

Hearing Date: December 1, 2025
Case Number: Z-25-45
Applicant: Cranston, LLC
Property Owner: St. Mary's Church
Property Address: 2500, 2502, 2504, and 2516 McDowell Street, and 1405 Arsenal Avenue, and 1420 Monte Sano Avenue
Tax Parcel No(s): 044-1-059-00-0, 044-1-058-00-0, 044-1-057-00-0, 044-1-056-00-0, 044-1-060-00-0, & 044-1-055-00-0
Current Zoning: R-1 (One-Family Residential) and R-3B (Multiple-Family Residential)
Fort Eisenhower Notification Required: N/A
Commission District 2: Stacy Pulliam
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to R-1 (One-Family Residential)	Church Expansion	Section 8-1

SUMMARY OF REQUEST:

The applicant is seeking to rezone six parcels from zones R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to R-1 (One-Family Residential), totaling 5.61 acres. The applicant intends to formalize the existing church properties' zoning and accommodate a future site expansion. The property has frontage on Monte Sano Avenue, McDowell Street, and Arsenal Avenue. Approval of the request would consolidate the parcels under a single, unified zoning district.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the Old Augusta Character Area. The 2023 Comprehensive Plan's vision for the Old Augusta Character Area is to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. Redevelopment should include the removal of deteriorated and dilapidated structures, construction or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities.

Adaptive reuse of historic buildings will be a key component. New development should respect the scale, massing, architecture, of the existing historic structures and acknowledge stable neighborhoods with long term property ownership.

FINDINGS:

1. Churches and other religious institutions are not permitted by-right in the R-1 (One-Family Residential) zone but may be granted with the approval of a special exception. The subsequent Special Exception application (SE-25-15) is being considered by the Commission in conjunction with this request.
2. On November 11, 1991, the Augusta Commission granted a Special Exception to allow the expansion of the church located at 1420 Monte Sano Avenue.
3. The properties have nearby access to public potable water and sanitary sewer systems.
4. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Monte Sano Avenue, McDowell Street and Arsenal Avenue as local roads.
5. The proposed development must satisfy the minimum off-street parking requirement for a church, providing one parking space for every three seats based on the maximum capacity of the main sanctuary.
6. There nearest bus stop is situated immediately adjacent to the subject property.
7. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
8. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
9. The surrounding zoning districts are R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to the north; R-3B (Multiple-Family Residential) to the east; R-1 (One-Family Residential) and B-1 (Neighborhood Business) to the south; and B-1 (Neighborhood Business) to the west.
10. The property is situated in the Summerville Historic District; any new construction or exterior improvements are subject to historic preservation review and approval.
11. The proposed change in zoning to R-1 would be consistent with the 2023 Comprehensive Plan.
12. At the time of the completion of this report, staff have not received any inquiries regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- "Project is adjacent to roadway planned for improvements by AED. Coordinate with AED project consultant."

Engineering Comments:

- "Detention and water quality required. Make drop-off area 3-lane widths wide."

Utilities Comments:

- No comments received

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to R-1 (One-Family Residential) with the following conditions:

1. The Historic Preservation Commission (HPC) approval and subsequent issuance of a Certificate of Appropriateness (COA) will be required prior to commencement of any exterior changes to the parcels.
2. The development must comply with all aspects of the Augusta Tree Ordinance.
3. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
4. The development of the property shall comply with all development standards and regulations set forth by the City 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.*

Augusta Planning and Development Department
535 Telfair Street
Augusta, Georgia 30901

October 27, 2025

Dear Augusta Planning and Development Department,

On behalf of St. Mary on the Hill Catholic Church, we hereby submit this request for a Special Exception for Parcel #044-1-056-00-0, located at 2516 McDowell Street, to receive Special Exception approval within the R-1 (Single-Family Residential) zoning district. This parcel is currently zoned R-1 and is identified as "Tract B" on the enclosed Boundary, Topographic, and Utility Survey by Cranston, LLC dated March and April 2024, with an area of 0.89 acres.

