

Hearing Date: May 6, 2024

Case Number: Z-24-20

Applicant: Frank Pittman

Property Owner: Estate of Carolyn B. Gardner

Property Address: 3202 Washington Road

Tax Parcel No: 011-1-016-00-0

Current Zoning: R-1 (One-Family Residential)
and B-1 (Neighborhood Business)

Fort Eisenhower Notification Required: N/A

Commission District: District 7: Sean Frantom

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1 (One-Family Residential) and B-1 (Neighborhood Business) to B-2 (General Business)	Medical Office Building	Section 22-1

SUMMARY OF REQUEST:

This rezoning petition seeks to rezone 3.2 acres of split zoned R-1 (One-Family Residential) and B-1 (Neighborhood Business) to B-2 (General Business) located at 3202 Washington Road with the intersection of Kings Chapel Road. The applicant seeks to construct a medical office building.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the West Augusta Character Area. The vision for West Augusta is to promote a blend of residential and non-residential uses. Congestion and high-density developments are to be avoided. The proposed rezoning of the tract to B-2 is consistent with aspects of the 2023 Comprehensive Plan.

FINDINGS:

1. The parcel is adjacent to other commercial properties.
2. A traffic signal is located approximately 128 ft. from the property's main entrance which fronts Washington Road. The property also has 1 additional access point on Kings Chapel Road.
3. Adjacent zoning: West: B-2 (General Business) and R-1A (One-Family Residential) | East: B-1 (Neighborhood Business) and R-1A (One-Family Residential) | South: R-1A (Single-Family Residential) North: B-1 (Neighborhood Business), B-2 (General Business) and R-1A (Single-Family Residential)

4. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
5. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
6. Public water and sewer are present.
7. Public transit is available approximately 59 ft. from the property on Washington Road.
8. According to the Georgia Department of Transportation State Functional Classification Map Washington Road is a principal arterial route and Kings Chapel Road is a local road.
9. The conceptual site plan satisfies the minimum parking required for a medical office.
10. Based on the preliminary traffic impact worksheet, the traffic engineering department has indicated that there needs to be a traffic study conducted.

RECOMMENDATION: The Planning Commission recommends APPROVAL of the rezoning request with the following conditions:

1. This development shall comply with all aspects of the Augusta Tree Ordinance.
2. A minimum 50-foot undisturbed landscape buffer shall be provided along the property line adjacent to a residential zoning district or residential use and a 30-foot landscape buffer along the western property line.
3. Sidewalks are required along all public streets adjacent to the development.
4. Access on Kings Chapel Road shall align with one of the existing residential driveways across the road.
5. Approval of the rezoning request shall 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.
6. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
7. Installation of a 6ft fence along all property lines adjacent to residential zoned and residentially used is required.
8. A traffic study is required per Engineering at the same time as the Site Plan submission.

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.

Yes, I have a question about # 2. Our concept plan to the west is along a recreational use portion of a property zoned residential. That property does not have a buffer on either the north or west side of the commercial property. The minimum by code is 20ft and we would ask to have at least 30ft. 50ft would be too much for our plan. We are showing 30ft on our concept plan now and would like to keep it there.

Delaney you are asking for 30ft undisturbed buffer off the pool area, what about the house on winding wood place that this development will abut especially with parking?

We are showing 50ft on the concept plan in the rear and will keep it this way.



