

Hearing Date: October 6, 2025

Case Number: Z-25-36

Applicant: Birkie Ayer

Property Owner: D J Davis Enterprise, LLC

Property Addresses: 1622 & 1624 Luckey St

Tax Parcel No: 058-4-102-00-0 & 058-4-101-00-0

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

Fort Eisenhower Notification Required: N/A

Commission District 1: Jodan Johnson

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION
Rezoning from R-1C (One-Family Residential) to R-2 (Two-Family Residential)	Duplex	Section 15

SUMMARY OF REQUEST:

This rezoning application is a request to rezone two (2) 0.07-acre properties located at 1622 & 1624 Luckey Street from R-1C (One-Family Residential) to R-2 (Two-Family Residential) to develop a duplex.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is within the Old Augusta Character Area. The vision for Old Augusta Character Area reflects to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Redevelopment should include the removal of deteriorated and dilapidated structures, construct or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities. This request supports the rehabilitation of the Old Augusta Character Area by establishing new medium-density housing, and therefore, is consistent with the recommendations of the 2023 Comprehensive Plan Update.

FINDINGS:

1. Both parcels are currently vacant as the homes that were previously located there became inhabitable and had to be demolished.
2. The properties do not meet the requirements for a minimum lot width of 50 feet as both properties measure 30 ft in width; however, the applicant intends to combine the properties which will result in a compliant lot width of 60 ft.

3. The properties do not meet the minimum square footage area of 5,000 square feet as the total area of each property is 2,896 square feet; however, the applicant intends to combine the properties which will result in a compliant square footage area of 5,792 sq ft.
4. The conceptual site plan submitted with the application for the proposed duplex shows that the proposed location of the structure would meet the setback requirements for the R-2 zoning district once the two parcels are combined.
5. The conceptual site plan submitted with the application for the proposed duplex shows that the entrance/exit to the duplex will be facing Luckey Street and configured in the same manner as the majority of other homes in the neighborhood.
6. R-2 zoning requires 2 parking spaces per dwelling unit for a minimum of 4 parking spaces. The conceptual site plan submitted with the application shows 4 parking spaces.
7. There is not an existing sidewalk across the front of the property and no sidewalks are present along Luckey Street.
8. The property has access to public potable water and public sanitary sewer.
9. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
10. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
11. Public transit is available to the north on Fifteenth Street approximately 700 feet walking distance from the property.
12. According to the Georgia Department of Transportation State Functional Classification Map, Luckey Street is classified as a Local Road.
13. About half of the surrounding properties on this block are zoned R-1C (One-Family Residential) consisting of single-family homes ranging in size from approximately 0.06-acre to 0.21-acre with the remaining properties consisting of vacant parcels. Adjacent properties to the east on Luckey Street are currently zoned R-2.
14. The proposed rezoning is consistent with the 2023 Comprehensive Plan.
15. At the time of the completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at the time of the completion of this report

Engineering Comments:

- "If residences are to be rented, they are commercial development, not residential, and therefore must go through a site plan submission".

Utilities Comments:

- "There is a 6" water line and a 12" sewer line on Luckey Street available for their use".

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request as the proposed development is consistent with the 2023 Comprehensive Plan with the following conditions:

1. The applicant must successfully combine the two parcels into one parcel prior to submitting for site plan review.
2. The applicant must petition for a variance for the reduction of the side setback from 7 ft to 6 ft
3. Approval of this rezoning request does 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.
4. 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.*



BIRKIE AYER, P.E.
CIVIL ENGINEERING DESIGN & PLANNING

August 20, 2025

Department of Planning & Development
535 Telfair Street
Augusta, GA 30901

Re: Letter of intent – 1622 & 1624 Luckey Street

To Whom It May Concern,

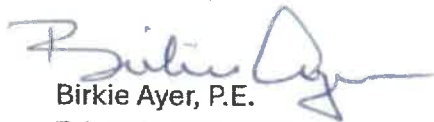
The owner of the referenced property desires to combine the properties at 1622 & 1624 Luckey Street to facilitate the construction of a 2328 square foot, one story frame duplex. In order to get approval for the construction of the duplex, it is first necessary to rezone the properties from R-1C zoning to R-2 zoning.

