

Hearing Date: January 6, 2025

Case Number: Z-24-38

Applicant: Outlook, LLC

Property Owner: Outlook, LLC

Property Address: 1924 Grand Blvd

Tax Parcel No: 073-1-013-00-0

Current Zoning: R1-B (One-Family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 2: Stacy Pulliam

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R1-B (One-Family Residential) to R1-C (One-Family Residential)	Single-family Detached Units	Section 11-1

SUMMARY OF REQUEST:

This application is to rezone a 3.13-acre property located at 1924 Grand Blvd from R-1B (One-Family Residential) to R-1C (One-Family Residential) to develop Walker Village, a residential development containing 14 lots. The tract is currently a vacant, cleared, and undeveloped. The concept plan presented with the rezoning application proposes the following:

- 14 detached single-family homes
- Private road throughout the development with two entry/exit points
- A stormwater detention pond
- A mail kiosk
- 0.52 acres of open space/common area

The case was postponed in December by the Augusta Planning Commission to give the applicant time to meet with the Turpin Hill Community group and other stakeholders regarding aspects of the proposed development and the historical nature of the site, as it was a former military camp during the Spanish/American War.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located within the Old Augusta Character Area. Most of the neighborhoods were developed prior to World War II and reflect the major characteristics of traditional neighborhoods. Neighborhood businesses, civic and institutional uses are scattered

throughout the area. The Plan envisions appropriate residential infill, neighborhood activity centers that provide a focal point for community services and a location for appropriately scaled retail establishments.

FINDINGS:

1. There are no prior zoning actions for the property.
2. The property has access to public water and sewer.
3. According to the Georgia Department of Transportation State Functional Classification Map Grand Blvd and Turpin St are identified as local roads.
4. Public transit is available nearby on M L King Jr Blvd within approximately 848 feet of the property.
5. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
6. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
7. The adjacent properties to the north are zoned R-1A (One-Family Residential) with existing single-family homes on them. To the south there are two different zoning districts. The eastern portion of the south property line is zoned LI (Light Industrial) with an existing industrial business present. The western portion of the south property line is zoned R-1C (Multiple Family Residential) with existing multi-family homes present. The adjacent property to the west is zoned R-1A (One Family Residential) and R-3B (Multiple-Family Residential).
8. Staff received numerous inquiries from Turpin Hill neighborhood members, and they asked to meet with the developer to gain more insight regarding the Walker Village project and express their concerns regarding the historic nature of the parcel as it relates to the African American Army Post, Camp Dyer.
9. A meeting was held on December 12, 2024, during which the neighborhood association and the Walker Group discussed how best to acknowledge and honor Camp Dyer prior to developing the site. An agreement to place and maintain a historical marker on the corner of the site in memory of all those that served at Camp Dyer during the Spanish/American War was agreed upon and the neighbors are now in support of Walker Village.

ENGINEERING/UTILITIES COMMENTS:

Engineering Comments:

- None received at this time.

Traffic Engineering Comments:

- The rezoning application does not require a full Traffic Impact Study/Analysis.

Utilities Comments:

- There is a 12" sewer line on Grand Blvd and an 8" water line on Grand Blvd available for their use. The sewer line will need to be tied into by manhole because of the size of the sewer line. Any existing water or sewer service not used on this property will need to be cut and capped. The new road appears to be private which means AUD will need to have easements over any water or

sewer lines placed within the property if the road remains private. A site plan will need to be submitted for review.

RECOMMENDATION: To address housing options in the Old Augusta character area, The Planning Commission recommends **Approval** of the rezoning request to R-1C (One-Family Residential) with the following conditions:

1. The development must have alternating elevations with at least 3 different facades, all alternating, and no more than 30% vinyl siding.
2. Sidewalks are required along Grand Blvd and Turpin St adjacent to the property and along the private street within the proposed subdivision.
3. The development must provide street yards along both existing streets.
4. The development must provide at least 17% open space and a covered mail kiosk.
5. Amenities i.e., a playground, pavilion, patio areas, etc. must be included and delineated in the development plan and shall be included within the development.
6. The developer will work with the Turpin Hill Community group to design and place a historical marker on the parcel to honor Camp Dyer. The monument shall be adjacent to Lot 14 and visible from Grand Boulevard
7. Approval of this rezoning request does not constitute approval of the concept site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
8. The development of the property shall comply with all development standards and regulations set forth by the City 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.

