

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

**Case Number:** Z-23-54

**Hearing Date:** Wednesday, January 3, 2024 (Continued from December 4, 2023 meeting)

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**Applicant:** Realty One Group Visionaries

**Property Owner:** Laney Walker Development Corporation

**Address of Property:** 1312, 1314, 1408 and 1409 Steiner Avenue and 1733 Mill Street,  
Augusta, GA 30901

**Tax Parcel #:** 059-3-001-00-0, 059-3-026-00-0, 059-3-027-00-0, 059-3-028-00-0 and 059-3-029-00-0

**Present Zoning:** R-1C (One-family Residential) and LI (Light Industrial)

**Commission District:** 2 (S. Pulliam)

**Super District:** 9 (F. Scott)

**Fort Eisenhower Notification Required:** N/A

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Rezone from R-1C and LI to Planned Unit Development (PUD)	Mixed-Use Development	Section 19

**Summary of Request:**

This case involves 5 vacant parcels covering approximately 22.5 acres near the Turpin Hill neighborhood. The applicants request to develop a primarily residential community with a mixture of single-family attached/detached housing, multi-family apartments and commercial uses. The site directly abuts Steiner Avenue, Clay Street, Anderson Avenue, M L King Jr. Boulevard and Mill Street. A mill operated on the site for many years and hazardous materials have contaminated the soil. As a result, it is considered a brownfield and requires environmental cleanup.

*The Planning Commission voted to continue this item during its meeting held on December 4<sup>th</sup>. Updates to this staff report include results of the Phase II Environmental study and a revision to the conceptual site plan.*

### **Comprehensive Plan Consistency:**

The proposed development is located near the Turpin Hill neighborhood area which is part of the Old Augusta character area. This neighborhood was established prior to the 1940s and reflects the major characteristics of a traditional neighborhood. The older city neighborhoods have a predominance of single-family detached units on lots of similar size, residential uses separated from other uses, varied street patterns with sidewalks and limited off-street parking opportunities. The 2018 Comprehensive Plan recommends low-density, single-family development in areas where it is already the predominant land use. The applicant's proposal is compatible with the surrounding development patterns in the area.

### **Findings:**

1. The applicant seeks rezoning to a PUD to construct 47 detached housing units, *64 single-family attached townhome housing units*, 90 multi-family apartments and 5,400 square feet of commercial space.
2. According to the conceptual site plan submitted a total of 446 parking spaces are planned: 222 spaces for the single-family units, 135 spaces for the multi-family/commercial building and 14 spaces for the community center. The plan meets the minimum parking requirements.
3. The site has an overall density of *9.05 units per acre*.
4. Augusta Transit lines run along M L King Jr. Boulevard and Mill Street.
5. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, M L King Jr. Boulevard is identified as a minor arterial street, Mill Street is identified as a collector street and Steiner Avenue, Clay Street and Anderson Avenue are considered local or minor roads.
6. A Phase I Environmental study has been completed which assessed potential contamination levels of the site. Based on the report there was no tangible evidence of contaminants found onsite, however, it is believed that remnants of chemicals used to process cotton at the facility are not easily degraded and possibly remain onsite. A stockpile of broken up asphalt must be removed from the subject property to an appropriate landfill. A Phase II study was recommended to further assess potential contamination of the site, findings for the Phase II Environmental study is currently underway.
7. *Results of the Phase II Environmental study found that although numerous contaminants were identified in the soil, none were above levels requiring notification to the State of Georgia by the Hazardous Site Response Act (HSRA).*
8. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
9. The site is not located within any wetlands.
10. This rezoning is consistent with aspects of the 2023 Comprehensive Plan which supports revitalization of vacant and underutilized lots and greater housing opportunities.
11. Several sections of public rights-of-way adjacent to the site must be abandoned prior to development.

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 with the following conditions:

