

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

Case Number: Z-24-10

Hearing Date: Monday, February 5, 2024

Applicant: Bowen A. Klosinski

Property Owner: Parker South, LLC

Address of Property: 1720 Watkins Street, Augusta, Georgia 30904

Tax Parcel #: 035-4-191-00-0

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

Commission District: 1 (J. Johnson)

Super District: 9 (F. Scott)

Fort Eisenhower Notification Required: N/A

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Rezone from R-1C to R-2	Residential Duplex	Section 15-1

Summary of Request:

This petition involves a 0.16-acre property located at 1720 Watkins Street. The property is currently zoned R-1C (One-family Residential) and the applicant is requesting to rezone the property to R-2 (Two-family Residential) in order to legitimize the previous conversion of a single-family home into a residential duplex.

Comprehensive Plan Consistency:

This property is part of the Harrisburg neighborhood which is located within the Old Augusta Character Area. Re-development is occurring in many of the well-established neighborhoods of the Old Augusta Character Area. The 2023 Comprehensive Plan's vision for the Old Augusta Character Area will be to continue re-development in some neighborhoods and maintain stability in others, by removing deteriorated and dilapidated structures, construct new or rehabilitate existing single-family housing, as well as new medium and high-density housing, additional commercial and office development, and new civic and institutional facilities. The vision also includes establishing new commercial and office uses, and civic and institutional facilities to allow for more shopping and employment opportunities. Underutilized parcels should be redeveloped in a manner consistent with the overall vision and with respect for existing development patterns and the historic architecture in the area.

Findings:

1. According to Augusta Planning and Development Building Permit records, there were two residential alteration permits recorded, one on August 26, 2002, and the other on August, 31 2005.
2. According to the applicant, the property contains an existing residence that the previous owner of the property converted to a two-family residential (duplex) more than 20 years ago.
3. The applicant seeks to rezone the property to R-2 which requires a minimum lot width of 50 feet. The current width of the property is 40 feet, which does not meet the minimum requirements for R-2 zoning.
4. According to the Augusta-Richmond County GIS measurement tool, adjacent properties located approximately a quarter mile to the north, south, east, and west of the property are predominately zoned R-1C (One-Family Residential).
5. There are isolated instances of R-2 (Two-Family Residential), and R-3B (Multiple-Family Residential) and R-3C (Multiple-Family Residential) zoning located within the surrounding vicinity of the property.
6. According to the Augusta-Richmond County GIS Map, there are a few existing residential duplexes within the same block of the property located at 1728 and 1730 Watkins Street.
7. Watkins Street is identified as a local road on the Georgia Department of Transportation (GDOT) Function Classification map, 2017.
8. The nearest transit line is located less than a quarter of a mile south of the property along Walton Way.
9. Public water and public sanitary sewer lines are available to the property therefore has access to public utilities.
10. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
11. According to the Augusta-Richmond County GIS Wetlands Layer, there are no wetlands on the property.
12. The proposal is not consistent with aspects of the 2023 Comprehensive Plan and not compatible with surrounding zoning and land uses.
13. At the time of completion of this report staff has not received any inquiries regarding this application.

Recommendation: The Planning Commission recommends **approval** of the rezoning request to R-2 with the following condition(s):

1. The converted structure must adhere to all applicable building and fire codes adopted by the City of Augusta, GA.

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.



TO: Augusta Planning Commission & Augusta Commission
From: Bowen A. Klosinski
RE: 1720 Watkins Street | R1 to R2 Special Exception Application
Date: December 19, 2023

Dear Sirs and Madam:

This memorandum is made in support of the special exception application of Parker South, LLC (the "Applicant"), in regards to the property located at 1720 Watkins Street, Augusta, Georgia 30904 (the "Property"). Your attention and consideration of this special exception application is appreciated.

The Property is currently zoned R-1C and the special exception application is made to grant R-2 zoning. Applicant purchased the Property sometime on or around April 2018. To the best of Applicant's knowledge, and according the records of Georgia Power, the previous owner of Property converted the Property to a two-family residence (Duplex) more than twenty (20) years ago, in the year 2000. The Property has been a duplex since that time, and to the best of Applicant's knowledge there has never been a complaint to the County about the Property.

The one requirement the Property does not meet to qualify as R-2 zoning is the minimum width lot requirement of 50 feet. The width of the Property is only 40 feet. However, the Property is more than capable of accommodating a duplex without meeting the lot width requirement and multiple other properties in the surrounding area have R-2 zoning and do not meet the lot width requirement.

Enclosed herein are pictures of the front entrance, back entrance, parking areas, and general layout of the Property. These pictures are under Exhibit A. Upon review of the pictures, the Commission should see that the Property is capable of being a duplex and would not cause a nuisance to the adjacent properties. Additionally, under Exhibit B you will find examples of multiple properties in the area of Property that are zoned R-2 and do not meet the minimum width requirement of 50 feet.

