

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

Case Number: Z-23-50

Hearing Date: Monday, November 6, 2023

Applicant: High Brass Development, LLC

Property Owner: Glenda Degenhardt and Johnny Anderson, Sr.

Address of Property: 2804 Meadowbrook Drive, Augusta, GA 30906

Tax Parcel #: 119-0-006-00-0

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

Commission District: 5 (B. Williams)

Super District: 9 (F. Scott)

Fort Eisenhower Notification Required: N/A

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Rezoning from A (Agricultural) and R-1A (One-family Residential) to R-1D (One-family Residential)	Single-family detached residences	Section 12

Summary of Request:

This request pertains to a 10.81-acre property located at the northwest corner of the intersection of Meadowbrook Drive near Redd Drive. The property, currently undeveloped, is partially zoned R-1A (One-family Residential) at its frontage along Meadowbrook Drive, while most of the property is zoned A (Agricultural). The applicant seeks rezoning of the entire property to R-1D (One-family Residential) to construct a single-family subdivision.

A petition was previously submitted back in May 2023 to rezone the property to R-1C (One-family Residential). The proposal consisted of 29 single-family residences with a density of 2.68 units per acre. The request was approved by the Planning Commission but then withdrawn by the applicant prior to a final vote by the Augusta Commission.

Comprehensive Plan Consistency:

The proposed development is in the South Augusta Character Area. South Augusta is largely characterized by a suburban pattern of development with low-density subdivisions and mostly single-family detached units on uniform lots. The 2018 Comprehensive Plan calls for “infill residential development at densities compatible with the surrounding area”. Site design should

reflect existing neighborhood patterns and architectural styles and features of the surrounding area. The information provided with the application includes sample elevations of homes planned for the subdivision. Developers only intend to include brick as accent features rather than installing brick along the entire front façade which was a point of discussion for the previous zoning action. Many homes in the area were constructed in the 1970s and largely consist of brick facades throughout the building's exterior.

Findings:

1. A petition was recently submitted in May 2023 to rezone the property to R-1C.
2. The conceptual plan submitted with this application features 43 single-family parcels, each measuring 45 feet wide and 112 feet deep, along with a mail kiosk, amenity area, and a stormwater detention pond.
3. A new public street with a sixty (60) foot right-of-way is proposed, and it would connect to Nighthawk Drive and Pawn Drive.
4. Sidewalks are proposed on both sides of the new street.
5. The nearest public school, Meadowbrook Elementary School, is situated immediately west of the subject property.
6. The property has access to municipal water and sewer lines.
7. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, Meadowbrook Drive is considered a minor arterial road.
8. Based on the information provided by the applicant on the Preliminary Traffic Impact Worksheet, the development is expected to generate 412 additional trips per day onto Meadowbrook Drive. The applicant failed to provide additional information on the form to receive a final determination from Traffic Engineering.
9. Augusta Transit service does not serve Meadowbrook Drive.
10. According to the FEMA Flood Insurance Rate Maps (FIRM) the southern portion of the property along Butler Creek is in a Special Flood Hazard Area AE and Shaded X comprising approximately 10 percent of the property. No development is proposed within the Special Flood Hazard Area.
11. Site topography slopes downward from the frontage towards Butler Creek, from 236 to 188 feet above sea level.
12. Southdale subdivision is zoned R-1C, while Deerwood Forest (adjoining the subject property to the southeast) is zoned R-1B. Neighborhoods across Meadowbrook Drive are zoned R-1A and R-1B. The overall composition of the surrounding area is one of single-family subdivisions of medium lot size; the proposed subdivision aligns with this composition.
13. This proposed use aligns with the recommended development pattern; therefore, the rezoning request is compatible with the Comprehensive Plan.
14. At the time of completion of this report staff has not received any inquiries regarding this application.

