

**Hearing Date:** January 6, 2025  
**Case Number:** Z-25-02

**Applicant:** Randy E. Pimsler  
**Property Owners:** J-Mar Broad Street, LLC  
**Property Addresses:** 1427 & 1437 Broad Street  
**Tax Parcel Nos:** 036-3-003-00-0 & 036-2-041-00-0  
**Fort Eisenhower Notification Required:** N/A  
**Commission District 1:** Jordan Johnson  
**Super District 9:** Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amend PUD Zoning Conditions	Senior Housing Complex (62+) / Mixed-Use Development	Section 19-1

**SUMMARY OF REQUEST:**

The petition seeks to amend zoning condition number 6 of zoning case Z-23-20 to construct a mixed-use development which includes senior housing. The condition that the applicant requested to amend pertain to the required setbacks, where there shall be a minimum front setback of 10 feet along Broad Street, a minimum front setback of 25 feet along Saint Sabastain Way and Jones Street, and a minimum side setback of 25 feet. The proposed development includes the following:

- 34 one-bedroom units
- 18 two-bedroom units (All are designated as affordable housing under the LIHTC program)
- 4-story building with an elevator
- Covered picnic area with grills
- Community gathering room
- Arts and crafts center
- Equipped computer room
- 63 off-street parking spaces
- 2 bike racks
- 3 commercial retail units

**COMPREHENSIVE PLAN CONSISTENCY:**

The subject property is located within the Old Augusta Character Area. The vision for Old Augusta is to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. The proposed PUD (Planned Unit Development) is consistent with the 2023 Comprehensive Plan.

**FINDINGS:**

1. The Augusta Commission approved the rezoning request from B-2 (General Business) to PUD (Planned Unit Development) in June 2023, with the following conditions:
  - Permitted uses of the site be limited to multi-family apartments, professional offices and retail development.
  - The final site plan must include lot coverage, open space calculations, bicycle and pedestrian facilities, and required street yards and landscaping.
  - The total height of any structures shall not exceed 4 stories or 60 feet, to include any attached or detached structures.
  - The overall density shall not exceed 40 units per acre.
  - A minimum of 63 off-street parking spaces shall be provided.
  - There shall be a 10-foot front setback on Broad Street, a minimum 25-foot setback on Saint Sabastian Way and Jones Street and a minimum side setback of 25 feet.
  - A minimum of 10 percent of the site shall be dedicated to open space. Open spaces must include enclosed spaces within the site.
  - The maximum lot coverage for each lot shall be 40 percent, not including parking and similar surface improvements.
  - A fence or screen wall in the required front yard shall not exceed six (6) feet in height. Fencing must include wrought iron and/or brick wall and may be constructed on the side boundary not adjacent to the street.
  - Any outdoor storage shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.
  - Freestanding signs must comply with standards of the B-1 (Neighborhood Business) zone. Building or wall mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project more than 5 feet from the building wall it is attached except for canopy or awning mounted signs. Window signs may not occupy more than 20 percent of the area of any window.
  - Improve sidewalks and remove any dead-end driveway entrances on all adjacent streets to meet the lasted adopted ADA standards.
  - New curb cuts must be permitted and meet the standards of Augusta Traffic Engineering Department.
  - Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
  - Final building elevations and materials of the proposed structures are subject to Planned Development Riverfront Review Board approval prior to submission of a building permit.
  - Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
  - A trash compactor must be installed internal to the building.
  - The open space adjacent to the community must be completely enclosed by 6 foot wrought-iron fence.

- The developer 62 + age requirement must be maintained or must return to the Planning Commission and Augusta Commission.
- 2. The 1.33-acre tract is bounded by Broad Street to the south, Saint Sebastian Way to the east and Jones Street to the north.
- 3. The Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, classifies Broad Street and Saint Sebastian Way as minor arterial streets, and Jones Street as a major arterial street.
- 4. Public transit routes run along Broad Street, and two bus stops are located approximately 450 feet of the property.
- 5. Public water and sewer are present in the immediate area.
- 6. Adjacent zoning: West: B-2 (General Business) | East: B-2 (General Business) | South: B-2 (General Business) | North: LI (Light Industry)
- 7. The site is situated in the Planned Development Riverfront (PDR) Zone. Members of the Riverfront Review Board review new proposals for consistency of design and development standards within the overlay zone.
- 8. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located in a Special Flood Hazard Area.
- 9. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
- 10. At the time of completion of this report, staff have not received any inquiries regarding this application.

