

Hearing Date: May 5, 2025
Case Number: Z-25-19
Applicant: Kenneth E. Washington
Property Owner: Kenneth E. Washington
Property Addresses: 1424 Brown Street
Tax Parcel No: 046-3-226-00-0
Current Zoning: R-1C (One-Family Residential)
Fort Eisenhower Notification Required: N/A
Commission District 1: Jodan Johnson
Super District 9: Francine Scott



| REQUEST | PROPOSED USE/ACTIVITY | APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION |
|---|-----------------------|---|
| Rezoning from R-1C (One-Family Residential) to R-2 (Two-Family Residential) | Duplex | Section 15 |

SUMMARY OF REQUEST:

This rezoning application is requesting to rezone a 0.18-acre property located at 1424 Brown Street from R-1C (One-Family Residential) to R-2 (Two-Family Residential) to develop a duplex.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is within the Old Augusta Character Area. The vision for Old Augusta Character Area reflects to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Redevelopment should include the removal of deteriorated and dilapidated structures, construct or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities.

FINDINGS:

1. According to the Tax Assessor office there is a 941 square foot single-family residence built in 1926 on the property. It is in a dilapidated state and the applicant proposes to demolish the house to construct a new 1,680 square foot one story duplex.
2. The property meets the requirements for minimum lot width of 50 feet as the property is 50 feet wide.
3. The property meets the minimum square footage area of 5,000 square feet as the total area of the property is 7,840 square feet.

4. The conceptual site plan submitted with the application for the proposed duplex shows that the proposed location of the structure would meet the setback requirements for the R-2 zoning district.
5. The conceptual site plan submitted with the application for the proposed duplex shows that entrances to the duplex will be facing west looking onto the adjacent vacant lot and not facing Brown Street.
6. R-2 zoning requires 2.25 to 2.5 parking spaces per dwelling unit for a minimum of 5 parking spaces. The conceptual site plan submitted with the application shows 4 parking spaces.
7. There is enough width on the property to allow for the one additional required parking space. Should the developer not add a fifth parking space, then approval of a parking variance is required.
8. There is an existing sidewalk across the front of the property and an existing driveway access on the western side of the property on Brown Street.
9. The property has access to public potable water and public sanitary sewer.
10. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
11. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
12. Public transit is available to the south on Wrightsboro Road approximately 500 feet walking distance from the property.
13. According to the Georgia Department of Transportation State Functional Classification Map, Brown Street is classified as a Local Road.
14. All the surrounding properties on this block are zoned R-1C (One-Family Residential) consisting of single-family homes ranging in size from approximately 0.06-acre to 0.16-acre. Approximately 215 feet to the south along the south right-of-way line of Wrightsboro Road properties are currently zoned R-2.
15. The proposed rezoning is consistent with the 2023 Comprehensive Plan.
16. At the time of the completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time of the completion of this report

Engineering Comments:

- None received at this time of the completion of this report

Utilities Comments:

- There is a 6" water line and an 8" sewer line on Brown Street available for their use.

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request as the proposed development is consistent with the 2023 Comprehensive Plan with the following conditions:

1. Should the applicant not provide the required 5 parking spaces, then he shall obtain approval of a parking variance prior to submitting for a building permit.
2. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
3. 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.

March 18, 2025
Department of Planning and Development
Planning Division
535 Telfair St., Suite 300
Augusta, GA 30901
Re: 1424 Brown St.
Parcel #046-3-226-00-0

Dear Planning Division,

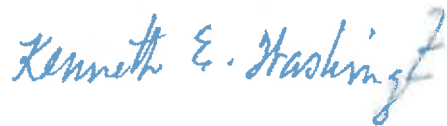
My intention is to demolish the existing structure(s) at the above address and construct a new 1680 square-foot one-story duplex with parking pads.

Therefore, I am requesting a zoning change from R1C to R2.