Recommendation: The Planning Commission recommends **Approval** of rezoning the property to R-1D, with the following conditions:

1. The proposed development shall substantially conform to the subdivision layout submitted with the rezoning application.
2. Architectural features of the homes within the subdivision shall be complementary to surrounding neighborhoods. At a minimum, the front façades of the homes shall be brick and or stack stone.
3. Approval of this rezoning request does not constitute approval of the conceptual subdivision layout submitted with the rezoning application. Subdivision Development Plan approval in compliance with the Land Subdivision Regulations of Augusta, Georgia for the actual development is required prior to construction commencing on the property.
4. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.

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.

LETTER OF INTENT
2804 Meadowbrook Dr

TO	TO WHOM IT MAY CONCERN
FROM	Bo Knox/High Brass Dev. 104 Bellewood Dr Martinez GA 30907
DATE	September,12 2023

Planned use for this site will be single family detached homes with sidewalks, mail kiosk and gazebo in open area field.

All stormwater will be collected in proposed storm structures and piped to a proposed detention pond. Water quality will be handled in the proposed detention pond with a sand filter underdrain.

Low impact development and green infrastructure will be addressed with landscaping, grassed slopes and maintaining as much existing vegetation and trees as possible.

Sediment storage will be provided in the forebay of the proposed detention pond. Soil erosion and sediment control plans will be designed to minimize the disturbance of the site and prevent any silt from leaving the site.

Discharge from the pond will be released at a rate less than the undeveloped runoff. The discharge point will be protected by rip-rap or tied directly into the City's storm system. No known flooding issues exist on the adjacent downstream properties.

This site has access to an existing water main on Meadowbrook Dr and loop to an existing water main on Nighthawk Dr. All back flow devices and meters will be installed per City's details. Sanitary sewer is available at the rear of the property. The existing manhole is at the lower end of this development and should be adequate to service proposed improvements. A water test will be requested from the city at the time of engineering planning.

A tree plan will be submitted to the city showing all retained trees and proposed new plantings.

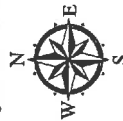
The proposed development (if approved) will begin the design phase in the Winter of 2023.

Planning Commission
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November 6, 2023
4804 Meadowbrook Drive
Aerial
Legend
Subject Property

