

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

Case Number: Z-23-33

Hearing Date: Wednesday, July 5, 2023

Applicant: Jeff Camp

Property Owner: Johnny Anderson, Glenda Degenhardt

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

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

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

Commission District: 5 (Bobby Williams) **Super District:** 9 (Francine Scott)

Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Text
Rezoning from A, R-1A to R-1C	Single-family detached subdivision	Comprehensive Zoning Ordinance, Section 11

1. Summary of Request:

This request pertains to a 10.81-acre property in South Augusta, located along Meadowbrook Drive near Redd Drive. The property, currently undeveloped, is partially zoned R-1A at its frontage along Meadowbrook Drive, while most of the property is zoned A. The applicant seeks rezoning of the entire property to R-1C in order to build a single-family subdivision. This subdivision would feature 29 single-family parcels, each in slight excess of sixty (60) feet wide and one hundred (100) feet deep, along with a mail kiosk, amenity area, and two stormwater management areas. The rear of the property backs up to Butler Creek and is in an AE flood zone; none of the proposed improvements encroach upon this zone. A new public street with a sixty (60) foot right-of-way is proposed, and it would connect with the existing Southdale subdivision via Nighthawk Drive.

2. Findings:

1. There are no prior zoning actions associated with the subject property.
2. The property has access to municipal water and sewer lines.
3. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, Meadowbrook Drive is considered a minor arterial road.
4. Augusta Transit service does not serve Meadowbrook Drive.
5. 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.

6. Site topography slopes downward from the frontage towards Butler Creek, from 236 to 188 feet above sea level.
7. 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.
8. The property is considered to be within the South Augusta character area; the 2018 Comprehensive Plan recommends “infill residential development at densities compatible with the surrounding area”. This proposed use aligns with the recommended development pattern; therefore, the rezoning request is compatible with the Comprehensive Plan.
9. At time of writing, staff have not received feedback from citizens pertaining to this request as it has been advertised. A sign was conspicuously posted on the premises on June 9, 2023, and the request was advertised in the June 15 edition of *The Augusta Chronicle*, pursuant to section 4 of the Zoning Procedures Law (*O.C.G.A. § 36-66-4*).

Recommendation: The Planning Commission recommend Approval to rezone the property to R-1C, with the following conditions:

1. Approval of this rezoning request does not constitute approval of the conceptual subdivision layout submitted with the rezoning application. The proposed development shall substantially conform to the 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.
2. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.
3. Architectural features of the homes within the new subdivision shall be complementary to surrounding neighborhoods. At a minimum, the front façades of the homes shall be brick and the remaining facades shall be fiber cement board. Final design shall be subject to approval by Planning & Development staff should elevations not be available at the Planning Commission meeting held on July 5, 2023.
4. There shall be a minimum of 4 façade used within the development and they shall not be adjacent to each other.

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.

CONCEPTUAL PLAN

2804 MEADOWBROOK DRIVE

JOB #	230418
SCALE	1"=80'
DATE	3/18/78

THE NEW/RENT CAR GROUP
CORPORATION + CONSULTING
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80231-1000
TEL: 303-755-1000 FAX: 303-755-1001

