

Hearing Date: November 3, 2025

Case Number: Z-25-35

Applicant: Connect Development, LLC

Property Owner: NRP Residential 1, LLC

Property Address: 1901 Bungalow Road, 2528, 2530, 2532, 2536, 2538, 2540, 2542, and 2544 Richmond Hill Road

Tax Parcel No(s): 086-3-043-00-0, 086-3-016-00-0, 086-3-017-00-0, 086-3-018-00-0, 086-3-019-00-0, 086-3-020-00-0, 086-3-021-00-0, 086-3-022-00-0, & 086-3-023-00-0

Current Zoning: R-1A (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)
Rezone from R-1A (One-Family Residential) to R-1E (One-Family Residential)	Townhome Units	Section 13-1

SUMMARY OF REQUEST:

The applicant seeks to rezone a 4.28-acre tract from R-1A (One-Family Residential) to R-1E (One-Family Residential) to develop a townhome community. This development involves nine (9) existing residential lots in the Hillcrest Memorial Neighborhood. The primary road frontages affected would be Richmond Hill Road and Bungalow Road. The concept plan presented with the rezoning application proposes the following:

- 28 attached single-family homes
- An overall density of approximately 7.3 units per acre
- Development along 2 existing public streets
- One stormwater detention pond (planned)
- Open space of 42,689 square feet (approximately 25.6%)

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended development patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

1. There is no recent zoning history for the properties.
2. The properties have nearby access to public potable water and sanitary sewer systems.
3. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies both Bungalow Road and Richmond Hill Road as local roads.
4. According to the Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that a full traffic study/analysis will be necessary for the proposed development.
5. There nearest bus stop is approximately 1,712 feet from the subject properties.
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
8. Adjacent zoning districts to the north include R-1A (One-Family Residential) and R-3B (Multiple-Family Residential), to the east are zoned R-1A (One-Family Residential) and R-3B (Multiple-Family Residential) and P-1 (Professional/Office), and to the west and south is zoned R-1A (One-Family Residential).
9. The proposed change in zoning to R-1E would be consistent with the 2023 Comprehensive Plan.
10. At the time of completion of this report, staff have received notifications of opposition concerning this rezoning application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- A full Traffic Impact Study/Analysis will be required

Engineering Comments:

- "Roads do not meet Augusta, GA standards. No retention ponds allowed; must be detention. All parking must be paved".

Utilities Comments:

- "There is a 6" water line and an 8" sewer line on Richmond Hill Road available for their use".

RECOMMENDATION The Planning Commission recommends Approval of the rezoning request to R-1E (One-Family Residential) with the following conditions:

1. The development must have alternating elevations with at least 3 different facades, all alternating and none with more than 30% vinyl siding along the front facade.
2. Sidewalks are required on both sides of the streets within the subdivision.
3. Guest parking shall be evenly dispersed throughout the development and not exceed four (4) consecutive spaces.
4. The development must comply with all aspects of the Augusta Tree Ordinance.
5. The 10-foot undisturbed tree buffer shall encompass the overall site along the side and rear boundaries.
6. The development must provide at least 25% open space. Such space may include common areas, buffers, landscaped yards, water feature areas and any natural areas. However, detention ponds do not count towards this requirement.
7. A six (6) foot privacy fence must be installed in the rear yards of the homes that abut Richmond Hill Road.
8. Existing roadways adjacent to the development must be improved to Augusta Engineering standards.
9. A full traffic impact study/analysis is required for this development.
10. 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.
11. 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.*

Richmond County Planning & Zoning Department

Re: Letter of Intent – Rezoning Request from R-1A to R-1E

Parcels: 2528, 2530, 2532, 2536, 2538, 2540, 2544 Richmond Hill Road and 1901 Bungalow Road

Dear Planning Staff,

This Letter of Intent is to support our application for rezoning the above-referenced parcels from R-1A (Single-Family Residential) to R-1E (Single-Family Attached Residential).

Project Description

The intent of this rezoning request is to develop a townhome community designed to meet growing housing needs in Richmond County. The proposed development will consist of approximately 28 dwelling units with an average heated floor area of 1,800 square feet per unit, arranged in attached townhome structures. Each townhome will feature individual entrances, private parking and amenities.

Site Access and Circulation

The site will be accessed primarily from Richmond Hill Road (two-way access) with a secondary exit-only connection to Bungalow Road. Internal spin street will provide circulation through the community. The project will incorporate appropriate traffic and safety considerations in accordance with county standards and recommendations.

Community Design and Amenities

The design emphasizes quality, livability, and compatibility with the surrounding residential context. Features include:

On-site visitor parking spaces sized to county standards.

