

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

Case Number: Z-24-02

Hearing Date: Wednesday, January 3, 2024

Applicant: Jonathan Thomas

Property Owners: Thoai Duy Tu

Address of Properties: 1377 Wrightsboro Road, Augusta, GA 30901

Tax Parcel #: 059-1-087-00-0

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

Commission District: 1 (J. Johnson)

Super District: 9 (F. Scott)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Comprehensive Zoning Ordinance
Rezoning from R-1C to R-3C	Multi-family Apartments in Existing Building	Section 18

Summary of Request:

The applicant requests to rezone the property from R-1C (One-family Residential) to R-3C (Multiple-Family Residential) consisting of approximately 0.19 acres. The property is located at the northeast corner of the intersection of Wrightsboro Road and Augusta Avenue. The purpose of the rezoning request is so the existing building can be converted into four (4) multi-family residences.

Comprehensive Plan Consistency:

In accordance with the Comprehensive Plan: Envision Augusta Augusta-Richmond County 5-Year Update, 2023, the property is in the Old Augusta Character Area. The vision for the Old Augusta Character Area is to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Recommended development patterns include the rehabilitation of existing single family homes, medium to high-density residential, office and commercial development in both new and existing structures.

Findings:

1. There are no previous zoning cases on file for the property.

2. According to the Richmond County Tax Assessors' Office the existing two story building on the property was constructed in 1953 and consists of 4,064 square feet with a 320 square foot accessory building.
3. The previous use of the existing building was commercial and residential.
4. The existing building is currently connected to the public potable water and public sanitary sewer systems.
5. The GDOT Functional Classification Map, 2017, classifies this portion of Wrightsboro Road from R.A. Dent Boulevard to James Brown Boulevard as a collector road and Augusta Avenue is classified as local road. There is a public transit route with transit stops along this portion of Wrightsboro Road.
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS Wetlands Layer there are no jurisdictional wetlands located on the property.
8. Properties to the north, east and west are zoned R-1C (One-family Residential) with single family homes located on them. Properties to the south across Wrightsboro Road and catty-corner to the property are zoned R-2 (Two-family Residential) and are currently vacant land.
9. The conversion of the existing building into four (4) apartments will create a residential density of 21 dwelling units per acre.
10. Rezoning the property to R-3C (Multiple-family Residential) is required to meet the residential density requirements in the Comprehensive Zoning Ordinance for the four (4) proposed residential dwelling units in the existing building on the property.
11. According to the applicant, the existing 320 square foot accessory building will be demolished.
12. The property currently has an ingress/egress point on Wrightsboro Road and Augusta Avenue.
13. The proposed four (4) residential dwelling units require a minimum of nine (9) parking spaces. The revised conceptual site plan submitted with the application indicates 8 parking spaces and one (1) handicap parking space, meeting off-street parking requirements.
14. One of the recommended development patterns in the Comprehensive Plan: Envision Augusta Augusta-Richmond County 5-Year Update, 2023, for the Old Augusta Character Area is rehabilitation of existing single family homes, medium to high-density residential, office and commercial development in both new and existing structures.
15. At the time of completion of this report, staff has not received any inquiries concerning this rezoning application.

Recommendation: The Planning Commission recommended Approval of the rezoning request to zone R-3C with the following conditions:

1. A six (6) foot tall wood privacy fence is required along the north and east property lines adjacent to the R-1C residential zoned properties to buffer the multi-family use.

2. 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.
3. 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: 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.

