

Hearing Date: March 4, 2024

Case Number: Z-24-12

Applicant: JSMG Development, LLC

Property Owner: JSMG Development,
LLC

Property Address: 3125 Richmond Hill Rd.

Tax Parcel No(s): 121-0-005-00-0

Current Zoning: R-3B (Multiple-Family
Residential)

Fort Eisenhower Notification Required: N/A

Commission District 5: Bobby Williams

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amend condition #1 in zoning case Z-22-50 to revise the conceptual plan in the R-3B zone	Single-Family Townhomes	Section 17

SUMMARY OF REQUEST:

The petition seeks to amend condition #1 in zoning case Z-22-50 to revise the conceptual plan for the 6.56-acre property located on Richmond Hill Road just south of the Bobby Jones Expressway overpass. The conceptual plan was previously approved for a two-story apartment complex consisting of 112 units whereas the revision proposes to construct nine (9) one-story buildings that will consist of 39 townhomes for fee simple ownership, as well as a dog park. Furthermore, a 50-foot buffer is proposed to be provided along the right-of-way of Richmond Hill Road as well as 40% of the property dedicated to open space.

COMPREHENSIVE PLAN CONSISTENCY:

This property is part of the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continuation of mixed housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended Development Patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

1. The applicant is requesting to modify the conceptual plan submitted with the previously approved zoning case Z-22-50 in which the 6.56-acre property was rezoned from R-1A (One-Family Residential) to R-3B (Multiple-Family Residential).
2. Approval of the zoning request would allow the revision of the conceptual plan to include townhomes.
3. According to the revised conceptual plan submitted with the application, 39 one-story residential townhomes are being proposed for the property including ten (10) guest parking spaces and a dog park.
4. According to Augusta Fire Department and Plans Examiner, the cul-de-sacs must measure at least 96 feet in diameter whereas one shown on the revised conceptual plan submitted with the application is 80 feet in diameter.
5. There are existing single-family homes across Richmond Hill Road to the east zoned R-1A (One-Family Residential) and existing commercial use and vacant land to the south zoned B-2 (General Business). The property directly to the southwest and west has existing industrial uses including a borrow pit mining operation with HI (Heavy Industry) zoning.
6. The revised conceptual plan submitted with the application shows a 50-foot landscape buffer along Richmond Hill Road to shield the townhome community from the single-family residential homes located across Richmond Hill Road.
7. Based on comments received by the Traffic Engineer, it has been determined that a Traffic Impact Study is not required at this time. A deceleration lane and passing lane may be required during the site plan approval process.
8. Richmond Hill Road is identified as a minor arterial route.
9. Public water and sewer are present in the area.
10. The subject property is not within a flood zone.
11. There are no wetlands present on the subject property.
12. The proposal is consistent with aspects of the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.
13. At the time of completion of this report, staff received inquiries regarding this application.

RECOMMENDATION: The Planning Commission recommends rezoning the property from R-3B (Multiple-Family Residential) to R-1E (One-Family Residential), and the removal of condition number 1 from Z-22-50, with the following conditions:

1. The proposed townhome community shall substantially comply with the conceptual site plan submitted with the rezoning application.
2. The minimum lot width shall be 26ft. Maximum number of dwelling units at 39.

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.
5. There shall be a minimum of 3 different facades used throughout the 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.

Narrative

JSMG Development is submitting a rezoning application to Augusta-Richmond County to modify the zoning case Z-22-50. The request is to modify condition #1 to revise the concept plan. The approved concept plan was for 112 apartments. The proposed development will consist of 9 buildings with a total of 39 townhomes and a dog park. The dog park and all common areas will be owned and maintained by a Homeowners Association. The property is on Richmond Hill Road just south of the Bobby Jones Expressway overpass and is served by public water and sanitary sewer. The northern side is bounded by a small vacant residential parcel and the Bobby Jones Expressway right of way. The western boundary is a borrow pit mined for materials. The southern boundary includes a portion of the borrow pit and other businesses. A 50' buffer is proposed to be provided along the right-of-way of Richmond Hill Road. In addition, 40% of the property will be open space.

Existing zoning:

The existing zoning of the parcel is R-3B as shown on the provided exhibit. The zonings of the parcels adjacent to the parcels being requested to be rezoned are HI (Heavy Industrial) to the west, R-1A (Single Family Residential) to the north and B-2 (General Business) to the south.