After the rezoning, a variance for the reduction of the side setback from 7 feet to 6 feet will be sought to facilitate the construction which is similar to two other projects located adjacent to this site and owned by the same owner.

The final step will require a subdivision plat combining the two parcels into one parcel.

Any questions concerning this matter should be directed to this office.

Respectfully submitted

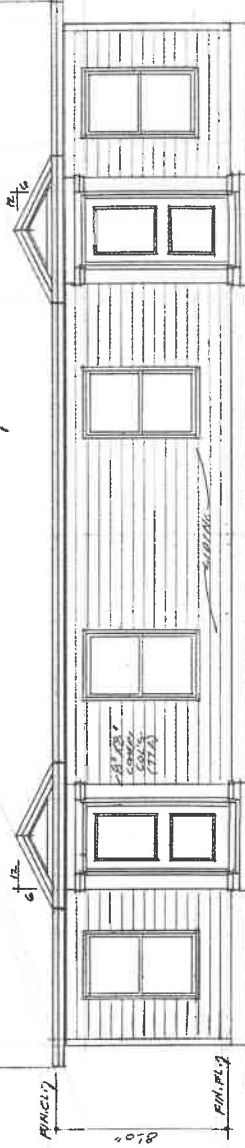


Birkie Ayer, P.E.
Tel. 706-306-7413

305 Broad Street Augusta, Georgia 30901
Tel. 706-722-8808 / 706-306-7413
Email: birkieayer@gmail.com

CONCEALED RIDGE VENT

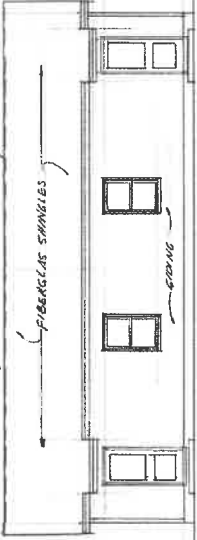
FIBERGLAS SHINGLES



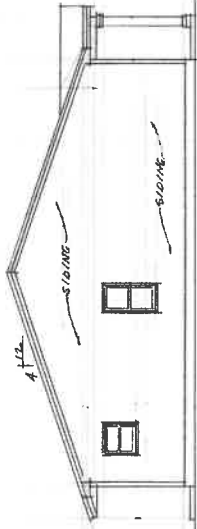
FRONT ELEVATION SCALE: 1/8" = 1'-0"

CONCEALED RIDGE VENT

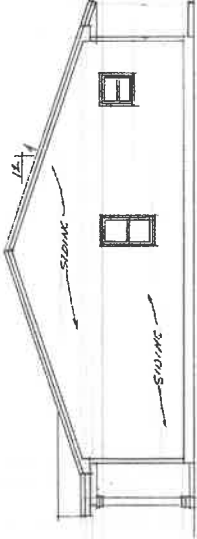
FIBERGLAS SHINGLES



REAR ELEVATION SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



NEW APARTMENTS
FOR PONTE CHRY

DATE	1-27-22
PROJECT	ALBERT W. DUVALL
DESIGNER	ALBERT W. DUVALL
NO.	A-3



BIRKIE AYER, P.E.
CIVIL ENGINEERING DESIGN & PLANNING
300 Broad Street, Augusta, Georgia 30601
Tel: (706) 722-8800 Fax: (706) 722-8188
Email: - birkie@bypncd.com

