

Hearing Date: December 2, 2024

Case Number: SE-24-18

Applicant: Old Time Way Church of God In Christ

Property Owner: Old Time Way Church of God In Christ

Property Address: 3451 Old McDuffie Road

Tax Parcel No(s): 094-0-027-01-0

Current Zoning: R-1C (One-family Residential), R-3A and R-3C (Multiple-family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 4: Alvin Mason

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Cemetery	Section 26-1(m)

SUMMARY OF REQUEST:

The petition seeks a special exception for 5 acres of a 30.76-acre tract located at 3451 Old McDuffie Road. The property is currently situated in the R-1C (One-family Residential) and R-3A and R-3C (Multiple-family Residential) zones. The portion of the property being affected by this request is entirely in the R-3A zone. No future development is planned for the proposed cemetery site.

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. The property contains a surface parking lot but remains vacant.
2. On Tuesday, March 19, 2002, the Augusta Commission approved zoning case (Z-02-19) for a proposed senior living apartment complex with the following conditions:
 1. That a 50-foot undisturbed natural buffer be retained along all portions of the subject property that adjoin existing single-family residences.
 2. That a solid board fence 6 feet in height be erected and maintained by the church on the entire property line adjacent to where the apartments would be located.
 3. That the proposed use be limited to a 60-unit senior citizen center or those uses allowed in an R-1C zone.
3. In January of 2012, the Augusta Commission approved special exception (Z-12-01) to allow for a church on the property. The church has not been built and the owners will be required to obtain approval of a new special exception prior to constructing a church on the property.
4. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Old McDuffie Road as a local road. There are no transit routes or stops located within a half mile of the property.
5. The property is located outside of the 100-year Special Flood Hazard Area and there are no wetlands located on the property.
6. Adjacent zoning districts surrounding the property include R-1C, R-3C and B-2 (General Business) to the north, A (Agricultural), R-1C, R-1E (One-family Residential) and R-MH (Manufactured Home Residential) to the south, A and R-1C to the east and R-1C and R-MH to the west.
7. The request is consistent with the 2023 Comprehensive Plan as property located on a local residential street that dead-end approximately 1,400 feet from the subject property and is situated primarily adjacent to A and R-1-C zoned properties.
8. A survey submitted with the application shows that the proposed cemetery will be formed with the creation of a new 5-acre tract. The parcel of land is in the southern portion of the tract and has direct abutting access Old McDuffie Road.
9. As completion of this report, staff have received one call in opposition concerning this special exception application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the special exception request with the following condition(s):

1. Creation of a 5-acre cemetery in the southern portion of the property according to the survey filed with the application is the preferred location.
2. A 50-foot undisturbed natural buffer be retained along all portions of the subject property that adjoin existing single-family residences.
3. A 10-foot planted buffer shall be installed along the front parcel of Old McDuffie Road that serves as the cemetery.
4. The cemetery shall only have access through the existing asphalt parking lot. There will be no new curb cut.

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.

OLD TIME WAY CHURCH OF GOD IN CHRIST

3450 Old McDuffie Road
Augusta, Georgia 30815
(706) 796-8540



Pastor, Supt. Mark Walden
Chairman, Deacon Jessie Tarver
Co-Chairman, Deacon James Lampkin
Assistant Secretary, Missionary Dianne Roberson

September 16, 2024

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

LETTER OF INTENT REGARDING 3451 Old McDuffie Road Parcel# 0940027010

To the Department of Planning and Development:

We the Old Time Way Church of God in Christ Church is submitting a letter of intent to the Department of Planning and Development to propose 5.00 acres tract for a cemetery at our property 3451 Old McDuffie Road, Augusta, Georgia 30906.

Please note that out of a total of 30.63 acres which includes the 5.00 acres tract for a cemetery. The only thing that exists at 3451 is the parking lot that is being used for our services overflow.

Our future, plan is to build a Family Life Center. However, there are no plans to move forward at this time.