October 28, 2024

Ms. Ashley Catterton
Developing Service Administrator
Augusta – Richmond County Planning Commission
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Re: Letter of Intent for
Walker Village

Dear Ms. Catterton,

I am the applicant (as representative of Outlook LLC) for the rezoning of the parcel at 1924 Grand Boulevard (Parcel ID #: 073-1-013-00-0) from R1-B to R1-C.

Please accept this letter as my letter of intent for the proposed development. I am requesting the rezoning as outlined in the attached application package for the purpose of developing 14 residential units on the site.

Please feel free to contact me with any questions regarding this application.

Sincerely,


Charles Walker



OPEN SPACE CALCULATIONS:

TOTAL AREA OF THE SITE: 100,000 SQ. FT.

TOTAL OPEN SPACE: 10,000 SQ. FT.

TOTAL OPEN SPACE PERCENTAGE: 10%

TOTAL OPEN SPACE PER ACRE: 100,000 SQ. FT. / 43,560 SQ. FT. = 2.297 ACRES

TOTAL OPEN SPACE PER ACRE: 10,000 SQ. FT. / 43,560 SQ. FT. = 0.2297 ACRES

TOTAL OPEN SPACE PER ACRE: 10,000 SQ. FT. / 43,560 SQ. FT. = 0.2297 ACRES

ARC SITE PLAN NOTES:

1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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INDIVIDUAL LOT DATA

LOT #	AREA	PERCENTAGE	DISTRICT	REMARKS
1	1,000	1.000	R-1	
2	1,000	1.000	R-1	
3	1,000	1.000	R-1	
4	1,000	1.000	R-1	
5	1,000	1.000	R-1	
6	1,000	1.000	R-1	
7	1,000	1.000	R-1	
8	1,000	1.000	R-1	
9	1,000	1.000	R-1	
10	1,000	1.000	R-1	
11	1,000	1.000	R-1	
12	1,000	1.000	R-1	
13	1,000	1.000	R-1	
14	1,000	1.000	R-1	
15	1,000	1.000	R-1	
16	1,000	1.000	R-1	
17	1,000	1.000	R-1	
18	1,000	1.000	R-1	
19	1,000	1.000	R-1	
20	1,000	1.000	R-1	
21	1,000	1.000	R-1	
22	1,000	1.000	R-1	
23	1,000	1.000	R-1	
24	1,000	1.000	R-1	
25	1,000	1.000	R-1	
26	1,000	1.000	R-1	
27	1,000	1.000	R-1	
28	1,000	1.000	R-1	
29	1,000	1.000	R-1	
30	1,000	1.000	R-1	
31	1,000	1.000	R-1	
32	1,000	1.000	R-1	
33	1,000	1.000	R-1	
34	1,000	1.000	R-1	
35	1,000	1.000	R-1	
36	1,000	1.000	R-1	
37	1,000	1.000	R-1	
38	1,000	1.000	R-1	
39	1,000	1.000	R-1	
40	1,000	1.000	R-1	
41	1,000	1.000	R-1	
42	1,000	1.000	R-1	
43	1,000	1.000	R-1	
44	1,000	1.000	R-1	
45	1,000	1.000	R-1	
46	1,000	1.000	R-1	
47	1,000	1.000	R-1	
48	1,000	1.000	R-1	
49	1,000	1.000	R-1	
50	1,000	1.000	R-1	
51	1,000	1.000	R-1	
52	1,000	1.000	R-1	
53	1,000	1.000	R-1	
54	1,000	1.000	R-1	
55	1,000	1.000	R-1	
56	1,000	1.000	R-1	
57	1,000	1.000	R-1	
58	1,000	1.000	R-1	
59	1,000	1.000	R-1	
60	1,000	1.000	R-1	
61	1,000	1.000	R-1	
62	1,000	1.000	R-1	
63	1,000	1.000	R-1	
64	1,000	1.000	R-1	
65	1,000	1.000	R-1	
66	1,000	1.000	R-1	
67	1,000	1.000	R-1	
68	1,000	1.000	R-1	
69	1,000	1.000	R-1	
70	1,000	1.000	R-1	
71	1,000	1.000	R-1	
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73	1,000	1.000	R-1	
74	1,000	1.000	R-1	
75	1,000	1.000	R-1	
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99	1,000	1.000	R-1	
100	1,000	1.000	R-1	

