

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

Case Number: Z-23-47

Hearing Date: Monday, November 6, 2023

Applicant: Mary Ross

Property Owner: Mary Ross and Richard Makerson

Address of Property: 1015, 1027, 1029, and 1033 Moseley Road, Augusta, Georgia 30906

Tax Parcel #s: 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	Applicable Ordinance Section(s)
Rezoning from A & R-3B and remove conditions from previous approved rezoning to R-3B	Establish a lodging/boarding house for women	Section 17-2, Comprehensive Zoning Ordinance

Summary of Request:

The applicant seeks to rezone the property located at 1033 Moseley Road from A (Agriculture) to R-3B (Multiple-Family Residential) and to remove the approval conditions from previously approved rezoning cases on the other three (3) properties that changed them to R-3B (Multiple-family residential). There are four (4) parcels with a total of 4.83 acres included in this application. The purpose of the rezoning is 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 applicants have also filed a companion Special Exception application (SE-23-08) for these properties.

Comprehensive Plan Consistency:

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 previous zoning cases were spot zonings in this area as the predominant zoning pattern is Agriculture with some R-1 zoning. There is no other multiple-family residential zoning in the area and the only commercial zoning is located at the Mike Padgett Hwy. and Hephzibah McBean Rd. intersection, approximately a half-mile from the subject parcels.
3. The current Comprehensive Zoning Ordinance does not allow manufactured homes in the R-3B zone. However, the units were in place when the previous rezonings took place so it is the staff's opinion that the units would be considered legal non-conforming.
4. The properties were operated as a Group Personal Care Home, a Family Personal Care Home and a Boarding house prior to 2019. 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.
5. The Special Exception for the Personal Care Home 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.
6. Adequate zoning was not obtained for the Boarding House use.
7. The letter of intent from the applicant states they will utilize the existing manufactured homes 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 Moseley Road is vacant currently.
8. 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.
9. The proposed development has access to public water but no sanitary sewers. The properties are served by septic systems.
10. The GDOT Functional Classification Map, 2017. Classifies Moseley Road as a local road. There are no public transit services located in this area.
11. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within any flood zone.
12. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the properties.

13. The Augusta Fire 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.
14. Traffic impact from the proposed use should be minimal.
15. The request to operate the properties as a Lodging/Boarding home will require a Special Exception and a companion application is part of this agenda (SE-23-08).
- 16.

Recommendation: The Multiple-family Residential zoning on three of the four subject properties remains a spot zoning in this area but has been in effect since 1994 and 1998 and will remain in place for those parcels. The existing conditions no longer apply. 1033 Moseley Road is undeveloped, and the request to add the fourth property would be an expansion of the spot zoning. Therefore, Planning Commission staff recommends **Denial** of this petition so the spot zoning in place since the 1990s will not be enlarged.