Landscaped common areas and open space.

Stormwater management facilities designed to county and state regulations.

Homes maintained under a Homeowners' Association (HOA) responsible for upkeep of common areas, drives, and amenities.

Compatibility and Public Benefit

The proposed R-1E zoning will provide much-needed residential options while maintaining the character of the area. It aligns with the county's growth policies by encouraging infill development, supporting efficient land use, and providing housing diversity near existing infrastructure.

Supporting Materials

Enclosed with this application are the completed rezoning application, Preliminary Site Plan, Preliminary Traffic Impact Worksheet, existing plat, site photos, and utility statements, incorporating staff feedback and technical requirements.

Request

We respectfully request favorable review and approval of this rezoning application to allow the development of this townhome community. We are prepared to discuss the project further and meet with staff as needed to address any concerns.

Thank you for your time and consideration.

Sincerely,

Connect Development, LLC

Naresh Punjabi et al

Mobile: 706-667-1936

richmondhilltownhomes@gmail.com

Ayikni Engineers LLC

Che Tuma, P.E.

Office: 706-400-6655, Mobile: 225-803-5479

che.tuma@ayikniengineers.com



ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director
John Ussery, PE, Assistant Director of Traffic

PRELIMINARY TRAFFIC IMPACT WORKSHEET

2528, 2530, 2532, 2536, 2538, 2540, 2542, 2544 Richmond Hill Rd, Augusta, GA
Address of property: 1901 Bungalow Rd, Augusta, GA
086-3-016-00-0; 086-3-017-00-0; 086-3-018-00-0; 086-3-019-00-0; 086-3-020-00-0;
Tax Parcel Number: 086-3-021-00-0; 086-3-022-00-0; 086-3-023-00-0; 086-3-043-00-0.

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No

Proposed Development Less Than 20 Lots (Circle One): Yes or No; if "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property: 1) Richmond Hill Rd 3) _____
2) Bungalow Rd 4) _____

Volume on each existing street (AADT): 1) 9,280 3) _____
2) N/A — no GDOT count at this segment 4) _____

Level of Service (LOS) on each street: 1) C 3) _____
2) A 4) _____

Land Use Type / Code (ITE Trip Generation): 230

Basis for Calculation (sq ft, # units, etc.): 28 dwelling Unites

Trips Generated by Proposed Development: ≈ 210

Adjusted street volumes based on trips generated:

1) 9,459* 3) _____
2) + 32** 4) _____

*1-Richmond Hill Rd: full two-way in/out → all inbound (100%) + 70% of outbound
 $9280 + 179 (= \text{inbound } 105 + \text{outbound } 105 \times 0.70) = 9459$
**2-Bungalow Rd: exit-only (one-way out) → 30% of outbound
 $32 (= \text{outbound } 105 \times 0.30)$

Projected Level of Service (LOS) on each street based on trips generated:

1) C 3) _____
2) A*** 4) _____

***Bungalow Rd: No GDOT TADA count point at the project segment (checked Aug 21, 2025). local/collector volumes expected to be very low. Project adds ≈ 32 vpd. Screening assumption places segment below LOS-B threshold;

* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

** Utilize the website <https://dottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

***Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

**** Use current edition of the ITE Trip Generation Manuals.

Official Use Only

Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): ☒ Y or N

Date of Review: September 9, 2025

Signature of Traffic Engineer or Designee: Marques

Print Name: Marques Jacobs

Title: Traffic Operations Manager

RICHMOND HILL TOWNHOMES TWO-STORY TOWNHOUSE CONDOMINIUM

PROPOSED DEVELOPMENT:
SINGLE-FAMILY ATTACHED DWELLINGS
(28 UNITS; TOWNHOUSE CONDOMINIUMS)

