

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

**Case Number:** Z-23-51

**Hearing Date:** Monday, December 4, 2023 (Continued from the November 6, 2023 meeting)

---

**Applicant:** Carmela Ann Thomas

**Property Owner:** Carmela Ann Thomas

**Address of Property:** 2802 April Drive, Augusta, GA 30906

**Tax Parcel #:** 094-0-367-00-0

**Present Zoning:** R-1C (One-family Residential) and R-MH (Manufactured Home Residential)

**Commission District:** 4 (A. Mason)

**Super District:** 9 (F. Scott)

**Fort Eisenhower Notification Required:** Yes

| <b>Request</b>   | <b>Proposed Use / Activity</b> | <b>Applicable Comprehensive Zoning Ordinance Section</b> |
|--|--------------------------------|--|
| Rezoning from R-1C (One-family Residential) and R-MH (Manufactured Home Residential) to R-MH | Manufactured Home              | Section 14   |

**Summary of Request:**

This petition involves a 0.33-acre tract situated approximately 197 feet north of the intersection of April Drive and Amanda Circle. A manufactured home once occupied the property, but the lot currently has an accessory building that measures approximately 168 square feet and a partial fence enclosure. The applicant requests to rezone the entire property to R-MH (Manufactured Home Residential) which enables placement of a manufactured home on an individual lot.

**Comprehensive Plan Consistency:**

The proposed development is part of the Belair Character Area. Belair includes residential land uses and development patterns that are suburban and rural in nature. These development patterns are largely influenced by the area's proximity to Doctor's Hospital, Fort Eisenhower, regional centers, and Interstates 20 and 520 and Jimmie Dyess Parkway. Low-density, suburban residential development started to occur in the 1950s and continues to this present time. The 2018 Comprehensive Plan envisions neighborhood preservation and continued expansion of low to medium residential suburban development. The applicant's proposal is compatible with the surrounding development pattern and consistent with the Comprehensive Plan.

**Findings:**

1. The property is currently split-zoned parcel, situated in the R-1C (One-family Residential) and R-MH (Manufactured Home Residential) zones. Approximately 5,957 square feet or 0.14 acres of the lot is zoned R-1C and approximately 7,614 square feet or 0.18 acres is zoned R-MH.
2. R-1C (One-family Residential) prohibits manufactured homes and with the split zoning limits the placement of a manufactured home on the property. R-MH zoning will allow for a greater area on the lot where the manufactured home can be placed on the property.
3. The predominate land uses are manufactured homes and single-family detached residences and zoning pattern consists of R-1C and R-MH.
4. The site is connected to public water and sewer.
5. April Drive is identified as a local or minor road on the Georgia Department of Transportation (GDOT) Function Classification map, 2017.
6. No sidewalks exist along the street near the subject property.
7. The nearest transit bus stop measures approximately 0.42 miles from the subject property.
8. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
10. The subject property is located approximately 618 feet from Fort Eisenhower. Planning staff sent out notification regarding the proposed rezoning on October 4<sup>th</sup>, however, no comments have been received at this present time.
11. Gordon Lake subdivision is almost entirely occupied by manufactured homes.
12. This proposed rezoning request is consistent with the 2018 Comprehensive Plan.
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 of the property from R-IC and R-MH to R-MH with the following condition:

1. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development and the manufactured home placed on this lot will 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.