1. Permitted uses of the site be limited to single-family attached/detached housing, multi-family apartments, retail, professional offices, restaurants, and a fitness or recreational center.
2. The development shall be limited to no more than 47 detached housing units, *64 single-family attached townhome housing units*, 122 multi-family apartments, and 5,400 square feet of commercial space.
3. The total height of attached/detached residential buildings cannot exceed 2 ½ stories or 45 feet. The height of the proposed mixed-use building cannot exceed 6 stories or 72 feet.
4. The overall density of the site shall not exceed 10.5 units per acre.
5. The total commercial space shall occupy at least 5,400 gross square feet in area.
6. Single-family residential lots shall maintain a minimum front setback of 15 feet, side setbacks of 7.5 feet, and a rear setback of 20 feet (townhomes) / 20% lot depth (detached units). The multi-family parcel shall maintain a minimum front setback of 30 feet, side setbacks of 10 feet, and a rear setback of 25'.
7. 3.99 acres or 15% of the overall site shall be dedicated to public open space.
8. The maximum lot coverage for each lot shall be 70%, which does include parking and similar surface improvements. The residential attached/detached units must adhere to the lot coverage requirements outlined in Section 8-1 of the Comprehensive Zoning Ordinance.
9. A fence or screen wall in the required front yard shall not exceed 4 feet in height and no more than 6 feet in any side or rear yard.
10. Outdoor storage in the area comprised of attached/detached residential units shall reflect Section 8-1 of the Comprehensive Zoning Ordinance. Any outdoor storage on the mixed-use site shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.
11. No signage permitted in the area comprised of residential attached/detached units. No freestanding signs are permitted anywhere on the site. Building or wall-mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project more than 5 feet from the building wall it is attached except for canopy or awning mounted signs. Window signs may not occupy more than 20 percent of the area of any window. All signage must comply with Section 28-B of the Augusta Comprehensive Zoning Ordinance.
12. Install/improve sidewalks on all new and existing streets adjacent to the site to meet the latest adopted ADA standards.
13. New curb cuts must be permitted and comply with the standards of the Augusta Traffic Engineering Department.
14. The required off-street parking provided for the site must comply with Section 4-2 of the Comprehensive Zoning Ordinance.

15. Lighting in the parking lot be directed away from nearby residences.
16. Completion of Environmental Phase II study before issuance of a land disturbance/grading permit and must work with the Augusta Engineering Dept for remediation of any contaminated soils.
17. Final building elevations and materials of the proposed structures are subject to design review.
18. Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
19. Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
20. Building elevations must reflect those presented with this application.
21. Development of the property shall comply with all development standards and regulations 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.



# CRANSTON

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December 22, 2023

Mr. Kevin Boyd  
Augusta Planning and Development Department  
535 Telfair Street, Suite 300  
Augusta, Georgia 30901

Re: Realty One Mixed-Use Development  
Revisions to Rezoning Request  
Augusta, Georgia  
Our File No. 2023-0361

Dear Kevin,

We are submitting this letter on behalf of the developer be placed on the Planning Commission agenda for February's meeting. This application is the **revised** request for rezoning of TMPs 059-3-001-00-0, 059-3-029-00-0, 059-3-028-00-0, 059-3-027-00-0 and 059-3-026-00-0 from LI/R1-C to the Planned Unit Development (PUD) district. Please find the following documents enclosed:

- Revised General Development Plan Narrative;
- 4 Revised Concept Plans;
- 4 Revised Conceptual Landscape Plans;
- Phase II Environmental Studies.

We have revised the Concept Plan and GDP narrative considering the results of the Phase II Environmental Study. The major modification to the rezoning proposal was the adjustment of the proposed multi-family/commercial use tract. This tract is now situated on Tract "D" where the contaminated soil was encountered. This will allow the developer to construct the single-family areas in Phase I to generate revenue for remediation. The additional modifications to the proposal that resulted from this revision are as follows:

- Section 2.1.2 of the GDP now describes the contaminants found in the environmental study;
- Sections 3.1, 3.2.1 and 3.2.2 of the GDP states the revised locations of the allocated land uses;
- Section 3.2.4 now states the revised open space area shown;
- Section 4.4 of the GDP now states the revised densities. The allowable overall density has increased from 10 units/acre to 10.5 units per acre. This was a result of a more efficient single-family layout while maintaining 15% open space. The area allocations were also modified by approximately 1-acre;
- Section 4.5 of the GDP now requires a 30' setback off the existing railroad.

After completing a review of the staff report and recommendations from the initial submittal, the developer would like to request that staff consider some modifications to the following items:

- Open space be required at a minimum of 15%. This will allow some leeway during design due to the uncertainty of overall property acreage and acquisition of abandoned R/W. A boundary survey of the property is currently underway.
- The applicant would like to ask that two monument signs be permitted along Steiner Avenue. One would be designated for the Commercial/Multi-family development, and one would be designated for the Single-Family Development. Signs will be located outside public rights-of-way and design will be submitted during the plan approval process.

We trust that the information provided is suitable for your review and approval. Should you have any questions concerning this matter, please do not hesitate to contact us at your convenience.

Sincerely,

CRANSTON LLC

A handwritten signature in dark ink, appearing to read "Burt Fine", written in a cursive style.