ENGINEERING DEPARTMENT

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

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 3202 Washington Road

Tax Parcel Number: 0111016000

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) <u>Washington Road</u>	3) _____
	2) <u>Kings Chapel Road</u>	4) _____
Volume on each existing street (AADT):	1) <u>23,000 ADT</u>	3) _____
	2) <u><1,000 ADT</u>	4) _____
Level of Service (LOS) on each street:	1) <u>B</u>	3) _____
	2) <u>A</u>	4) _____

Land Use Type / Code (ITE Trip Generation):	<u>720</u>
Basis for Calculation (sq ft, # units, etc.):	<u>36,000 sf</u>
Trips Generated by Proposed Development:	<u>1296 ADT</u>

Adjusted street volumes based on trips generated:

1) <u>24,296 ADT</u>	3) _____
2) <u><2,000</u>	4) _____

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

1) <u>B</u>	3) _____
2) <u>A</u>	4) _____

* 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/p18003/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: 4/12/2024

Signature of Traffic Engineer or Designee: Marques Jacobs

Print Name: Marques Jacobs

Title: Traffic Operations Manager

3202 WASHINGTON ROAD

REZONING REPORT (submitted 03/25/2024) – LETTER OF INTENT

PROPERTY INFORMATION

Property Address: 3202 Washington Road

Parcel ID: 0111016000

Owner: Estate of Carolyn B Gardner

Existing Zoning: B-1 and R-1 and R-1A

Proposed Zoning: B-2

Adjacent Zonings: North: Washington Road (B-1, B-2, and R-1A across Washington Road)

South: R-1A

East: Kings Chapel Road (B-1 and R-1A across Kings Chapel Road)

West: B-2 and R-1A

Existing Use: single family home

Proposed Use: B-2 for development of 2-story office building up to 36,000 sf with medical use being the desired tenant

Property Area: 3.03 acres

INTRODUCTION AND PROPOSAL

3202 Washington Road is a highly visible, high profile corner parcel at the southwest corner of Washington Road and Kings Chapel Road. It was the estate of Miss Carolyn Gardner and currently consists of Miss Gardner's 100-year old plus house and other small utility structures. The property lies along the busy Washington Road commercial corridor west of Interstate 20. Along with Warren Baptist Church across Washington Road, this corridor consists of heavy commercial development with shopping centers, auto dealerships, and office buildings of all types and sizes. Various commercial developers have inquired about this property over the years for higher traffic uses such as convenience stores. Due to the well established neighborhood to the south, these types of developments would not be a good fit for this property. The property is better suited for a transitional commercial use such as an office building or complex. The request for this rezone is to rezone the existing parcel which is split zoned B-1, R-1, and R-1A to a B-2 zoning to allow for an office building with a desired medical use. The plan would be to construct an office building of up to 2-stories and up to 36,000 sf. The access points are proposed on Washington Road as well as on Kings Chapel Road. Georgia Department of Transportation will control the permitting and design requirements for the Washington Road access.

ECONOMIC IMPACT OF PROPOSED DEVELOPMENT

After development of the parcel for a multi-story office building, the economic impact to Augusta-Richmond County will be greatly impacted. The current tract is 3.03 acres along a busy Washington Road commercial corridor that has been used as a single-family house for over 100 years. The property tax increase from a single-family home to a large office building would be a windfall for the community.

This facility would also create high paying jobs and potentially provide a needed benefit to the community with a new state-of-the-art medical facility if a medical use is established.

ZONING REQUEST

This zoning request is to change the existing split zoned B-1, R-1, and R-1A zoning to a B-2 zoning. The proposed rezoning meets all objective criteria set forth for that use provided in the zoning ordinance and fits the surrounding properties, conforming to the future land use map and being similar to other developments along the Washington Road corridor.

COMPREHENSIVE PLAN

This property falls within the West Augusta Neighborhood Area in the Augusta-Richmond County Comprehensive Plan. West Augusta is an area consisting of low-density residential subdivisions and apartment complexes of all ages as well as shopping centers, professional offices, and entertainment establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway interchanges.

This proposed development of an office building fronting Washington Road just west of the I-20 interchange is in keeping with this pattern of development and objectives of the Comprehensive Plan.

ADJACENT USES

Adjacent uses include residential and commercial uses.