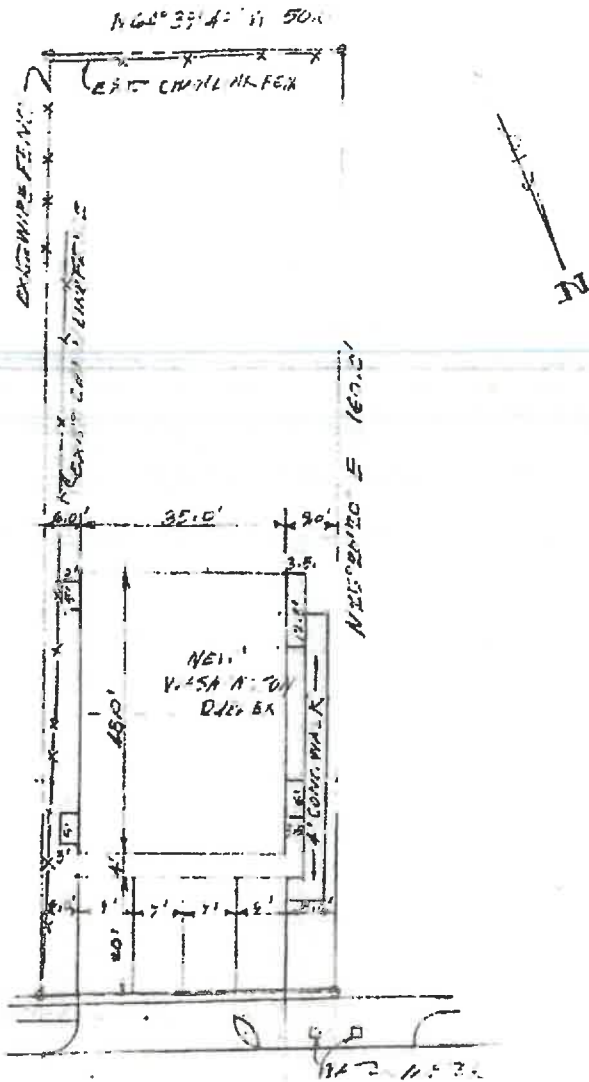
The following items are included in this packet:

1. Application form
2. Copy of Deed with legal description
3. Recorded Plat/Boundary Survey
4. Four (4) site plans
5. Application fee of \$1,000.00

Sincerely,



Kenneth E. Washington
washtonken@gmail.com



BACK 1ST STREET 60' 0"

EXIST. FENCE

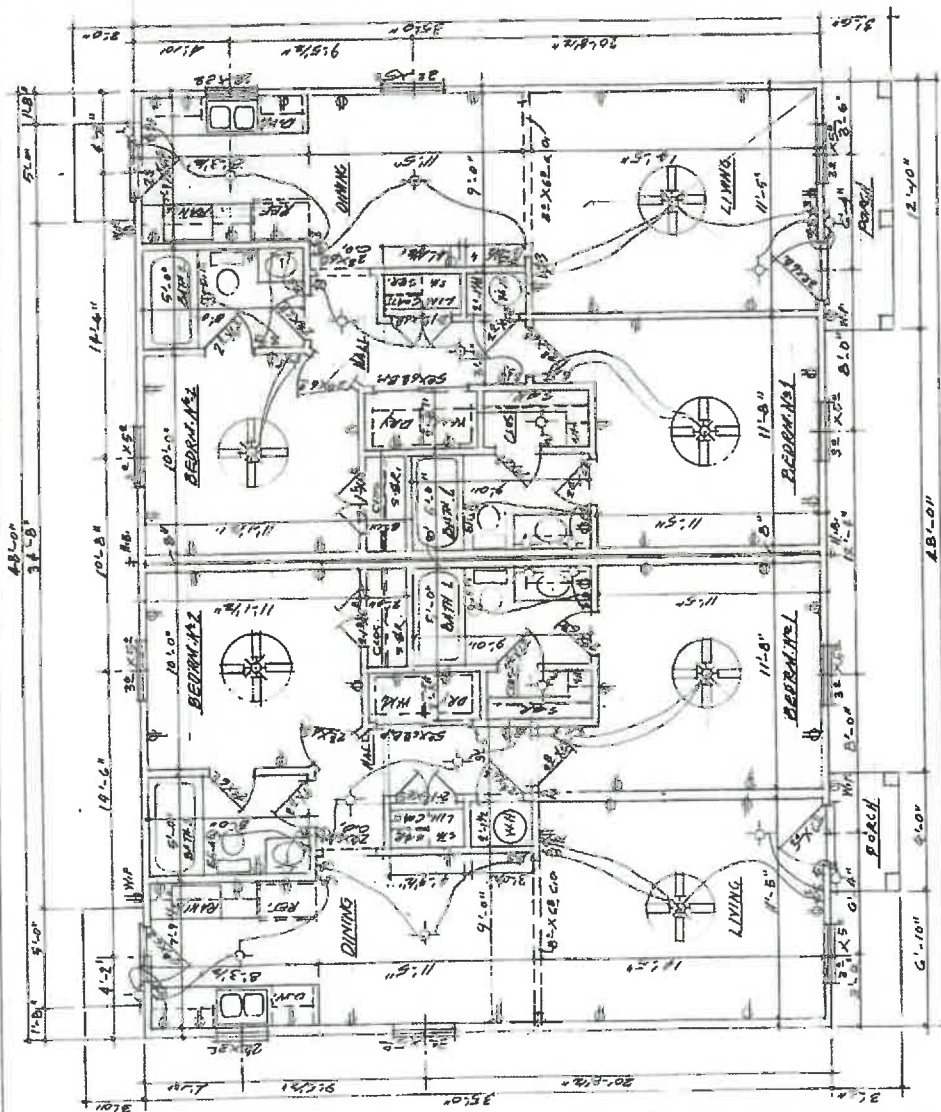
PLOT PLAN SCALE: 1" = 20.0'

