

Hearing Date: December 2, 2024

Case Number: Z-24-39

Applicant: Angel Dunn

Property Owner: Angel Dunn

Property Address: 2620 Richmond Hill Road

Tax Parcel No(s): 097-2-163-00-0

Current Zoning: R-3A (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-3A (Multiple-Family Residential) to R-3C (Multiple-Family Residential)	Congregate Personal Care Home	Sections 18-1 & 28-F

SUMMARY OF REQUEST:

This rezoning petition pertains to a 4.83-acre property located at 2620 Richmond Hill Road. This property is currently zoned R-3A (Multiple-Family Residential) and has been requested to be rezoned to R-3C (Multiple-Family Residential). The property is part of the Richmond Park neighborhood and features a Group Personal Care Home for 15 residents. The applicant wants to expand this Group Personal Care Home to a Congregate Personal Care Home, to include:

- 4 additional personal care rooms
- 20 independent living units
- 21 additional parking spaces
- 20%, approximately 8,585 sq ft of recreational 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:

SECTION 28-F-3 (B) HOME DESIGN REQUIREMENTS		
<i>Common Areas</i>	<i>Requirement</i>	<i>Proposed</i>
I.	ADA-compliant Ramp (2010 standards)	Present
II.	Design for Accessibility	N/A
III.	Living Room (minimum of 120 sq ft)	325 sq ft
IV.	Kitchen/Dining Room (minimum of 80 sq ft)	338 sq ft
V.	Outdoor Space and Fencing	Not Enclosed
<i>Bedrooms or Private Living Spaces</i>	<i>Requirement</i>	<i>Proposed</i>
I.	Bedrooms (minimum 100 sq ft per person)	233 sq ft
<i>Bathroom Facilities</i>	<i>Requirement</i>	<i>Proposed</i>
I.	Functional toilet (1:4 occupants*)	1 per room
II.	Showering/Bathing Facility (1:6 occupants*)	1 per room
III.	ADA-compliant Facilities (2010 standards)	N/A
*Includes persons who reside there and receive care, care providers, and other persons living in the home.		
<i>Off-Street Parking</i>	<i>Requirement</i>	<i>Proposed</i>
I.	13 Total Required Spaces**	30
**Homes must meet the requirements for Off-Street Parking in Section 4-2 of the Comprehensive Zoning Ordinance.		

1. The current Group Personal Care Home, Angel's Care, has had an active business license since 2008.
2. This property received a Rezoning approval to R-3A in 2021, with the following conditions:
 - The only permissible uses of the property shall be a Group Personal Care Home or a single-family residence.
 - No detached residential space shall be used or added to the property for accommodation of residents.
 - A directional sign with the address clearly labeled with reflective lettering will be placed at the entrance to assist emergency personnel should they be called to the facility.
3. This property received Special Exception approval for a Group Home in 2021, with the following conditions:
 - The home addition must be completed, and a Certificate of Occupancy issued before the increased residents may be allowed to move in. The home will be limited to no more than 15 clients. The exact number shall be determined by Building and Fire Department officials.
 - The home shall be staffed and maintained in compliance with all State Department of Community Health regulations for a Group Personal Care Home.

- No detached residential space shall be used or added to the property for accommodation of residents.
 - A directional sign with the address clearly labeled with reflective lettering will be placed at the entrance to assist emergency personnel should they be called to the facility.
 - At least one ADA compliant paved parking space must be provided for the use of residents.
 - The applicant must receive an updated City of Augusta business license for the expanded number of residents and continue to maintain a license with the State of Georgia. Proof of compliance with the minimum requirements of Chapter 290-2-5-18 of the O.C.G.A must be provided, and the applicant must provide annual inspection reports. All requirements must be met within six (6) months of approval of the Special Exception, or the Special Exception is void.
 - An approved building permit for the addition and/or an updated business license for the increased numbers must be obtained within six (6) months or the Special Exception is void. The home must maintain all licenses without a 12-month lapse or the Special Exception is void.
 - If wheelchair bound persons reside in the residence all 2010 ADA Standards for Accessible Design requirements must be met, including but not limited to:
 - All doorways must be at least 3 feet wide.
 - At least one bathroom permits a wheelchair dependent person to use all bathroom facilities unimpeded.
4. The applicant proposes to expand a Group Personal Care Home, adding 4 additional residents and 20 new independent elderly living units.
 5. The Independent living units will be approximately 600 sq ft each, including the following inside:
 - Kitchen
 - Dining Room
 - Bathroom
 - Living room
 - Sleeping area
 - Closet
 6. The current personal care home is operated by 2 full-time and 1 part-time staff members. This number will increase to 4 full-time and 1 part-time staff members with the addition of new units.
 7. R-1A (One-Family Residential) zoning surrounds this property entirely.
 8. A preliminary inspection of the home and new additions remains pending at completion of this report.
 9. The closest personal care home is located approximately 0.32 miles south of the subject property along Richmond Hill Road.
 10. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, Richmond Hill Road is classified as a Minor Arterial Road.
 11. According to the FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.

