

Hearing Date: July 1, 2024

Case Number: Z-24-25

Applicant: Locke McKnight

Property Owner: Stables Management &
Development

Property Addresses: 728 Heard Ave, &
2083 Heckle St

Tax Parcel No(s): 035-3-215-00-0, &
035-3-238-00-0

Current Zoning: R-3C (Multiple-Family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 3: Catherine Smith McKnight

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amend condition #2 in zoning case Z-24-11 to revise the maximum building height from 2 to 2.5 stories in the R-3C zone.	Apartments	Section 18

SUMMARY OF REQUEST:

This petition seeks to amend condition #2 in zoning case Z-24-11 to revise the maximum building height from 2 to 2.5 stories. The maximum building height pertains to the requirements stated in Section 8-6 of the Comprehensive Zoning Ordinance for properties located in R-1 (One-Family Residential).

The initial request was presented to the Planning Commission on February 5, 2024, to rezone the property from R-3B to R-3C and was approved with the following conditions:

1. The petitioner acknowledges that approval of the rezoning shall not constitute approval of the concept plan as presented with the application. An approved site plan developed in accordance with all applicable regulations is required prior to construction.
2. The proposed apartment building shall be limited to two stories in height and shall not contain more than 30 units.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan update, the property is located within the Old Augusta character area. The Comprehensive Plan recommends "medium and high-density housing in both new structures and existing buildings" while also recommending "infill residential development at densities compatible with the surrounding area".

FINDINGS:

1. The Augusta Commission approved the rezoning request to R-3C with the conditions stated above.
2. Homes along Warren Street are 1 story in height and homes along Heard Avenue are 1 to 1.5 stories in height.
3. A conceptual site plan and elevations were submitted with this application. Staff reached out to the applicant on June 20, 2024, requesting the proposed building height and were provided the information on June 21, 2024, stating that the building will not be any higher than the 45-foot limit set forth by the Ordinance.
4. Staff reached out to the applicant on June 26, 2024, requesting to confirm the proposed building width and was provided the information on June 27, 2024, stating that the building width dimensions will be 58 feet by 148 feet.
5. The revised conceptual plan submitted with this application does not reference a 30-foot front setback for lots to be developed within the R-3C zone.
6. Site topography slopes downward from the southwest corner to the northeast corner of the property (approx. 228 to 194 feet above sea level).
7. Public water and sewer are present in the area.
8. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, all roads surrounding the subject property are local roads; nearby Walton Way is a minor arterial route.
9. According to the FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
10. According to Augusta-Richmond County GIS data, there are no wetlands located on the property.
11. Surrounding properties are mostly zoned R-1B and R-1C, with a bit of R-2 properties. There are other R-3 properties in the vicinity, and zoning along the nearby stretch of Walton Way is largely professional-to-commercial.
3. Expansion of the apartment complex is consistent with aspects of the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.
12. As of June 20, 2024, staff have not received any inquiries regarding the petition.

RECOMMENDATION: The Planning Commission recommends Approval of this request to amend condition #2 with the following conditions:

1. The proposed apartment building shall not exceed 45 feet in height, 148 feet in width, and shall not contain more than 30 units.
2. All exterior HVAC units shall be screened to match the exterior architectural feature design. Final exterior architectural feature design shall be subject to approval by the Planning & Development Director or his/her designee.
3. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.

**Augusta-Richmond County
Planning Commission
Staff Report**

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.



STABLES MANAGEMENT DEVELOPMENT

Locke McKnight, President
Jay Grant, Officer
Jgrant.gsc@yahoo.com

2083 Heckle Street
Augusta, Georgia 30904
Phone: (706) 496-2002

April 15, 2024

Attn: Kevin Boyd

RE: Modify Zoning

Kevin,

Please find this letter as Stables Management & Development petition to modify zoning. I hereby request a rezoning modification for the purpose of obtaining a maximum height of 2 1/2 stories. We are currently zoned R-3C and are limited to 2 stories. Per the Complete Comprehensive Zoning Ordinance we should have been limited to 2 1/2 stories as that is the maximum height of a property zoned R-3A, which is the lowest in our Multi-Family Residential class. After the last zoning meeting we spoke with the property owner of 2023 Warren Street, Frank Bronander. He expressed support for a taller building rather than a longer one. As 222' long two story building would definitely block his view shed as outlined by exhibit (1).

