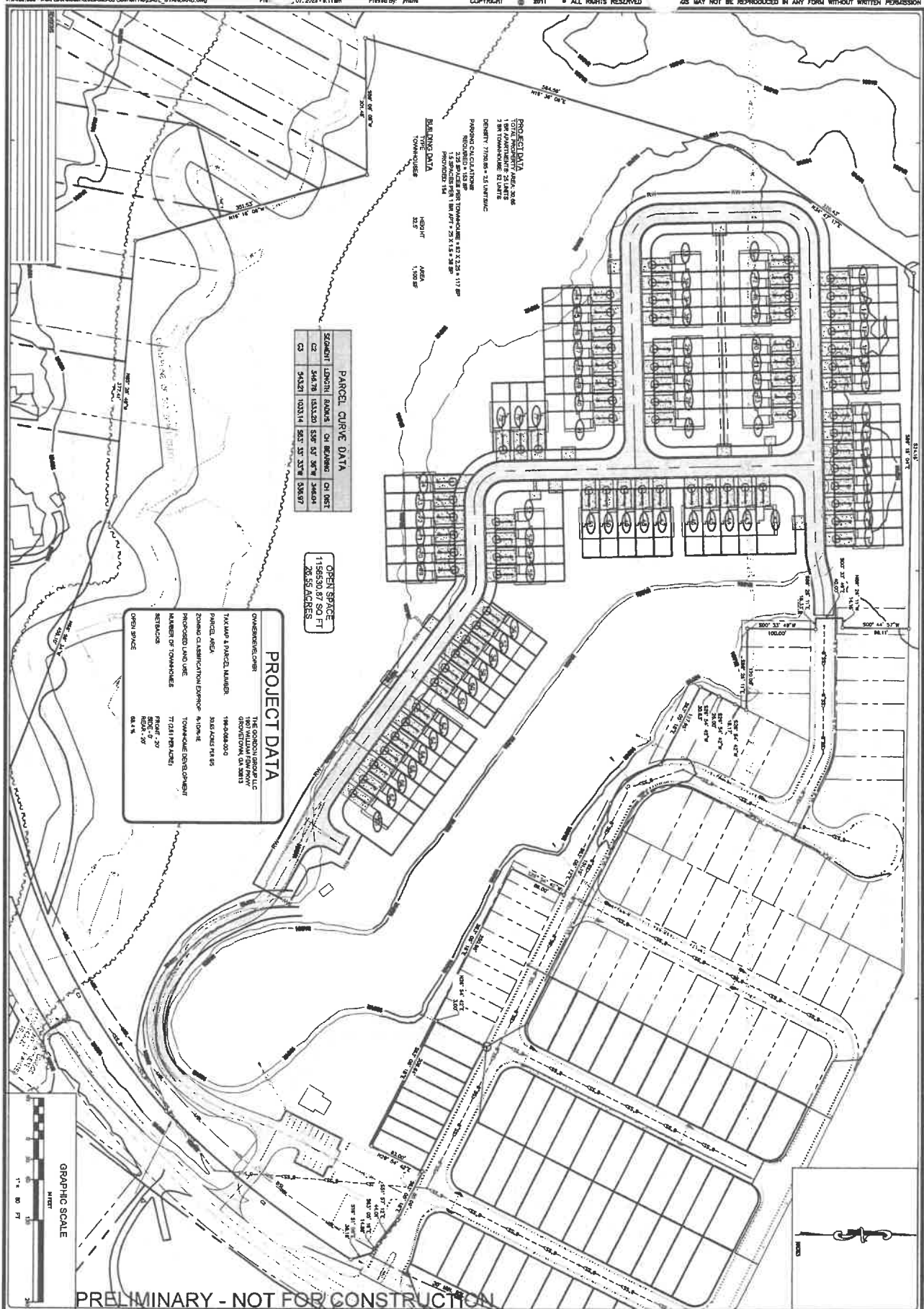
Sincerely,

A handwritten signature in black ink, appearing to read 'Jason M. Smith', written in a cursive style.

