

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

Case Number: Z-23-04

Hearing Date: Monday, February 6, 2023

Prepared By: Brian L. Kepner, Zoning Administrator

Applicant: Bobby Bagwell

Property Owner: Charles M. White

Address of Property: 4449, 4451, 4453, 4455, 4457, 4459, 4461, 4463, 4465, 4467, and 4469 Windsor Spring Road, Hephzibah, Georgia 30815

Tax Parcel #s: 179-0-002-08-0, 179-0-002-07-0, 179-0-002-09-0, 179-0-002-10-0, 179-0-002-06-0, 179-0-002-05-0, 179-0-002-04-0, 179-0-002-11-0, 179-0-002-12-0, 179-0-002-13-0, and 179-0-002-03-0

Present Zoning: R-1(One-Family Residential)

Commission District: 5 (B. Garrett)

Super District: 10 (W. Guilfoyle)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Applicable Ordinance Section(s)
Rezoning from R-1 to R-3B	Attached Single-Family Subdivision (Townhomes)	Section 17-1, Comprehensive Zoning Ordinance

Summary of Request:

The applicant seeks to rezone eleven (11) parcels with a total of 7.6 acres from R-1(One-Family Residential) to R-3B (Multiple-Family Residential). The purpose of the rezoning is to develop a townhome fee simple title residential subdivision consisting of thirty (30) dwelling units with two bedrooms and two and a half baths with a residential density of 3.9 dwelling units per acre.

Comprehensive Plan Consistency:

According to the 2018 Comprehensive Plan, the property is located within the South Richmond Character Area. The 2018 Comprehensive Plan's vision for the South Richmond Character Area includes maintaining its predominant rural character of large tracts of forested lands, open space, and rural residences. Recommended development patterns for the

South Richmond Character Area include targeting new low density residential development for the suburban part of the character area.

Findings:

1. There are no previous zoning cases on file for these properties.
2. The proposed development has access to public water along Windsor Spring Road and public sanitary sewer from an easement that runs adjacent to the north property line.
3. The GDOT Functional Classification Map, 2017. Classifies this section of Windsor Spring Road from Hephzibah City limits to Tobacco Road as a minor arterial. There are no public transit services located within a half a mile of the properties.
4. According to the FEMA Flood Insurance Rate Maps (FIRM) the northern portion of the properties are located within a Zone AE Special Flood Hazard Area (SFHA) with a 1% annual chance of flooding, comprising approximately 1% of the properties. The remainder of the properties are located within a Shaded Zone X with a 0.2% annual chance of flooding. The conceptual site plan submitted with the application dated December 19, 2022, indicates that approximately 10% of the properties are located within the Zone AE Special Flood Hazard Area.
5. The conceptual site plan submitted with the application indicates that none of the proposed townhome lots are located within the Zone AE Special Flood Hazard Area.
6. According to the Augusta-Richmond County GIS Wetlands Layer there are freshwater forested/shrub wetlands located in the western and southern portions of the site, comprising approximately 20% of the properties. The western portion also contains a fresh-water pond comprising approximately 12% of the properties.
7. The conceptual site plan dated December 19, 2022, submitted with the application indicates that a small portion of one townhome lot is located within the twenty-five (25) foot buffer wetlands.
8. All eleven (11) properties are currently vacant. The properties to the north, east and west are vacant land zoned R-1(One-Family Residential), and the properties across Windsor Spring Road are zoned A (Agriculture) with single family land uses and Pinehurst subdivision with approximately quarter acre lots located approximately a quarter mile away to the northeast.
9. Willis Foreman Elementary School and Spirit Creek Middle School are located across Windsor Spring Road on Creekside Court opposite the proposed development.
10. Six (6) of the eleven (11) lots are flag lots, which is not allowed in the R-1 zoning district.
11. The rezoning request would place the development at 4 dwelling units per acre and could be considered low density. Therefore, the proposed rezoning would be consistent with the 2018 Comprehensive Plan.
12. No amenities are indicated on the conceptual site plan for this proposed townhome development.
13. The conceptual site plan submitted with the application indicates that the interior townhome lots will be twenty-two (22) feet in width.