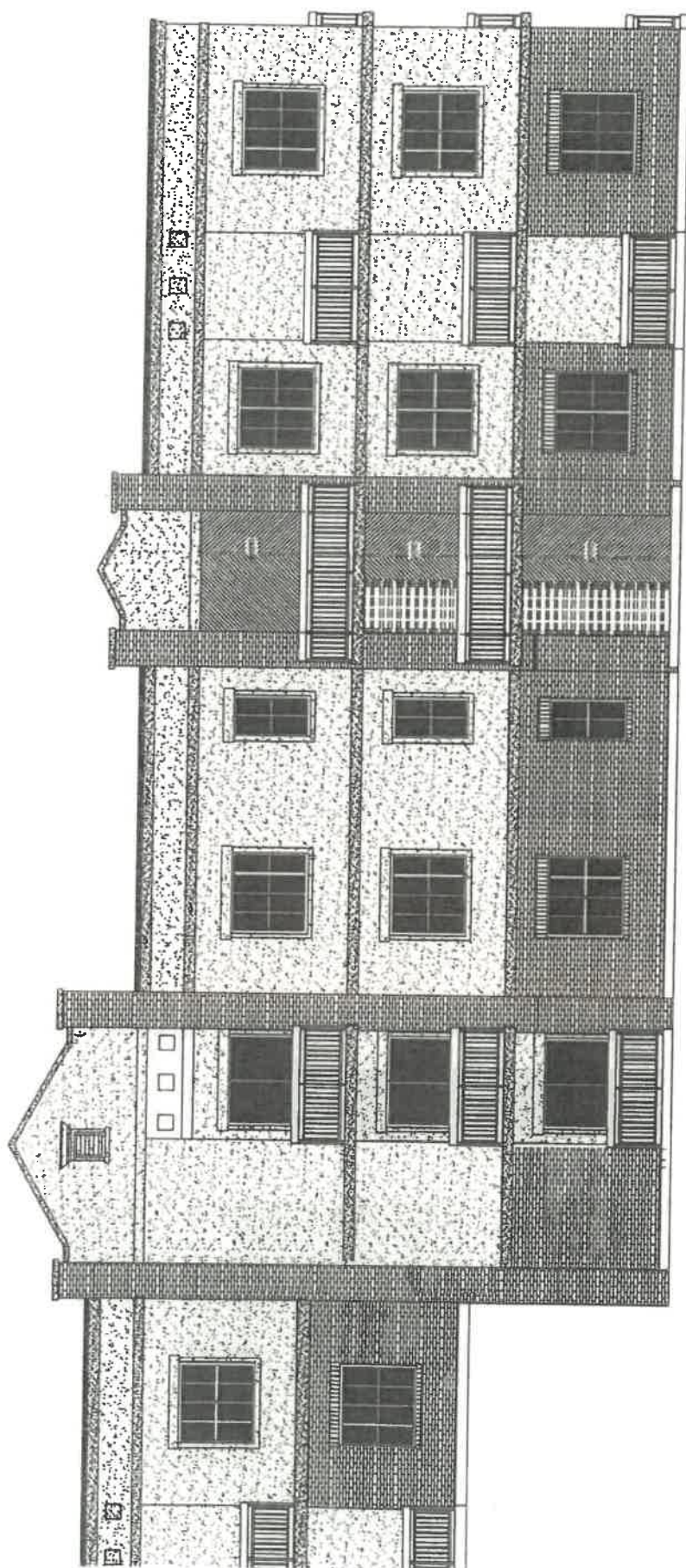
Again, we are only here to modify condition number (2) to reflect the maximum height of 2 1/2 stories as allowed by the ordinance. If you have any questions please don't hesitate to reach out.

Thanks,

A handwritten signature in black ink, appearing to read 'Locke McKnight', written over a white background.