LETTER OF INTENT

ATTN:

To whom it may concern

From:

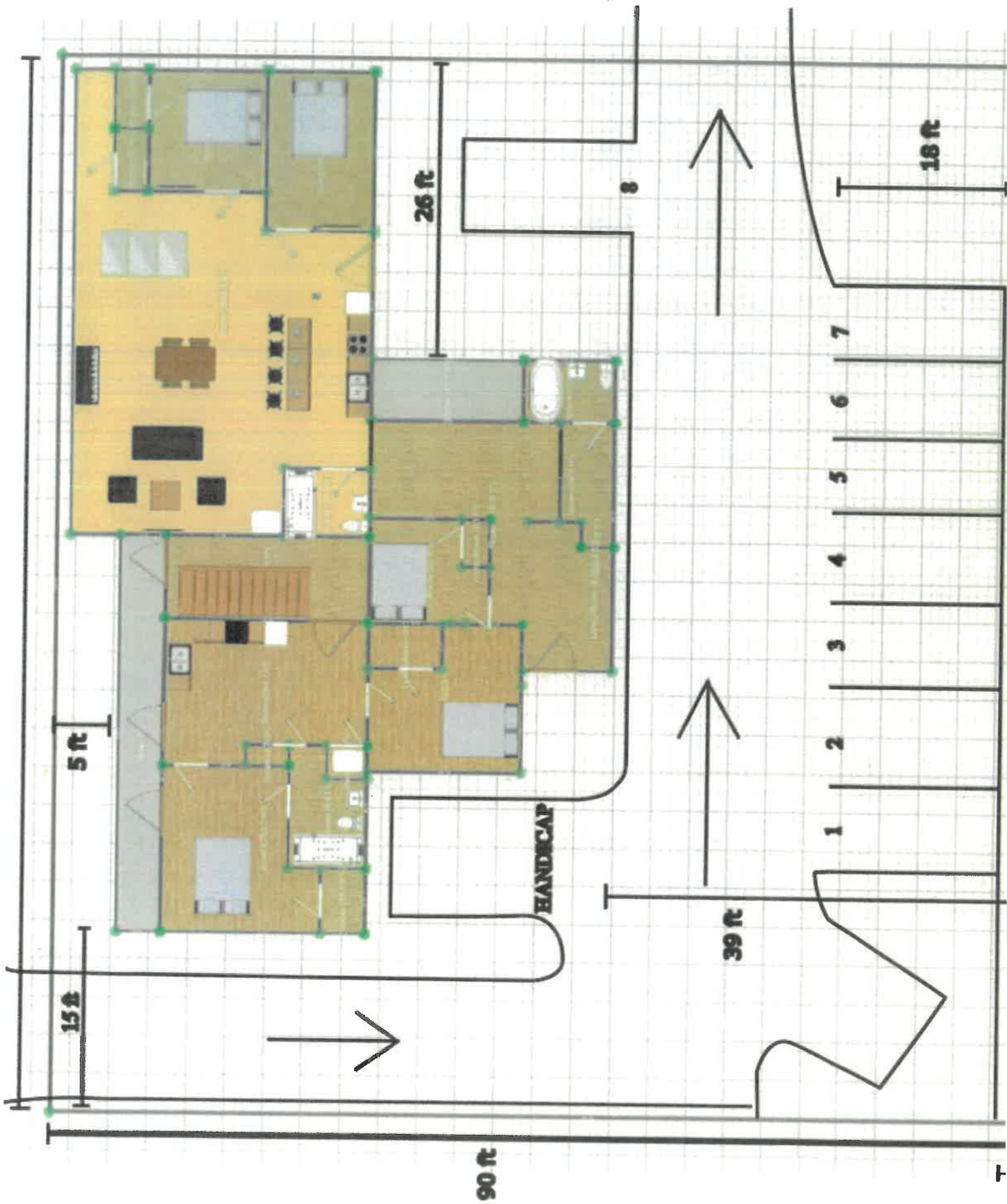
Jonathan Thomas
3032 Stallion Ridge
Graniteville, SC, 29829