Burt Fine

BSF/bsf  
Enclosures



**DEVELOPMENT PLAN  
NARRATIVE**

For

**REALTY-ONE MIXED USE DEVELOPMENT**

Prepared for

**Realty ONE Group Visionaries**

1106 Broad Street, Suite B  
Augusta, GA 30901

**Prepared by**



**CRANSTON**

452 Ellis Street  
Augusta, GA 30901

October 30, 2023  
**Rev. 1: December 22, 2023**

2023-0361



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## **Chapter 1 INTRODUCTION**

### **1.1 GENERAL**

The project site is comprised of 5 separate land tracts generally located at the eastern intersection of Steiner Avenue and Clay Street. All together the property comprises approximately +/-21.5 acres of land. The primary use of the property was warehousing up to the 2010's when the warehouses were demolished. The sites have been vacant since that time. The site's potential development brings a much needed influx of construction to the area.

The properties are currently zoned LI (Light Industrial) and R1-C (Residential). It is the desire of the owner to rezone the property to a PUD to allow for greater flexibility in mixed land uses including single-family detached residential, single-family attached residential, multi-family residential, and commercial.

### **1.2 PURPOSE OF NARRATIVE**

The purpose of this Narrative is to describe in writing the factors and characteristics which affect site planning, the existing and proposed infrastructure, the principals utilized in the design of the development and the specific elements of the proposed plan. It is the intent that this narrative together with the General Development Plan drawing will fully suffice to meet the requirements for submittal in the re-zoning of the property to a PUD district.

## **Chapter 2 SITE ANALYSIS**

### **2.1 SITE CHARACTERISTICS**

#### **2.1.1 Location**

The site is comprised of +/-21.5 acres that currently sits as undeveloped. Remnants still remain of the demolition that occurred in the early 2010's. The combined properties have frontage on Anderson Avenue, Clay Street, Steiner Avenue, and ML King Jr. Blvd.

#### **2.1.2 Tract Description**

The site primarily adjoins commercial properties, residential properties, or road right-of-way. The land has gentle slopes with the majority of the site draining towards a drainage ditch on the largest of the five-land tractor. The majority of the site is void of timber and the vegetation consists of low-lying ground cover. Several abandoned city right-of-way areas are present adjacent to, or bisecting the parcels to be developed. The infrastructure that previously existed in these areas has been demolished. It is the developer's intent to acquire portions of these right-of-way areas to allow connectivity of the development, and to relieve the municipalities of the maintenance responsibilities.

#### **2.1.3 Topography and Soils**

The property lies slightly below the intersection of the Piedmont Region and the Coastal Plain, commonly called the Fall Line. A strip of rolling land along this line, known as the Sand Hills encompasses this tract. Due to this circumstance, the soils can vary considerably across the site, but none are expected to provide insurmountable problems to the development of the land.

The topography on site indicates essentially flat terrain which is anticipated due to the location and based on past land uses. Elevations on the site range from 140' to 136'. Phase I and II environmental studies have been completed on the subject properties. A portion of Tract "D" showed evidence of contaminants in the soils along the existing railroad. This area will be developed in phase 2 of the construction sequence and soil remediation will be required.

#### **2.1.4 Wetlands**

Based on conversations with the developer's environmental consultant, no wetlands are present on the property.

#### **2.1.5 Hydrology**

The City of Augusta has adopted regulations which require that water flows during storm events from a given site not be increased onto downstream properties as a result of the development. Thus, nearly all developments have stormwater detention facilities where the excess runoff is stored for slower release downstream. As seen on the General Development Plan, the site will have several new detention ponds to treat stormwater quantity and quality. The site falls within the Phinizy Swamp Basin which ultimately discharges into the Savannah River.

#### **2.1.6 Flood Plain**

The presence of a recognized 100-year floodplain can have substantial impact to the planning for development of tract of land. Most local ordinances prohibit development in the floodway and limit development in the floodplain. According to Flood Insurance Map Panel No. C0130H, this property does not lie within an established 100-year flood plain.

## **2.2 EXISTING AND PLANNED INFRASTRUCTURE**

### **2.2.1 Water Service**

Water service to the development should be readily available at the site through the existing facilities currently onsite or the extensions of nearby water mains from Anderson Avenue and Steiner Avenue. A current flow test has not been conducted to date.

### **2.2.2 Sanitary Sewer Service**

From site inspection, sanitary sewer is located within the adjacent Right of Ways of Steiner Avenue, Clay Street, ML King Blvd, and Anderson Avenue. Service for the development should be available through the existing infrastructure. Due to the flat nature of the site, multiple proposed tie-ins will be necessary.

## **Chapter 3 LAND USE PLAN**

### **3.1 GENERAL**

The General Development Plan pictorially shows the elements of the proposed planned development. The project includes a multifamily and commercial mixed-use building south of Steiner Avenue, as well as a community center to be used for community events and functions for members of the communities. The remainder of the site between Clay, Steiner, Mill, and Anderson is planned to be residential lots suitable for a mix of single-family attached townhomes on the east side, and single-family detached on the west side of the site. Several open space areas are proposed and will be developed as active and passive green areas.