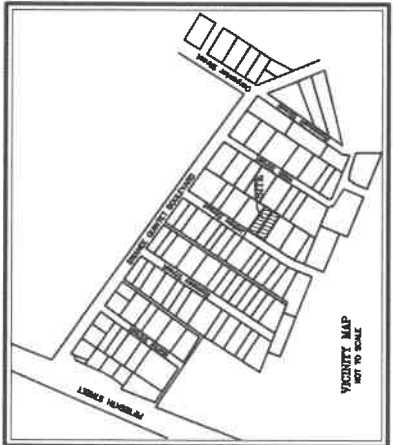
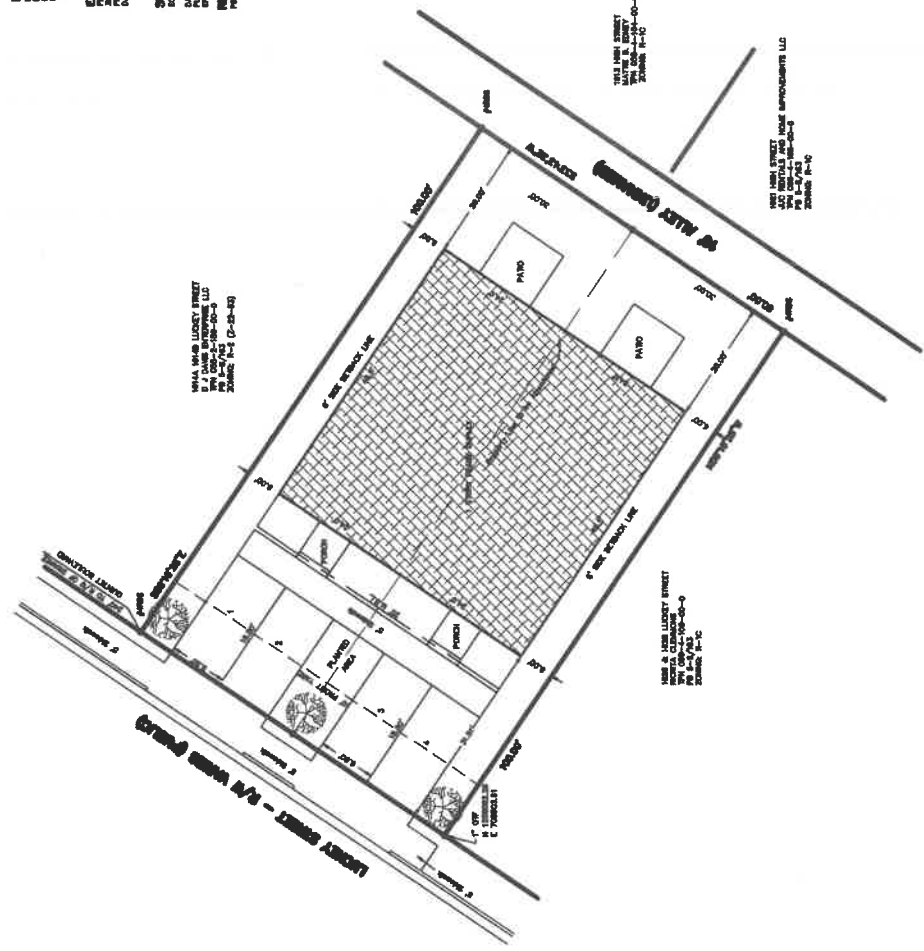


PROJECT NO. - 20-100000		DATE - 6/26/2018	
SHEET NO. - 1		SHEET TOTAL - 1	
PROJECT NAME - 119TH G.M.D., CITY OF AUGUSTA, RICHMOND COUNTY, GEORGIA			
PREPARED FOR - D J DAVIS ENTERPRISE LLC			
PROJECT LOCATION - 1022 & 1024 LUCKY STREET			

SURVEY DATA
SURVEYED BY: BIRKIE AYER, P.E.
DATE OF SURVEY: 6/26/2018
TYPE OF SURVEY: ALTIMETER
METHOD OF SURVEY: ALTIMETER
REFERENCE: 119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET
DATE: 11/14/2018

LEGEND
BIRKIE AYER, P.E.
CIVIL ENGINEERING DESIGN & PLANNING
300 Broad Street, Augusta, Georgia 30601
Tel: (706) 722-8800 Fax: (706) 722-8188
Email: - birkie@bypncd.com

1	119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET
2	119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET
3	119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET
4	119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET
5	119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET
6	119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET
7	119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET
8	119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET
9	119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET
10	119TH G.M.D. PLAT 1022 & 1024 LUCKY STREET



Planning Commission
Z-25-36
October 6, 2025

1622 and 1624 Luckey Street

Aerial

 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/24/2025 PE22633

Augusta, GA Disclaimer

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0 150 Feet



Request: A Change of Zoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to develop a duplex, affecting properties containing approximately 0.14 acres located at 1622 and 1624 Luckey Street.
Name: Birkie Ayer on behalf of D J Davis Enterprise, LLC
Parcels: 058-4-102-00-0 and 058-4-101-00-0

