

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

Case Number: Z-23-41

Hearing Date: Monday, December 4, 2023 (Continued from the October 2, 2023 meeting)

Applicant: Johnathan Thomas

Property Owner: Denure Properties, LLC

Address of Property: 2005 Grand Boulevard, Augusta, GA 30901

Tax Parcel #: 072-2-037-00-0

Present Zoning: R-1B (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-1B (One-family Residential) to R-2 (Two-family Residential)	Duplex	Section 15

Summary of Request:

This petition involves a 0.2-acre property with a 2,288 square foot residence constructed in 1896, based on Richmond County Tax Assessor's records. The home maintains an approximately 5-foot and zero-foot building line along the north and south side boundaries; it measures approximately 53 feet from Grand Boulevard and 50 feet from the rear property line. The applicant seeks to rezone the property which will enable the home to be converted into a duplex. The plan does not include any additional improvements to the residential property.

At its meeting held on Tuesday, October 17th, the Augusta Commission voted to defer this rezoning petition back to the Planning Commission to reconsider whether the site has sufficient space to comply with the minimum parking requirements and determine if the proposed duplex is a compatible use for the neighborhood.

Comprehensive Plan Consistency:

The proposed development is in the Turpin Hill neighborhood which is part of the Old Augusta Character Area. This neighborhood was established prior to the 1940s and reflects the major characteristics of a traditional neighborhood. The older city neighborhoods have a predominance

of single-family detached units on lots of similar size, residential uses separated from other uses, varied street patterns with sidewalks and limited off-street parking opportunities. The 2023 Comprehensive Plan recommends low-density, single-family development in areas where it is already the predominant land use. *Several older neighborhoods have higher concentrations of historic duplex residential structures relative to less established parts of the County.*

Findings:

1. R-2 zoning is necessary to convert the existing single-family residence into a duplex. There are no plans for any additional improvements to the property.
2. The predominate land use is single-family detached residences and zoning pattern consists of R-1A (One-family Residential) and R-1B (One-family Residential).
3. The site is connected to public water and sewer.
4. Grand Boulevard is identified as a local or minor road on the Georgia Department of Transportation (GDOT) Function Classification map.
5. Sidewalks are present on both sides of the street near the subject property.
6. The nearest transit bus stop measures approximately 0.18 miles from the subject property.
7. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
8. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
9. There are isolated instances of two-family residential development in the surrounding area.
10. At 0.2 acres (8,712 square feet), the property exceeds the minimum lot size requirement of 5,000 square feet. However, the property is 45 feet wide which does not meet the minimum lot width requirement of 50 feet.
11. *Based on the City's GIS aerials, staff determined that the existing single-width driveway entrance measures approximately 10 feet wide. The proposed duplex will require a minimum of 4 off-street parking spaces and given the narrow width of the lot nearly the entire front yard must be dedicated to parking. Proposed areas for parking should be converted into a gravel lot to prevent occupants from parking directly on the grass.*
12. This proposed rezoning request is inconsistent with the 2023 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 **Denial** of the zoning request to R-2 zoning as the property does not meet the minimum lot width requirement for R-2 zoning and the conversion of the existing residence into a duplex is incompatible with surrounding development patterns and inconsistent with the 2023 Comprehensive Plan.

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.

LETTER OF INTENT

ATTN:

To whom it may concern

From:

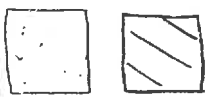
Jonathan Thomas
3032 Stallion Ridge
Graniteville, SC, 29829

Greetings,

This letter is to express the intent of rezoning property 2005 Grand Blvd., Augusta, GA, 30901 from R-1B to R-2'.