### **3.2 LAND USES**

#### **3.2.1 Commercial/Multifamily**

The building is shown to be centralized on Tract "D" between Steiner Avenue and MLK Jr. Blvd. and is intended to house multifamily residences and commercial uses. These commercial uses include, but would not be limited to, general retail commercial center, boutique shops, office space, small, sit-down restaurants, and a fitness & rec center. The current plan allots +/- 5,400 to these uses that will provide commercial opportunities to the residents on the site and surrounding areas. No elevations of the buildings have been provided at this time and will be provided to the planning department once a developer has been selected. Refer to section 4.6 of this narrative for general requirements established for this structure.



### **3.2.3 Single Family Residential/Townhomes**

The residential component of the development consists of single-family lots for detached residential housing and attached townhome units. The plan currently calls for 97 residential units at a density of 6.5 lots/ac.

### **3.2.4 Open Space**

As seen on the plan, some 4-acres of open space have been delineated by shading throughout the 22.21-acre development. This open space has two areas provided for passive recreational use. All other open space areas are intended to soften the site with landscaping.

### **3.2.5 Buffers**

Generally, buffers and street yards are shown on the GDP. The plan calls for buffers and 15 foot street yards along all road frontage, excluding Clay Street which has a 10' streetscape, for tree planting in accordance with the City of Augusta Tree Ordinance.

### **3.2.6 Setbacks**

Setbacks for the development generally follow the criteria and regulations found in the City of Augusta Comprehensive Zoning Ordinance based on use. Accessory structures include but are not limited to sheds, shade structures, dog houses, tree houses, and other uninhabitable buildings will be allowed in setbacks. Townhouse lots will have a 20' rear setback. Single-family lots will have 20% or 20' rear setbacks. Refer to section 4.5 of this narrative for additional information on setback criteria.

## **Chapter 4 DESIGN PRINCIPLES**

### **4.1 INTERCONNECTIVITY**

#### **4.1.1 Road System**

The internal road system associated with the site is intended to be public and provide appropriate circulation and access around the site. The off street parking areas and driveways shown on the multi-family/commercial area are intended to be private and will have two access points from public roadways. The proposed public roads will be a 31' section measured from the back of curb with either 24" or 18" concrete curb and gutter sections. Main access to the site will be provided from Mill Street, Steiner, and Anderson. All parking areas will have drive aisles that comply with the City of Augusta parking regulations.

#### **4.1.2 Pedestrian**

Pedestrian activity will be encouraged through the site design to include interconnectivity between the residential, and commercial aspects of the site. Sidewalks will be placed throughout the site to promote interconnectivity between the different uses.

### **4.2 PARKING**

#### **4.2.1 Required Parking**

The parking required for this development was derived from Section 4 of the City's comprehensive zoning ordinance and calculations can be found on the Concept Plan. The multi-family area requires parking at a rate of 1.5 spaces per unit while the commercial area requires one space per 300 sf of floor area.

#### **4.2.2 Parking Provided**

A series of off-street parking bays have been shown around the mixed use/multifamily to provide parking for these areas. Most single-family detached residencies will have garages and 16' width driveways to provide three spaces per dwelling unit. Some of the narrower detached units will not have garages and will account for two spaces/unit. All townhome units will have garages and 16' driveways to provide three spaces per dwelling unit. The community center will have its own off-street parking bay and will include an additional 10-14 parking spaces.

#### **4.3 GREEN SPACE**

The Plan reserves some 18 percent of land total to green space in its current form. It is the intent of the Plan that open spaces be provided so as to enhance the quality of life for all residents and users in the development. At the time of development, open space will be further defined and calculated to show at least 15 percent of the overall property will be designated to open space as to conform to the City Standards

#### **4.4 DENSITY AND LOT COVERAGE**

The Concept Plan shows density broken down by land use, as well as overall project data. The density shown in the single-family areas accounts for approximately 6.5 units per acre while the multi-family area accounts for 17.6 units per acre. The overall development is shown to have a density of 9.05 units per acre with a maximum allowable density of 10.5 units per acre for the entire development. This maximum density requirement was implemented due to the current uncertainty of overall property acreage and feasibility of parking at the multifamily tract.

Building coverage for the multifamily tract shall not exceed 30% of the total allocated area. The impervious surface ratio for the development in its entirety is approximately 70% and shall not exceed 80% of the overall property area. The open space percentage is shown as 18% and shall be provided at a minimum of 15% as required by Section 19 of the Comprehensive Zoning Ordinance.

