

Hearing Date: February 5, 2024

Case Number: Z-24-08

Applicant: J.B. Wall Investments

Property Owner: J.B. Wall

Address of Property: 1513 C and S Dr.

Tax Parcel No(s): 041-4-089-00-0

Current Zoning: R-1B

Commission District: District 2: Stacy Pulliam |

Super District 9: Francine Scott

Fort Eisenhower Notification Required: NA



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1B to R-1C	Construct two residences	Section 11

SUMMARY OF REQUEST:

The applicant proposes to create two new homes on the lot. The subject property is approximately 0.41 acres and had two structures dating back to the 1960's that were recently demolished.

COMPREHENSIVE PLAN CONSISTENCY:

The parcel is in the Belair Character Area. The vision for this area is to promote moderate-density, traditional neighborhood development. The proposed development would create two single-family homes and is consistent with the comprehensive plan.

FINDINGS:

1. Two structures occupied the lot until recently but now the lot is vacant.
2. C and S Drive is a local street and is approximately 500 ft. from Wrightsboro Rd., a primary arterial road.
3. The property has approximately 142 ft. of road frontage which would allow for two 70 ft. wide lots in an R-1C zoning. Until recently there were two-to-three units on the lot.
4. There are no previous zoning actions.
5. The property is not located in any wetlands or flood zones.

RECOMMENDATION: The Planning Commission recommends APPROVAL of the rezoning to R-1C with the following condition:

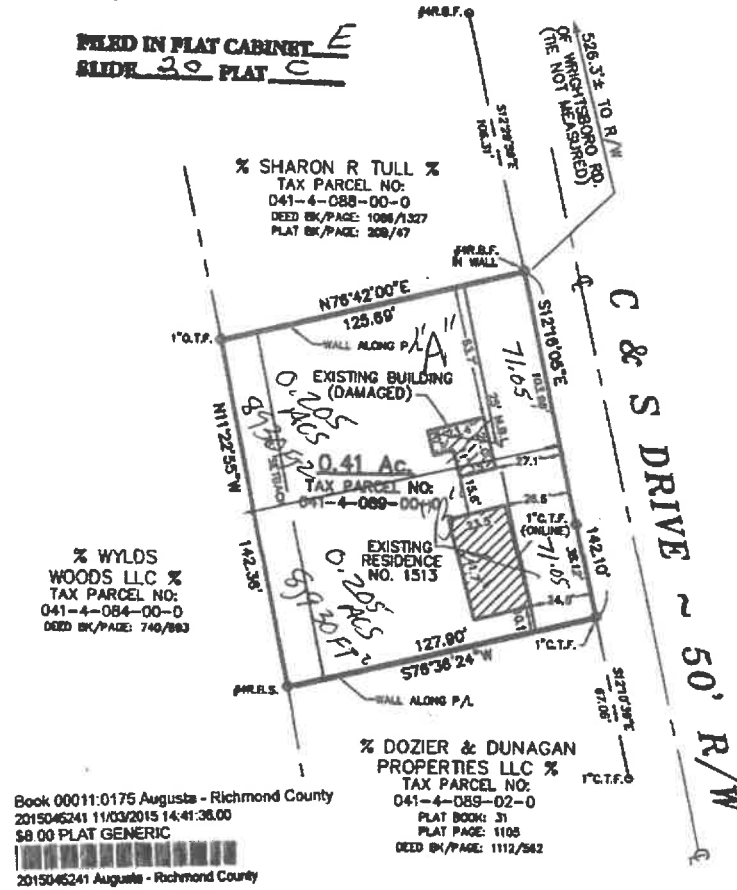
1. Adherence to all county regulations and ordinances at the time of development is required, including but not limited to plat approval and building permits.

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.

REFERENCES:

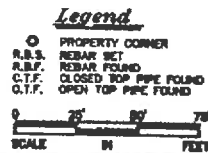
1. DEED: 31/1103
2. PLAT: RR-31/Pg: 1165-1166

FILED IN PLAT CABINET
SLIDE 30 PLAT C



THIS PLAT MEETS THE PROVISIONS OF ACT 500 OF THE GEORGIA GENERAL ASSEMBLY, SUB-SECTION 15-6-67(j) AND DOES NOT REQUIRE APPROVAL OF THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY FOR FILING AND RECORDATION.

Filed in this office:
Augusta - Richmond County
11/03/2015 14:41:36.00
Elaine C Johnson
Clerk of Superior Court



ACCORDING TO FEMA FIRM PANEL NUMBER 13245C 0105 F, MAP DATE 09/25/2009, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS AND OTHER EASEMENTS NOT SHOWN HEREON BUT MAY BE RECORDED IN THE CLERK OF COURTS OFFICE.