TRAFFIC CONTROL NOTES:

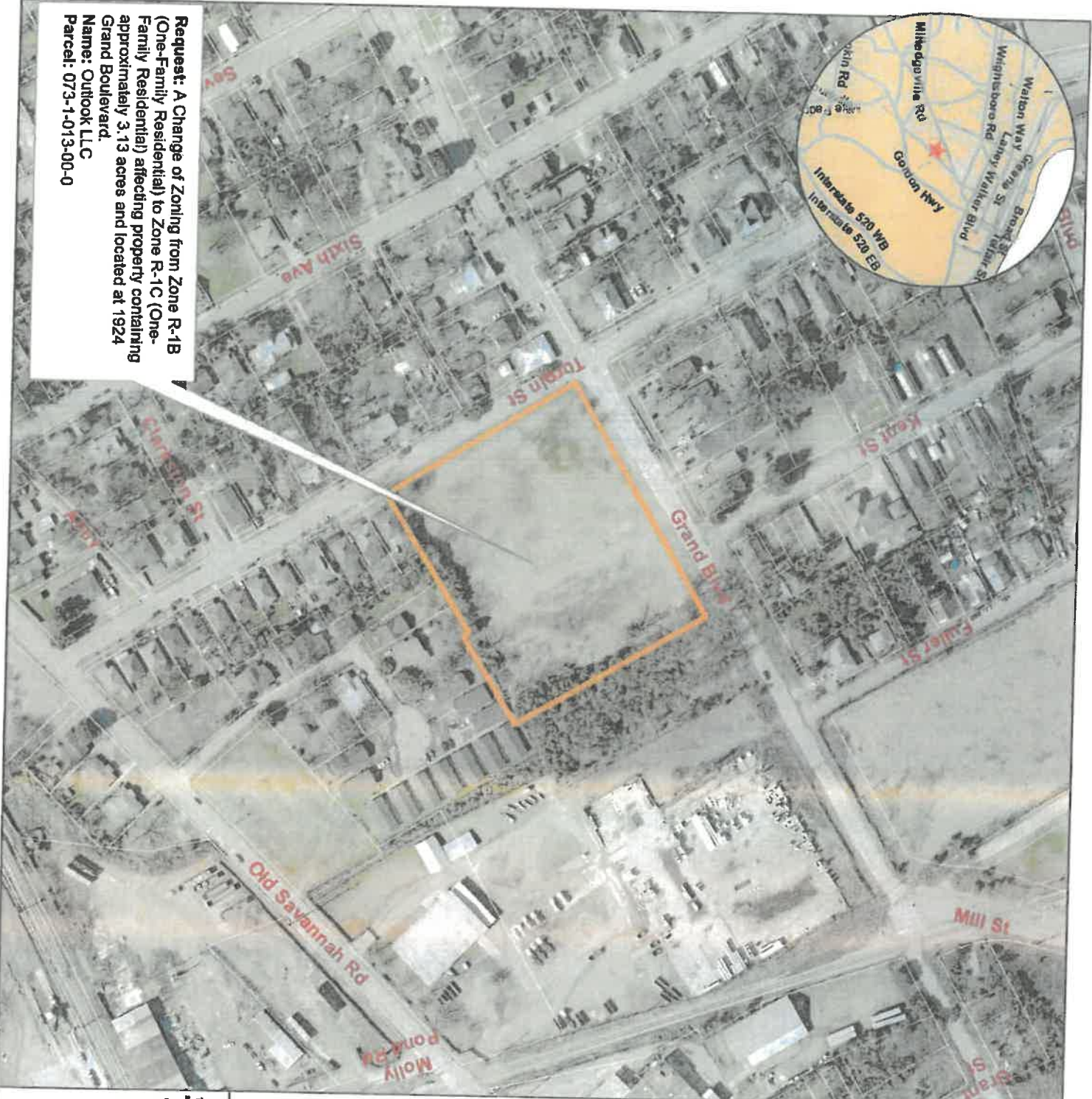
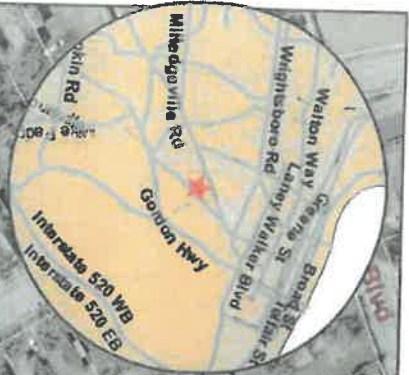
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING A TRAFFIC CONTROL PLAN THAT IS APPROVED BY THE CITY ENGINEER AND THE POLICE DEPARTMENT.
2. THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AND THE POLICE DEPARTMENT FOR REVIEW AND APPROVAL.
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GENERAL NOTES:

