

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

Case Number: Z-23-24

Hearing Date: Monday, May 1, 2023

Prepared By: Kevin Boyd, Development Services Manager

Applicant: Bobby Bagwell

Property Owner: CKJ Properties, LLC

Address of Property: 2427 Boykin Road, Hephzibah, GA 30815

Tax Parcel #: 166-0-004-00-0

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

Commission District: 6 (T. Lewis)

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-22-38	Townhome Subdivision	Section 13-1

1. Summary of Request:

The subject property consists of 8.68 acres, primarily vacant and wooded land, located at the northeast intersection of Boykin Road and Windsor Spring Road. The proposed project consists of 60 attached townhome units, up from 53 units approved for the site (Z-22-38) on August 16, 2022. Minimum lot width is 22 feet, down from 25 feet, with lot sizes on the end units measuring 27 feet wide. There are 7 buildings with 8 attached townhome units and 1 building with 4 attached townhome units. Allowable height of structures in the R-1E zone is 2 ½ stories or 45 feet; the height of structures within this development is proposed to be 18 feet to 32 feet. Front setbacks are proposed to be 20 feet from the right-of-way of internal streets; 5-foot side setbacks will be provided on end units, and 25-foot rear setbacks are being proposed for all units. The applicant requests to amend Condition #1 for the previously approved zoning case (Z-22-38), which requires lots to measure at least 25 feet wide for 22-foot-wide lots. The proposal also increases the total number of townhomes by 7 units.

2. Comprehensive Plan Consistency:

South Augusta is an area largely characterized by a suburban pattern of development. Residential development is characterized by low-density subdivisions with mostly single-family detached units on uniform lots approximately $\frac{1}{4}$ -acre in size. Subdivision development started in part of South Augusta as early as the 1940s and continues to the present day.

The vision for South Augusta continues to reflect a mix of housing types at low-to-medium densities, while preserving the suburban-style, single-family residential character that is predominant in the area.

3. Findings:

1. The applicant requests to amend Condition #1 for the previously approved zoning case (Z-22-38), which requires lots to measure at least 25 feet wide for 22-foot-wide lots.
2. The revised site plan consists of 60 attached townhome units, at a density of 6.79 units per acre, where 10 units are allowed under the R-1E zoning. This request increases the number of townhomes by 7 additional units, from the previous plan.
3. The applicant has proposed 3.40 acres, or 38.5 percent of the overall subject property, is planned as open space.
4. The proposed height of the townhome structures within this development is intended to be 18 to 32 feet, where 45 feet is allowed.
5. Setbacks off the internal roadways are proposed to be 20 feet from the right-of-way on the front; 5-foot side setbacks on end units, and 25-foot rear setbacks for all proposed lots.
6. There will be one access, to the proposed development, off of Boykin Road and there are two internal roadways designed for the development; both roadways with a 60-foot right-of-way and a riding surface of 31 feet curb to curb. There are no accel or decel lanes shown for the proposed development at the entrance at Boykin Road.
7. Subdivision amenities include a pavilion, a dog park, a gathering area, walking trails, and sidewalks located on both sides of internal roadways.
8. Parking has been provided at 138 spaces for the overall development – 2.25 spaces for each of the 60 attached townhomes and 18 guest parking spaces located in the northeast corner of the subject property near the mail kiosk. Guest parking is not evenly distributed throughout the development.
9. Some of the units will have garages, based on the concept plan submitted with the Rezoning application.
10. Stormwater will be handled by one large detention pond located in the southeast corner of the subject property. It is unclear if the detention pond is calculated as part of the open space for the subdivision.
11. A required streetyard to include large trees 45-feet on center has been provided along Boykin Road, and also along Windsor Spring Road, as required by the Augusta Tree Ordinance.
12. Windsor Spring Road is a minor arterial street and requires a minimum 40-foot front setback from the right-of-way of any buildings or structures. Boykin Road is a minor, or

local road, and requires a 30-foot front setback from the right-of-way to any buildings or structures.

