

Hearing Date: September 4, 2024

Case Number: SE-24-14

Applicant: Widespread Properties

Property Owner: Dennis E. Rich

Property Address: 2359 Old McDuffie Road

Tax Parcel No(s): 083-0-107-03-0

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



Fort Eisenhower Notification Required: N/A

Commission District 5: Bobby Williams

Super District 9: Francine Scott

REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Attached and Detached Homes	Sections 9 & 13

SUMMARY OF REQUEST:

The applicant is requesting a special exception to establish single-family attached and detached dwellings. The parcel is approximately 60.99 acres of undeveloped, wooded land. The concept plan presented with the special exception application proposes the following:

- 74 detached dwellings and 67 attached two-story townhome units that are fee simple
- A density of 2.3 units/acre
- Public road throughout the development with two neighborhood entrances and exits
- A sidewalk on one side of the street
- Parking pads for each unit
- A mail kiosk and open space
- Two stormwater detention ponds
- A 10ft street yard buffer
- A 10ft buffer on the eastern side
- A 40ft buffer on the western side

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2018 Comprehensive Plan the property is located within the South Augusta Character Area. The vision for South Augusta reflects a mix of housing types, preserving suburban-style, single-family

neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Underserved neighborhoods are revitalized through infrastructure improvements and public-private-partnerships in new and rehabilitated housing.

FINDINGS:

1. There are no zoning actions impacting the property.
2. The site has access to public water, but not sewer.
3. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
4. According to the Augusta-Richmond County GIS Map Layer there are wetlands located on the property.
5. Public transit is not available near the property on Old McDuffie Road.
6. According to the Georgia Department of Transportation State Functional Classification Map Old McDuffie Road is a major collector.
7. Based on the preliminary traffic impact worksheet, the traffic engineering department has indicated that there will not be a traffic study conducted.
8. The development provides 2 parking spaces per driveway, which totals 148 spaces in the detached section.
9. The development provides 2 parking spaces per driveway, which totals 134 spaces in the attached townhome section, where 168 are required.
10. The development provides 47% open space, where only 25% is required.
11. The adjacent zoning is a mix of B-2 (General Business), LI (Light Industry), A (Agriculture), R-1E (One-Family Residential), and R-1A (One-Family Residential).
12. As of August 26, 2024, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends **Approval** of this special exception with the following conditions:

1. The minimum lot width shall be 26ft. Maximum number of dwelling units not to exceed 2.8 dwelling units per acre.
2. Sidewalks are required on both sides of the street.
3. Provide "Guest" parking spaces in the townhome section, using 2.5 spaces per dwelling unit.

4. A wetland permit is needed from the U.S. Army Corp of Engineers.
5. A six (6) foot privacy fence must be installed in the rear yards of the homes that abut Old McDuffie Road and I-520.
6. The graveyard site be fenced to prevent encroachment.
7. Should vinyl siding be used on the residences it shall have a 25 -year warranty.
8. Provide a minimum of 3 different facades for single family detached homes not to be adjacent to one another.
9. Shall provide an amenities package to be approved by Planning and Development Director or designated staff.
10. 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.

OLD MCDUFFIE TRACT - ZONING NARRATIVE

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

Request for Special Exception to R-1A zoning

Tax Map No.: 083-0-107-03-0

Special Exception Request

The +/-60.99-acre tract located at 2359 Old Mcduffie Road is currently zoned R-1A. The applicant is requesting for a special exception to allow for a reduction in lot size and a mix of single family attached and detached lots. We believe this request is in accordance with the intent of section 9-2(a) of the Comprehensive Zoning ordinance. The special exception is being requested due to buildable area limitations and to allow for a development more suitable in today's market.

Site Description

The property in its existing condition is undeveloped and the existing terrain elevations indicate moderate fall toward the existing stream and wetlands on-site. A second stream originates at the existing storm sewer outfall near Old Mcduffie Road and flows toward the tributary and wetlands centralized on the property. A wetland delineation was completed by Southern Environmental Group, Inc in June of 2024 and there is no studied flood zone located on the property. Based on the current recorded plat, there is an existing grave site present on the property which will be avoided during development. Water utilities are available along Old Mcduffie Road and the closest access to public sewer is on the high side of the property on Lumpkin Road.