SURVEY DATA:
FIELD CLOSURE 0.04"
(FROM RADIAL LOCATION)
ANGULAR ERROR 5"/ANGLE
NO ADJUSTMENT
PLAT CLOSURE 1 FOOT IN 10,000
TOPCON GTS - 230

PLAT FOR: **KAIS MAALEJ**

SHOWING A 0.41 Ac. TRACT LOCATED AT 1513 C & S DRIVE

AUGUSTA LAND SURVEYING, LLC

330 FURY'S FERRY ROAD SUITE 3 BOX 160
MARTINEZ, GA 30007
708-364-8578
LAND SURVEYING FIRM - LICENSE NO. LSFD00116



STATE: GEORGIA
COUNTY: RICHMOND
AREA: AUGUSTA
JOB NO. F15-282
SCALE: 1" = 50'
FLD: BF CHK: BF DWN: CAM
DATE: 10/22/2015

Planning Commission
Z-24-08
February 5, 2024
1513 C and S Drive

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-1B (One-family Residential) to Zone R-1C (One-family Residential) affecting property containing approximately 0.41 acres located at 1513 C and S Drive.

Name: J.B. Wall Investments
Parcel: 041-4-089-00-0

Planning Commission
Z-24-08
February 5, 2024

1513 C and S Drive

Current Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1B: One Family Residential



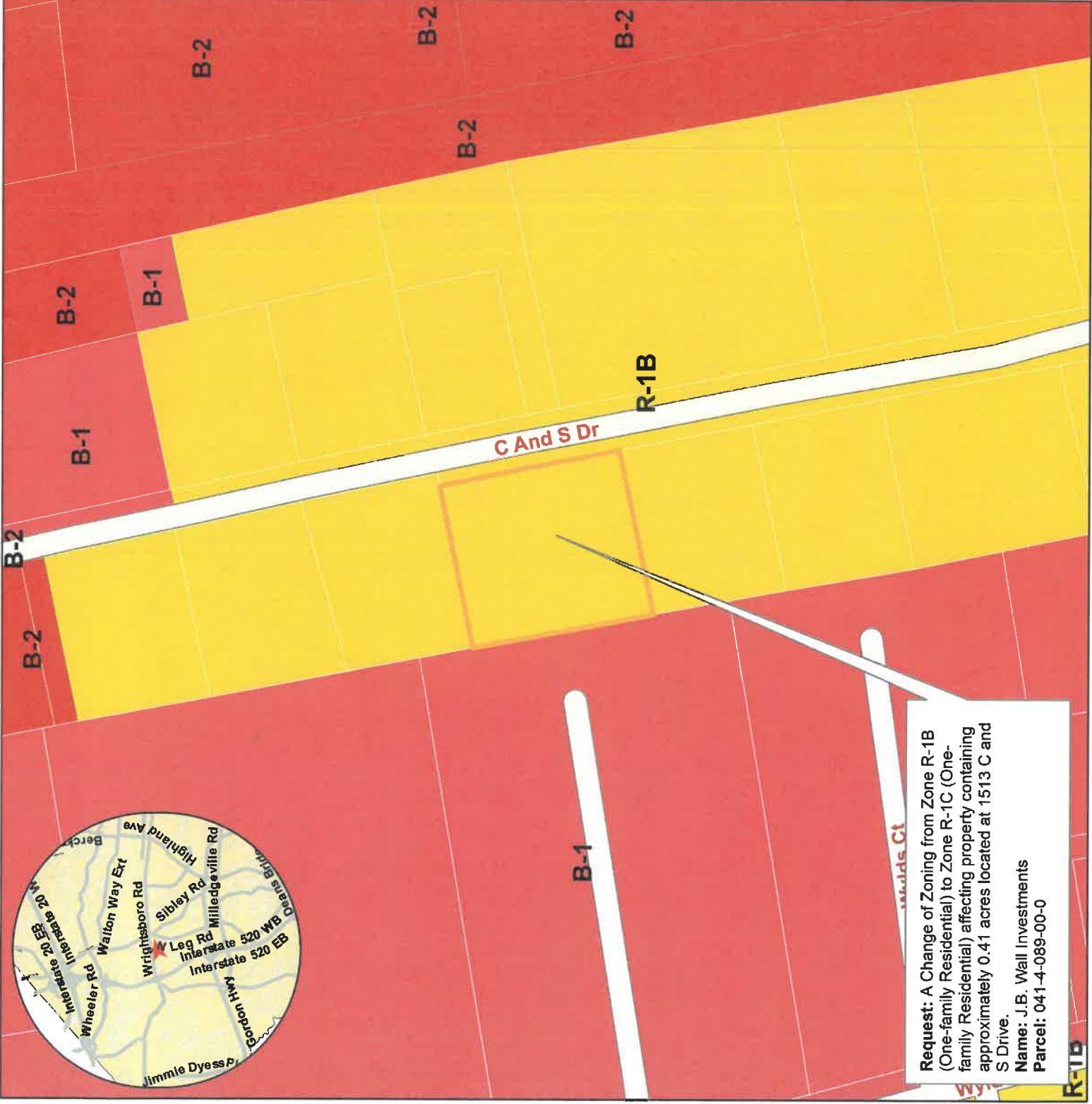
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0 100 Feet