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WALKER VILLAGE ALBERTA-RENSSELAER COUNTY, GEORGIA OVERALL DEVELOPMENT PLAN	DATE: 08/26/2014 RELEASED FOR REVIEW BY ALBERTA-RENSSELAER COUNTY	 CITY OF WALKER VILLAGE	 BLUEWATER ENGINEERING SERVICES P. O. Box 617 Evans, Georgia 30609 OFFICE (706) 364-5220 FAX (706) 364-5221
	SHEET NUMBER: 104-2.0 DRAWN BY: TAN 2 OF 18		



Request: A Change of Zoning from Zone R-1B (One-Family Residential) to Zone R-1C (One-Family Residential) affecting property containing approximately 3.13 acres and located at 1924 Grand Boulevard.
Name: Outlook LLC
Parcel: 073-1-013-00-0

Planning Commission
Z-24-38
January 6, 2025

1924 Grand Boulevard

Aerial

Legend

 **Subject Property**

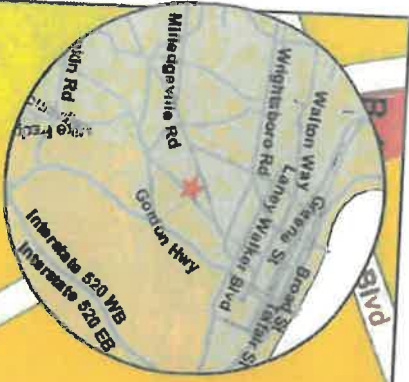
Augusta
 AUGUSTA
 Produced By: City of Augusta
 Planning & Development Department
 555 Tallard Street, Suite 300
 Augusta, GA 30901
 12/10/2024 MH18072

Augusta, GA, Durland

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Request: A Change of Zoning from Zone R-1B (One-Family Residential) to Zone R-1C (One-Family Residential) affecting property containing approximately 3.13 acres and located at 1924 Grand Boulevard.
Name: Outlook LLC
Parcel: 073-1-013-00-0

