

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

Case Number: Z-23-30

Hearing Date: Monday, August 7, 2023 (Continued from July 5, 2023)

Applicant: Vivian Butler

Property Owner: Troy & Tonya Booker

Address of Property: 1101 Eleventh St., 1108 Hopkins St., & 1102 Pine St., Augusta, GA 30901

Tax Parcel #: 046-4-599-00-0; 046-4-600-00-0; & 046-4-579-00-0

Present Zoning: B-2 (General Business) amend conditions of Z-12-72

Commission District: 1 (J. Johnson)

Super District: 9 (F. Scott)

Fort Gordon Notification Required: No

Request	Proposed Use/Activity	Applicable Comprehensive Zoning Ordinance Section
Amend conditions from Z-12-72	Establish a Child daycare and learning center	Section 22

Summary of Request:

This petition involves 3 parcels identified as 1101 Eleventh Street, 1108 Hopkins Street, and 1102 Pine Street totaling 0.31 acre located along Hopkins Street between Eleventh and Pine Streets. Z-12-72 was approved in December 2012 for the three parcels. This approval was subject to the following conditions:

1. That the only use of the property be a transportation service as described by the petitioner in his testimony before the Planning Commission or those uses allowed in an R-1C (One-family Residential) Zone for properties located at 1102 Pine Street and 1108 Hopkins Street and P-1 (Professional) Zone for properties located at 1101 Eleventh Street and
2. The existing chain link fence be fitted with dark colored translucent material known commercially as windscreen or privacy screen.

The applicant is petitioning to amend the rezoning conditions placed on the property for use as a child daycare and learning center. The owner of the property, the applicant's sister, requests retaining the option of the transportation service as conditioned in Z-12-72 along with allowing the proposed use.

Comprehensive Plan Consistency:

The property is in the Old Augusta Character Area which predates consolidation of the city and county. Most neighborhoods were developed prior to World War II and reflect the major characteristics of so-called traditional neighborhoods. These characteristics include small and irregular-shaped lots, a wide variety of housing types, medium-density residential development, access to public transit, sidewalks and street trees, buildings close to or at the front of the property line, narrow setbacks between buildings, neighborhood-scale businesses, and civic and institutional uses scattered throughout the area.

Findings:

1. The surrounding area includes a mix of vacant and occupied single-family residences and professional zoning classifications and land uses.
2. The three parcels that made up Z-12-72 were approved for the transportation business that was the subject of that zoning petition.
3. B-2 zoning and land uses are located along the Laney Walker Blvd. corridor approximately 300 ft. south of the subject properties.
4. The property is currently being served by public water and sewer.
5. Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, classifies Eleventh, Hopkins and Pine Streets as minor local streets.
6. The pyramid zoning system in Augusta permits child daycare and learning centers beginning in the B-1 (Neighborhood Business) zone.
7. The information submitted with this application indicates the existing 1,836 sq. ft. building will be utilized to provide childcare and after-school care to local families.
8. A concept plan has been provided indicating the location off-street parking spaces, a drop off/pick up area, and a fenced play area on the subject parcels.
9. The Zoning Ordinance requires parking for day cares centers at 1 space per 4 children at maximum occupancy. Occupancy is determined by the Augusta Fire Dept.
10. The owner of the property requests retaining the option of the transportation service as conditioned in Z-12-72 along with allowing the proposed use. There currently is no plan to operate both businesses at the same time.
11. According to the Augusta-Richmond County GIS Layer there are no Special Flood Hazard Areas or wetlands located on the property.
12. At the time of completion of this report staff has not received any inquiries concerning this rezoning application.

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

1. The only use of the property shall be the requested child daycare/ learning center and the transportation service that was part of Z-12-72 or those uses allowed in the B-1 (Neighborhood Business) Zone.
2. Should the uses operate simultaneously they cannot operate out of the same building and shall be separated from each other by a solid board fence.
3. All required State and local business licenses and permits must be in place prior to opening and be maintained for the duration of the business.

4. Approval of this rezoning request does not constitute approval of the concept site plan submitted with the rezoning application. Site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia for the actual development is required prior to construction commencing on the property.
5. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, 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.

Letter of Intent for the Purpose of Rezoning

May 18, 2023

**Dept. Of Planning and Dev.
Planning Division
535 Telfair Street, Ste 300
Augusta, GA 30901
Ref: Remove zoning cond.**

I have found a great location for the purpose of a long-term dream of mine which is a Christian Learning Academy, a Daycare that is designed with the future of our youth as the main mission. After viewing 1101 11th street, Augusta GA 30901, I have envisioned this location as the ideal structure for Kings and Queens Christian Academy, the name of our Center.

As the Director/Owner of Kings and Queens Christian Academy, I have contacted the owner of 1101 Eleventh street, and entertained a possible lease agreement, however during our discovery process we found that the initial zoning B2 is exactly what we need to start the process, but conditions were placed on this location which is the purpose of the request; to ask your committee to remove the conditions.

Our business would beautify this building and location downtown and bring life and accessibility for childcare services to families located in this growing area of new construction in the making, nurses and doctors less than 1 mile away, and the after school children with no where to go after leaving the Magnets schools nearby.

With an approval to remove conditions from 1101 Eleventh St, Augusta GA 30901 during this meeting I will be able to move forward with the other necessary steps to prepare this location for the Daycare in a timely manner avoiding any delays.

Thank for your time Sincerely,


Vivian Butler





Planning Commission
Z-23-30
August 7, 2023

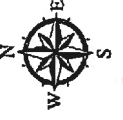
1101 eleventh Street,
1108 Hopkins Street,
1102 Pine Street

Aerial
Legend
 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/25/2023 bb21255

Augusta, GA Disclaimer
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150 Feet



Request: Amend conditions adopted with rezoning application Z-12-72 for B-2 (General Business) with conditions affecting property containing approximately 0.31 acres at 1101 eleventh Street, 1108 Hopkins Street and 1102 Pine Street.
Name: Vivian Butler on behalf of Troy and Tonda Booker
Parcel: 046-4-599-00-0, 046-4-600-00-0, 046-4-579-00-0

Planning Commission
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1101 eleventh Street,
1108 Hopkins Street,
1102 Pine Street

Current Zoning
Legend

Subject Property

Zoning Classification

- B-2: General Business
- P-1: Professional
- PUD: Planned Unit Development
- R-1C: One Family Residential



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