LANDSCAPING AND BUFFERING

Landscaping will be such that it meets the Augusta-Richmond County ordinance. This includes a required buffer along the rear and a portion of the western side of the property adjacent to the R-1 zoning. This buffer requirement is 20' with an opaque fence. The development plan would be to leave this buffer as a natural buffer and install the fence in the interior edge of the buffer. Setbacks are per the B-2 zoning requirement of the Augusta-Richmond County ordinance. This includes a 50' building setback in the rear of the property adjacent to the residential subdivision. The proposed plan would be for the building to be more than 100' from the rear property line.

PROPOSED USE

The proposed use consists of an office building with up to 2-stories and up to 38,000 sf. The desired use would be as a medical office use. The facility would not be used as an overnight or 24-hour medical facility.

ACCESS AND PARKING

The proposed development would access Washington Road as well as Kings Chapel Road.

There will be adequate parking to meet the requirements of the Augusta-Richmond County parking ordinance for medical office use.

TRAFFIC IMPACT

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition. Traffic projections are based on the ITE code (720) Medical-Dental Office Building. The traffic generated is not enough to trigger a Traffic Impact Analysis.

The average rate is 36.00 trips per 1,000 sf.

36,000 square feet x 36 / 1000 sf trips per 1000 sf = 1296 ADT

AM Peak Hour = 135 trips

PM Peak Hour = 172 trips

UTILITY SERVICE

Water, fire protection and sanitary sewer will be provided by Augusta-Richmond County Utilities. Demands for water and sewer usage is anticipated to be:

40 exam rooms *200 gpd per exam room =8000 gpd

A sanitary sewer main and water main exists in the right-of-way of Kings Chapel Road. There is also a water main the right-of-way of Washington Road.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor. There will be a double dumpster corral onsite to provide trash and recycling.

PUBLIC SERVICES

It is not anticipated that the request will cause a strain on public services. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposed rezoning and development.

STORMWATER MANAGEMENT AND ENVIRONMENTAL CONCERNS

As the project is developed, Stormwater Management will be per the Augusta-Richmond County Stormwater Code and the GA State Stormwater Manual. Erosion and Sedimentation Control Plans will be submitted and adhered to, to ensure no adverse environmental impacts on the property or adjacent properties. No adverse effects are anticipated in regard to noise or air pollution from the project. The proposed stormwater management facility could be an above ground facility or an underground facility based on final site design with discharge from facility likely into the Washington Road stormwater system.

AUGUSTA-RICHMOND COUNTY REZONE APPROVAL CRITERIA

WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

The proposed B-2 zoning would permit the proposed office building use which would be in keeping with other developments along Washington Road. There are adjacent B-2 and B-1 properties and many other B-2 properties in the vicinity.

ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF NEARBY PROPERTY

The proposed B-2 zoning and development would not adversely affect the existing use or usability of nearby properties. The existing use is a single family home. Due to substantial development along Washington Road during the lifetime of this home, single family residential has little viability at this signalized intersection. The intersection is better suited for commercial development. A new office building in this location will increase property values in the area and may spur further redevelopment of older developments along the corridor.

WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

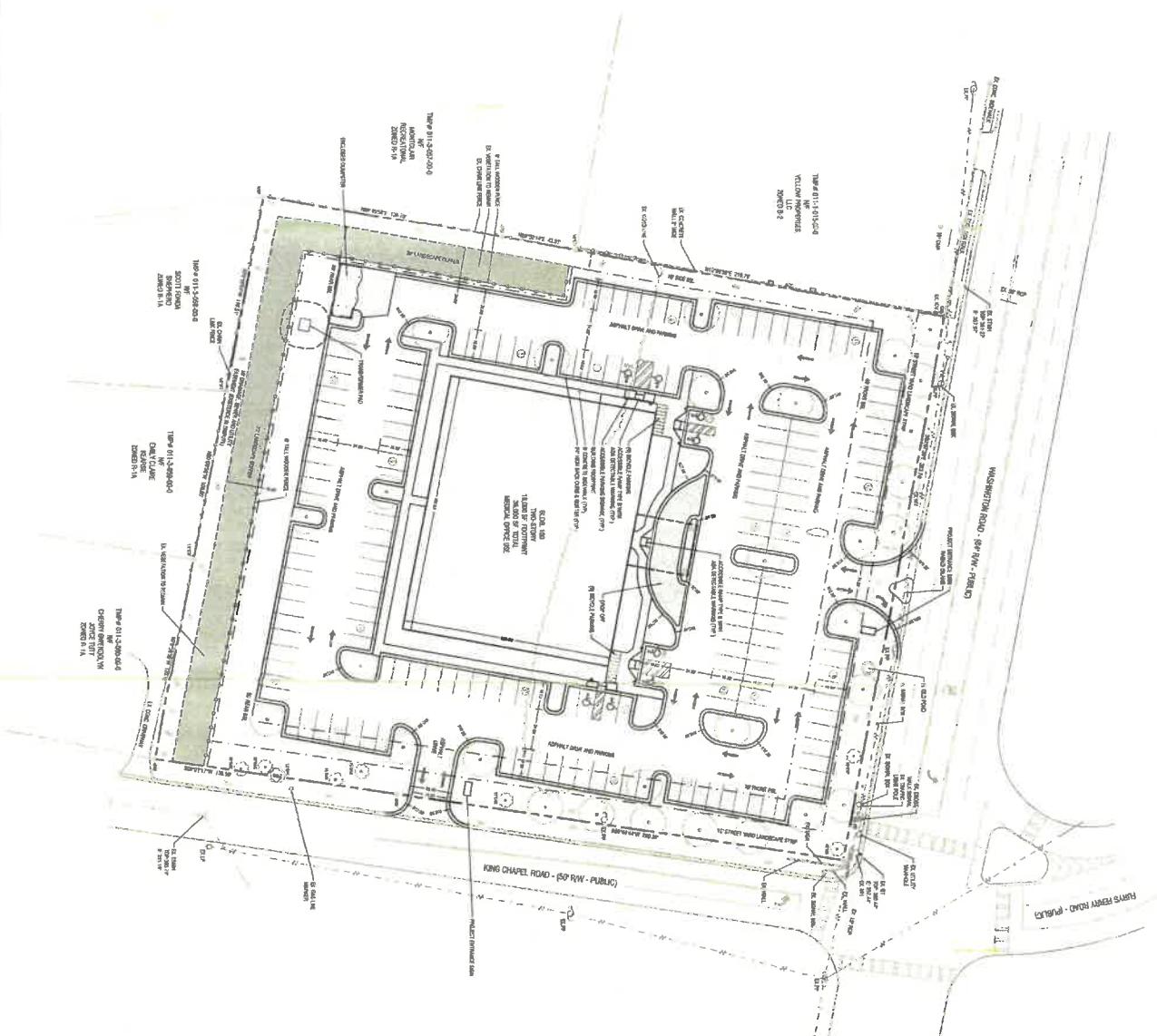
The proposed use will not cause excessive or burdensome use of streets, transportation facilities, utilities, or schools. Washington Road is a large highway with much traffic capacity. There will not be large use of water and sewer and the development is not likely to add children to the school system. It will, however, add jobs and tax revenue to allow for expansion of these services and items.

BE IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE LAND USE PLAN.

The proposed B-2 zoning is in conformance with the Comprehensive Land Use Plan. The West Augusta Neighborhood Area consists of commercial, retail, and office developments along Washington Road. An office use would be a transition from the adjacent single family residential property and the other commercial properties along Washington Road.

ARE THERE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING.

There are very few single family homes fronting Washington Road along this corridor. Conditions have changed over the lifetime of this house where Washington Road has become a commercial corridor. This parcel has high commercial viability at a signalized intersection. Residential use of the property has lost its viability over time as this corridor has grown and developed.