In addition, we respectfully request the rezoning of the following parcels from R-3B to R-1 (Single-Family Residential) with Special Exception approval for each parcel: Parcels #044-1-057-00-0, #044-1-058-00-0, #044-1-059-00-0, and #044-1-060-00-0, located at 2504 McDowell Street, 2502 McDowell Street, 2500 McDowell Street, and 1405 Arsenal Avenue, respectively. These parcels are currently zoned R-3B.

The properties proposed for Special Exception and rezoning approval are identified on the enclosed Boundary, Topographic, and Utility Survey as "Tract C," "Tract D," "Tract E," and "Tract F," with areas of 0.28 acres, 0.18 acres, 0.24 acres, and 0.14 acres, respectively. "Tract A," comprising 3.04 acres and currently zoned R-1 with a Special Exception, is part of the church campus, and no rezoning or special exception is requested for this parcel.

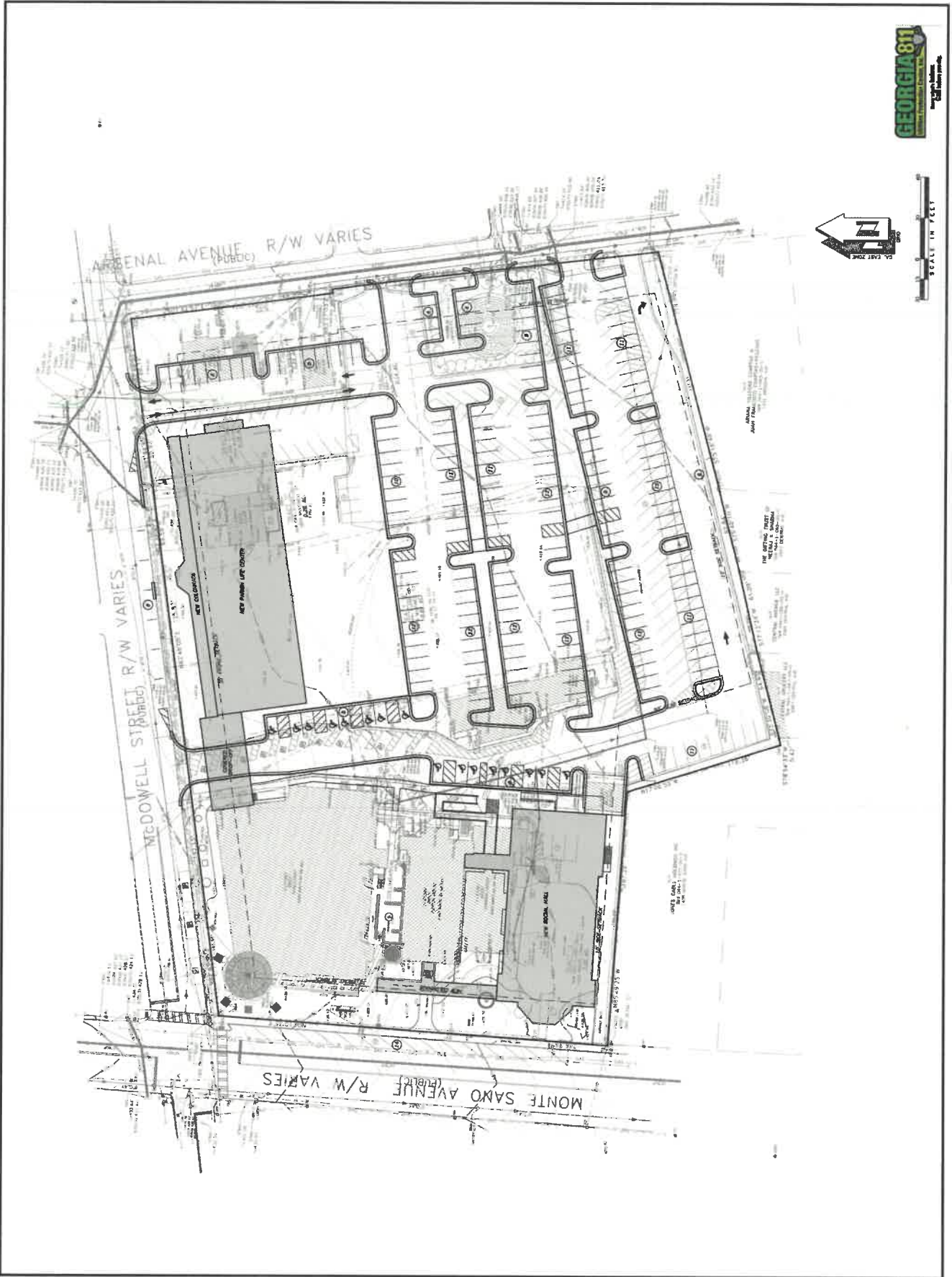
The five aforementioned parcels of which a special exception is requested, together with the existing parcel that has a special exception in place, will be combined and redeveloped. The redevelopment includes demolition of five existing structures, construction of a Parish Life Building and a Social Hall Building, and reconfiguration of on-site parking, with detailed plans to be submitted to the city for review and approval. The Parish Life Building will provide administrative offices, educational and ministry spaces, meeting rooms, a senior activity center, and areas for children's programs, including a playground. The Social Hall Building will feature a banquet hall, catering kitchen, restrooms, storage, and a basement for maintenance and Boy Scout activities. Together, these improvements will enhance parish facilities and support ministry, administration, and community life.

