

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

**Case Number:** Z-23-46

**Hearing Date:** Monday, November 6, 2023

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**Applicant:** Southern Civil Solutions, LLC

**Property Owner:** Decorum Medicine, LLC

**Address of Property:** 2620 Barton Chapel Road, Augusta, Georgia 30906

**Tax Parcel #:** 095-0-020-00-0

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

**Commission District:** 5 (B. Williams)

**Super District:** 9 (F. Scott)

**Fort Eisenhower Notification Required:** No

Request	Proposed Use / Activity	Applicable Text
Rezoning from R-1A (One-family Residential) to R-1E (One-family Residential)	Townhomes	Comprehensive Zoning Ordinance, Section 13

**Summary of Request:**

This application involves a 5.36-acre property located in central Richmond County, east of Ft. Eisenhower, approximately 610 feet south of Glenn Hills Drive and approximately half a mile north of Deans Bridge Road. According to the applicants Letter of Intent, the purpose of the rezoning request is to construct 46 townhomes with a community garden on the property for fee simple title.

**Comprehensive Plan Consistency:**

The property is in the South Augusta Character Area. The 2018 Comprehensive Plan's vision for the South Augusta Character Area include the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area with Recommended Development Patterns to include infill residential development at densities compatible with the surrounding area.

**Findings:**

1. The property has access to public potable water and sanitary sewer systems.
2. The Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, classifies Barton Chapel Road as a minor arterial road.
3. Augusta Public Transit has a route running up and down Barton Chaple Road with a transit stop across the road from the property.

4. According to the FEMA Flood Insurance Rate Maps (FIRM) available on the Augusta-Richmond County GIS Maps, the property is not located within a Special Flood Hazard Area.
5. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
6. The property to the north is zoned B-1 (Neighborhood Business) with a church. The properties to the east are zoned R-1A (One-family Residential) consisting of single family homes on approximately quarter acre lots. The properties to the south are zoned R-1A (One-family Residential) and B-2 (Neighborhood Business). The residentially zoned property is vacant land, and the commercially zoned properties consists of single family homes on lots ranging in size from 0.14 acre to 0.3 acre. The properties to the west across Barton Chapel Road are zoned R-1A (One-family Residential) and B-1 (Neighborhood Business) along Barton Chapel Road with A (Agriculture) zoning in the back of the property with the R-1A (One-family Residential) zoning. The B-1 (Neighborhood Business) zoned property is vacant.
7. The topography of the property slopes from front to back, ranging approximately from 290 to 324 feet above sea level.
8. According to the Richmond County Tax Assessor's website there is a 768 square foot residence built in 1951 located on the property.
9. The proposed development would create a residential density of approximately 8.6 dwelling units per acre.
10. A preliminary traffic impact worksheet was submitted with the application and is currently under review by Traffic Engineering. The worksheet indicates that the current Level of Service (LOS) for Barton Chapel Road is at a Level of Service B. The proposed development would place an additional 268 trips on the road. With the proposed additional trips on Barton Chapel Road the level of service would remain at a Level of Service B. Traffic Engineering has reviewed the traffic impact worksheet and has determined that a detailed traffic analysis is not required.
11. The conceptual subdivision plan submitted with the application indicates that the minimum lot width will be twenty-five (25) feet for the proposed development.
12. The conceptual subdivision plan submitted with the application indicates that there will be ten (10) buildings with four (4) to six (6) residential units within each building.
13. The request for rezoning of the property for the proposed residential development is consistent with the Comprehensive Plan.
14. At the time of completion of this staff report staff did not receive feedback from citizens pertaining to this rezoning request.

**Recommendation:** The Planning Commission staff recommends Approval of the rezoning request changing the zoning of the property from R-1A to R-1E, with the following conditions:

1. The development of the property shall substantially conform with the conceptual subdivision plan submitted with the application.

2. Development of the property shall not exceed 46 townhome units and have a minimum lot width of twenty-five (25) feet.
3. The townhome units shall feature a minimum of four (4) substantively distinct front façade designs, to be approved by Planning & Development staff. No adjacent units shall use identical façades. The developer shall abstain from the use of vinyl siding along front façades.
4. Approval of the rezoning request shall not constitute approval of the conceptual subdivision plan submitted with the rezoning application. Subdivision Development Plan approval, in compliance with the Land Subdivision Regulations of Augusta-Richmond County, is required prior to commencement of any improvements to the property.
5. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia 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.