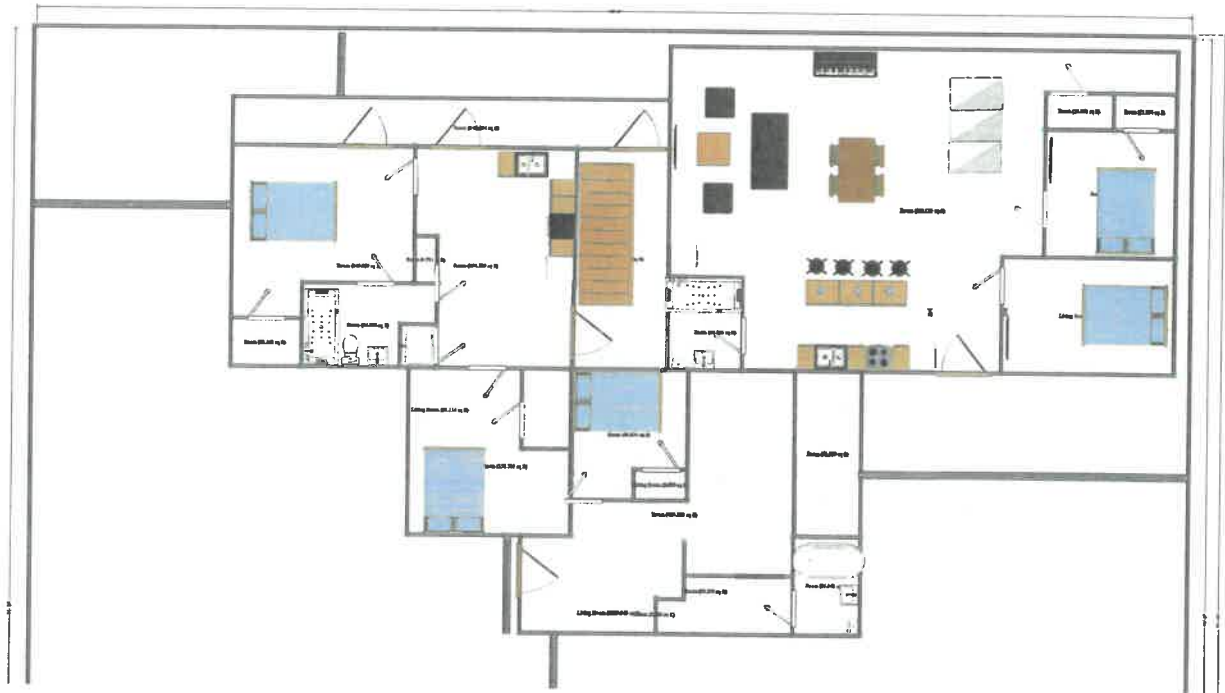
Greetings,

This letter is to express the intent of rezoning property 1377 Wrightsboro Road, Augusta, GA, 30901 from R-1C to R-3C with variance for yard/setback requirements.

