

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

Case Number: Z-23-53

Hearing Date: Monday, December 4, 2023

Applicant: Tasha Madison

Property Owner: Standard Leverette

Address of Property: 2016 Merrit Road, Augusta, Georgia 30909

Tax Parcel #: 055-4-053-01-0

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

Commission District: 2 (S. Pulliam)

Super District: 9 (F. Scott)

Fort Eisenhower Notification Required: N/A

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Rezoning from R-1A (One-family Residential) to R-MH (Manufactured Home Residential)	Manufactured Home	Section 14

Summary of Request:

This application involves a 0.4-acre vacant property situated approximately 180 feet northeast of the intersection of Merritt Road and Sibley Road with said intersection being approximately 842 feet north of the intersection of Sibley Road with Gordon Highway in the western portion of the County. R-1A (One-family Residential) zoning prohibits the placement of a manufactured home on the property. The applicant is requesting to rezone the property to R-MH (Manufactured Home Residential) to enable the placement of a manufactured home.

Comprehensive Plan Consistency:

In accordance with the Comprehensive Plan: Envision Augusta Augusta-Richmond County 5-Year Update, 2023, the property is in the Belair Character Area. This area includes land uses and development patterns typical of suburban development areas, rural residential areas, and highway commercial corridors. These development patterns are largely influenced by the area's proximity to Doctor's Hospital, Fort Eisenhower, regional commercial centers, and the Interstates. The Comprehensive Plan Update, 2023, envisions neighborhood preservation and continued expansion of low to medium residential suburban development.

Findings:

1. Public water and public sanitary sewer lines are available on Merritt Road giving the property access to public utilities.
2. According to the Georgia Department of Transportation (GDOT) Function Classification Map, 2017, Merritt Road is classified as a local road.
3. Merritt Road is a dead-end street and there are no sidewalks along Merritt Road.
4. There are no transit bus stops located within a half mile of the property.
5. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
6. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
7. Adjacent properties to the north, east, and west are zoned R-1A (One-family Residential). The adjacent properties to the north and east have single family homes located on them while the adjacent property to the east has a manufactured home on it. The property to the south is zoned R-MH (Manufactured Home Residential) with an existing mobile home park which was expanded in 1982 for a total of 190 lots. Properties on Sibley Road closer to Gordon Highway are zoned B-1 (Neighborhood Business) and B-2 (General Business).
8. The applicant submitted a letter from the owner of the adjacent neighbor to the west stating that he has no problem with the rezoning and placement of a manufactured home on the property which is included in your packet.
9. At the time of completion of this report, staff has not received any inquiries concerning this application.

Recommendation: The Planning Commission recommends **Approval** of rezoning the property R-MH with the following conditions:

1. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.
2. The manufactured home placed on this lot must be a 1998 or newer.

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.

10/06/2023

To who this may concern,

My name is Tasha Madison and I have a Vacant lot my father owns at 2616 Merritt Road and we have been trying to put a Manufactured Home on the property for awhile but there has been some concerns for only a Modular Home or Custom built home but when I look into the prices of Modular Homes or Construction built home it's very expensive and I'm a single mother of a 8 year old daughter and I'm been trying be a Homeowner for awhile now and house rates are gang up periodically. But with a manufactured home it's more in my budget and than I'm around family on a street that I know my daughter is safe, plus there is alot of close neighbors I can trust her to be around and they have no problem with a Manufactured home in this location because behind this Vacant lot there is a mobile Home park and at the end of Street there is a mobile Home! So I'm asking if I could Rezone this Vacant lot for a safe Home and and affordable rate for me and my daughter to Life!