SITE CONCEPT DATA

DATE: 03/15/2024
 PROJECT: 3202 WASHINGTON ROAD OFFICES
 CLIENT: PITTMAN & GREER ENGINEERING P.C.
 LOCATION: 3202 WASHINGTON ROAD, AUGUSTA, GA 30607
 SCALE: 1" = 50'
 SHEET: 01 OF 01

PROJECT DATA

PROJECT OWNER: PITTMAN & GREER ENGINEERING P.C.
 PROJECT ADDRESS: 3202 WASHINGTON ROAD
 PROJECT CITY: AUGUSTA, GA 30607
 PROJECT STATE: GEORGIA
 PROJECT COUNTY: RICHMOND COUNTY
 PROJECT ZIP: 30607

PLANNING DATA

PROPOSED ZONING: M-1 (MANUFACTURING)
 EXISTING ZONING: M-1 (MANUFACTURING)
 PROPOSED LOT AREA: 10,000 SQ. FT.
 EXISTING LOT AREA: 10,000 SQ. FT.
 PROPOSED BUILDING AREA: 10,000 SQ. FT.
 EXISTING BUILDING AREA: 10,000 SQ. FT.
 PROPOSED PARKING SPACES: 100
 EXISTING PARKING SPACES: 100

PLANT LEGEND

1. LIVING TREE TO BE PLANTED
 2. LIVING TREE TO BE REMOVED

LANDSCAPE CALCULATIONS

PROPOSED TOTAL LANDSCAPE AREA: 10,000 SQ. FT.
 EXISTING TOTAL LANDSCAPE AREA: 10,000 SQ. FT.
 PROPOSED TOTAL PLANTING AREA: 10,000 SQ. FT.
 EXISTING TOTAL PLANTING AREA: 10,000 SQ. FT.
 PROPOSED TOTAL PLANTING QUANTITY: 100
 EXISTING TOTAL PLANTING QUANTITY: 100

NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUGUSTA PLANTING SPECIFICATIONS.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUGUSTA PLANTING SPECIFICATIONS.
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AUGUSTA PLANTING SPECIFICATIONS.

FOR REVIEW ONLY

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 LOCATION: 3202 WASHINGTON ROAD, AUGUSTA, GA 30607
 SCALE: 1" = 50'
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PITTMAN & GREER ENGINEERING P.C.

1050 BARBER CREEK DRIVE - BLDG. 400
 WATKINSVILLE GA 30677
 P. 706.419.9244 - WWW.PITTMANGREER.COM

REVISIONS

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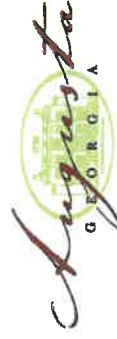
Planning Commission
Z-24-20
May 6, 2024