**ENGINEERING/UTILITIES COMMENTS:**

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- AUD does not have an issue with that they are proposing as long as it does not affect the location of any new water or sewer locations such as meter, back flow, or cleanout locations for the proposed development or existing utilities. They need to be aware that meters and back flows for the site will need to be in a grassed area close to the ROW or parking spaces with bollards for protection close to the ROW. Meters will not be accepted inside of a gate area.

**RECOMMENDATION:** The Planning Commission recommends Approval of the request to amend condition 6 of zoning case Z-23-20 with the following conditions:

1. There shall be a minimum 8-foot front setback on Broad Street, a minimum 25-foot setback on Saint Sabastian Way, a minimum 16-foot setback on Jones Street, and a minimum side setback of 11 feet.

2. Adherence to conditions 1-5 and 7-19 of the previously approved rezoning case Z-23-20 remains intact.
3. The development plans must receive approval from the Riverfront Development Review Board.

*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.*



City of Augusta  
Planning and Development Department  
535 Telfair Street  
Suite 300  
Augusta, Georgia 30901

**RE: 1427 and 1437 Broad Street  
Augusta, Georgia 30901**

**Planned Unit Development - Amendment to Rezone Request  
Letter of Intent**

This letter supplements the application for rezoning for the properties referenced above. In a pre-application meeting with Mr. Kevin Boyd, three items of concern were noted with regard to the site plan previously submitted and reviewed by The Augusta Commission on June 28, 2023.

Please refer to Site Plan Sheet No. C-1, dated 11.01.24 prepared by Crescent View Engineering, LLC.

In the northwest corner of the property facing Jones Street, the dumpster encroaches eight point three feet into the required yard setback. This correspondence requests a reduction in the required yard setback from twenty-five feet required to sixteen feet six inches as provided. This request would allow the site plan to be developed in accordance with the approved site plan.

Along the side yard, not fronting a public street, the covered gathering area encroaches onto the required twenty-five-foot setback by fourteen feet. This correspondence requests a reduction in the required yard setback from twenty-five feet required to eleven feet as provided. This request would allow the site plan to be developed in accordance with the approved site plan.

In the southern boundary of the property, facing Broad Street, the building encroaches one point three feet into the required yard setback. This correspondence requests a reduction in the required yard setback from ten feet required to eight foot eight feet six inches as provided. This request would allow the site plan to be developed in accordance with the approved site plan based on providing two conforming drive aisles in the parking area. Previously, the drive aisles were shown to be substandard at twenty-two feet in depth, rather than twenty four feet, as required.

We appreciate and thank you for your review of the application as submitted.

A handwritten signature in blue ink, appearing to read 'Randy E. Pimeler'.

Randy E. Pimeler, AIA, LEED AP

**SITE NOTES:**

1. THE SITE BOUNDARY: 1.23 ACRES
2. DISTURBED AREA: 1.23 ACRES
3. TOTAL DISTURBED AREA: 1.23 ACRES
4. TOTAL DISTURBED AREA: 1.23 ACRES
5. TOTAL DISTURBED AREA: 1.23 ACRES
6. TOTAL DISTURBED AREA: 1.23 ACRES
7. TOTAL DISTURBED AREA: 1.23 ACRES
8. TOTAL DISTURBED AREA: 1.23 ACRES
9. TOTAL DISTURBED AREA: 1.23 ACRES
10. TOTAL DISTURBED AREA: 1.23 ACRES