Planning Commission
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1622 and 1624 Luckey Street

Current Zoning

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 R-1B: One Family Residential

 R-1C: One Family Residential

 R-1D: One Family Residential

 R-2: Two Family Residential

 R-3B: Multiple-Family Residential



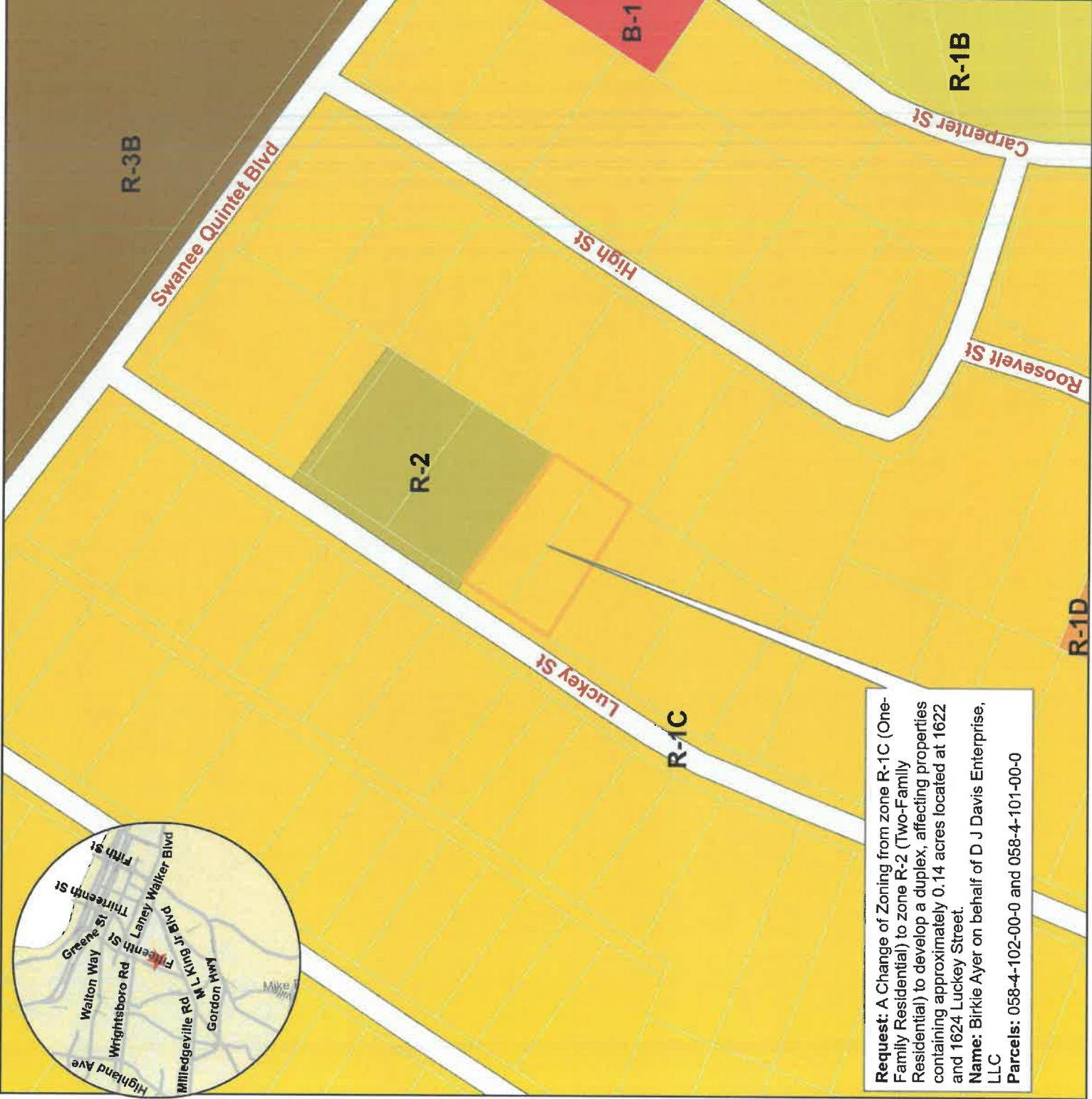
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1622 and 1624 Luckey Street

