

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

Case Number: Z-23-23

Hearing Date: Monday, May 1, 2023

Prepared By: Kevin Boyd, Development Services Manager

Applicant: Brad Meister

Property Owner: BAM Residential LLC

Address of Property: 3055 Dennis Road, Augusta, GA 30907

Tax Parcel #: 007-1-006-00-0

Present Zoning: R-1E (One-family Residential) w/ conditions

Commission District: 7 (S. Frantom)

Super District: 10 (W. Guilfoyle)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Amend existing conditions of Z-21-24	Townhome Subdivision	Section 13-1

1. Summary of Request:

The applicant requests to amend conditions of zoning case, Z-21-24, to develop 18 attached townhome lots on the property, with an overall density of 4.48 units per acre. The rezoning request affects a 4.02-acre tract. The site is situated on the corner of Dennis Road and Alice Lane that connects to Columbia County, 223 feet to the west. Augusta Commission approved a 22-unit townhome development on June 15, 2021, but the site was never developed as planned. The new owner, BAM Residential LLC, recently submitted a revised plan that seeks to remove the internal street and all units planned for the development will front Dennis Road and Alice Lane. The new concept reduces the total number of townhomes by 4 units, while increasing the right-of-way width on Alice Lane to satisfy City standards. Approximately 60 percent of the site will remain open space.

2. Comprehensive Plan Consistency:

The subject property is situated in the West Augusta Character Area, as described within the 2018 Comprehensive Plan. The area includes predominately residential neighborhood, mostly low-density single-family detached units, dating from the 1950's to present day. Recommend patterns of development includes residential infill at densities compatible with the surrounding area. Site design reflects existing neighborhood patterns and architectural styles. Additionally, public transportation services are not available in the area.

3. Findings:

1. The applicant requests to amend conditions of zoning case, Z-21-24, to develop 18 attached townhome lots on the property.
2. The rezoning request affects 4.02-acre tract of vacant land.
3. The site is situated on the corner of Dennis Road and Alice Lane that connects to Columbia County, 223 feet to the west.
4. Augusta Commission approved a 22-unit townhome development on June 15, 2021
5. Overall density of the project is 4.48 units per acre, nearby Mayo Townhomes has a density of 4.52 units per acre.
6. No public transit is available in the area, which this a vehicle-oriented development.
7. Our Traffic Engineer stated that improvements to Dennis Road will occur in a joint venture between Columbia County and Richmond County when Stevens Creek Road is widened. It has been determined that this subdivision will not adversely affect safety conditions of Dennis Road.
8. No elevations were provided with the zoning application.
9. Future amenities include a walking trail, with the potential of a fire pit, grilling area and open field.
10. Stormwater detention will be positioned in the northwest corner of the lot.
11. The property has access to public water but lacks a connection to sanitary sewer. The developer must coordinate with Columbia County to provide sewer to the property.
12. The plan includes a total of 45 parking spaces with a minimum of 3 spaces per unit (2 spaces per driveway and a series of one-car garage for each unit).
13. Approximately 60 percent of the development will remain open space.
14. The subject parcels do not contain floodplains, but there are localized wetlands located in the northwest corner of the lot. The developer will need to submit a Stormwater Management Plan as part of any future Site Plan submittal.
15. The proposal is consistent with aspects of the 2018 Comprehensive Plan and compatible with surrounding zoning and land uses.
16. The proposed development must meet all applicable standards of the Augusta Tree Ordinance, although no Tree Ordinance compliance was provided on the concept plan.

Recommendation: The Planning Commission recommends **Approval** of the zoning request, subject to the following condition(s):

1. The proposed development shall substantially conform to the concept plan submitted with rezoning application.
2. Provide sidewalks along the street and meet all standards of the Augusta Traffic Engineering Department, including handicap access, where required.
3. Amenities include a walking trail connecting points of the development, with the potential of a fire pit, grilling area and open field.
4. Alice Lane to be improved from the intersection to the end of Lot 15.
5. Work with Traffic Engineering to revise the conceptual site plan and provide one ingress and egress for Lots 16 -18 on Dennis Road.
6. A Stormwater Management Plan is required at the time of Site Plan submittal.
7. Review of any future Site be jointly conducted with Columbia County, since there is a high likelihood of that water and sewer will have to come from Columbia County and stormwater outfall flows into Columbia County.
8. The project shall comply with development standards and regulations set forth by the City of Augusta, GA at the time of development, including but not limited to the Augusta Tree Ordinance.

