

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

Case Number: Z-24-01

Hearing Date: Wednesday, January 3, 2024

Applicant: Peter Tuchyna

Property Owner: Imani Willingham

Address of Property: 3959 & 3957 Carolyn Street, Augusta, GA 30909

Tax Parcel #: 051-0-251-00-0 & 051-0-252-00-0

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

Commission District: 3 (C. McKnight)

Super District: 10 (W. Guilfoyle)

Fort Eisenhower Notification Required: N/A

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Rezone from R-1 to R-1B	Detached single-family homes	Section 10-1

Summary of Request:

This petition involves a 1.41-acre property consisting of two contiguous vacant parcels located at 3959 and 3957 Carolyn Street. Currently both parcels are consolidated under the property address 3959 Carolyn Street and are zoned as R-1 (One-family Residential). The applicant is requesting to rezone the property to R-1B (One-family Residential) to create two separate properties for residential development.

Comprehensive Plan Consistency:

These properties are in the Belair Character Area. The 2023 Comprehensive Plan's vision for the Belair Character Area includes land uses and development patterns typical of suburban developing areas, rural residential areas, and highway commercial corridors. These development patterns are influenced to one extent or another by the area's proximity to Doctor's Hospital, Fort Eisenhower, regional shopping centers (e.g., Augusta Mall and Augusta Exchange), Interstates 20 and 520 and Jimmie Dyess Parkway.

Findings:

1. According to the previously approved subdivision plat recorded on October 13, 2023, by authority of the Augusta Planning & Development Department, the subject property was combined into a single parcel under the property address 3959 Carolyn Street where approximately 61,420 square feet or 1.41 acres are zoned as R-1.
2. The applicant seeks to subdivide the existing parcel into two 76.71-foot-wide parcels.
3. The proposed developments will be 50 feet by 50 feet, approximately 22,913 square feet or 0.526 acres is one proposed residence, and the other is approximately 31,929 square feet or 0.733 acres.
4. The current R-1 zoning requires a minimum street frontage of 100 feet. The proposed parcels require R-1B zoning to meet the minimum street frontage of 75 feet.
5. According to the Augusta-Richmond County GIS measurement tool, there are ten (10) consecutive properties within the approximate vicinity of the subject property that also do not meet the R-1 zoning requirements.
6. No sidewalks currently exist along Carolyn Street within the vicinity of the subject property.
7. Carolyn Street is identified as a local residential road on the Georgia Department of Transportation (GDOT) Function Classification map, 2017.
8. Augusta Transit service does not serve the subject property.
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 Wetlands Layer, there are no wetlands on the property.
11. The proposal is consistent with aspects of the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.
12. At the time of completion of this report staff has not received any inquiries regarding this application.

Recommendation: The Planning Commission recommended **Approval** of the rezoning request changing the zoning of the property to R-1B with the following condition(s):

1. Development of the properties 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.

Peter Truchya
Co-Owner

BZA
Planning and zoning
535 Telfair Street
Augusta Ga 30906

Subject: Letter of Intent for Acquisition and Rezoning of 3959 Carolyn Street and 3957 Carolyn Street, Augusta, GA 30909

I am writing to formally express our intent to acquire and rezone two contiguous lots located at 3959 Carolyn Street and 3957 Carolyn Street, Augusta, GA 30909. Currently, both lots are consolidated under the property address of 3959 Carolyn Street and are zoned as R-1, necessitating a minimum lot frontage of 80 feet.

Our interest in this property stems from the potential to subdivide the lots, creating distinct parcels for residential development. Specifically, we plan to construct a new home on the reconfigured 3959 Carolyn Street and reside in it. Simultaneously, we intend to build a new home on the reconfigured 3957 Carolyn Street for future sale.

The existing property configuration does not adhere to the minimum lot width requirement of 80 feet due to a 7-foot encroachment on the seller's property. The adjacent neighbor, responsible for the encroachment, has purchased the affected portion to rectify the situation. Unfortunately, the seller was unaware of the minimum lot width requirement initially and believed selling the encroached land would resolve the issue. It was only later that the zoning requirements came to her attention.

To overcome this zoning challenge, we seek the rezoning of lot 3957 Carolyn Street from R-1 to R-1B. The R-1B zoning designation, with a minimum lot width of 75 feet, is essential for creating two separate lots for residential construction, as previously outlined. This rezoning is crucial for

our development project, as the current lot size is impractical for residential construction, and meeting the existing zoning requirements would be financially burdensome.