3202 Washington Road

Aerial

Legend

 Subject Property



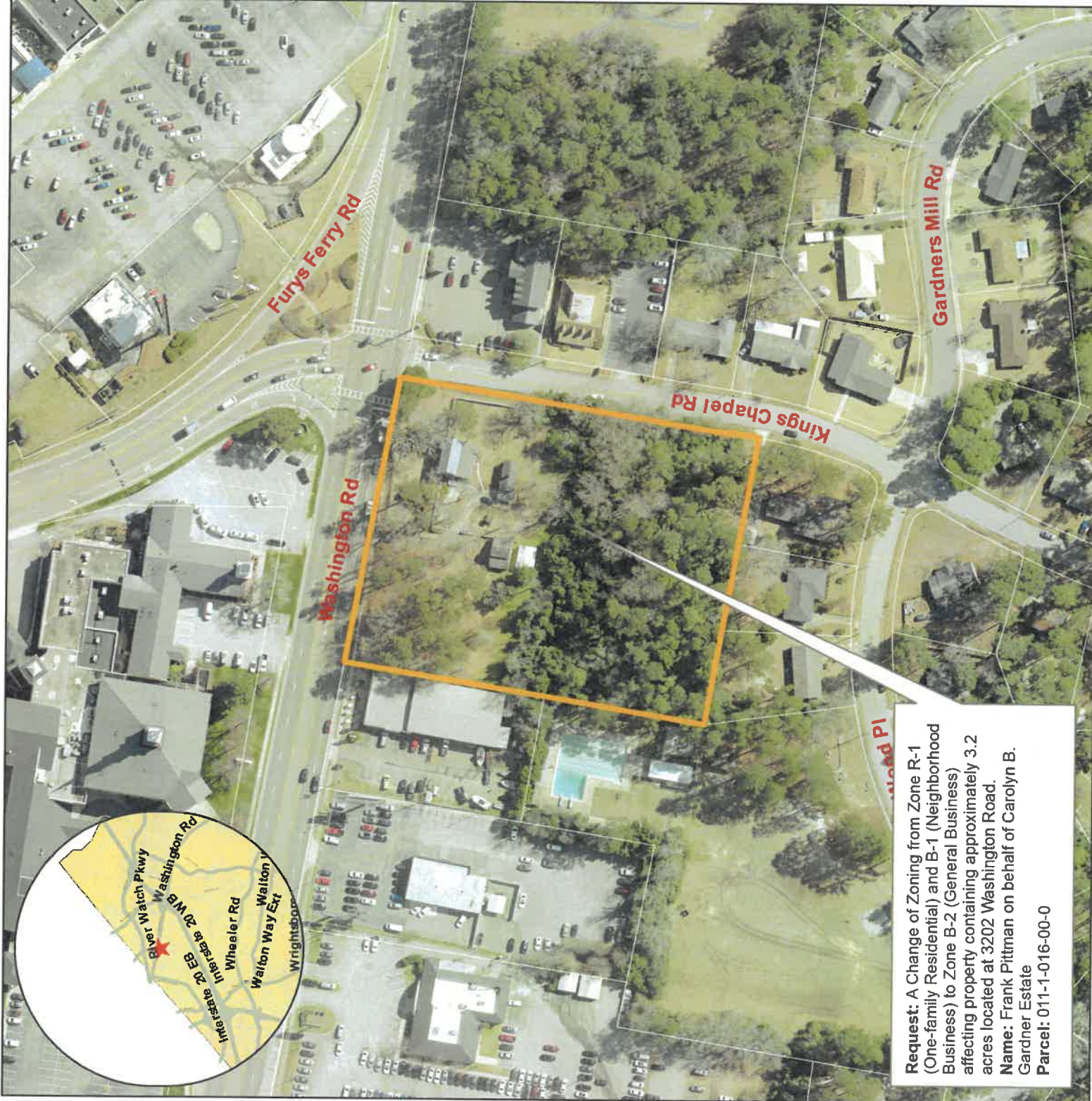
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Augusta, GA Daehumer

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0 200 Feet



Request: A Change of Zoning from Zone R-1 (One-family Residential) and B-1 (Neighborhood Business) to Zone B-2 (General Business) affecting property containing approximately 3.2 acres located at 3202 Washington Road.
Name: Frank Pittman on behalf of Carolyn B. Gardner Estate
Parcel: 011-1-016-00-0

Planning Commission
Z-24-20
May 6, 2024

3202 Washington Road


Current Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1: One Family Residential

