

Hearing Date: May 6, 2024

Case Number: Z-24-21

Applicant: Augusta Housing and Community Development

Property Owner: Augusta Georgia Land Bank Authority

Property Addresses: 1241, 1243, 1245, 1249, 1251, & 1257 Twelfth Street

Tax Parcel No(s): 059-1-014-00-0, 059-1-013-00-0, 059-1-012-00-0, 059-1-011-00-0, 059-1-010-00-0, & 059-1-009-00-0

Current Zoning: R-1C (One-Family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 1: Jordan Johnson

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1C (One-Family Residential) to R-3A (Multiple-Family Residential)	Attached Townhouses	Section 16-1

SUMMARY OF REQUEST:

The petition seeks to rezone six (6) residential lots of which four (4) are currently vacant and two (2) contain dilapidated structures on a total of 0.92 acre. The request is to change the zoning from R-1C to R-3A to allow for the development of townhouses in which the applicant's intent is to consolidate all six (6) lots into one (1). The overall project aims to address the growing demand for affordable housing within the area.

COMPREHENSIVE PLAN CONSISTENCY:

This property is in the Old Augusta Character Area. Re-development is occurring in many of the well-established neighborhoods of the Old Augusta Character Area. The 2023 Comprehensive Plan's vision for the Old Augusta Character Area will be to continue re-development in some neighborhoods and maintain stability in others, by removing deteriorated and dilapidated structures, construct new or rehabilitate existing single-family housing, as well as new medium and high-density housing, additional commercial and office development, and new civic and institutional facilities. The vision also includes establishing new

commercial and office uses, and civic and institutional facilities to allow for more shopping and employment opportunities. Underutilized parcels should be redeveloped in a manner consistent with the overall vision and with respect for existing development patterns and the historic architecture in the area.

FINDINGS:

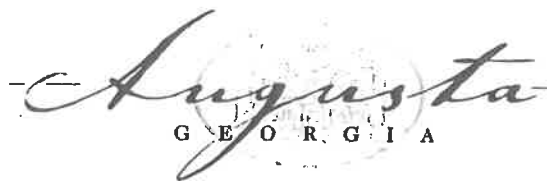
1. The project is proposing to construct a total of ten (10) attached townhouses that will be separated into two (2) buildings consisting of five (5) attached townhouses each.
2. The applicant is proposing to develop 1,500 square-foot two-level townhouses that include three (3) bedrooms and two and a half (2.5) bathrooms. Each townhome also includes a front-loaded single car garage.
3. The proposed development would have an overall density of 10.86 dwelling units per acre.
4. Twelfth Street is identified as a minor arterial road. Florence Street is considered a local or residential street.
5. Sidewalks are present along one side of Twelfth Street near the subject property. No sidewalks are present along Florence Street.
6. Public water and sewer are present in the area.
7. Public transit is available within approximately 0.2 miles of the properties.
8. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
10. The proposal is consistent with aspects of the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.
11. At the time of completion of this report, staff has not received any inquiries regarding this application.

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

1. The developer shall combine the six (6) lots into one (1) lot prior to submission for site plan approval.
2. The proposed development shall substantially conform to the concept plan submitted with the rezoning application to include elevations, colors, and building materials.
3. Sidewalks must be improved and/or installed along both streets adjacent to the property and meet all standards of the Augusta Traffic Engineering Department, including handicap access, where required.
4. 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.
5. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.

6. Installation of a six (6)-foot privacy fence along the rear property line of the development intersecting with Florence Street and the side property line intersecting with Twelfth Street is required.
7. The covenant shall be recorded to address the maintenance of the roads and common areas prior to the final plat approval.

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.



Housing & Community Development Department

Hawthorne E. Welcher, Jr.
Director

Shauntia Lewis
Deputy Director

March 14, 2024

Mr. Kevin Boyd
Development Services Manager
Augusta Planning and Development Department
RE: Request for Rezoning of 6 Parcels on Twelfth Street in Augusta GA

Dear Mr. Boyd,

This is a formal submission of a letter of intent for the rezoning request for 6 lots (1257, 1251, 1249, 1247, 1243, & 1241 Twelfth St, Augusta, GA 30901) formerly zoned R1-C to be rezoned to R3-A. Our intent is to consolidate all six lots into one for the development of 10 attached townhouses separated into two clusters of five attached townhouses. The townhouse will be registered as condominiums for the selling purposes.

This proposed rezoning aligns with our vision to address the pressing housing shortage in the area. By increasing the density through the development of these townhouses, we aim to contribute meaningfully to meeting the growing demand for housing.

The heart of this development consists of 1,500 gross square feet two-level townhouses 3-bedrooms and 2.5-bathrooms, offering spacious and versatile living spaces suitable for families of 4 or 5. These homes are thoughtfully designed to provide ample room for comfort and flexibility. Convenience is a priority for our homeowners, and these front-loaded single parking garages provide easy access for residents while keeping the neighborhood streets clear and uncluttered.