<b>Land Use</b>	<b>Single-Family Residential</b>	<b>Multi-Family/ Commercial</b>	<b>Overall Project Data</b>	<b>Overall Requirements</b>
<b>Area (AC)</b>	±17.10	±5.11	±22.21	N/A
<b>Open Space (AC)</b>	2.56	1.40	3.99	3.33 or 15%
<b>Unit Count</b>	111 Lots	90 Units	201 Units	233 Units (max)
<b>Density (units/AC)</b>	6.5	17.6	9.05	10.5 (max)
<b>Impervious Ratio</b>	0.70	0.50	0.70	0.80 (max)
<b>Building Coverage</b>	N/A	30% (max)	N/A	N/A

#### **4.5 SETBACKS**

Setbacks for the development generally follow the criteria and regulations found in the City of Augusta Comprehensive Zoning Ordinance based on use. The mixed use has 30-foot setbacks from Steiner, MLK and the existing railroad , 10' side setback, and 25' rear setback. The remaining property boundaries have a 15-foot front setback and a 7.5' side setback. Single-family residences have a rear setback of 20' or 20% of the lot depth. Townhomes have a 20' rear setback.

## **4.6 ARCHITECTURAL STANDARDS**

### **4.6.1 Materials and Finishes**

The structures will feature a mixture of architectural material finishes including but not limited to; Brick masonry foundations, Fiber cement board panels, lap siding, and board & batten), Stone (accent details and foundations), Stained wood (soffits and accent details), and Windows (glass storefront systems, double hung, casement, and picture). A diverse use of materials will be encouraged to help create atmosphere.

### **4.6.2 Building Heights**

The Commercial will have a maximum height of +/- 35 feet, containing one or two floors. The Multi-family residential intended use structures will not exceed 6 floors, which is the maximum allowed by the Comprehensive Zoning ordinance for this particular use.

### **4.6.3 Scale and Massing**

The buildings should promote a human scale in overall size and detailing to help promote pedestrian friendliness throughout the site. Simplicity of forms are intended, with large structures being broken into smaller masses or even made to appear as separate structures in order to provide human scale.

### **4.6.4 Roof**

The roofs of the structures will be commercial roof flat typical of local building types to house mechanical equipment and other equipment to help keep the ground around the structures free of unsightly equipment as best as possible. Eaves, cornices, parapet walls, mansard roofs, towers, and entry elements are intended to create a finishes cap for the buildings. Townhouse and single-family residential will have gable or hip roofs, asphalt singles or metal roof. Siding will be brick, stone, concrete, fiber wood, or vinyl.

## **4.7 LANDSCAPE STANDARDS**

### **4.7.1 Street Trees**

Street Trees will be provided at a rate of one large or medium tree at a maximum of 60' O.C. at all roads within the development. Plant trees a minimum of 5' from the back of curb.

### **4.7.2 Parking Lot Trees**

Trees will be provided in parking lots to meet the requirements of the City of Augusta Tree Ordinance.

### **4.7.3 Tree Canopy**

Trees will be provided as required to meet the tree canopy requirement of the City of Augusta Tree Ordinance in the commercial use area. The residential area shall be exempt.

### **4.7.4 Tree Quality**

Since Georgia does not have an equivalent standard system, trees will meet the requirements as Specimen, Florida Fancy or Florida #1 grades which are found in the published Florida Grades and Standards 2022. Minimum size at installation shall meet the requirement of the City of Augusta Tree Ordinance.

### **4.7.5 Tree Rooting Zone**

Trees shall be provided with uncompacted root zone based on their expected size at maturity. Care should be taken to provide uncompacted root space by located trees in landscaped areas or in paved areas by employing a modular suspended paving system, or by using a structural soil. Root barriers shall be installed where trees are within 8' of

hardscapes.

#### **4.7.6 Foundation Plantings**

Where no sidewalk or hardscape abuts a building front, a landscaped area no less than 5' wide shall be installed. Either shrubs shall be planted at a minimum of 1 per 5' of building face or groundcover may be planted to provide complete coverage of the landscaped area.

#### **4.7.7 Irrigation System**

All landscaped areas shall be provided with centrally controlled automatic irrigation systems. Only grassed areas shall be irrigated with overhead irrigation. All trees, shrubs, and groundcovers shall be irrigated with drip irrigation.

## **Chapter 5 REQUIRED INFRASTRUCTURE**

### **5.1 ROADS**

The street will consist of two lanes and concrete curb and gutter on all sides. Street widths will be 31' in width measured from the back of curb. Sidewalks will be required on both sides of the public streets. There will be no on-street parking within the new public right-of-way areas. Parking lots will generally have 24 foot drive aisles.