12. According to Augusta-Richmond County GIS data, there are no wetlands located on the property.
13. Public water and sewer are present in the area.
14. At the time of completion of this report, staff have not received any inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is an 8" sewer line and a 6" water line on Richmond Hill Road available for your use. The site plan will need to be submitted for review.

RECOMMENDATION: The Planning Commission recommends **APPROVAL** of this rezoning request to R-3C (Multiple-Family Residential), with the following conditions:

1. The use shall be limited to a Congregate Personal Care Home.
2. The home shall be staffed and maintained in compliance with all State Department of Community Health regulations for a Congregate Personal Care Home.
3. Successful completion of a Code Enforcement inspection is required before issuance of the business license.
4. The applicant must receive an updated City of Augusta business license for the expanded number of residents and continue to maintain a license with the State of Georgia. Proof of compliance with the minimum requirements of Chapter 290-2-5-18 of the O.C.G.A must be provided, and the applicant must provide annual inspection reports.
5. If wheelchair-bound persons reside in the residence all 2010 ADA Standards for Accessible Design requirements must be met, including but not limited to:
 - All doorways must be at least 3 feet wide.
 - At least one bathroom permits a wheelchair-dependent person to use all bathroom facilities unimpeded.
6. The Installation of a 6 ft privacy fence to enclose the rear and side portions of the property is required.
7. Approval of this rezoning request does not constitute approval of the concept site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
8. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, 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,

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

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.

Charles W. Jones, AIA, NCARB

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Licensed Architect in Georgia, South Carolina, Texas, New York, Vermont and Connecticut

Project Narrative

Prepared by: Charles Jones, Architect

Property:

Angel's Personal Care Home
2620 Richmond Hill Road
Augusta, Georgia 30906

This application is a request to re-zone parcel 097-2-163-00-0 (4.83 Acres) located at 2620 Richmond Hill Road in Augusta from an R-3A Zone to an R-3C Zone. The property is currently used as a Personal Care Home for 16 residents with a total of 9 parking spaces and is proposed to be used as a Congregate Personal Care Facility (not a nursing home).

The existing site has 5 parking spaces for residents and visitors and 4 parking spaces for staff. The current building is a 1-story structure with a split-level section on the south end. The existing building contains 2,688 sq. ft. on the main level and 992 sq. ft. on the lower level. Of the 4.83 acres, a total of 1.3 acres is currently being used for the existing personal care home including parking and recreational space.

This application proposes to use an additional 0.67 acre for the purpose of adding 4 additional personal care residents in an addition to the existing facility and the construction of 20 new independent elderly living units along with an additional 21 parking spaces. The remaining 2.86 acres (12,458 sq. ft.) will be undisturbed to promote water quality and support wildlife and ecological functions. This significantly exceeds the minimum requirement of 10% (0.5 acre) of undeveloped and natural open space in residential zones as per the Comprehensive Zoning Ordinance Section 3-B-2. The additional requirement of 10% recreational space is also exceeded with a proposed total recreational space of 20% (8,585 sq. ft.). In addition, a 50 ft. tree buffer is proposed on each side of the property to reduce impact on neighboring residential properties.

Traffic Impact:

Based on GDOT AADT data for the years 2019 thru 2023, the average daily traffic count at this facility reduced from 7530 trips in 2019 to 7190 trips in 2023. Since none of the current residents own vehicles and have little to no visitors, the only current traffic is the 4 staff vehicles (8 daily trips). This proposal provides parking for 21 residents and visitors as well as an additional 9 spaces for staff for a total of 30 parking spaces. Even in the unlikely event that 30 cars (60 daily trips) occurred, the impact on the daily traffic count would be less than 1 percent of the GDOT daily average – a negligible amount. This would not even increase traffic to the levels recorded in 2019.

