

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

Case Number: SE-23-08

Hearing Date: Monday, November 6, 2023

Applicant: Mary Ross

Property Owner: Mary Ross and Richard Makerson

Address of Property: 1015, 1027, and 1033 Moseley Road, Augusta, Georgia 30906

Tax Parcel #: 338-0-003-42-0, 338-0-003-41-0, 338-0-003-40-0 and 338-0-0-00-39-0

Present Zoning: A (Agriculture) and R-3B (Multiple-Family Residential)

Commission District: 8 (B. Garrett) **Super District:** 10 (W. Guilfoyle)

Fort Eisenhower Notification Required: N/A

Request	Proposed Use / Activity	Ordinance Section
Special Exception	Establish a lodging/boarding house for women	Section 26-1(u)

Summary of Request:

The applicant seeks to establish a Lodging or Boarding House that will house young women between the ages of 18 and 21 who have aged out of the foster care system and/or facing homelessness. The request includes four (4) parcels with a total of 4.83 acres currently zoned A (Agriculture) and R-3B (Multiple-Family Residential). A rezoning application to rezone all four parcels to R-3B is on this agenda (Z-23-47).

Section 26-1 (u) of the Comprehensive Zoning Ordinance establishes the regulations for a Lodging or Boarding House. It includes, but is not limited to, the house must meet all code requirements for health, safety, and welfare of the occupants. Plans must be submitted for review by the Building Department, Health Department, and Fire Department. The maximum number of residents allowed for the House is dependent upon the specifications in the Home Design Requirements Section below and compliance with Building and Fire Dept. occupancy and safety determination. Only the primary residential structure may be utilized for the purposes of this request. No accessory structure may be constructed or modified to accommodate residents. If the House fails to maintain

compliance with all building, safety, health, and zoning requirements it shall be grounds for termination of the Special Exception and/or business license and the owner/operate shall thereafter be required to discontinue the use of the premises as a Lodging or Boarding House. A complete copy of the regulations is included with this report.

Compatibility:

Special Exceptions are land uses permitted in zoning districts where the local government finds that such uses are in keeping with the goals of the Comprehensive Zoning Ordinance. Special Exceptions are scrutinized because their impact on adjoining properties can vary depending on the proposed use. Special Exceptions are considered on a case-by-case basis in accordance with the requirements and standards established in the Comprehensive Zoning Ordinance.

According to the 2018 Comprehensive Plan, the property is located within the South Richmond Character Area. The 2018 Comprehensive Plan's vision for the South Richmond Character Area includes maintaining its predominant rural character of large tracts of forested lands, open space, and rural residences. Recommended development patterns for the South Richmond Character Area include targeting new low density residential development for the suburban part of the character area. Confine any new neighborhood commercial and professional office development to designated intersections.

Findings:

1. There are several previous zoning cases on file for these properties:
Z-94-61 – 1015 Moseley Road, a Special Exception for a Family Personal Care Home.
Z-98-78 – 1027 & 1029 Moseley Road, a rezoning from R-1 to A which would bring existing manufactured homes into zoning conformance. With the condition that no livestock was allowed on the property.
Z-98-79 – 1015, 1027, and 1029 Moseley Road a rezoning from A to R-3B – Group Personal Care Home. With a reversion condition if the Group Personal Care Home ceased operation.
2. The properties were operated as a Group Personal Care Home, a Family Personal Care Home, and a Boarding house prior to 2019. Only the two Personal Care facilities received Special Exceptions.
3. The properties received multiple code enforcement violations over the life of these uses. In 2019 the owner lost the properties to foreclosure and the business licenses were closed.
4. The Special Exception for the Personal Care Homes use has expired since it has been more than one year since a valid business license was in place as stated in the Comprehensive Zoning Ordinance in Section 17-8 and 26-2.
5. The letter of intent from the applicant states they will utilize the existing manufactured homes located on 1029 and 1015 Moseley Road to house young women between the ages of 18 and 21 who have aged out of the foster care system and/or facing homelessness. 1033 and 1027 Moseley Road are currently vacant.
6. The homes will provide education in life skills and career and education planning. Case management will include assistance with helping the women find counseling services,

medical providers, education programs and additional services that may be needed to help the young women become self-sufficient in the community. No drug or alcohol counseling or treatment will be provided.