13. The subject property does not contain any Special Flood Hazard Area (SFHA) or any jurisdictional wetlands. No other environmental sensitivities related to the property are known.
14. The subject property has access to public water and sanitary sewer in both Boykin Road, to the south, and Windsor Spring Road, to the west of the property.
15. The proposed density is incompatible with the surrounding area and inconsistent with the 2018 Comprehensive Plan.

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.

April 4th, 2023

Brian Kepner
City of Augusta
535 Telfair Street, Suite 300
Augusta, GA 30901

RE: 2427 Boykin Road – Letter of Intent for Rezoning Request

Dear Mr. Kepner,

On behalf of Charles K Johnson, I am providing the explanation for the rezoning request of the previously approved site plan for 2427 Boykin Road. The property was previously rezoned to R1-E and received conditions with a site plan showing 53 townhomes. The approved site plan included 25' wide interior lots and 30' wide end units.

At this time we are submitting a revised site plan and rezoning request which shows 22' wide interior lots and 27' end unit lots. The overall unit count increased to 60 units. All requirements of the previous site plan, including amenities and parking were still met. All other conditions of the previous

This request is to amend the condition of the previous plan which required a minimum of 25' wide lots. It is our understanding that the previous condition of the 25' wide minimum was due to concerns of Augusta Utility Department's placement of water and sewer top locations in relation to driveways and other features which may cause conflicts during the construction phase.

We recently worked with the City to receive approval to construct 22' wide units at a another development located on Windsor Spring Road in which we adopted language to address this concern as one of the conditions of site plan approval. At this time, we are willing to adopt this same language for this rezoning request to address any concerns that Augusta Utility may have with infrastructure design.

We appreciate your time and attention, and look forward to working with the City staff, Commissioners. If there are any questions, or if any additional documentation is needed, please just let me know.

Sincerely,

Bobby Bagwell



PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta, Georgia 30901

1803 Marvin Griffin Road
Augusta, Georgia 30906

September 20, 2022

Jeff Logue
668 Gibbs Road South
Grovetown, GA 30813

Greetings,

At its meeting on Tuesday, August 16, 2022, the Augusta Georgia Commission considered the following petition:

Z-22-38 A petition by Jeff Logue on behalf of Steve Thibodeau – requesting a Rezoning from Zone A (Agricultural) and Zone R-MH (Manufactured Home Residential) to Zone R-1E (One-family Residential) affecting property containing approximately 8.84 acres located at 2427 Boykin Road. Tax Map #166-0-004-00-0.

It was the decision of the Commission to APPROVE the petition with the following conditions:

1. There shall be no lots less than 25 ft. wide.
2. The 100-foot minimum building line (MBL) from the centerline of Windsor Spring Road must be maintained off of Windsor Spring Road and the 30-foot minimum building line (MBL) must be maintained off of the right-of-way of Boykin Road.
3. A Traffic Assessment / Traffic Analysis / Traffic Study, as required by the Traffic Engineer, shall be performed, and all traffic related improvements, as required by the Traffic Engineer must be installed.
4. Parking must be provided at 2.25 to 2.5 parking spaces per unit / lot.
5. Entrance to the subdivision shall be off of Boykin Road and no access to Windsor Spring Road is allowed.
6. A pavilion, or similar meeting space, and a walking trail, at a minimum, must be provided as amenities for the subdivision. The pavilion must be constructed prior to the 23rd unit in the subdivision being CO'd. Sidewalks shall be provided on both sides of all internal roadways that meet ADA requirements.
7. The required streetyard, to include large trees 45-feet on center, must be provided along Boykin Road and also along Windsor Spring Road, pursuant to the requirements of the Augusta Tree Ordinance. A required 20-foot bufferyard, to include a 6-foot privacy fence, large trees 45 feet on center and shrubs, per the requirements of the Augusta Tree Ordinance must be provided along the northern and eastern property lines, to buffer the proposed development from adjoining single family detached residentially zoned or residentially utilized properties.
8. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.



PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta, Georgia 30901

1803 Marvin Griffin Road
Augusta, Georgia 30906

Enclosed is an ordinance verifying this change and a zoning restriction agreement. The zoning restriction agreement must be properly signed and returned to our office for recording.

Until the agreement is received and recorded, the zoning does not become official. This decision is final.

Sincerely,
Carla Delaney, Director

2-22-38

Approved

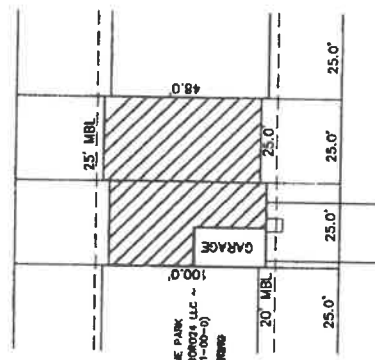
SUMMARY	
NUMBER OF LOTS	53 LOTS
AVERAGE LOT SIZE	2,994 SQ FT
FRONT SETBACK	20 FT
REAR SETBACK	25 FT
SIDE SETBACK	5 FT(ENG LOTS)
PARCEL ID:	166-0-004-00-0
PHYSICAL ADDRESS	2427 BOYNN RD
TOTAL AREAAGE	15,611 AC
EXISTING ZONING	R-JMT & A
PROPOSED ZONING	R-1E (ONE FAMILY RESIDENTIAL)
RECEIVING WATERS	SPRINT CREEK
OPEN SPACE (ACR)	3.10 AC

BUILDING HEIGHT
ALLOWABLE BUILDING HEIGHT UNDER R-1E: 2.5 STORIES OR AS FEET
PROPOSED BUILDING HEIGHT: RANGE 16' TO 32'

OPEN SPACE CALCULATIONS
MINIMUM ALLOWABLE OPEN SPACE UNDER R-1E: 25%
PROPOSED OPEN SPACE: 3.1 ACRES (EVALUATING RETENTION AREA)
PROPOSED % OPEN SPACE: 3.1 ACRES/9.88 ACRES = 31%