Lastly, please consider that Applicant was not the party that wrongfully converted the Property into to duplex. Applicant purchased the Property with the understanding that the Property was properly zoned. The economic impact of requiring Applicant to convert this Property back into a single-family residence will likely be more costly than what the Property was actually purchased for in 2018.

Very truly yours,

Bowen A. Klosinski

Planning Commission
Z-24-10
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1720 Watkins 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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Request: A Change of Zoning from Zone R-1C (One-family Residential) to Zone R-2 (Two-family Residential) affecting property containing approximately 0.16 acres located at 1720 Watkins Street.
Name: Bowen A. Klosinski on behalf of Parker South LLC
Parcel: 035-4-191-00-0

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1720 Watkins Street

Current Zoning

Legend

Subject Property

Zoning Classification

B-1: Neighborhood
Business

R-1C: One Family
Residential

R-2: Two Family
Residential

R-3C: Multiple-Family
Residential



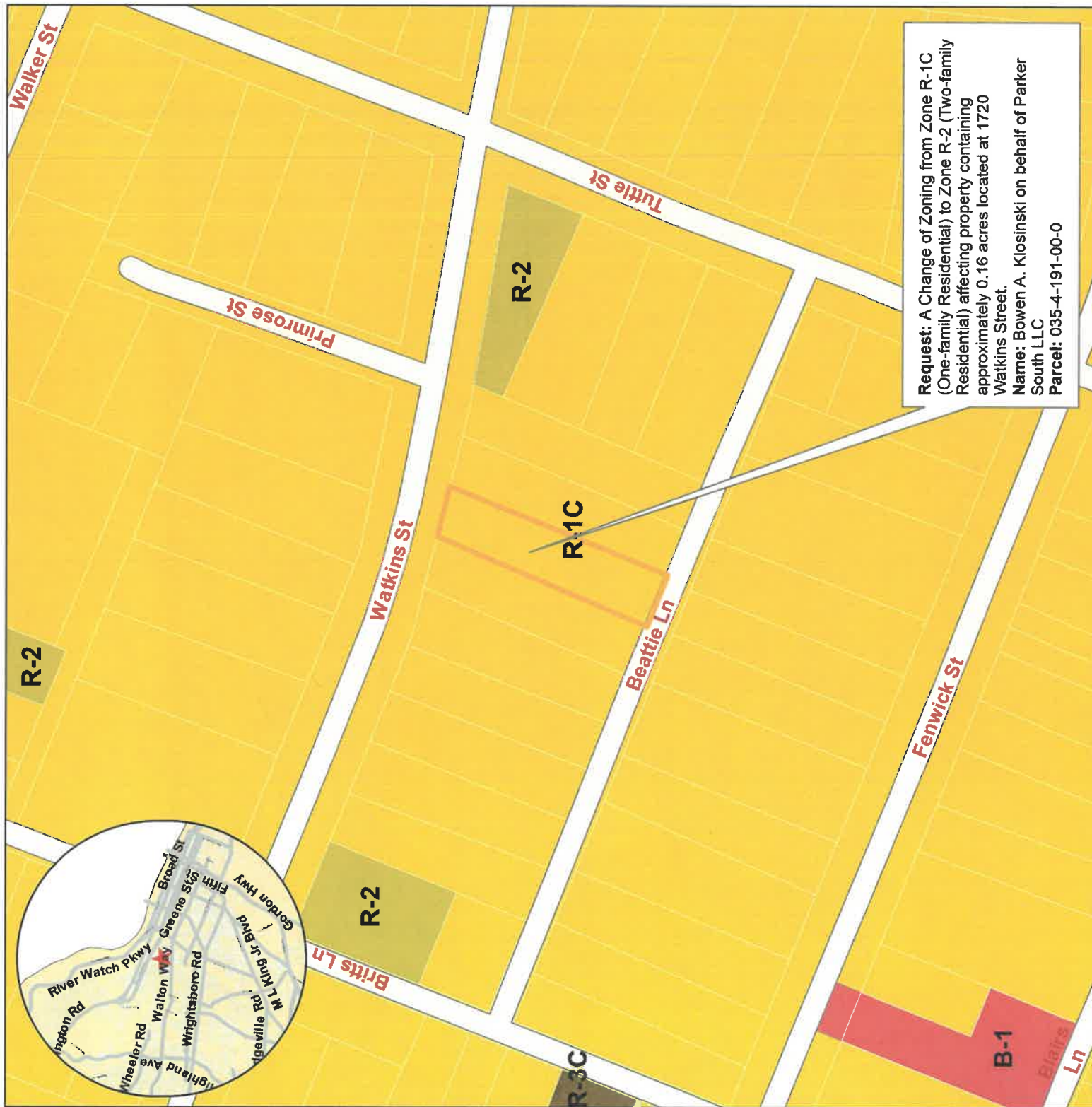
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0 100 Feet




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1720 Watkins Street
Future Zoning


Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood
Business

 R-1C: One Family
Residential

 R-2: Two Family
Residential

 R-3C: Multiple-Family
Residential



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