

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

**Case Number:** Z-23-41

**Hearing Date:** Monday, October 2, 2023

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**Applicant:** Johnathan Thomas

**Property Owner:** Denure Properties, LLC

**Address of Property:** 2005 Grand Boulevard, Augusta, GA 30901

**Tax Parcel #:** 072-2-037-00-0

**Present Zoning:** R-1B (One-family Residential)

**Commission District:** 2 (S. Pulliam)

**Super District:** 9 (F. Scott)

**Fort Gordon Notification Required:** N/A

<b>Request</b>	<b>Proposed Use / Activity</b>	<b>Applicable Comprehensive Zoning Ordinance Section</b>
Rezoning from R-1B (One-family Residential) to R-2 (Two-family Residential)	Duplex	Section 15

**Summary of Request:**

This petition involves a 0.2-acre tract located at 2005 Grand Boulevard. The property is occupied by a 2,288 square foot residence constructed in 1896, based on Richmond County Tax Assessor's records. The home maintains an approximately 5-foot and zero-foot building line along the north and south side boundaries; it measures approximately 53 feet from Grand Boulevard and 50 feet from the rear boundary. The applicant seeks to rezone the property which will enable the home to be converted into a duplex. The plan does not include any additional improvements to the residential lot.

**Comprehensive Plan Consistency:**

The proposed development is located in the Turpin Hill neighborhood area which is part of the Old Augusta character area. This neighborhood was established prior to the 1940s and reflects the major characteristics of a traditional neighborhood. The older city neighborhoods have a predominance of single-family detached units on lots of similar size, residential uses separated from other uses, varied street patterns with sidewalks and limited off-street parking opportunities. The 2018 Comprehensive Plan recommends low-density, single-family development in areas

where it is already the predominant land use. The applicant's proposal is incompatible with the surrounding development patterns in the area.

**Findings:**

1. R-2 zoning is necessary to convert the existing single-family residence into a duplex. There are no plans for any additional improvements to the property.
2. The predominate land use is single-family detached residences and zoning pattern consists of R-1A (One-family Residential) and R-1B (One-family Residential).
3. The site is connected to public water and sewer.
4. Grand Boulevard is identified as a local or minor road on the Georgia Department of Transportation (GDOT) Function Classification map.
5. Sidewalks are present on both sides of the street near the subject property.
6. The nearest transit bus stop measures approximately 0.18 miles from the subject property.
7. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
8. The site is not located within any wetlands.
9. At 0.2 acres, the subject property exceeds the minimum lot size requirement of 5,000 square feet (8,712 square feet), however, it does not meet the minimum lot width of 50 feet (45 feet).
10. There are isolated instances of two-family residential development in the surrounding area.
11. This proposed zoning action is inconsistent with the 2018 Comprehensive Plan.
12. At the time of completion of this report staff has not received any inquiries regarding this application.

**Recommendation:** This rezoning action to convert an existing home into a duplex is incompatible with surrounding development patterns and inconsistent with the 2018 Comprehensive Plan. The property does not meet the minimum requirements for R-2 zoning. The Planning Commission recommends **Denial** of the zoning request.

