

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

Case Number: Z-23-09

Hearing Date: Monday, March 6, 2023

Prepared By: Brian L. Kepner, Zoning Administrator

Applicant: Jeremy Brackman

Property Owner: CSRA Homebuyer, LLC

Address of Property: 927 Russell Street, Augusta, Georgia 30909

Tax Parcel #: 045-1-046-00-0

Present Zoning: R-1C (One-family Residential)

Commission District: 1 (J. Jordan)

Super District: 9 (F. Scott)

Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Rezone from R-1C to R-1D	Detached Single-Family Home	Section 9

1. Summary of Request:

The purpose of this rezoning request is to divide the property into two (2) parcels. The property is approximately 150 feet in depth with 125 feet of frontage on Russell Street containing approximately 0.43-acre. Standard lot width requirements in a R-1C zoning district are sixty (60) feet. The requested zoning change to R-1D allows for a minimum lot width of forty (40) feet. The owner is requesting to rezoning the property to R-1D to allow him to divide the property with one lot having a road frontage of seventy-five (75) feet with the existing house and one lot having a road frontage of fifty (50) feet as indicated on the conceptual subdivision plat date January 3, 2023 and submitted with the application.

2. Comprehensive Plan Consistency:

According to the 2018 Comprehensive Plan, the property is located within the Old Augusta Character Area. The 2018 Comprehensive Plan's vision for the Old Augusta Character Area will be to continue re-development in some neighborhoods and maintain stability in others, by removing deteriorated and dilapidated structures, and construct new or rehabilitate existing single-family housing. Recommended development patterns include infill of residential development at compatible densities with the surrounding area. The proposed use and subdivision of the parcel is consistent with historical patterns of development in Old Augusta.

3. Findings:

1. According to the Richmond County Tax Assessor's Office, currently located on the property is a 2,880 square foot home built in 1906.
2. The property is not located within a historic district.
3. There are no previous zoning cases on file for the property.
4. The property is currently being served by public potable water and sanitary sewer.
5. Georgia Department of Transportation (GDOT) Functional Classification map, 2017 classifies Russell Street between Walton Way and Central Avenue as a local road. Transit routes and stops are located within a half a mile of the property, both on Walton Way and Central Avenue.
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
8. The residential block the property is situated in consists of single-family homes on lots ranging in width from fifty (50) feet to one hundred twenty-five (125) feet. Across the street is Richmond Academy. The surrounding area is zoned R-1C.
9. At one hundred twenty-five (125) feet the subject property is the widest lot on this block of Russell Street.
10. R-1C zoning requires a minimum lot frontage of sixty (60) feet. Four (4) of the thirteen (13) or 30% of the lots on this block of Russell Street where the property is located meet the required lot frontage of sixty (60) feet. The majority or 70% of the lots on this block of Russell Street are non-conforming. The current R-1C zoning of this area is inconsistent with the established development pattern of the neighborhood.
11. The rezoning of the property to R-1D would allow for the creation of lots with a minimum of forty (40) feet lot width frontage.
12. The referenced conceptual subdivision plat shows the property being divided with one lot having seventy-five (75) feet of frontage with the existing home and one vacant lot having fifty (50) feet of frontage.
13. The proposed subdivision of the property by the applicant creating the new lot with fifty (50) feet of frontage is consistent with 70% of the existing lots along this block of Russell Street and with the character and established land use pattern on this block of Russell Street and the Old Augusta Character Area.

14. The rezoning to R-1D would make it the only property in this block of Russell Street with this zoning designation.
15. The proposed subdivision of the property as shown on the submitted conceptual subdivision plat shows 6.21 feet from the existing home to the newly created north side property line. In accordance with Section 8-8(b) of the Comprehensive Zoning Ordinance the division of the property as presented would make the lot non-conforming as a ten (10) foot side setback from building to property line is required.

Recommendation: The Planning Commission recommend Approval of the rezoning request with the following conditions:

- Removes*
1. The owner shall first apply and obtain approval for a variance for the north side yard setback requirement for the lot containing the existing home prior to this rezoning application being placed on the agenda of the Augusta Commission for their approval.
 2. The property shall be divided as shown on the conceptual subdivision plat dated January 3, 2023, submitted with the rezoning application with one lot consisting of the existing home at seventy-five (75) feet road frontage and the second lot with fifty (50) feet of road frontage and shall be recorded in the Clerk of Superior Court's Office before any building permits are issued to either property.
 3. Development of the properties shall comply with all building and 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.

The approval was ~~given~~ approved by Aug Comm 3-21-23
However staff looked further into the variance case
and realized a variance was no longer needed.