 R-1A: One Family Residential

 R-1B: One Family Residential



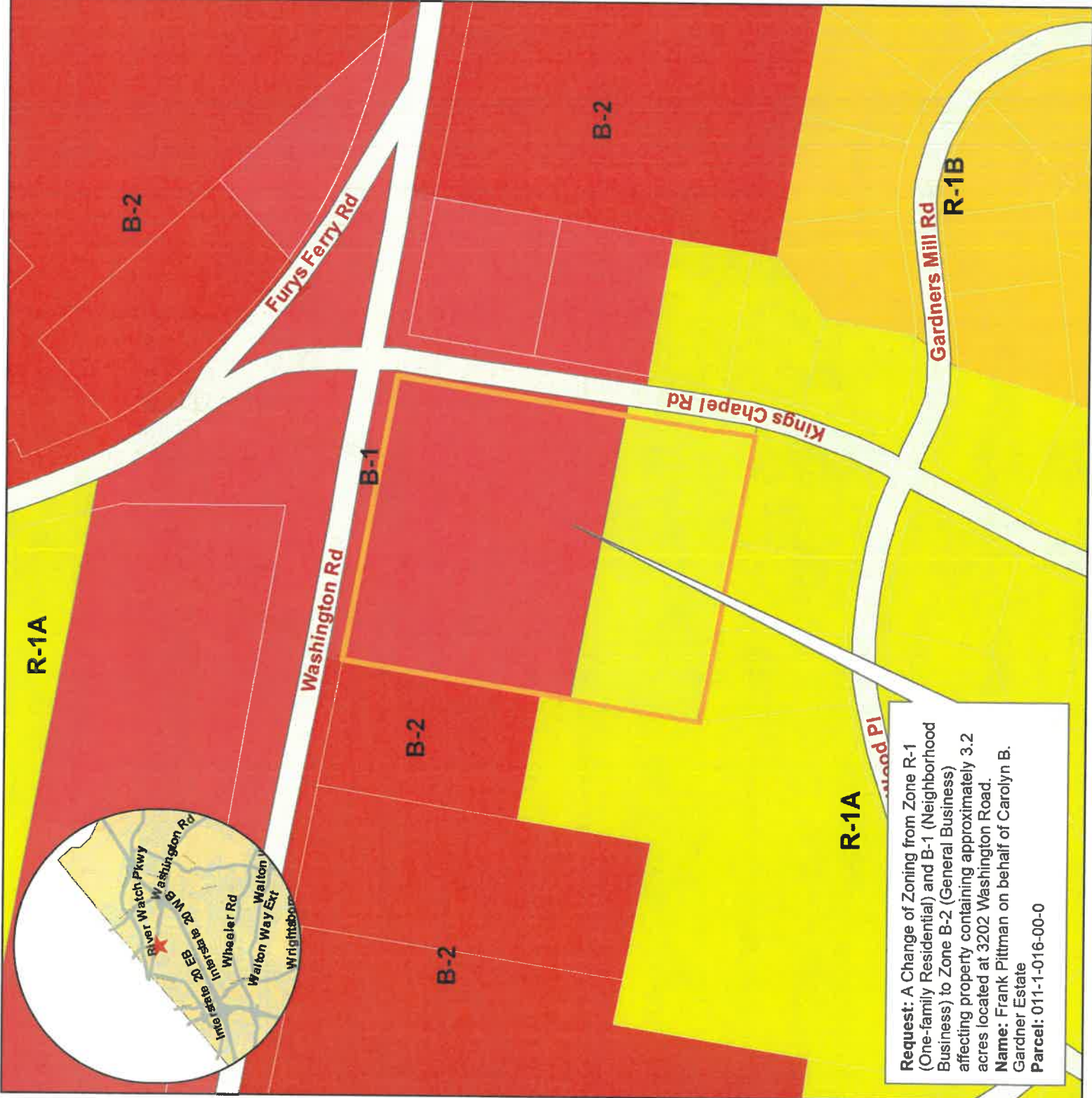
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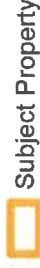
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Z-24-20
May 6, 2024