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 for VARIANCE
and
PROJECT NARRATIVE**

for

Dennis Road Townhouses

03/10/2023

PARCEL I.D. NO. 007-1-006-00-0

Property Located at
**3055 Dennis Road
Augusta, Georgia 30907**

Property Owner
**Brad Meister.
3940 Blackstone Camp Road
Martinez, GA 30907**

**EMC Project No.
23-8010**



PROJECT NARRATIVE

BACKGROUND & GENERAL INFORMATION

Parcel ID No. 007-1-0006-00-0 is located at 3055 Dennis Road, Augusta, GA. The parcel contains approximately 3.78 acres that are undeveloped. The property is currently zoned R1-E. The purpose of this narrative is to describe the proposed improvements planned for the property in support of our request to grant a variance for the property. A map of the site and surrounding property is shown below.

SITE MAP





SITE DESCRIPTION

The subject property consists of approximately 3.78 acres and is undeveloped. Topography within the site slopes down from northwest to southeast and is generally rolling with grades at ranging from 12% to 15% with wetlands in the northwest corner as shown on the concept plan.

Public water and sanitary sewer are available to the site at Dennis Road. Electrical power and telecommunication services are also available at the site.

PROPOSED SITE IMPROVEMENTS:

Proposed improvements will be three townhome structures of five units each along Alice Lane and one townhouse unit with three units along Dennis Road all with associated infrastructure, (utilities, access drives and paved parking).



The new concept will require less clearing and grading, more greenspace and there will be no impact on the existing wetlands. Landscaping in accordance with the City of Augusta landscaping ordinance is planned for this project. Applicable buffers and setbacks will be applied in accordance with City of Augusta ordinances.

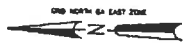
A Preliminary Concept Site Plan prepared by EMC Engineering Services is included in this submittal.

Construction Timeline:

If this variance request is approved, it is anticipated that the construction start date will commence shortly after all building and site plans have been approved and permits issued. Construction timeframe is estimated to be 9 to 12 months with completion in the end of 2023 or the beginning of 2024.



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THE UNIVERSITY OF CHICAGO PRESS

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CONCEBOT PLAN

DEPT OF TAX

JOB NO: 48312

SHEET NUMBER

1 OF 1






Planning Commission
Z-23-23
May 1, 2023

3055 Dennis Road

Aerial

Legend

 Parcel of Interest



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/11/2023 bb21255

Augusta, GA Disclaimer

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Request: A Change of Zoning to amend conditions adopted with rezoning application Z-21-24 for zone R-1E (One-family Residential) to zone R-1E (One-family Residential) without zoning restrictions affecting property containing approximately 3.78-acres located at 3055 Dennis Road.
Name: Brad Meister
Parcel: 007-1-006-00-0

Planning Commission
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3055 Dennis Road