NOT FOR
CONSTRICTION

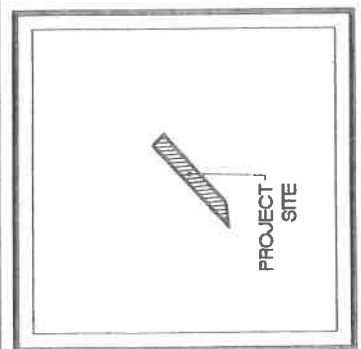
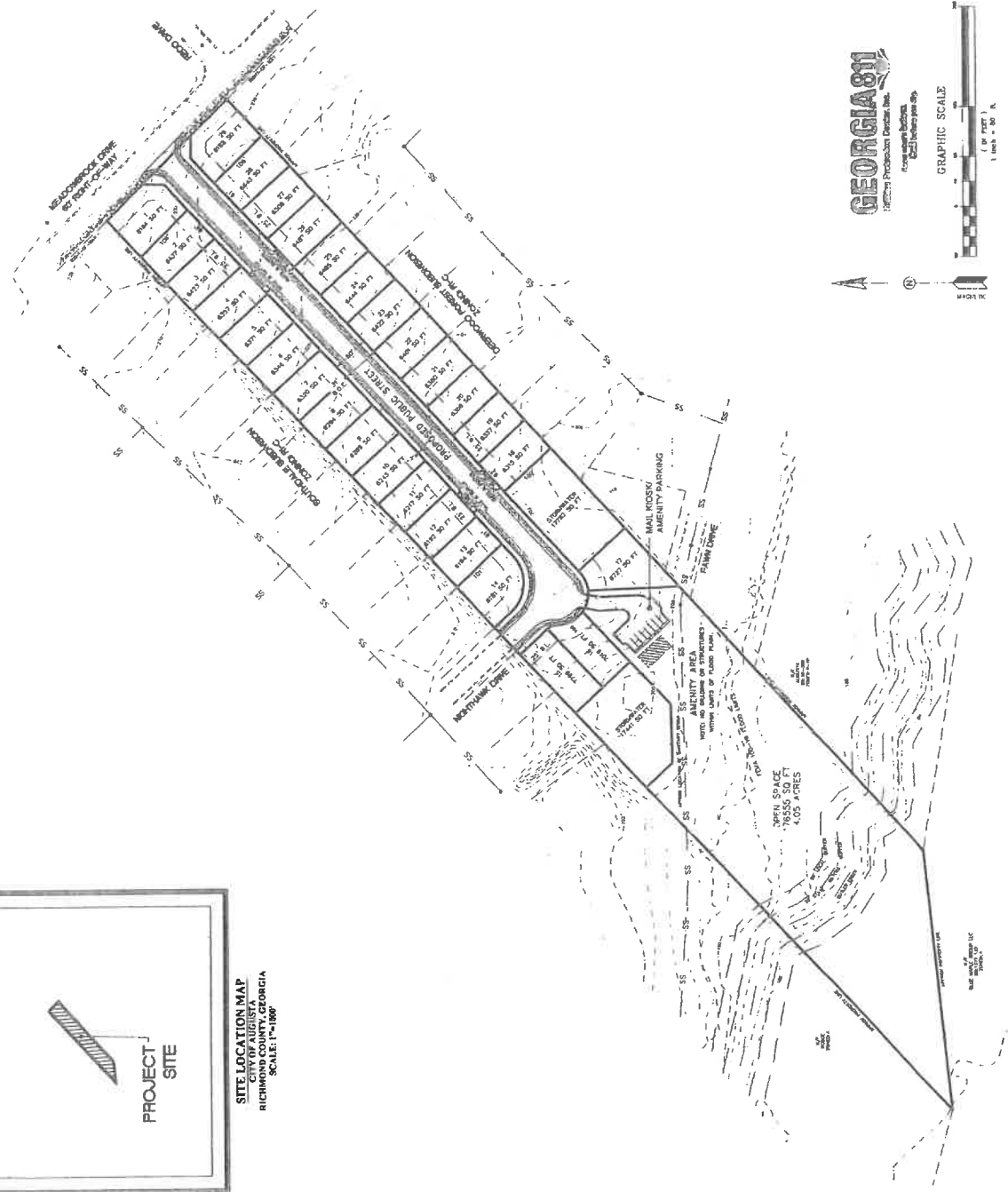
REV.	DATE	DESCRIPTION
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GENERAL SITE DATA:

1. PARCEL 119-0-008-00-0
2. S.T. AREA: 10.81 +/- ACRES
3. PROPOSED USE: SINGLE FAMILY RESIDENTIAL DETACHED
4. CURRENT ZONING: RH-A, A
5. PROPOSED ZONING: RH-C
6. MINIMUM LOT SIZE = 6,000 S.F.
7. SETBACKS:
 - FRONT = 25'
 - SIDE = 5'
 - REAR = 20' OR 1/2 OF LOT DEPTH
8. LOT WIDTH = 60'
9. PROPOSED DENSITY = 2.88 UNITS / ACRE
10. PROPOSED OPEN SPACE = 4.03 AC.
11. SITE AVAILABILITY: PUBLIC
12. SITE AVAILABILITY: PUBLIC

NOTE:

1. B. J. DATA INFORMATION SHOWN OBTAINED FROM A. J. DATA RICHMOND COUNTY GS AND IS APPROXIMATE.
2. C. J. X-RAPIC DATA OBTAINED FROM AUGUSTA RICHMOND C. V. J. GS AND IS APPROXIMATE.
3. THE FIRM, PANEL 1354525156 DATE 11/29/2018
4. B. J. STATES THIS PROPERTY OR A PORTION OF THE PROPERTY IS FLOOD PRONE AREA. THE FIRM HAS BEEN CONSULTED AND THE WETLANDS INVENTORY IS SHOWN TO BE PRESENT WITHIN PROJECT LIMITS.

