

Hearing Date: July 7, 2025
Case Number: Z-25-25
Applicant: Carolyn Henry
Property Owner: Carolyn Henry
Property Address: 3626 Richmond Hill Road
Tax Parcel No(s): 132-2-186-00-0
Current Zoning: R-1 (One-family Residential)
Fort Eisenhower Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1 (One-family Residential) to R-1C (One-family Residential)	Single-family detached Units	Section 11-1

SUMMARY OF REQUEST:

The applicant seeks to rezone a 4.88-acre tract from R-1 (One-family Residential) to R-1C (One-family Residential) to develop a single-family detached residential subdivision. The parcel currently is undeveloped vacant land. The property is situated at the terminus of Richmond Hill Road in the Sutton Place Subdivision. The concept plan presented with the rezoning application proposes the following:

- 14 single-family detached homes
- An overall density of 2.9 units per acre
- 2 public streets within the development including the extension of Richmond Hill Road
- One stormwater detention pond
- Open space of 19,000 square feet (approximately 11%)

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes 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. 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. There is no recent zoning history for the property.
2. The property has nearby access to public potable water and sanitary sewer systems.
3. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Richmond Hill Road as a local road.
4. There nearest bus stop is approximately 0.32 miles from the subject property.
5. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
6. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
7. Adjacent zoning districts to the north, south, and west are R-1A (One-Family Residential). Properties to the east are zoned R-1A (One-Family Residential), R-3B (Multiple-Family Residential), and B-1 (Neighborhood Business).
8. The proposed change in zoning to R-1C would be consistent with the 2023 Comprehensive Plan.
9. At the time of completion of this report, staff have received notifications of opposition concerning this rezoning application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No comments

Engineering Comments:

- No comments

Utilities Comments:

- "There is a 6" water line on Richmond Hill Road and an 8" sewer line on Richmond Hill Road that will need to be extended to the site that is available for their use."

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

1. The development must substantially conform to the concept plan submitted with this rezoning application.
2. Sidewalks are required along at least one side of the internal streets within the proposed subdivision.
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 the 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.



PLANNING & DEVELOPMENT DEPARTMENT

**Augusta-Richmond County
Planning Commission
Staff Report**

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.

Carolyn Henry
Owner
Logic Point Consulting
4632 Hunters Mill Court
Hephzibah, GA 30815
carolyn@logicpointconsulting.com
240-304-8447

May 23, 2025

Planning and Zoning Board
City of Augusta
535 Telfair Street
Augusta, GA 30901

Re: Letter of Intent for Rezoning Application – The Hearth at South Fork

Dear Planning and Zoning Board Members,

I, Carolyn Henry, on behalf of Logic Point Consulting, am submitting this Letter of Intent in support of our application for rezoning and variance at 3626 Richmond Hill Road, Augusta, GA. We are requesting a variance to increase the density from R-1A (10,000 sq. ft. minimum lot size) to R-1C (6,000 sq. ft. minimum lot size) in order to facilitate the development of 14 single-family homes on this parcel.

The proposed development, titled The Hearth at South Fork, is planned as a residential subdivision consisting of 14 single-family homes. This project aims to provide high-quality, affordable housing options in the growing South Augusta area. The homes will range in size from 3 to 4 bedrooms with 2 bathrooms, designed to meet the needs of young professionals, families, and others seeking modern, well-located housing options. The homes will be constructed with attention to contemporary design and community-friendly features.

The project's layout and development will align with the residential character of the surrounding neighborhood, while the rezoning to R-1C will allow for a more efficient use of the land, ensuring the site is developed to its highest potential. This development aligns with Augusta's growth objectives and responds to the increasing demand for single-family homes in the area.

We believe the requested variance for increased density will provide significant community benefits by addressing the housing shortage while maintaining compatibility with the surrounding properties. Thank you for your consideration of this request. We are committed to ensuring that The Hearth at South Fork will be a successful and valuable addition to the community, and we look forward to your feedback.

Sincerely,

Carolyn Henry
Owner
Logic Point Consulting
240-304-8447
carolyndhenry@hotmail.com

DEVELOPMENT REVIEW COMMITTEE SUBMITTAL

Planning Commission
Z-25-25
July 7, 2025

3626 Richmond Hill Road

Aerial

Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
6/10/2025 PE22633

Augusta, GA Disclaimer

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0 500 Feet



Request: A Change Zoning from zone R-1 (One-Family Residential) to zone R-1C (One-Family Residential) to develop a residential subdivision, affecting property containing approximately 4.88 acres located at 3626 Richmond Hill Road.
Name: Carolyn Henry
Parcel: 132-2-186-00-0