We intend to initiate the rezoning process promptly and, upon successful rezoning, proceed with the purchase of the properties. Recognizing the significance of adhering to local zoning regulations, we commit to working closely with the appropriate authorities to ensure compliance.

We are enthusiastic about the potential this property presents and eagerly anticipate your cooperation in facilitating the rezoning and purchase. Please consider this letter as our formal expression of interest in acquiring and rezoning the aforementioned lots.

Should you have any questions or require additional information, please do not hesitate to contact us at capitalrisebuilders@gmail.com. We look forward to a positive response and a successful transaction.

Thank you for your attention, and we eagerly anticipate the opportunity to collaborate on making this project a reality.

Sincerely,

Peter Tuchyna
Co-Owner

CaptialRise LLC

11/22/23

: PLAT B: 18 P: 188
Recorded: 10/13/2023 03:33 PM
Doc # 2023027436 Pages: 1 Fees: \$10.00
Attorney: Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
File Participant IDs: 1653663255,

STATE CERTIFICATION

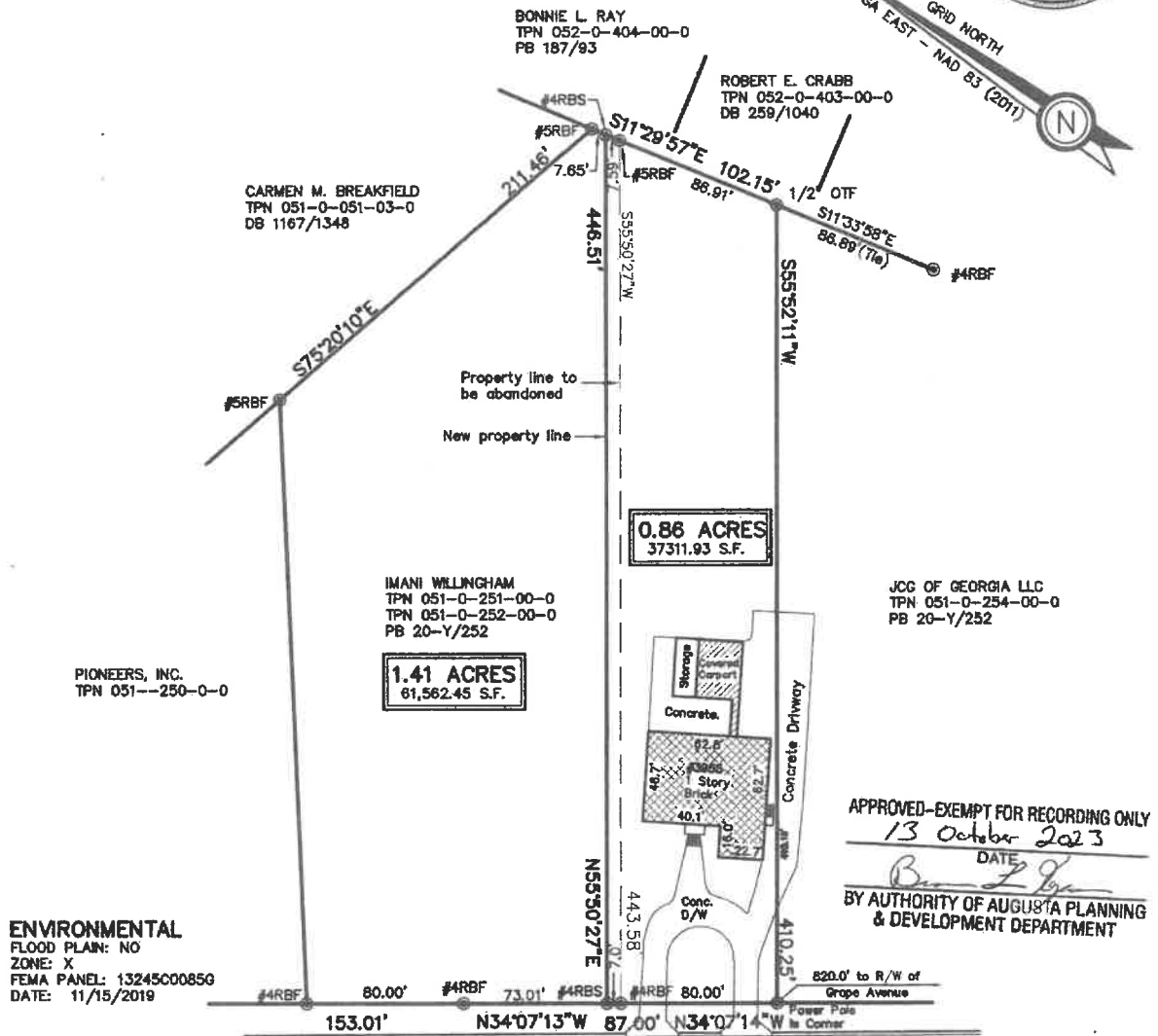
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidence by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

