

Hearing Date: November 3, 2025
Case Number: Z-25-39
Applicant: All in for Miller, Inc.
Property Owner: All in for Miller, Inc.
Property Addresses: 1012 Miller Street
Tax Parcel No: 046-4-317-00-0
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 a request to rezone a 0.11-acre property located at 1012 Miller Street from R-1C (One-Family Residential) to R-2 (Two-Family Residential) to develop a duplex. The intent of the duplex is to serve as a home away from home for families seeking treatment for pediatric cancer.

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. This request supports the rehabilitation of the Old Augusta Character Area by establishing new medium-density housing, and therefore, is consistent with the recommendations of the 2023 Comprehensive Plan Update.

FINDINGS:

1. Section 15-4(B) for R-2 zoning in the Comprehensive Zoning Ordinance requires a minimum size of 2,500 square feet per dwelling unit for total of 5,000 square feet. The 0.11-acre property is approximately 4,792 square feet and does not meet the size requirement.

2. Section 15-4(C) for R-2 zoning in the Comprehensive Zoning Ordinance requires a minimum lot width of 50 feet. The property measures 40 ft in width, which does not meet the requirement.
3. 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 R-2 zoning.
4. The conceptual building plans submitted with the application for the proposed duplex show that the proposed size of the duplex would not exceed the maximum 40% allowed lot coverage requirement for R-2 zoning.
5. The conceptual site plan submitted with the application for the proposed duplex shows that the entrances to the dwellings will be facing the north and south ends of the property.
6. R-2 zoning in the Comprehensive Zoning Ordinance requires 2 parking spaces per dwelling unit for a minimum of four (4) parking spaces. The revised conceptual site plan submitted with the application shows four (4) parking spaces.
7. There is an existing sidewalk across the north side of this block on Miller Street.
8. The property has access to public potable water and public sanitary sewer.
9. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
10. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
11. Public transit is available on Twelfth Street less than a quarter mile walking distance from the property.
12. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Miller Street is classified as a Local Road.
13. The surrounding properties on this block are zoned R-1C (One-Family Residential) consisting of single-family homes on lots ranging in size from approximately 0.06-acres to 0.11-acres with a church across Miller Street and church related activities adjacent to the east of the property.
14. Though the property does not meet the minimum requirements for rezoning the property to R-2, the proposed rezoning itself would be consistent with the 2023 Comprehensive Plan.
15. At the time of the completion of this report, staff have not received any inquiries regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- "Have sidewalk repaired along property frontage."

Engineering Comments:

- "Must have site plan submission."

Utilities Comments:

- "There is a 6" water line and an 8" sewer line on Miller Street that is available for their use. A site plan may be needed see below.
- The following conditions will require a site plan submittal:

- a. A site plan will be needed if you add or upsize a water tap, or sewer tap that Augusta Utilities construction and maintenance department will not make for your site and requires a contractor to make those taps.
 - b. A site plan will be needed if you are multi-family regard less the number residences and any tap is needed, and item number 1 above occurs.
 - c. A site plan will be needed if your site is not currently compliant with back flows requirements.
 - d. A site plan will be needed if you add fire protection, irrigation, extend a water or sewer main, add or replace a grease trap, or add or replace an oil water separator.
 - e. A site plan will be needed if you convert an existing structure into something other than what it currently is, such as converting residential to commercial, converting a structure to a restaurant, a structure to a retirement facility, a structure to a home health care facility, Etc.
 - f. This does not cover new subdivisions or new commercial sites.
- No other approvals override these requirements for Augusta Utilities. This will include new utilities submitted on Architect plans, any utility additions or deletions will need a site plan submitted for review by a civil engineer. If for some reason a development gets approval without meeting the above requirements by another department and any of these items above are needed, then it does not eliminate a site plan being submitted even if it may cause a delay in the construction. AUD is not responsible for other departments approvals that seem to override or overlook AUDs requirements. AUD retains the right to place a stop work order on a site that is not in compliance with AUD requirements until a site plan and corrections are completed. It is up to the developer to determine what they are proposing to do with their site and how it fits into these requirements and submit plans accordingly.”