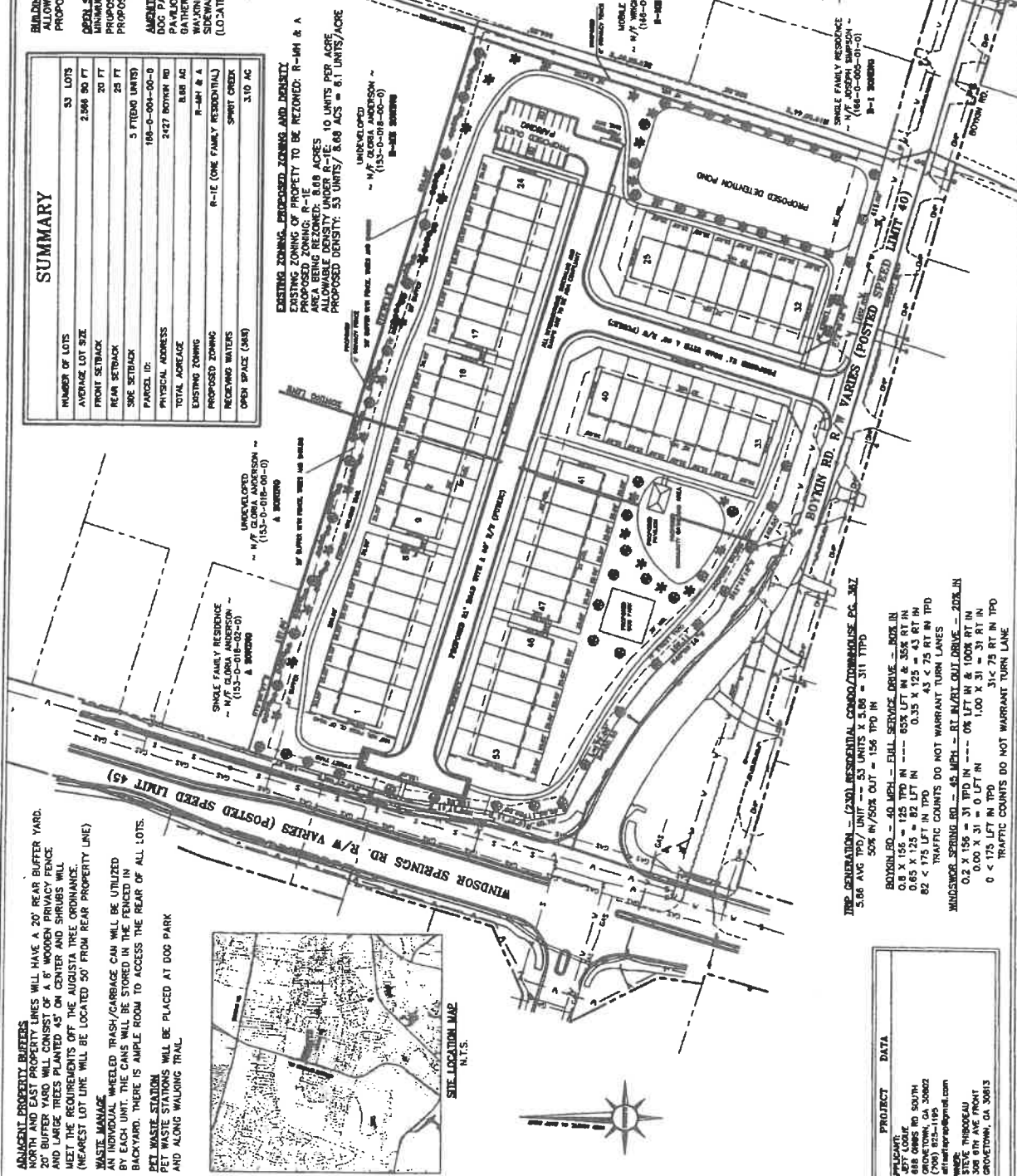
AMENITIES
DOG PARK - AS SHOWN
PAVILION - AS SHOWN
GATHERING AREA - AS SHOWN
WALKING TRAIL - 2400 FEET
SIDEWALKS - 2130 FEET
(LOCATED ON BOTH SIDES OF ROAD IN SUBD.)

PARKING:
REQUIRED PARKING: 2.25 TO 2.5 SPACES PER UNIT
NUMBER OF PROPOSED UNITS: 53
REQUIRED PARKING: 2.25(2.5) X 53 = 120(131) SPACES
PARKING PROVIDED:
2 SPACES ON EACH LOT: 53 X 2 = 106
GUEST SPACES PROVIDED: 18
TOTAL PARKING PROVIDED: 124 SPACES



TYPICAL TOWNHOUSE UNIT

FREE LOGUE
LEADING IN THE SOUTH EASTERN U.S. IN THE
AUGUSTA - RICHMOND COUNTY GEORGIA
1980 INTERNATIONAL RALLY - AUGUST 1-5
1980
SCALE 1" = 1/2 MI
JAMES C. SMITH & ASSOCIATES
CONSULTING ENGINEERS
1900 INTERNATIONAL RALLYWAY - AUGUSTA, GA
Phone (706) 696-0888 Fax (706) 696-0888



ADJACENT PROPERTY BUFFERS
NORTH AND EAST PROPERTY LINES WILL HAVE A 20' REAR BUFFER YARD. 20' BUFFER YARD WILL CONSIST OF A 6" WOODEN PRIVACY FENCE, AND LARGE TREES PLANTED 45' ON CENTER AND SHRUBS WILL MEET THE REQUIREMENTS OFF THE AUGUSTA TREE ORDINANCE. (NEAREST LOT LINE WILL BE LOCATED 50' FROM REAR PROPERTY LINE)

WASTE MANAGE
AN INDIVIDUAL WHEELED TRASH/GARBAGE CAN WILL BE UTILIZED BY EACH UNIT. THE CANS WILL BE STORED IN THE FENCED IN BACKYARD. THERE IS AMPLE ROOM TO ACCESS THE REAR OF ALL LOTS.