Planning Commission
Z-24-38
January 6, 2025

1924 Grand Boulevard

Current Zoning

Legend

Subject Property

Zoning Classification

B-1: Neighborhood Business

B-2: General Business

HI: Heavy Industry

LI: Light Industry

R-1A: One Family Residential

R-1B: One Family Residential

R-1C: One Family Residential

R-2: Two Family Residential

R-3B: Multiple-Family Residential

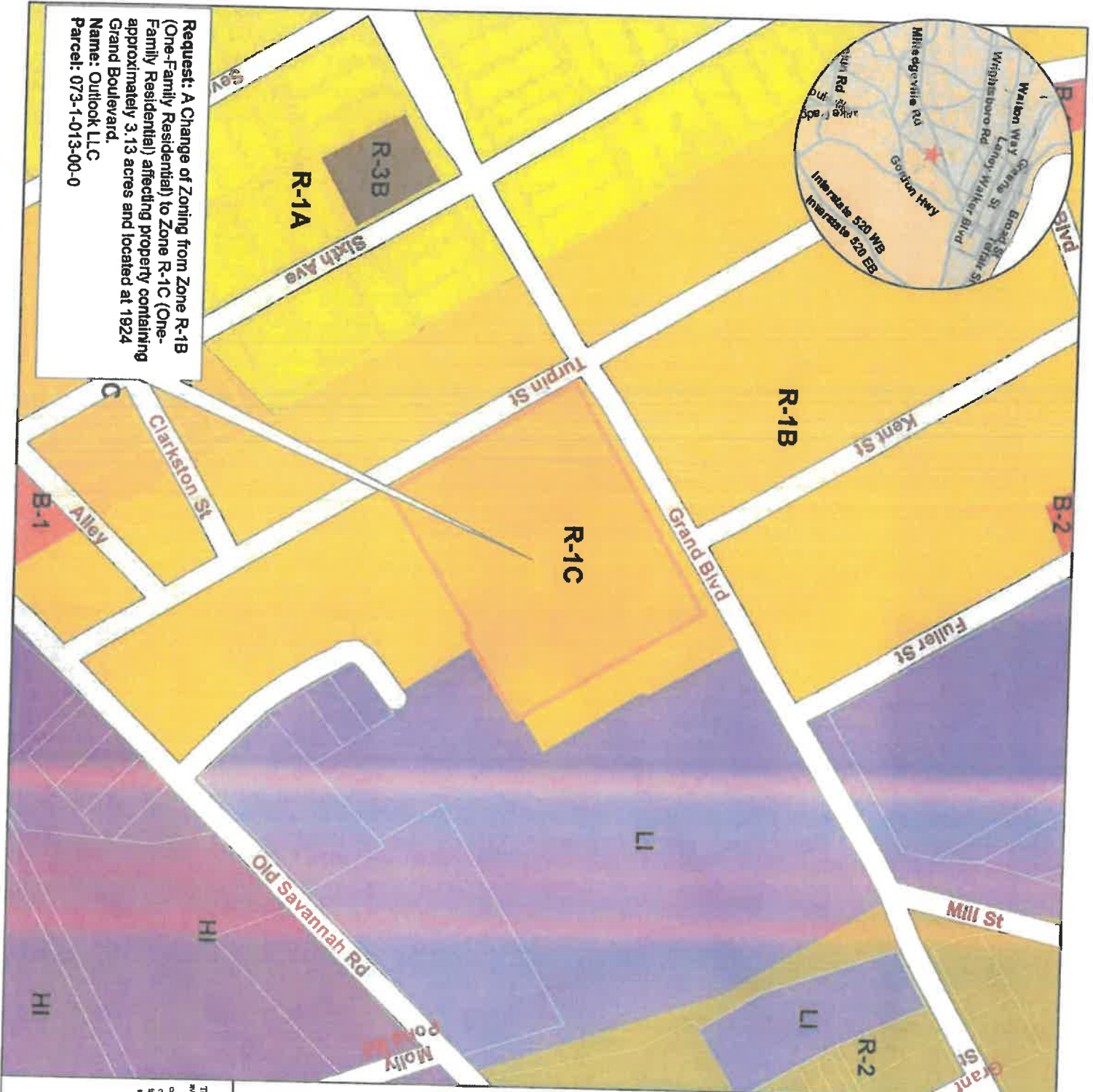
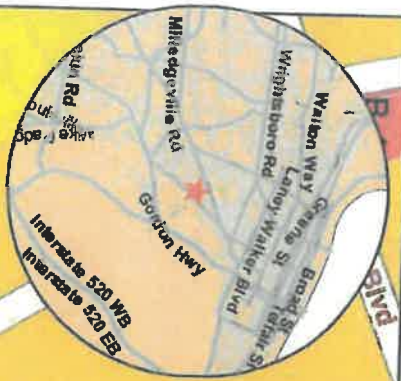


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 535 Telfair Street Suite 300
 Augusta, GA 30901
 12/10/2024 MH:8072

Augusta, GA, District

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Name: Outlook LLC
Parcel: 073-1-013-00-0

Planning Commission
Z-24-38
January 6, 2025

1924 Grand Boulevard

Future Zoning

Legend

Subject Property

Zoning Classification

B-1: Neighborhood Business

B-2: General Business

HI: Heavy Industry

LI: Light Industry

R-1A: One Family Residential

R-1B: One Family Residential

R-1C: One Family Residential

R-2: Two Family Residential

R-3B: Multiple-Family Residential

Residential



Produced By: City of Augusta
 Planning & Development Department
 535 Talifer Street, Suite 300
 Augusta, GA 30901
 12/10/2024 MH18072

Augusta, GA Designer

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