

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

**Case Number:** Z-23-18

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

**Prepared By:** Brian L. Kepner, Deputy Director, Planning & Licensing

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**Applicant:** John T. Arnett, Jr. & Karen B. Arnett

**Property Owner:** John T. Arnett, Jr. & Karen B. Arnett

**Address of Property:** 3442 Peach Orchard Road, Augusta, Georgia 30906

**Tax Parcel #:** Tax Map 133-3-015-00-0

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

**Commission District:** 6 (T. Lewis)

**Super District:** 10 (W. Guilfoyle)

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

Request	Proposed Use / Activity	Applicable Ordinance Section(s)
Rezone from R-1A (One-Family Residential) to P-1 (Professional/Office)	Convert Existing House to Professional Office Use	Comprehensive Zoning Ordinance, Section 20

**Summary of Request:**

The request is to rezone 0.47 acres from R-1A (One-Family Residential) to P-1 (Professional/Office) for the purposes of converting the existing house of 1,112 square feet to a professional office use for the applicant's tax accounting business.

**Comprehensive Plan Consistency:**

According to the 2018 Comprehensive Plan the property is located within the South Augusta Character Area. The 2018 Comprehensive Plan's vision for the South Augusta Character Area is to maintain the suburban pattern of low and medium density residential development already established in the area and that Interstate interchanges, frontage roads, and other identified nodes be the home to new commercial and light industrial/warehousing development.

Community Objectives listed for the South Augusta Neighborhood Area in the 2018 Comprehensive Plan include the placement of appropriate business within the area, provide employment options and encourage infill re-development.

**Findings:**

1. There are no previous zoning cases on file for this property.
2. Public potable water and public sanitary sewer systems are available to the property. Public potable water and sanitary sewer runs across the front of the property along Peach Orchard Road.
3. The Georgia Department of Transportation (GDOT) Function Classification map, 2017, identifies Peach Orchard Road as a major arterial road. The closest transit route is located approximately 275 feet to the southwest from the property at the intersection of Peach Orchard Road with Rosier Road.
4. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
5. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
6. Properties to the west across Peach Orchard Road are zoned B-1 (Neighborhood Business) with some parcels being vacant and a retail store. A shopping center at the intersection of Rosier Road located approximately 275 feet to the southwest has B-2 (General Business) zoning. Adjacent properties to the north, east and south are single family homes with R-1A (One-family Residential) zoning.
7. The change in zoning would be consistent with the 2018 Comprehensive Plan with its proximity to the intersection of Rosier Road and existing commercial zoning in the area.
8. The conversion to an office use of the 1,112 square foot home will require 4 parking spaces, with one of them being handicap accessible.
9. The 0.47-acre property has ample room to provide the required parking for the proposed office use.
10. With access to the property directly off Peach Orchard Road, the driveway entrance will need to meet commercial development requirements.
11. The parking areas will need to be improved to meet the provisions of the Comprehensive Plan of Augusta, Georgia for parking regulation requirements.
12. The parking plan submitted with the application did not take into consideration the existing trees located in the front yard and their proximity to the house. The Owner may want to consider providing parking to the rear of the house close to the proposed handicap parking space.

**Recommendation:** The Planning Commission recommends **Approval** of the rezoning application subject to the following conditions:

1. The owner shall construct a six (6) foot high wood fence along the north property line commencing where the proposed front yard parking area begins.

2. Prior to the issuance of a revised business license the owner shall comply with all applicable building and fire codes for the conversion of the house into offices.
3. Prior to the occupation of the house converted into offices, the owner shall provide ADA accessibility to the building and within the building in accordance with all Federal ADA requirements.
4. Conversion of the existing house to an office use requires submission of a detailed engineered site plan for the parking area and driveway access to determine development requirements and shall comply with the Comprehensive Zoning Ordinance of Augusta, Georgia and all other development regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

**Note:** The 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.

March 3, 2023

Letter of Intent: 3442 Peach Orchard Road, Augusta, GA 30906

We are requesting rezoning the property at 3442 Peach Orchard Road, Augusta, GA 30906, from R-1A to P-1. Our intent is to use the existing current building as a Real Estate office and Income Tax business. Good News Realty and Emma's Tax Service, which we own, currently operate at 3452 Peach Orchard Road and we would like to relocate to 3442 Peach Orchard Road. I work by appointment, so there is no need for no more than 4 cars to ever be in the parking lot. I have been doing taxes and real estate for over 30 years and I have only needed 3 parking spaces due to customers having appointments.

Thank you for your consideration,

Karen B. Arnett

John T. Arnett Jr.