[illegible]

Letter of Intent

2804 Meadowbrook Drive in August – Parcel # 1190006000

Jeff Camp works as a builder and land developer in the Metro Atlanta area. He is requesting the property specified above be rezoned to the R-1C classification in order for him to provide 31 single family homes on the property. There is currently R-1C zoning located immediately west of the subject property.

Planning Commission
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July 5, 2023

2804 Meadowbrook Drive

Aerial

Legend

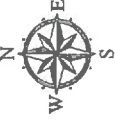
 Parcel of Interest

Augusta
G E O R G I A

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
6/21/2023 b621255

Augusta, GA Disclaimer

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

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2804 Meadowbrook Drive

Current Zoning

Legend

Parcel of Interest

Zoning Classification

A: Agriculture

R-1A: One Family Residential

R-1B: One Family Residential

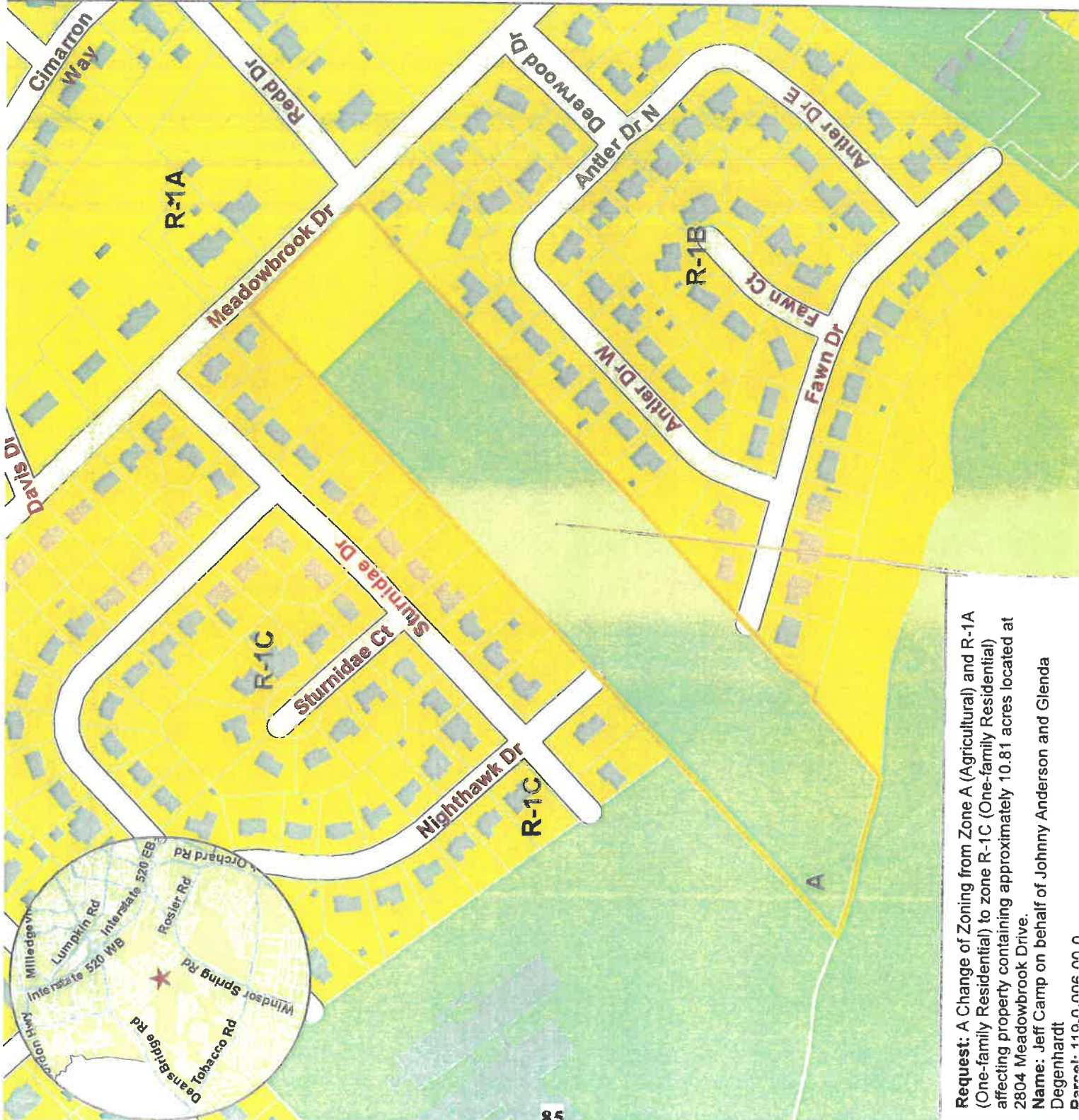
R-1C: One Family Residential



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6/21/2023 bb21255

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2804 Meadowbrook Drive

Future Zoning

Legend

Parcel of Interest

Zoning Classification

A: Agriculture

R-1A: One Family Residential

R-1B: One Family Residential

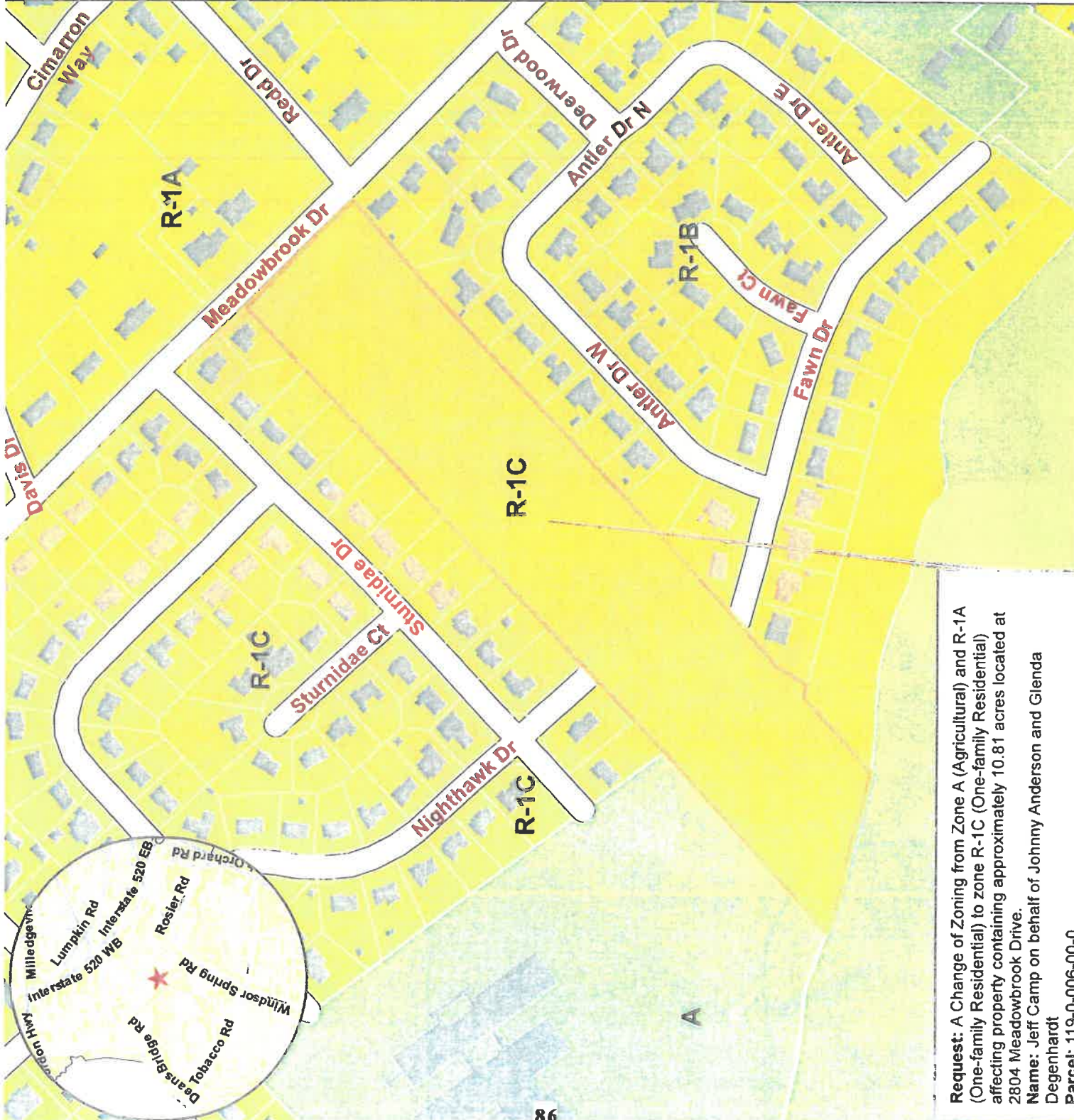
R-1C: One Family Residential

Augusta
GEORGIA

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6/21/2023 bb21255

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