Need for Facility:

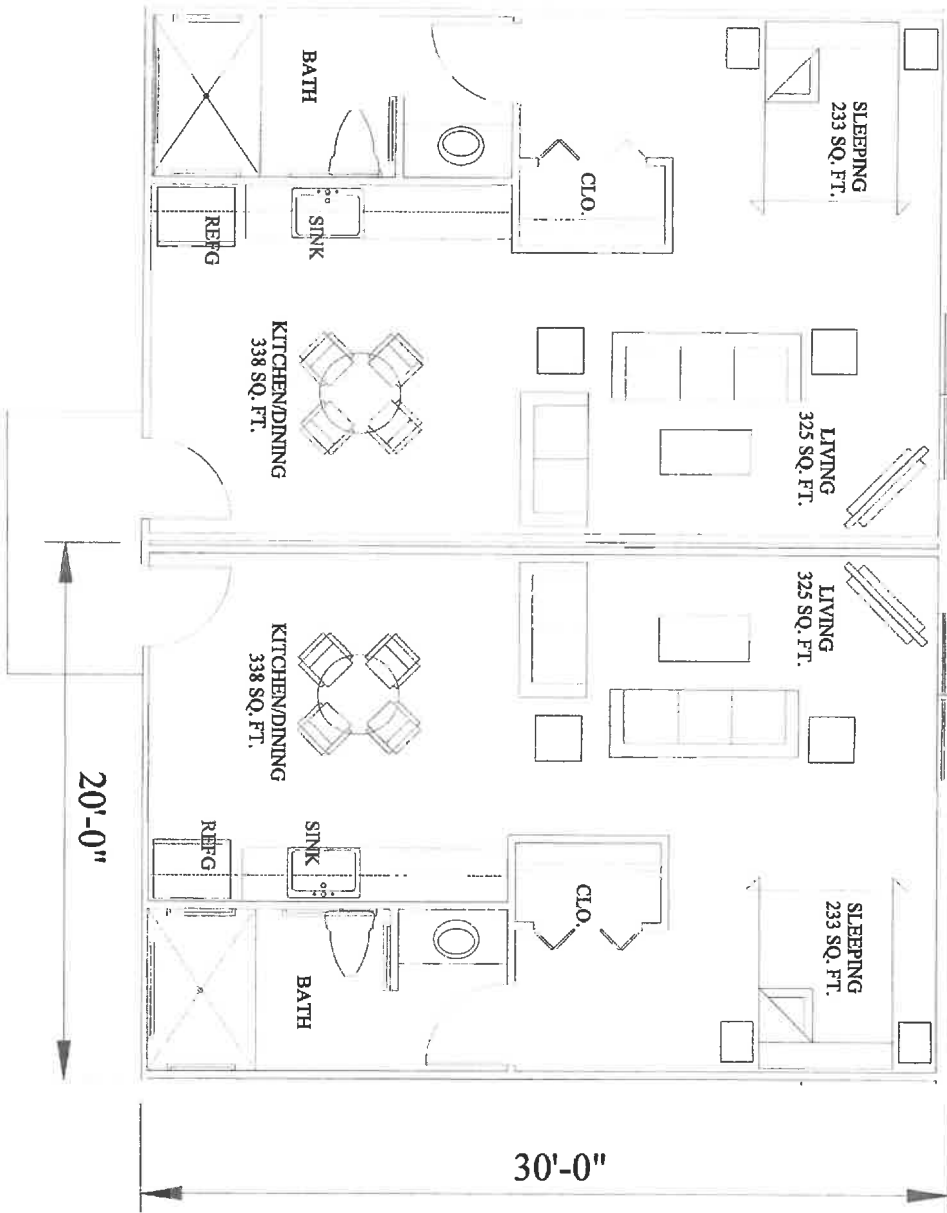
The Augusta-Richmond County area has approximately over 43,000 seniors aged 55 and older based on the 2023 Census Data. This results in an acute need for affordable elderly housing of all kinds but especially Congregate Personal Care Facilities. This facility alone has a waiting list of over 100 elderly applicants at present. This proposed development will not only enhance the environment but will assist this important sector of our population.