Sincerely,

Jonathan Thomas



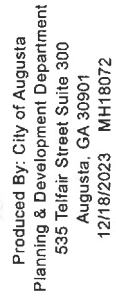




January 3, 2024

Aerial

Subject Property



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200 Feet




Planning Commission
Z-24-02
January 3, 2024

1377 Wrightsboro Road


Current Zoning

Legend

 Subject Property

Zoning Classification

 R-1C: One Family Residential

 R-2: Two Family Residential



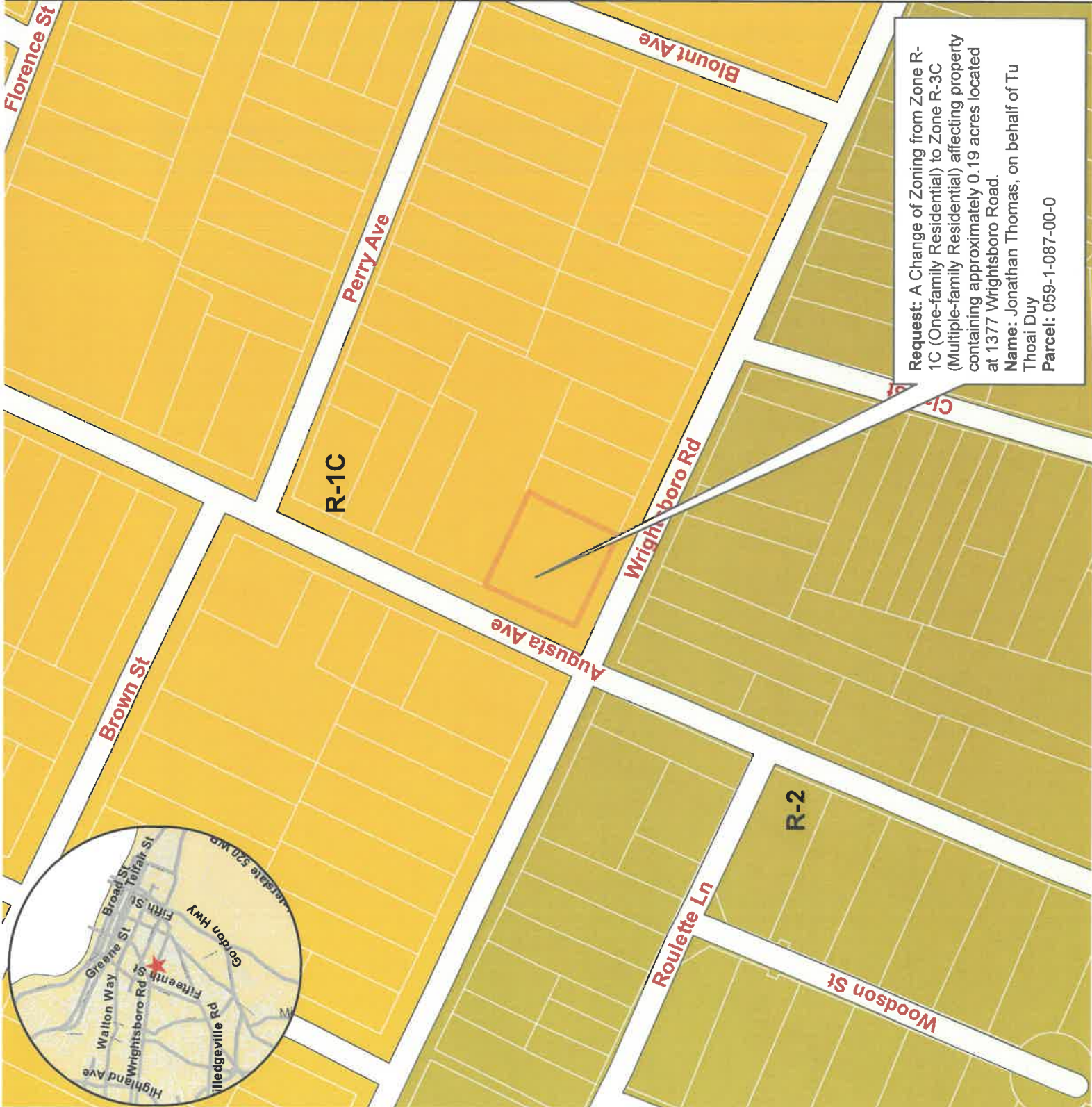
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12/18/2023 MH18072

