

Hearing Date: February 5, 2024

Case Number: Z-24-09

Applicant: Hull Barrett, PC

Property Owner: Augusta National, Inc.

Property Address: 2604 Washington Rd.

Tax Parcel No: 019-0-062-00-0+ (54 Parcels)

Current Zoning: R-1 (Single Family Residential) | R-3A/B (Multiple-Family Residential) | B-1/2 | PUD (Planned Unit Development)

Fort Eisenhower Notification Required: NA

Commission District: District 1: Jordan

Johnson | District 7: Sean Frantom | Super District 9: Francine Scott | Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1 (Single Family Residential) R-3A/B (Multiple-Family Residential) to B-2 (General Business)	No change in use. Private Golf Club and Commercial	Section 22

SUMMARY OF REQUEST:

The petition seeks to rezone approximately 481.59 acres of property consisting of a golf course, parking lots, and gift shops, plus hospitality and maintenance buildings. The acquisition of several parcels surrounding the golf course with different zoning prompted the owners to consolidate the zoning. The proposed rezoning applies to 54 parcels bounded by Washington Rd., Berckmans Rd., Coventry Dr., and W. Vineland Rd.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the West Augusta Character Area. The vision for West Augusta is to confine commercial development to existing locations and to ensure any additional redevelopment of commercial sites will be buffered from adjoining residential areas. The proposed rezoning to general business, B-2, is consistent with the 2023 Comprehensive Plan

FINDINGS:

1. The property is not within a historic district.
2. The southern portion of the property/parcels is within the AE Flood Zone. There are no structures within the flood area.
3. Augusta National Golf Club and the ancillary activities have a heavily wooded buffer that exceeds the requirements.

4. Public water and sewer are present.
5. Public transit is available within 0.1-mile of the subject property.
6. The three roads adjacent to the property are classified as local, collector, and minor arterial streets.

RECOMMENDATIONS: The Planning Commission recommends **APPROVAL** of the proposed rezoning with the following conditions:

1. Any improvements to the land or parking must receive approval via the site plan review process.
2. Adherence to all county regulations and ordinances at the time of development 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.

ROBERT TYRE JONES, JR.
President in Perpetuity

CLIFFORD ROBERTS
Chairman in Memoriam

WILLIAM PORTER PAYNE
Chairman Emeritus

FRED S. RIDLEY
Chairman



December 18, 2023

Augusta, Georgia Department of Planning and Development
Planning Division
535 Telfair Street, Suite 300
Augusta, GA 30901

Re: Letter of Intent Supporting Rezoning Application
Multiple Properties, See Exhibit A of Application

To whom it may concern:

Please accept this letter as our Letter of Intent in support of our application to rezone the referenced properties. The referenced companies are affiliates of Augusta National, Inc. We request that these properties be rezoned to B-2 (General Business). The approval of our rezoning application will make our contiguous properties consistently zoned.

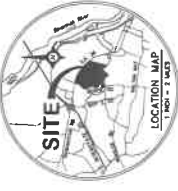
Our property uses are deemed legal, non-conforming, a grandfathered term when the zoning regulations were adopted by the City in 1963. The requested zoning reclassification is to bring our current property to conform with the City's zoning regulations.

Our intent of use is to continue to develop and use the referenced properties to ensure the success of the Masters Tournament operations. If you have any questions, please feel free to call me at (706) 667-6117.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert L. Geoffroy".