REFERENCES

PB 20-Y/252
PLAT FOR KELLY BY DILLARD, DATED 10/26/2011 (UNRECORDED)
AS-BUILT PLANS OF BELAIR HILLS ESTATES.



Reserved for Clerk of Court



ENVIRONMENTAL
FLOOD PLAIN: NO
ZONE: X
FEMA PANEL: 13245C00850
DATE: 11/15/2019

SURVEY DATA

EQUIPMENT USED: TOPCON GPT3000LW
TRIMBLE SPECTRA TS-80
200' TAPE, PRISM
DATE OF SURVEY: 9/25/2023
PLAT CLOSURE: 1/212,967
ERROR OF CLOSURE: 0.003', NO ADJUST
ORDERED BY: RENEE KELLY

CAROLYN STREET - 60' R/W

LEGEND

RBS REBAR SET
RBF REBAR FOUND
OTF OPEN TOP PIPE FOUND
NSAB NAIL SET AT BASE
● PROPERTY CORNER



SUBDIVISION PLAT

FOR **RENEE M. KELLY & IMANA WILLINGHAM**

SUBDIVISION OF PROPERTY LOCATED IN BELAIR HILLS ESTATES, CITY OF AUGUSTA
G.M.D. 1269TH TAX PARCEL No. 051-0-253-00-0, 051-0-252-00-0 & 051-0-251-00-0

Prepared by **CAROLINA LAND SURVEYING, LLC**

Georgia Registered Land Surveyor No. 1880
1934 HIGHWAY 57 NORTH, LITTLE RIVER, S.C. 29566
Telephone: 803-646-1264
email: mgraham@carolinalandsurveying.com
jordan@carolinalandsurveying.com
ayercorp@bellsouth.net

0 30 60 120
Graphic Scale 1" = 60'

REVISIONS

STATE: GEORGIA

COUNTY: RICHMOND

JOB NO.: 23-14245

SCALE: 1" = 60'

FLD: JGA DRN: BA CHK: TMO

DATE: 9/25/2023

FILE: C-STREET/AYER

Monday, November 13, 2023



LOCATION

Property Address 3959 Carolyn St
Augusta, GA 30909

Subdivision Belair Hills Estates

County Richmond County, GA

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 061-0-251-00-0

Alternate Parcel ID 24850

Account Number

District/Ward County

2020 Census Trct/Blk 102.07/1

Assessor Roll Year 2021

PROPERTY SUMMARY

Property Type Residential

Land Use Residential Lot

Improvement Type

Square Feet

CURRENT OWNER

Name Willis Marilyn D

Mailing Address 299 Harris Ln Apt 1306
Gallatin, TN 37066-1218

SCHOOL ZONE INFORMATION

Belair K-8 School 1.0 mi

Primary Middle: Pre K to 8 Distance

Academy Of Richmond County High School 7.2 mi

High: 9 to 12 Distance

SALES HISTORY THROUGH 10/10/2023

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/17/2011	\$70,000	Willis Marilyn D	Kelly Essie T	Multi-Properties	2	1307/1940
12/30/2005		Kelly Essie T	Kelly Essie T	Deed Of Correction		1305/1753
12/30/2005		Kelly Essie T	Pioneers Incorporated	Deed Of Correction		1305/1751
12/30/2005	\$24,500	Kelly Essie T	Pioneers Inc	Land Market Sale		1039/2194

TAX ASSESSMENT


Appraisal	Amount	Assessment	Amount
Appraisal Year	2021	Assessment Year	2021
Appraised Land	\$25,200	Assessed Land	\$10,080
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$25,200	Total Assessment	\$10,080