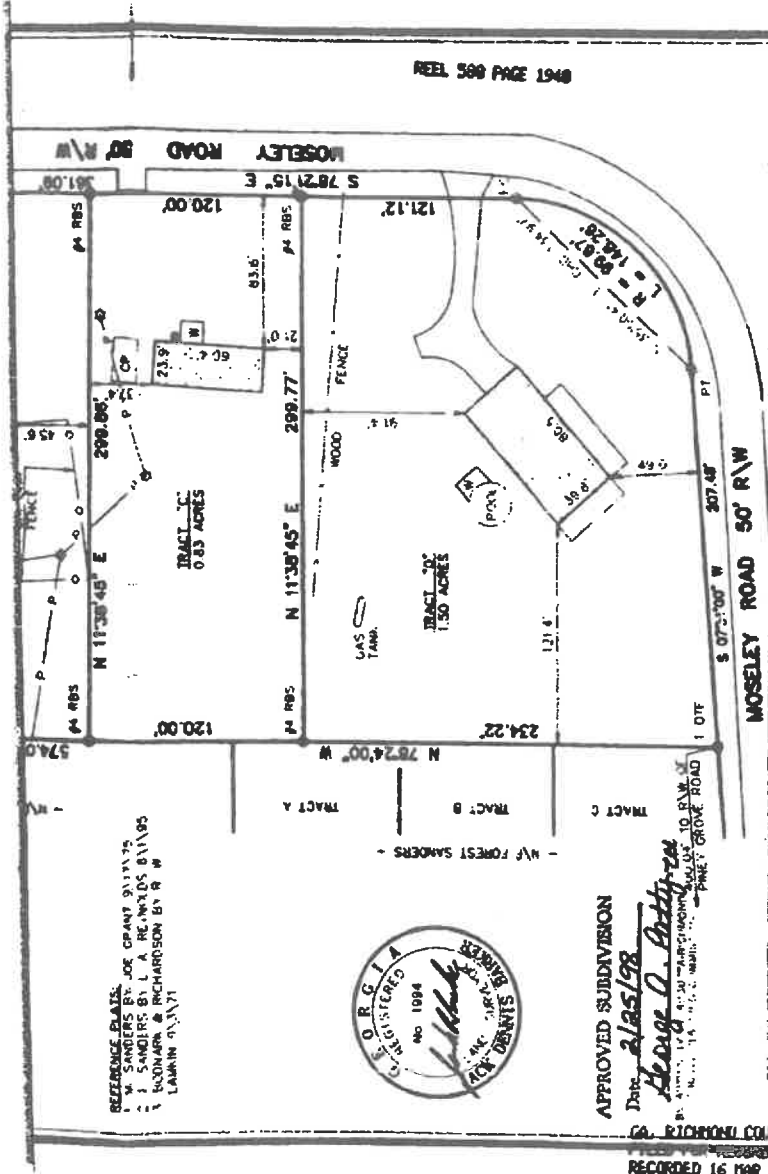
Note: The staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make 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.

REEL 588 PAGE 1948



REFERENCE PLATS:
1. M. SANDERS BY JOE GRANT 9/11/75
2. J. SANDERS BY L. A. REYNOLDS 8/11/95
3. HAZEN & RICHARDSON BY R. W. LAMBIN 9/11/71



APPROVED SUBDIVISION

Date: 2/25/98
George D. Barker

GA. SUPERIOR COURT
RECORDED 16 MAR 1998

LAT FOR MICHAEL A. SANDERS & GAYNELL M. SANDERS
MAP 338 PARCEL 3.28 LOTS 1, 2, 3 B. PINE GROVE SUBDIVISION, SECTION 1



JACK D. BARKER & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
P. O. BOX 387 1130 BROAD STREET AUGUSTA, GEORGIA (706) 722-8808

STATE:	GEORGIA
COUNTY:	NOBLES
JOB NO.:	88 - 1280
SCALE:	1" = 60'
PLD. BY:	DWIG. JR. CHL. JR.
DATE:	02 - 05 - 88
FILE:	9-STREET/USK 88-2

88254 RBS REDEVELOPED

- NV MARGARET MORGAN -

- NOTES:
1. EQUIPMENT USED: TOPCON GTS-38 AND A 200' CHAIN.
 2. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000 FEET.
 3. THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.
 4. THIS SURVEY IS BASED ON A OPEN END TRAV.

