

Hearing Date: April 2, 2025

Case Number: Z-25-17

Applicant: JSMG Development, LLC

Property Owner: JSMG Development, LLC

Property Addresses: 1415 Goshen Circle

Tax Parcel No: 199-0-003-00-0

Current Zoning: R-1A (One-Family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 8: Brandon Garrett

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION
Rezoning from R1-A (One-Family Residential) to R1-E (One-Family Residential)	Single-Family Attached (Townhome) Development	Section 13-1

SUMMARY OF REQUEST:

This application is requesting to rezone an 11.31-acre property at 1415 Goshen Circle from R-1A (One-Family Residential) to R-1E (One-Family Residential) to develop a single-family attached residential townhome development consisting of 72 lots. The tract is currently vacant and undeveloped.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is within the South Augusta Character Area. The vision for South Augusta Character Area reflects a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Underserved neighborhoods are revitalized through infrastructure improvements and public-private-partnerships in new and rehabilitated housing.

FINDINGS:

1. A previous zoning application (Z-22-24) was considered by the Planning Commission in May of 2022, and was continued until the July meeting when it was withdrawn by the applicant.
2. The concept site plan submitted with the rezoning application proposes:
 - 72 attached townhome units consisting of 26 foot wide by 100-foot-long lots
 - A density of 6.3 dwelling units per acre for the development
 - 3.62 acres of open space

- Access to the development by extending Goshen Circle
 - Roadways within the development will consist of public streets
 - A 20-foot west buffer on the west side and a 10-foot buffer around the north, east and south sides of the property
 - An amenity area, dog park and playground
3. A maximum density of 10 dwelling units per acre is allowed in R-1E zoning districts. The development proposes 6.3 dwelling units per acre.
 4. R-1E zoning requires a development to have at least 25 percent of open space. This proposed development offers 32 percent of open space.
 5. A minimum 10 ft buffer yard is required along the side and rear yard perimeter boundary of the property. The submitted conceptual site plan indicates a 20 feet buffer along the west property line where existing single-family homes are located, a 10-foot buffer along the north and west property lines next to the golf course, and a 10-foot buffer on the south property line adjacent to vacant land.
 6. Stormwater detention is planned at the lowest elevations along the north boundary of the property and will be maintained by a homeowner's association.
 7. Goshen Drive will be extended approximately 1,400 feet, forming a loop providing access to all the lots within the subdivision.
 8. The existing road right-of-way of Goshen Circle does not contain sidewalks, but sidewalks will be required on both sides of the streets created within the proposed subdivision. The submitted conceptual site plan shows sidewalks on both sides of the extended Goshen Circle.
 9. The proposed development of 72 attached single-family homes requires a minimum of 162 parking spaces. The submitted conceptual site plan shows 2 parking spaces per lot and 20 parking spaces for guests for a total of 164 spaces.
 10. The sites have access to public water and public sanitary sewer is approximately 125 feet from the property requiring the developer to extend sanitary sewer to the site.
 11. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
 12. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
 13. Public transit is not available near the property.
 14. According to the Georgia Department of Transportation State Functional Classification Map, Goshen Circle is classified as a Local Road.
 15. The adjacent zoning district to the west is R-1A (One-Family Residential) consisting of single-family homes ranging in size from approximately a quarter acre to one third of an acre. To the north and east is the Goshen Plantation Golf Course zoned R-1 (One-Family Residential) and A (Agriculture). The property to the south is vacant land and zoned R-1A (One-Family Residential).
 16. Goshen Lake Drive South is the only means of ingress/egress to the Goshen Retreat subdivision consisting of 95 lots and the proposed development. Number of lots planned within this development exceeds that maximum number of lots permitted for a single access street within a subdivision and will require approval of a subdivision variance from Section 302(OO) of the Land

Subdivision Regulations which requires two entrances for developments between 100 and 200 lots.

17. The proposed rezoning is consistent with the 2023 Comprehensive Plan.

18. At the time of the completion of this report, staff have received a few inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is an 8" water line that is available for their use. There is an 8" sewer line that will need to be extended to their site. They need to make sure that when they are laying out the lots that they accommodate AUD requirements on water and sewer service locations. The water and sewer service layout will be looked at closely.

RECOMMENDATION: The Planning Commission recommends Denial of the rezoning request.

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.