Robert L. Geoffroy
Chief Property and Planning Officer



- REFERENCES:
1. PLAT FOR AUGUSTA, GEORGIA, PREPARED BY CRANSTON ENGINEERING GROUP, INC., 1000 N. WILSON ROAD, SUITE 100, AUGUSTA, GEORGIA 30606.
 2. PLAT FOR AUGUSTA, GEORGIA, PREPARED BY CRANSTON ENGINEERING GROUP, INC., 1000 N. WILSON ROAD, SUITE 100, AUGUSTA, GEORGIA 30606.
 3. PLAT FOR AUGUSTA, GEORGIA, PREPARED BY CRANSTON ENGINEERING GROUP, INC., 1000 N. WILSON ROAD, SUITE 100, AUGUSTA, GEORGIA 30606.
 4. PLAT FOR AUGUSTA, GEORGIA, PREPARED BY CRANSTON ENGINEERING GROUP, INC., 1000 N. WILSON ROAD, SUITE 100, AUGUSTA, GEORGIA 30606.
 5. PLAT FOR AUGUSTA, GEORGIA, PREPARED BY CRANSTON ENGINEERING GROUP, INC., 1000 N. WILSON ROAD, SUITE 100, AUGUSTA, GEORGIA 30606.
 6. PLAT FOR AUGUSTA, GEORGIA, PREPARED BY CRANSTON ENGINEERING GROUP, INC., 1000 N. WILSON ROAD, SUITE 100, AUGUSTA, GEORGIA 30606.
 7. PLAT FOR AUGUSTA, GEORGIA, PREPARED BY CRANSTON ENGINEERING GROUP, INC., 1000 N. WILSON ROAD, SUITE 100, AUGUSTA, GEORGIA 30606.
 8. PLAT FOR AUGUSTA, GEORGIA, PREPARED BY CRANSTON ENGINEERING GROUP, INC., 1000 N. WILSON ROAD, SUITE 100, AUGUSTA, GEORGIA 30606.
 9. PLAT FOR AUGUSTA, GEORGIA, PREPARED BY CRANSTON ENGINEERING GROUP, INC., 1000 N. WILSON ROAD, SUITE 100, AUGUSTA, GEORGIA 30606.
 10. PLAT FOR AUGUSTA, GEORGIA, PREPARED BY CRANSTON ENGINEERING GROUP, INC., 1000 N. WILSON ROAD, SUITE 100, AUGUSTA, GEORGIA 30606.

- LINE TABLE
- | LINE ID | DIRECTION | LENGTH |
|---------|-----------------|--------|
| 1 | S 89° 59' 59" W | 100.00 |
| 2 | S 89° 59' 59" W | 100.00 |
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- LINE TABLE
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LINE ID	DIRECTION	LENGTH
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LINE ID	DIRECTION	LENGTH
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128	S 89° 59' 59" W	100.00
129	S 89° 59' 59" W	100.00
130	S 89° 59' 59" W	100.00

COMPILED MAP
PREPARED FOR
AUGUSTA NATIONAL GOLF CLUB
SHOWING PROPERTIES LOCATED IN THE 9814 G.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA
JANUARY 11, 2024
SCALE 1" = 300'
SCALE IN FEET
PREPARED BY
CRANSTON
433 Ellis Street, Augusta, Georgia 30601
Telephone 706-722-1888
cranstonengineering.com

LEGEND
EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
1" = 300'
1" = 300'
1" = 300'

COMPILED MAP NOTE
THIS MAP WAS PREPARED BY CRANSTON ENGINEERING GROUP, INC. FROM RECORDS, SURVEY DATA, AND FIELD MEASUREMENTS. IT IS NOT A GUARANTEE OF ACCURACY. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. CRANSTON ENGINEERING GROUP, INC. IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP.

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AUGUSTA COUNTRY CLUB

January 16, 2024

Augusta, Georgia Department of Planning and Development
Planning Division
535 Telfair Street, Suite 300
Augusta, GA 30901

To Whom It May Concern:

We are the current President and Vice President of the Augusta Country Club. Our property adjoins Augusta National Golf Club. We understand Augusta National Golf Club is seeking a rezoning of its property and we have been fully briefed concerning that rezoning petition. As adjacent neighbors to the property involved, we hereby endorse and fully support the request for rezoning and would appreciate your favorable action on that request.

Thank you for consideration of this endorsement.