Conclusion:

This proposed development will:

1. Not adversely impact traffic on Richmond Hill Road;
2. Not adversely impact neighboring residential properties;
3. Exceed minimum undeveloped natural and open space requirements;
4. Exceed minimum recreational space requirements;
5. Help meet the need for elderly housing in the Augusta-Richmond County area.





Typical Independent Living Unit (600 sq. ft.)

Scale: 1/2" = 1'-0"

A-1.1

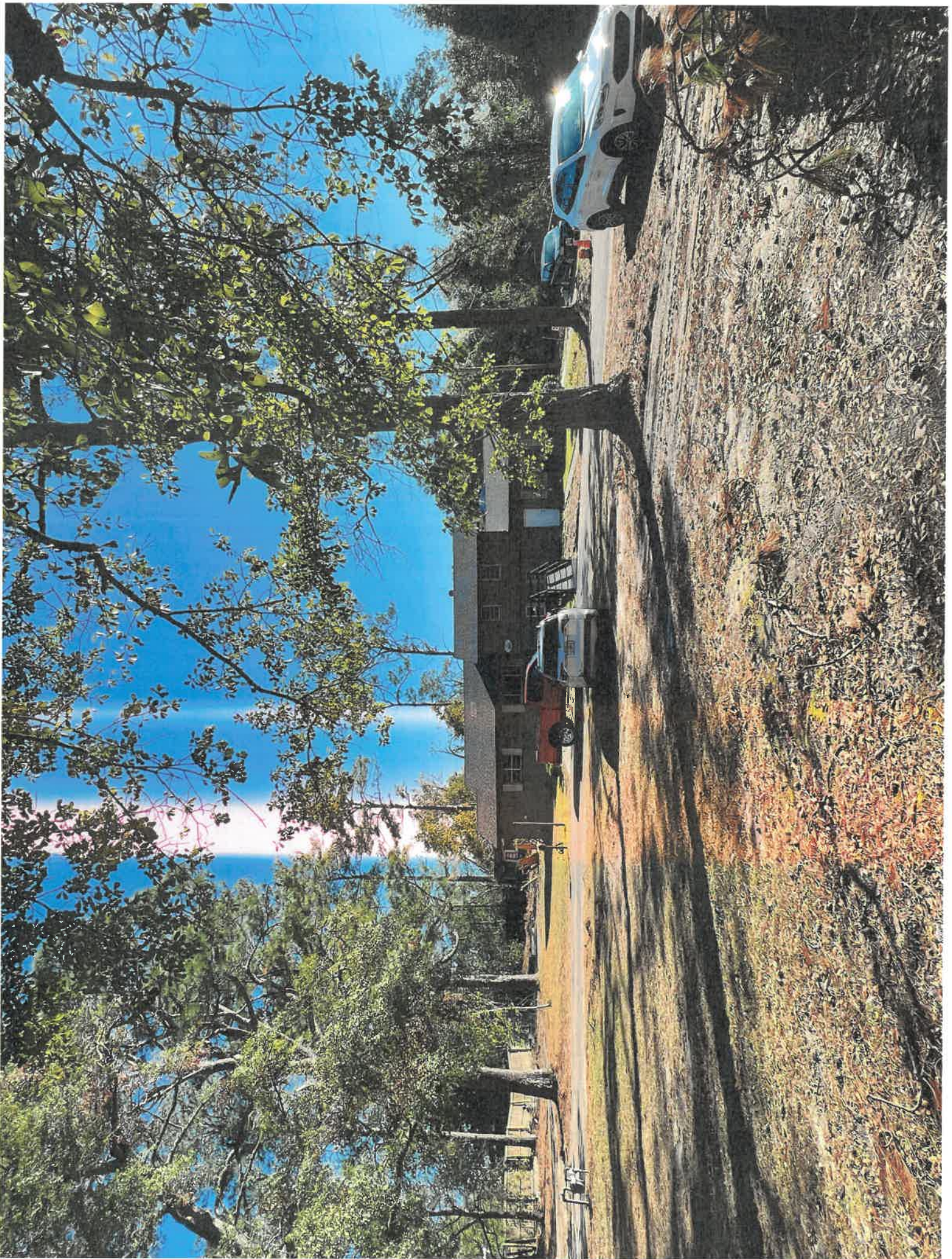
REVISION	
DATE	NOV 22, 2024
DRAWN BY	DDJ/CWJ
CHECKED BY	

Charles W. Jones, AIA
 Architect
 1910 Thomas Lane
 Augusta, Georgia 30904
 Cell (832) 345-1012
 jones0773@aol.com