**ZONING CONFORMANCE:**

SEE ZONING: PD - PLANNED UNIT DEVELOPMENT ZONE

**UNIT COUNT:**

NUMBER OF PROPOSED APARTMENT UNITS = 22 UNITS  
 NUMBER OF PROPOSED RETAIL UNITS = 3 UNITS

**PARKING COUNT:**

NUMBER OF SPONSORED SPACES = 15  
 NUMBER OF ADA SPACES = 3  
 TOTAL NUMBER SPACES = 18 SPACES

**PROPOSED LEGEND:**

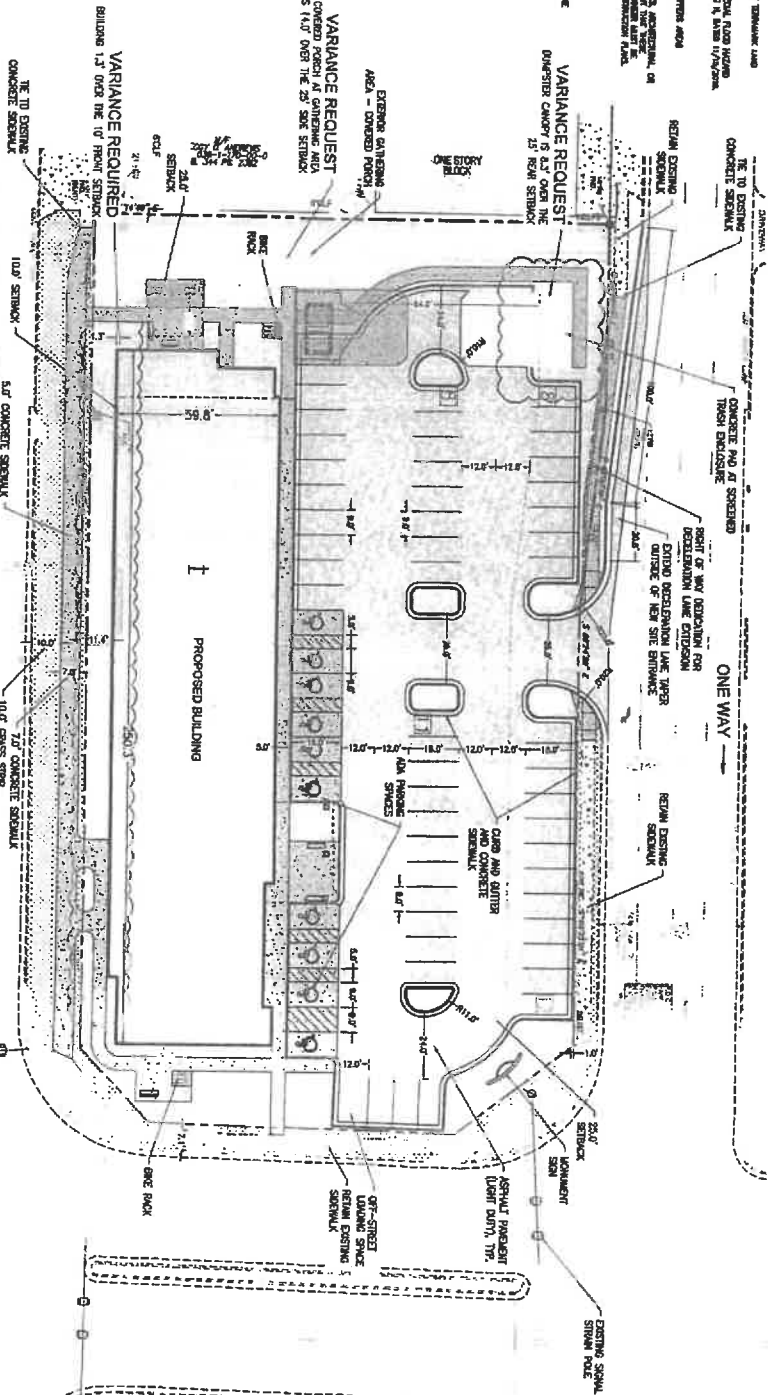
- BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA

