

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

**Case Number:** Z-23-20

**Hearing Date:** Monday, May 1, 2023

**Prepared By:** Kevin Boyd, Development Services Manager

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**Applicant:** Woda Cooper Development, Inc.

**Property Owner:** J-Mar Broad Street Investments, LLC

**Address of Property:** 1427 and 1437 Broad Street, Augusta, GA 30901

**Tax Parcel #:** 036-3-003-00-0 and 036-2-041-00-0

**Present Zoning:** B-2 (General Business)

**Commission District:** 1 (J. Johnson)

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

**Fort Gordon Notification Required:** N/A

<b>Request</b>	<b>Proposed Use / Activity</b>	<b>Applicable Comprehensive Zoning Ordinance Section</b>
Rezone from B-2 to PUD	Senior Housing Complex (62+) / Mixed-use Development	Section 19-1

**1. Summary of Request:**

This petition involves two commercial lots totaling 1.33 acres and is bounded by Broad Street to the south, Saint Sebastian Way to the east and Jones Street to the north. Subject property, 1437 Broad Street, contains a 1,750 square foot garage, a 600 square foot office and 140 square foot storage building. 1427 Broad Street remains mostly vacant lot, only containing a portion of the storage building from the adjacent lot. The properties are zoned B-2 (General Business) and not located in the Central Business District (CBD). The applicant seeks to rezone the property for a PUD to develop a 52-unit senior housing complex.

The Watson Pointe site will be a new construction of a 4-story building with an elevator. The unit split will be 34 one-bedroom units and 18 two-bedroom units with a total of 52 units. All units are as designated as affordable housing under the LIHTC program. The development will have a covered picnic area with grills, a community room, art and crafts center and an equipped computer room. A total of 63 off-street parking spaces are planned for the site.

## 2. Comprehensive Plan Consistency:

Downtown Augusta contains a mix of land uses, architectural styles and taller buildings with reduced or no front or side setbacks. It experiences a high level of access for vehicles, pedestrians, and transit. 2018 Comprehensive Plan envisions more people living downtown through efforts to revitalize vacant and underutilized lots. Public and private investments will continue to fuel opportunities for infill development in the future.

## 3. Criteria / Evaluation for the proposed PUD development:

- i. Permitted Uses: Multi-family apartments, professional office, restaurants, and retail.

Design review of exterior elevations and materials will be required as part of the Site Plan review process. The final design must receive approval from the Planned Development Riverfront Review Board.

- ii. Building Height: The total height of any structure shall not exceed 4 stories or 60 feet, to include any attached or detached structures.
- iii. Density: The overall density of the site shall not exceed 40 units per acre.
- iv. Parking: The developer must provide 63 off-street parking spaces in total (1.2 parking spaces per unit).
- v. Setbacks: The required building setbacks should be as follows:
  - a. Front setback (Broad Street): 10-foot setback
  - b. Front setback (San Sebastian Way): 25-foot setback
  - c. Front setback (Jones Street): 25-foot setback
  - d. Side setback: 25-foot setback
- vi. Landscaping and Buffers: The site must conform with all related provisions of the Augusta Tree Ordinance or applicable landscaping codes.
- vii. Open space: A minimum of 10% of the site shall be dedicated to open space. Such open spaces may also include park, recreational or plaza primarily used for public use within 1,300 of the development boundary.
- viii. Lot coverage: The maximum lot coverage for each lot shall be 40 percent, not to include parking and similar surface improvements.

- ix. Fence: A fence or screen wall in the required front yard shall not exceed six (6) feet in height. Fencing must include wrought iron, a brick wall may be constructed on the side boundary not adjacent to the street.
- x. Outdoor Storage: Any outdoor storage shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.
- xi. Signage: Freestanding signs must comply with standards of the B-1 (Neighborhood Business) zone. Building or wall mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project more than 5 feet from the building wall it is attached except for canopy or awning mounted signs. Window signs may not occupy more than 20 percent of the area of any window.

#### **4. Findings:**

1. The site is situated in the B-2 (General Business) zone. There are no previous zoning cases on file for the property.
2. The 1.33-acre tract is bounded by Broad Street to the south, Saint Sebastian Way to the east and Jones Street to the north.
3. Based on the plan, a total of 52 units are planned for the site. There will be 34 one-bedroom units and 18 two-bedroom units.
4. Georgia Department of Transportation (GDOT) Functional Classification map, 2017, classifies Broad Street and Saint Sebastian Way as identified as minor arterial streets, whereas Jones Street as a major arterial street. Transit routes run along Broad Street and two bus stops are located approximately 450 feet of the property.
5. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located in a Special Flood Hazard Area.
6. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
7. The site is situated in the Planned Development Riverfront (PDR) Zone.