7. Each existing manufactured home contains a kitchen facility, bedrooms, bathrooms and living area and are independent of each other.
8. The proposed development has access to public water but no sanitary sewers. The properties are served by septic systems.
9. The GDOT Functional Classification Map, 2017. Classifies Moseley Road as a local road.
10. There are no public transit services located in this area.
11. The distance to Augusta Technical College is approximately 16 miles. The distance to other schools and downtown locations for possible counseling and job assistance is farther.
12. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within any flood zone.
13. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the properties.
14. The Augusta Fire Department, Health Department and/or Augusta Building Department will need to inspect the properties for compliance with all local codes. Plans may be required to be submitted to address any deficiencies.
15. The proposed use is anticipated to generate minimal additional traffic impact.
16. If approved the petitioner must obtain a local business license and maintain it for the duration of the business use at the subject addresses.
17. There are no semi-institutional uses within 1,200 feet of the subject property and no commercial nursing homes nearby.
18. The R-3B zoning is required to support the proposed Lodging or Boarding House use of the property. The request to rezone the properties to R-3B (Multiple-family Residential) is part of the November Planning Commission agenda (Z-23-47).
19. At the time of the completion of this staff report, staff has not received any inquiries concerning this application.

Recommendation: The Planning Commission recommends Approval of this special exception request to allow for a lodging and boarding home to be located on 1015, 1027, and 1029 Mosely Road only.

Note: The information included in this staff report represents the best available information at the time it is written, which is generally two weeks prior to the Planning Commission hearing at which the zoning petition is to be heard. 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 after the staff report is written and staff reserves the right to make an oral recommendation at the hearing based on all the information available at that time.

Mary Ross
3406 Grove Landing Circle
Grovetown GA 30813
9044287374

Letter Of Intent

I, Mary Ross would like to rezone 1015,1027,1029 and 1033 Moseley Road to provide housing for young woman ages 18-21. I would like to provide affordable housing to prevent homelessness, rape, and drug trafficking. The duration of stay at the houses would be based on age, allowing the maximum of three years if a client moves in at the age of 18.

[illegible]

STATE:	GEORGIA
COUNTY:	MC-MORG
JOB NO.:	00 - 1200
SCALE:	1" = 60'
FLD. JW	DATE JW
DATE:	02 - 03 - 08
FILE:	W-STREETADSK 90-2

LAT for **MICHAEL A. SANDERS & GAYNELL M. SANDERS**

JACK D. BARKER & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
P. O. BOX 367 1130 BROAD STREET AUGUSTA, GEORGIA (706) 722-8808

APPROVED SUBDIVISION

date 2/25/98
George O. Pottjers
Attorney at Law
1100 1st St. N. #100
St. Paul, MN 55102

GA. RICHMOND COUNTY SUPERIOR COURT
RECORDED 16 MAR 1998

NOTES:
 1. EQUIPMENT USED: TOPCON GTS-30 AND A 200' CHAIN.
 2. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.
 3. THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.
 4. THIS SURVEY IS BASED ON AN OPEN END TRAV.