## Southern Civil Solutions, LLC

*Civil Engineering & Planning • Stormwater Monitoring • Erosion Control Inspections*

August 24, 2023

City of Augusta - Department of Planning and Development  
Planning Division  
535 Telfair Street – Suite 300  
Augusta, Georgia 30901

**SUBJECT: LETTER OF INTENT FOR BARTON CHAPEL TOWNHOME DEVELOPMENT**

To whom it may concern,

Decorum Holding, LLC proposes to develop property located at 2620 Barton Chapel Road (parcel number 095-0-020-00-0) into a 46-unit townhome neighborhood. The development would include a public road extended into the property, stormwater management facility, community garden, water and sewer extensions, and fee simple townhomes.

The property is currently zoned R-1A which does not allow townhomes. The Owner requests the property be rezoned to R-1E, which is suitable for this type of development and in conformance with the Comprehensive Land Use Plan. The development will have a 10-foot buffer which will minimize any effects on adjacent or nearby properties. We do not believe the proposed development will negatively impact existing streets, transportation facilities utilities, or schools.

Please feel free to contact us if you have any questions or concerns.

Submitted Respectfully,

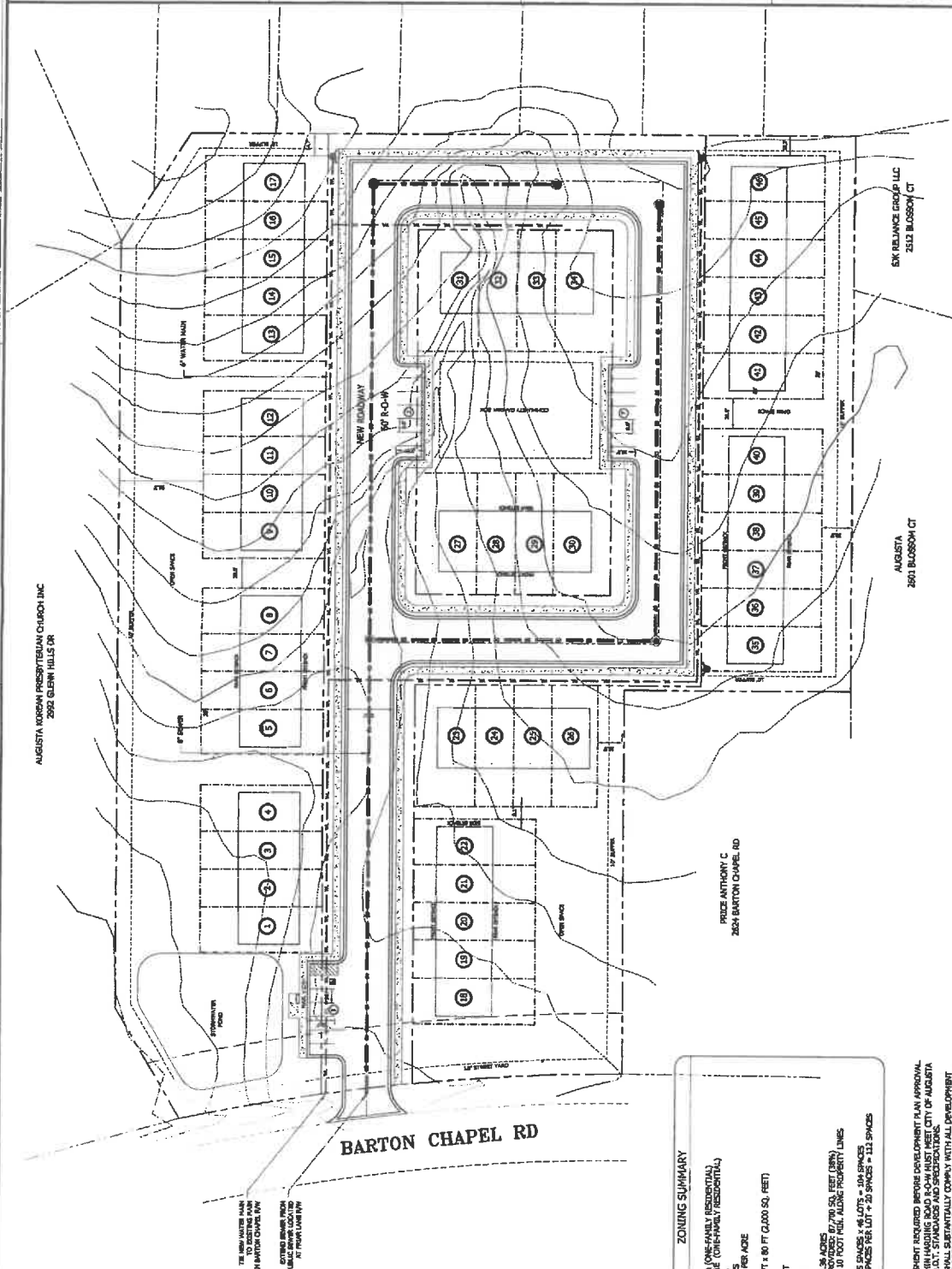
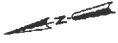
**Southern Civil Solutions, LLC**