HANDICAP PARKING

P. PARKING

DRIVEWAY

I certify that this plat is correct, that the improvements are located as shown, and that there are no encroachments.

*Walter H. Smith*

Reference: Plat recorded in Office Clerk of Court Richmond County, Ga. in Deed Book 17X page 433



THOMAS C. MCCOLLUM

RICHMOND COUNTY, GEORGIA

SCALE 1" = 40'

NOV 1953











Planning Commission  
Z-23-18  
May 1, 2023

3442 Peach Orchard Road

Aerial

Legend

 Parcel of Interest



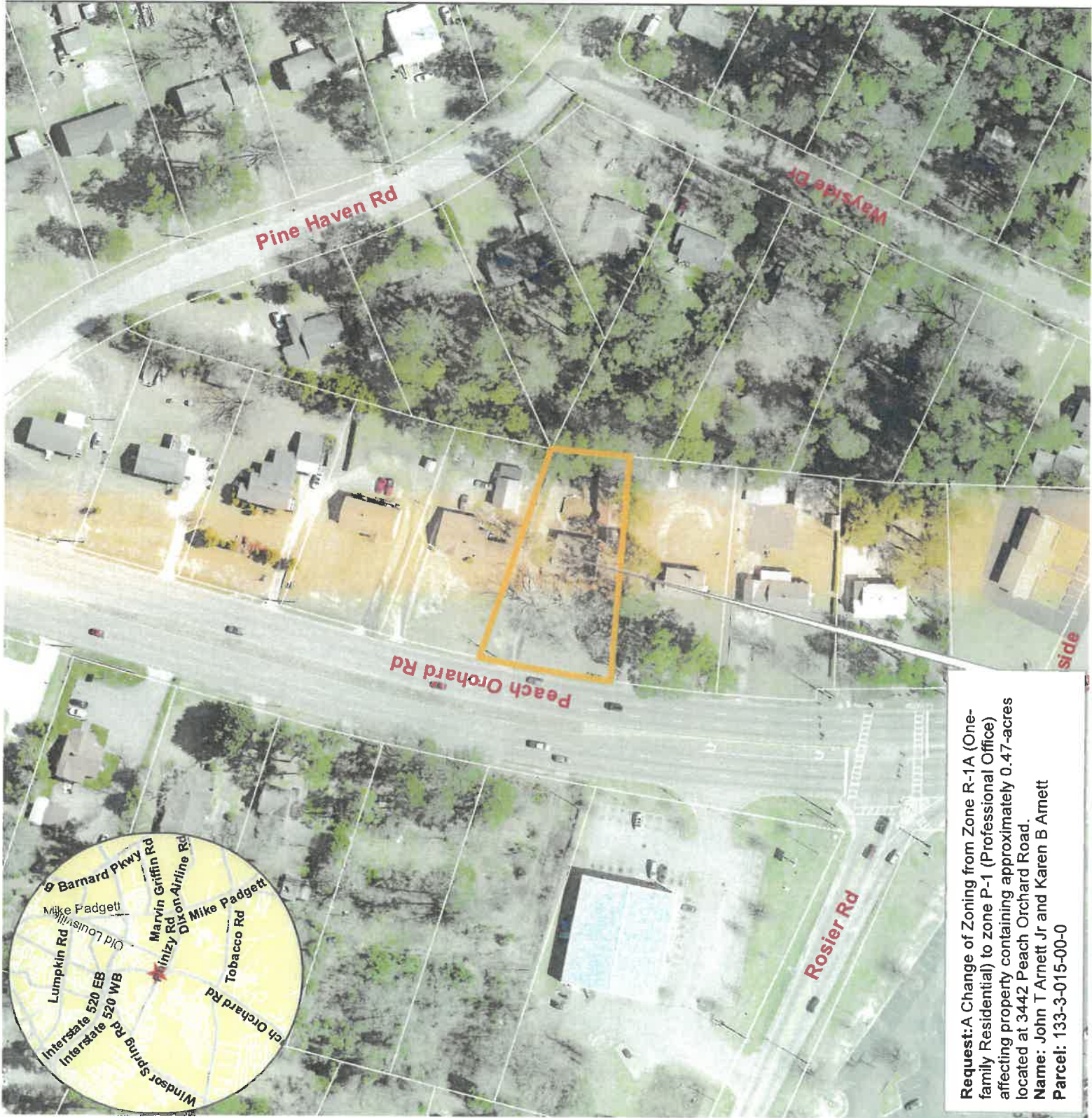
Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
4/11/2023 bb21255

