

**Hearing Date:** May 5, 2025

**Case Number:** Z-25-20

**Applicant:** Christopher Palmer

**Property Owner:** Christopher Palmer

**Property Address:** 3987 & 3991 Duncan Drive

**Tax Parcel No(s):** 181-0-003-00-0 &  
181-1-065-00-0

**Current Zoning:** R-1A (One-Family Residential)

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

**Commission District 8:** Brandon Garrett

**Super District 10:** Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amend R-1A zoning conditions from zoning case Z-04-66	Single-family Residence	Section 9-1

#### SUMMARY OF REQUEST:

This rezoning request consists of two adjacent residential tracts with a combined area of 30.88 acres. Both properties are situated on Duncan Drive and measure approximately 1,159 feet northeast of Brown Road. The petitioner request to remove all existing conditions on the properties to continue construction of a single-family residence and detached accessory structure on the subject property.

Duncan Drive is an unimproved roadway that extends from Brown Road. The road measures approximately 3,270 feet and has a right-of-way width of 50 feet. One of the disturbed factors is whether Duncan Drive is considered a public or private road.

#### COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the South Richmond Character Area. The 2023 Comprehensive Plan's vision for the South Richmond Character Area includes continued maintenance of agricultural areas and limit residential development to primarily to single-family development in rural settings. Recommended development patterns promote the use of conservation easements and development of conservation subdivisions wherever new residential development is proposed in the character area and protection of water resources and other environmentally sensitive areas.

**FINDINGS:**

1. The property owner is currently constructing a single-family house and detached accessory structure at 3991 Duncan Drive. The other parcel, 3987 Duncan Drive, will remain vacant land.
2. On Tuesday, August 17, 2004, the Augusta Commission approved zoning case, Z-04-66, a change in zoning from R-1 (One-Family Residential) to R-1A (One-Family Residential) with the following conditions.
  1. No access to Duncan Drive by this proposed development (refers to the nearby The Orchard Subdivision);
  2. No access easements to be place on all lots touching Duncan Drive;
  3. Only the property east of Duncan Drive, as shown on the plat submitted, is rezoned to R-1A.
3. The site can be served by both public potable water and sanitary sewer systems. The existing water line may need to be extended along Duncan Drive to provide access to potable water for the smaller parcel, 3987 Duncan Drive.
4. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Duncan Drive as a local or residential road. There are no transit routes in the immediate area.
5. It remains unclear if the right-of-way Duncan Drive was ever formally dedicated as a public street. If it is private, there is no documentation that a private road maintenance agreement was ever duly recorded with the Clerk of Court office of Richmond County.
6. Approximately 11.03 acres or 35 percent of the tract is situated within the 100-year flood zone or Special Flood Hazard Area. A smaller percentage of land, approximately 5.25 acres or 17 percent, is in the 0.2 pct annual chance flood hazard area or 500-year flood zone.
7. Much of the northern portions of the properties have wetlands.
8. The conceptual site plan submitted with the application shows the location of a 3,172 square foot residence. The plan does not include the placement of detached accessory structure. Permits were issued for construction of the primary residence and detached accessory structure on 2/4/2025 and 2/25/2025, respectively.
9. At the time of the completion of this report, staff have received several inquiries regarding the petition.

**ENGINEERING/UTILITIES COMMENTS:**

**Traffic Engineering Comments:**

- None received at this time

**Engineering Comments:**

- None received at this time

**Utilities Comments:**

- "There is no water or sewer available for this one residence".

**RECOMMENDATION:** In the absence of a recorded easement and/or perpetual maintenance agreement, the Planning Commission is unable to determine the ownership of Duncan Road and **refrain from making a recommendation** at this time.