3202 Washington Road

Future Zoning

Legend



Subject Property

Zoning Classification



B-1: Neighborhood Business



B-2: General Business



R-1: One Family Residential



R-1A: One Family Residential



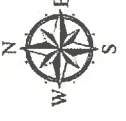
R-1B: One Family Residential



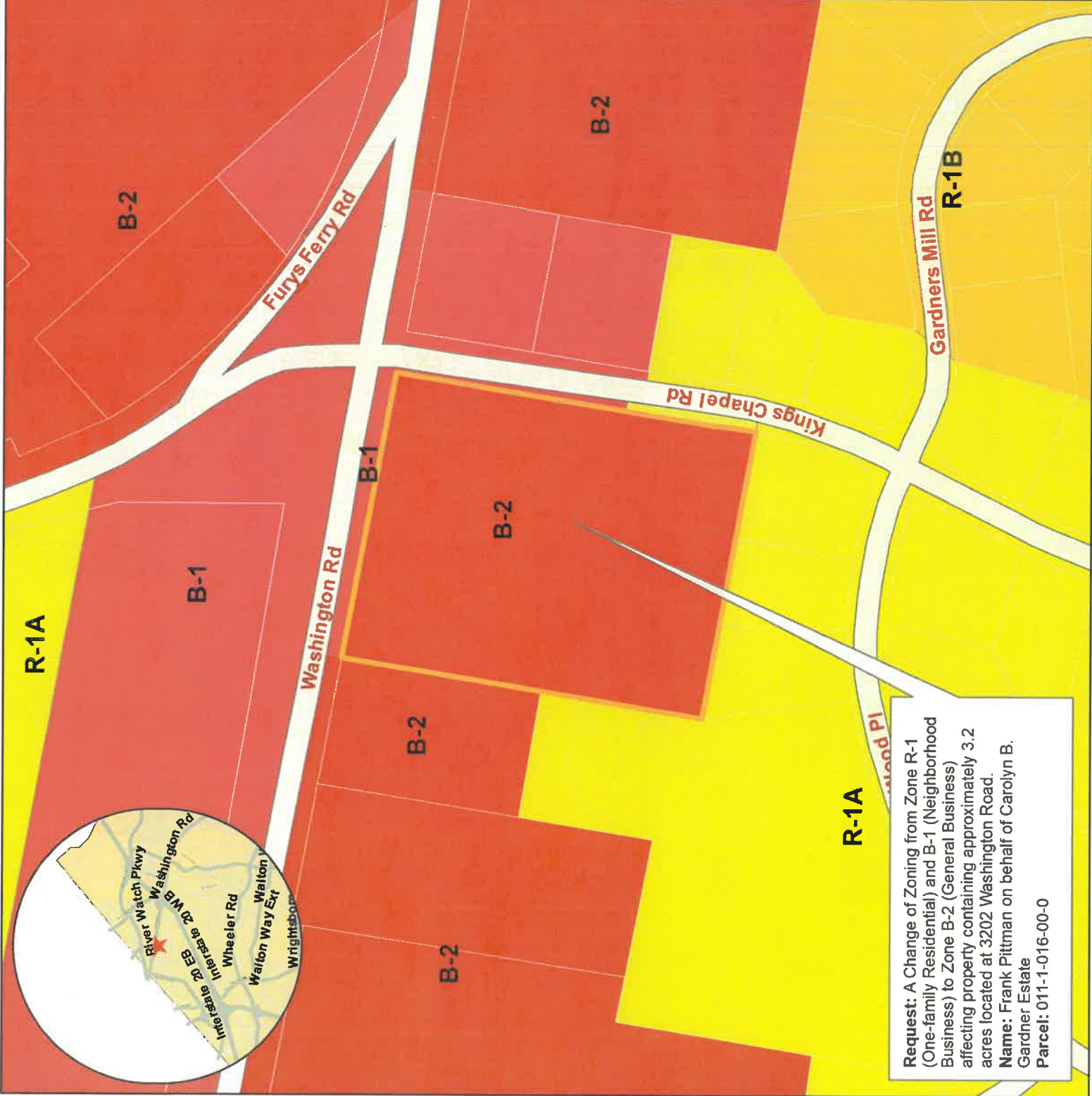
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