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

1. Permitted uses of the site be limited to multi-family apartments, professional offices and retail development.
2. The final site plan must include lot coverage, open space calculations, bicycle and pedestrian facilities, and required streetyards and landscaping.
3. The total height of any structures shall not exceed 4 stories or 60 feet, to include any attached or detached structures.
4. The overall density shall not exceed 40 units per acre.
5. A minimum of 63 off-street parking spaces shall be provided.

6. There shall be a 10-foot front setback on Broad Street, a minimum 25-foot setback on Saint Sebastian Way and Jones Street and a minimum side setback of 25 feet.
7. A minimum of 10 percent of the site shall be dedicated to open space. Open spaces must include enclosed spaces within the site.
8. The maximum lot coverage for each lot shall be 40 percent, not including parking and similar surface improvements.
9. A fence or screen wall in the required front yard shall not exceed six (6) feet in height. Fencing must include wrought iron and/or brick wall and may be constructed on the side boundary not adjacent to the street.
10. Any outdoor storage shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.
11. Freestanding signs must comply with standards of the B-1 (Neighborhood Business) zone. Building or wall mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project more than 5 feet from the building wall it is attached except for canopy or awning mounted signs. Window signs may not occupy more than 20 percent of the area of any window.
12. Improve sidewalks and remove any dead-end driveway entrances on all adjacent streets to meet the lasted adopted ADA standards.
13. New curb cuts must be permitted and meet the standards of Augusta Traffic Engineering Department.
14. Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
15. Final building elevations and materials of the proposed structures are subject to Planned Development Riverfront Review Board approval prior to submission of a building permit.
16. Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
17. A trash compactor must be installed internal to the building.
18. The open space adjacent to the community must be completely enclosed by 6 foot wrought-iron fence.
19. The developer 62 + age requirement must be maintained or must return to the Planning Commission and Augusta Commission.

**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.



## WODA COOPER COMPANIES

614.396.3200  
www.wodagroup.com  
500 South Front St  
10th Floor  
Columbus, Ohio 43215

Brian L. Kepner  
Zoning Administrator  
City of Augusta  
Planning & Development Department  
535 Telfair Street, Suite 300  
Augusta, GA 30901

March 14, 2023

**RE: Rezoning of parcels located at 1427 & 1437 Broad St, Augusta**

We are herewith submitting this request to rezone this property from a B-2 zoning to a new PUD zoning. This proposed PUD rezoning is for senior multifamily housing. Our development will target low and moderate income residents. We are currently working with the City of Augusta's Housing & Community Development Department as well as with the Augusta Housing Authority to obtain their support. Initial discussions are very positive.

Below is a brief narrative of the proposed development.

Woda Cooper Development, Inc. and Parallel Housing Inc. are proposing to develop the 1427 & 1437 Broad St site ("the Site") with 52 units for the elderly (62+) in Augusta, Richmond County, Georgia. Woda Cooper Developer, Inc., a top ranked national affordable housing developer from Columbus, Ohio, with its development office for the Southeast in Savannah, Georgia and Parallel Housing Inc., a non-profit sustainable affordable housing developer from Athens, Georgia, have successfully partnered together in several developments in Georgia.

The development is being named Watson Pointe. The Site is ideal for this senior development as it is close to proximity to downtown and within a quarter of a mile of a bus stop that services 4 bus routes. That stop is located on the corner of Broad St and Fourteenth St. Watson Pointe will provide 63 off-street parking spaces in total (1.2 parking spaces per unit). Also, the Site is a 3 minute, 0.7 mile drive to and from the Piedmont Augusta Hospital.

The Watson Pointe site will be a new construction 4-story building with an elevator. The unit split will be 34 one-bedroom units and 18 two-bedroom units with a total of 52 units. We are currently planning to have all 52 of the units as designated affordable units under the LIHTC program.

Watson Pointe will have a covered picnic area with grills, a community room, art & crafts center, and an equipped computer room.

The development will have 2,862 square feet of commercial space that will be divided into 3 units located at the corner of Broad St and St. Sebastian Way.