**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.

## LETTER OF INTENT

**ATTN:**

To whom it may concern

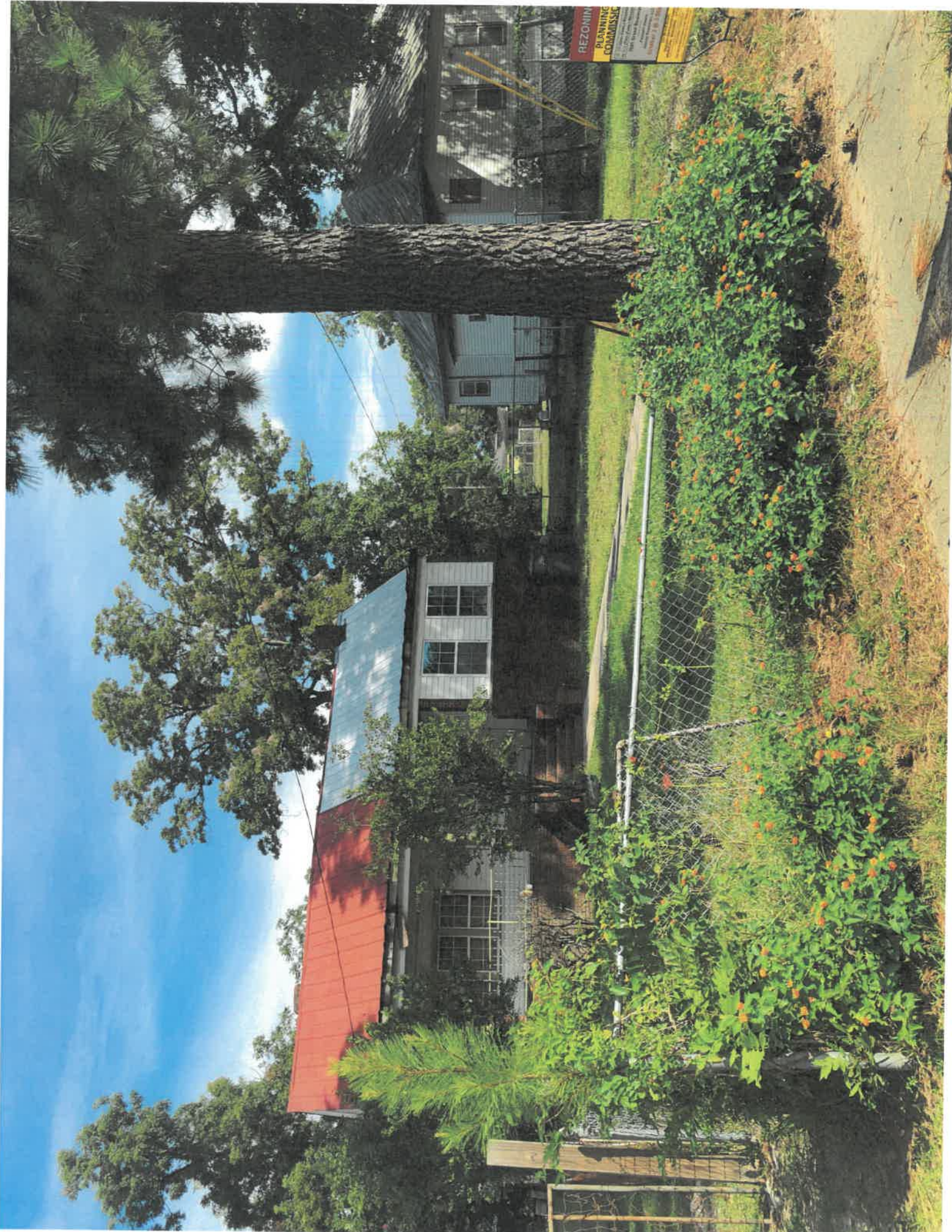
**From:**

Jonathan Thomas  
3032 Stallion Ridge  
Graniteville, SC, 29829

Greetings,

This letter is to express the intent of rezoning property 2005 Grand Blvd., Augusta, GA, 30901 from R-1B to R-2'.

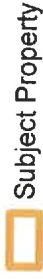
Sincerely,  
Jonathan Thomas



Planning Commission  
 Z-23-41  
 October 2, 2023  
 2005 Grand Blvd.

Aerial

Legend



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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0 100 Feet



**Request:** A Change of Zoning from Zone R-1B (One-Family Residential) to Zone R-2 (Two-Family Residential) affecting property containing approximately 0.2 acres and located at 2005 Grand Boulevard.  
**Name:** Johnathan Thomas on behalf of Demure Properties LLC  
**Parcel:** 072-2-037-00-0




Planning Commission  
 Z-23-41  
 October 2, 2023  
 2005 Grand Blvd.