Proposed zoning:


It is being requested that the zoning case Z-22-50 on tax parcel 121-0-005-00-0, 6.56 acres be modified to revise the concept plan for townhomes as shown on the exhibit.

Planning Commission
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3125 Richmond Hill Road

Aerial

Legend

 Subject Property



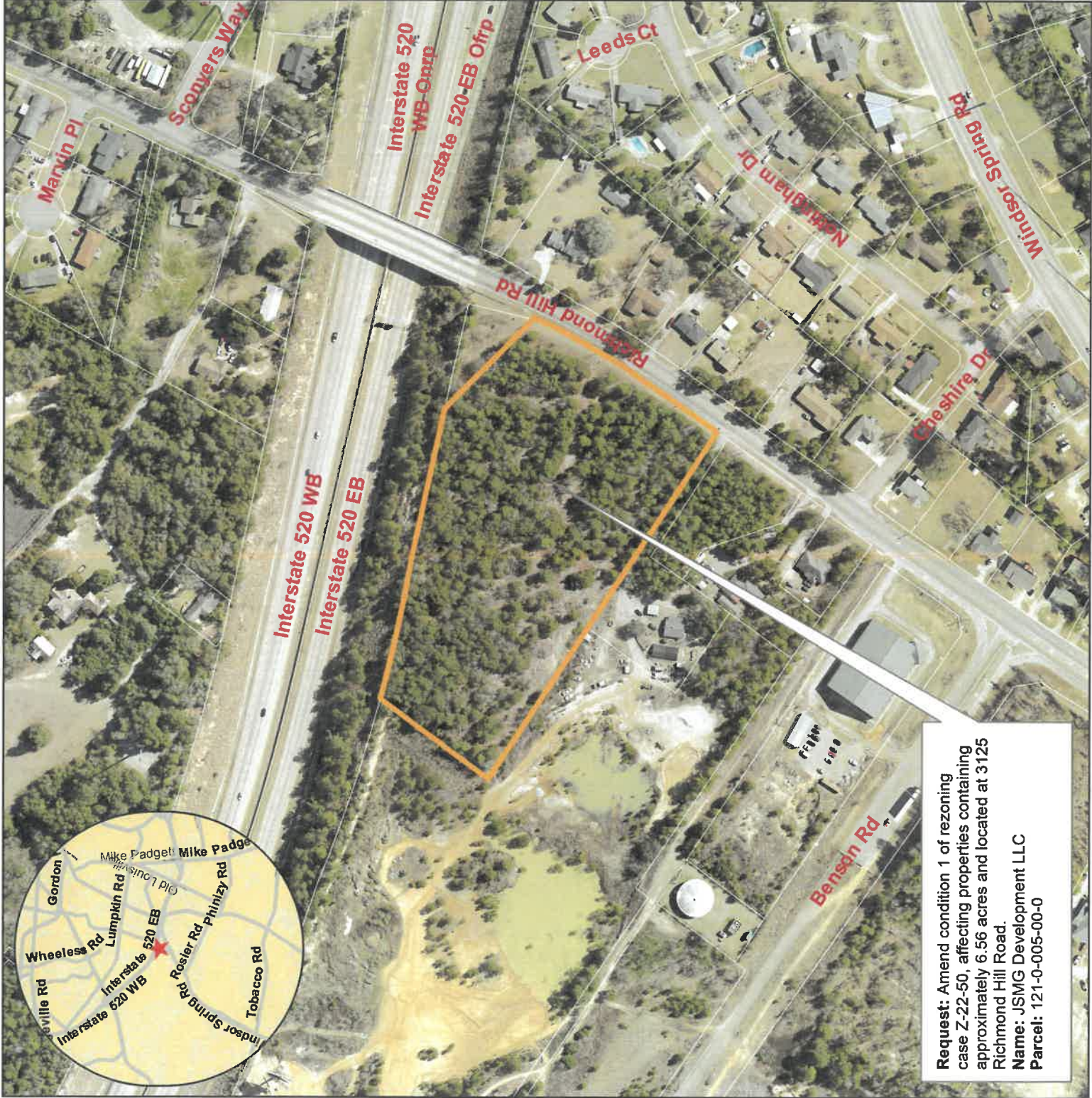
Produced By: City of Augusta
Planning & Development Department
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Request: Amend condition 1 of rezoning case Z-22-50, affecting properties containing approximately 6.56 acres and located at 3125 Richmond Hill Road.
Name: JSMSG Development LLC
Parcel: 121-0-005-00-0