*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.*
















Planning Commission  
Z-25-20  
May 5, 2025

3987 and 3991 Duncan Drive

Current Zoning

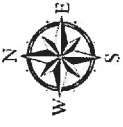
-  Subject Property
- Zoning Classification**
-  A: Agriculture
-  B-1: Neighborhood Business
-  B-2: General Business
-  HI: Heavy Industry
-  LI: Light Industry
-  R-1: One Family Residential
-  R-1A: One Family Residential
-  R-1C: One Family Residential
-  R-1D: One Family Residential
-  R-MH: Manufactured Home Residential



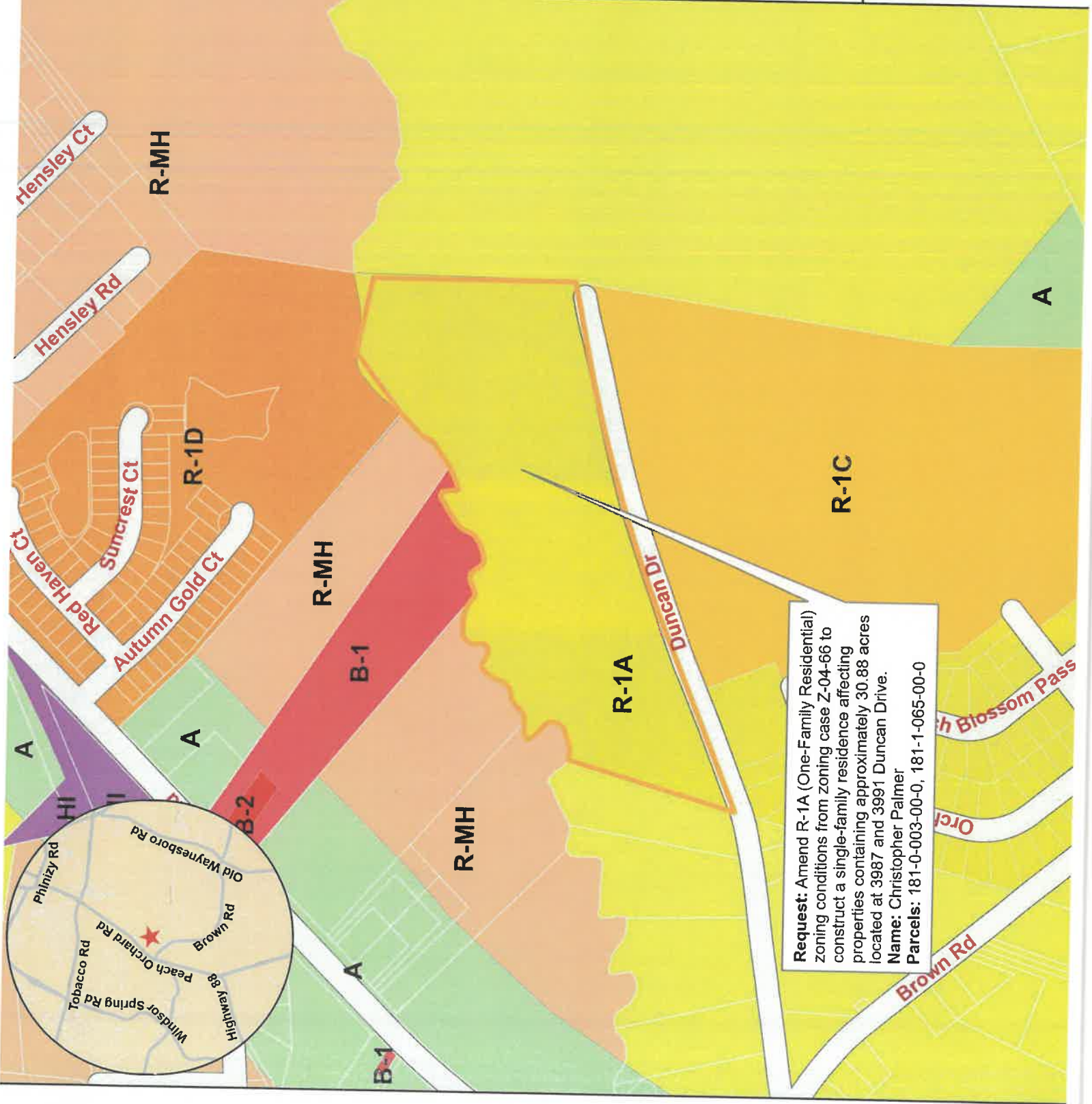
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535 Telfair Street Suite 300  
Augusta, GA 30901  
4/10/2025 PE22633