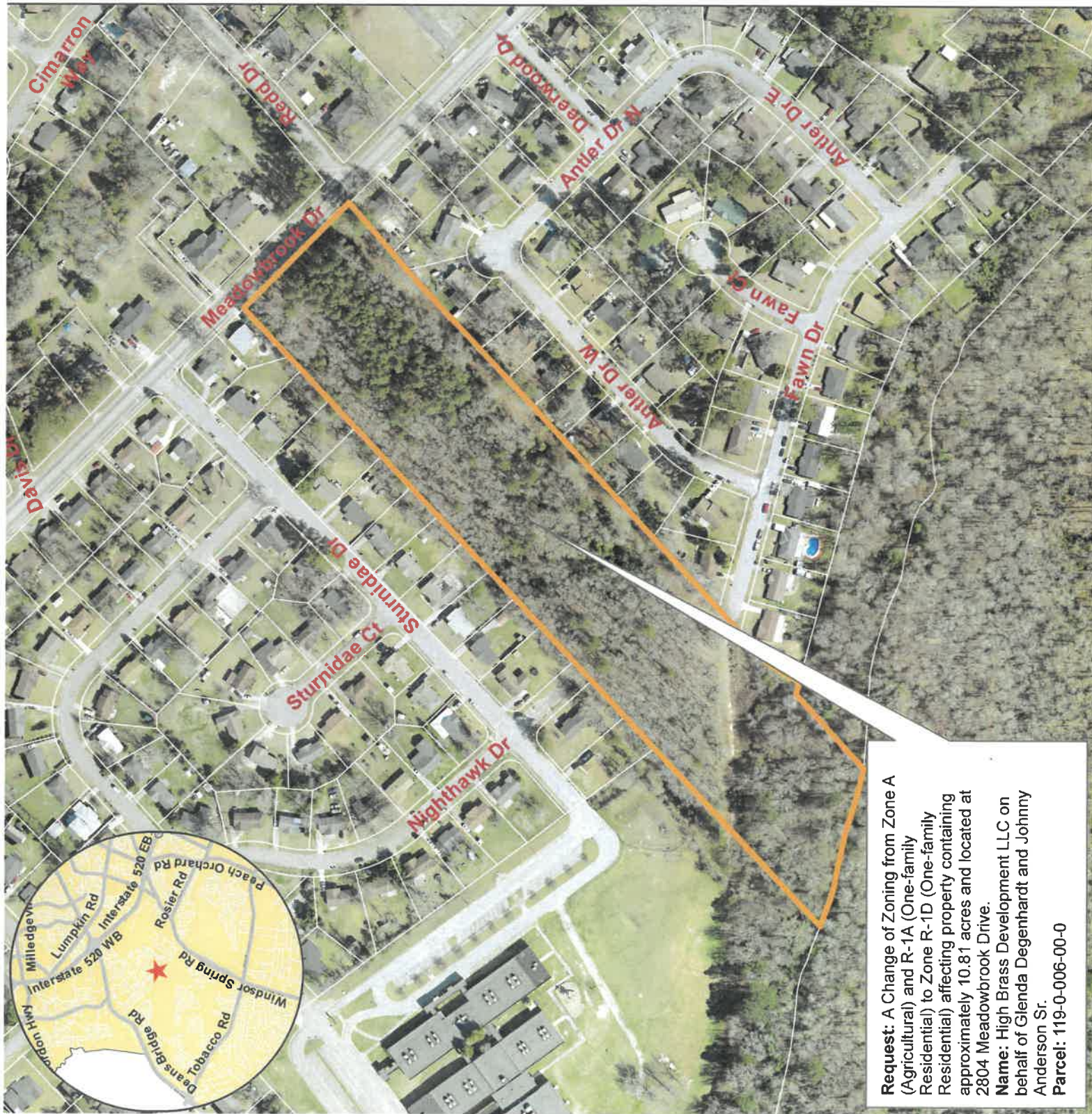
Augusta
GEORGIA
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
10/17/2023 MH18072

Augusta, GA Disclaimer

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0 400 Feet




Request: A Change of Zoning from Zone A (Agricultural) and R-1A (One-family Residential) to Zone R-1D (One-family Residential) affecting property containing approximately 10.81 acres and located at 2804 Meadowbrook Drive.
Name: High Brass Development LLC on behalf of Glenda Degenhardt and Johnny Anderson Sr.
Parcel: 119-0-006-00-0