Current Zoning

Legend

 Subject Property

**Zoning Classification**

-  R-1A: One Family Residential
-  R-1B: One Family Residential
-  R-3B: Multiple-Family Residential



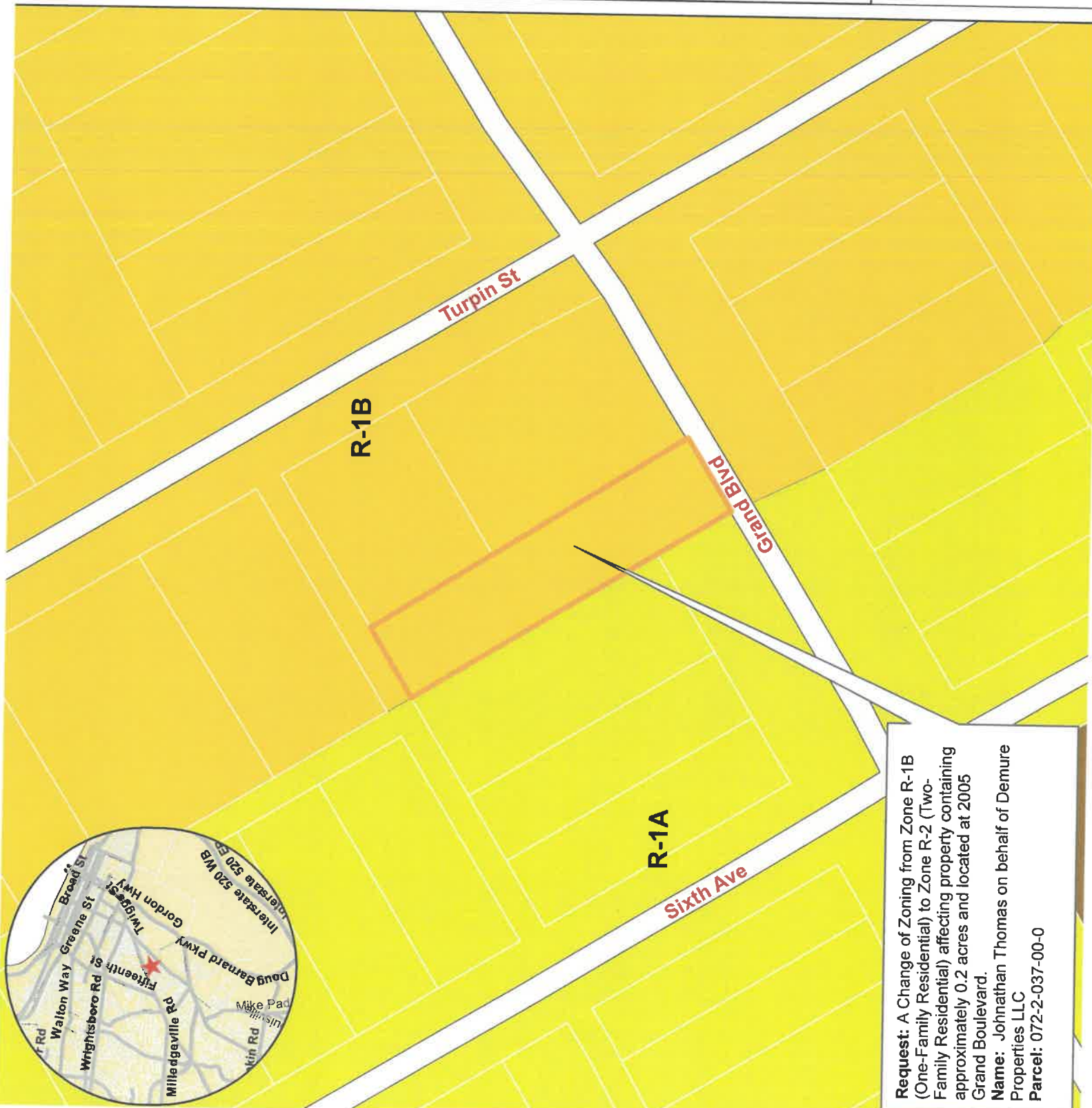
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Future Zoning

Legend



Zoning Classification

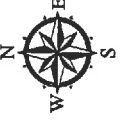
-  R-1A: One Family Residential
-  R-1B: One Family Residential
-  R-3B: Multiple-Family Residential
-  R-2: Two-Family Residential