Augusta, GA District

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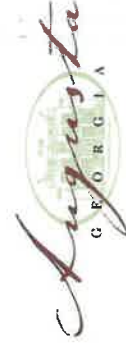
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**Name:** Christopher Palmer  
**Parcels:** 181-0-003-00-0, 181-1-065-00-0



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3987 and 3991 Duncan Drive

Aerial

Subject Property



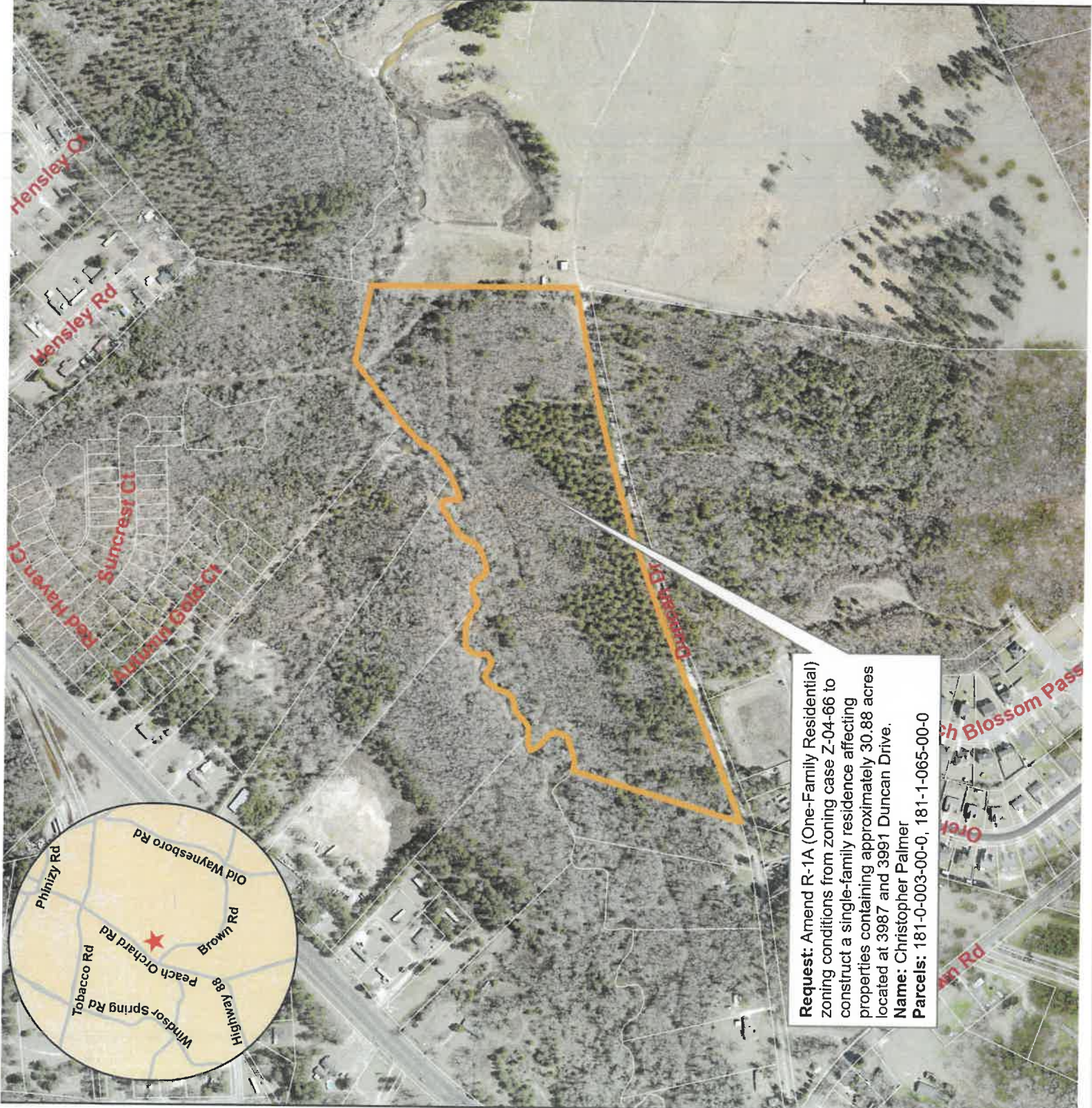
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