Future Zoning

 Subject Property

Zoning Classification

 B-1: Neighborhood
Business

 R-1B: One Family
Residential

 R-1C: One Family
Residential

 R-1D: One Family
Residential

 R-2: Two Family
Residential

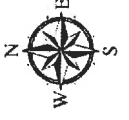
 R-3B: Multiple-Family
Residential



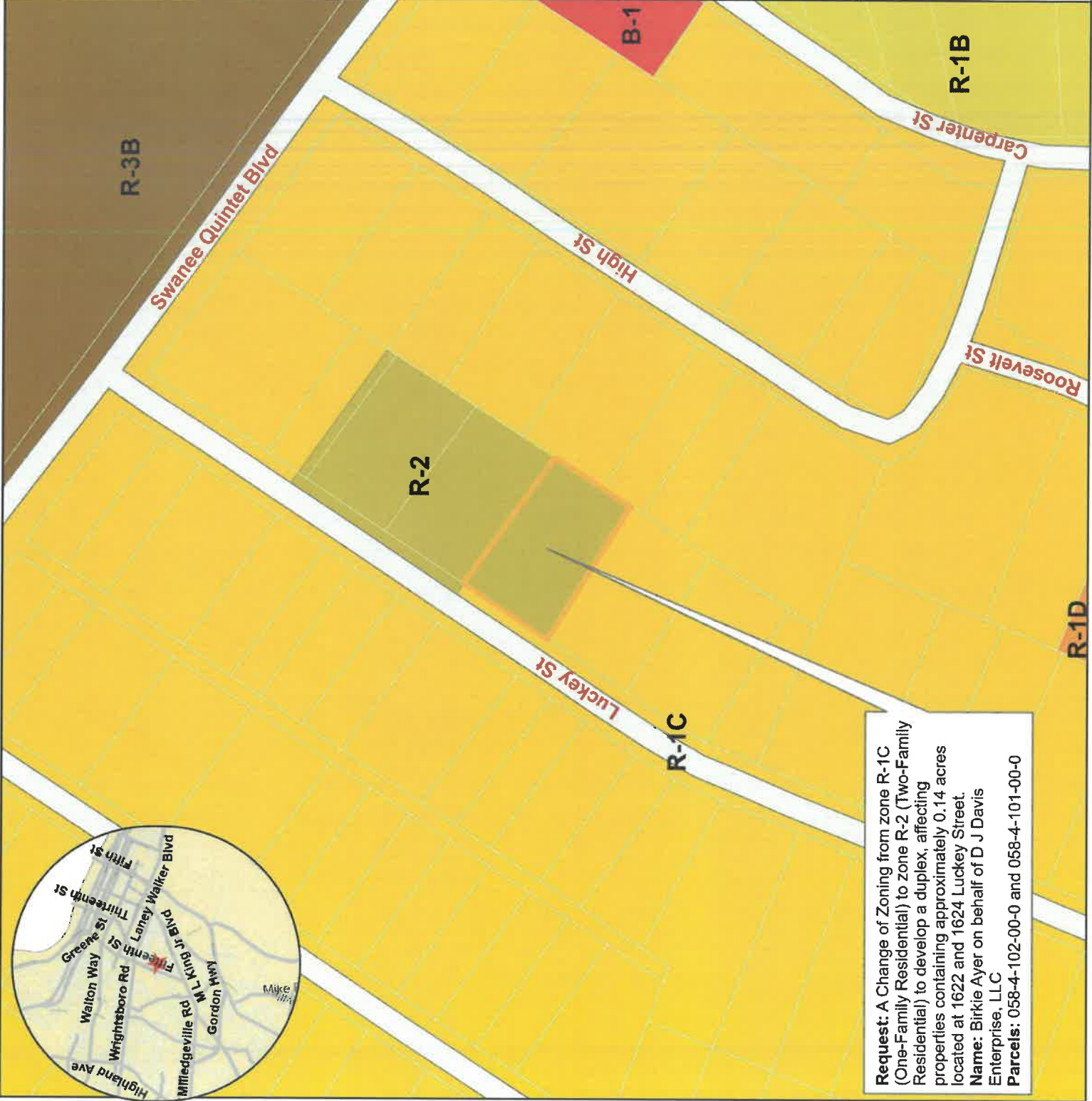
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