Gary Bennett, PE  
President/Owner

TEE AND DAVID TANNER  
215 RYAN LANE, EVANS GA 30809  
RESIDENTIAL DEVELOPMENT  
REZONING CONCEPTUAL LAYOUT

PROJECT LOCATION: RICHMOND COUNTY, GEORGIA	DRAWING INFORMATION
--------------------------------------------	---------------------

PER CITY COMPARIS  
CLIENT REVIEW  
CLIENT REVIEW  
CLIENT REVIEW  
CLIENT REVIEW  
CLIENT REVIEW  
DISPOSITION



**GRAPHIC SCALE**

( 1st PART )  
: back = 30 2.

## ZONING SUMMARY

**ZONING:** C-100  
**COMMENTS:** P-14 (ONE-FAMILY RESIDENTIAL)  
**PROPOSED:** R-12 (ONE-FAMILY RESIDENTIAL)  
**NUMBER OF LOTS:** 48  
**48 TOWNSHIPS**  
**LOT SIZE:** 1/4 AC PER ACRE  
**LOT SIZES:** 1/4 AC  
**MINIMUM:** 25 FT x 10 FT (2,000 SQ. FEET)  
**SETBACKS:**  
**FRONT:** 15 FEET  
**REAR:** 10 FEET  
**SIDE:** 10 FEET  
**OPEN SPACE:** 10%  
**TOTAL AREA:** 6.38 ACRES  
**APPROXIMATE TOTAL AREA:** 17,700 SQ. FEET (38%)  
**CURBER YARDING:** 10 FOOT MIN. ALONG PROPERTY LINES  
**PAVING:**  
**PROVIDED:** 2.25 SPACES PER LOT = 108 SPACES  
**PROVIDED:** 2 SPACES PER LOT = 96 SPACES  
**PROVIDED:** 2 SPACES PER LOT = 96 SPACES

## NOTES:

NOTES:

1. TRAFFIC ASSESSMENT REQUIRED BEFORE DEVELOPMENT PLAN APPROVAL
2. ALL WORK WITHIN HARDING ROAD R-O-W MUST MEET CITY OF AUGUSTA AND GEORGIA D.O.T. STANDARDS AND SPECIFICATIONS.
3. THIS PROJECT SHALL SUBSTANTIALLY COMPLY WITH ALL DEVELOPMENT STANDARDS AND REGULATIONS SET FORTH BY THE CITY OF AUGUSTA, GA AT THE TIME OF THIS DEVELOPMENT.