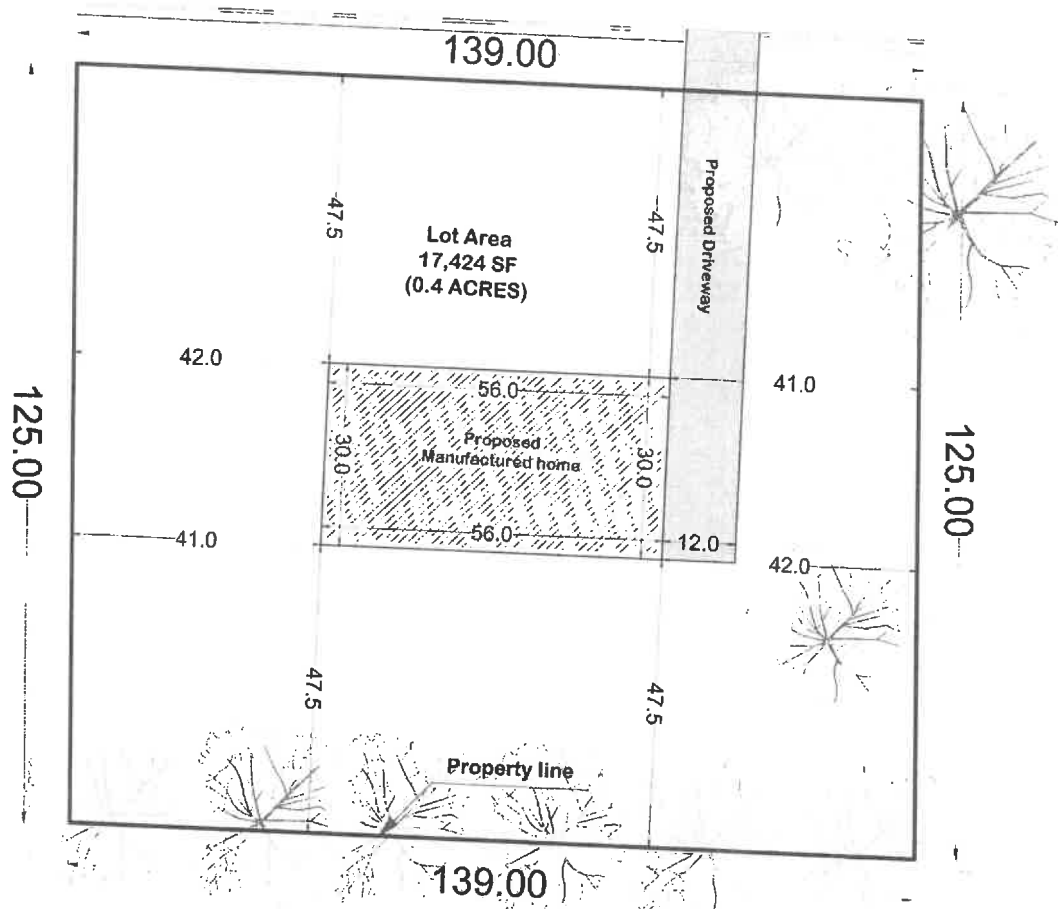
Sincerely
Tasha Madison

Neighbor → (Letter of agreement)

I John Jones am a neighbor by 2016 Merritt
Road property and I have no problem with
Tasha mcdison placing a Manufactured
Home beside me! IF any questions or concerns
please give me a call (706) 394-3594



Merritt Rd



Parcel#: 055-4-053-01-0
Address : 2016 Merritt Rd
City, State, ZIP: Augusta, GA 30909
Purpose : Building Permit