PET WASTE STATION
PET WASTE STATIONS WILL BE PLACED AT DOG PARK AND ALONG WALKING TRAIL.

EXISTING ZONING: PROPOSED ZONING AND DENSITY
EXISTING ZONING OF PROPERTY TO BE REZONED: R-1M & A
PROPOSED ZONING: R-1E
AREA BEING REZONED: 8.08 ACRES
ALLOWABLE DENSITY UNDER R-1E: 10 UNITS PER ACRE
PROPOSED DENSITY: 53 UNITS/8.08 ACS = 6.1 UNITS/ACRE

TYPE GENERATION - (230) RESIDENTIAL CONDO/TOWNHOUSE PG 367
5.66 AVG PPSD --- 53 UNITS X 5.06 = 311 TPD
306 W/UNIT --- = 156 TPD IN

BROWN RD - 40 MPH - FULL SERVICE TURN - 20X IN
0.00 X 156 = 125 TPD --- 65% LEFT IN & 35% RT IN
0.65 X 125 = 82 LEFT IN --- 0.35 X 125 = 43 RT IN
82 < 175 LT IN TPD 43 < 75 RT IN TPD

TRAFFIC COUNTS DO NOT WARRANT TURN LANE

WINDSOR SPRING RD - 45 MPH - RT IN/LEFT TURN DRIVE - 20X IN
0.2 X 156 = 31 TPD IN --- 0% LEFT IN & 100% RT IN
0.00 X 31 = 0 LEFT IN 1.00 X 31 = 31 RT IN
0 < 175 LT IN TPD 31 < 75 RT IN TPD

TRAFFIC COUNTS DO NOT WARRANT TURN LANE

PROJECT	DATA
APPLICANT: JEFF LOUIE	
618 CHRS RD SOUTH GROVETOWN, GA 30602 (706) 825-1195 jeff.lo@gsn.net	
OWNER: STEVE THIBODEAU	
308 07N AVE FRONT GROVETOWN, GA 30613	






Planning Commission
Z-23-24
May 1, 2023

2427 Boykin 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

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



Request: A Change of Zoning amend a condition adopted with rezoning application Z-22-38 for zone R-1E (One-family Residential) to zone R-1E (One-family Residential) to allow for 22-foot-wide lots affecting property containing approximately 8.84-acres located at 2427 Boykin Road.