Augusta, GA Disclaimer

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0 200 Feet




1377 Wrightsboro Road


Future Zoning


Legend

 Subject Property

Zoning Classification

 R-1C: One Family Residential

 R-2: Two Family Residential

 R-3C: Multiple Family Residential



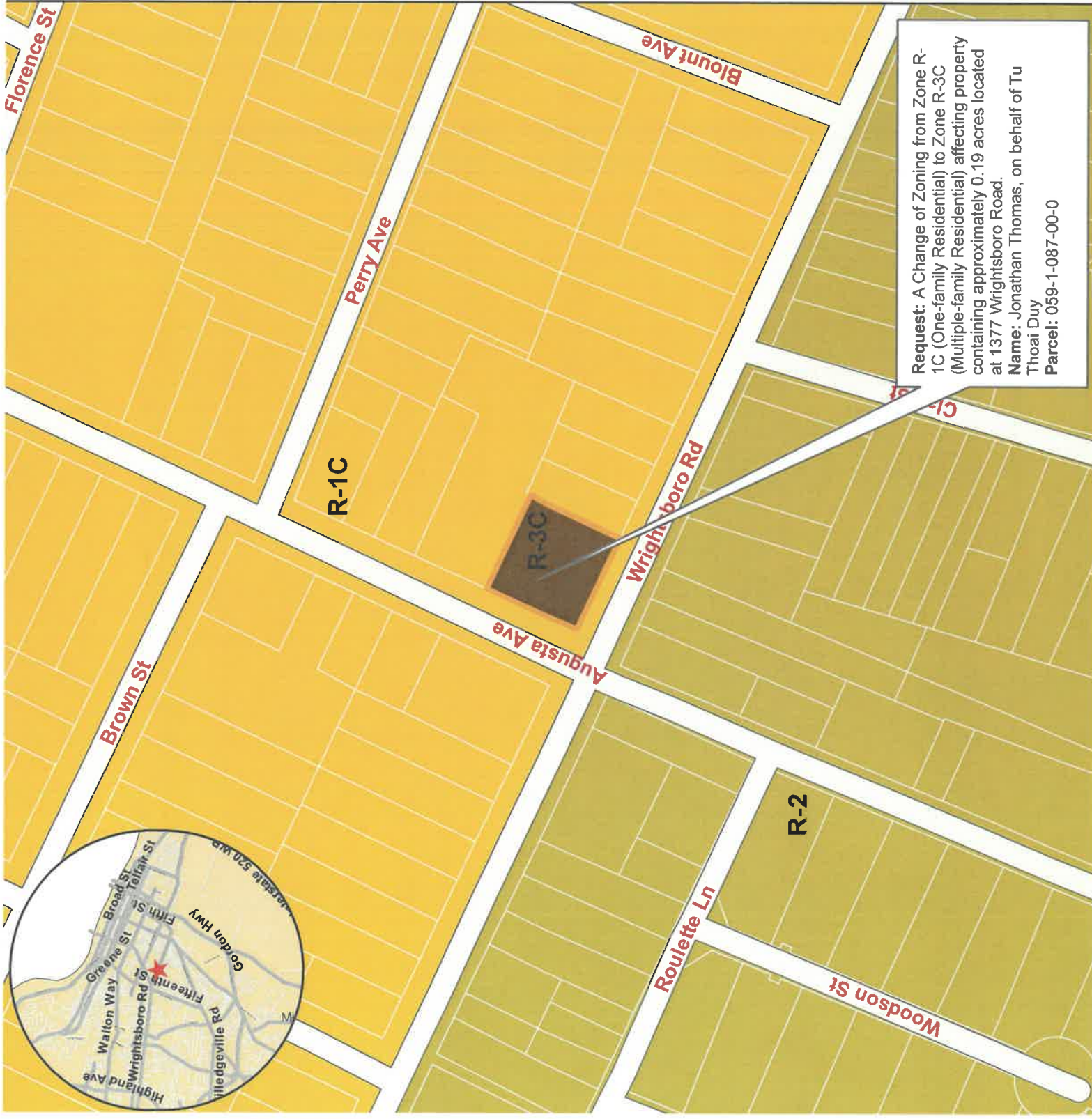
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0 200 Feet



Request: A Change of Zoning from Zone R-1C (One-family Residential) to Zone R-3C (Multiple-family Residential) affecting property containing approximately 0.19 acres located at 1377 Wrightsboro Road.
Name: Jonathan Thomas, on behalf of Tu Thoi Dui
Parcel: 059-1-087-00-0