PROPOSED MATERIAL	AREA
PROPOSED ASPHALT PAVEMENT	1,230
PROPOSED CONCRETE PAVEMENT	1,230
PROPOSED LANDSCAPED AREA	1,230
TOTAL PROPOSED AREA	3,720
TOTAL SITE AREA	1,230
PERCENTAGE OF DISTURBANCE	100%

**BROAD STREET**  
 (APPARENT VARIABLE PUBLIC RW)  
 (POSTED SPEED LIMIT 25 M.P.H.)

**JONES STREET**  
 (APPARENT VARIABLE PUBLIC RW)  
 (POSTED SPEED LIMIT 35 M.P.H.)

**ST. SEBASTIAN WAY**  
 (APPARENT VARIABLE PUBLIC RW)  
 (POSTED SPEED LIMIT 30 M.P.H.)



<p><b>C-1</b></p> <p>SHEET NO.</p>	<p>CONSTRUCTION PLANS FOR:</p> <p><b>WATSON POINTE MIXED-USE</b></p> <p>LOCATED IN THE 67TH E.M.D.</p> <p>AUGUSTA, RICHMOND COUNTY, GEORGIA</p>	<p><b>SITE PLAN</b></p>	<p>Prepared For:</p> <p><b>WODA COOPER DEVELOPMENT, INC.</b></p> <p>600 SOUTH FRONT STREET, WYTHLOCH</p> <p>COLUMBIA, SC 29211</p> <p>816-336-0300</p>	<p>Prepared By:</p> <p><b>CRESCENT VIEW ENGINEERING, LLC.</b></p> <p>211 Turner Street</p> <p>Augusta, GA 30900</p> <p>816-336-0300</p> <p>www.crescentvieweng.com</p>
		<p>DATE: 11-17-24</p> <p>SCALE: AS SHOWN</p> <p>DRAWN: AR</p> <p>CHECKED: GMB</p>	<p>REVISIONS:</p>	<p>29</p>

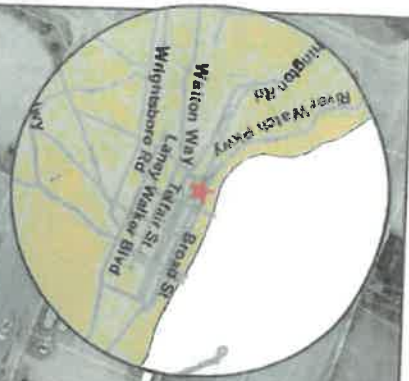












**Request:** Amend Conditions of Case Z-23-20, affecting property containing approximately 1.33 acres and located at 1427 and 1437 Broad Street.