Name: Bobby Bagwell on behalf of CKJ Properties, LLC

Planning Commission
Z-23-24
May 1, 2023

2427 Boykin Road

Current Zoning


Legend

 Parcel of Interest

Zoning Classification


 A: Agriculture


 B-1: Neighborhood Business

 B-2: General Business

 R-1: One Family Residential

 R-1A: One Family Residential

 R-1E: One Family Residential

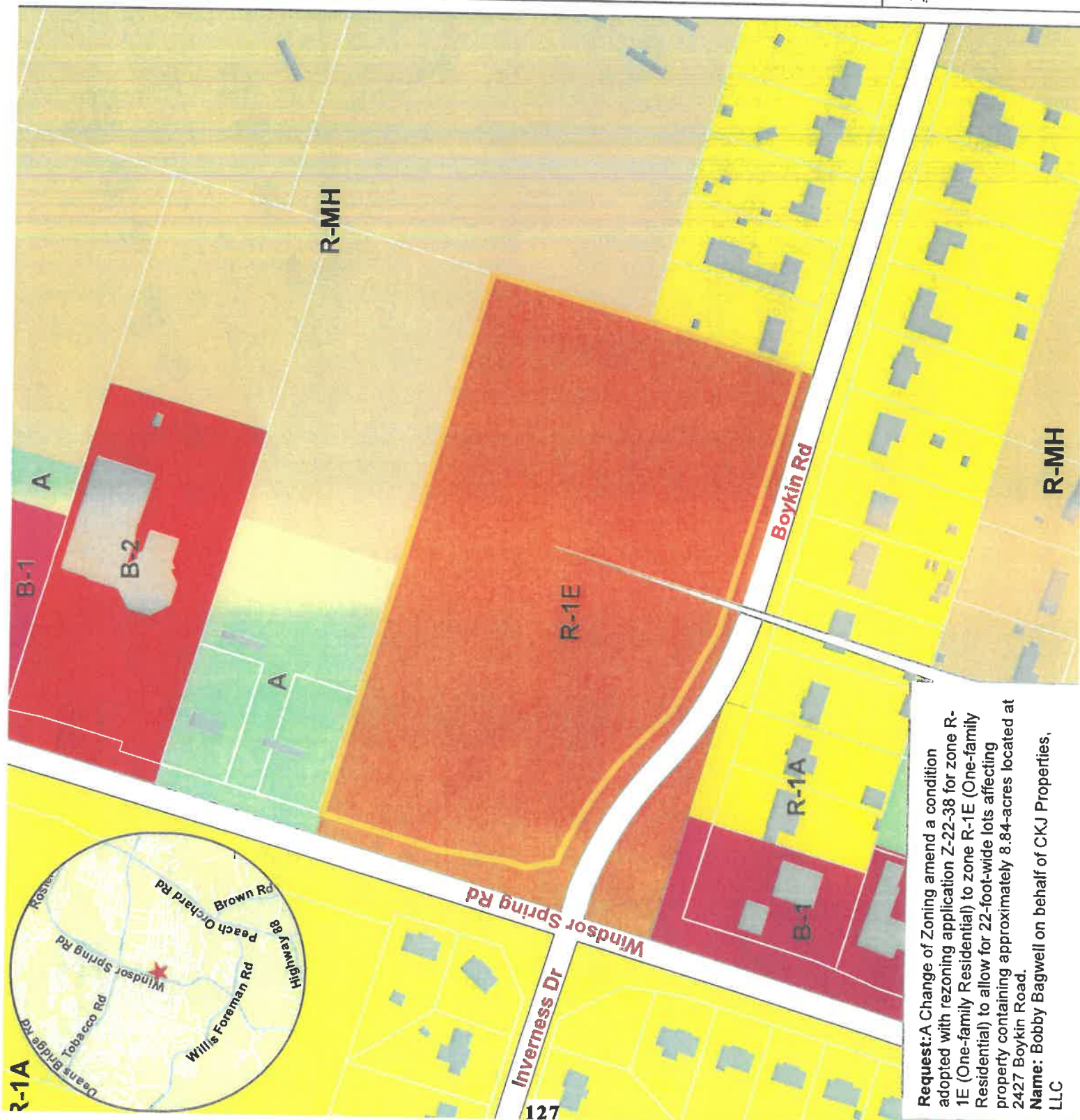
 R-MH: Manufactured Home Residential



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

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information provided to the City of Augusta. The City of Augusta and the Planning & Development Department are not responsible for the accuracy of the information or data for any reason without the written consent of the Augusta-Richmond County Commission.



Request: A Change of Zoning amend a condition adopted with rezoning application Z-22-38 for zone R-1E (One-family Residential) to zone R-1E (One-family Residential) to allow for 22-foot-wide lots affecting property containing approximately 8.84-acres located at 2427 Boykin Road.
Name: Bobby Bagwell on behalf of CKJ Properties, LLC