Jason M. Smith, P.E.
President



155 Clarkesville Street
Post Office Box 331
Cornelia, GA 30531
Main Line: 706-894-2331
Cell: 706-244-8180
Atlanta Area Phone: 678-267-3690
Fax: 678-267-3731
Email: jmsmith@jmsmithengineering.com



PARCEL CURVE DATA

SEGMENT	LENGTH	BEARING	CH BEARING	CH DIST
C1	246.78	133.320	S85° 53' 36" W	246.64
C2	343.21	103.114	S82° 33' 33" W	343.97

OPEN SPACE
1156530.87 SQ. FT.
26.55 ACRES

PROJECT DATA

OWNER: THE GOSHEN LAND CO. LLC
1156530.87 SQ. FT.
GOSHEN, IN 46530

TRAILER & PARCEL NUMBER: 1156530.87

PARCEL AREA: 26.55 ACRES

PROPOSED LAND USE: TOWNHOUSE DEVELOPMENT

NUMBER OF TOWNHOUSES: 77 (21 PER ACRE)

PROFIT: 20

RENT: 10

OPEN SPACE: 26.55

PROJECT DATA

AREA: 30.46
150 APARTMENTS 25 UNITS
150 TOWNHOUSES 25 UNITS
TOTAL: 300 UNITS

PROPOSED CALCULATIONS

NEEDS CALCULATIONS
1.5 SPACES PER 100 SQ. FT. = 23.145 SQ. FT.
2.5 SPACES PER 100 SQ. FT. = 38.575 SQ. FT.

BUILDING DATA

HEIGHT: 32.5
AREA: 1,100 SQ. FT.



PRELIMINARY - NOT FOR CONSTRUCTION

<p>EX1</p> <p>SHEET NUMBER</p> <p>OF 11</p>	<p>VILLAGE AT GOSHEN</p> <p>GOSHEN ROAD AUGUSTA, GA 30606 RICHMOND COUNTY GA</p> <p>MATT ESCHELBACH</p> <p>SITE EXHIBIT</p>	<p>J M Smith</p> <p>ENGINEERS, LLC</p>	<p>J M Smith Engineering LLC</p> <p>ENGINEERS AND CONSULTANTS</p> <p>PHOTO OFFICE: BOX 311 135 CLARKSVILLE STREET CLARKSVILLE, GEORGIA 30521</p> <p>TEL: (770) 253-3333 LOCAL: (706) 894-2331 FAX: (770) 245-3775</p> <p>www.jmsmithengineering.com</p>	
	<p>DATE: 07/20/2003</p> <p>BY: JMAE</p> <p>CHECKED: JMAE</p>			

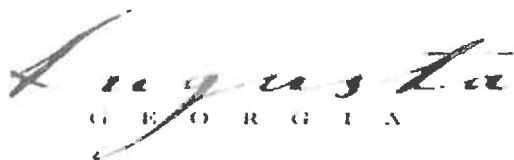
Photographs of Typical Townhomes



Figure 1 Typical Townhomes



Figure 2 Typical Townhomes



ENGINEERING DEPARTMENT

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

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 4200 Valencia Lane Augusta, GA 30906

Tax Parcel Number: 199-0-088-00-0

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) <u>Goshen Road</u>	3) <u>Valencia Lane</u>
	2) <u>Tarragona Ave</u>	4) <u></u>
Volume on each existing street (AADT):	1) <u>1870</u>	3) <u>720</u>
	2) <u>76 (calculated)</u>	4) <u></u>
Level of Service (LOS) on each street:	1) <u>B</u>	3) <u>B</u>
	2) <u>B</u>	4) <u></u>

Land Use Type / Code (ITE Trip Generation): Residential Condo-Townhouse/230

Basis for Calculation (sq ft, # units, etc.): 77 Units

Trips Generated by Proposed Development: 447

Adjusted street volumes based on trips generated:

1) <u>2317</u>	3) <u>1167</u>
2) <u>523</u>	4) <u></u>

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

1) <u>B</u>	3) <u>B</u>
2) <u>B</u>	4) <u></u>

* 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: _____

Signature of Traffic Engineer or Designee: _____

Print Name: _____

Title: _____

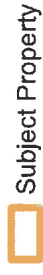


Planning Commission
Z-23-43
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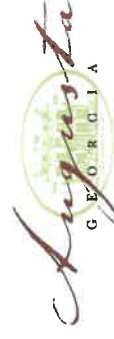
4200 Valencia Lane