Planning Commission
Z-24-01
January 3, 2024

3957 and 3959
Carolyn Street

Aerial

Legend

 Subject Property



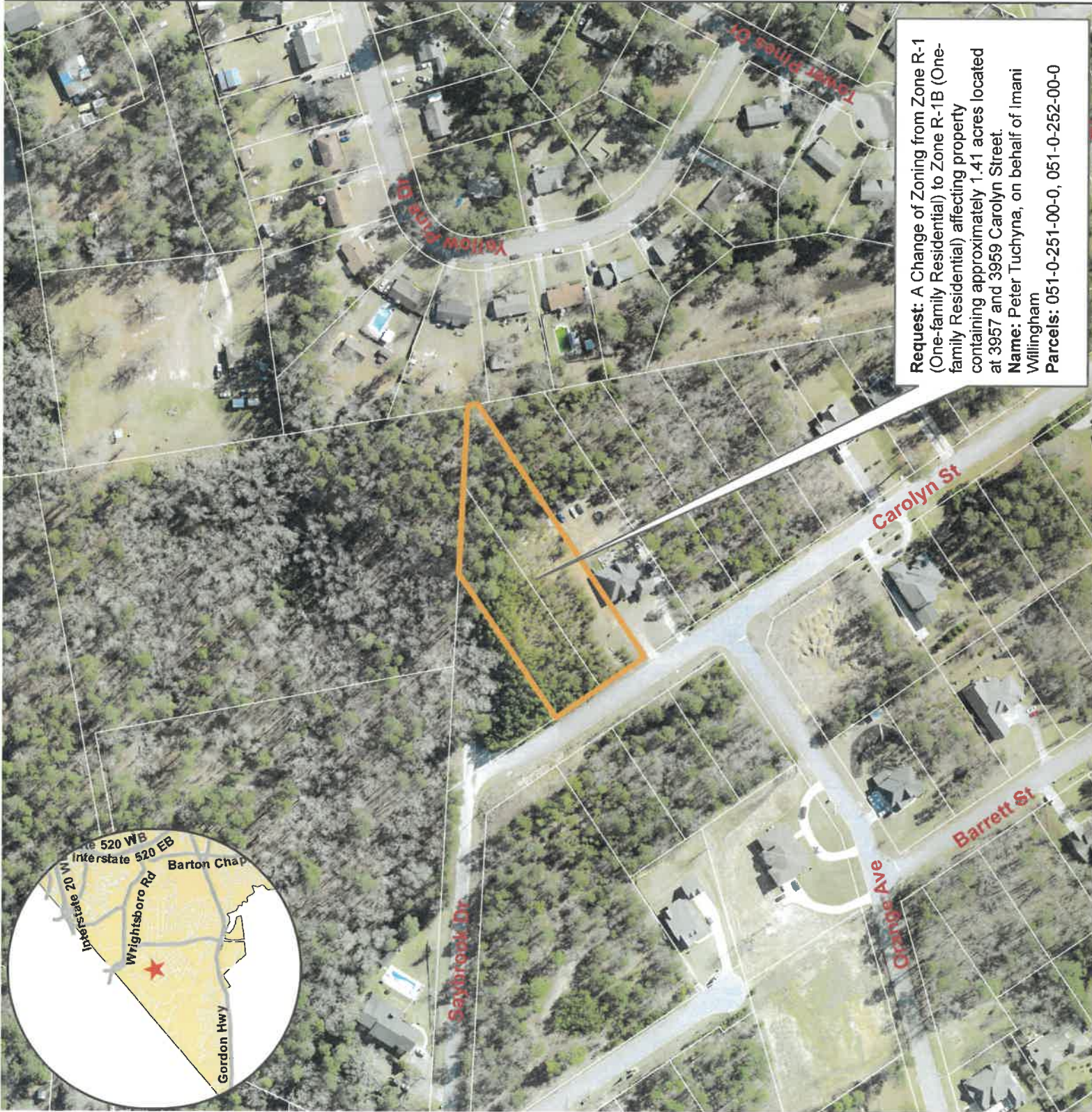
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
12/18/2023 MH18072