ORDINANCE NO. 7878

An Ordinance to amend the Comprehensive Zoning Ordinance adopted by the Augusta, Georgia Commission effective September 16, 1997 (Ordinance No. 5960) together with all amendments which have been approved by either the Augusta Commission as authorized under the Home Rule Provisions of the Comprehensive Zoning Map from Constitution of the State of Georgia" by changing the Comprehensive Zoning map by Rezoning from Zone R-1C (One-Family Residential) to Zone R-1D (One-Family Residential) affecting property located Commence at the intersection of the south road right-of-way line of Bransford Avenue; and for the repeal of ordinances in conflict herewith and for other purposes:

THE AUGUSTA, GEORGIA COMMISSION HEREBY ORDAINS:

SECTION I. That the Comprehensive Zoning Ordinance adopted by the Board of Commissioners of Richmond County on the 15th day of November 1983, the caption of which is set out above, is amended by changing the Comprehensive Zoning Map by changing the zoning from Zone R-1C (One-Family Residential) to Zone R-1D (One-Family Residential) as follows:

Commence at the point of intersection of the south road right-of-way line of Bransford Avenue with the West road right-of-way line of Russell Street; thence Southwesterly along said West road right-of-way line of Russell Street a distance of 300.00 feet to the Point of Beginning; thence South 23°18'04" West still along said West road right-of-way line of Russell Street a distance of 125.00 feet; thence North 66°41'56" West 151.92 feet; thence North 24°46'03" East 75.02 feet; thence North 23°18'04" East 50.00 feet; thence South 66°41'56" East a distance of 150.00 feet to the Point of Beginning. Said property containing 0.43 acre, more or less. Located at 927 Russell Street. Tax Map #045-1-046-00-0.

SECTION II – This amendment to the Comprehensive Zoning Maps for Augusta, Georgia is subject to the following conditions:

- Remove*
1. The owner shall first apply and obtain approval for a variance for the north side yard setback requirement for the lot containing the existing home prior to this rezoning application being placed on the agenda of the Augusta Commission for their approval.
 2. The property shall be divided as shown on the conceptual subdivision plat date January 3, 2023, submitted with the rezoning application with one lot consisting of the existing home and a seventy-five (75) foot lot frontage and the second lot with a fifty (50) foot lot frontage and shall be recorded in the Clerk of Superior Court's Office before any building permits are issued to either property.
 3. Development of the properties shall comply with all building and development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

SECTION III. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Done in Open Meeting under the Common Seal thereof this 21st day of March, 2023

ATTEST:


Lena J. Bonner, Clerk of Commission


Mayor Garnett L. Johnson

This petition was published in the Augusta Chronicle, Thursday, February 16, 2023, by the Planning Commission for public hearing on March 6, 2023.

One Reading _____

Z-23-09



Takiyah A. Douse
Interim Administrator

March 21, 2023

Carla Delaney, Director
Planning and Development
535 Telfair Street
Augusta, GA 30901

Dear Director Delaney:

At their meeting held on Tuesday, March 21, 2023, the Augusta, Georgia Commission, acted on the following items:

1. Approved Z-23-06 – A request for concurrence with the Augusta Georgia Planning Commission to APPROVE a petition by Saurin Patel on behalf of CSRA Capital Holdings, LLC., – requesting a rezoning from zone A (Agriculture) to zone B-2 (General Business) affecting property containing approximately 1.39-acres located at 703 & 709 E. Robinson Avenue. Tax Map #078-0-017-00-0 and 078-0-018-00-0. DISTRICT 3
2. Approved Z-23-07 – A request for concurrence with the Augusta Georgia Planning Commission to APPROVE a petition by Alex Becker on behalf of A Becker Holdings LLC – requesting a rezoning from zone R-1A (One-family Residential) to zone B-2 (General Business) affecting property containing approximately 1.50-acres out of 3.48-acres located at 1801 Lumpkin Road. Tax Map #111-1-024-00-0. DISTRICT 2
3. Approved Z-23-08 – A request for concurrence with the Augusta Georgia Planning Commission to APPROVE a petition by Stratosphere Investments, LLC – requesting a rezoning from zone R-1A (One-family Residential) to zone R-1B (One-family Residential) affecting property containing approximately 0.73-acres located at 3029 Cardinal Drive. Tax Map #043-1-104-00-0. DISTRICT 3.
4. Approved Z-23-09 – A request for concurrence with the Augusta Georgia Planning Commission to APPROVE a petition by Jeremy Brackman on behalf of CSRA Homebuyer, LLC – requesting a rezoning from zone R-1C (One-family Residential) to zone R-1D (One-family Residential) affecting property containing approximately 0.43-acres located at 927 Russell Street. Tax Map #045-1-046-00-0. DISTRICT 1
5. Approved Z-23-10 – A request for concurrence with the Augusta Georgia Planning Commission to DENY a petition by Bourne Properties, Inc on behalf of Debra Bourne– requesting a rezoning from zone R-1A (One-family Residential) to zone R-1E (One-family Residential) affecting property containing approximately 5.33-acres located at 2715 Mayo Road. Tax Map #006-0-013-00-0. DISTRICT 7