

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

Case Number: Z-24-11
Hearing Date: Monday, February 5, 2024

Applicant: Locke McKnight
Property Owner: Stables Management Development
Address of Property: 728 Heard Avenue & 2083 Heckle Street, Augusta, Georgia 30904
Tax Parcel #: 035-3-215-00-0, 035-3-238-00-0
Present Zoning: R-1C (One-family Residential); R-3B (Multiple-family Residential)
Commission District: 3 (C.S. McKnight) **Super District:** 10 (W. Guilfoyle)
Fort Eisenhower (Gordon) Notification Required: No

| Request | Proposed Use / Activity | Applicable Text |
|---|-------------------------|--|
| Rezoning from R-1C/R-3B to R-3C (Multiple-family Residential) | Apartments | Comprehensive Zoning Ordinance, Section 18 |

Summary of Request:

This request pertains to two properties approximating 3.2 acres which combine to form the western half of the block bounded by Heard Avenue, Heckle, Metcalf, and Warren Streets. The smaller property, 728 Heard Avenue, is zoned R-1C and features a non-conforming duplex. 2083 Heckle Street is zoned R-3B and is home to the Hillside Lofts apartment complex. Both properties are being rezoned to R-3C to allow for the expansion of Hillside Lofts. A new three-story, 30-unit building is proposed at the corner of Warren and Heard, which would bring the site to a total of 77 units at approximately 24 units per acre.

Comprehensive Plan Consistency:

According to the 2023 Comprehensive Plan update, the property is located within the Old Augusta character area. The Comprehensive Plan recommends “medium and high-density housing in both new structures and existing buildings” while also recommending “infill residential development at densities compatible with the surrounding area”. Expansion of the apartment complex conforms to these guidelines.

Findings:

1. 2083 Heckle Street was rezoned from R-1C to R-3B in a pair of 2018 rezonings (Z-18-10 & Z-18-56) to facilitate the first phase of Hillside Lofts. The apartments utilize a pair of converted warehouses previously used by the Board of Education as a facility for school buses.

2. The proposed building, as designed, will slope concurrent with the street, and the base of the building will be situated under the street. This was illustrated with elevations provided to staff by the applicants.
3. The property appears to have access to municipal water and sanitary sewer lines.
4. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, all roads surrounding the subject property are local roads; nearby Walton Way is a minor arterial route.
5. Augusta Transit Route 1 traverses Walton Way, which is approximately 0.2 miles south of the property.
6. According to the FEMA Flood Insurance Rate Maps (FIRM) available on the Augusta-Richmond County GIS Maps, the property is not located within a Special Flood Hazard Area.
7. According to Augusta-Richmond County GIS data, there are no wetlands located on the property.
8. Site topography slopes downward from the southwest corner to the northeast corner of the property (approx. 228 to 194 feet above sea level).
9. Homes along Warren Street (approx. 186 to 210 feet above sea level) are 1 story in height and homes along Heard Avenue (approx. 206 to 234 feet above sea level) are 1 to 1.5 stories in height.
10. Surrounding properties are mostly zoned R-1B and R-1C, with a smattering of R-2 properties. There are other R-3 properties in the vicinity, and zoning along the nearby stretch of Walton Way is largely professional-to-commercial.
11. At time of writing this report, staff have received one call regarding the petition.

Recommendation: The Planning Commission recommends Approval to rezone the property to R-3C, contingent upon the following condition(s):

1. The petitioner acknowledges that approval of the rezoning shall not constitute approval of the concept plan as presented with the application.
2. An approved site plan developed in accordance with all applicable regulations is required prior to construction.
3. The proposed apartment building shall be limited to two stories in height and shall not contain more than 30 units.

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.



Locke McKnight, President
Jay Grant, Officer
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2083 Heckle Street
Augusta, Georgia 30904
Phone: (706) 496-2002

December 19, 2023

RE: Hillside Lofts Addition

To whom it may concern,

Please find this letter as Stables Management and Developments official petition for the removal of condition 1 set forth in, Director. Robert Sherman's, January 24th, 2018 letter, affecting property known as 2083 Heckle Street, in order to accommodate a second standalone building housing 30 units and ultimately obtaining an R3C Zoning.