Planning Commission

Z-24-08

February 5, 2024

1513 C and S Drive

Future Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1B: One Family Residential

 R-1C: One Family Residential



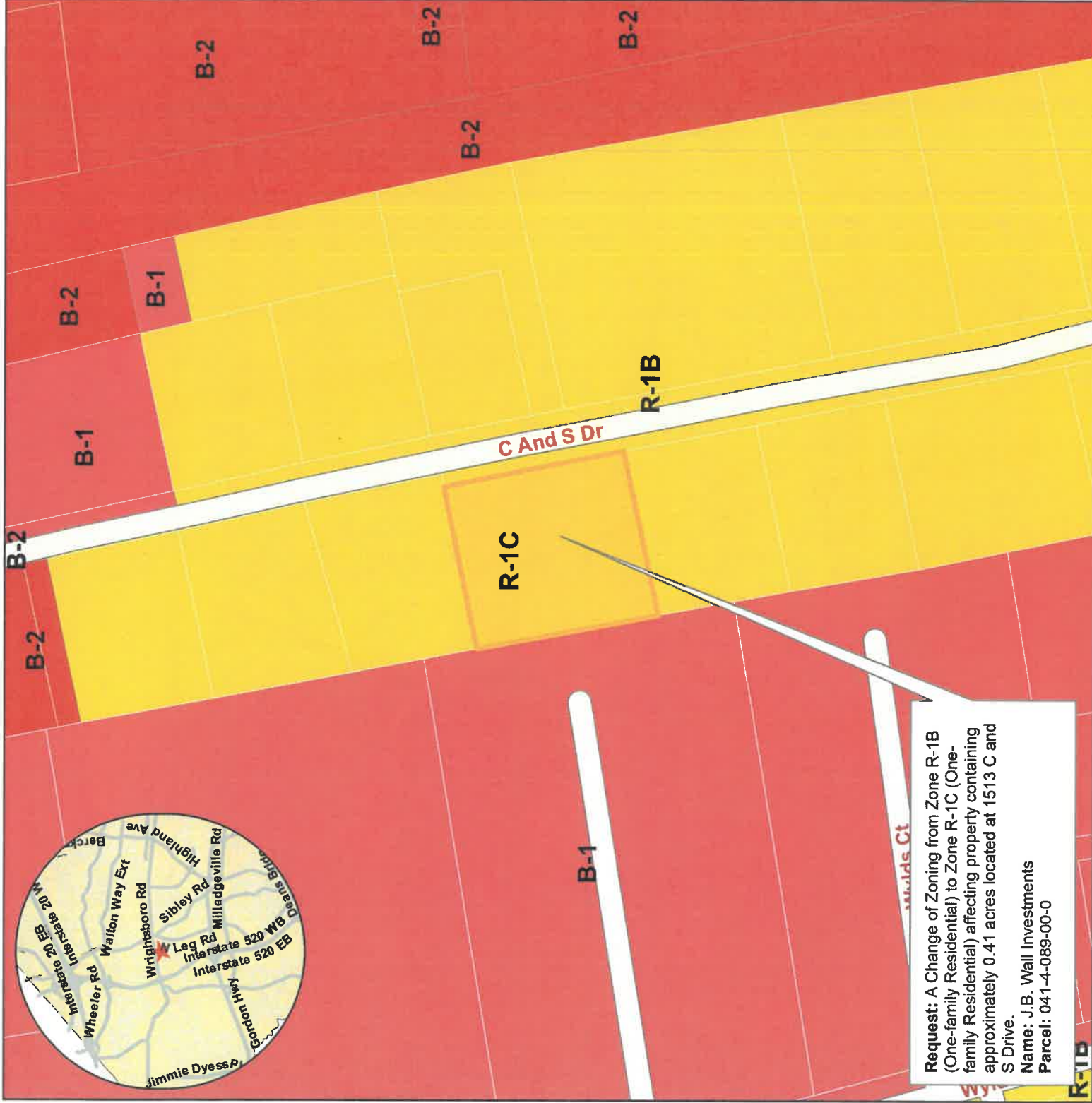
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