

**AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION  
STAFF REPORT**

**Case Number:** SV-23-02

**Hearing Date:** Monday, August 7, 2023

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**Applicant:** Kenneth McCumbers

**Property Owner:** Kenneth McCumbers

**Address of Property:** 1700 Pine Ridge Drive North, Hephzibah, Georgia 30815

**Tax Parcel #:** 232-0-001-30-0

**Present Zoning:** R-1A (One-family Residential)

**Commission District:** 8 (Garrett)

**Super District:** 10 (Guilfoyle)

**Fort Gordon Notification Required:** No

Request	Proposed Use / Activity	Applicable Text
Increase in maximum length of cul-de-sac	Expansion of residential subdivision	Land Subdivision Regulations, Section 400(F)

**Summary of Request:**

This request pertains to a 53.42 acre property located at the periphery of the Cedar Ridge Farms neighborhood south of Brown Road. The applicant seeks to add the final phase of the Cedar Ridge Farms neighborhood (Section 6), which would add twenty-nine (29) units and extend Pine Ridge Drive North as a dead-end street. Per the submitted application, the total length of the cul-de-sac would equal roughly 2,050 feet (0.39 miles). The applicant states in the narrative that, due to the location of Buzzard Branch River on the property, Section 6 is unable to connect with Section 4.

Augusta's Land Subdivision Regulations include design standards for streets; Section F of these standards states that "dead-end streets designed to be permanently closed at one end shall not exceed seven hundred (700) linear feet". The guidelines give staff latitude to waive this restriction "based on environmental constraints, natural conditions, unusual topography" or a peculiarly shaped property; however, this latitude is limited to an increase in the dead-end cap from 700 to 800 feet. The applicant's request constitutes a 193 percent increase from the prescribed maximum, and a 156 percent increase from what could be granted by staff approval.

**Findings:**

1. There are no known zoning actions associated with the subject property; it is, however, within the boundaries of the 1998 blanket rezoning.
2. The property appears to have access to public water, but not to public sewer; the new homes, therefore, would require septic service.
3. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, Pine Ridge Drive North is a local road, while the segment of Brown Road connecting to the subdivision is classified as a minor arterial road.
4. Augusta Transit service does not reach the subject property.
5. According to the FEMA Flood Insurance Rate Maps (FIRM), there are no floodplains located on the property.
6. Per Augusta GIS data, there are no wetlands located on the property.
7. Site topography varies, ranging from 294 to 367 feet above sea level, generally sloping downward west-to-east.
8. Surrounding zoning is predominantly agricultural and single-family residential.
9. The property is located within the South Richmond character area; the 2018 Comprehensive Plan recommends targeting “any new low-density residential [development] for the suburban part of the character area”.
10. At time of writing, staff have not received feedback from citizens pertaining to this request.

**Recommendation:** Per Section 600 of the Land Subdivision Regulations, variances may be granted upon finding that such variance would not adversely affect public health, safety and welfare, and that failure to grant such variance would result in unnecessary hardship for the applicant. Consideration shall be given based on the following factors:

1. Unique conditions affecting the property.
2. Undue hardships would result from ordinary adherence to the requirements.
3. A determination that the granting of a variance shall not be detrimental to adjacent property or to the public interest.

In this scenario, an extension is proposed to a preexisting dead-end street. The current dead-end portion of Pine Ridge Drive North is just over 500 square feet. This would limit neighborhood expansion along this road to around 200-300 feet of additional roadway without a variance; for parcels of the size currently within Cedar Ridge Farms (roughly 100 feet wide each), this would mean no more than 5 or 6 parcels for the remaining 53+ acres of land. Given the apparent difficulties in connecting the addition with other roadways, the Planning Commission recommend

**Approval** of the requested subdivision variance, with the following conditions:

1. As measured along the centerline of the street, the length of the segment of Pine Ridge Drive North extending from the center of the right-of-way of Forest Road to the proposed terminus of the cul-de-sac shall not exceed 2,100 feet.

2. Turn-around areas shall be provided along the cul-de-sac at the following distances: plus, or minus 50 feet, 700', 1200', 1700'. These are in addition to the turnaround at the terminus of the cul-de-sac.
3. Approval of this subdivision variance request does not constitute approval of the conceptual subdivision layout submitted with the application. The proposed development shall substantially conform to the concept plan submitted with the rezoning application. Subdivision Development Plan approval in compliance with the Land Subdivision Regulations of Augusta, Georgia for the actual development is required prior to construction commencing on the property.

**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.

## Variance Narrative for Cedar Ridge Farms, Sec 6

The development known as Cedar Ridge Farms, Sec 6 is a proposed single family residential development. The development is located off of Brown and is an extension of the existing road Pine Ridge Drive N. The owner /developer is Kenneth McCumbers.

This section is located on 43.08 acres and connects to Cedar Ridge Farms, Section 5. It is separated from Cedar Ridge Farms, Section 4 by a State Waters, identified as Buzzard Branch on the Quad sheets. Due to the topography, wet soils, and environmental concerns, the road cannot connect to Section 4.

The applicant, Kenneth McCumbers, is requesting a variance to the cul-de-sac length to allow for the development of this property. The total length of cul-de-sac is approximately 2050 linear feet. This is the final section of development in this subdivision and it was planned out approximately 30 years ago.





