

Hearing Date: February 5, 2024  
Case Number: Z-24-05

Applicant: Olde Town Augusta, LLC.  
Property Owner: Olde Town Augusta, LLC.  
Property Address: 602, 608 and 610 Third St.  
Tax Parcel No(s): 047-4-350-01-0  
Current Zoning: R-3C (Multiple-Family Residential)  
Fort Eisenhower Notification Required: NA  
Commission District 1: Jordan Johnson | Super  
District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-3C (Multiple-Family Residential) to B-1 (Neighborhood Business)	No change in use. Residential and Commercial	Section 21

**SUMMARY OF REQUEST:**

The petition seeks to rezone 0.17 acres of property consisting of a two-story brick building with an attached one-story siding building. No new development is planned for the site at this time; however, there is interest in subdividing the parcel at a future date, and rezoning would aid in the future sale.

**COMPREHENSIVE PLAN CONSISTENCY:**

Subject property is located within the Old Augusta character area. The vision for Old Augusta is to maintain and enhance the historic character and unique mix of land uses while maintaining stability in established neighborhoods. The proposed rezoning to neighborhood commercial, B-1, is consistent with the 2023 Comprehensive Plan.

**FINDINGS:**

1. The property is not within a historic district. The property is outside of the central business district.
2. Subject property is within the FEMA Flood Zone "X". A moderate-to-low risk of flooding exists.
3. Public water and sewer are present.
4. Public transit is available within 0.25-miles of the subject property
5. The roads adjacent to the property are classified as local roads.
6. No parking has been delineated but is required.
7. No previous zoning cases.

**RECOMMENDATION:** The Planning Commission recommends **APPROVAL** of the proposed rezoning to B-1 with the following conditions:

1. A variance may be needed if parking requirements cannot be met at the time of subdividing the parcel.
2. Any improvements to the land or parking must receive approval via the site plan review process.
3. Adherence to all county regulations and ordinances at the time of development relating to expansion, remodeling and/or subdividing is required.

*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.*



William A. Trotter, III  
James B. Trotter  
David C. Jones  
Michael L. Downing, Jr.

December 4, 2023

Mr. Kevin Boyd  
Augusta Richmond County  
Planning and Development Department  
535 Telfair Street, Suite 300  
Augusta, Georgia 30901  
*Via Hand Delivery*

RE: Letter of Intent for Rezoning Application for 602, 608, 610 Third Street; Tax Map & Parcel No. 047-4-350-01-0

Dear Kevin:

Enclosed please find the Rezoning Application for the above-referenced property. As you are aware, my client does not intend to redevelop anything on this parcel, and does not intend to change its use. However, there are multiple buildings on this parcel already and they are currently used for both residential and commercial purposes. Therefore, we feel that a B-1 zoning is more appropriate and may allow for the parcel to be subdivided.

Please let me know if you need any additional information to consider this variance application.

Sincerely,

A handwritten signature in dark ink, appearing to be 'JB Trotter', written over a circular scribble.

James B. Trotter

Enclosure – Variance Application

# STATE CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon.  
 Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements or suitability for any use or purpose of the land. 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.