Thank you for your consideration and if you need any additional information, please do not hesitate to contact me at pnordmann@cranstonengineering.com or 706-722-1588.

Sincerely,

A handwritten signature in blue ink that reads "A. Patrick Nordmann" followed by a long, horizontal flourish.

Pat Nordmann
Cranston, LLC



DATE	2025-09-09
JOB NO.	2025-0009
DRAWING NO.	CP-01
SCALE	1" = 30'
DATE	OCTOBER 15, 2025
APPROVED BY	
DESIGNED BY	
CHECKED BY	
DRAWN BY	

ST. MARY ON THE HILL CHURCH
SITE IMPROVEMENTS
CONCEPT PLAN

REV #	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

CRANSTON

Planning Commission
Z-25-45
December 1, 2025

Multiple addresses on
McDowell Street, 1405
Arsenal Avenue, and
1420 Monte Sano Avenue

Aerial

Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
11/19/2025 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission



0 400 Feet



Request: A Change of Zoning from zones R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to zone R-1 (One-Family Residential) for an existing church, affecting properties containing approximately 5.61 acres located at 2500, 2502, 2504, and 2516 McDowell Street, and 1405 Arsenal Avenue, and 1420 Monte Sano Avenue
Name: Cranston, LLC on behalf of St. Mary's Church
Parcels: 044-1-059-00-0 and 5 additional parcels











**Planning Commission
Z-25-45
December 1, 2025**

**Multiple addresses on
McDowell Street, 1405
Arsenal Avenue, and
1420 Monte Sano Avenue**

Current Zoning

 **Subject Property**

Zoning Classification

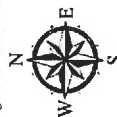
-  **B-1: Neighborhood Business**
-  **B-2: General Business**
-  **P-1: Professional**
-  **R-1: One Family Residential**
-  **R-1B: One Family Residential**
-  **R-1C: One Family Residential**
-  **R-2: Two Family Residential**
-  **R-3A: Multiple-Family Residential**
-  **R-3B: Multiple-Family Residential**
-  **R-3C: Multiple-Family Residential**