In order to accommodate the new building, we will be combining with our adjacent parcel 035-3-215-00-0 located at 728 Heard Avenue. The addition allows us to meet all setback requirements and accommodate the additional 48 parking space obligation, bringing our total parking requirement to 128. The new building will have all exterior features be identical, including height, to the existing building on site to maintain a cohesive environment. As mentioned above the new building will be a total of 30 units, with a combination of 1 and 2 bedroom units. An additional above ground detention pond will be constructed to allow for the reduction in permeable surfaces that will feed directly to the closest inlet located on Warren Street.

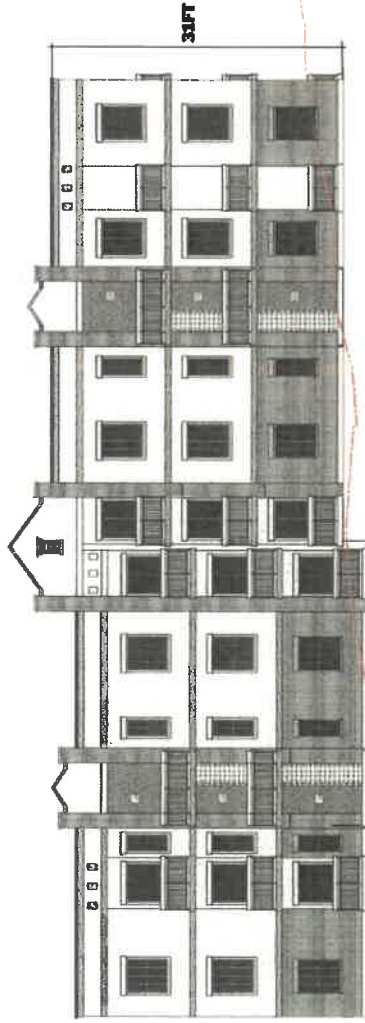
The included proposed design clearly illustrates all changes mentioned above. If you have any questions please don't hesitate to contact us directly.

Respectfully,

Management

Stables Management Development

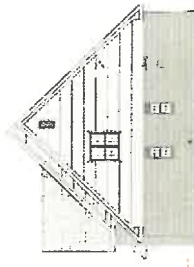
**FRONT SIDE
ELEVATION-FACING WARREN ST.
OVERLAPPED WITH CURRENT GRADE**



33FT



727 HEARD AVE.



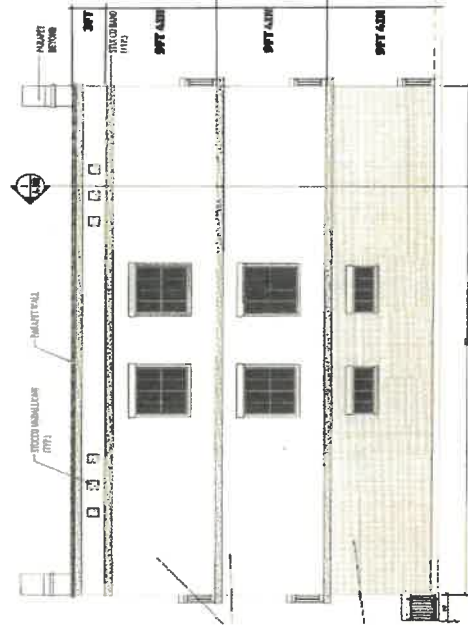
Utilities Protection Center of Georgia



1-800-282-7411 • IT'S THE LAW



**STREET VIEW
727 HEARD AVE.**



**RIGHT SIDE
ELEVATION**

SCALE 1/8" = 1'-0"

STABLES MANAGEMENT DEVELOPMENT, LLC

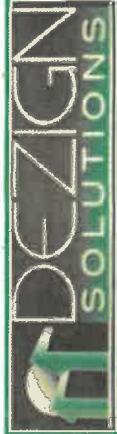
HECKLE STREET APARTMENTS
2003 HECKLE STREET, AUGUSTA, GEORGIA

PROPOSED SITE PLAN

IF THIS BAR DOES NOT MEASURE 1"
DRAWING IS NOT TO LABELED SCALE

DWG NO.