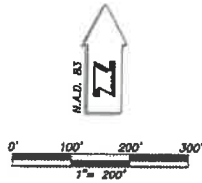
Yours in Christ,,

Jessie Tarver *Jessie Tarver*

Deacon Jessie Tarver, Chairman
Trustee Board

JAMES LAMPKIN

Deacon James Lampkin, Co-Chairman,
Trustee Board



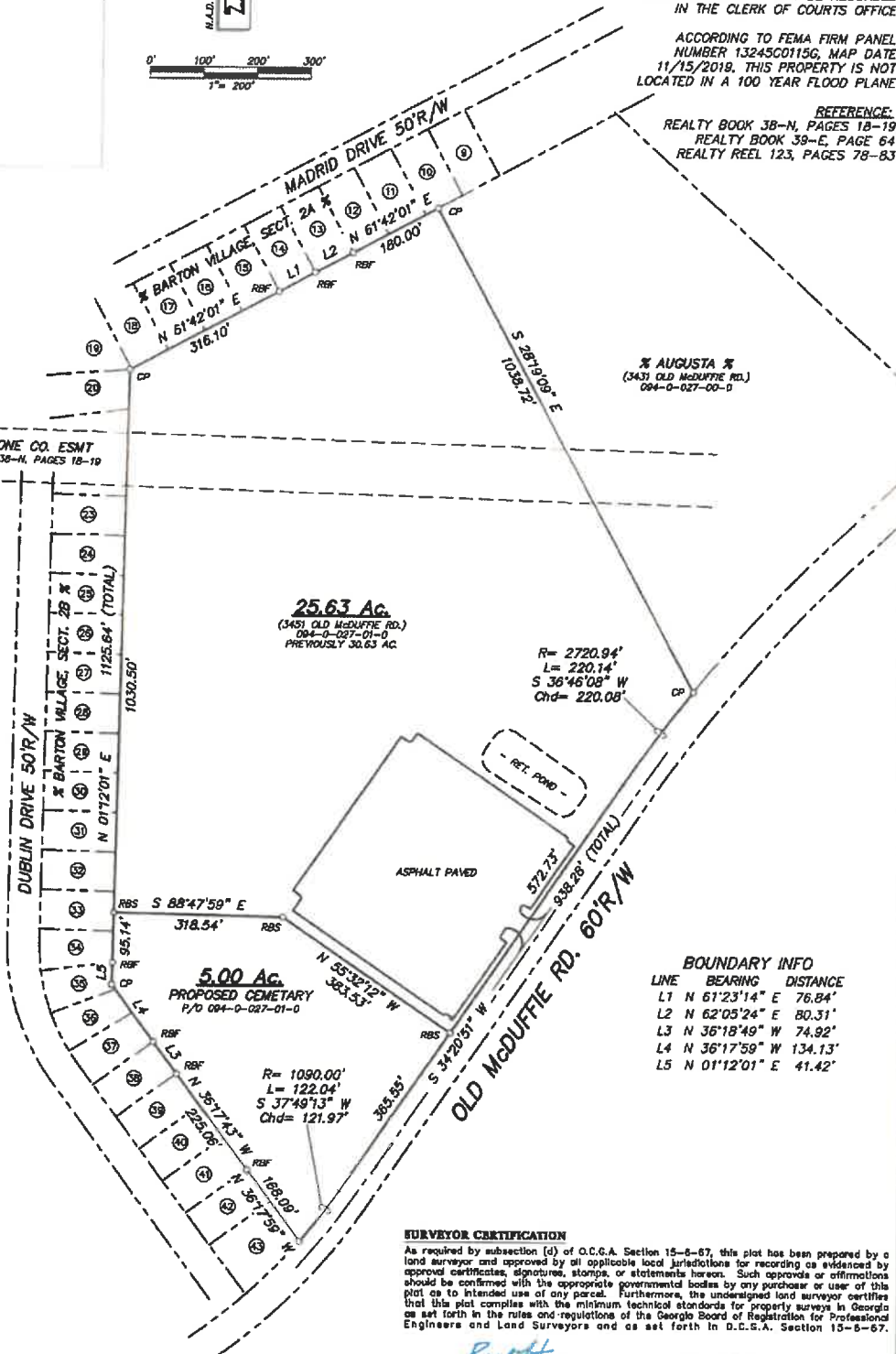
SURVEY DATA:
THIS SURVEY WAS PERFORMED RADIALY
USING GPS BASE STATION W/ ROVER

THIS PROPERTY MAY BE SUBJECT TO SETBACKS
RESTRICTIONS AND/OR OTHER EASEMENTS NOT
SHOWN HEREON BUT MAY BE RECORDED
IN THE CLERK OF COURTS OFFICE

ACCORDING TO FEMA FIRM PANEL
NUMBER 13245C0115G, MAP DATE
11/15/2018, THIS PROPERTY IS NOT
LOCATED IN A 100 YEAR FLOOD PLANE

REFERENCE:
REALTY BOOK 38-N, PAGES 18-19
REALTY BOOK 39-E, PAGE 64
REALTY REEL 123, PAGES 78-83

100' TELEPHONE CO. ESMT
SCALED FROM RB 38-N, PAGES 18-19



BOUNDARY INFO		
LINE	BEARING	DISTANCE
L1	N 61°23'14" E	76.84'
L2	N 62°05'24" E	80.31'
L3	N 36°18'49" W	74.92'
L4	N 36°17'59" W	134.13'
L5	N 01°12'01" E	41.42'

SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-8-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in D.C.G.A. Section 15-8-67.