Aerial

Legend



Subject Property



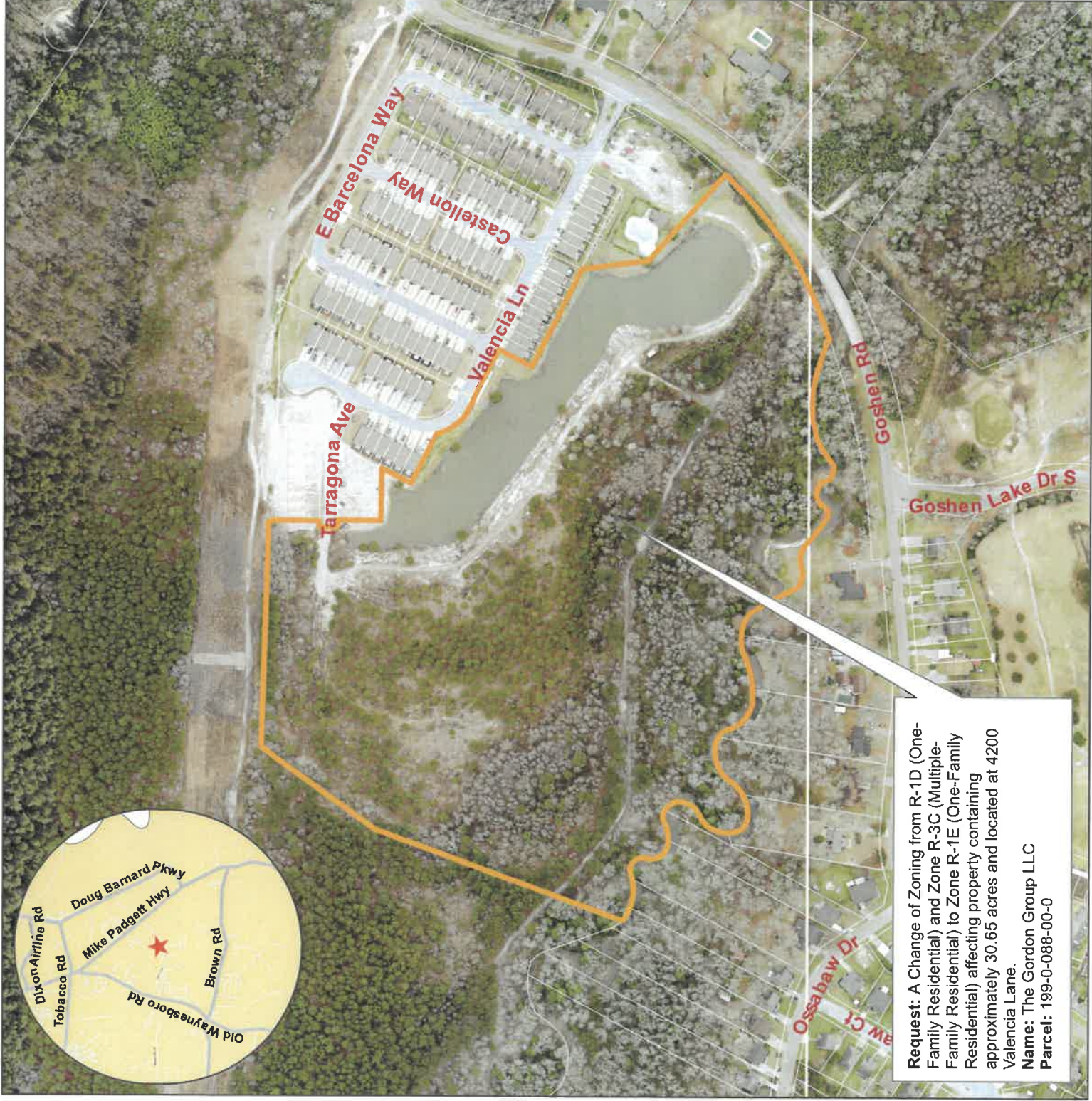
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/12/2023 MH18072

Augusta, GA Disclaimer

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0 400 Feet




Request: A Change of Zoning from R-1D (One-Family Residential) and Zone R-3C (Multiple-Family Residential) to Zone R-1E (One-Family Residential) affecting property containing approximately 30.65 acres and located at 4200 Valencia Lane.
Name: The Gordon Group LLC
Parcel: 199-0-088-00-0