Reserved for Clerk of Court

## LEGEND

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

## ENVIRONMENTAL

FLOOD PLAIN: NO  
 ZONE: X  
 FEMA PANEL: 13245C0130 H  
 DATE: 11/15/2019

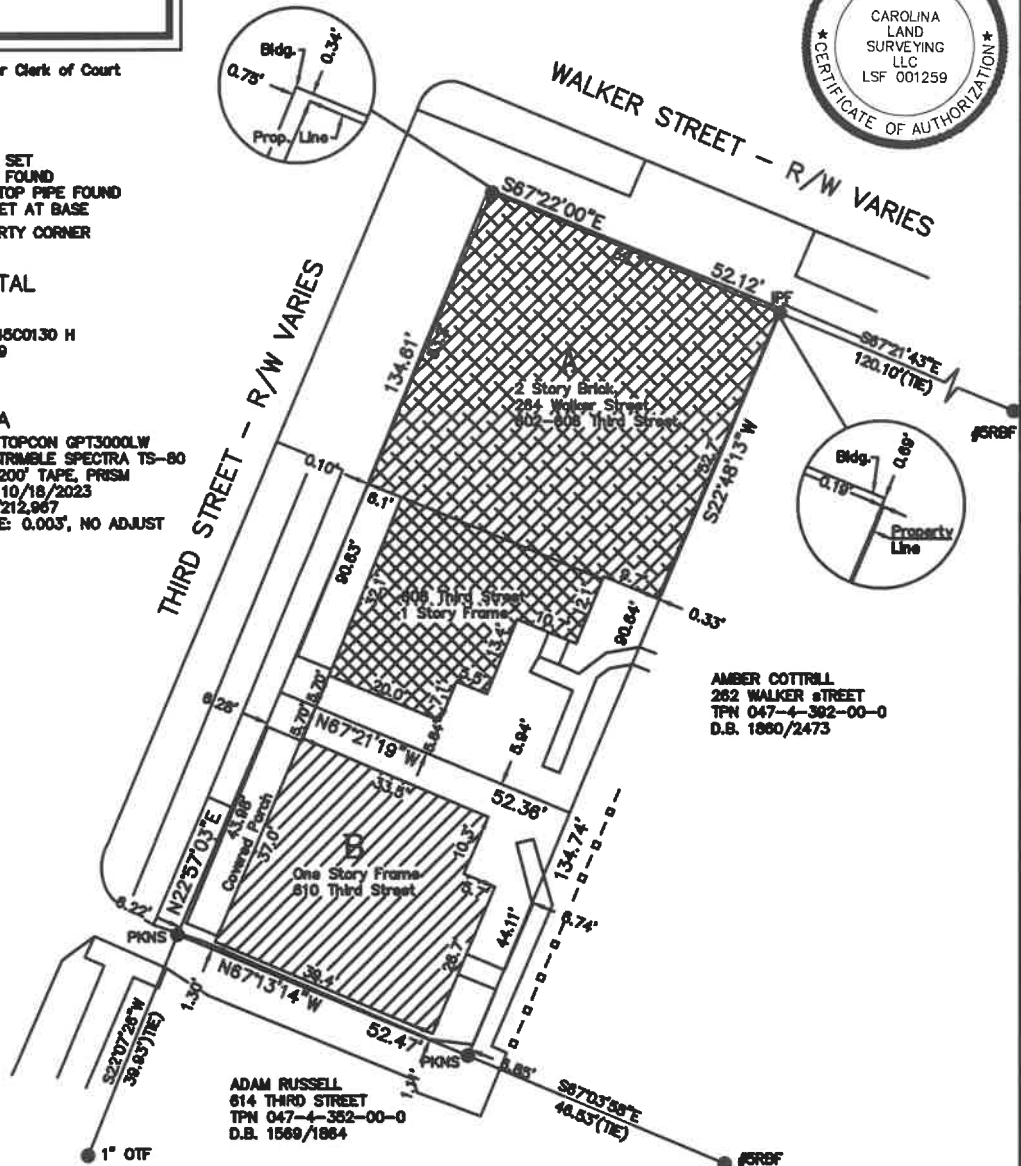
## SURVEY DATA

EQUIPMENT USED: TOPCON GPT3000LW  
 TRIMBLE SPECTRA TS-80  
 200' TAPE, PRISM  
 DATE OF SURVEY: 10/18/2023  
 PLAT CLOSURE: 1/212,967  
 ERROR OF CLOSURE: 0.003', NO ADJUST

## REFERENCES

D.B. 613/1238

GA EAST - NAD 83 (2011)



AMBER COTTRILL  
 282 WALKER STREET  
 TPN 047-4-362-00-0  
 D.B. 1860/2473

ADAM RUSSELL  
 614 THIRD STREET  
 TPN 047-4-352-00-0  
 D.B. 1569/1884

## NOTE:

THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO RESTRICTIONS AND OTHER EASMENTS NOT SHOWN HEREON BUT THAT MAY BE RECORDED IN THE CLERK OF COURTS OFFICE OF COLUMBIA.

## PARCEL INFORMATION

A 0.11 ACRE  
 4734.58 S.F.  
 B 0.05 ACRE  
 2308.57 S.F.



## PLAT FOR OLDE TOWN AUGUSTA, LLC

PROPERTY LOCATED IN OLDE TOWN & KNOWN AS 284 WALKER STREET & 602-610 THIRD STREET  
 G.M.D. 120TH TAX PARCEL No. 047-4-350-01-0

Prepared by  
**CAROLINA LAND SURVEYING, LLC**

Georgia Registered Land Surveyor No. 1880  
 305 BROAD STREET, AUGUSTA, GA 30901  
 Telephone: 803-646-1284 / 76-722-8808  
 email: mgraham@carolinalandsurveying.com  
 jordan@carolinalandsurveying.com  
 oycorp@bellsouth.net

Graphic Scale 1" = 20'

Revisions

STATE: GEORGIA

COUNTY: RICHMOND

JOB NO.: 23-14281

SCALE: 1" = 20'

FLD: JGA DRN: BA CHK: TMO

DATE: 10/19/2023

FILE: T-STREET/AYER




Planning Commission  
Z-24-05  
February 5, 2024

602 Third Street

Aerial

Legend

 Subject Property



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
1/12/2024 MH18072

Augusta, GA Disclaimer

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0 100 Feet



**Request:** A Change of Zoning from Zone R-3C (Multiple-family Residential) to Zone B-1 (Neighborhood Business) affecting property containing approximately 0.17 acres located at 602 Third Street.  
**Name:** Olde Town Augusta LLC  
**Parcel:** 047-4-350-01-0