BY: Donald Bradley Foster DATE: 10/30/2024
DONALD BRADLEY FOSTER, PLS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3191



SUBDIVISION PLAT for

OLD TIME WAY CHURCH

PROPOSED 5.00 ACRE TRACT FOR A CEMETARY

AUGUSTA LAND SURVEYING, LLC

829 STEVENS CREEK RD. AUGUSTA, GA 30907 706-284-9578
LAND SURVEYING FIRM - LICENSE #LS0001116 (EXP. 6/30/2026)

STATE: GEORGIA

COUNTY: RICHMOND

PARCEL #

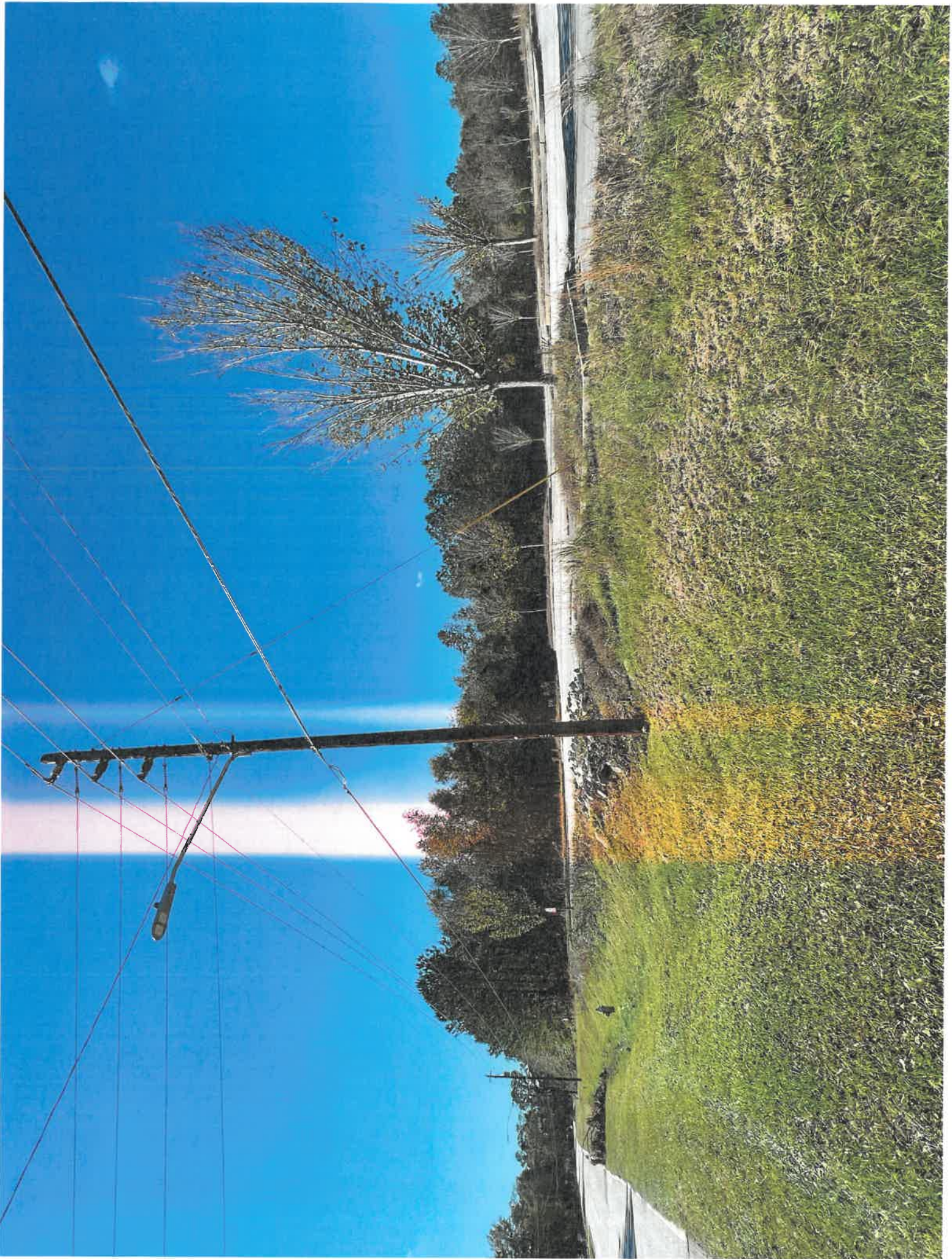
094-0-027-01-0

SCALE: 1" = 200'

FIELD: HM/MM

DRAWN: WRT, Jr.

DATE: 10-30-2024



Planning Commission
SE-24-18
December 2, 2024

3451 Old McDuffie Road

Aerial

Legend

 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
11/12/2024 MH18072

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.