Proposed Development and Design Requirements

The proposed development will consist of a mix of single family detached and attached units. The proposed concept shows 141 lots consisting of 74 – 50' detached lots and 67 – 24' townhome lots. The exact lot widths may vary at the time of development depending on the demand of the market and the home builder once one has been engaged. Access to the property will be provided by a two new entry drives off Old Mcduffie Road. 60' rights-of-ways will be provided with roads measured 31' wide from the back of curb and sidewalk on one side of the street. The concept also shows potential stream impacts to access the smaller portion of property east of the existing stream flowing from Old Mcduffie Road. A nationwide permit will be required to make this crossing if this stream is determined jurisdictional by the USACE. Two detention ponds are expected to be required to control stormwater from the development. A pump station and force main will also be required to access the sewer on Lumpkin Road and water will be extended from Old Mcduffie Road to serve the development.

The development will be designed and developed in accordance with Section 13 of the Comprehensive Zoning Ordinance aside from the maximum density limitations described in Section 9-2(a). The proposed concept shows a density of 2.3 units/acre which is well below the maximum of 4 units/acre.

Conclusion

Due to the nature of the wetlands and streams on-site, approximately 23 acres of property on the northern portion of the site are not accessible without substantial stream or wetland impacts. The existing grave site is also located in the center of most desirable area for development. These buildable area limitations make it difficult to provide a practical and marketable development in accordance with the R-1A zoning. The concept is also consistent with majority of the developments within a mile of the property.

July 29, 2024

Augusta Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901

RE: Old McDuffie Tract
Special Exemption Request
Augusta, Georgia

To whom it may concern:

As the owner of the property located at 2359 Old McDuffie Road and identified as Richmond County TMP 083-0-107-03-0, we are submitting this letter of consent to authorize Widespread Properties Land Acquisition, LLC to pursue amendments to the current zoning of the property. If you have any questions or concerns, my contact information is provided below.

Sincerely,



Dennis E Rich
604 Highview Circle
Grovetown, GA 30813
706-799-6173
drich726@bellsouth.net



ENGINEERING DEPARTMENT

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

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 2359 Old Mcduffie Rd

Tax Parcel Number: 083-0-107-03-0

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) Old Mcduffie Road 3) _____
2) _____ 4) _____

Volume on each existing street (AADT): 1) 4700 3) _____
2) _____ 4) _____

Level of Service (LOS) on each street: 1) LOS B (4700<5900) 3) _____
2) _____ 4) _____

Land Use Type / Code (ITE Trip Generation):

Single Family Detached Housing / 210 (10th generation)
Multi-Family Low Rise / 220 (10th generation)

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

74 SFD units
67 SFA units

Trips Generated by Proposed Development:

1254 trips

Adjusted street volumes based on trips generated:

1) 5954 3) _____
2) _____ 4) _____

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

1) LOS C (5954>5900) 3) _____
2) _____ 4) _____

Consider existing traffic circle at Milledgeville Rd)

* 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://gdottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

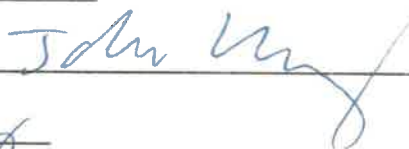
*** Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