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to R-2 (Two-family Residential) with the following conditions:

1. 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.
2. 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, including the repair of the sidewalk.

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.*



All In for Miller

☎ 864-617-1962
✉ alanda@allinformiller.org
📍 PO Box 2192 Evans, GA 30809
🌐 www.allinformiller.org

To whom it may concern,

I am writing to share the why to our reasoning for the rezoning request for 1012 Miller Street. All In for Miller was established in 2019 in the memory of our son, Miller Grover. Miller was diagnosed with a brain tumor at the age of 16 months. Our family spent a month here in Augusta at CHOG as well as traveled to Atlanta, GA and Houston, TX. During this time we saw first hand how important it was for families to have the support they needed during their journey. Our vision has been to build a Miller House, a home that will provide comfort, stability and support for families navigating the challenges of pediatric cancer.

Every day, families face the unimaginable journey of caring for a child with cancer. Between hospital visits, treatments, and the emotional toll of uncertainty, many families are displaced from their homes and communities. They often face financial burdens, separation from loved ones, and the loss of the simple comforts that make life feel safe and steady.

Our Mission: The Miller House will serve as a home-away-from-home, offering families a welcoming and compassionate environment during their child's treatment. We would like to build the house as a duplex in order to serve multiple families that come to Augusta for treatment. The house will provide:

- Comfortable lodging close to pediatric treatment centers
- Two-separate family-centered spaces where parents, siblings, and children can rest, share meals, and connect with others on similar journeys.
- Support resources, including access to community partnerships and programs that nurture hope and resilience.

This home will not simply be a place to stay- it will be a haven of comfort, dignity, and love in the midst of hardship. Our intent is to remove as many barriers as possible so that families can focus on what matters most: their child's healing.

Love and Hope

Alanda Grover
Co-Founder

NOTES:

1. THIS SURVEY WAS PERFORMED WITH A 5 SEC. THEODOLITE, AN E.D.M., AND A 200' STEEL TAPE.
2. THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL No. 13245C0130H, DATED 11/15/19.
3. DATE OF SURVEY: 4/16/2025.
4. FIELD CLOSURE: 1/14,073, LESS THAN 10" PER ANGLE AND COMPASS RULE ADJUSTED.
5. THIS PLAT HAS A RELATIVE ERROR OF CLOSURE THAT EXCEEDS 1 PART IN 88,518.

REFERENCES

1. PLAT OF HYDE PARK SUBDIVISION RECORDED IN DEED BOOK 20 PAGE 328.

TENTH ST
40' R/W

MILLER ST R/W VARIES

1012 MILLER ST
4,902 SQ FT
0.11 ACS

~N/F ALL IN FOR MILLER INC-
046-4-317-00-0

~N/F D'ANTIGNAC STREET CHURCH OF
CHRIST INC-
046-4-316-00-0

~N/F LINDA METOYER-
046-4-307-00-0

~N/F DOROTHY CUMMINGS-
046-4-308-00-0

~N/F JOHNNIE MULDROW-
046-4-309-00-0

TENTH ST 40' R/W

LEGEND:

- FIB - FLAT IRON BAR FOUND
- OTF - OPEN TOP PIPE FOUND
- CTF - CRIMPED TOP PIPE FOUND

PLAT PLAN
FOR

THE MILLER HOUSE

PROPERTY LOCATED IN THE 600th G.M.D.
AUGUSTA-RICHMOND COUNTY, GEORGIA

SCALE: 1" = 20' AUGUSTA 27, 2025



PREPARED BY:

JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS

1206 INTERSTATE PARKWAY - AUGUSTA, GA - 30909
Phone: (706) 888-8803







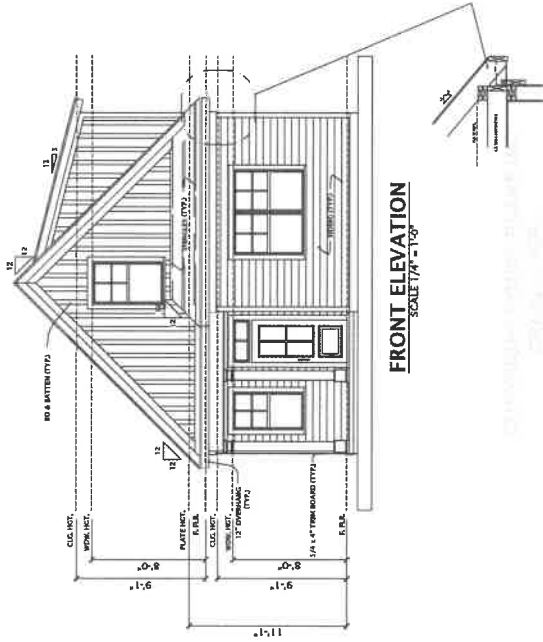
DO NOT SCALE DRAWINGS	
CONTRACTOR TO FIELD VERIFY	
CONSTRUCTIONS PRIOR TO	
REVISIONS	
NO. DATE	
1 11/11/2024	
JOB # 2024-283	

This drawing is the intellectual property of
The Evans-Craig Architectural Firm, Copyright
© 2024. It is to be used only for the project
and location specified. No part of this drawing
may be reproduced or transmitted in any form
or by any means electronic or mechanical,
including photocopying, recording, or by any
information storage and retrieval system, without
prior written permission from Evans-Craig
Architectural Firm, Inc.

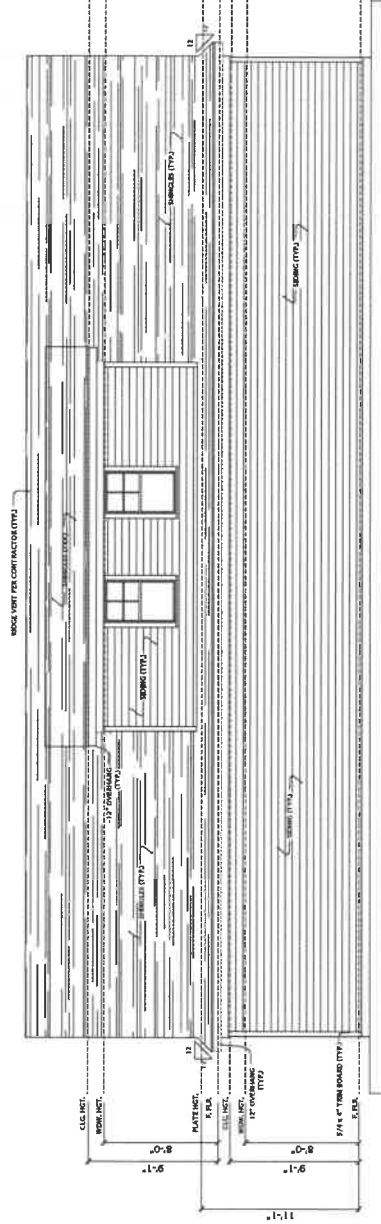
P.O. BOX 267 EVANS, GEORGIA 30809 (706) 650-8283 www-craig@peel.com
HOUSE
CRAIG G. PEEL
INC.

ALL IN FOR
MILLER

DATE: NOVEMBER 11, 2024
DRAWN BY: CGP
PROJECT: ELEVATIONS
SHEET: 1 OF 5



FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



Planning Commission
Z-25-39
November 3, 2025

1012 Miller Street

Aerial

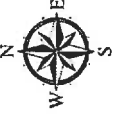
Subject Property



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

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 120 Feet



Request: A Change of Zoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to develop a duplex, affecting properties containing approximately 0.11 acres located at 1012 Miller Street.
Name: All in for Miller, Inc.
Parcel: 046-4-317-00-0