- NV BOOKMARK -

original Book Recording

Book 5538 Page 1136

6-17-544907

FILED IN PLAT CARNET B

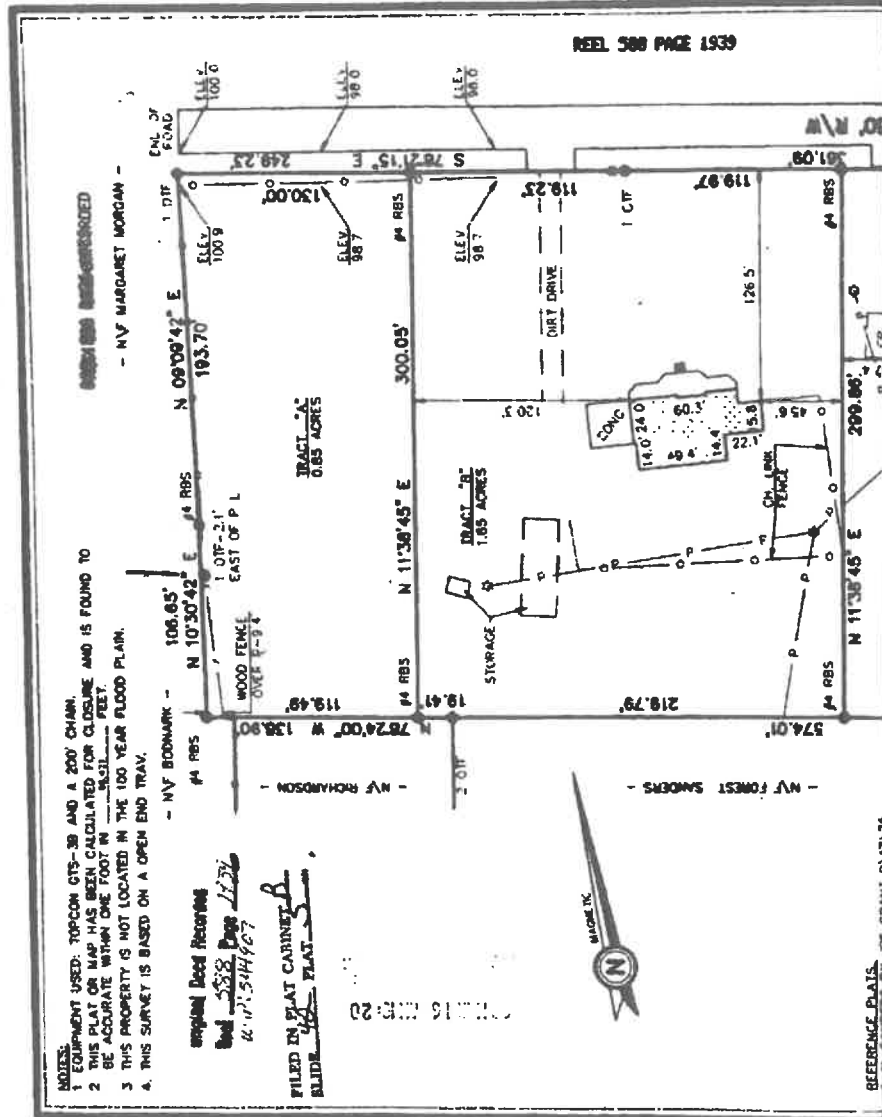
SLIDE 48 PLAT 5

7-16-20

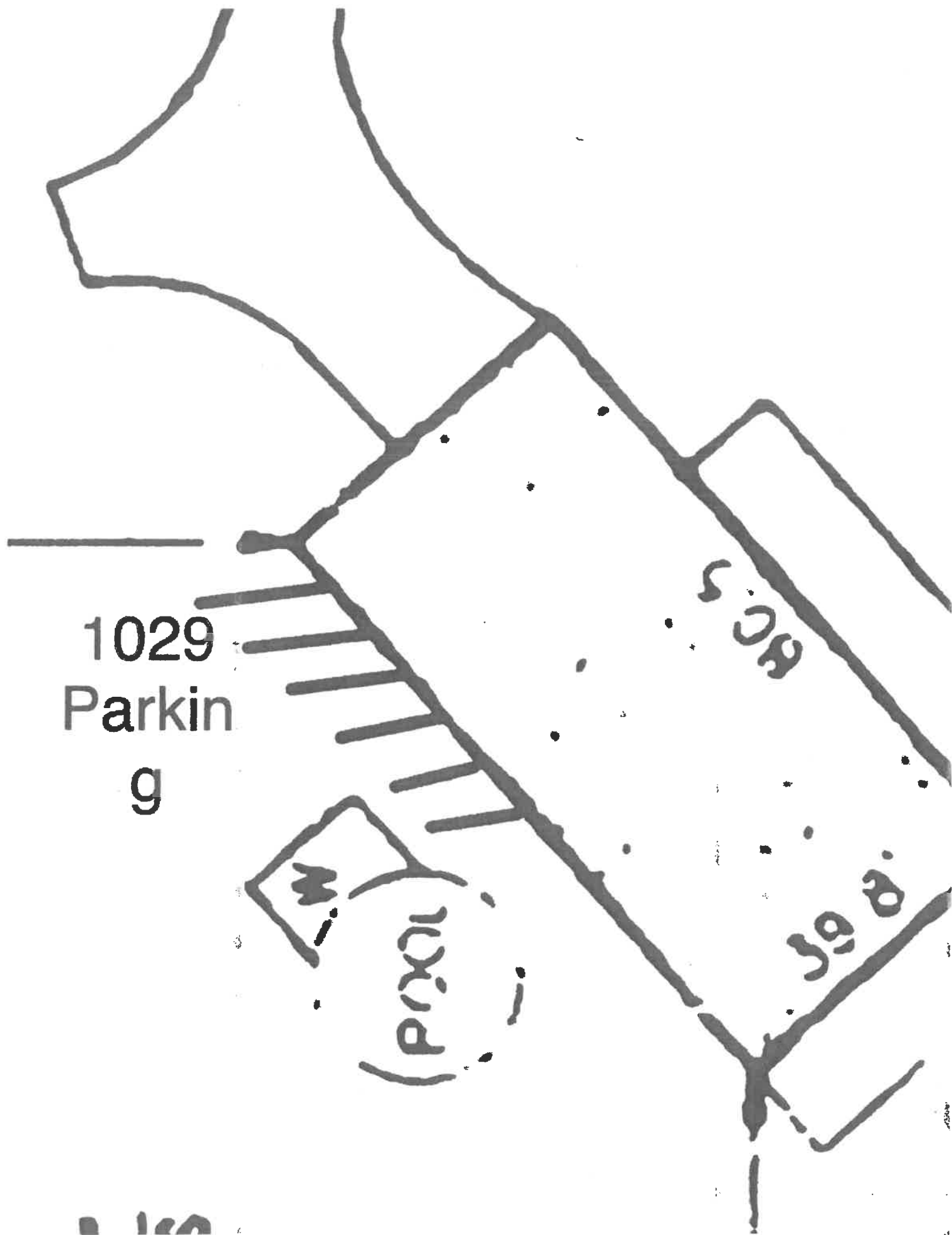


- NV FOREST SANDERS -

- NV RICHARDSON -



REFERENCE PLATS





DIRT DRIVE



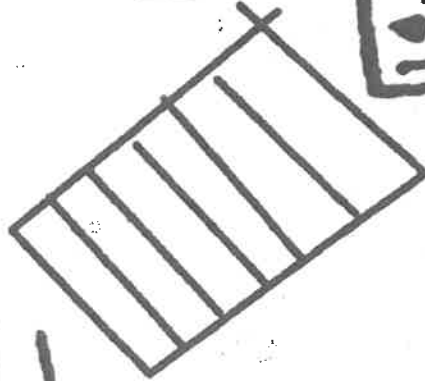
120

CONC

140' 240

60.3

9



1015
Parking



P

C

1015 Moseley Road



1029 Moseley Road



Planning Commission
Z-23-47
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 Change of Zoning from Zone A (Agricultural) and Zone R-3B (Multiple-Family Residential) to Zone R-3B (Multiple-Family Residential) affecting properties 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
Z-23-47
November 6, 2023