The front façade of these townhouses is adorned with vertical batten board, creating a sleek and sophisticated urban look. This design element provides a unique and eye-catching visual appeal for residents and visitors. Each townhouse features a private, fenced backyard, creating a safe and welcoming space for outdoor activities and leisure. This feature is especially attractive to families with children or pets. The concrete pad in the backyard is perfect for setting up outdoor seating, whether it's for morning coffee, evening relaxation, or hosting friends and family gatherings. It adds an element of versatility to the outdoor living space.

The transition from R1-C to R3-A zoning will facilitate the creation of a sustainable and vibrant residential community, enhancing the overall housing landscape in the region. We are committed to working closely with the city planning department and engaging in an open dialogue with stakeholders to ensure that this development aligns with the city's broader goals and regulations.

Thank you for your Consideration.

Hawthorne Welcher, Jr.
Director

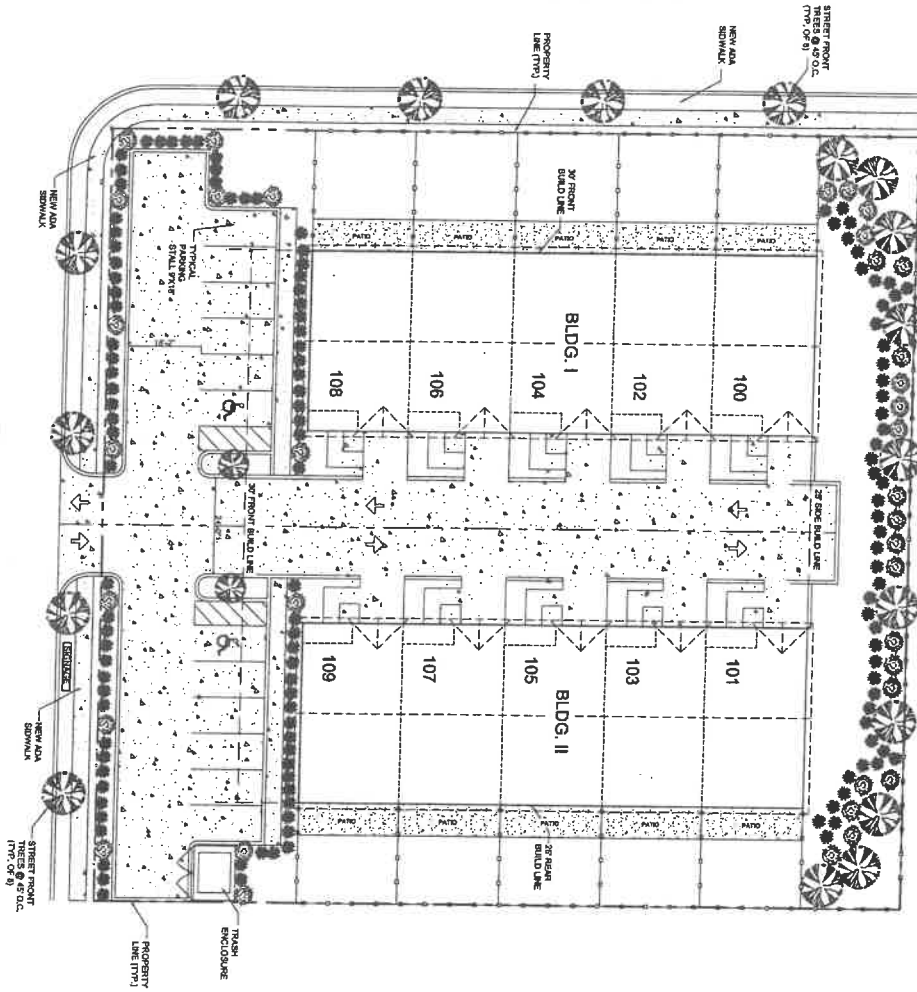
A large, stylized handwritten signature in black ink, appearing to read "Hawthorne Welcher, Jr.", written over the printed name and title.

Housing and Community Development
510 Fenwick Street - Augusta, GA 30901
(706) 821-1797 – Fax (706) 821-1784
www.augustaga.gov

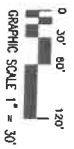


FLORENCE STREET

TWELFTH STREET



OVERVIEW
 LOT SQ.FT.: 38,697 SQ. FT.
 BLDG. #1 SQ.FT.: 5895 SQ. FT.
 BLDG. #2 SQ.FT.: 5895 SQ. FT.
 LOT COVERAGE: 30%
 CONCRETE SQ.FT.: 13,112 SQ.FT.
 IMPERVIOUS COVERAGE: 70%
 (BLDG. 142 SLAB + PATIOS + CONCRETE = 28,902 SF.)
 TOTAL PARKING SPACES = 12
 (10) REGULAR SPOTS
 (2) ADA COMPLIANT SPOTS