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-1B (One-family Residential) affecting property containing approximately 1.41 acres located at 3957 and 3959 Carolyn Street.
Name: Peter Tuchyna, on behalf of Imani Willingham
Parcels: 051-0-251-00-0, 051-0-252-00-0

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3957 and 3959
Carolyn Street

Future Zoning

Legend

 Subject Property

Zoning Classification

 A:

 R-1: One Family
Residential

 R-1B: One Family
Residential



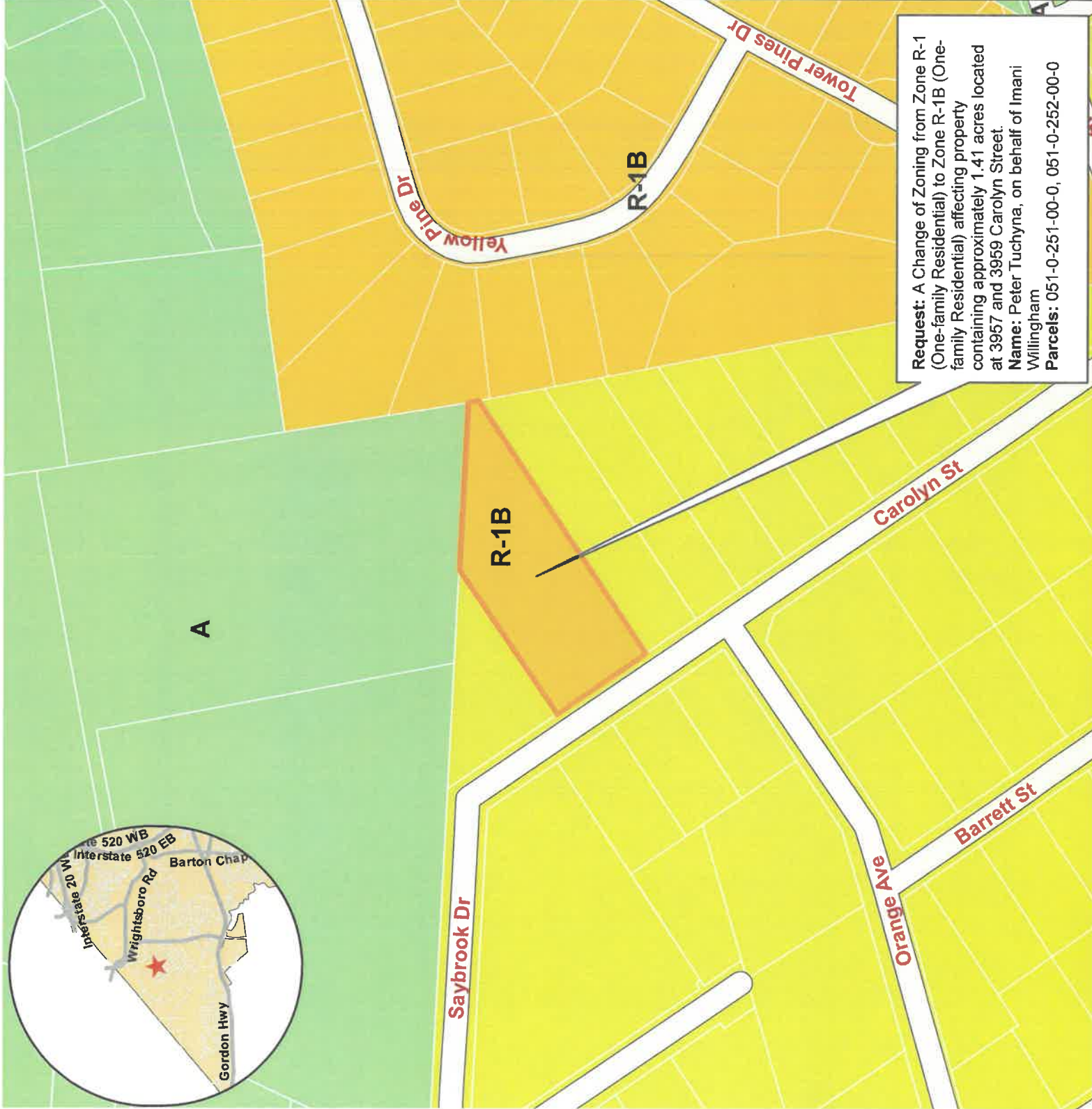
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