**Planning Commission**  
**Z-24-05**  
**February 5, 2024**


**602 Third Street**


**Current Zoning**

**Legend**

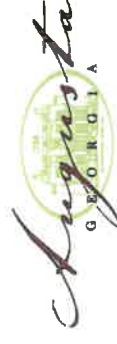
 Subject Property

**Zoning Classification**

 P-1: Professional

 R-3B: Multiple-Family Residential

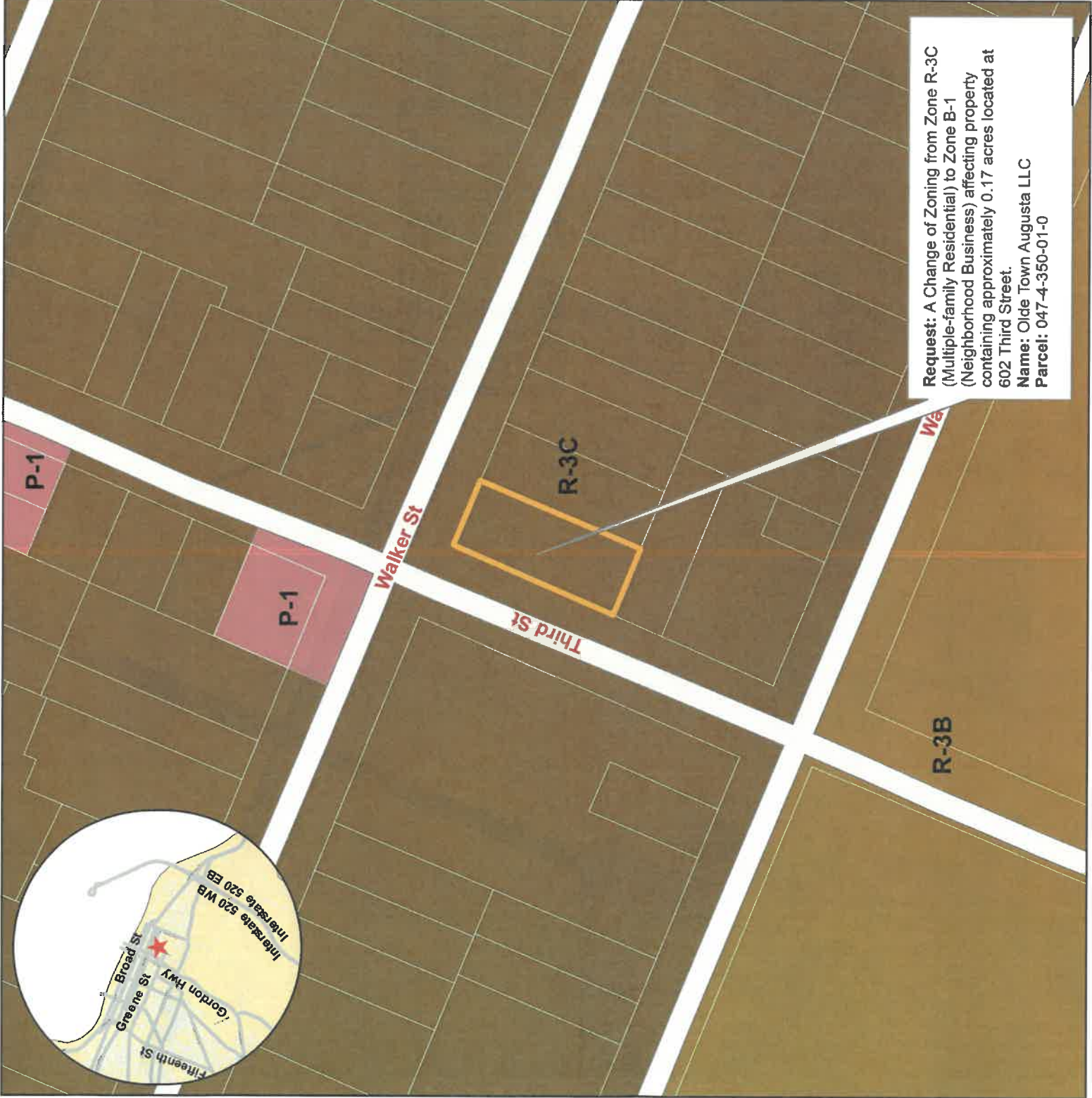
 R-3C: Multiple-Family Residential



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Planning Commission  
Z-24-05  
February 5, 2024

602 Third Street

Future Zoning

Legend

 Subject Property

Zoning Classification

 P-1: Professional

 R-3B: Multiple-Family Residential

 R-3C: Multiple-Family Residential

 B-1: Neighborhood Business



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