**VARIANCE**

**PLANNING COMMISSION**

*SUBDIVISION VARIANCE - EXCEED*  
*MAXIMUM LENGTH OF DEAD-END*

**1700 PINE RIDGE DRIVE NORTH**

**PROPERTY OWNER:**  
**CHARLES D. SAVAGE**

**AUGUST 7 @ 3:00PM**

Lee Beard Room  
**Augusta-Richmond County**  
**MUNICIPAL BUILDING - 2<sup>ND</sup> FLOOR**

NO POST PLANNING, ENGINEERING OR SURVEYING FEE  
NO RETURN TO CITY - PROPERTY OF STATE

**For More Information Call (706) 821-1796**  
DO NOT RETURN UNDER PENALTY OF LAW




Planning Commission  
SV-23-02  
August 7, 2023

1700 Pine Ridge Drive N

Aerial

Legend

 Subject Property



**Request:** A subdivision variance to exceed the required length of a dead-end street per Section 400-F of the Land Subdivision Regulations affecting property containing approximately 53.42 acres located at 1700 Pine Ridge Drive N.  
**Name:** Kenneth McCumbers  
**Parcel:** 232-0-001-30-0



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Planning & Development Department  
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0  800 Feet




Planning Commission  
 SV-23-02  
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1700 Pine Ridge Drive N

Current Zoning

Legend

 Subject Property

Zoning Classification

 A: Agriculture

 R-1: One Family Residential

 R-1A: One Family Residential



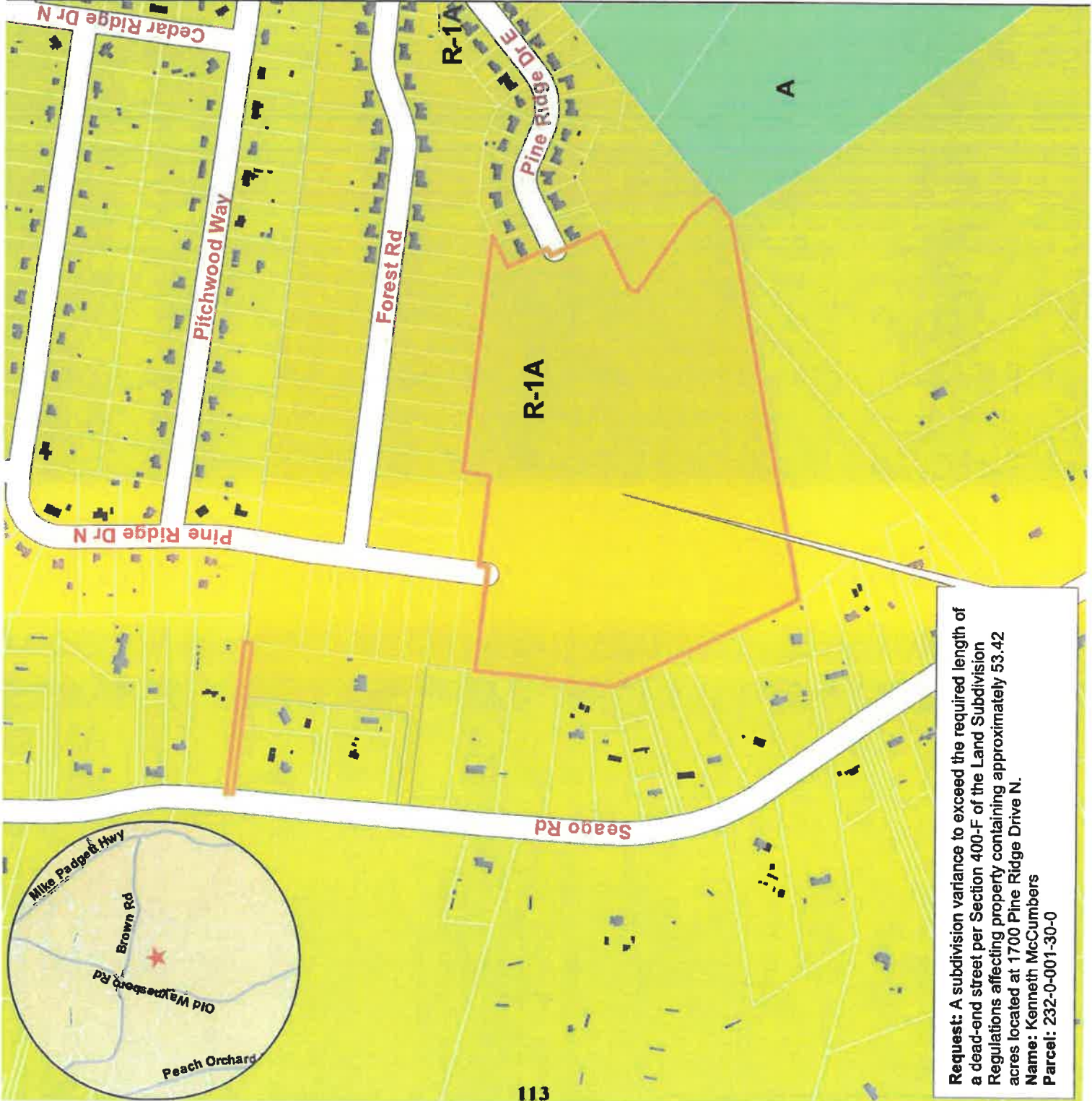
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0 800 Feet



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