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

Official Use Only

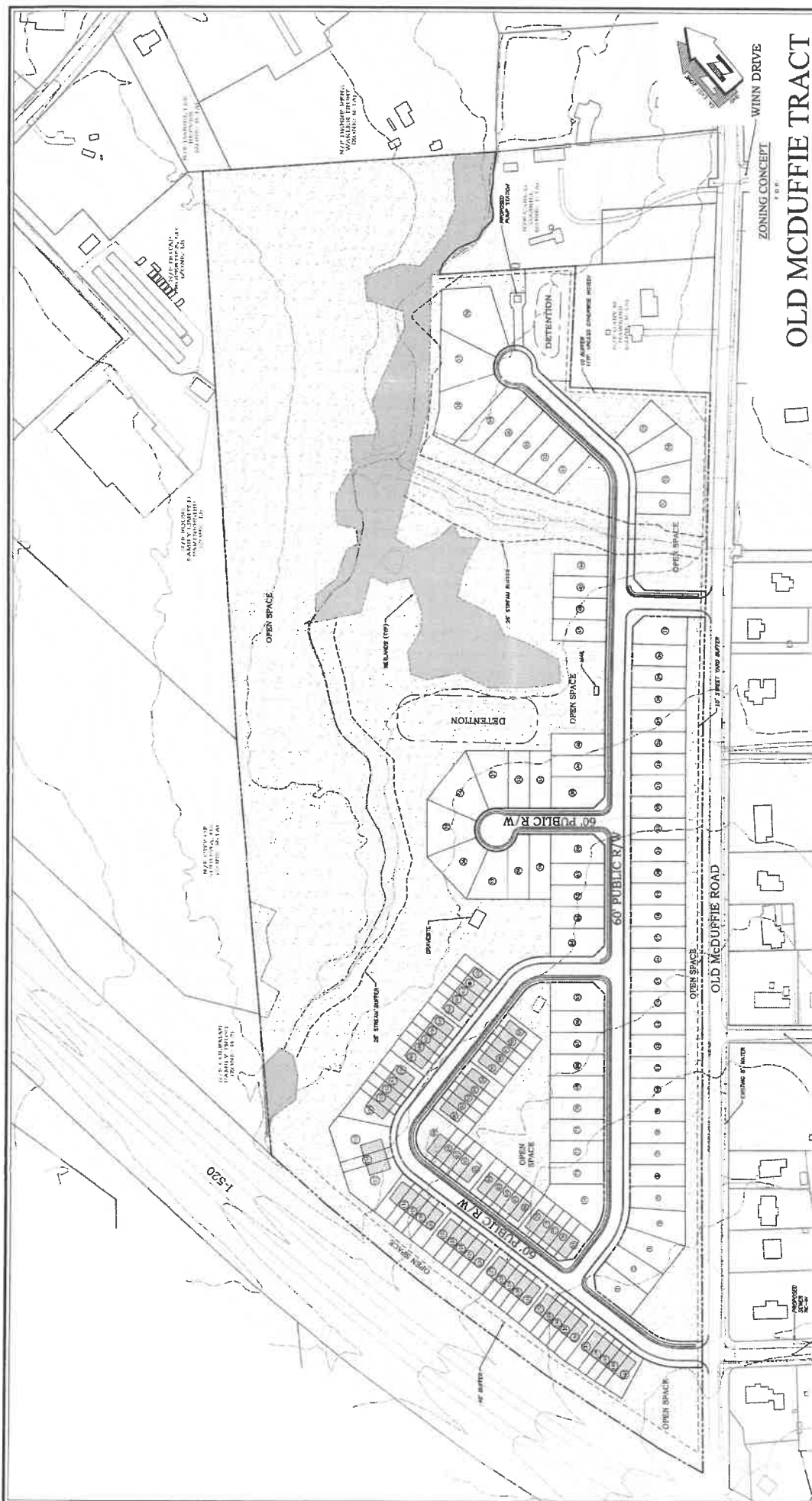
Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or N

Date of Review: 8-13-24

Signature of Traffic Engineer or Designee: 

Print Name: John Ussery

Title: Assistant Director.