Nicholas Gladd

President Augusta Country Club

Matthew Mills

Vice President Augusta Country Club

Exhibit A
Application for Rezoning

<u>Owner</u>	<u>Site Address</u>	<u>Parcel Number</u>	<u>Zoning Classification</u> (Per GIS Database)	<u>Deed Recording</u> (Book Page)	<u>Plat Recording</u> (Book/Page)
1. Augusta National, Inc.	2604 Washington Road Augusta, GA 30909	019-0-062-00-0	R-1; B-2	12-S/504 12-S/505 12-Z/460 12-Z/461 12-Z/464 13-T/504 13-T/505 13-T/546 15-L/386 1/2219 703/1402 718/1541 750/1931	8-V/99 12-S/506 12-N/47 13-T/504 5-L/438 1/227 703/1400 718/1539 750/1926
2. Augusta National, Inc.	2700 Washington Road Augusta, GA 30909	013-3-156-00-0	R-1; B-2	1567/384	13/10
3. RC Eagle I, LLC	2604 Washington Road Tract 1 Augusta, GA 30909	026-1-069-00-0	R-1	1588/2040	13/145
4. RC Eagle II, LLC	2604 Washington Road Tract 2 Augusta, GA 30909	026-1-070-00-0	R-1	1588/2043	13/145
5. RC Eagle III, LLC	2604 Washington Road Tract 3 Augusta, GA 30909	026-1-071-00-0	R-1	1588/2046	13/145
6. RC Eagle IV, LLC	2604 Washington Road Tract 4 Augusta, GA 30909	026-1-072-00-0	R-1	1588/2049	13/145
7. RC Eagle V, LLC	2604 Washington Road Tract 6 Augusta, GA 30909	026-1-075-00-0	R-1	1618/2169	13/282
8. Brookside West Ventures, LLC	420 Berckmans Road Augusta, GA 30909	025-2-114-01-0	R-3A; R-3B; PUD; R-1	1501/1209 1501/1216	Unrecorded Dated 8/11/2016

9. Berckman Residential Properties, LLC	2702 Washington Road, Augusta, GA 30909	013-0-026-00-0	B-2	1552/327	12/161
10. BCRE Investments, LLC	2716 Washington Road, Augusta, GA 30909	013-0-025-01-0	B-1; B-2		
11. Berckman Residential Properties, LLC	2718 Washington Road, Augusta, GA 30909	013-0-024-00-0	B-2		
12. Berckman Residential Properties, LLC	2720 Washington Road, Augusta, GA 30909	013-0-023-01-0	B-2		
13. Berckman Residential Properties, LLC	2728 Washington Road, Augusta, GA 30909	013-0-023-00-0	B-2	1555/1866	12/221
14. Berckman Residential Properties, LLC	2734 Washington Road, Augusta, GA 30909	013-0-022-00-0	B-2		
15. Berckman Residential Properties, LLC	2732 Washington Road, Augusta, GA 30909	013-0-042-00-0	B-2	1555/1866	12/221
16. Berckman Residential Properties, LLC	2736 Washington Road, Augusta, GA 30909	013-0-022-01-0	B-2	1856/1253	17/117
17. Berckman Residential Properties, LLC	2738 Washington Road, Augusta, GA 30909	013-0-021-01-0	B-2	1711/2572	
18. Berckman Residential Properties, LLC	2740 Washington Road, Augusta, GA 30909	013-0-020-00-0	B-2		
19. Berckman Residential Properties, LLC	2742 Washington Road, Augusta, GA 30909	013-0-016-00-0	B-1; B-2		
20. Berckman Residential Properties, LLC	100 Berckmans Road, Augusta, GA 30909	013-0-018-00-0	B-2		
21. Berckman Residential Properties, LLC	325 Heath Drive, Augusta, GA 30909	019-0-002-00-0	B-2		
22. Berckman Residential Properties, LLC	321 Heath Drive, Augusta, GA 30909	019-0-003-00-0	B-2		
23. Berckman Residential Properties, LLC	319 Heath Drive, Augusta, GA 30909	019-0-004-00-0	B-2		
24. Berckman Residential Properties, LLC	1117 Stanley Drive, Augusta, GA 30909	018-0-073-00-0	R-1; R-1A		
25. Berckman Residential Properties, LLC	331 Heath Drive, Augusta, GA 30909	019-0-001-00-0	B-2; R-1	1497/1300	11/129
26. Berckman Residential Properties, LLC	313 Berckmans Road, Augusta, GA 30909	019-0-024-00-0	R-1; B-2	1554/1503	12/207
27. Berckman Residential Properties, LLC	229 Berckmans Road, Augusta, GA 30909	018-0-068-01-0 (East of Berckmans Rd.)	R-3B; R-1A P-1; B-1; B-2		