Augusta, GA Disclaimer

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0 200 Feet



**Request:** A Change of Zoning from Zone R-1A (One-family Residential) to zone P-1 (Professional Office) affecting property containing approximately 0.47-acres located at 3442 Peach Orchard Road.  
**Name:** John T Arnett Jr and Karen B Arnett  
**Parcel:** 133-3-015-00-0



Planning Commission  
Z-23-18  
May 1, 2023

3442 Peach Orchard Road

Current Zoning

Legend

Parcel of Interest

Zoning Classification

B-1: Neighborhood  
Business

B-2: General Business

P-1: Professional

R-1A: One Family  
Residential



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3442 Peach Orchard Road

Future Zoning

Legend

Parcel of Interest

Zoning Classification

B-1: Neighborhood  
Business

B-2: General Business

P-1: Professional

R-1A: One Family  
Residential



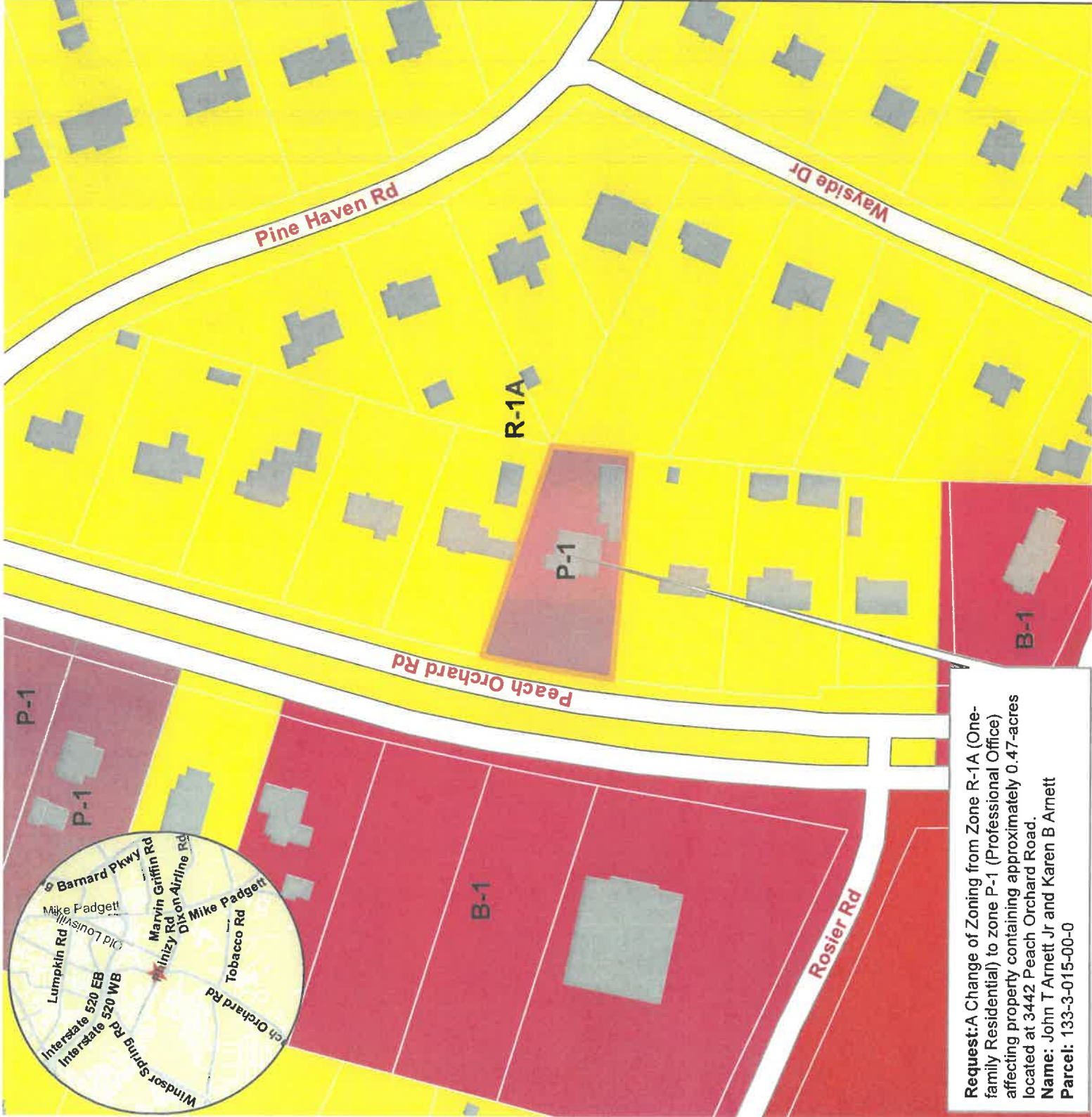
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