AUGUSTA, GA
 SCALE 1" = 100'
 SCALE IN FEET
 PREPARED BY



CRANSTON

PROJECT INFORMATION

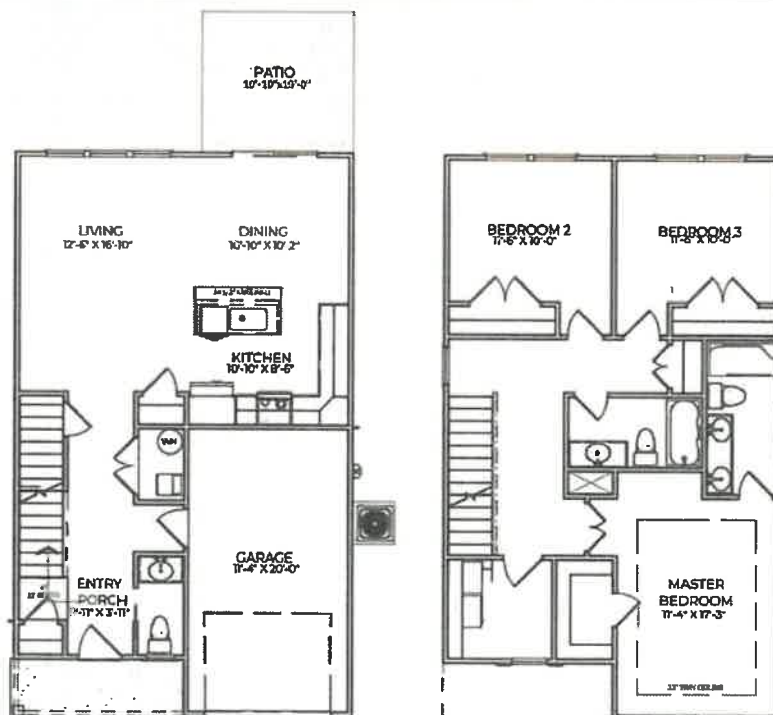
- 1) APPROVALS REQUIRED:
 - ZONING
 - PERMITS
 - UTILITY
 - FIRE
 - HEALTH
 - ENVIRONMENTAL
 - PUBLIC WORKS
 - TRAFFIC
 - PLANNING
 - HISTORIC
 - OTHER
- 2) UNIT COUNT: 120
- 3) TOTAL AREA: 120,000 SQ. FT.
- 4) LOT AREA: 1,000 SQ. FT.
- 5) COVERED AREA: 120,000 SQ. FT.
- 6) OPEN SPACE: 120,000 SQ. FT.
- 7) DETENTION: 120,000 SQ. FT.
- 8) TOTAL AREA: 120,000 SQ. FT.
- 9) TOTAL AREA: 120,000 SQ. FT.
- 10) TOTAL AREA: 120,000 SQ. FT.
- 11) TOTAL AREA: 120,000 SQ. FT.
- 12) TOTAL AREA: 120,000 SQ. FT.
- 13) TOTAL AREA: 120,000 SQ. FT.
- 14) TOTAL AREA: 120,000 SQ. FT.
- 15) TOTAL AREA: 120,000 SQ. FT.
- 16) TOTAL AREA: 120,000 SQ. FT.
- 17) TOTAL AREA: 120,000 SQ. FT.
- 18) TOTAL AREA: 120,000 SQ. FT.
- 19) TOTAL AREA: 120,000 SQ. FT.
- 20) TOTAL AREA: 120,000 SQ. FT.

UNIT COUNT
 120
 120 - 24' x 24' TYPICAL LOTS

COAKS

MIDTOWN

The Willow - 1A

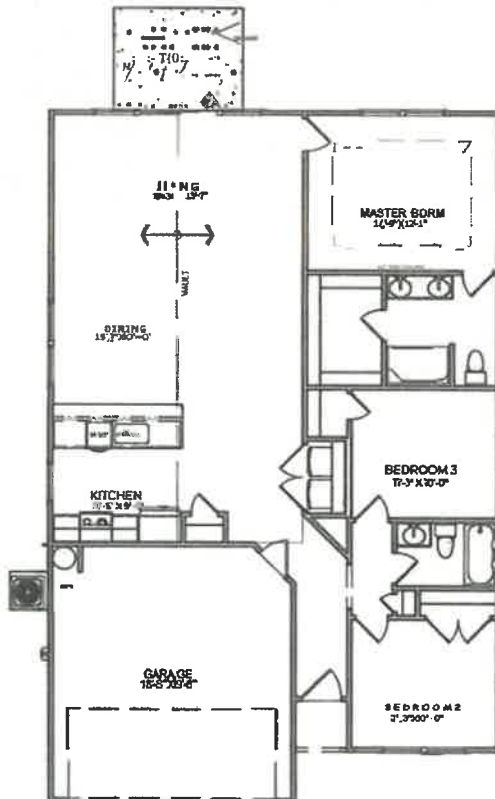


1,917 Total SF
 1,619 Heated SF
 3 Bed/ 2 1/2 Bath
 1 Bay Garage

Disclaimer:

All images used are intended to convey the concept and vision for the home and are for illustrative purposes only. Due to our continued efforts to always improve our homes, we reserve the right to make changes without notice. Some features may not be available on all plans. All dimensions are approximate. Images may show optional items. Prices are subject to change without prior notice. Buyer is subject to verification.