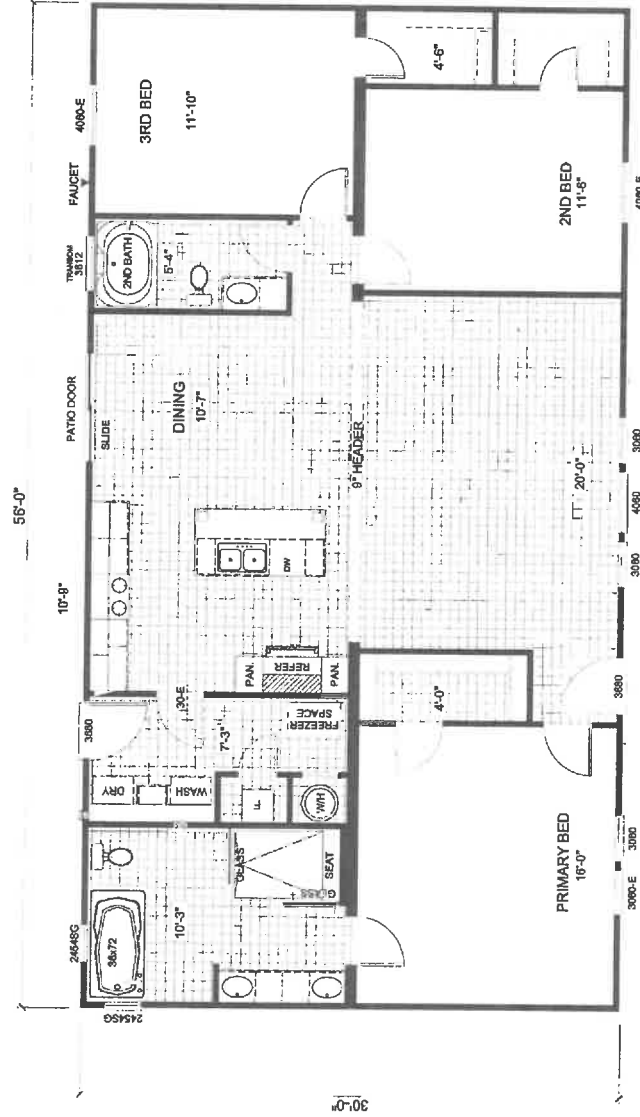
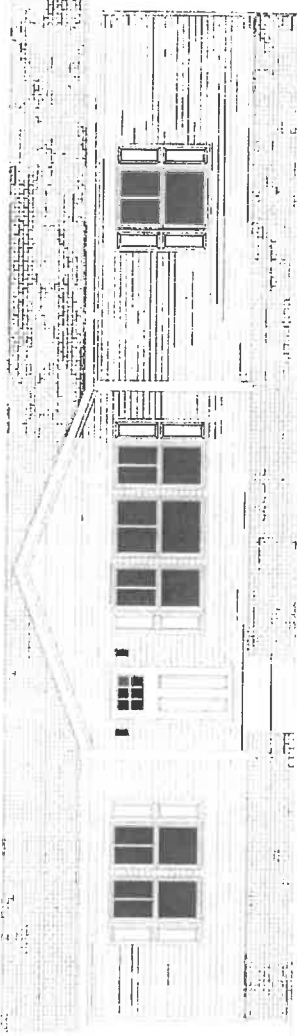
Owner : LEVERETT STANDARD
Legal Information: TRACT B
Land Use Cat: VACANT LAND
Land Use Desc: RESIDENTIAL
Zoning: R-1A

 My Site Plan
Date: 5th of October 2023
Scale: 1"=20'
0' 10' 25' 50'

Disclaimer

THIS IS NOT A LEGAL SURVEY , NOR IS IT INTENDED TO BE OR REPLACE ONE.
This work product represents only generalized locations of features, objects or
boundaries and should not be relied upon as being legally authoritative for the
precise location of any feature, object or boundary.

Notes:



MODEL: 6763CAV
3-BEDROOM / 2-BATH
32 X 56 (60) - Approx. 1680 Sq. Ft.

Date: 6/17/21
 * All room dimensions include closets and square footage figures are approximate.



Planning Commission
Z-23-53
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2016 Merritt Road