1424 BROWN STREET, AUGUSTA

RICHMOND COUNTY, GEORGIA

DATE: 9-26-24

92



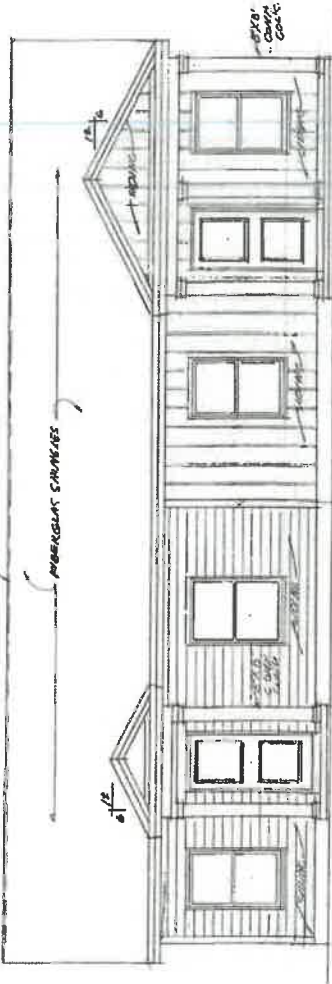
FLOOR PLAN SCALE: 1/4" = 1'-0"



| | | | |
|-------------------------|--|-------|-----------------|
| the "WASHINGTON" DUPLEX | | DATE | AUGUST 24, 1966 |
| ALBERT V. MIVALL | | SHEET | A-2 |
| HOME DESIGNER | | AREA | 1766 SF |
| HEATED AREA | | NO. | 1 |
| PORCH AREA | | NO. | 1 |
| REVISIONS | | NO. | 1 |

CANCELLED RIDGE VENT

MURRAY STAIRS

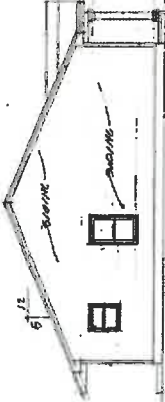


FRONT ELEVATION

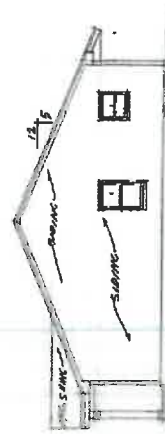
CANCELLED RIDGE VENT




REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

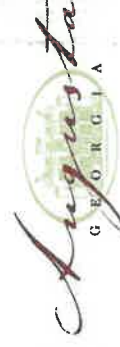
| | | |
|---|--|---------------------------|
|  THE WASHINGTON DESIGN GROUP | | DATE 11/11/11 |
| PROJECT ALBER "JUVALL" | | HOME OWNER AUGUSTA, GA |
| DRAWN BY J. SEA | | SCALE 1/8" = 1'-0" |
| SHEET NO. 1-1 | | TOTAL SHEETS 1-5 |

1724 Brown St. Parcel # 046-3-216-00-0

Planning Commission
Z-25-19
May 5, 2025

1424 Brown Street
Aerial

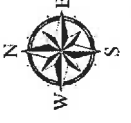
 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/8/2025 PE22633

Augusta, GA Disclaimer

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100 Feet

0



Request: A Change of Zoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to construct a duplex affecting property containing approximately 0.18 acres located at 1424 Brown Street.
Name: Kenneth E. Washington
Parcel: 046-3-226-00-0