Concept Plan
 2620 richmond Hill Road
 Augusta, GA 30906

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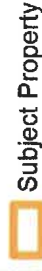


Planning Commission
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2620 Richmond Hill Road

Aerial

Legend



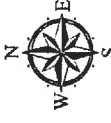
Subject Property



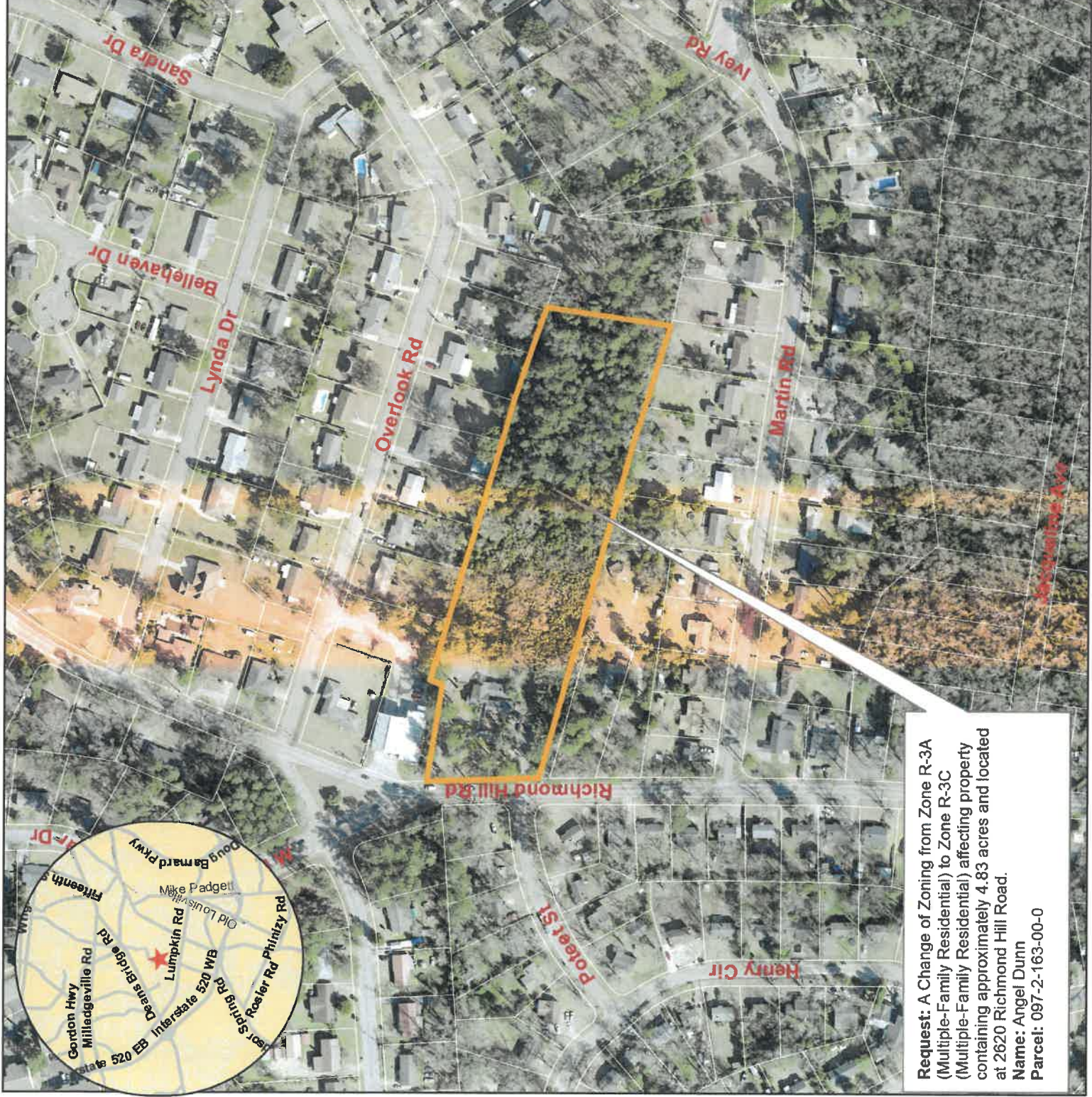
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0 200 Feet