Aerial

Legend

 Subject Property



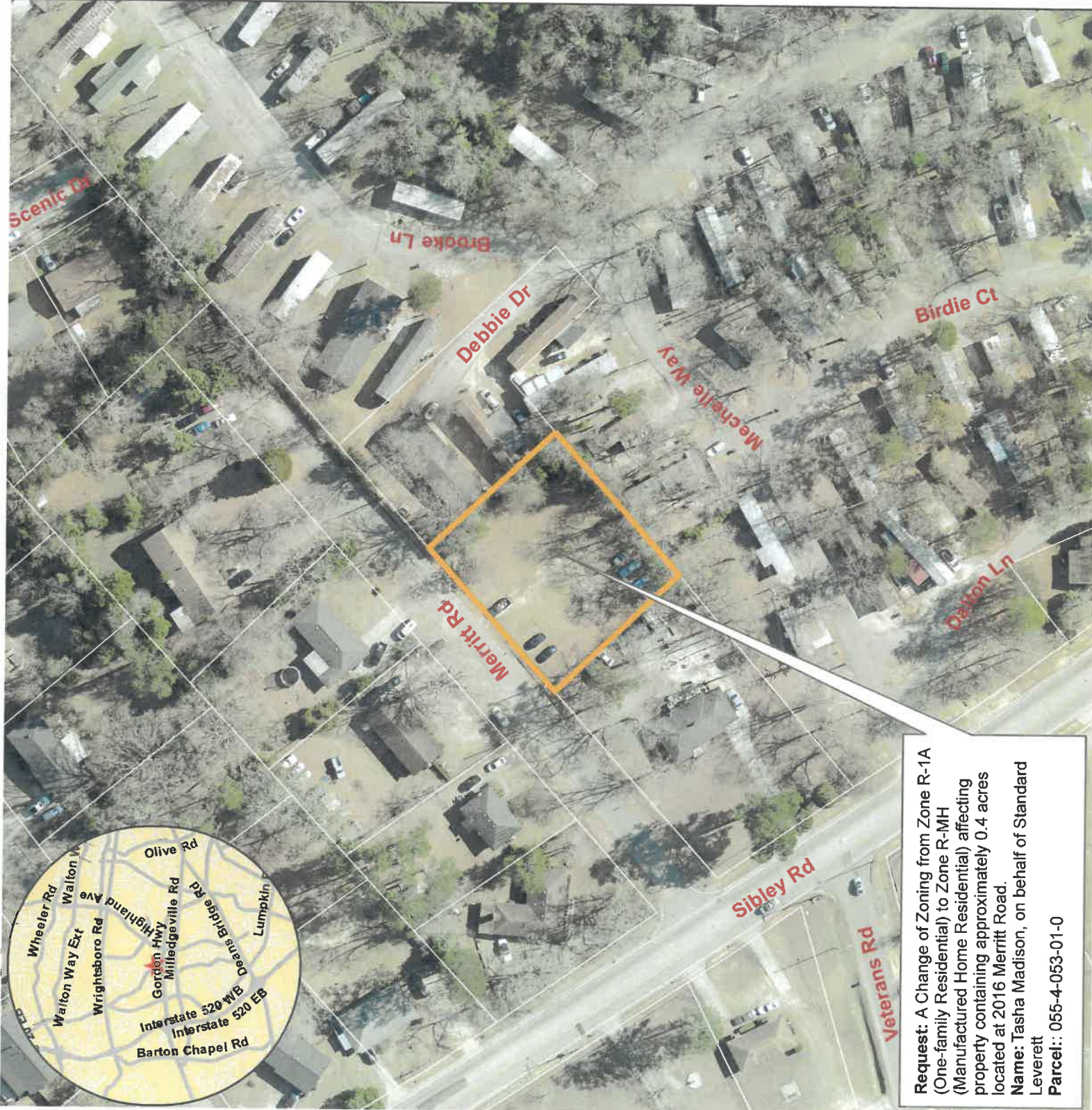
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
11/28/2023 MH18072

Augusta, GA Disclaimer

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0 100 Feet



Request: A Change of Zoning from Zone R-1A (One-family Residential) to Zone R-MH (Manufactured Home Residential) affecting property containing approximately 0.4 acres located at 2016 Merritt Road.
Name: Tasha Madison, on behalf of Standard Leverett
Parcel#: 055-4-053-01-0

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Z-23-53
December 4, 2023

2016 Merritt Road

Current Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1A: One Family Residential