### **5.2 WATER SERVICE**

Water service to the development should be readily available at the site through the existing facilities currently onsite or the extensions of nearby water mains within adjacent public rights-of-way. The water system service will be provided by the City of Augusta.

### **5.3 SANITARY SEWER SERVICE**

City of Augusta sanitary sewer is readily available to serve the site.

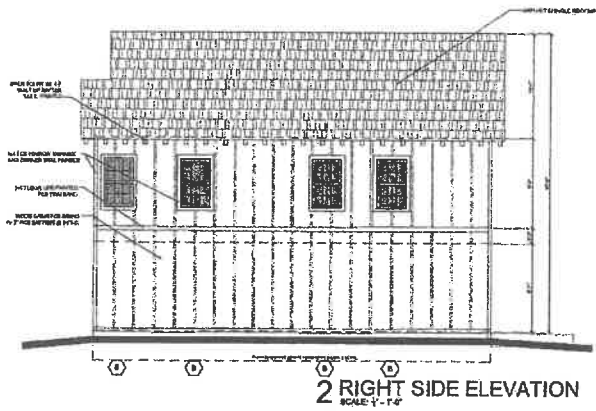
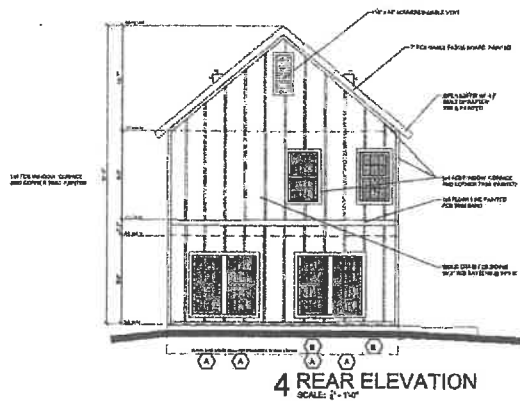
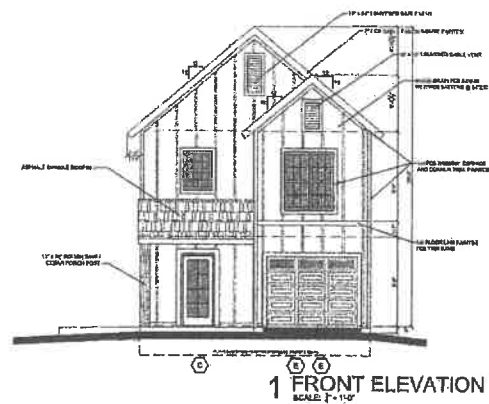
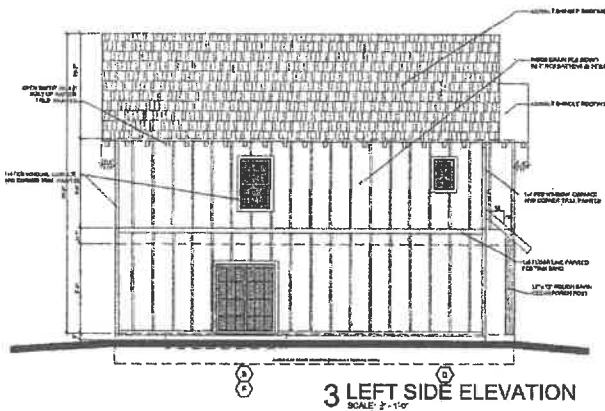
### **5.4 STORMWATER DETENTION**

There are 3 proposed detention ponds shown on the concept plan that will provide stormwater control for the proposed development. It is intended that these facilities will be utilized in conjunction with other controls to regulate the stormwater runoff discharge from the planned site. All stormwater will be discharged to the surrounding storm sewer systems within the public right-of-ways.

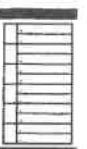








A Residence for  
**FOCUS HOLDING GROUP**  
Dallas, Texas 75216  
3707 Spangor Street



**dps**  
dougherty & paul smith  
architects  
4054 Rice Freeway, Suite 200  
Dallas, TX 75216  
phone: 314-775-2338  
info@dpsarchitect.com

sheet no. 3  
DATE: 08/20/22  
JOB NO. 2218  
PROJECT: FOCUS HOLDING GROUP  
DRAWN BY: [Name]  
CHECKED BY: [Name]





# ALTERNATIVE CONSTRUCTION & ENVIRONMENTAL SOLUTIONS, INC.

2247 Wrightsboro Road  
Augusta, GA 30904

Mailing Address: PO Box 3229, Augusta, GA 30914-3229  
Telephone: 706-262-2000 • Facsimile: 706-262-3299 • [www.aces-usa.com](http://www.aces-usa.com)