Request: A Change of Zoning from Zone R-3A (Multiple-Family Residential) to Zone R-3C (Multiple-Family Residential) affecting property containing approximately 4.83 acres and located at 2620 Richmond Hill Road.
Name: Angel Dunn
Parcel: 097-2-163-00-0

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2620 Richmond Hill Road

Current Zoning

Legend

Subject Property

Zoning Classification

R-1A: One Family
Residential

R-3A: Multiple-Family
Residential

R-3B: Multiple-Family
Residential



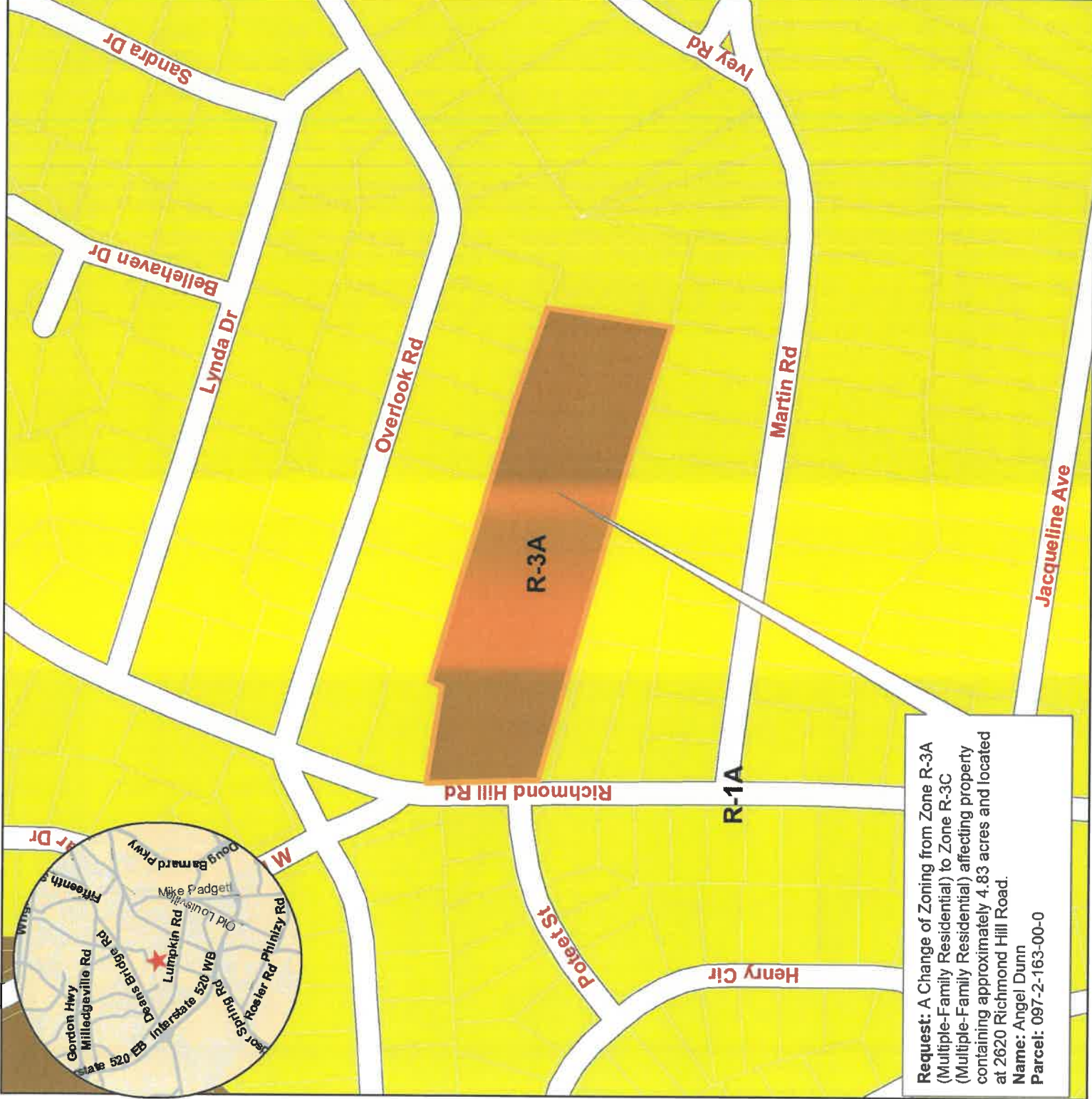
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2620 Richmond Hill Road