Future Zoning

Legend

 Parcel of Interest

Zoning Classification

 R-1: One Family Residential

 R-1A: One Family Residential

 R-1C: One Family Residential

 R-1E: One Family Residential

 R-3B: Multiple-Family Residential

Augusta
GEORGIA

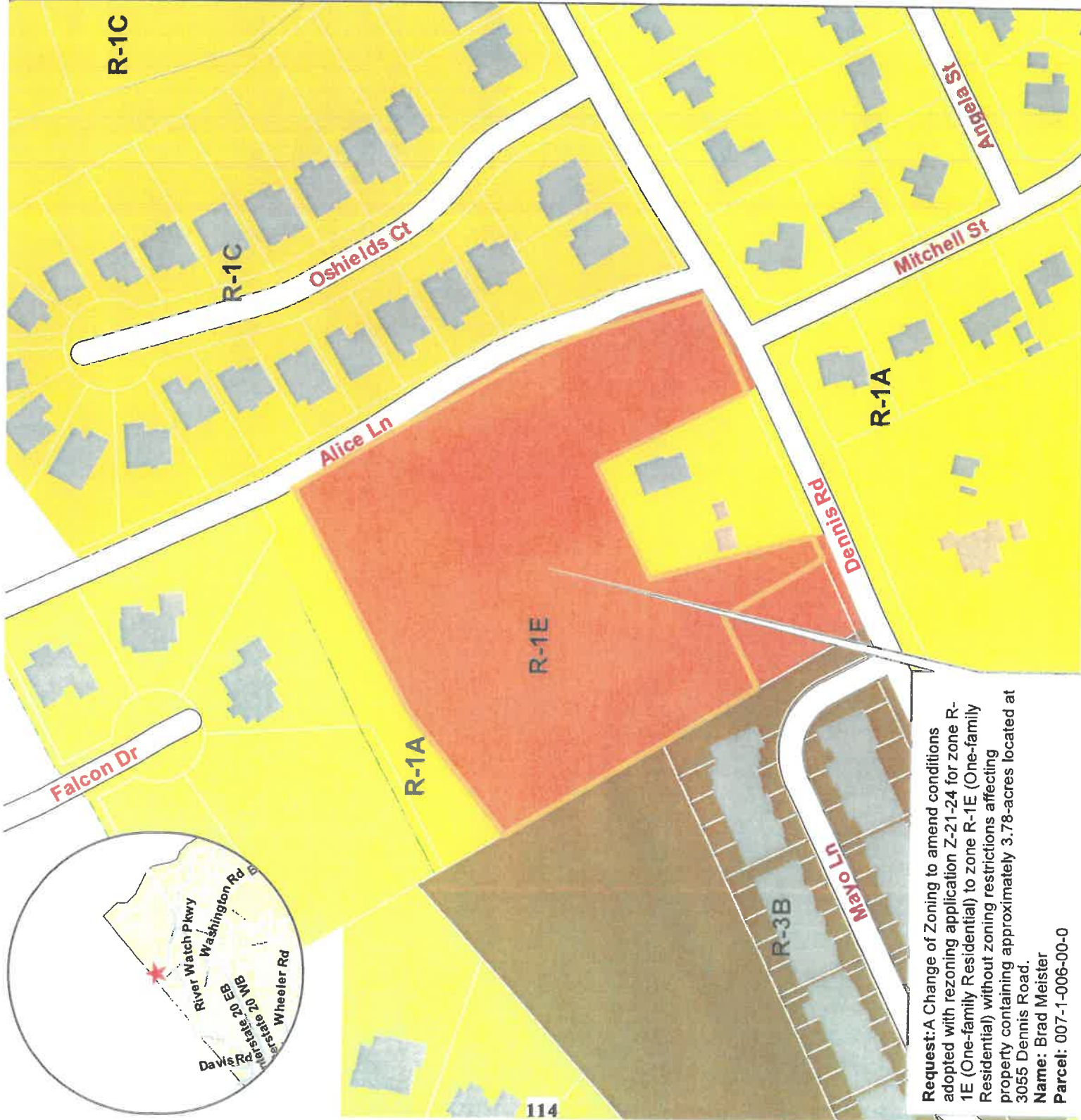
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200 East