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4804 Meadowbrook Drive

Current Zoning

Legend

 Subject Property

Zoning Classification

 A: Agriculture

 R-1A: One Family Residential

 R-1B: One Family Residential

 R-1C: One Family Residential



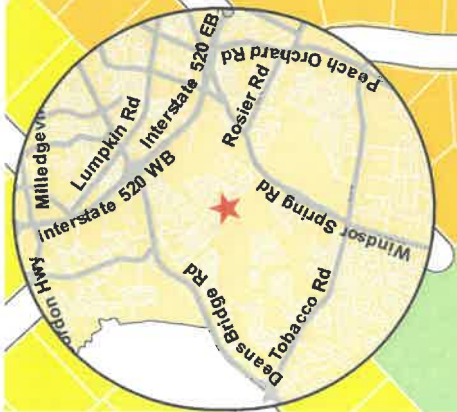
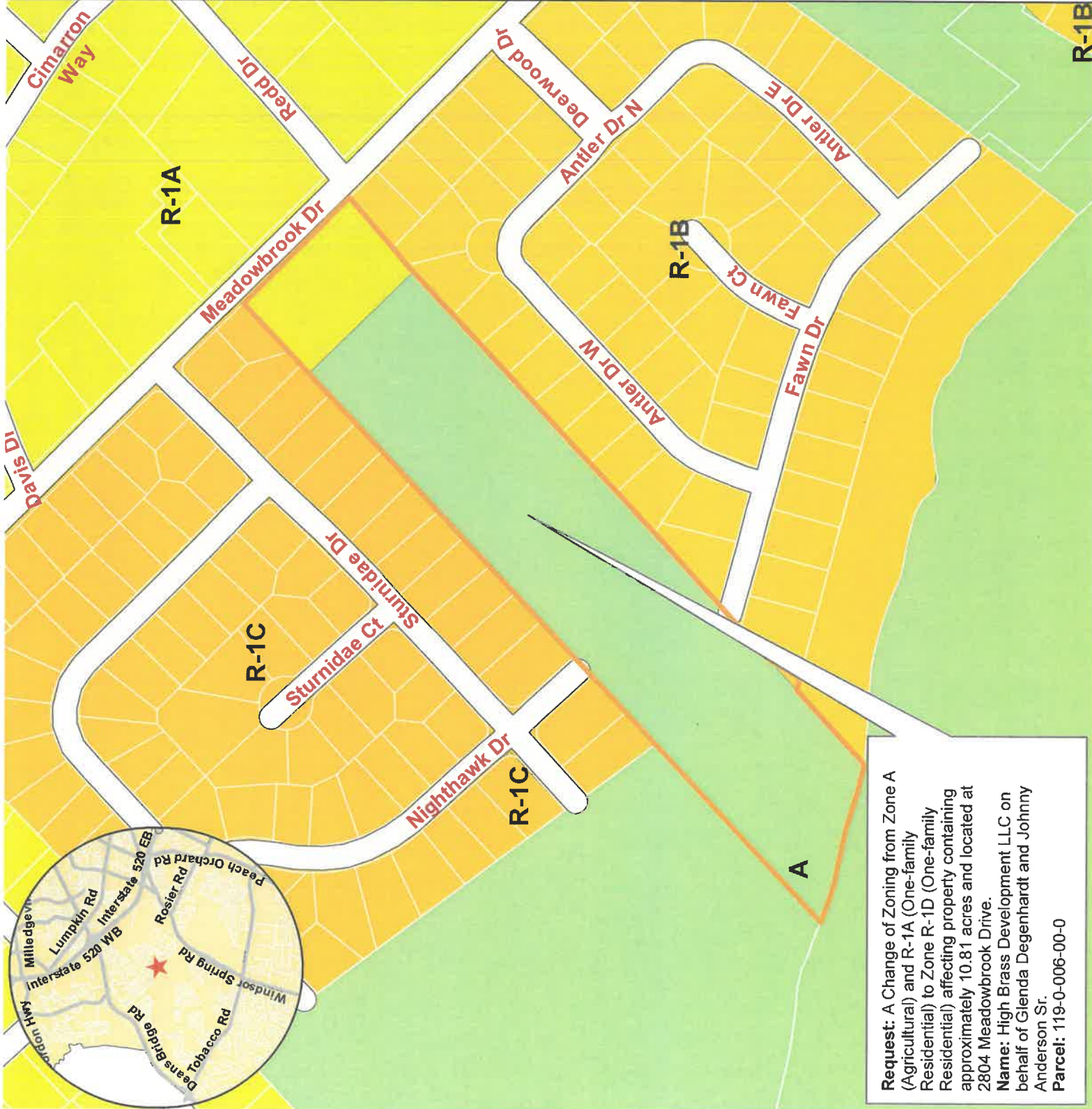
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4804 Meadowbrook Drive