Future Zoning

Legend

 Subject Property

Zoning Classification

 R-1A: One Family Residential

 R-3A: Multiple-Family Residential

 R-3B: Multiple-Family Residential

 R-3C: Multiple-Family Residential



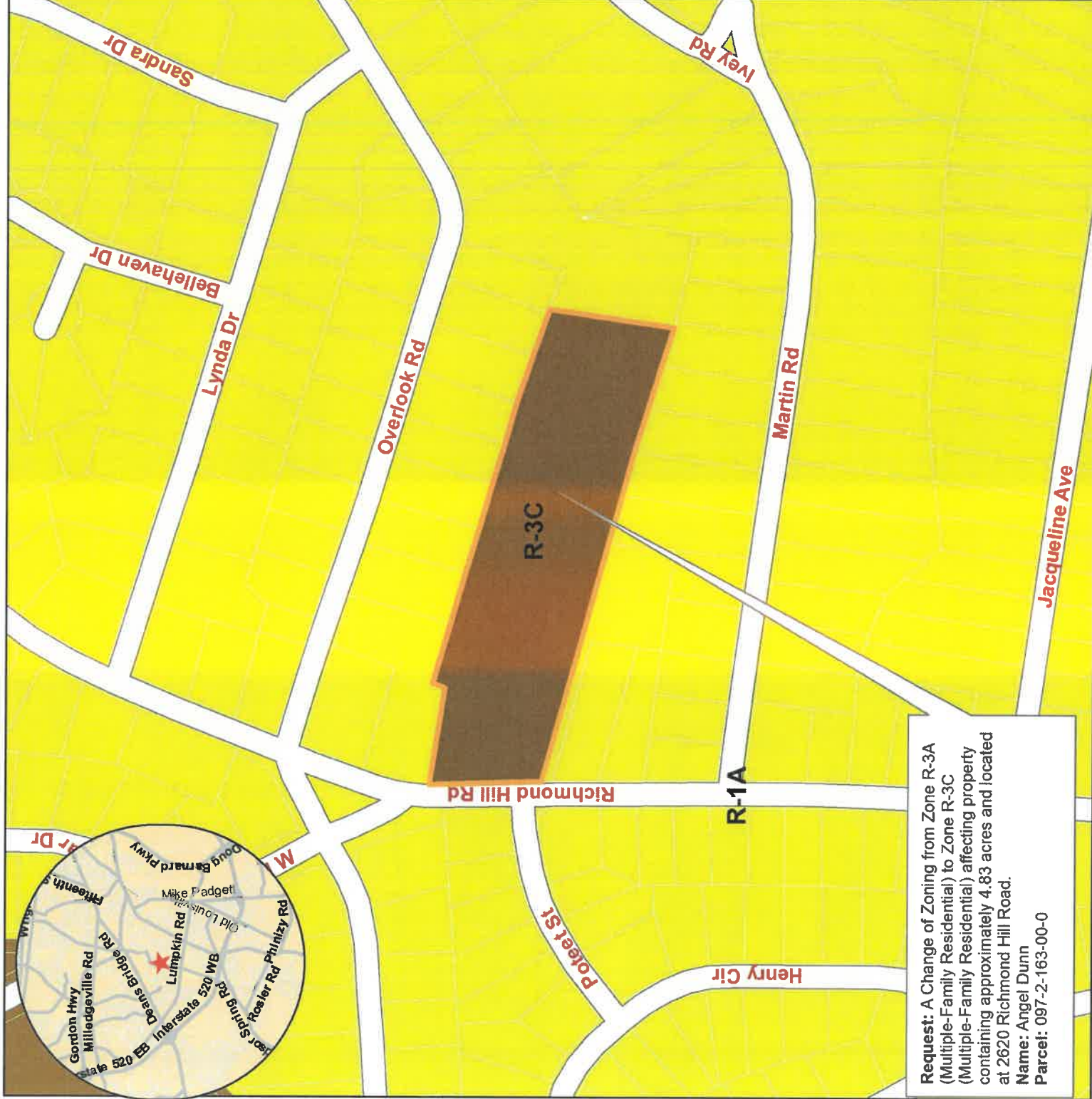
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