The residential units will offer quality amenities such as high efficiency HVAC, range, refrigerator, dishwasher, microwave oven, washer/dryer hookups, LVT flooring, window blinds, and ceiling fans.

The Site is perfect for such development and the market studies that we have ordered in 2022 disclosed a strong demand for affordable housing in Augusta. The Site is in a QCT and is within the boundaries of the Downtown Redevelopment Plan (last updated in 2017).

The Watson Pointe Site has a full range of amenities nearby, along the vibrant Broad Street corridor. Close to Augusta's historical downtown, including restaurants, churches, medical facilities, and other retail stores all within a mile from this location.

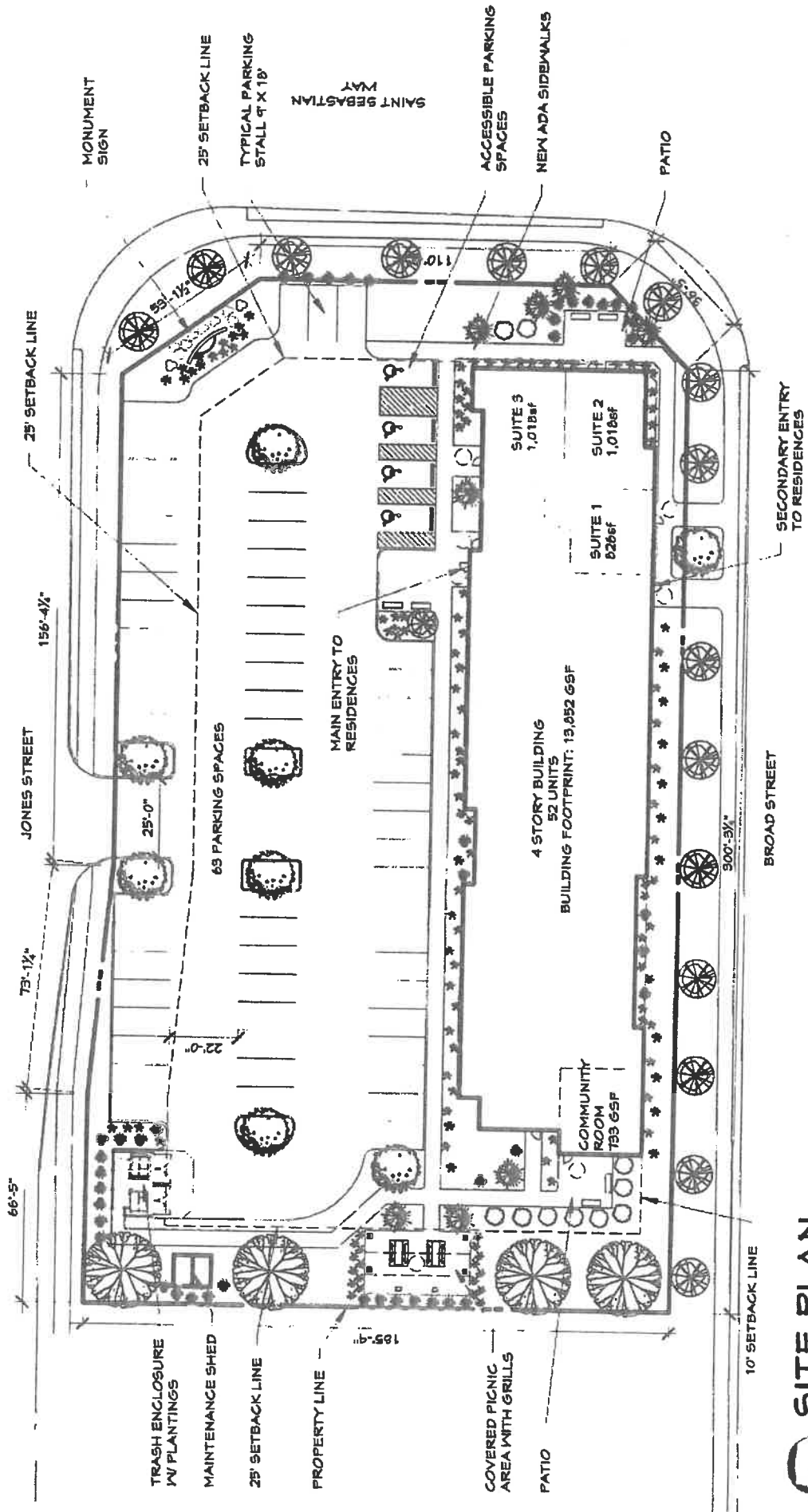
The development team is experienced in building sustainable developments and all their developments in Georgia have obtained LEED for Homes Gold or Platinum certifications or built to the Department of Energy's Zero Energy Ready Home standards. This development will comply with the LEED for Homes program.