Planning Commission
Z-25-39
November 3, 2025

1012 Miller Street

Current Zoning

 Subject Property
Zoning Classification
 R-1C: One Family
Residential



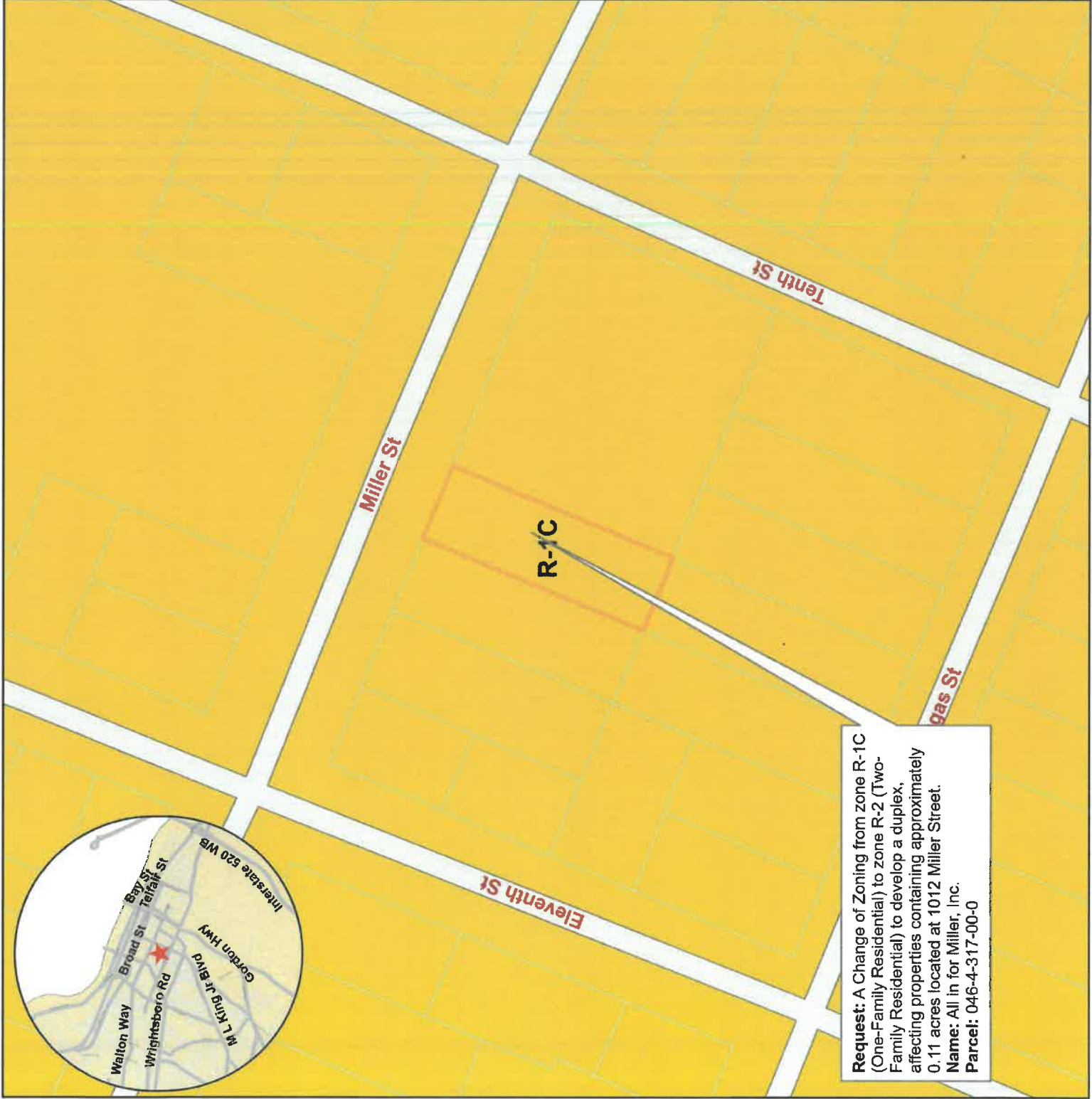
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
10/22/2025 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission



0 120 Feet



Request: A Change of Zoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to develop a duplex, affecting properties containing approximately 0.11 acres located at 1012 Miller Street.
Name: All in for Miller, Inc.
Parcel: 046-4-317-00-0

Planning Commission
Z-25-39
November 3, 2025

1012 Miller Street

Future Zoning

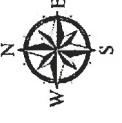
-  Subject Property
- Zoning Classification**
-  R-1C: One Family Residential
-  R-2: Two Family Residential