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1424 Brown Street

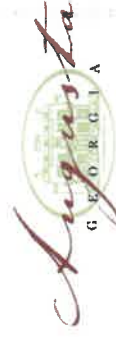
Current Zoning

 Subject Property

Zoning Classification

 R-1C: One Family Residential

 R-2: Two Family Residential



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0 100 Feet

Brown St

R-1C

Holley St

Augusta Ave

Wrightsboro Rd
R-2



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1424 Brown Street

Future Zoning

Subject Property

Zoning Classification

R-1C: One Family Residential

R-2: Two Family Residential



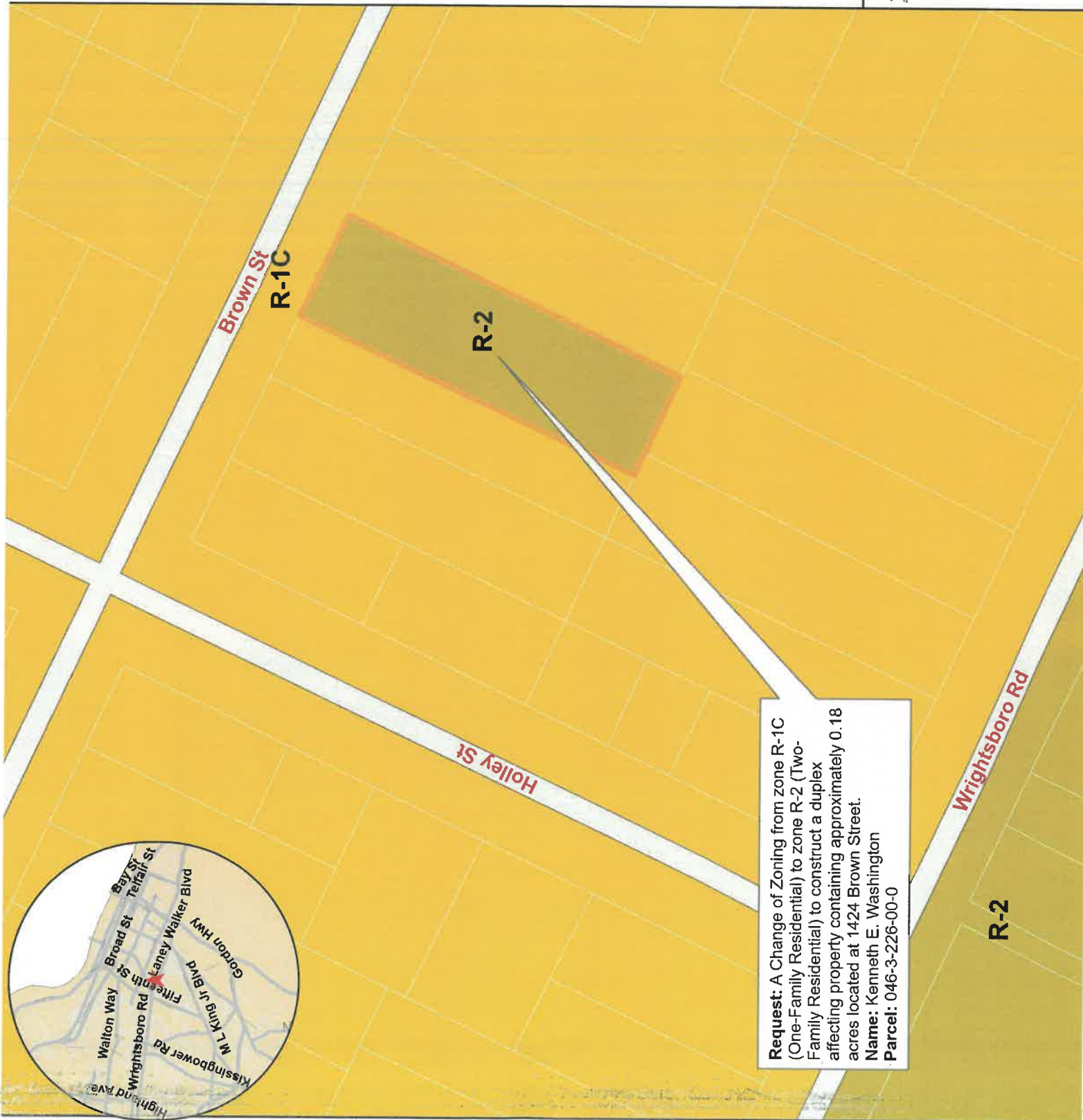
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0
0
100 Feet



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