28.Berckman Residential Properties, LLC	347 Heath Drive, Augusta, GA 30909	018-0-077-00-0	R-1		
29.Berckman Residential Properties, LLC	346 Heath Drive, Augusta, GA 30909	018-0-101-00-0	R-1	1497/1300	11/129
30.Berckman Residential Properties, LLC	329 Berckmans Road, Augusta, GA 30909	019-0-043-00-0	R-1; B-2	1554/1487	12/206
31.Berckman Residential Properties, LLC	327 Berckmans Road, Augusta, GA 30909	019-0-042-00-0	R-1		
32.Berckman Residential Properties, LLC	2713 Cherry Lane, Augusta, GA 30909	019-0-051-00-0	R-1		
33.Berckman Residential Properties, LLC	335 Berckmans Road, Augusta, GA 30909	019-0-046-00-0	R-1		
34.Berckman Residential Properties, LLC	2704 Hillside Lane, Augusta, GA 30909	019-0-040-00-0	R-1		
35.Berckman Residential Properties, LLC	330 Heath Drive, Augusta, GA 30909	019-0-035-00-0	B-2		
36.Berckman Residential Properties, LLC	2709 Hillside Lane, Augusta, GA 30909	019-0-032-00-0	B-2		
37.Berckman Residential Properties, LLC	351 Heath Drive, Augusta, GA 30909	018-0-078-00-0 (East of Berckmans Rd.)	R-1		
38.Berckman Residential Properties, LLC	350 Heath Drive, Augusta, GA 30909	018-0-103-00-0	R-1		
39.Berckman Residential Properties, LLC	2726 Cherry Lane, Augusta, GA 30909	018-0-104-00-0	R-1		
40.Berckman Residential Properties, LLC	2724 Cherry Lane, Augusta, GA 30909	018-0-105-00-0	R-1	960/1503	1/631
41.Berckman Residential Properties, LLC	2722 Cherry Lane, Augusta, GA 30909	018-0-106-00-0	R-1		
42.Berckman Residential Properties, LLC	2712 Cherry Lane, Augusta, GA 30909	018-0-107-00-0	R-1		
43.Berckman Residential Properties, LLC	2708 Cherry Lane, Augusta, GA 30909	019-0-065-00-0	R-1		
44.Berckman Residential Properties, LLC	354 Heath Drive, Augusta, GA 30909	018-0-123-00-0	R-1	871/497	871/496
45.Berckman Residential Properties, LLC	355 Heath Drive, Augusta, GA 30909	018-0-079-00-0 (West of Berckmans Rd.)	R-1	1055/778	2/302
46.Berckman Residential	347 Berckmans Road,	018-0-109-00-0	R-1	833/9	833/5

Properties, LLC	Augusta, GA 30909				
47. Berckman Residential Properties, LLC	349 Berckmans Road, Augusta, GA 30909	018-0-111-01-0	R-1		
48. Berckman Residential Properties, LLC	353 Berckmans Road, Augusta, GA 30909	018-0-112-00-0	R-1	1034/675	2/15
49. Berckman Residential Properties, LLC	374 Heath Drive, Augusta, GA 30909	018-0-115-00-0	R-1	1515/789	12/6
50. Berckman Residential Properties, LLC	355 Berckmans Road, Augusta, GA 30909	018-0-113-00-0	R-1		
51. Berckman Residential Properties, LLC	357 Berckmans Road, Augusta, GA 30909	018-0-114-00-0	R-1	1524/1727	11/129
52. Berckman Residential Properties, LLC	344 Berckmans Road, Augusta, GA 30909	018-4-233-00-0	R-1		
53. Berckman Residential Properties, LLC	360 Berckmans Road, Augusta, GA 30909	018-0-087-00-0	R-1		