Sincerely,
Jonathan Thomas

Grass
Crush and Run



PROPERTY LINE

ENTRY

SIDEWALK

45'

TREE

20'

20'

30'

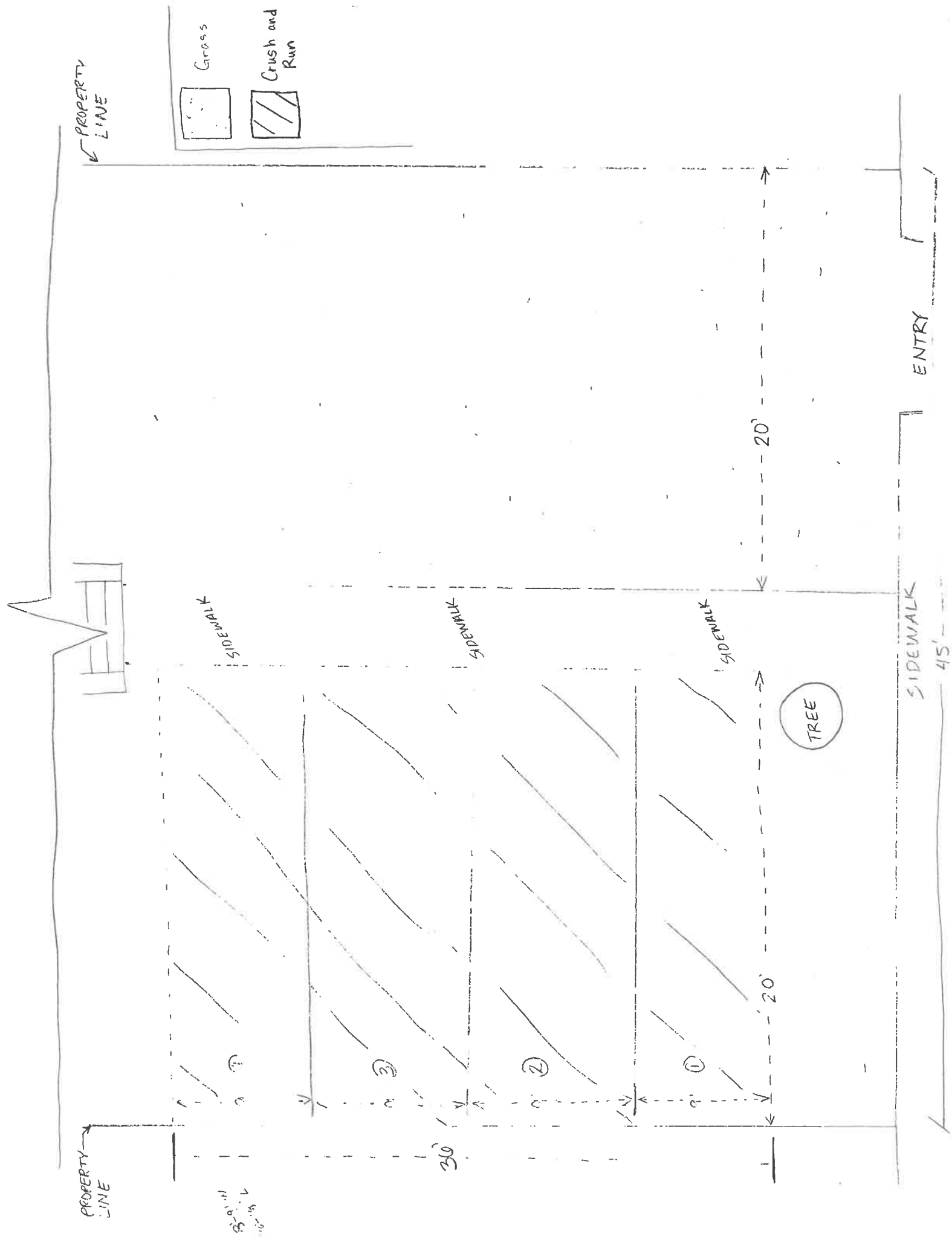
SIDEWALK

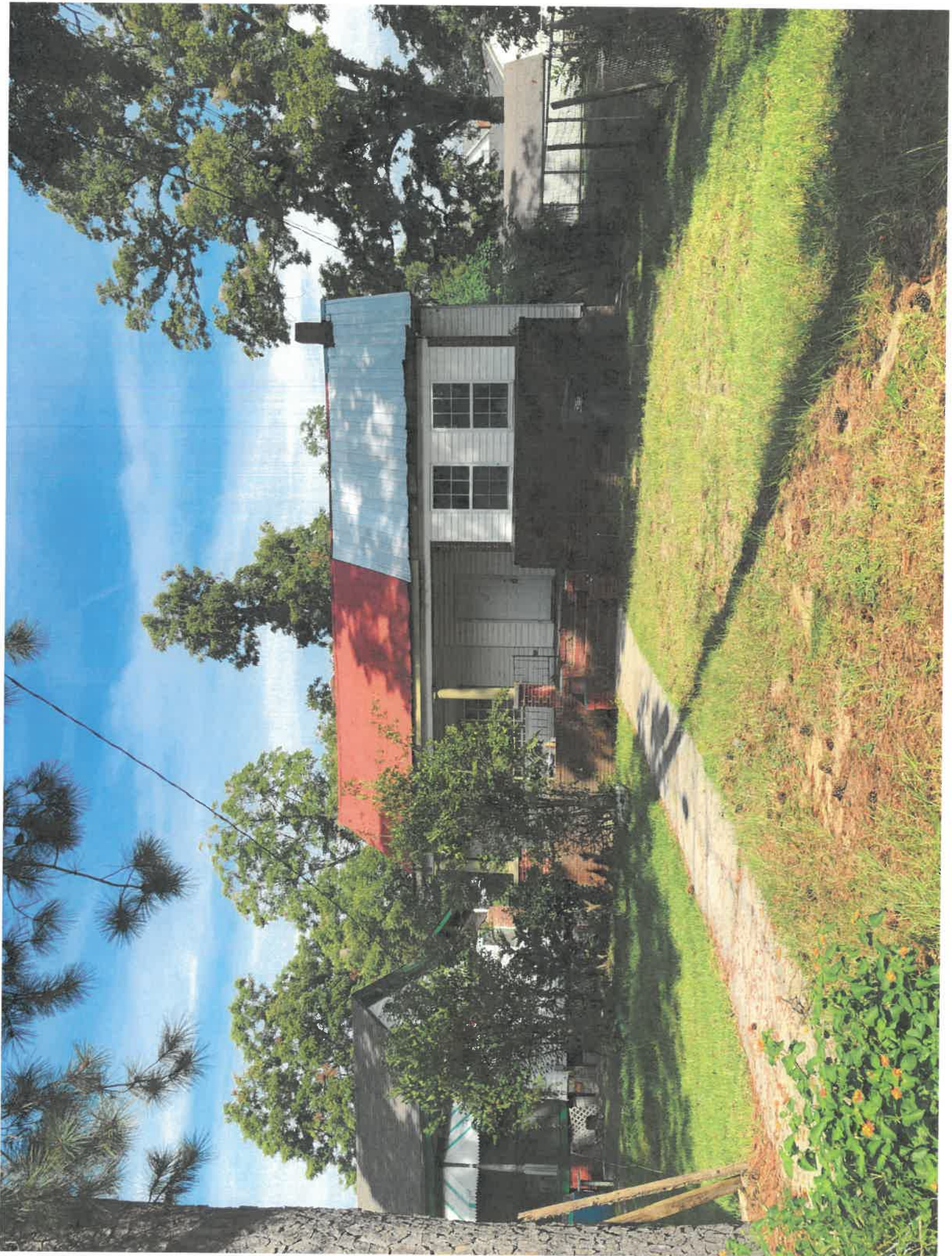
SIDEWALK

SIDEWALK

PROPERTY LINE

3'-6" x 1'-0"






Planning Commission
Z-23-41
December 4, 2023
2005 Grand Blvd.

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

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0 100 Feet




Request: A Change of Zoning from Zone R-1B (One-Family Residential) to Zone R-2 (Two-Family Residential) affecting property containing approximately 0.2 acres and located at 2005 Grand Boulevard.
Name: Johnathan Thomas on behalf of Demure Properties LLC
Parcel: 072-2-037-00-0

Planning Commission
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2005 Grand Blvd.