MAP 800 BOUNDARY

- NY MARGARET MORGAN -

- NY BOONMARK -

original land records

Book 538 Page 1237

6-17-54/67

FILED IN PLAT CARNEY

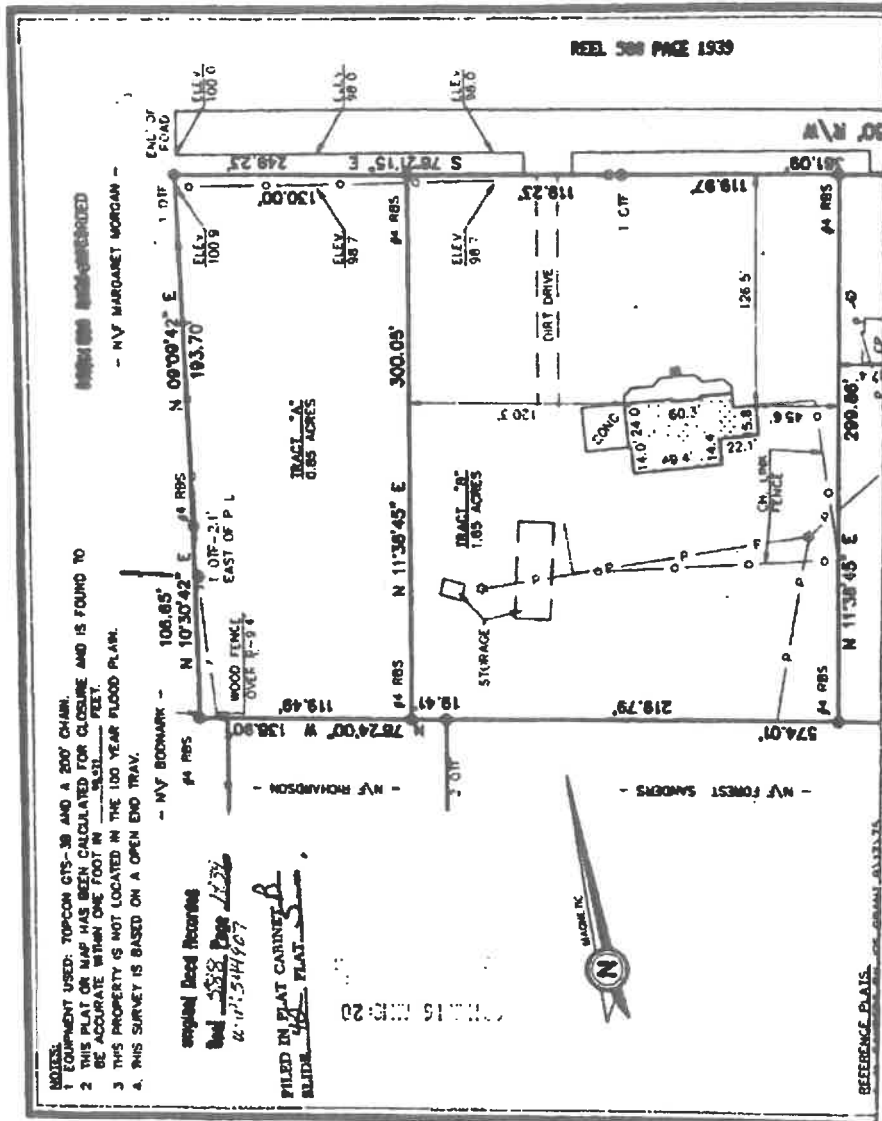
SLIDE 48 PLAT 3

- NY RICHARDSON -

- NY FOREST SANDERS -



REFERENCE PLATS



1029
Parkin
g

(PICK)

BCS

398

DIRT DRIVE

120

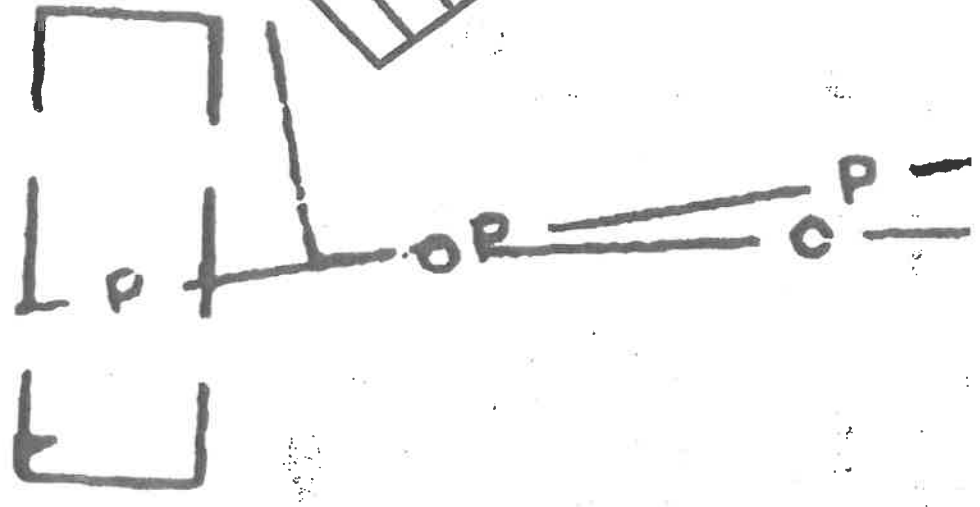
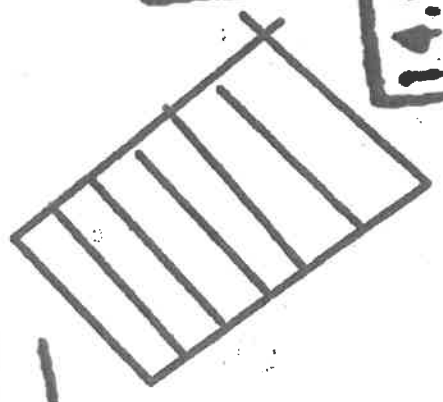
CONC

140' 240'