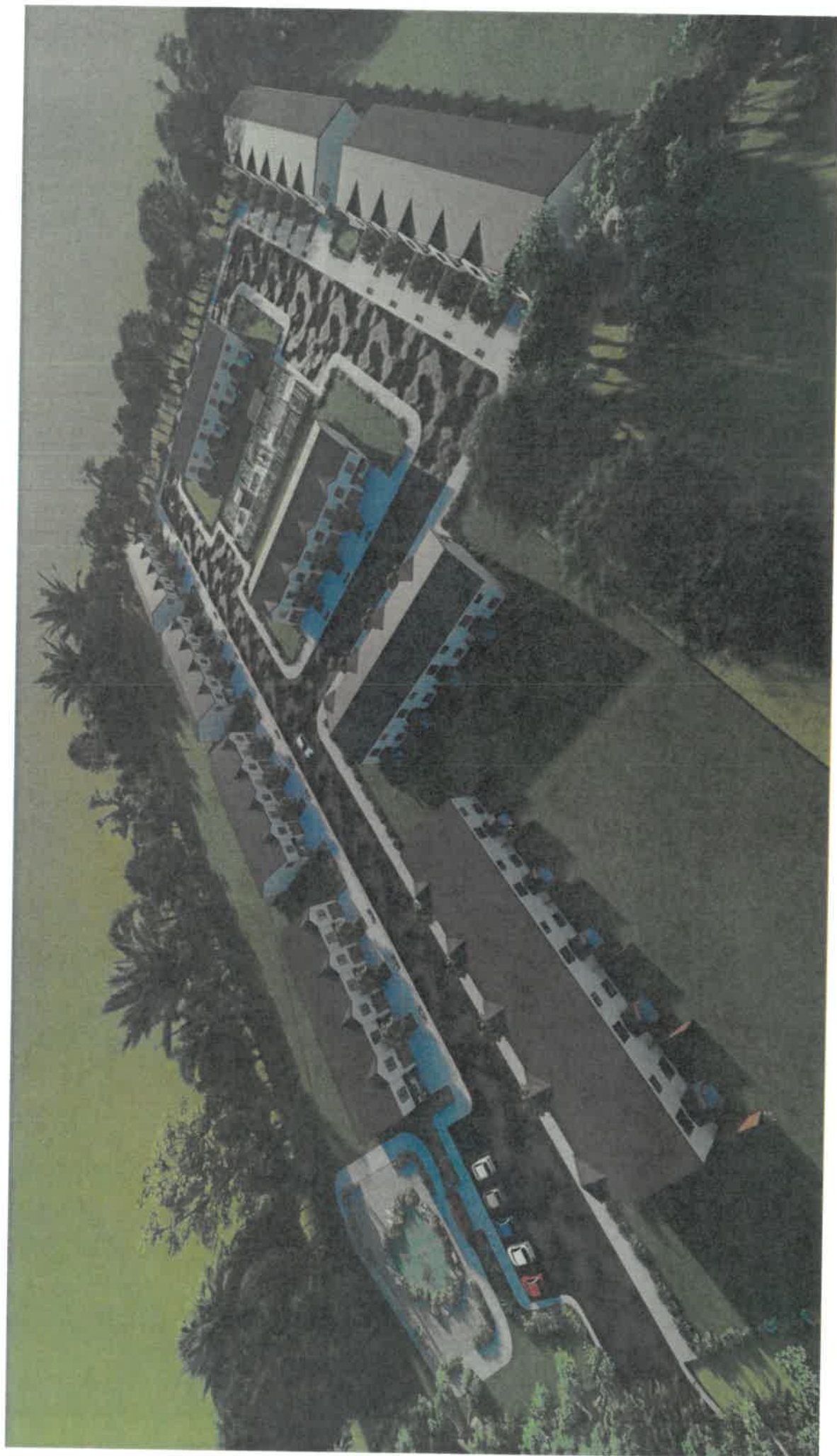




















Planning Commission  
 Z-23-46  
 November 6, 2023  
 2620 Barton Chapel Road  
 Aerial  
 Legend  
 Subject Property

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 R-1A (One-Family Residential) to Zone R-1E (One-Family Residential) affecting property containing approximately 5.36 acres and located at 2620 Barton Chapel Road.  
**Name:** Southern Civil Solutions LLC, on behalf of Decorum Medicine LLC  
**Parcel:** 095-0-020-00-0