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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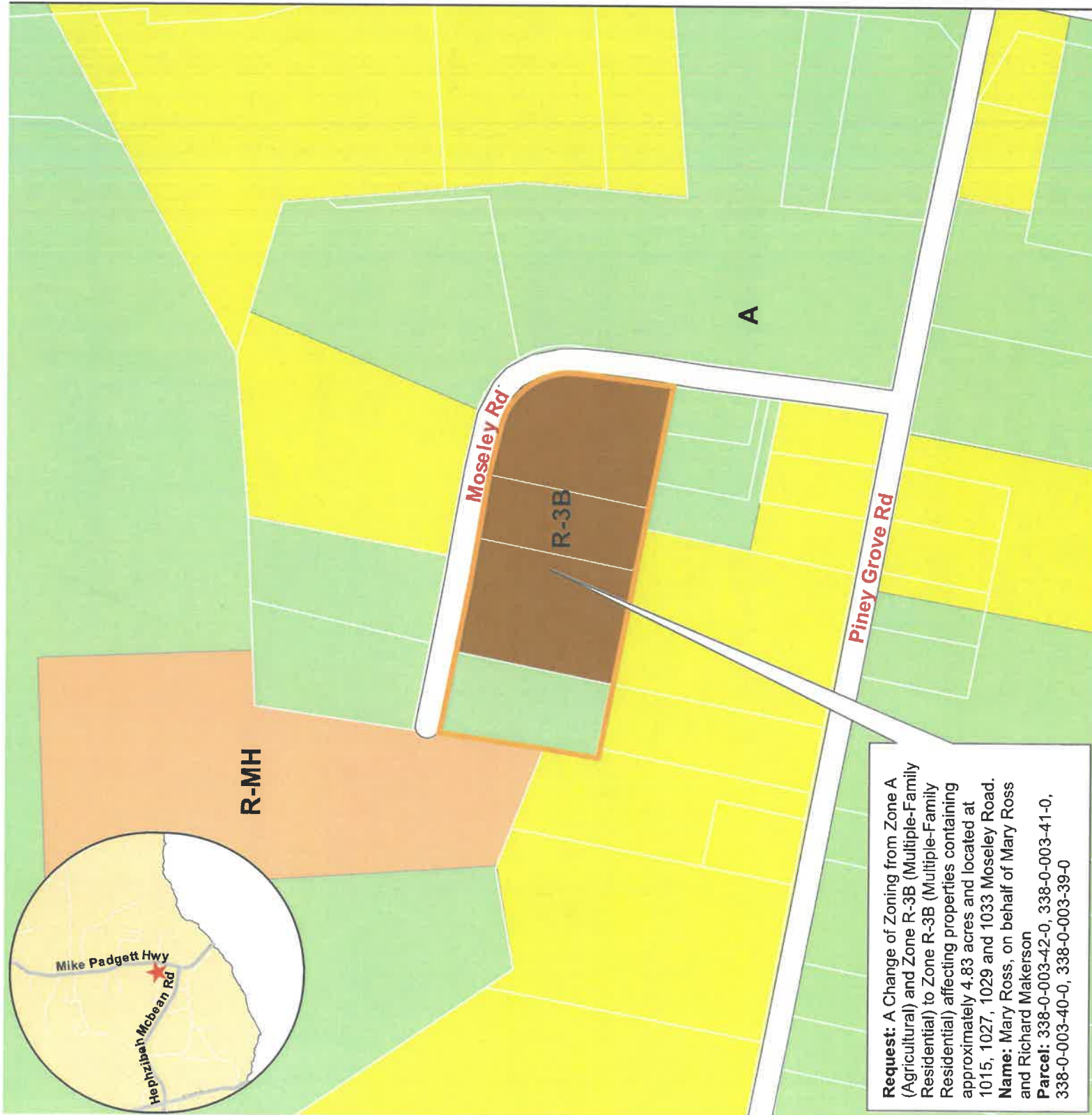
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400 Feet