Narrative

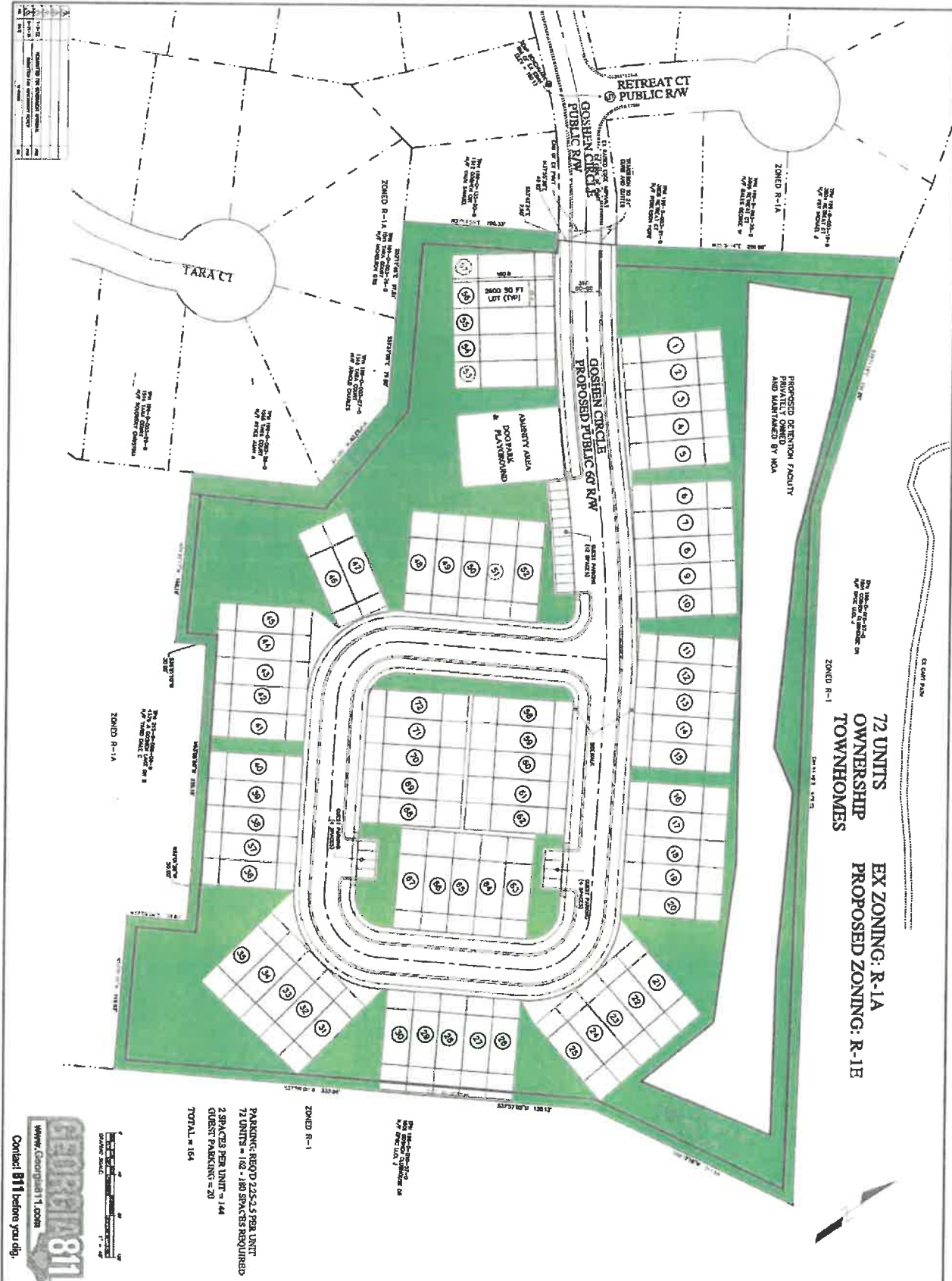
JSMG Development is submitting a rezoning application to Augusta-Richmond County to rezone an 11.11 acre tract from R-1A to R-1E for the development of fee simple residential townhomes. The proposed development will consist of 72 ownership townhome units with an amenity area. The proposed amenity will consist of a grass park area and a dog park. The amenity area and all common areas will be owned and maintained by a Homeowners Association. The property is at the end of Goshen Circle and is served by public water and sanitary sewer. The northern and eastern sides of the property are bounded by the Goshen golf course. The southern boundary is an undeveloped wooded tract, and the western boundary is single family residential development. A 20' buffer is proposed to be provided along the single family property lines.

Existing zoning:

The existing zoning of the parcel is R-1A as shown on the provided exhibit. The zonings of the parcels adjacent to the parcels being requested to be rezoned are R-1A (Residential), and A (Agriculture).

Proposed zoning:

It is being requested that tax parcel 199-0-003-00-0, 11.11 acres be rezoned to R-1E for the development of fee simple townhomes as shown on the exhibit.



72 UNITS
OWNERSHIP
TOWNHOMES
EX ZONING: R-1A
PROPOSED ZONING: R-1E

GEORGIA 811
www.Georgia811.com
Contact 811 before you dig.