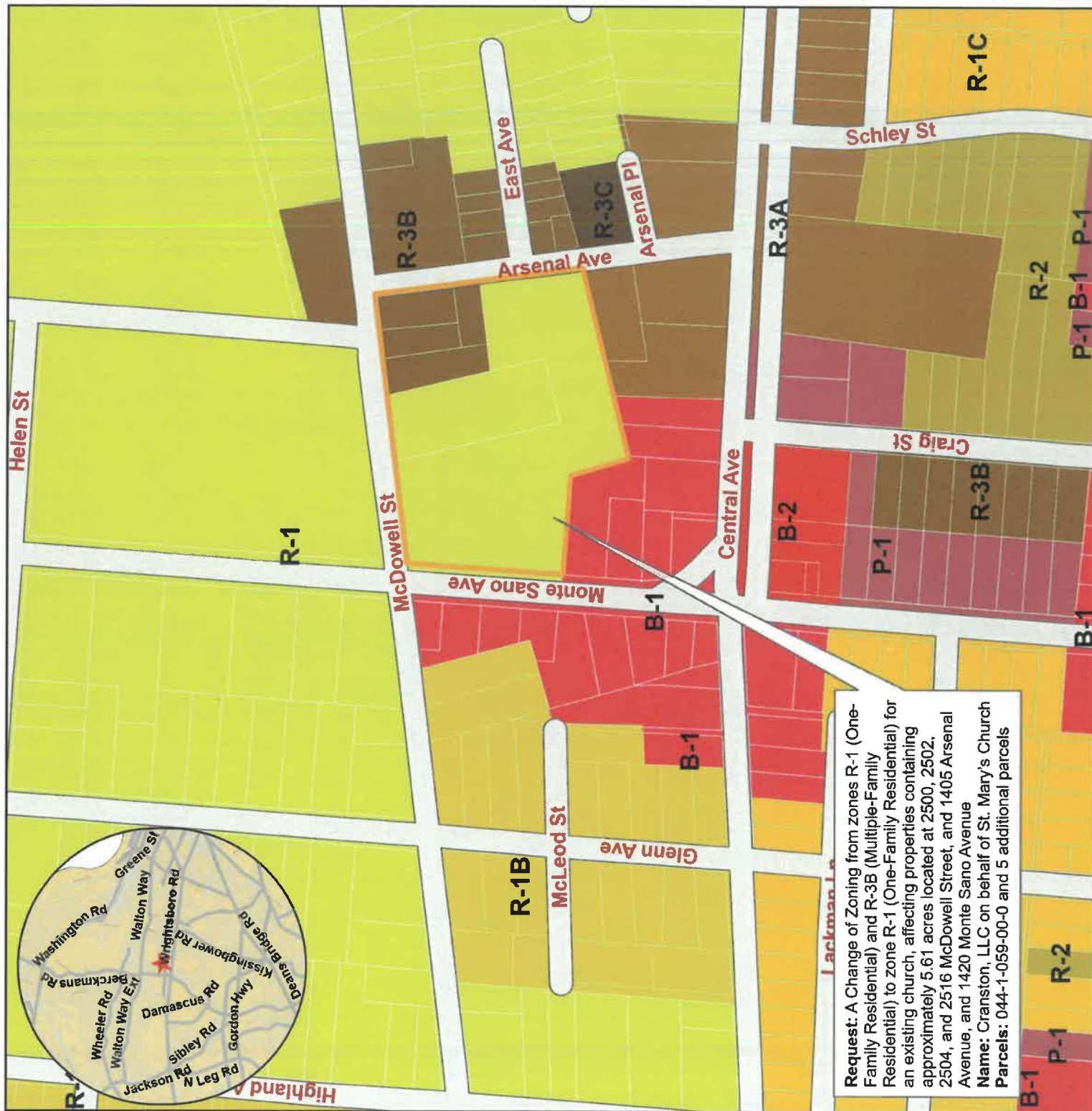
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Planning Commission
Z-25-45
December 1, 2025

Multiple addresses on
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1420 Monte Sano Avenue

Future Zoning

 Subject Property

Zoning Classification

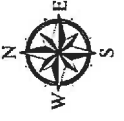
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-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-2: Two Family Residential
-  R-3A: Multiple-Family Residential
-  R-3B: Multiple-Family Residential
-  R-3C: Multiple-Family Residential