Planning Commission
Z-24-09
February 5, 2024

Multiple addresses

Aerial

Legend

 Subject Property



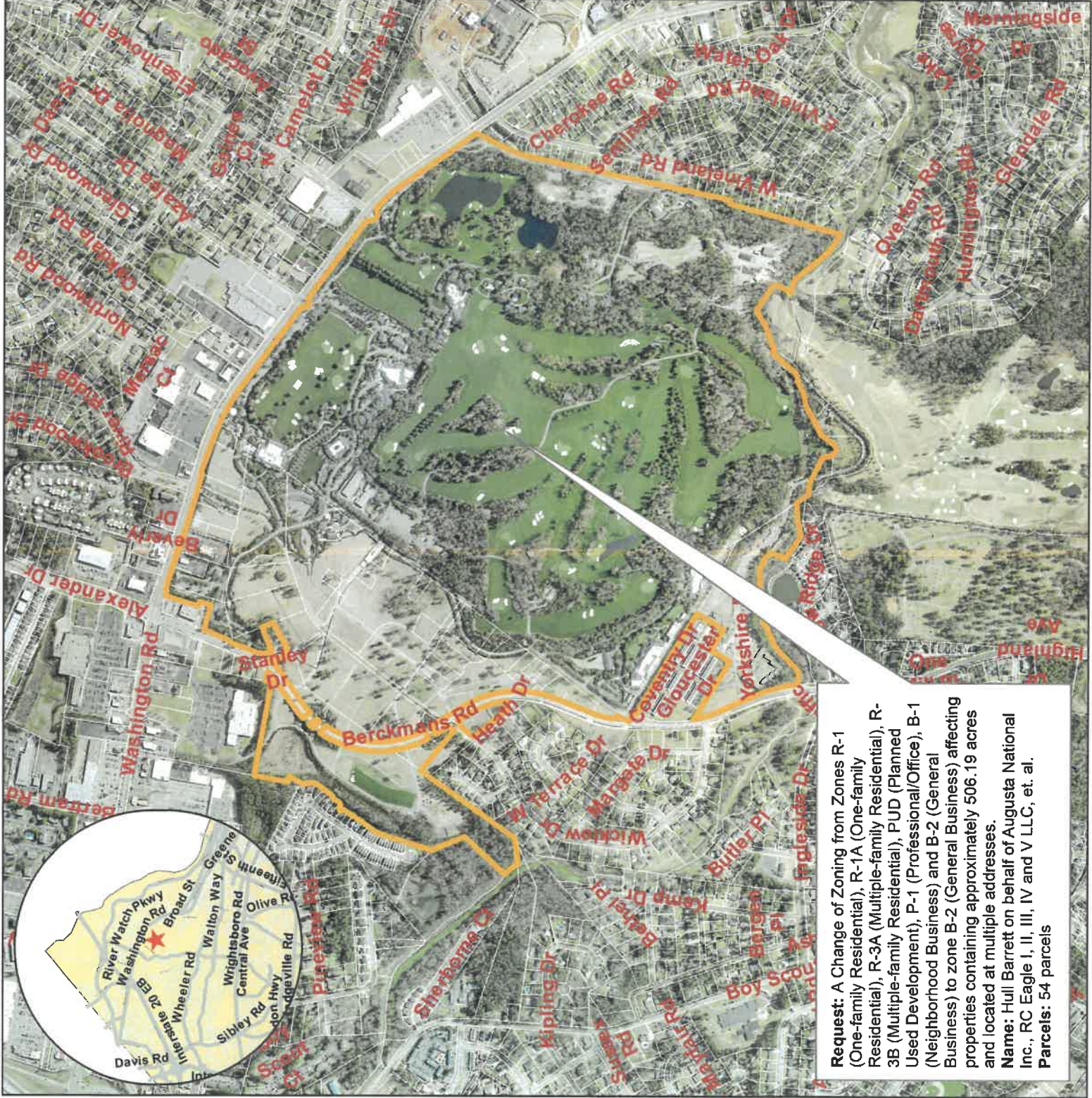
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
1/12/2024 MH18072

Augusta, GA Disclaimer

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 City of Augusta, GA. Augusta, GA and the companies contracted to develop these data are not responsible for the information or accuracy contained on this map. It is hereby forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 1,000 Feet



Request: A Change of Zoning from Zones R-1 (One-family Residential), R-1A (One-family Residential), R-3A (Multiple-family Residential), R-3B (Multiple-family Residential), PUD (Planned Used Development), P-1 (Professional/Office), B-1 (Neighborhood Business) and B-2 (General Business) to zone B-2 (General Business) affecting properties containing approximately 506.19 acres and located at multiple addresses.
Name: Hull Barrett on behalf of Augusta National Inc., RC Eagle I, II, III, IV and V LLC, et. al.
Parcels: 54 parcels

Planning Commission
Z-24-09
February 5, 2024

Multiple addresses

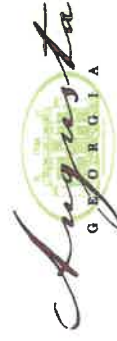
Current Zoning

Legend

Subject Property

Zoning Classification

- B-1: Neighborhood Business
- B-2: General Business
- P-1: Professional
- PUD: Planned Unit Development
- R-1: One Family Residential
- R-1A: One Family Residential
- R-1C: One Family Residential
- R-1D: One Family Residential
- R-1E: One Family Residential
- R-3A: Multiple-Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential



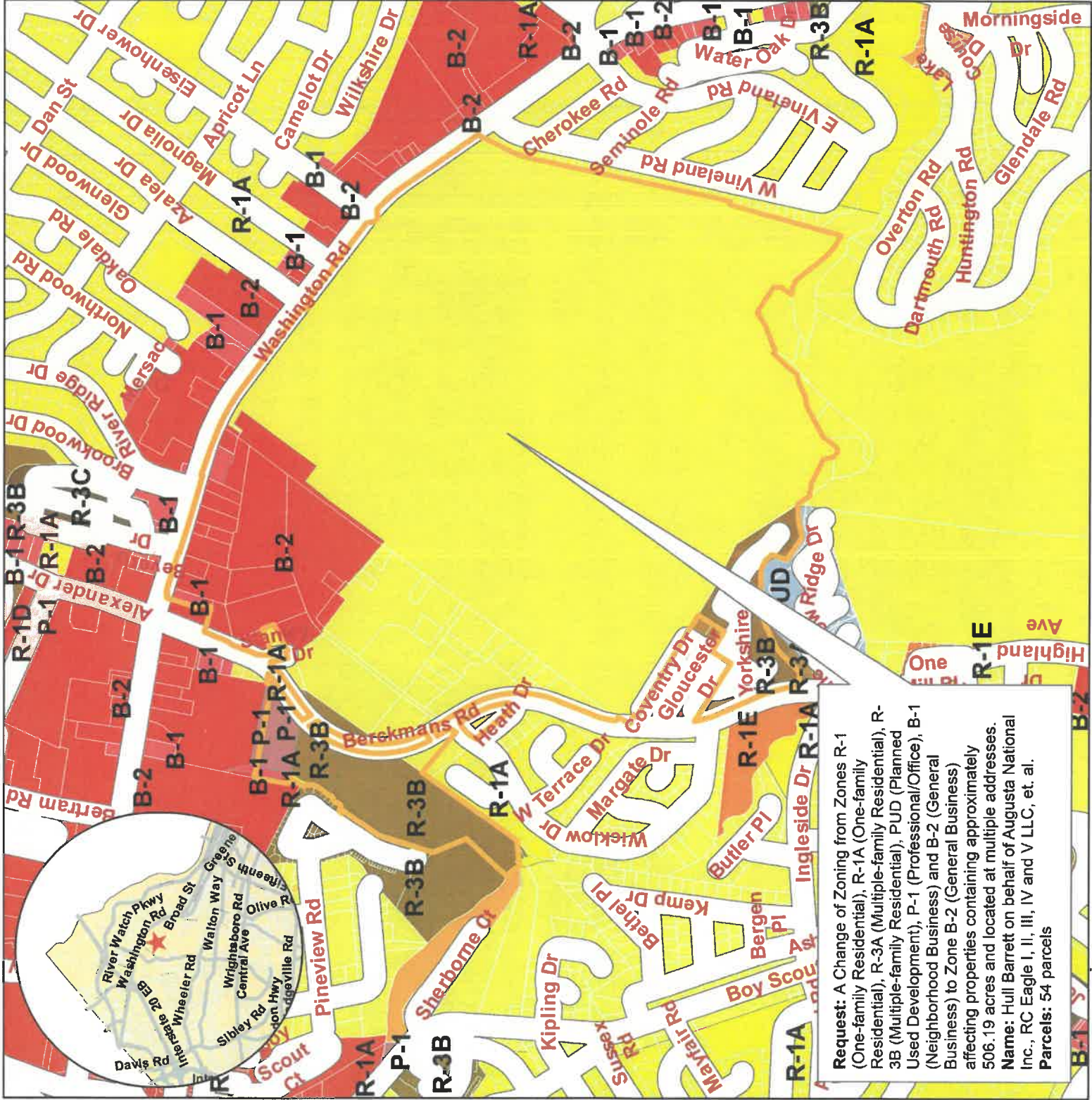
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
1/12/2024 MH18072

Augusta, GA Disclaimer

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0 1,000 Feet



Planning Commission
Z-24-09
February 5, 2024

Multiple addresses

Future Zoning

Legend

 Subject Property

Zoning Classification

-  B-1: Neighborhood Business
-  B-2: General Business
-  P-1: Professional
-  PUD: Planned Unit Development
-  R-1: One Family Residential
-  R-1A: One Family Residential
-  R-1C: One Family Residential
-  R-1D: One Family Residential
-  R-1E: One Family Residential
-  R-3A: Multiple-Family Residential
-  R-3B: Multiple-Family Residential
-  R-3C: Multiple-Family Residential