Planning Commission
Z-25-25
July 7, 2025

3626 Richmond Hill Road

Current Zoning

 Subject Property

Zoning Classification

 A: Agriculture

 B-1: Neighborhood
Business

 P-1: Professional
Business

 R-1: One Family
Residential

 R-1A: One Family
Residential

 R-3B: Multiple-Family
Residential



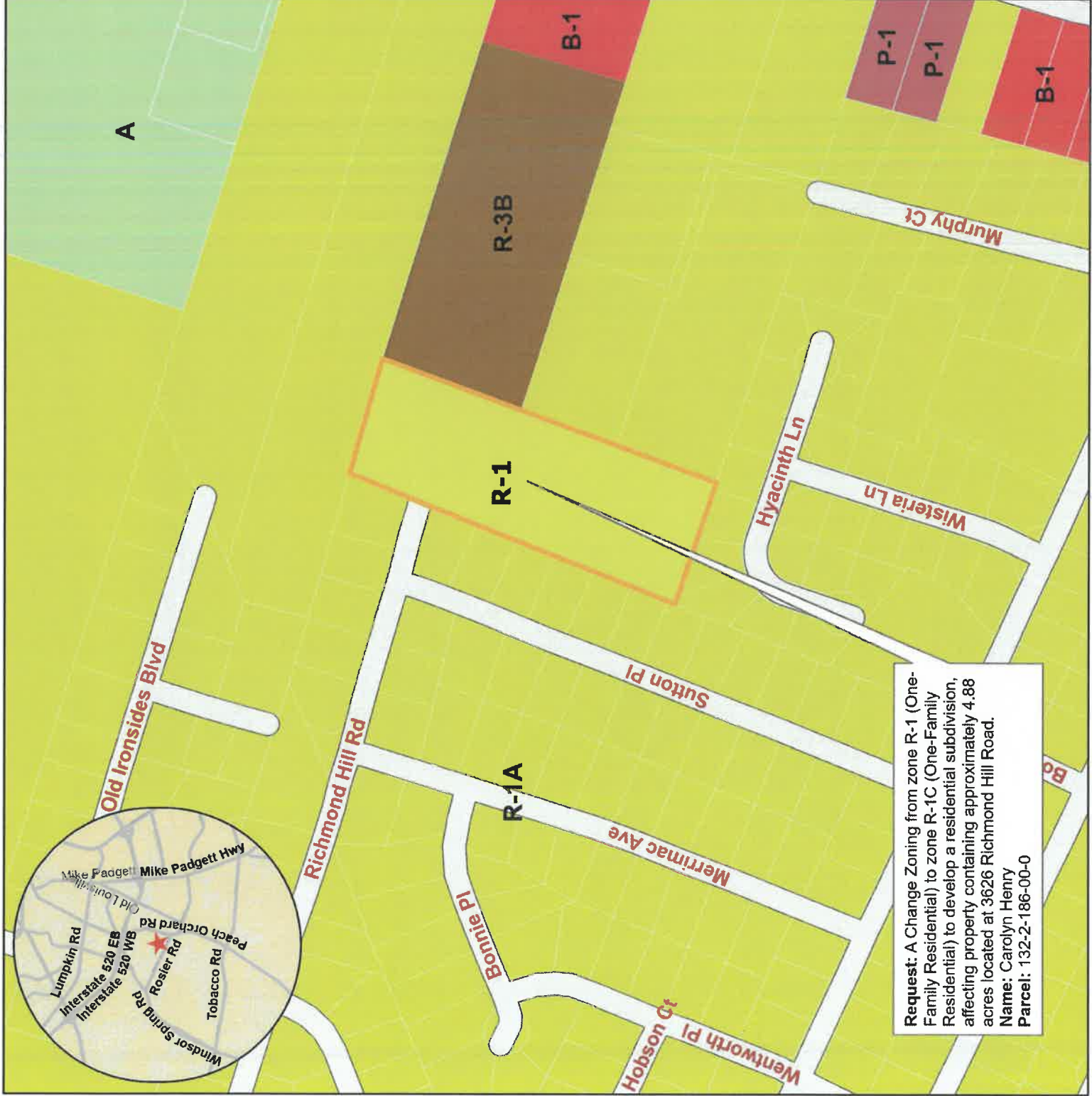
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Request: A Change Zoning from zone R-1 (One-Family Residential) to zone R-1C (One-Family Residential) to develop a residential subdivision, affecting property containing approximately 4.88 acres located at 3626 Richmond Hill Road.
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Planning Commission
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July 7, 2025

3626 Richmond Hill Road

Future Zoning

 Subject Property

Zoning Classification

 A: Agriculture

 B-1: Neighborhood
Business

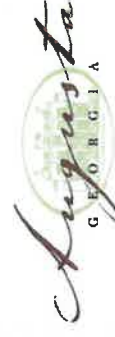
 P-1: Professional

 R-1: One Family
Residential

 R-1A: One Family
Residential

 R-3B: Multiple-Family
Residential

 R-1C: One Family Residential



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Augusta, GA Dacshimmer

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