Recommendation: The Planning Commission recommends Approval with the following condition(s):

1. All the properties shall be combined as one parcel and recorded in the Clerk of Superior Courts office prior to submittal for Subdivision Development Plan approval.
2. The proposed development shall substantially comply with the concept site plan submitted with the rezoning application and that the overall density of the development shall not exceed four (4) residential dwelling units per acre.
3. A wetlands delineation shall be performed on the properties and the development shall provide a 25-foot buffer from those delineated wetlands. The development shall comply with the City of Augusta-Richmond County Flood Damage Prevention Ordinance, and FEMA regulations for Special Flood Hazard Areas, including but not limited to the established base flood elevation and the U.S. Army Corps of Engineers regulations for any wetland encroachments.
4. All lots within the development shall be a minimum width of twenty-five (25) feet.
5. The development shall provide a minimum ten (10) foot electrical utilities easement between building for installation of electrical meters.
6. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain Subdivision Development Plan approval in compliance with Land Subdivision Regulations of Augusta, Georgia prior to construction commencing on the property.
7. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, including the Land Subdivision Regulations, and Augusta Tree Ordinance, at the time of development.
8. The development shall have stagger roof lines with delineated architectural features per unit.

Note: The 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 an oral recommendation at the hearing based on all the information available at that time.

Mrs. Lois Schmidt
City of Augusta
535 Telfair Street, Suite 300
Augusta, GA 30901

RE: 4461 Windsor Spring Road – Letter of Intent for Rezoning Request

Dear Mrs Schmidt,

On behalf of Piedmont Holdings, LLC, and the property owner Charles M. White, please find enclosed the completed application forms and supporting documentation for our request to rezone approximately acres of property at 4461 Windsor Spring Road from R1 to R3-B. This rezoning is requested to allow a townhome development of approximately 30 units.

The conceptual plan is to provide 2 bedroom/2 ½ bath townhomes within the development. The proposed plan is substantially lower density at 4.20 units per acre than the maximum allowed in R3-B of 17.42 units per acre. Amenities will include greenspace area onsite.

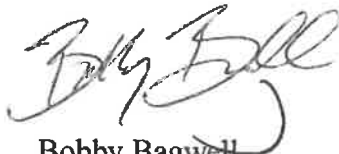
This area of Windsor Spring Road at the intersection with Creekside Court is very diverse in terms of uses. To the northeast from the site there is the Diamond Lakes Regional Recreational Facility. Across Windsor Spring Road further to the northeast are some individual residences and the Manchester single family development community. Directly across the street accessed on Creekside Court are Willis Foreman Elementary School and Spirit Creek Middle School. Uses on Windsor Spring Road are a mixture of commercial and residential, including multiple convenience stores, gas stations car, laundry facilities, and manufactured homes. The subject parcels are currently zoned R1A and were formerly used as a manufactured housing rental park.

The Members of Piedmont Holdings are Clay Price and Bobby Bagwell. Mr. Price began his real estate career on the lending side, then transitioned into development in 2013. Mr. Price is an officer with Homes of Integrity Construction and related companies including Coastal Sitework, LLC and Simcoe Land Development. These companies are involved with development of 100-150 residential homes/townhomes, and 250-350 residential lots annually, primarily in the Savannah market. Mr. Bagwell has been active in real estate sales and development in the CSRA since 2002, and currently serves as a broker and development consultant with The Prather Company, which has a long history of successful real estate development in the CSRA. Residential development projects which Mr. Bagwell has been involved with include Hammond's Ferry, Riverwood Plantation and Greenpoint.

We appreciate your time and attention, and look forward to working with the City staff, Commissioners, and neighbors to assure this project is conducted in the best interest of all involved. As required under Georgia legal precedent, we note that constitutional rights of the landowners are implicated in this rezoning request, and the applicants reserve their rights to contest any denial as a violation of such constitutional rights. It is obviously our hope and expectation that won't be necessary.

If there are any questions, or if any additional documentation is needed, please just let me know.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bobby Bagwell". The signature is fluid and cursive, with the first name "Bobby" and last name "Bagwell" clearly distinguishable.

Bobby Bagwell
Piedmont Holdings



CONCEPT PLAN
for
WINDSOR SPRING TOWNHOMES

SCALE 1" = 40'