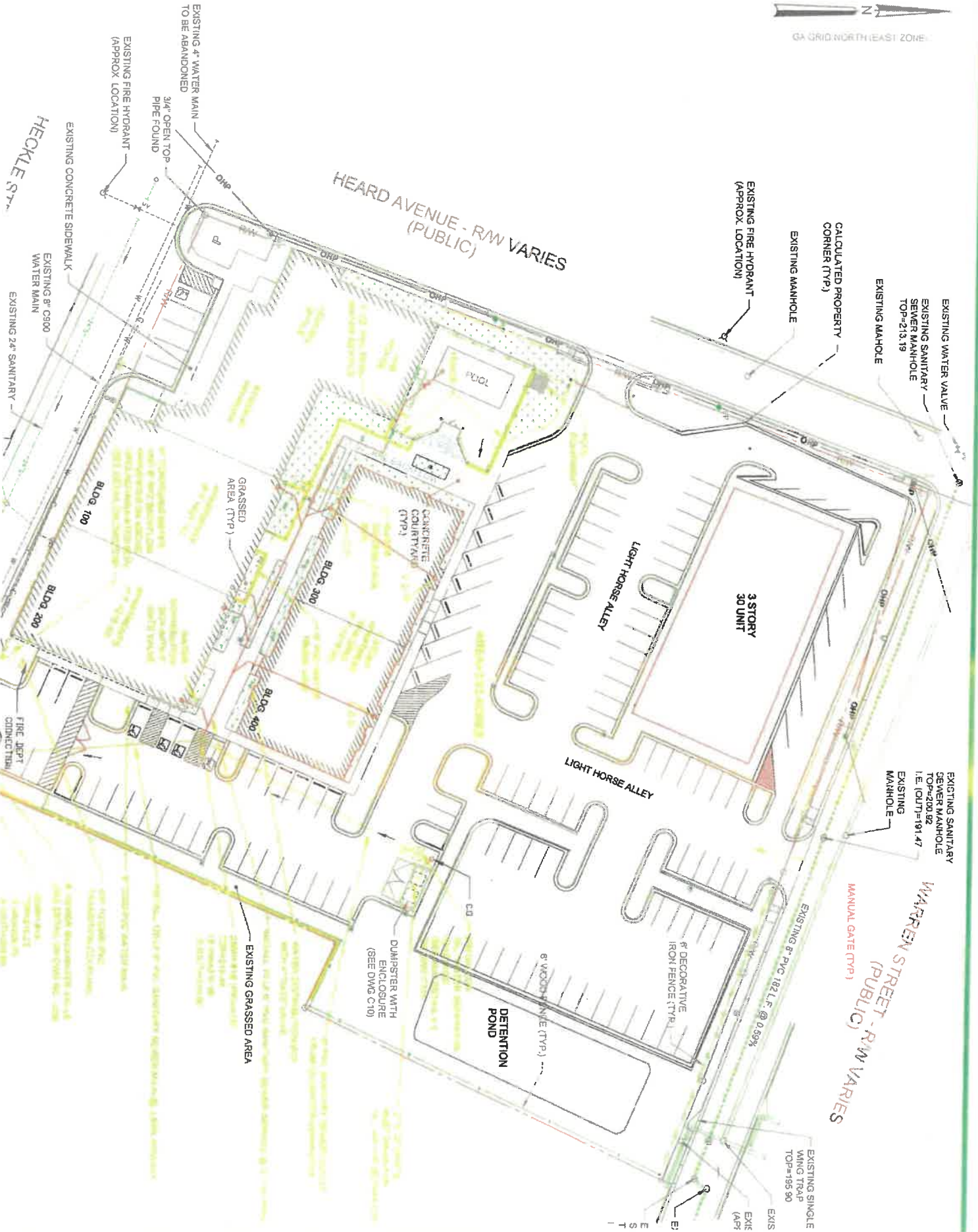
Locke McKnight

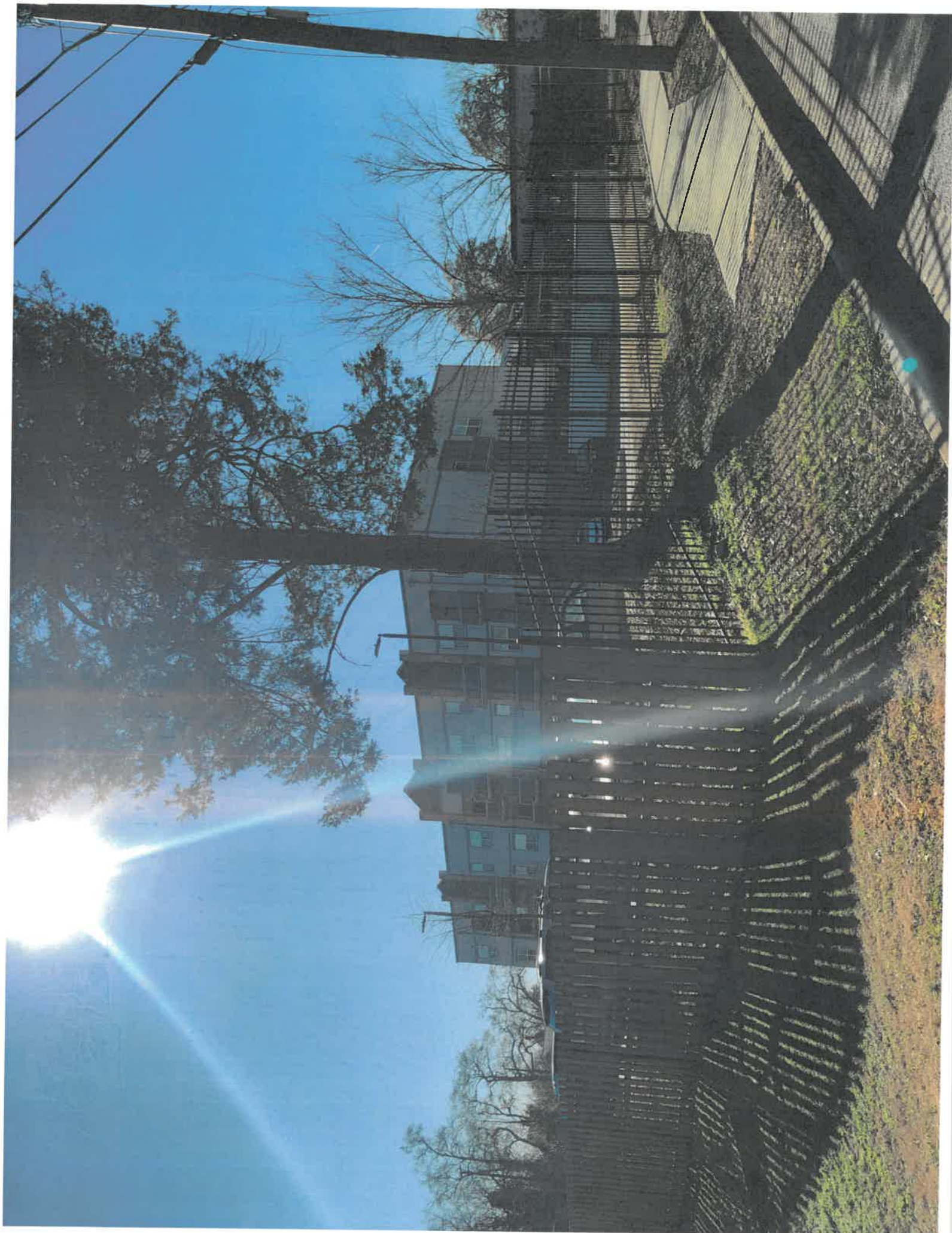
Stables Management Development





GA GRID NORTH (EAST ZONE)





Planning Commission
Z-24-25
July 1, 2024

**728 Heard Avenue
 and 2083 Heckle Street**

Aerial

Legend

 **Subject Property**



Produced by: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 6/11/2024 q22178

This data was prepared by the City of Augusta and is not intended to be used for any other purpose. The City of Augusta is not responsible for any errors or omissions in this data. The City of Augusta is not responsible for any damages or losses resulting from the use of this data. The City of Augusta is not responsible for any claims or liabilities resulting from the use of this data. The City of Augusta is not responsible for any claims or liabilities resulting from the use of this data.



Request: Amend condition 2 on zoning case Z-24-11 that states the apartment building shall be limited to 2 stories affecting property containing approximately 3.21 acres located at 728 Heard Avenue and 2083 Heckle Street.
Name: Locke McKnight on behalf of Stables Management and Development
Parcel#: 035-3-215-00-0, 035-3-238-00-0