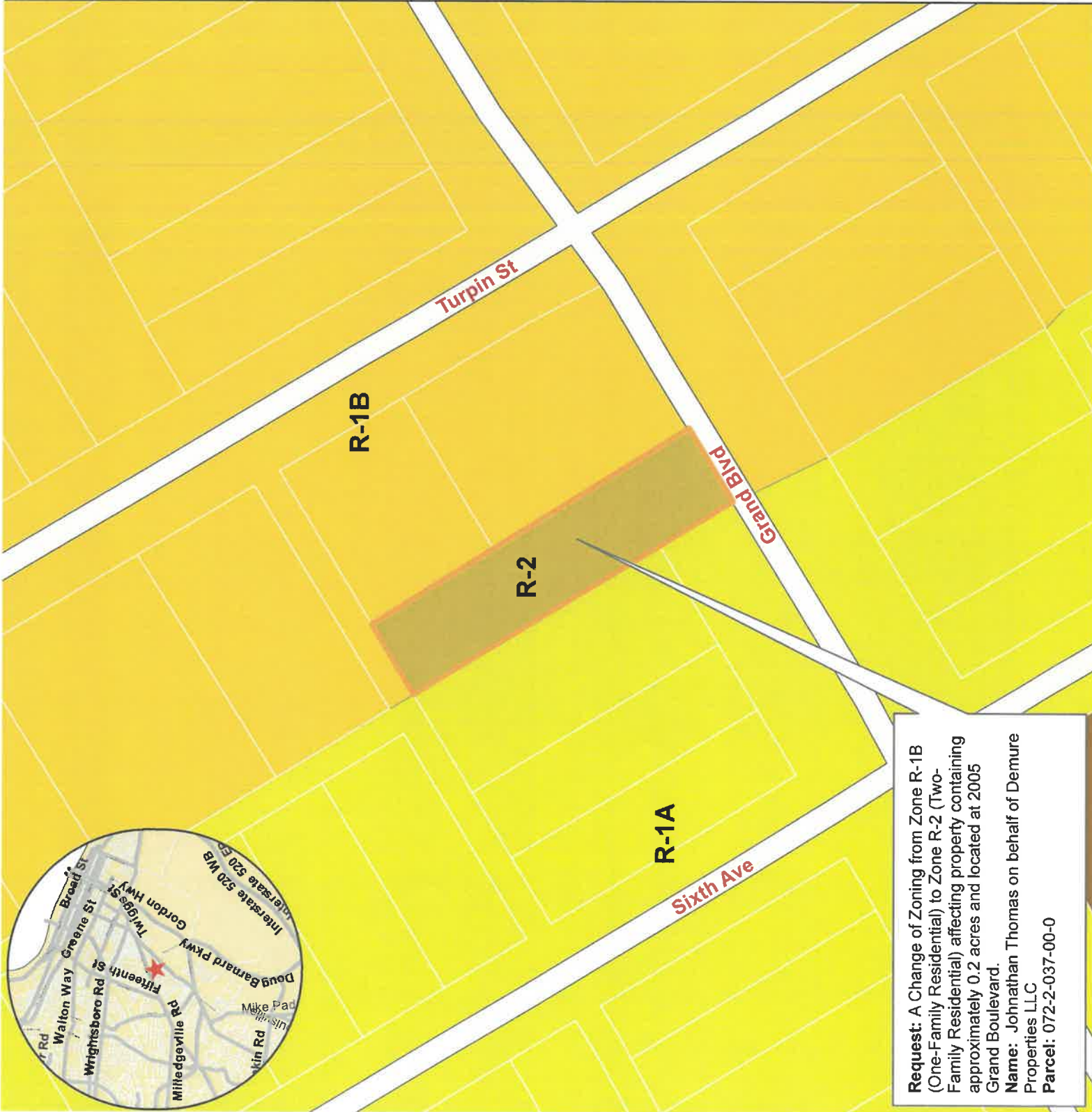
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