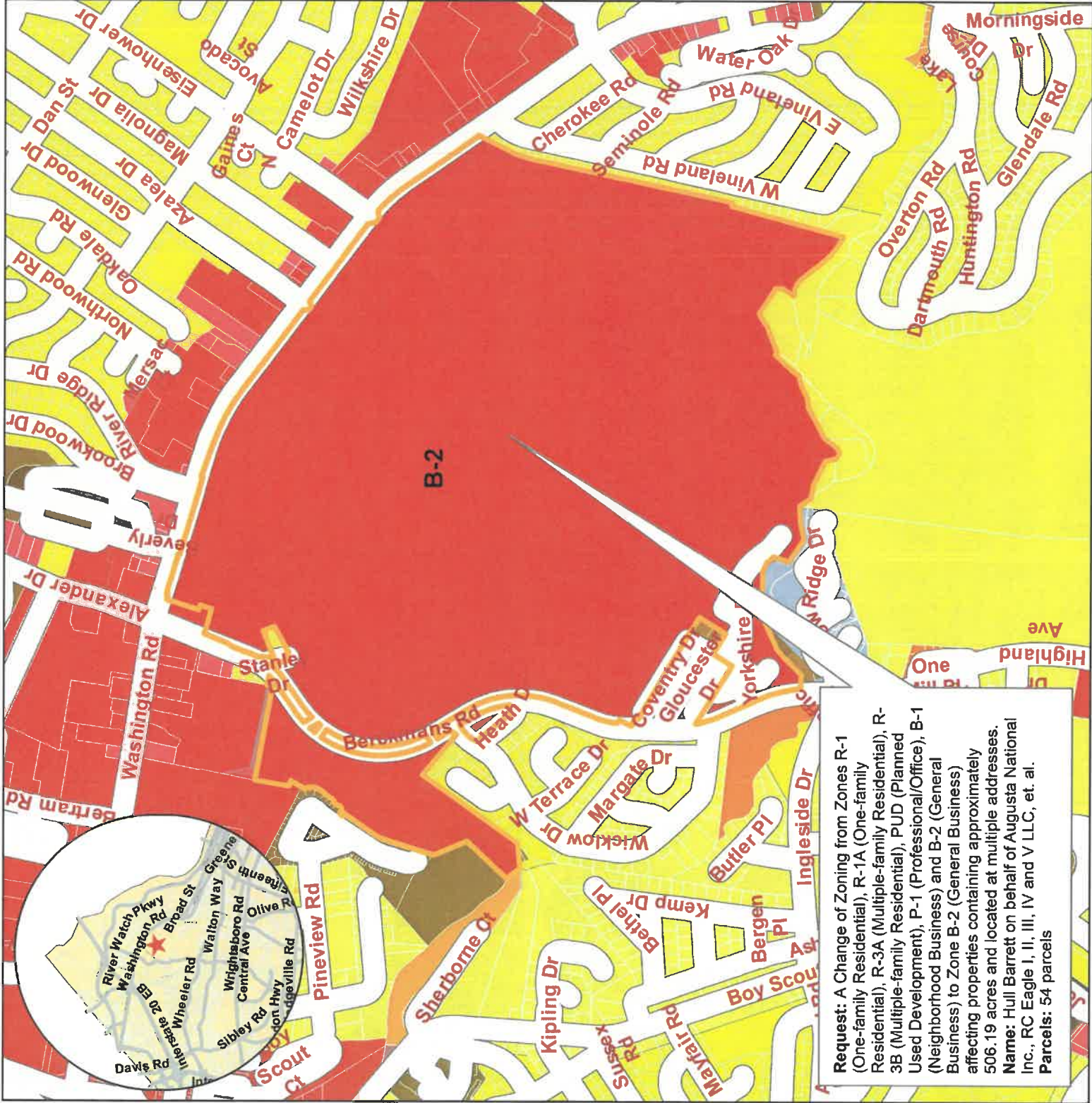
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
1/12/2024 MH18072