December 11, 2023

**Client:** Realty One Group Visionaries  
1106 Broad Street  
Suite B  
Augusta, GA 30901  
Attn: Mr. Ernest Jones

**Project:** Report of Subsurface Environmental Investigation  
Steiner Avenue and Mill Street Development  
1409 Steiner Ave., 1312 Steiner Ave., 1314 Steiner Ave and 1733 Mill Street  
Augusta, Richmond County, GA  
Report Number: 2453-101-002

At the client's request, Alternative Construction & Environmental Solutions, Inc. (ACES) performed a subsurface environmental investigation of the above-mentioned property on November 17, 2023. Work conducted for this survey involved visual observations to observe surficial environmental conditions, a review of records and drawings depicting the history of the property, a review of historical photographs to determine the situation of former development and the advancement of borings to obtain soil samples from multiple depths.

## OBJECTIVE

In a Phase I ESA which included this property authored in September 2023 (ACES' Report 2453-101-001), the following recommendations were made:

"Although the research performed in the preparation of this assessment did not identify any documented history of spills or other obvious indicators of contamination on the Subject Property, it is prudent to consider certain other factors that may have historically impacted the site.

Cotton is well known for being one of the most chemically intensive crops, ranking as the third largest user of pesticides, insecticides, and herbicides in the world behind corn and soybeans. Although cotton was not grown on the Subject Property, hundreds of thousands of tons were pressed, baled and stored there since at least 1909. Additionally, it was common for pesticides to have been applied to stored

cotton at cotton mills. It would be logical to assume that this also occurred in the warehouses that pressed, stored and shipped it. Given that these chemicals do not easily degrade, there may exist an unknown presence of them in the soil.

Although tangible evidence of these contaminants was not identified among records reviewed in the preparation of this assessment, it would be prudent to develop a plan for evaluating the soil in targeted areas of the Subject Property. Given the User's plan to develop the site with residential homes, ACES recommends performing a Phase II assessment of the Subject Property targeting the contaminants listed above. Such sampling would provide useful information toward developing a safe and healthy environment for future residents."

The objective of this report is to summarize the activities related to this investigation which was to assess the property for the existence, source or nature of the hazardous substances mentioned above. This report is not intended to be a complete environmental audit or industrial hygiene survey for other hazardous substances located elsewhere on the property.

## **SITE DESCRIPTION**

This Phase II Evaluation was performed on a site covering approximately 16.74 acres and is currently identified by the addresses of 1409 Steiner Avenue, 1314 Steiner Avenue, 1312 Steiner Avenue and 1733 Mill Street in Augusta-Richmond County, Georgia. It is bound on the north by Anderson Avenue, on the east by multiple residential properties, on the south by Steiner Avenue and on the west by Clay Street. The site was most recently developed with cotton warehouses. Currently, this property is vacant with some illegal dumping of household waste on site. A stockpile of broken up asphalt and concrete crush was also observed on site.

## **DISCUSSION AND TIMELINE**

At the request of the client and with approval from the seller it was decided to advance several exploratory borings at the property to collect soil samples. On November 17, 2023, five boring locations (#5-#9) were selected in the vicinity of the former cotton warehouses with care given to ensure samples were collected outside the footprint of the former warehouses. This was determined by data obtained from historic aerial photographs. A sixth boring location (#10) was selected on an area of the property once occupied by residential and commercial enterprises more than 50 years ago. A map depicting the boring locations is provided with this report in Attachment A. Samples were collected at 6 inches below ground level (bgl) and at 3 feet bgl.

The collected soil samples were properly containerized with preservatives and placed on ice in a cooler for delivery to the laboratory. ACES hand-delivered these samples to Analytical Environmental Solutions in Atlanta, Georgia on November 21, 2023. Groundwater or saturated soils were not encountered in any of the borings.



## RESULTS

The laboratory analyzed the soil samples for Polyaromatic Hydrocarbons (PAH) using Method SW8270E, for Chlorinated Pesticides using Method SW8081B, for Chlorinated Herbicides using Method SW8151A and Total Metals using Method SW6010D. A summary of the laboratory results is depicted in the table below for any constituent/contaminant that returned a value above the laboratory detection limit. A complete copy of the laboratory results is included in Attachment B.