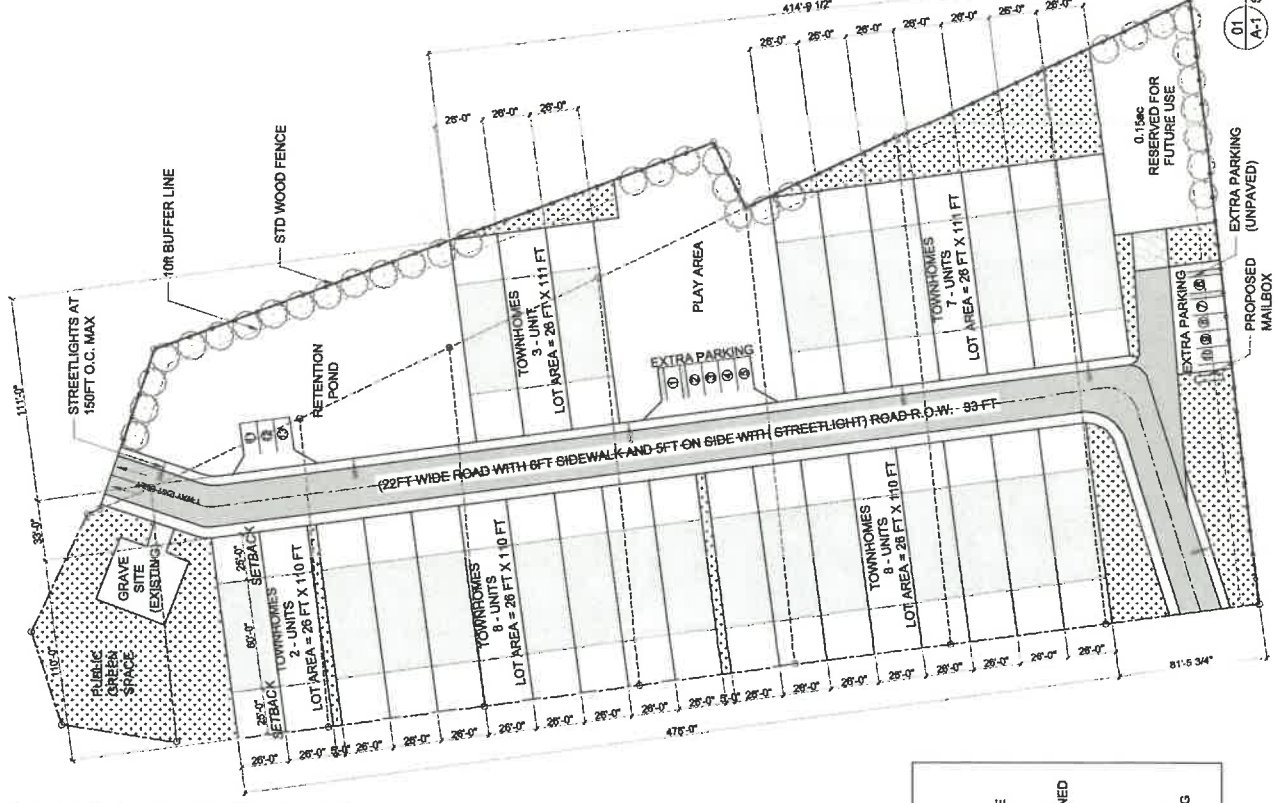
ADDRESS:
2528, 2530, 2532, 2536, 2538, 2542, 2544
RICHMOND HILL RD AND 1801 BUNGALOW
RD

CURRENT ZONING:
R-1A

PROPOSED ZONING:
R-1E

ARCHITECTURAL AND COMMUNITY CHARACTER STATEMENT:

THE PROPOSED SINGLE-FAMILY ATTACHED DWELLINGS WILL FEATURE HIGH-QUALITY EXTERIOR MATERIALS, INCLUDING HARDIE BOARD IN BOARD AND BATEN STYLE WITH BRICK AND STUCCO ACCENTS, CREATING A REFINED CHARACTER CONSISTENT WITH RICHMOND COUNTY'S DESIGN STANDARDS. THE COMMUNITY WILL INCLUDE PROFESSIONAL LANDSCAPED COMMON AREAS AND A PLAYGROUND, FOSTERING AN ATTRACTIVE, FAMILY-ORIENTED LIVING ENVIRONMENT.



PARCEL NUMBER:

- 086-3-016-00-0;
- 086-3-017-00-0;
- 086-3-018-00-0;
- 086-3-019-00-0;
- 086-3-020-00-0;
- 086-3-021-00-0;
- 086-3-022-00-0;
- 086-3-023-00-0;
- 086-3-043-00-0

LOT AREA COMPUTATION:

- 18 UNITS LOT (28X110) : 51,480.00 SQ. FT.
- 10 UNITS LOT (28X111) : 28,890.00 SQ. FT.
- LANDSCAPE AREA : 23,203.88 SQ. FT.
- PLAY AREA : 12,548.45 SQ. FT.
- RETENTION POND : 15,568.97 SQ. FT.
- EXTRA PARKING : 1,907.75 SQ. FT.
- ROAD / PAVEMENT : 24,227.60 SQ. FT.
- RESERVED AREA : 6,535.40 SQ. FT.
- GRAVE SITE AREA : 1,589.96 SQ. FT.
- TOTAL AREA : 186,709.83 SQ. FT.

OPEN SPACE REQUIREMENT (25% MIN):

- REQUIRED : 41,677.46 SQ. FT.
- PROVIDED : 44,595.28 SQ. FT.