The property would have recorded covenants restricting the use of this property for affordable housing (LIHTC development) for 30 years.

Please contact me at (912) 224 2169 or at [dblackburne@wodagroup.com](mailto:dblackburne@wodagroup.com) if you have any questions.



Sincerely,  
Denis Blackburne  
Senior Vice President  
Woda Cooper Development, Inc.



## SITE PLAN

ARCHITECT OF RECORD  
**PCI DESIGN GROUP, INC.**  
300 SOUTH FRONT STREET SUITE 975  
COLUMBUS, OHIO 43215  
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PROJECT TYPE  
**SENIOR HOUSING**

SHEET TITLE  
**SITE PLAN**

DATE  
3-27-2023  
DRAWN BY:

PROJECT TITLE  
**WATSON POINTE**  
1427 BROAD STREET  
AUGUSTA, GEORGIA, 30901

SHEET

**A2.1**













Planning Commission  
Z-23-20  
May 1, 2023

1427, 1437 Broad St

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 from Zone B-2 (General Business) to zone PUD (Planned Unit Development) affecting properties containing approximately 1.33-acres located at 1427 and 1437 Broad Street..  
**Name:** Woda Cooper Development, Inc. on behalf of J-Mar Broad Street Investments, LLC  
**Parcel:** 036-3-003-00-0, 036-2-041-00-0



Planning Commission  
Z-23-20  
May 1, 2023

1427, 1437 Broad St

Current Zoning

Legend

Parcel of Interest

Zoning  
Classification

B-2: General Business

LI: Light Industry



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535 Telfair Street Suite 300  
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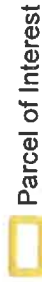


Planning Commission  
Z-23-20  
May 1, 2023

1427, 1437 Broad St

Future Zoning

Legend



Zoning

Classification

B-2: General Business

LI: Light Industry

PUD: Planned Unit  
Development



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Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
4/11/2023 bb21255

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**Name:** Woda Cooper Development, Inc. on behalf of J-Mar Broad Street Investments, LLC

**Parcel:** 036-3-003-00-0, 036-2-041-00-0



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

**Case Number:** Z-23-21

**Hearing Date:** Monday, May 1, 2023

**Prepared By:** Ryan Jones, Planner I

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**Applicant:** Purpose Place Cottages, LLC

**Property Owner:** CTP Holdings, LLLP

**Address of Property:** 3323 Old Louisville Road, Augusta, Georgia 30906

**Tax Parcel #:** 122-4-004-00-0

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

**Commission District:** 6 (Tony Lewis)

**Super District:** 10 (Wayne Guilfoyle)

**Fort Gordon Notification Required:** No

Request	Proposed Use / Activity	Applicable Text
Rezoning from R-1A to R-1E	Tiny home community	Comprehensive Zoning Ordinance of Augusta, Georgia, Sections 13, 26-1(v)

**1. Summary of Request:**

This case pertains to an 8.54-acre parcel located along Old Louisville Road. The parcel is zoned R-1A, undeveloped, and situated between I-520 and a row of single-family homes on Formosa Drive. The applicant seeks rezoning to R-1E to establish a tiny home community.

The proposed tiny home community would consist of fifty (50) one and two-bedroom cottages, to include a community center, community garden, walking trails, dog park, playground, and common areas. Houses would be organized into pods, each centered around a common area; all homes would face the common area of their respective pod.

Augusta-Richmond County's tiny homes ordinance was added to the Comprehensive Zoning Ordinance in September 2022, as Section 26-1(v). The ordinance allows for tiny home communities in R-1E, R-3B, and R-3C zones with the approval of a special exception. Section 26-1(v) also stipulates that a property to be developed for a tiny home community shall be no greater than three (3) acres; the subject property exceeds this maximum. For the proposed tiny home development to conform with the Comprehensive Zoning Ordinance, the applicant must obtain the following:

1. Approval by the Augusta Commission of this rezoning to place the property within an approved zoning district for tiny home communities.
2. Approval by the Augusta Commission of a special exception to allow for a tiny home community in an R-1E zone pursuant to Section 13-15(c) of the Comprehensive Zoning Ordinance.