The Laurel - 1A

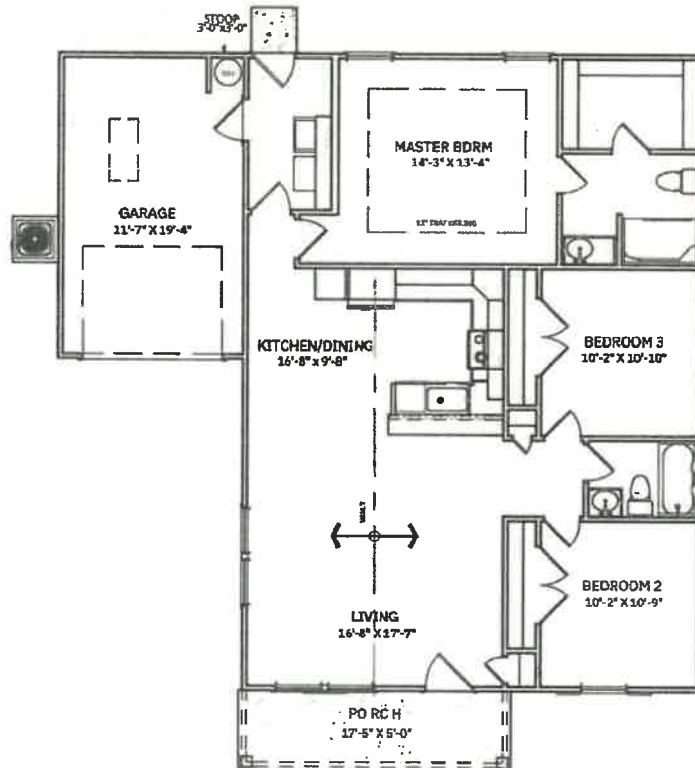


7,854 Total SF
7,457 Heated SF
3 Bed/2 Bath
2 Bay Garage

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The Marion - 1A

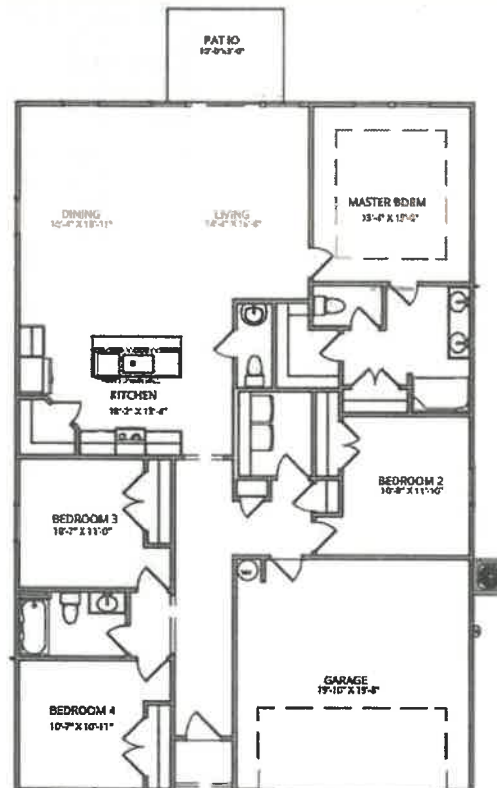


1,611 Total SF
1,270 Heated SF
3 Bed/ 2 Bath
1 Bay Garage

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The Myrtle - 1A



2,331 Total SF
1,898 Heated SF
4 Bed/ 2 1/2 Bath
2 Bay Garage

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Planning Commission
SE-24-14
September 4, 2024