 R-MH: Manufactured Home Residential



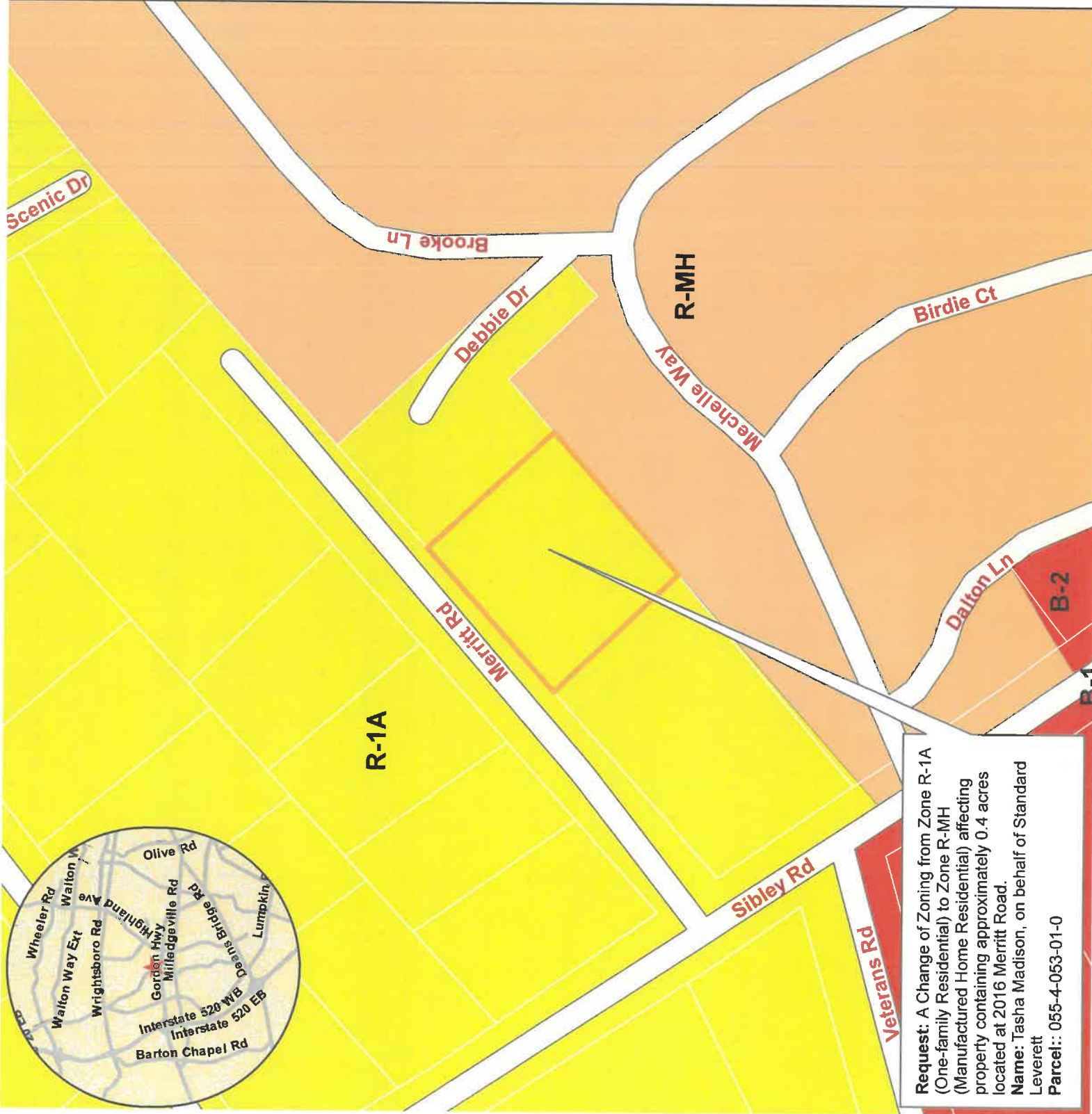
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Name: Tasha Madison, on behalf of Standard Leverett
Parcel:: 055-4-053-01-0

2016 Merritt Road

Future Zoning

Legend

 Subject Property

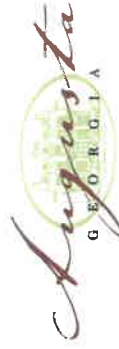
Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1A: One Family Residential

 R-MH: Manufactured Home Residential



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0 100 Feet