Planning Commission


Z-24-12

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3125 Richmond Hill Road


Current Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 HI: Heavy Industry

 R-1A: One Family Residential

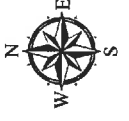
 R-3B: Multiple-Family Residential



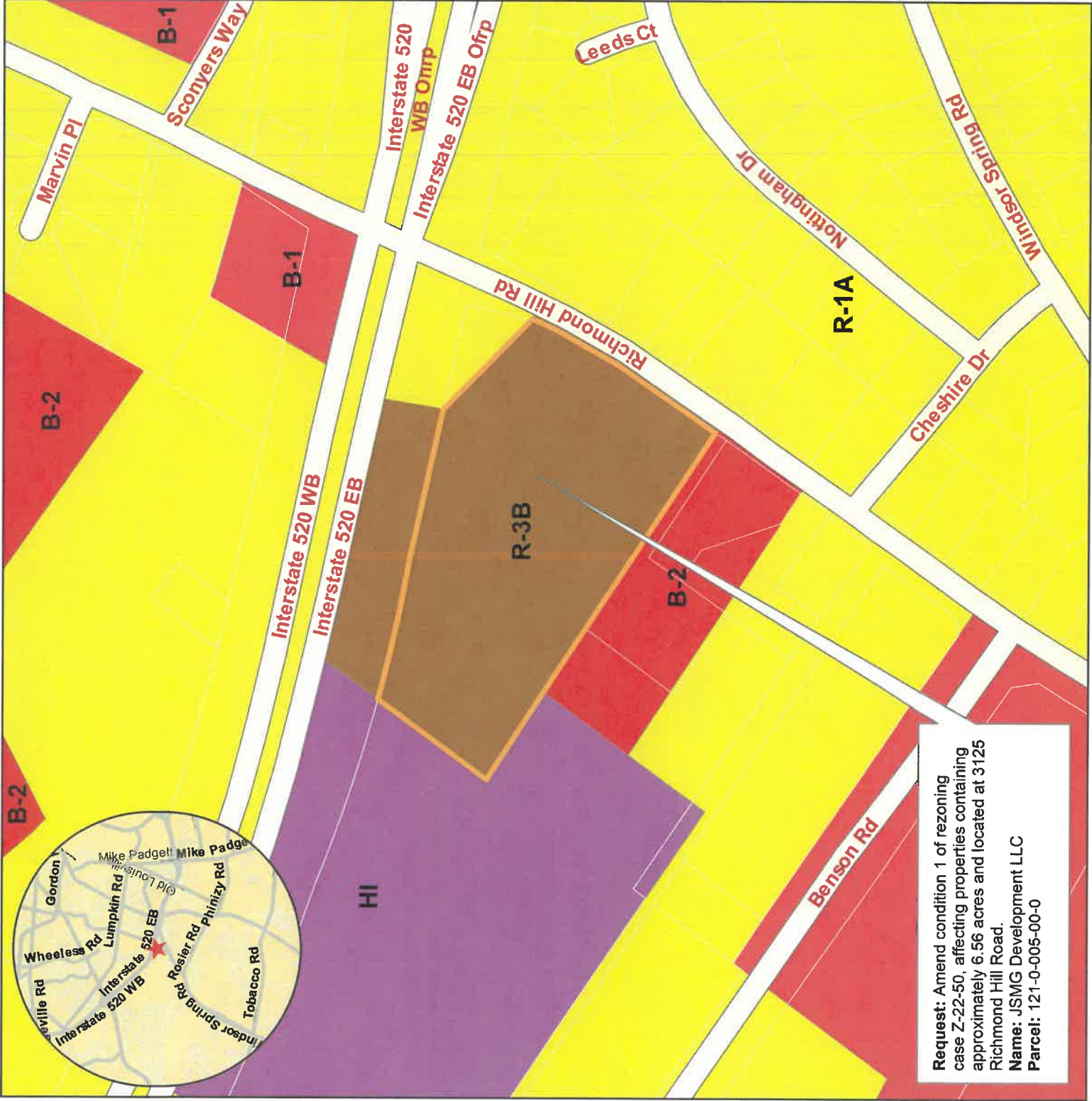
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