Planning Commission  
Z-23-46  
November 6, 2023

2620 Barton Chapel Road

Current Zoning


Legend

 Subject Property

Zoning Classification

 A: Agriculture

 B-1: Neighborhood Business

 B-2: General Business

 LI: Light Industry

 R-1A: One Family Residential

 R-1C: One Family Residential

 R-MH: Manufactured Home Residential



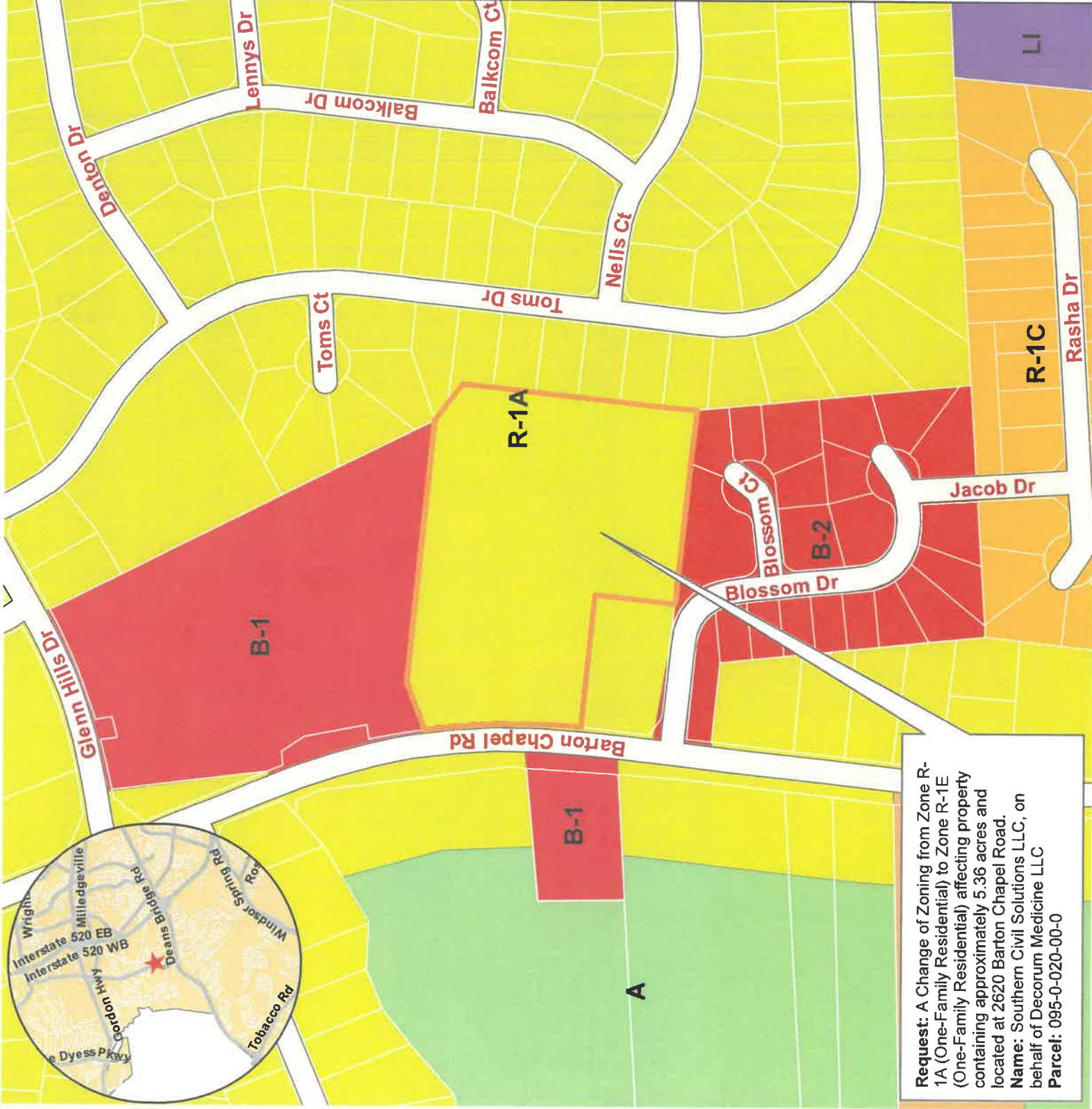
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**Planning Commission**  
**Z-23-46**  
**November 6, 2023**