PROPOSED SITE PLAN MULTI-FAMILY HOUSING

City of Atlanta

No. Revision/Issue Date

Project Name and Address

Multi-Family Housing
1243 Twelfth Street
Augusta, Georgia

Project No. 002320
Date 12/14/23
Sheet A-0






Planning Commission
Z-24-21
May 6, 2024

Multiple addresses
on Twelfth Street

Aerial

Legend

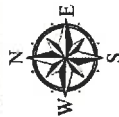
 Subject Property



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/11/2024 MH18072

Augusta, GA DaChimer

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200 Feet



Planning Commission
Z-24-21
May 6, 2024

Multiple addresses
on Twelfth Street

Current Zoning

Legend

Subject Property

Zoning Classification

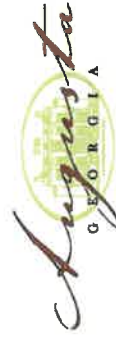
B-1: Neighborhood
Business

B-2: General Business

R-1C: One Family
Residential

R-2: Two Family
Residential

R-3C: Multiple-Family
Residential



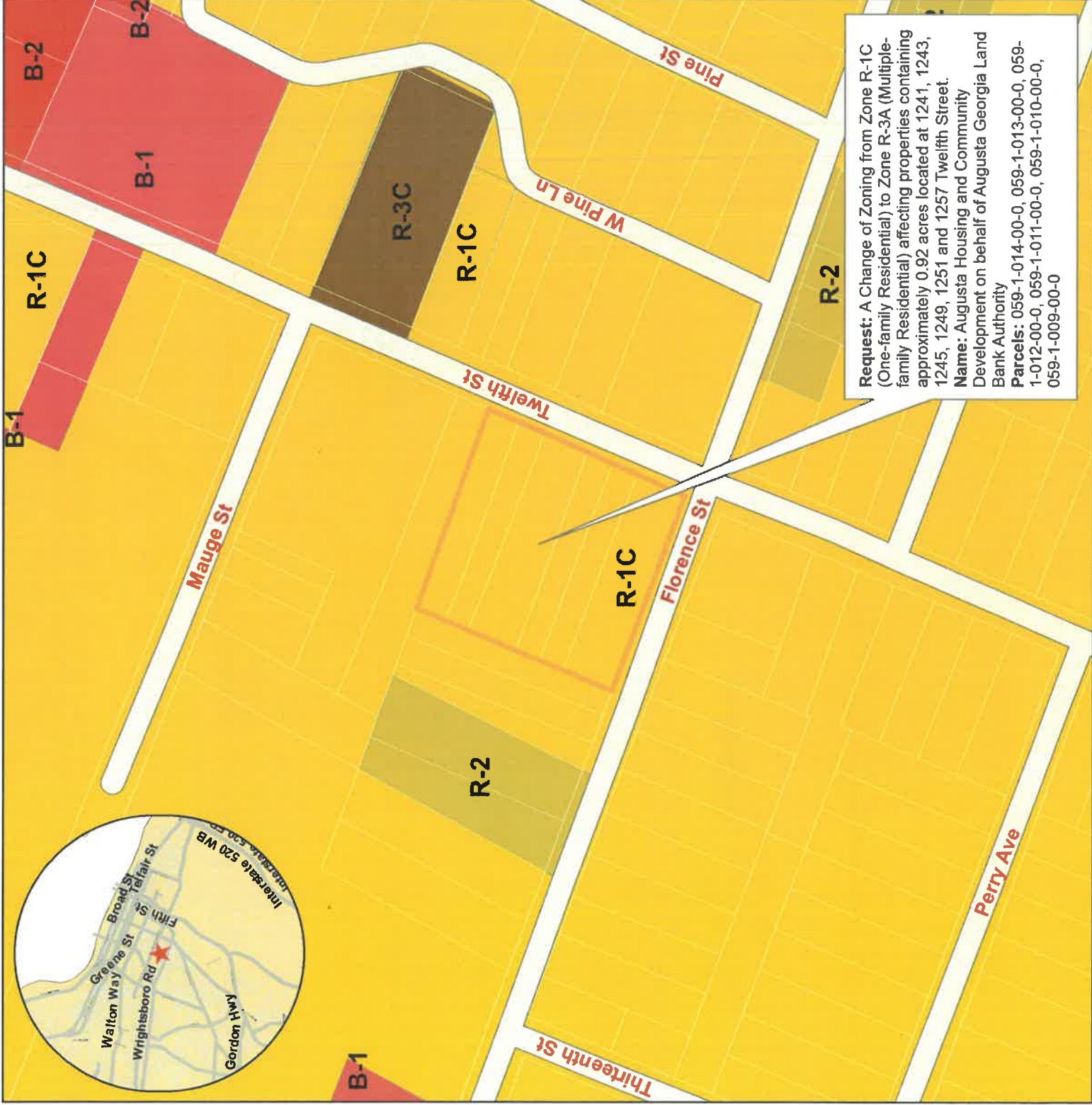
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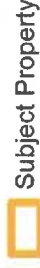


Planning Commission
Z-24-21
May 6, 2024

Multiple addresses
on Twelfth Street

Future Zoning

Legend



Zoning Classification

B-1: Neighborhood
Business

B-2: General Business

R-1C: One Family
Residential

R-2: Two Family
Residential

R-3C: Multiple-Family
Residential

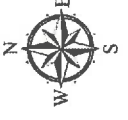
R-3A: Multiple Family
Residential



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4/11/2024 MH18072

Augusta, GA Disclaimer

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