AUGUSTA, GA

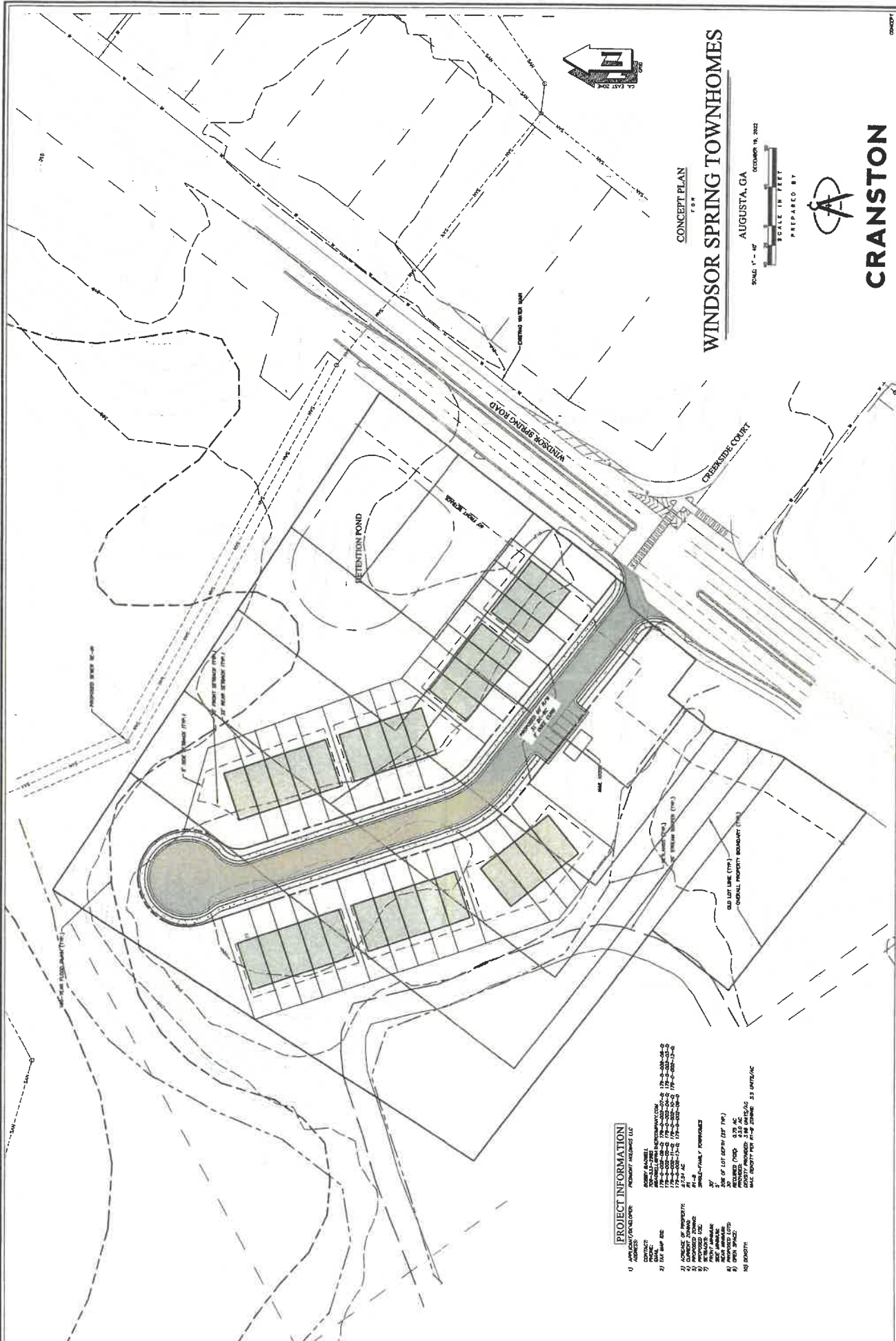
OCTOBER 19, 2022

SCALE IN FEET

PREPARED BY

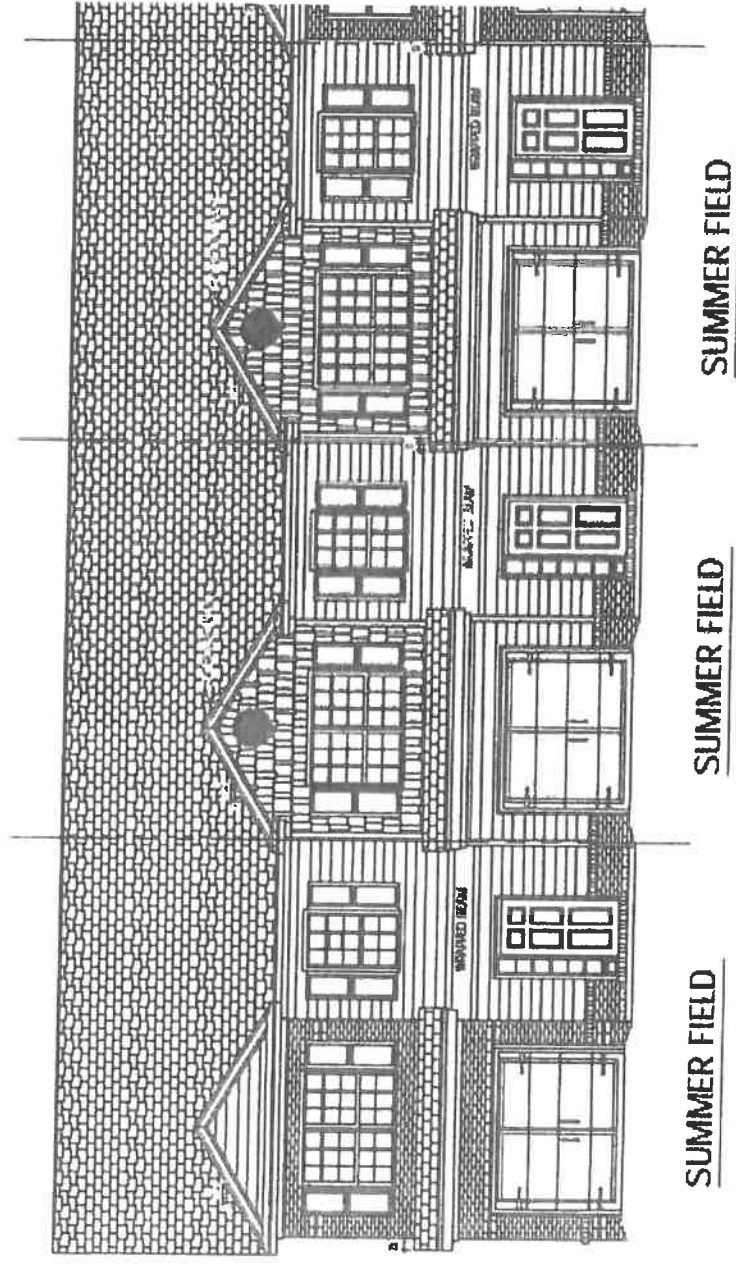


Cranston



PROJECT INFORMATION

[illegible]




Planning Commission
Z-23-04
February 6, 2023

Multiple Addresses on
Windsor Spring Road

Change of Zoning from
Zone R-1 to R-3B

Aerial

Legend

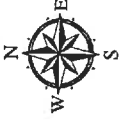
 Parcel of Interest



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
1/23/2023 bb21255

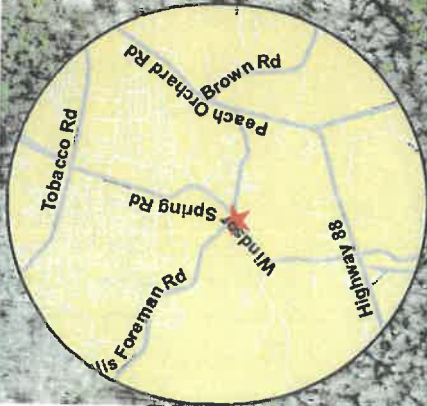
Augusta, GA Disclaimer

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0 200 Feet

Request: A Change of Zoning from Zone R-1 (One-family Residential) to Zone R-3B (Multi-family Residential) affecting properties containing approximately 7.6-acres located at 4449, 4451, 4453, 4455, 4457, 4459, 4461, 4463, 4465, 4467, and 4469 Windsor Spring Road.
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Multiple Addresses on
Windsor Spring Road

Wetlands

Aerial

Legend

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Parcel of Interest



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0 200 Feet



Planning Commission
Z-23-04
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Multiple Addresses on
Windsor Spring Road

Flood Zones

Aerial

Legend

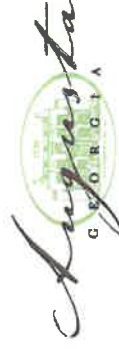
FloodZone

0.2 Pct Annual Chance
Flood Hazard

AE

X

Parcel of Interest



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0 200 Feet




**Planning Commission
Z-23-04
February 6, 2023**

**Multiple Addresses on
Windsor Spring Road**

**Change of Zoning from
Zone R-1 to R-3B**

Current Zoning

Legend

 Parcel of Interest

Zoning Classification

 A: Agriculture

 R-1: One Family
Residential

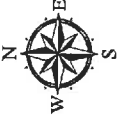
 R-1B: One Family
Residential



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R-1

R-1B



Windsor Spring Rd

Creekside Ct

**Planning Commission
Z-23-04
February 6, 2023**

**Multiple Addresses on
Windsor Spring Road**

**Change of Zoning from
Zone R-1 to R-3B**

Future Zoning

Legend



Zoning Classification



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R-1

R-3B

Windsor Spring Rd

Creekside Ct

R-1B