**2620 Barton Chapel Road**

**Future Zoning**


**Legend**

 Subject Property

**Zoning Classification**

 A: Agriculture


 B-1: Neighborhood Business


 B-2: General Business

 LI: Light Industry

 R-1A: One Family Residential

 R-1C: One Family Residential

 R-MH: Manufactured Home Residential

 R-1E: One Family Residential



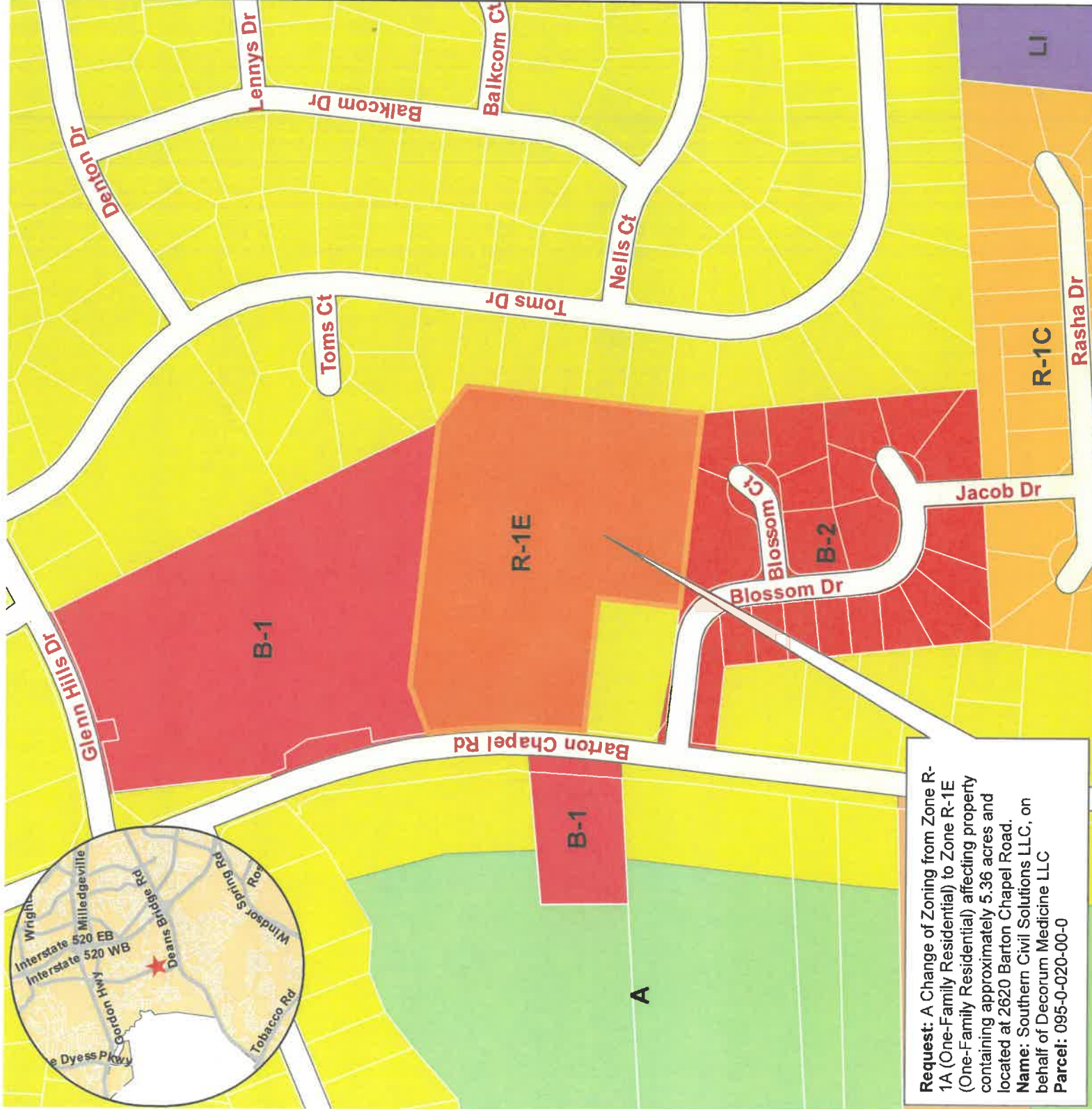
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