2359 Old McDuffie Road

Current Zoning

Legend

Subjcted Property

Zoning Classification

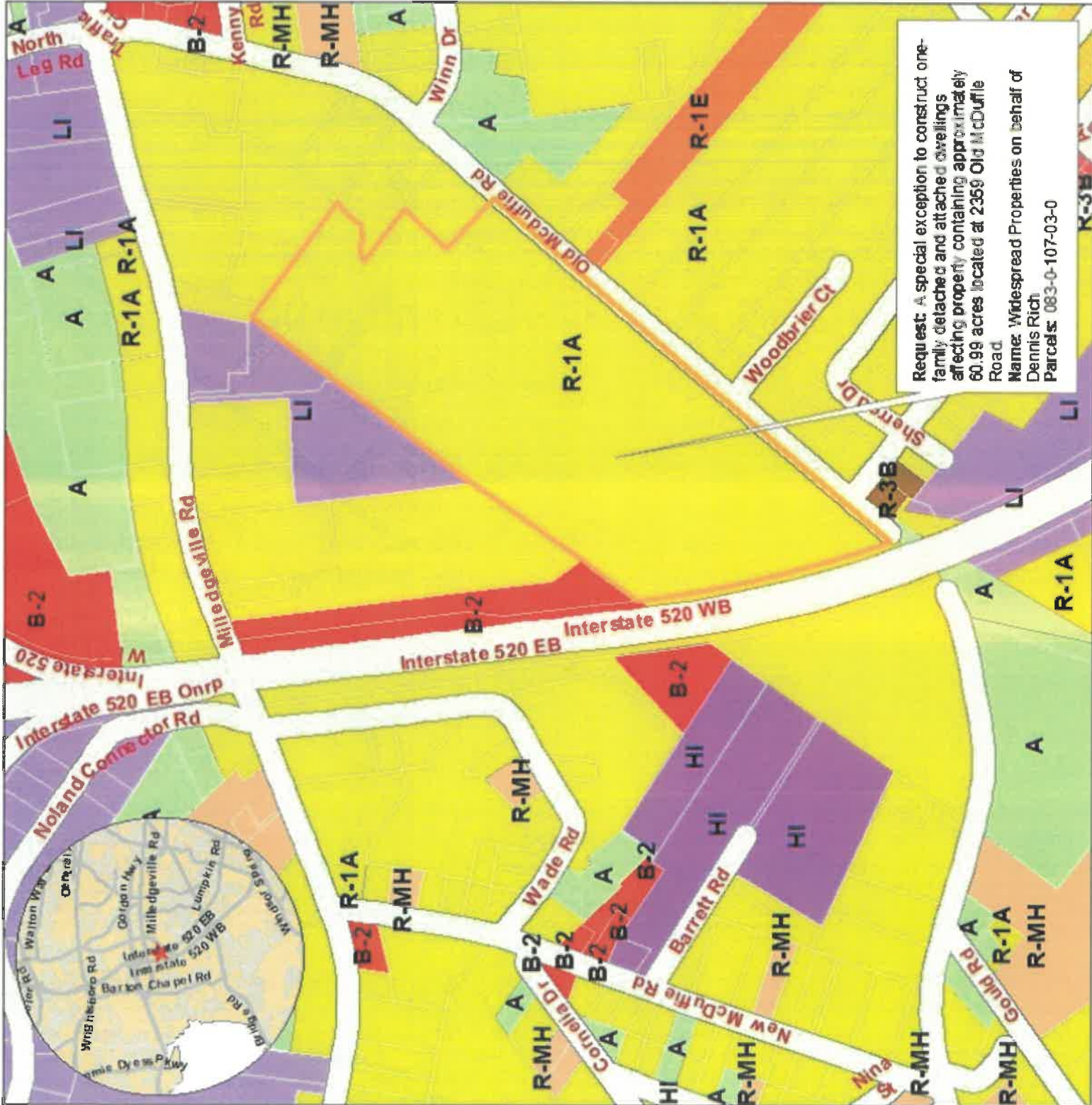
- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- LI: Light Industry
- R-1A: One Family Residential
- R-1B: One Family Residential
- R-1E: One Family Residential
- R-3B: Multiple-Family Residential
- R-MH: Manufactured Home Residential



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Planning & Development Department
535 Telfer Street Suite 300
Augusta, GA 30901
87.02024 4722176

Augusta, GA, 30901

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**Planning Commission
SE-24-14
September 4, 2024**











2359 Old McDuffie Road

Future Zoning

Legend

 **Subject Property**

Zoning Classification

-  A: Agriculture
-  B-1: Neighborhood Business
-  B-2: General Business
-  HI: Heavy Industry
-  LI: Light Industry
-  R-1A: One Family Residential
-  R-1B: One Family Residential
-  R-1E: One Family Residential
-  R-3B: Multiple-Family Residential
-  R-MH: Manufactured Home Residential