PS-01



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728 Heard Avenue
and 2083 Heckle 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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0 200 Feet




Request: A Change of Zoning from Zone R-1C (One-family Residential) and R-3B (Multiple-family Residential) to Zone R-3C (Multiple-family Residential) affecting properties containing approximately 3.21 acres located at 728 Heard Avenue and 2083 Heckle Street.
Name: Locke McKnight on behalf of Stables Management Development
Parcels: 035-3-215-00-0, 035-3-238-00-0

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728 Heard Avenue
and 2083 Heckle Street


Current Zoning


Legend


 Subject Property


Zoning Classification

 B-1: Neighborhood Business


 P-1: Professional

 R-1B: One Family Residential

 R-1C: One Family Residential

 R-2: Two Family Residential

 R-3A: Multiple-Family Residential

 R-3B: Multiple-Family Residential

 R-3C: Multiple-Family Residential



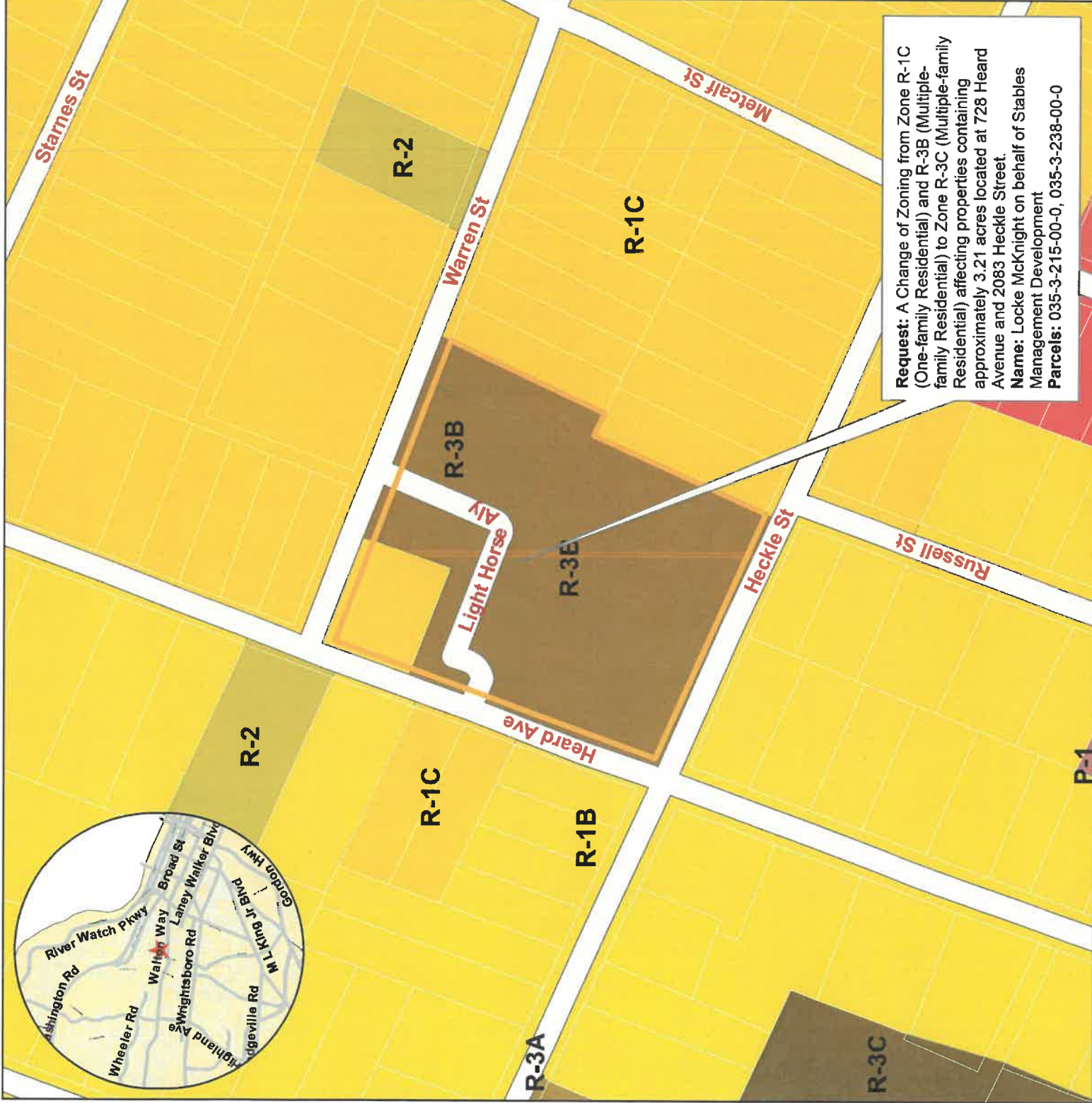
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**728 Heard Avenue
 and 2083 Heckle Street**