Current Zoning

Legend

 Subject Property

Zoning Classification

 R-1A: One Family Residential

 R-1B: One Family Residential

 R-3B: Multiple-Family Residential



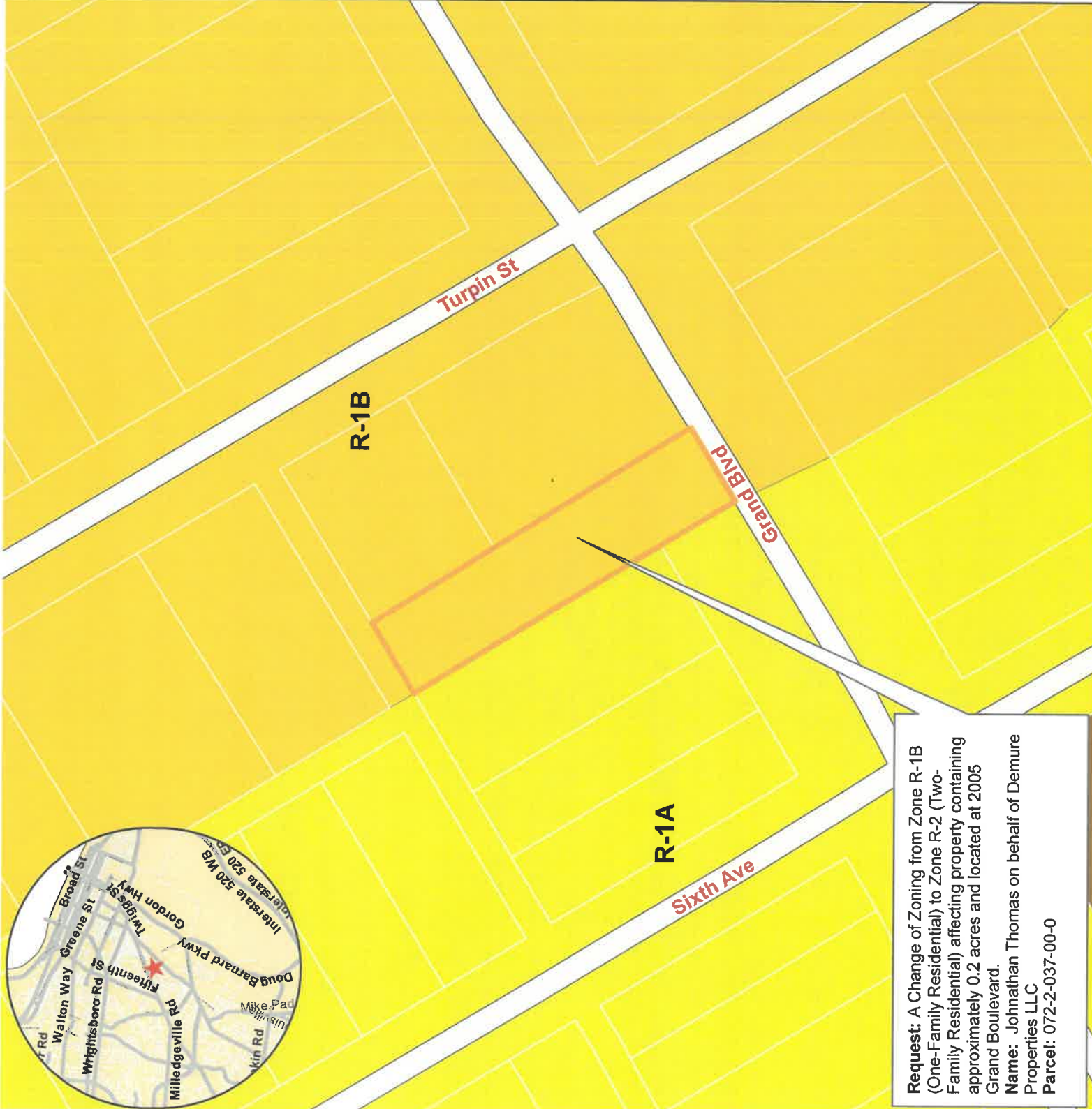
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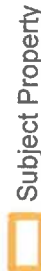


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2005 Grand Blvd.