Boring Location	Sample ID	Depth in feet (bgl)	Contaminant	Result (mg/Kg)	GA HSRA Reportable Quantity
5	B5-A	.5	Barium	.0167	500
5	B5-A	.5	Chromium	.00278	1200
5	B5-A	.5	Lead	.00430	400
5	B5-B	3	Barium	.0211	500
5	B5-B	3	Chromium	.00565	1200
5	B5-B	3	Lead	.00662	400
6	B6-A	.5	Barium	.0211	500
6	B6-A	.5	Chromium	.00367	1200
6	B6-A	.5	Lead	.0112	400
6	B6-B	3	Barium	.0285	500
6	B6-B	3	Chromium	.00601	1200
6	B6-B	3	Lead	.00989	400
7	B7-A	.5	Barium	.0399	500
7	B7-A	.5	Chromium	.0122	1200
7	B7-A	.5	Lead	.0161	400
7	B7-B	3	Barium	.0251	500
7	B7-B	3	Chromium	.0109	1200
7	B7-B	3	Lead	.00827	400
8	B8-A	.5	4,4-DDT	.014	.660
8	B8-A	.5	Barium	.0192	500
8	B8-A	.5	Chromium	.00388	1200
8	B8-A	.5	Lead	.00982	400
8	B8-B	3	Arsenic	.00312	41
8	B8-B	3	Barium	.0295	500
8	B8-B	3	Chromium	.00935	1200
8	B8-B	3	Lead	.0116	400
9	B9-A	.5	Barium	.0597	500
9	B9-A	.5	Chromium	.0108	1200
9	B9-A	.5	Lead	.0152	400
9	B9-B	3	Barium	.0352	500
9	B9-B	3	Chromium	.0108	1200
9	B9-B	3	Lead	.0133	400
10	B10-A	.5	Barium	.0223	500
10	B10-A	.5	Chromium	.00483	1200


Boring Location	Sample ID	Depth in feet (bgl)	Contaminant	Result (mg/Kg)	GA HSRA Reportable Quantity
10	B10-A	.5	Lead	.0262	400
10	B10-B	3	Barium	.0236	500
10	B10-B	3	Chromium	.0118	1200
10	B10-B	3	Lead	.0100	400

## CONCLUSIONS

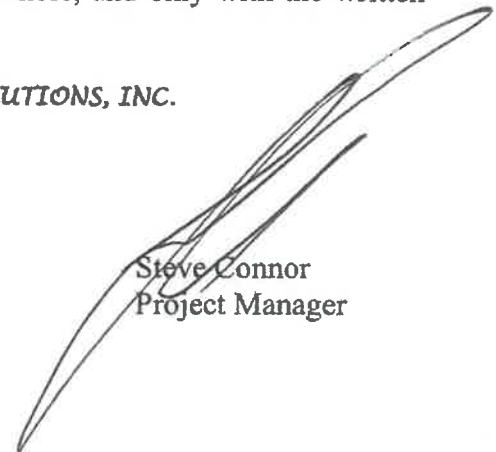
This subsurface investigation revealed that, although numerous contaminants were identified in the soil, none were above levels requiring notification to the State of Georgia by the Hazardous Site Response Act (HSRA).

This report relates only for this time and conditions present during our investigation. If any new or conflicting information becomes available at a later date, please advise ACES and any appropriate revisions and/or comments will be made. This report was prepared for the client and should not be reproduced, except in whole, and only with the written approval of ACES.

**ALTERNATIVE CONSTRUCTION & ENVIRONMENTAL SOLUTIONS, INC.**



Dan Troutman  
President



Steve Connor  
Project Manager

Attachment A: Boring Location Map  
Attachment B: Laboratory Results





**ALTERNATIVE CONSTRUCTION &  
ENVIRONMENTAL SOLUTIONS, INC.**  
2247 Wrightsboro Road  
Augusta, GA 30904

**Boring Locations**  
1409 Steiner Avenue  
Augusta, GA

Scale:  
None

Date:  
November 7, 2023

Report Number:  
2453-101-002




Planning Commission  
Z-23-54  
January 3, 2024

Multiple addresses  
on Steiner Avenue  
and Mill 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

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 400 Feet



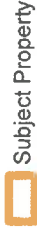


Planning Commission  
Z-23-54  
January 3, 2024

Multiple addresses  
on Steiner Avenue  
and Mill Street

Current Zoning

Legend



Zoning Classification

- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- LI: Light Industry
- P-1: Professional
- R-1B: One Family Residential
- R-1C: One Family Residential
- R-1E: One Family Residential
- R-2: Two Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential



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Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
12/18/2023 MH18072

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0 400 Feet






**Planning Commission  
Z-23-54  
January 3, 2024**













**Multiple addresses  
on Steiner Avenue  
and Mill Street**

**Future Zoning**

**Legend**

 Subject Property

**Zoning Classification**

-  B-1: Neighborhood Business
-  B-2: General Business
-  HI: Heavy Industry
-  LI: Light Industry
-  P-1: Professional
-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-1E: One Family Residential
-  R-2: Two Family Residential
-  R-3B: Multiple-Family Residential
-  R-3C: Multiple-Family Residential
-  PUD: Planned Unit Development



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

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