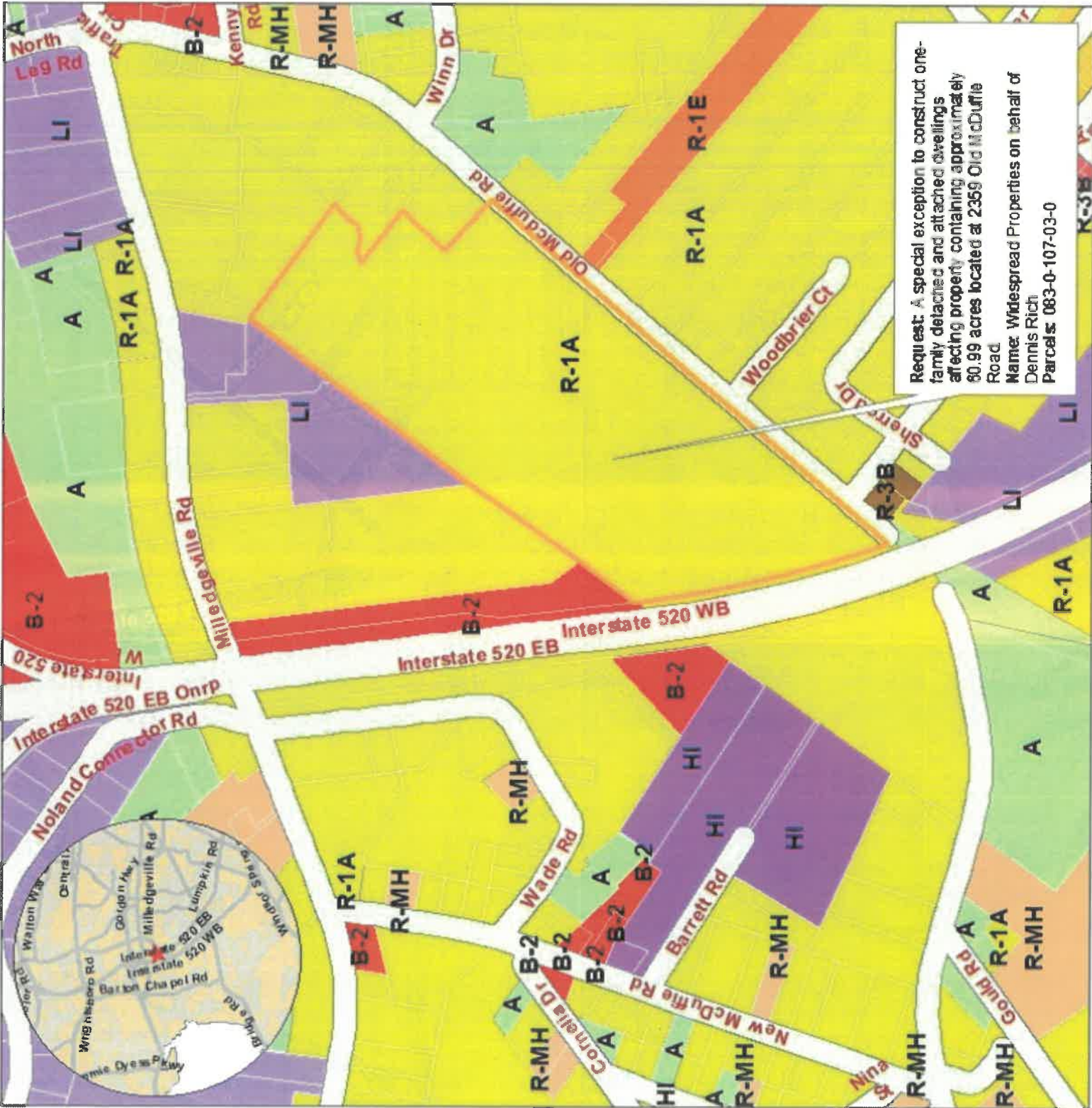


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Planning & Development Department
635 Telfair Street Suite 300
Augusta, GA 30901
871/7024 / 722174

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500 Feet



Request: A special exception to construct one-family detached and attached dwellings affecting property containing approximately 80.99 acres located at 2359 Old McDuffie Road.
Name: Widespread Properties on behalf of Dennis Rich
Parcels: 083-0-107-03-0