Planning Commission
Z-23-24
May 1, 2023

2427 Boykin Road

Future Zoning

Legend

Parcel of Interest

Zoning Classification

A: Agriculture

B-1: Neighborhood
Business

B-2: General Business

R-1: One Family
Residential

R-1A: One Family
Residential

R-1E: One Family
Residential

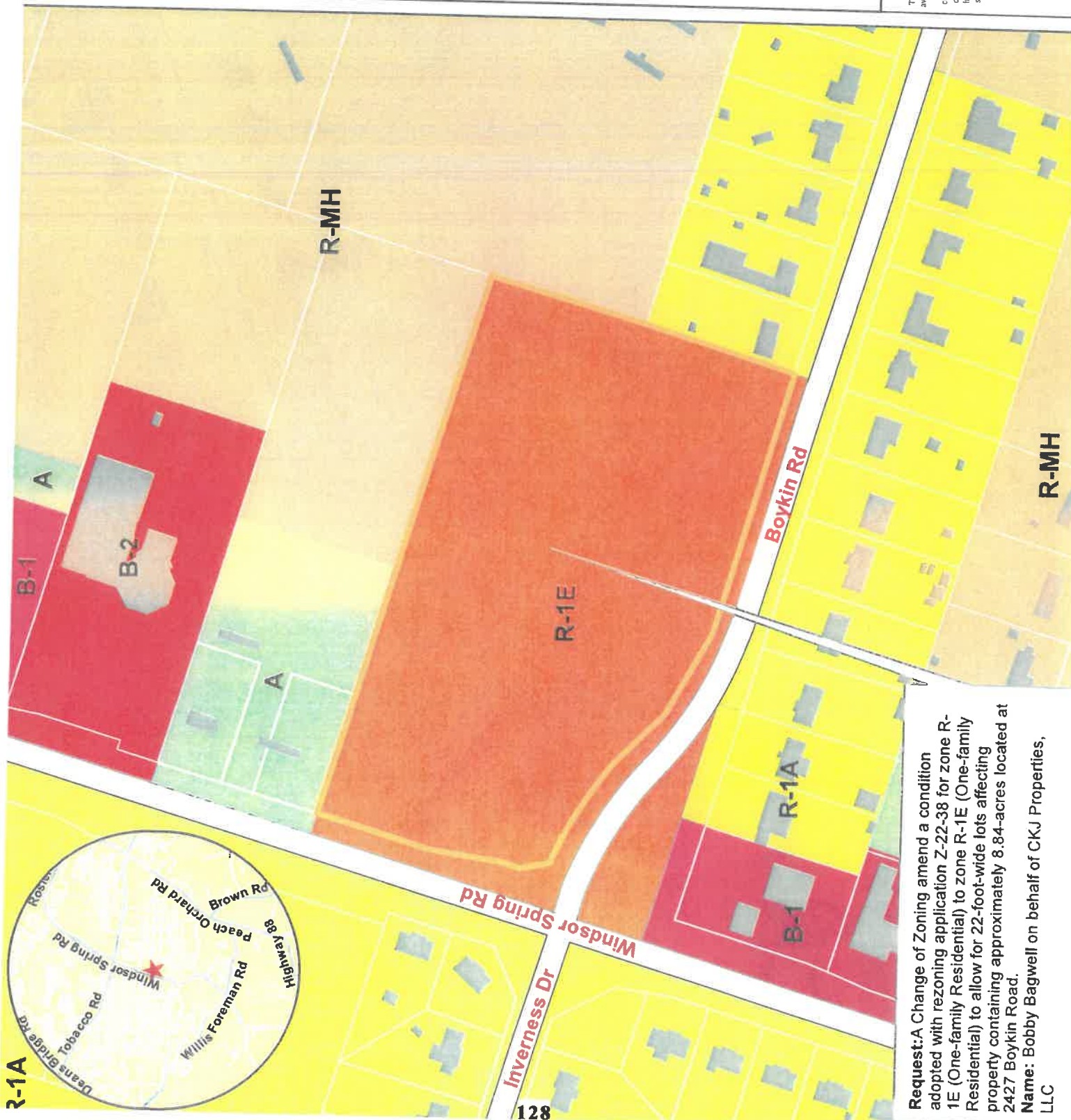
R-MH: Manufactured Home
Residential

Augusta
GEORGIA

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

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



Request: A Change of Zoning amend a condition adopted with rezoning application Z-22-38 for zone R-1E (One-family Residential) to zone R-1E (One-family Residential) to allow for 22-foot-wide lots affecting property containing approximately 8.84-acres located at 2427 Boykin Road.

Name: Bobby Bagwell on behalf of CKJ Properties, LLC