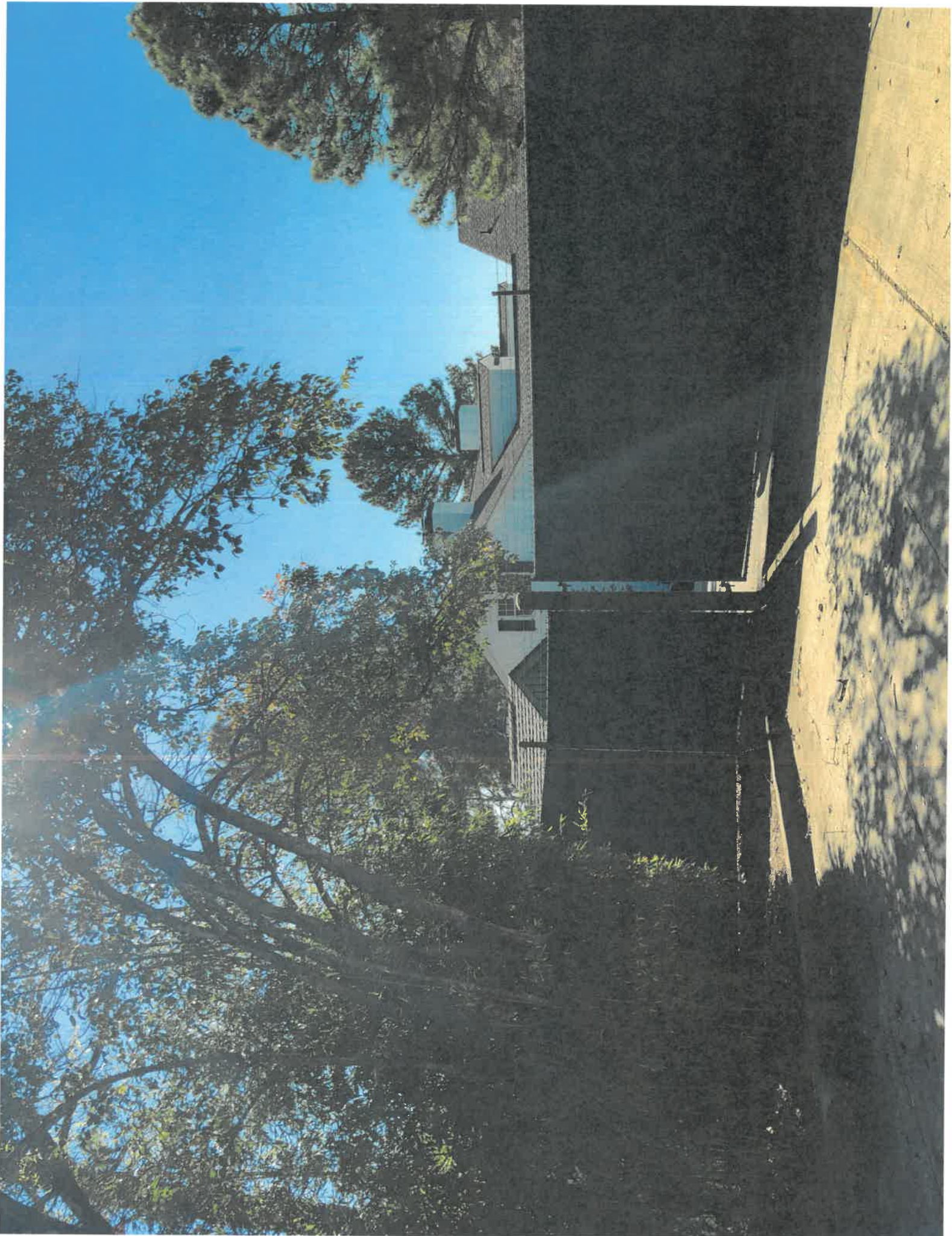
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0 1,000 Feet





REZONING

PLANNING COMMISSION

**19-1, R-1A, R-3A, R-3B, MUO, P-1, B-1, and B-2
to B-2 (General Business)**

54 ADDRESSES

(Contact Planning & Development
For Full List)

PROPERTY OWNERS: AUGUSTA METROPOLITAN INC. ET AL.

February 5 @ 3:00pm

Lee Beard Room
Augusta-Richmond County
MUNICIPAL BUILDING - 2nd FLOOR

For More Information Call (706) 823-1296