**Name:** Randy E. Pirsler on behalf of J-Mar Broad Street LLC

**Parcels:** 036-3-003-00-0, 036-2-041-00-0

**Planning Commission**  
**Z-25-02**  
**January 6, 2025**

**1427 and 1437 Broad Street**

**Aerial**

**Legend**

 **Subject Property**

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

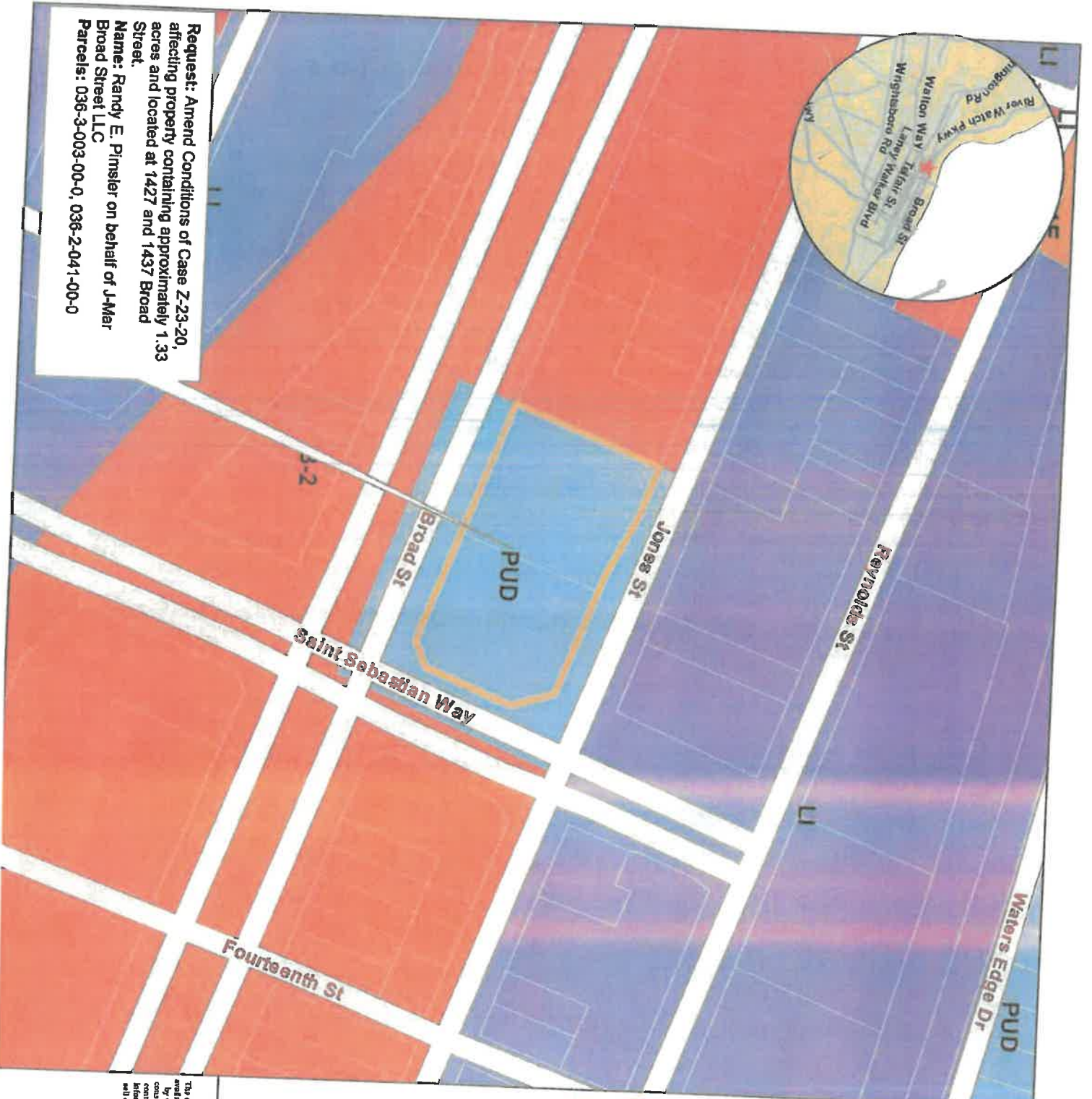
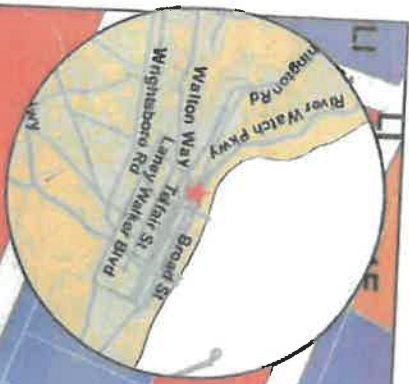


Augusta, GA Disclaimer

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**Planning Commission**  
**Z-25-02**  
**January 6, 2025**

**1427 and 1437 Broad Street**

**Current Zoning**

**Legend**

Subject Property

**Zoning Classification**

B-2: General Business

L: Light Industry

PUD: Planned Unit Development

R-1E: One Family Residential

*Randy E. Plinsler*  
 D. E. PLINSLER  
 AUGUSTA, GA

Produced By: City of Augusta  
 Planning & Development Department  
 535 Telfair Street Suite 300  
 Augusta, GA 30901  
 12/10/2024 MKH18072

Augusta, GA District

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0 200 Feet