0 200 Feet



Request: A Special Exception per Section 26-1(m) of the Comprehensive Zoning Ordinance to establish a cemetery affecting 5 acres out of a 30.76-acre tract located at 3451 Old McDuffie Road.
Name: Old Time Way Church of God in Christ
Parcel: 094-0-027-01-0

Planning Commission
SE-24-18
December 2, 2024

3451 Old McDuffie Road

Current Zoning

Legend

 Subject Property


Zoning Classification


 A: Agriculture

 R-1C: One Family Residential

 R-1E: One Family Residential

 R-3A: Multiple-Family Residential

 R-3C: Multiple-Family Residential

 R-MH: Manufactured Home Residential



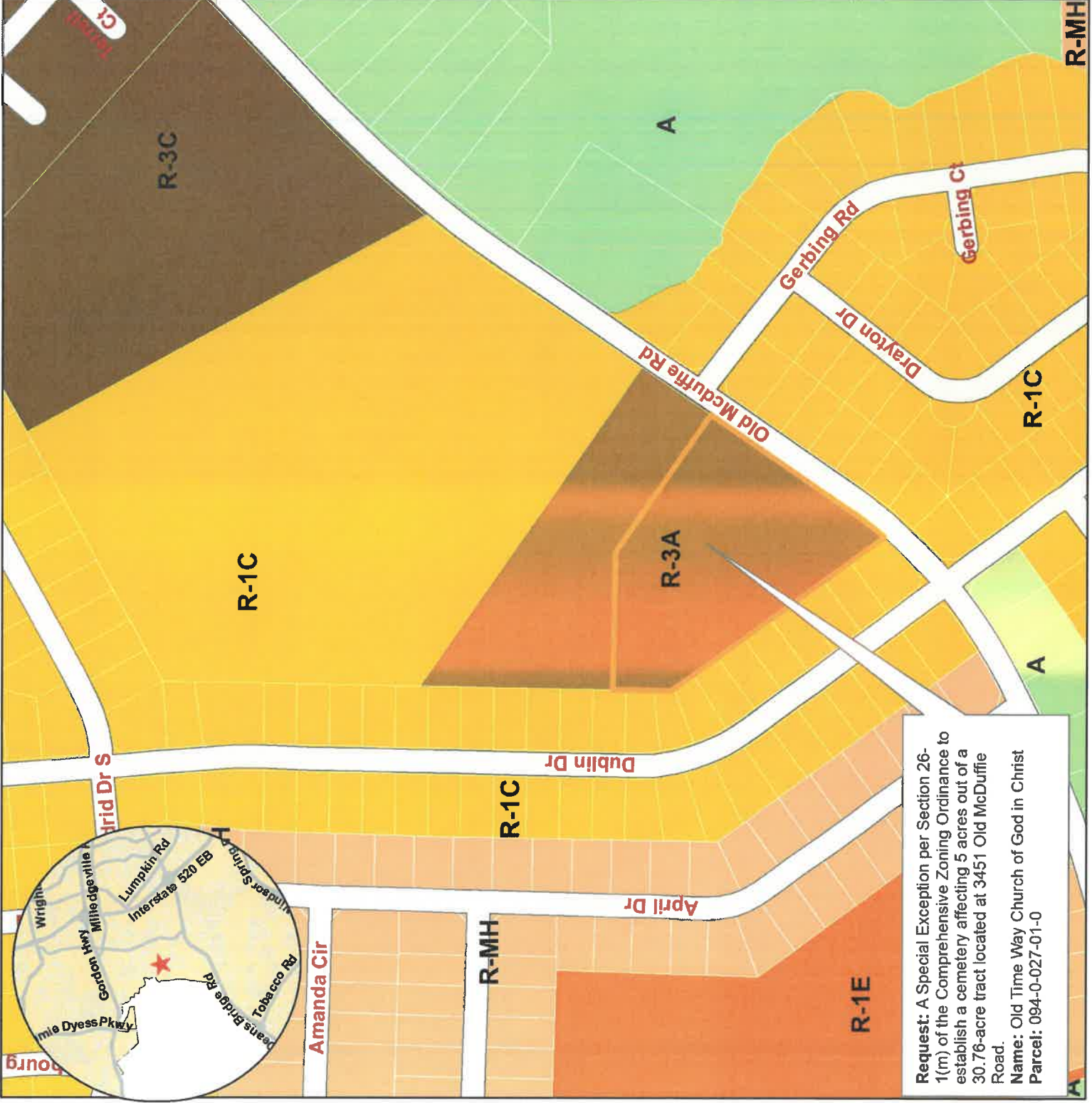
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Augusta, GA DaChimer

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0 200 Feet



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