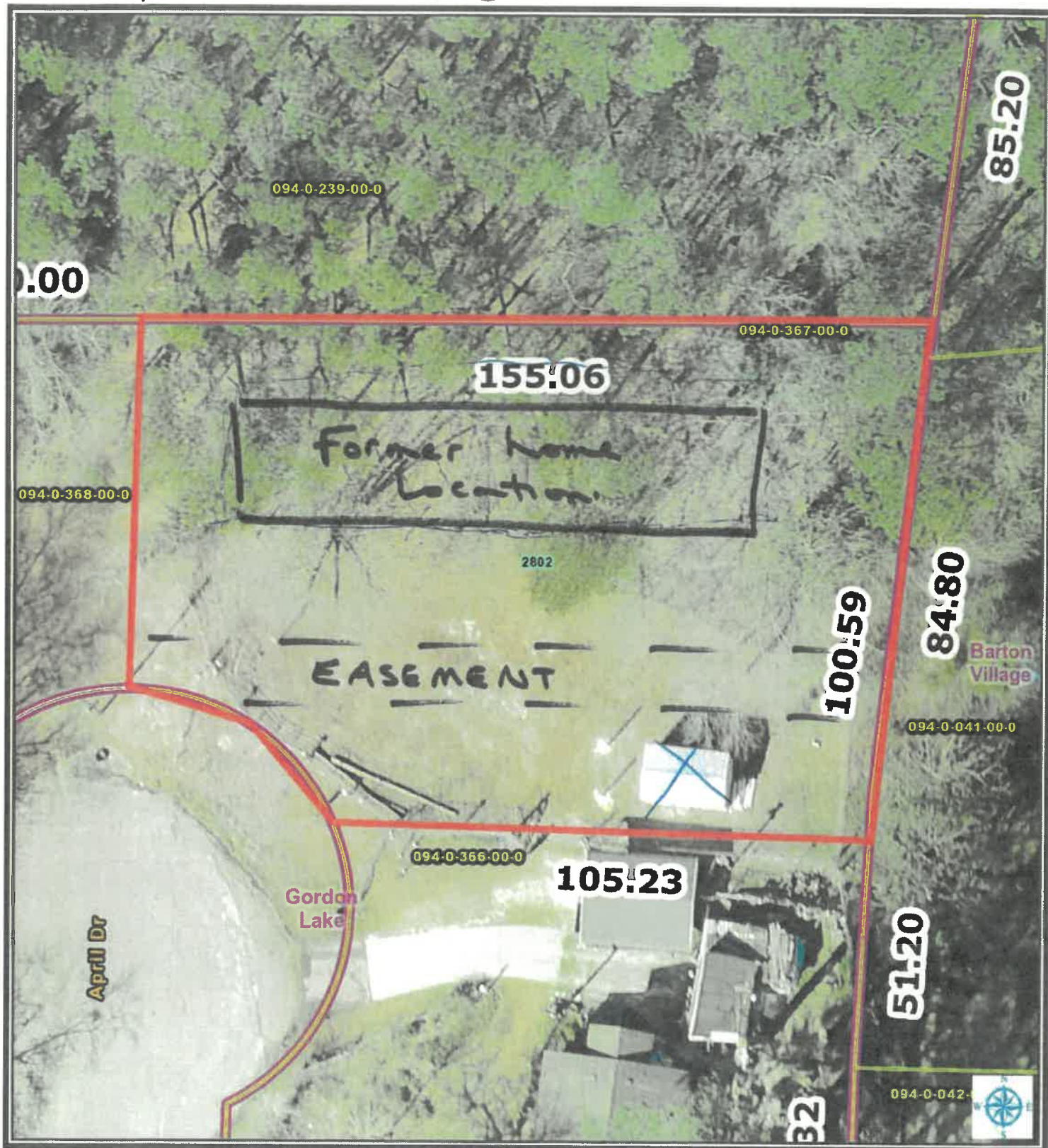
9-25-2023

I Carmela Ann Thomas trying to put a manufactured homes at 2882 April Drive Augusta, GA 30906, didn't know about the rezoning, had a mobile home there in the past and like to put another mobile home there.

Carmela Ann Thomas



# Augusta, GA



Department of Information Technology  
Geospatial Information Solutions (GIS) Division  
535 Telfair St Bldg 2000 | Augusta, GA 30901  
[www.augustaga.gov/gis](http://www.augustaga.gov/gis) | [gis@augustaga.gov](mailto:gis@augustaga.gov)

Like, Follow, Share #AugustaGIS



## 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 consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta Commission.

Map Scale 1 inch = 25 feet  
Print Date Sep 25, 2023







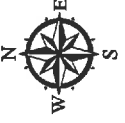
Planning Commission  
Z-23-51  
December 4, 2023  
2802 April Drive  
Aerial  
Legend  
Subject Property



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
11/27/2023 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 consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 200 Feet



**Request:** A Change of Zoning from Zone R-1C (One-Family Residential) and R-MH (Manufactured Home Residential) to Zone R-MH (Manufactured Home Residential) affecting property containing approximately 0.33 acres and located at 2802 April Drive.  
**Name:** Carmela Ann Thomas  
**Parcel:** 094-0-367-00-0



Planning Commission  
Z-23-51  
December 4, 2023

2802 April Drive

Current Zoning

Legend

 Subject Property

Zoning Classification

 R-1C: One Family Residential

 R-3A: Multiple-Family Residential

 R-MH: Manufactured Home Residential



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
11/27/2023 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 consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 200 Feet



**Request:** A Change of Zoning from Zone R-1C (One-Family Residential) and R-MH (Manufactured Home Residential) to Zone R-MH (Manufactured Home Residential) affecting property containing approximately 0.33 acres and located at 2802 April Drive.  
**Name:** Carmela Ann Thomas  
**Parcel:** 094-0-367-00-0