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
4200 Valencia Lane

Current Zoning

Legend

 Subject Property

Zoning Classification

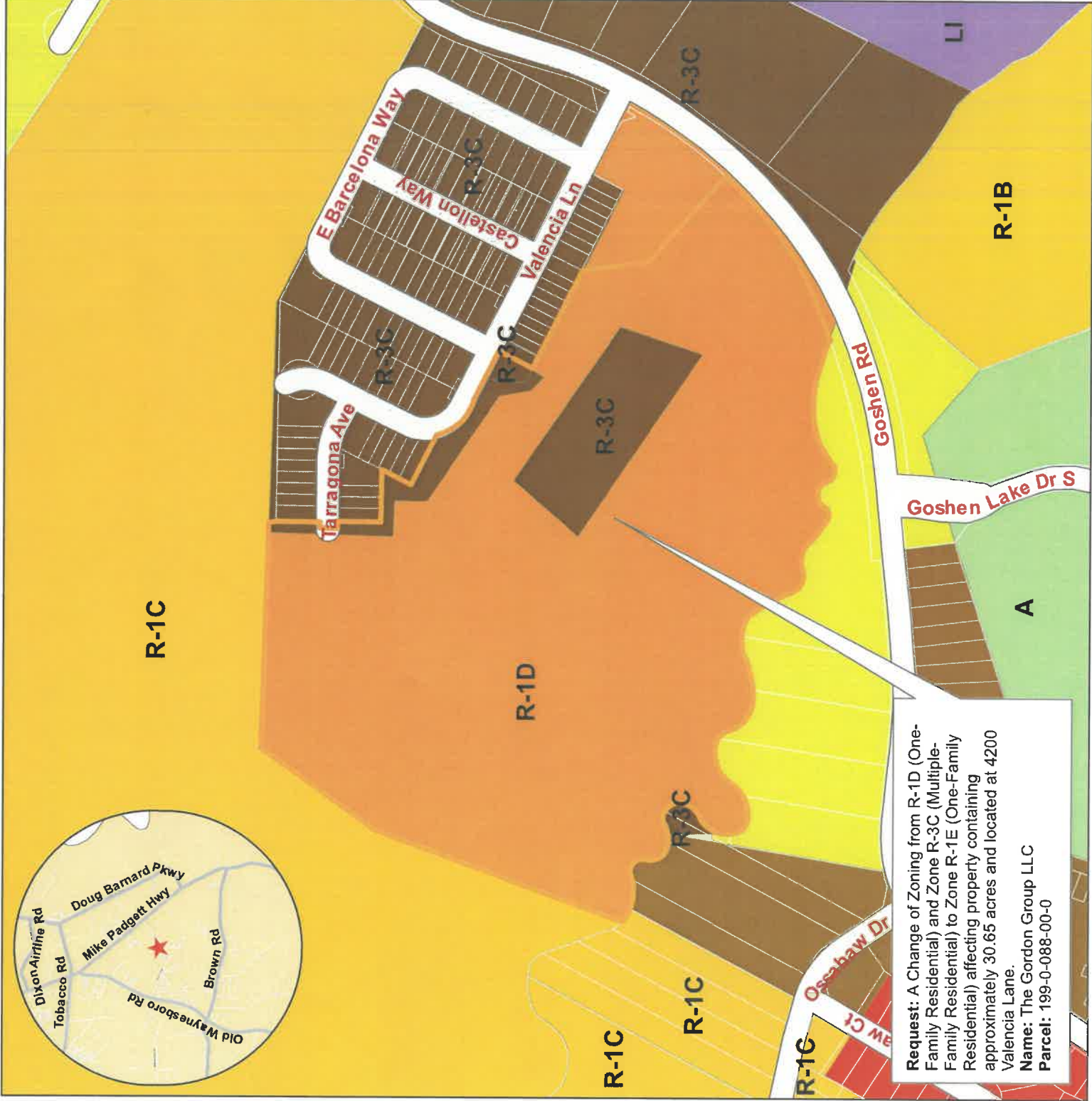
-  A: Agriculture
-  B-2: General Business
-  LI: Light Industry
-  R-1: One Family Residential
-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-1D: One Family Residential
-  R-3B: Multiple-Family Residential
-  R-3C: Multiple-Family Residential



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4200 Valencia Lane

~~Current Zoning~~

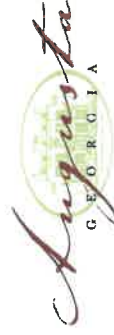
Future

Legend

Subject Property

Zoning Classification

- A: Agriculture
- B-2: General Business
- LI: Light Industry
- R-1: One Family Residential
- R-1B: One Family Residential
- R-1C: One Family Residential
- R-1D: One Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential
- R-1E: One Family Residential



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