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Z-23-47
November 6, 2023

Multiple addresses
on Moseley Road

Future Zoning

Legend

 Subject Property

Zoning Classification

 A: Agriculture

 R-1: One Family
Residential

 R-3B: Multiple-Family
Residential

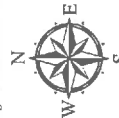
 R-MH: Manufactured Home
Residential



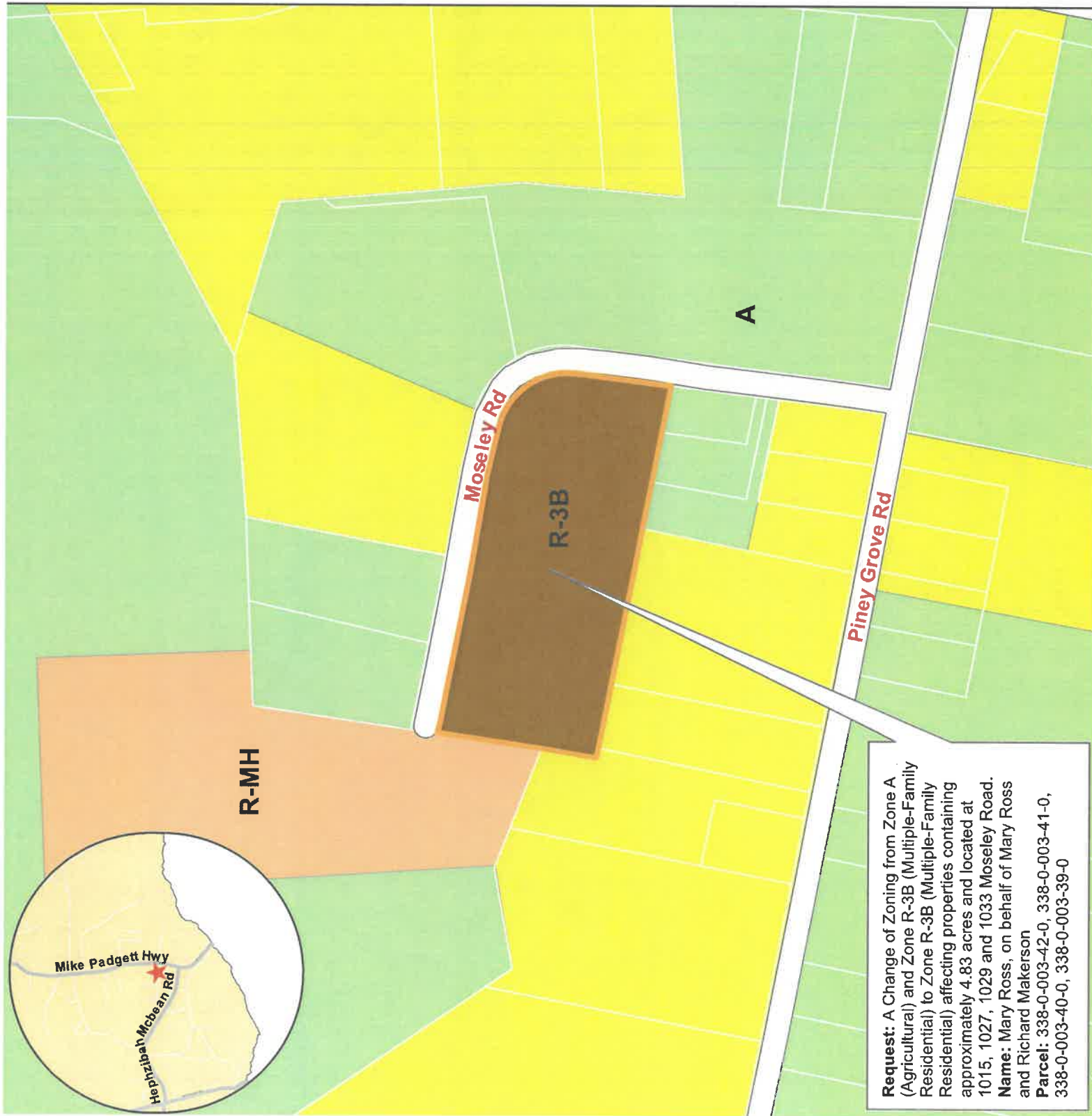
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