Future Zoning

Legend



Zoning Classification

R-1A: One Family
Residential

R-1B: One Family
Residential

R-3B: Multiple-Family
Residential

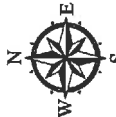
R-2: Two-Family Residential



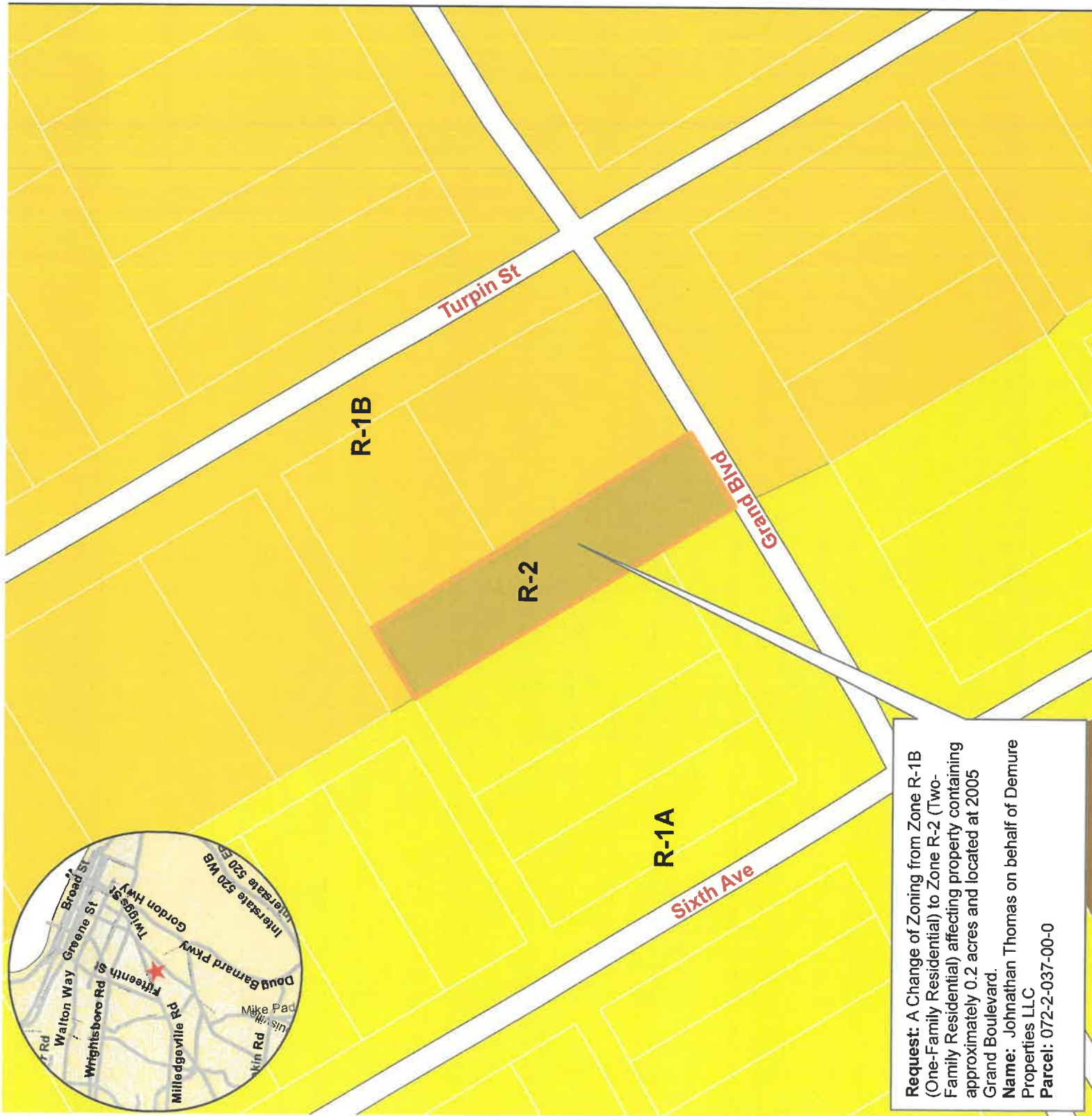
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