RESIDENTIAL ZONE : R-1E

- LOT AREA : 2530.00 - 2553.00 SQ. FT.
- PROVIDED : 2530.00 - 2553.00 SQ. FT.

SETBACK REQUIREMENT:

- FRONT : 25 FT
- REAR : 25 FT
- SIDE : 10 FT

Allowed vs. Proposed: R-1E Zoning Compliance Data Summary

Category	Allowed by R-1E	Proposed	Compliance
Units per Acre	Up to 10 units	8.38 units (28 - 3.827 ac)	Below max.
Max Units	38.27 units (3.827 ac x 10 units)	28 units	Below max.
Min Lot Area/Unit	NONE	-4,382.26 sq. ft. (gross)	Below max.
Provided Lot Size	N/A	2,890 sq. ft. (net lot footprint)	Below max.
Max Height	2 1/2 stories / 45 ft	2 stories	Below max.
Open Space	2.0-3.5 ac (16,671 sq. ft.)	Will exceed min. (net % shown on site plan)	Meets/Exceeds
Building Type	Single-family attached condos permitted	Single-family attached condos	Allowed use
Parking	Per ordinance	Will meet/exceed ordinance	Will comply
Buffer Yard	Per ordinance	10 ft	Meets

UTILITY STATEMENT:

Water and sanitary sewer will connect to existing public mains in Richmond Hill Rd. Electric service will be extended from existing facilities along Richmond Hill Rd; all new on-site utilities will be underground. Final sizes/routing, hydrant/fire-flow, and any extensions will be reviewed/approved by Augusta Utilities, the Fire Marshal, and the electric provider at site-plan permitting.

PRELIMINARY SITE PLAN

1" = 30' 0"

NOTES:

1. ALL SITE GRADING MUST ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
2. ALL EXTERIOR LIGHTS MUST BE CODE COMPLIANT PER LOCAL CODE.
3. UTILITY COORDINATES MUST BE CORROBORATED WITH LOCAL PROVIDERS.
4. ACCESS ROAD AND PATHWAYS MUST COMPLY WITH ADA AND FIRE DEPARTMENT REQUIREMENTS.

DATE: 01/25/2024
FOR CONSTRUCTION

Architectural Engineers
ARCHITECTURAL ENGINEERS LLC
2542 RICHMOND HILL RD
CONTACT: 706-400-6665
info@architecturalengineers.com

C.E. TUNA

2528, 2530, 2532, 2536, 2538, 2542, 2544 RICHMOND HILL RD

PRELIMINARY SITE PLAN
AS SHOWN: 21-AUG-25
SCALE: 1" = 30' 0"
DATE: 01 OF 01
A

Planning Commission
Z-25-35
November 3, 2025

1901 Bungalow Road, 2528,
2530, 2532, 2536, 2538, 2540,
2542, and 2544 Richmond
Hill Road.

Aerial

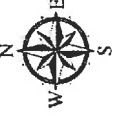
Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
10/22/2025 PE22633

Augusta, GA Disclaimer

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0 600 Feet



Request: A Change of Zoning from zone R-1A (One-Family Residential) to zone R-1E (One-Family Residential) to develop a townhome community, affecting properties containing approximately 4.28 acres located at 1901 Bungalow Road, 2528, 2530, 2532, 2536, 2538, 2540, 2542, and 2544 Richmond Hill Road.

Name: Connect Development, LLC, on behalf of NRP Residential 1, LLC

Parcels: 086-3-043-00-0, 086-3-016-00-0 and 7 additional parcels

Planning Commission
Z-25-35
November 3, 2025

1901 Bungalow Road, 2528, 2530, 2532, 2536, 2538, 2540, 2542, and 2544 Richmond Hill Road.

Current Zoning

 **Subject Property**

Zoning Classification

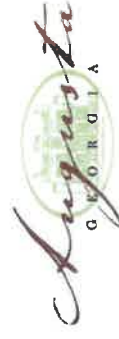
 **B-2: General Business**

 **P-1: Professional**

 **PUD: Planned Unit Development**

 **R-1A: One Family Residential**

 **R-3B: Multiple-Family Residential**



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Z-25-35
November 3, 2025

1901 Bungalow Road, 2528,
2530, 2532, 2536, 2538, 2540,
2542, and 2544 Richmond
Hill Road.

Future Zoning

 Subject Property

Zoning Classification

 B-2: General Business

 P-1: Professional

 PUD: Planned Unit
Development

 R-1A: One Family
Residential

 R-3B: Multiple-Family
Residential

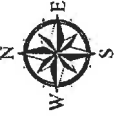
 R-1E: One Family
Residential



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