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Z-23-23
May 1, 2023

3055 Dennis Road

Current Zoning


Legend

 Parcel of Interest

Zoning Classification

 R-1: One Family Residential

 R-1A: One Family Residential

 R-1C: One Family Residential

 R-1E: One Family Residential

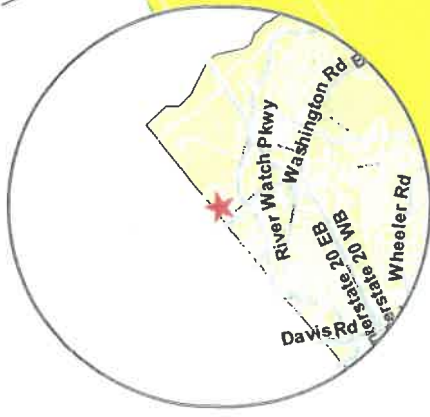
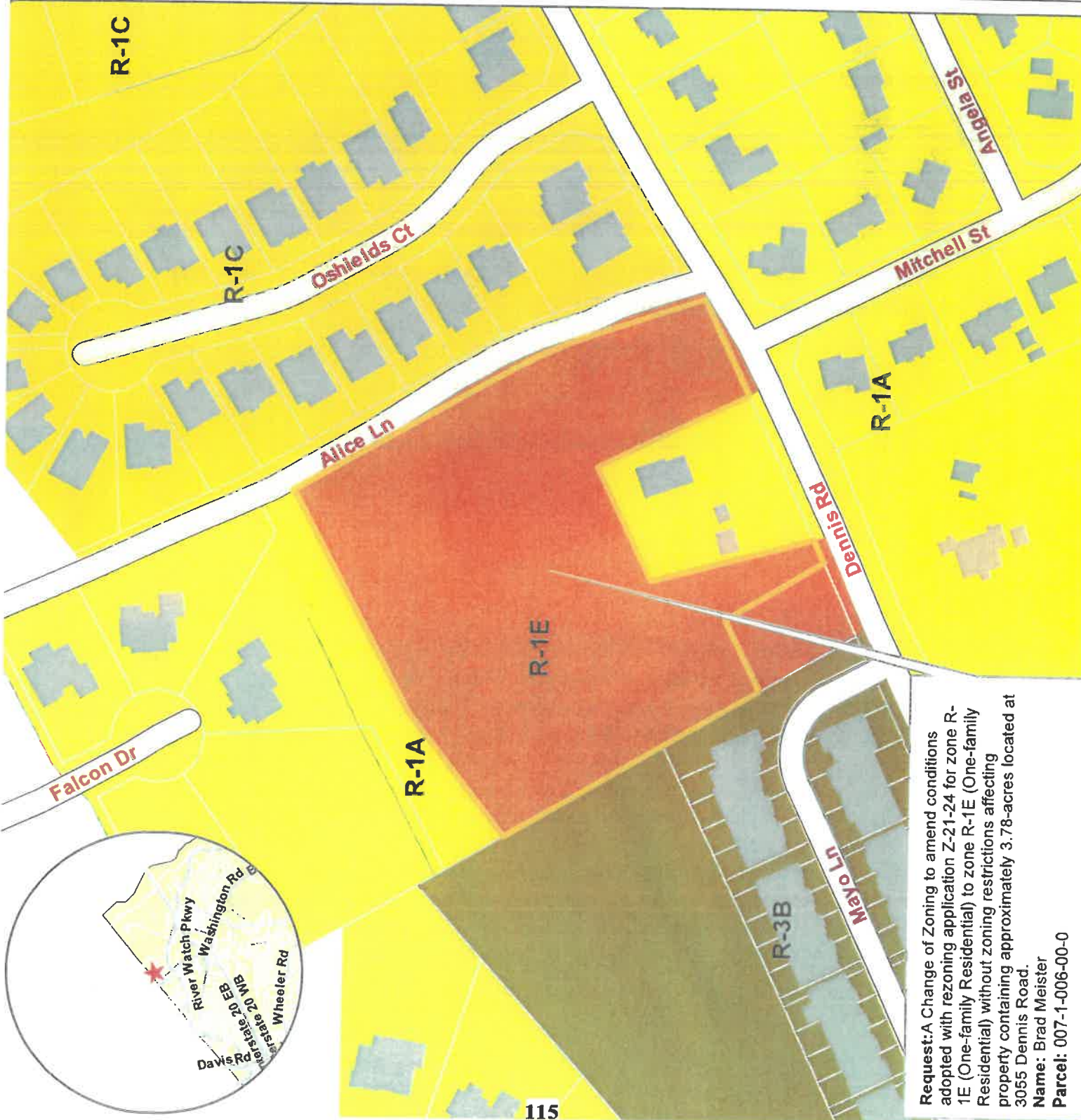
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