DATE	DESCRIPTION
11/11/11	ISSUED FOR PERMIT
11/11/11	REVISION 1
11/11/11	REVISION 2
11/11/11	REVISION 3
11/11/11	REVISION 4
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11/11/11	REVISION 8
11/11/11	REVISION 9
11/11/11	REVISION 10

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OLIVE BRANCH TOWNHOMES



SOUTHERN PARTNERS INC.
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Z-25-17
April 2, 2025

1514 Goshen Circle

Aerial

 **Subject Property**

Augusta
GEORGIA

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
3/14/2025 pe22633

Augusta, GA Disclaimer:

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Planning Commission
Z-25-17
April 2, 2025

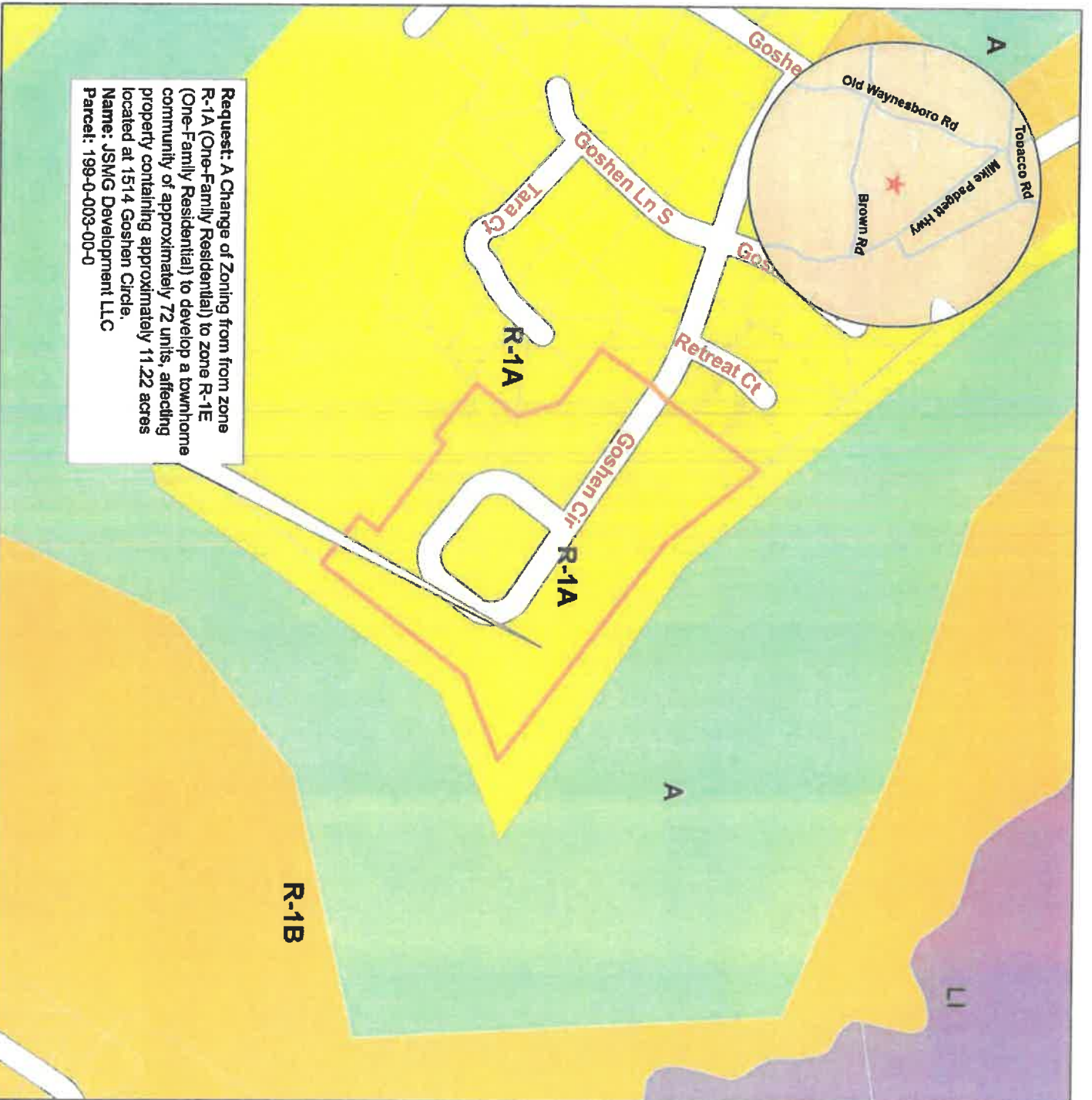
1514 Goshen Circle

Current Zoning

 **Subject Property**

Zoning Classification

-  **A: Agriculture**
-  **LI: Light Industry**
-  **R-1: One Family Residential**
-  **R-1A: One Family Residential**
-  **R-1B: One Family Residential**
-  **R-1C: One Family Residential**



Request: A Change of Zoning from from zone R-1A (One-Family Residential) to zone R-1E (One-Family Residential) to develop a townhome community of approximately 72 units, affecting property containing approximately 11.22 acres located at 1514 Goshen Circle.
Name: JSMG Development LLC
Parcel: 199-0-003-00-0

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 O U R O I A

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 Planning & Development Department
 535 Teller Street Suite 300
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


Planning Commission
Z-25-17
April 2, 2025

1514 Goshen Circle

Future Zoning

 **Subject Property**

Zoning Classification

-  **A: Agriculture**
-  **LI: Light Industry**
-  **R-1: One Family Residential**
-  **R-1A: One Family Residential**
-  **R-1B: One Family Residential**
-  **R-1C: One Family Residential**
-  **R-1E: One Family Residential**

Augusta
 AUGUSTA

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 Augusta, GA 30901
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