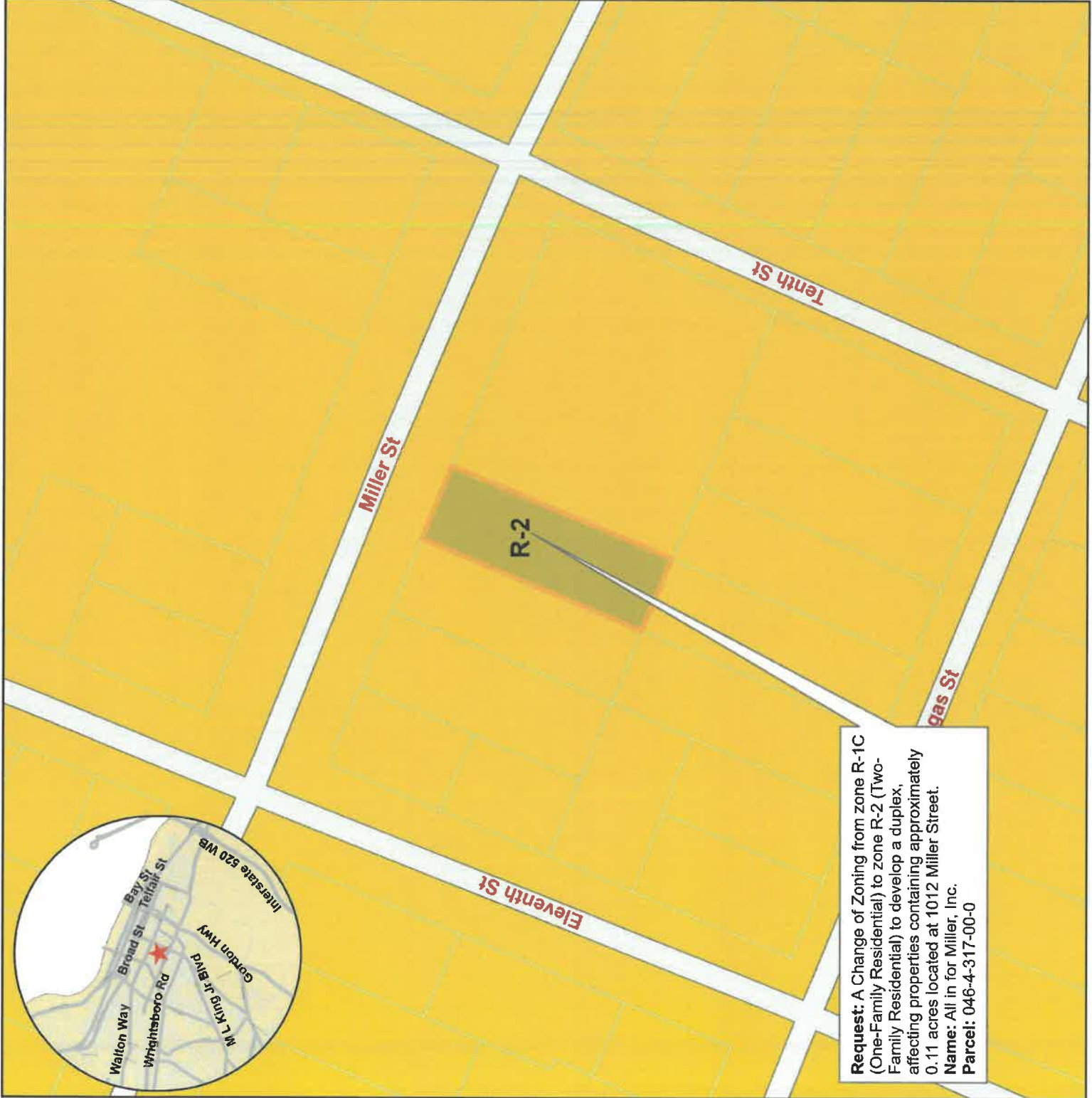
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
10/22/2025 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 120 Feet



Request: A Change of Zoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to develop a duplex, affecting properties containing approximately 0.11 acres located at 1012 Miller Street.
Name: All in for Miller, Inc.
Parcel: 046-4-317-00-0