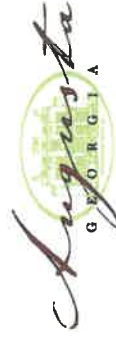
Future Zoning

Legend

 Subject Property

Zoning Classification

-  B-1: Neighborhood Business
-  P-1: Professional
-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-2: Two Family Residential
-  R-3A: Multiple-Family Residential
-  R-3B: Multiple-Family Residential
-  R-3C: Multiple-Family Residential



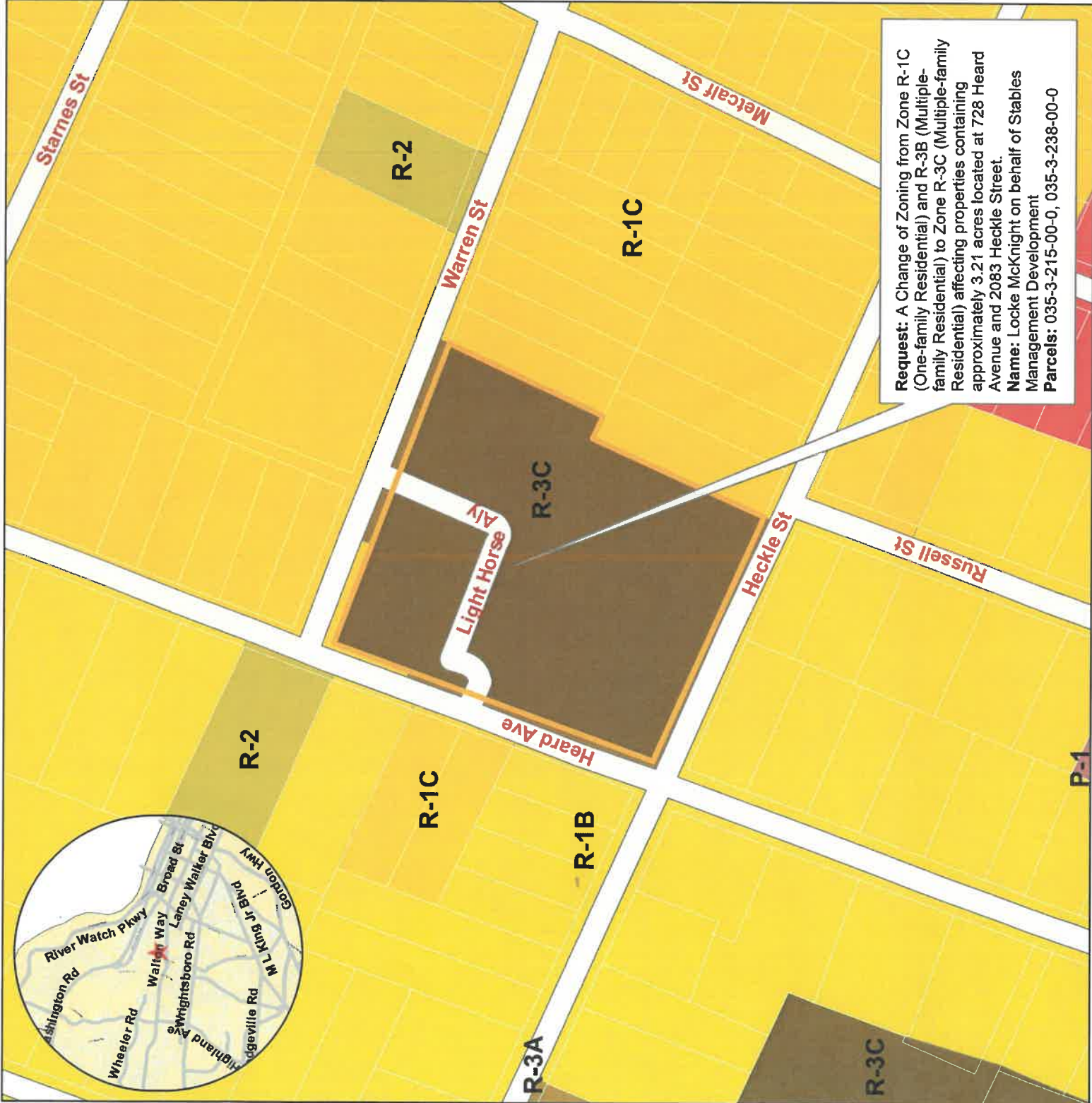
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