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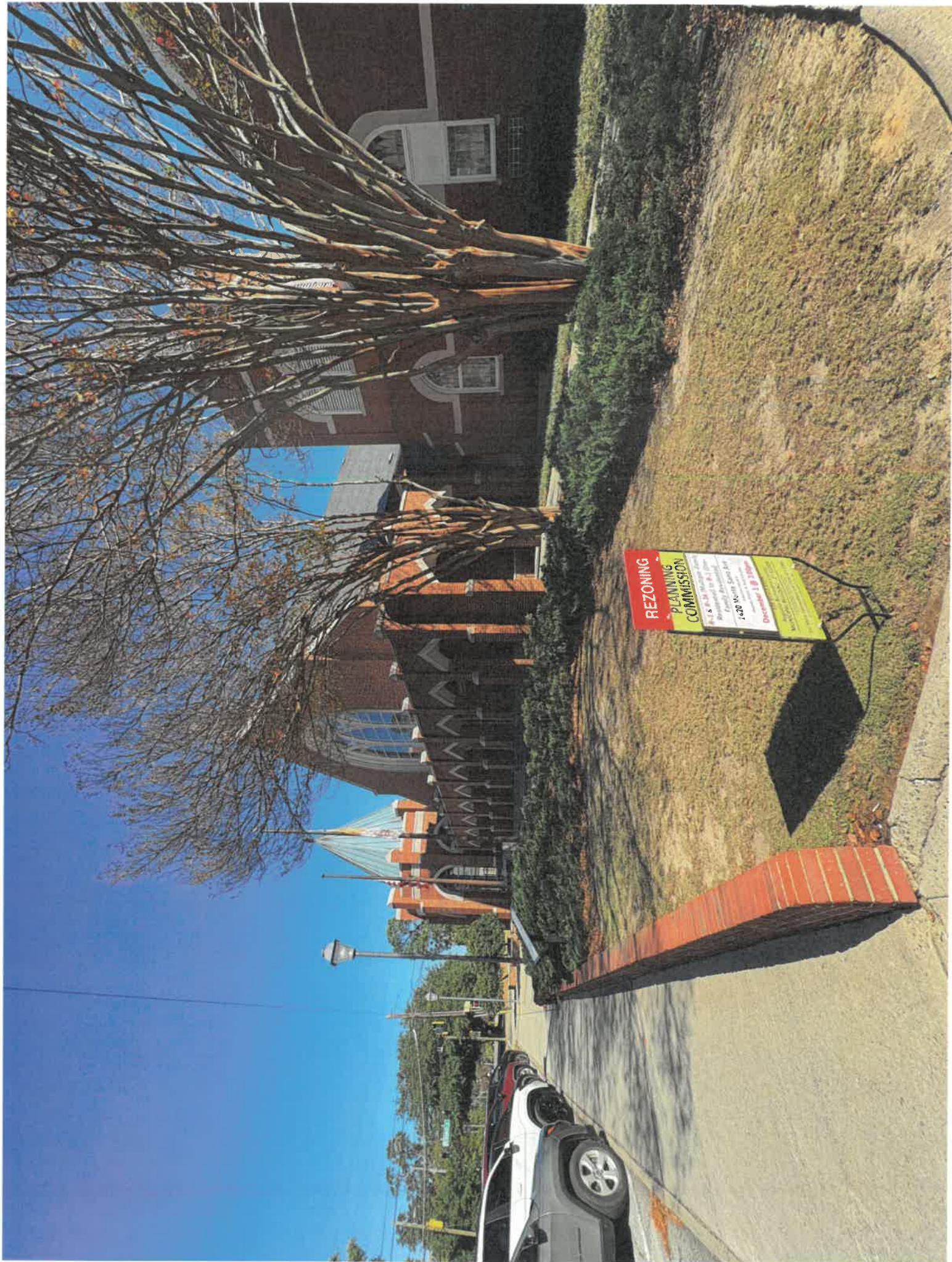
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REZONING
PLANNING
COMMISSION
To be held on **December 1st** at **7:30 PM**
at the **Planning Commission** in the **City of**
1420 N. ...
December 1st 7:30 PM