Planning Commission
Z-24-22
June 3, 2024

2883 Gordon Highway

Future Zoning

Legend



Subject Property

Zoning Classification

B-1: Neighborhood Business

B-2: General Business

P-1: Professional

R-1: One Family Residential

R-1B: One Family Residential

R-1C: One Family Residential

R-1E: One Family Residential

R-2: Two Family Residential

R-3A: Multiple-Family Residential

R-3C: Multiple-Family Residential

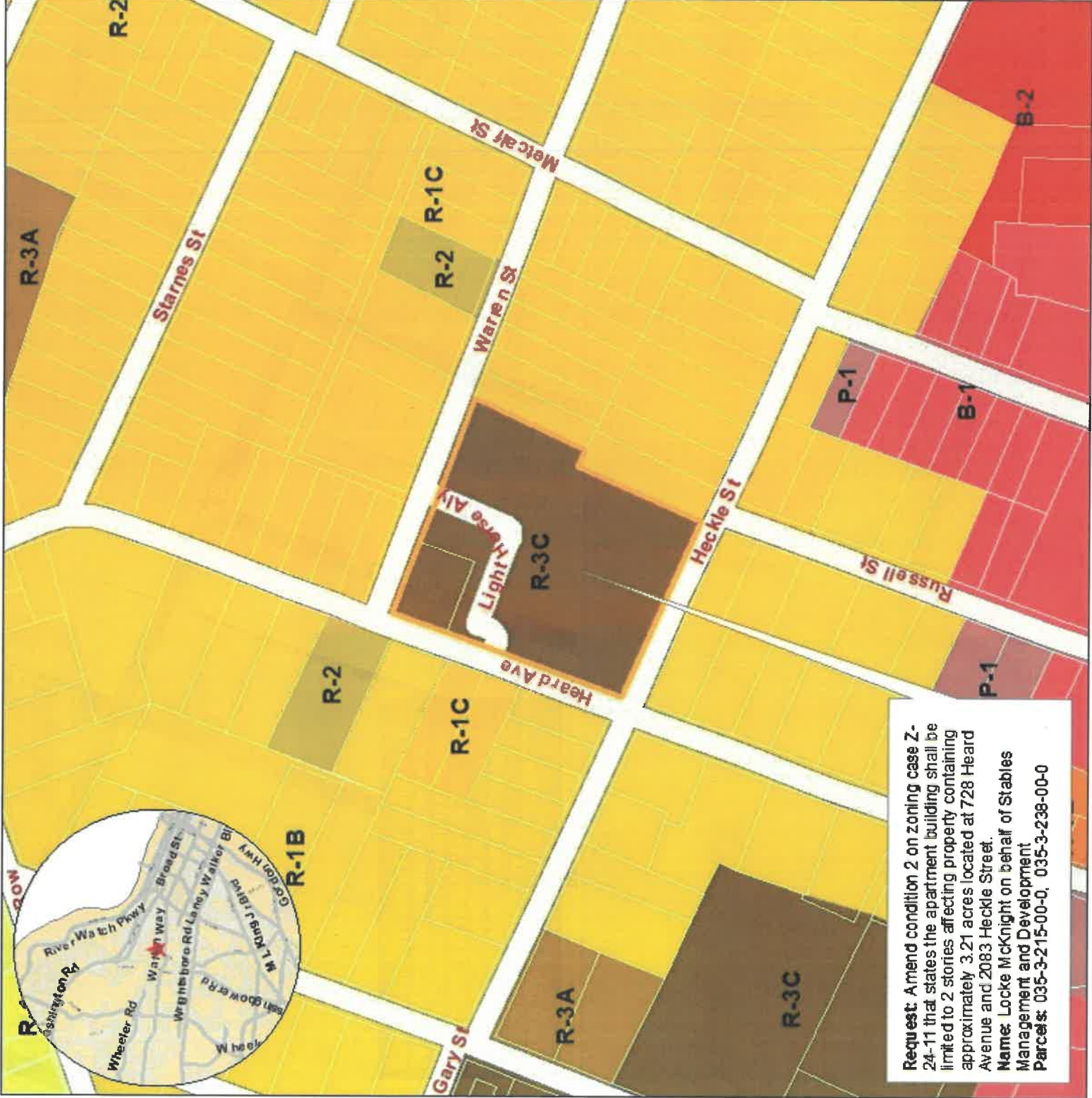
R-3C: Multiple-Family Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
6/12/2024 d22178

Augusta, GA 30901

This document is prepared for the City of Augusta, Georgia. It is not intended to be used for any other purpose. The City of Augusta, Georgia, is not responsible for any errors or omissions in this document. The City of Augusta, Georgia, is not responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this document. The City of Augusta, Georgia, is not responsible for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of this document.



Request: Amend condition 2 on zoning case Z-24-11 that states the apartment building shall be limited to 2 stories affecting property containing approximately 3.21 acres located at 728 Heard Avenue and 2083 Heckle Street.
Name: Locke McKnight on behalf of Stables Management and Development
Parcels: 035-3-215-00-0, 035-3-238-00-0