**Planning Commission  
Z-23-51  
December 4, 2023**

**2802 April Drive**

**Future Zoning**

**Legend**

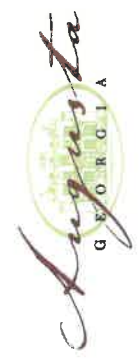
 Subject Property

**Zoning Classification**

 R-1C: One Family Residential

 R-3A: Multiple-Family Residential

 R-MH: Manufactured Home Residential



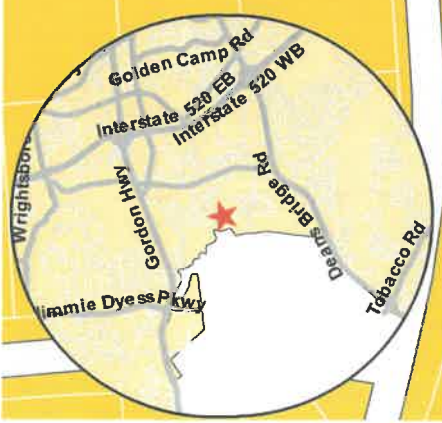
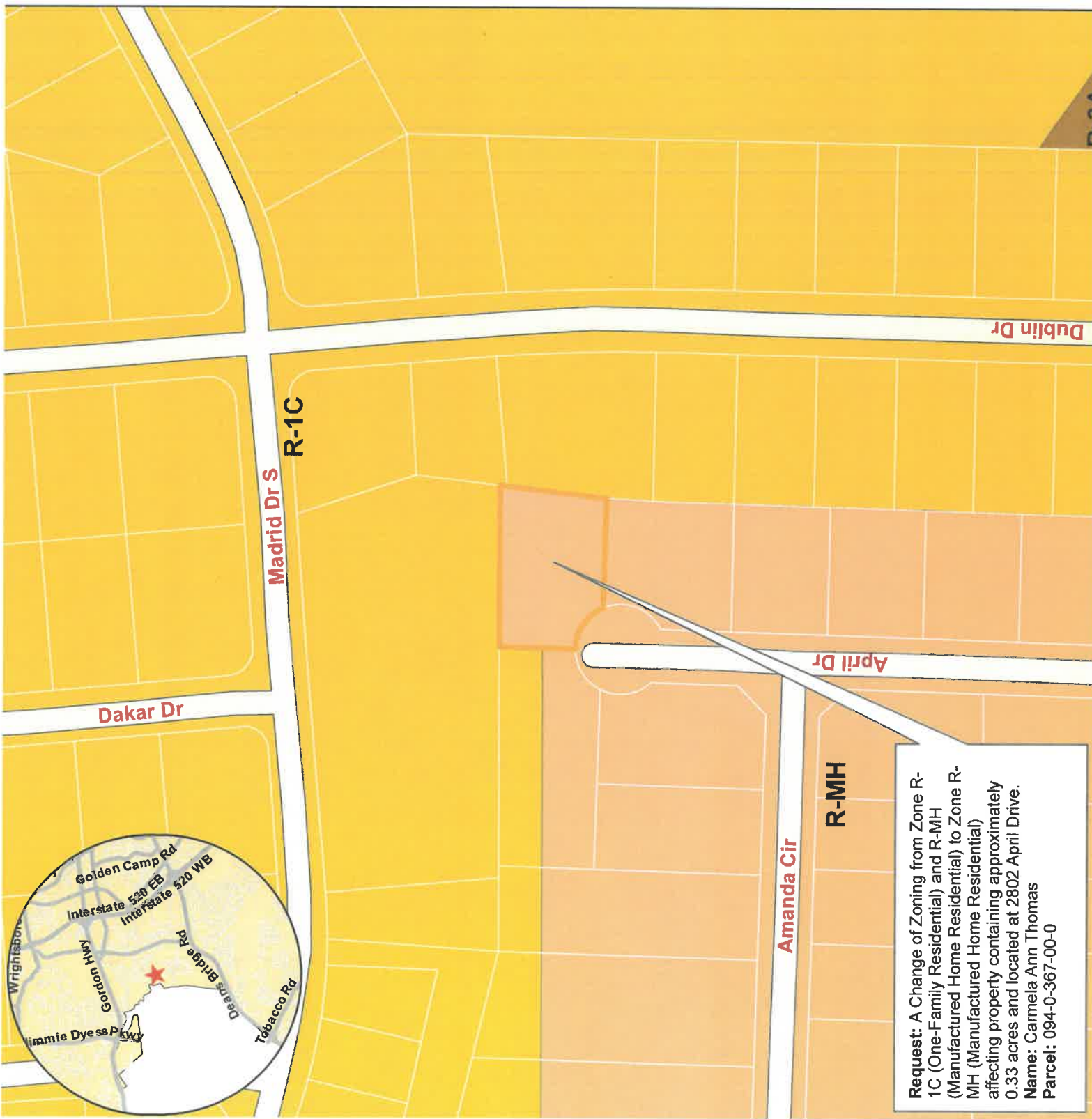
Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
11/27/2023 MH18072

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 consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 200 Feet



**Request:** A Change of Zoning from Zone R-1C (One-Family Residential) and R-MH (Manufactured Home Residential) to Zone R-MH (Manufactured Home Residential) affecting property containing approximately 0.33 acres and located at 2802 April Drive.  
**Name:** Carmela Ann Thomas  
**Parcel:** 094-0-367-00-0