Future Zoning

Legend

 Subject Property

Zoning Classification

 A: Agriculture

 R-1A: One Family Residential

 R-1B: One Family Residential

 R-1C: One Family Residential

 R-1D: One Family Residential



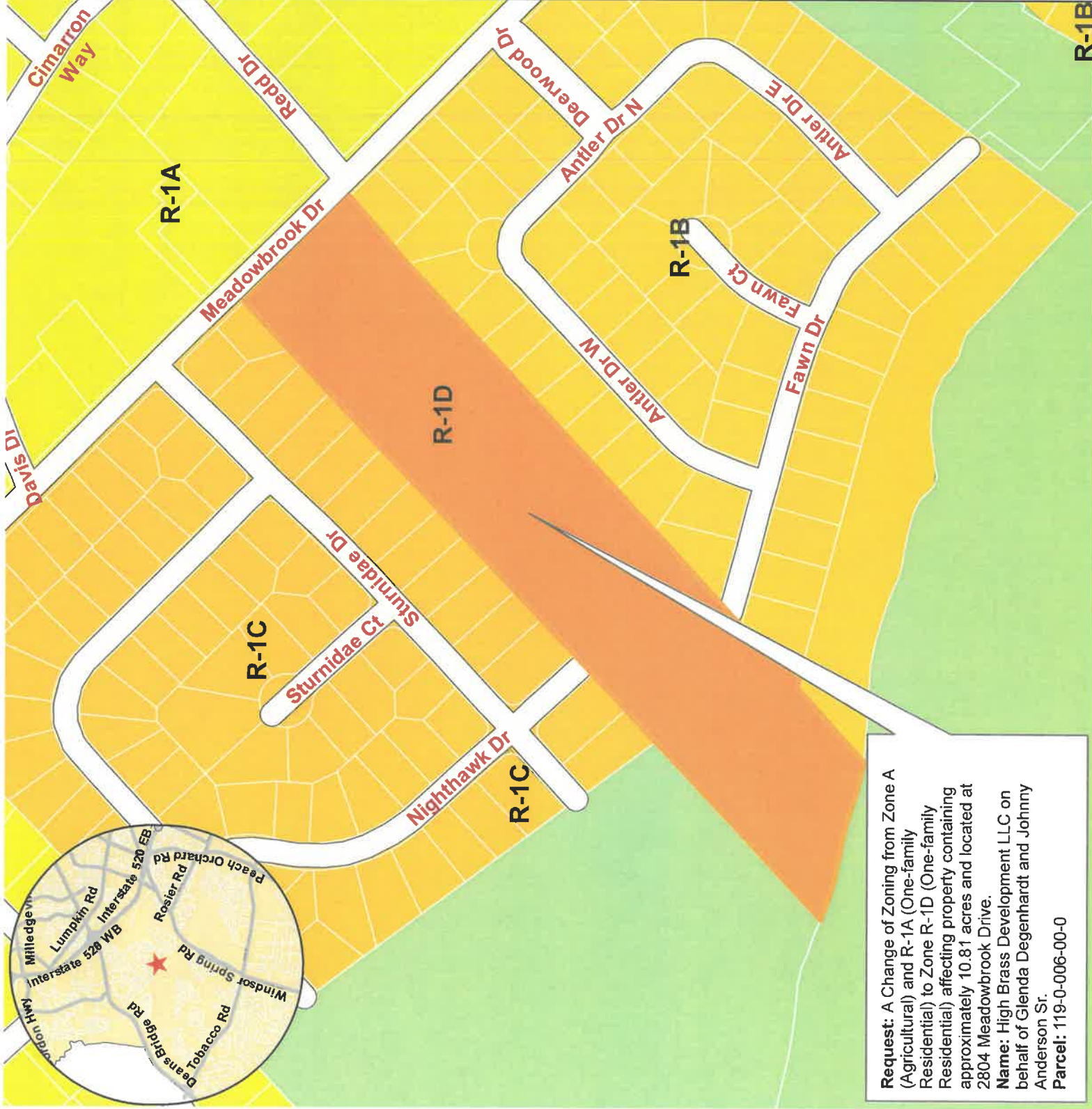
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