60.3

9

1015
Parking



1029 Moseley Road



1015 Moseley Road




Planning Commission
SE-23-08
November 6, 2023

Multiple addresses
on Moseley Road

Aerial

Legend

 Subject Property



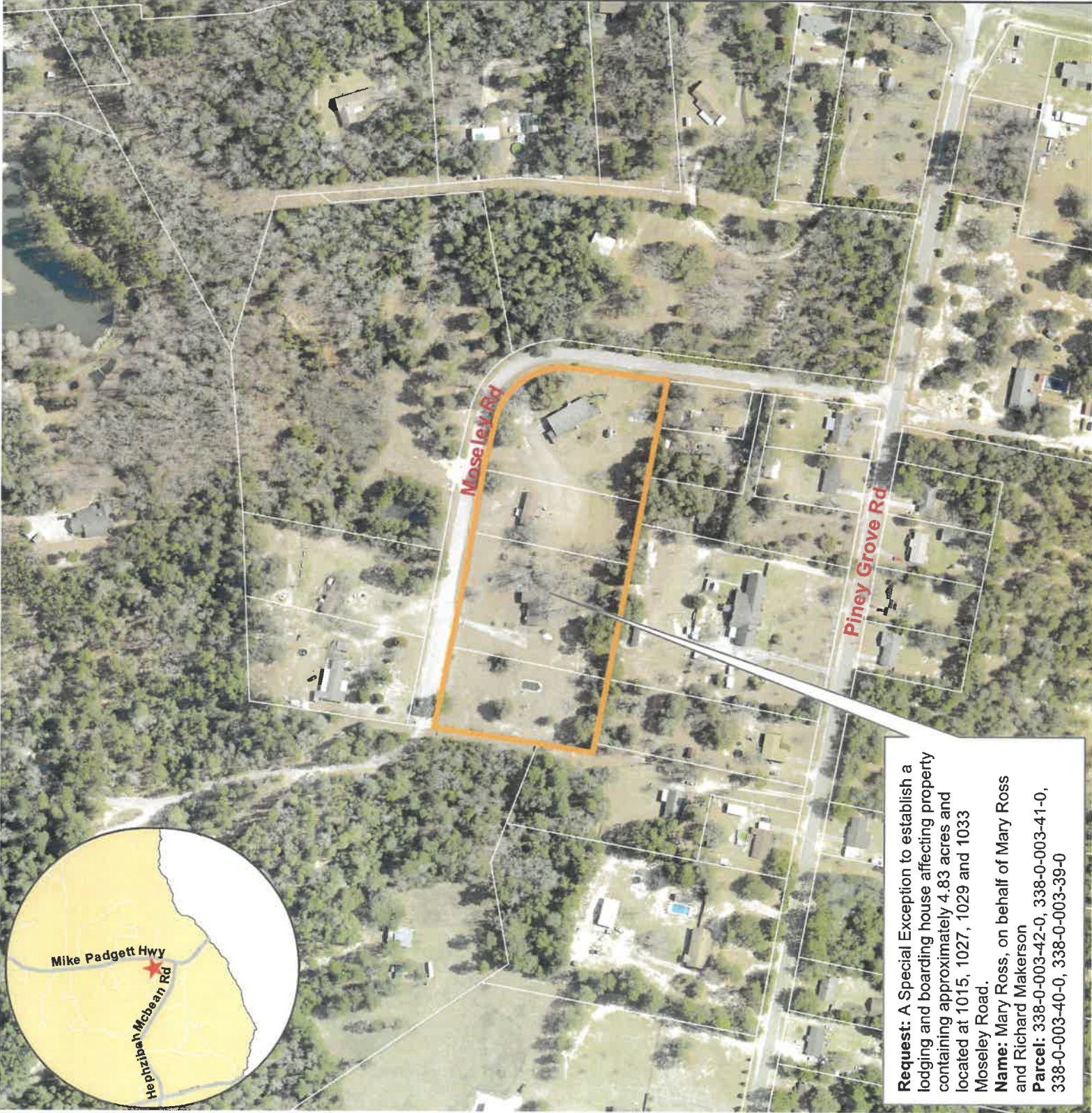
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
10/17/2023 MH18072

Augusta, GA Disclaimer

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0 400 Feet




Request: A Special Exception to establish a lodging and boarding house affecting property containing approximately 4.83 acres and located at 1015, 1027, 1029 and 1033 Moseley Road.
Name: Mary Ross, on behalf of Mary Ross and Richard Makerson
Parcel: 338-0-003-42-0, 338-0-003-41-0, 338-0-003-40-0, 338-0-003-39-0

Planning Commission
SE-23-08
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Multiple addresses
on Moseley Road

Current Zoning

Legend

 Subject Property

Zoning Classification

 A: Agriculture

 R-1: One Family Residential

 R-3B: Multiple-Family Residential

 R-MH: Manufactured Home Residential



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0 400 Feet

