

Hearing Date: June 3, 2024

Case Number: Z-24-16

Applicants: High Preserve, LLC/Gulley Cat, LLC

Property Owner: Applicants

Property Addresses: 3749 Old Waynesboro Rd

Tax Parcel No(s): 170-02-054-00-0

Current Zoning: R-1C (One-Family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 6: Tony Lewis

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1C to R-1D (One-Family Residential)	Townhome Community	Section 12

SUMMARY OF REQUEST:

The original request was presented to the Planning Commission on April 1, 2024, requesting to change approximately 30.5 acres to R-1E zoning. The Planning Commission recommended denial to the Augusta Commission. The reason this request is being brought back before you is because the applicant requested to the Augusta Commission that it be sent back to the Planning Commission as he wants to revise the overall development plan and ask for R-1D zoning instead of R-1E zoning.

The property in this revised rezoning request of approximately 12.78 acres is part of a larger development with the northern portion of the adjacent property currently zoned R-1E. The overall development proposes 142 townhomes consisting of 61 buildings of 2, 3 and 4 units each. The portion zoned R-1D of the overall development will consist of attached townhomes of 2 units each.

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 revised conceptual plan submitted with this application shows buildings with no more than 2 units to be developed within the R-1D zone.
2. The revised conceptual plan submitted with this application indicates a lot width of 44.44 feet and an area measuring approximately 4,666.2 feet for lots to be developed within R-1D zone.
3. The revised conceptual plan submitted with this application indicates a 40-foot front setback for lots to be developed within the R-1D zone.
4. The revised conceptual plan submitted with this application indicates a 25-foot side setback for lots to be developed within the R-1D zone.
5. The revised conceptual plan submitted with this application indicates a 50-foot rear setback for lots to be developed within the R-1D zone.
6. There will be three (3) spaces per unit for 2-unit buildings, which totals six (6) spaces per building, developed within the R-1D zone.
7. The overall development is compliant with the parking regulations of these provisions, the revised conceptual plan submitted with this application provides 406 spaces for 142 units, and 60 guest parking spaces (includes 14 handicap spaces) for a total of 466 parking spaces. This exceeds the total number of required parking spaces by 182 spaces.
8. Section 12-7 of the Comprehensive Zoning Ordinance, Application for Approval for development or change of zoning to an R-1D Zone shall be accompanied by the following criteria:
 - a) A plat of the land to be included in the total development showing all rights-of-way and easements affecting the property to be rezoned to an R-1D classification. ***Non-compliant with this provision, utility (10-foot required) or other easements are not provided on the revised conceptual plan submitted with this application.***
 - b) A plat of the lots and the boundaries thereof along with the square footage contained in each lot and the location of the rights-of-way of proposed streets in the total development. ***Non-compliant with this provision, the revised conceptual plan submitted with this application does not provide the square footage contained in each lot, the widths of the public rights-of way are not labeled, locations and widths of sidewalks are not provided on both sides of the streets, nor does it specify if the proposed streets within the development are public or private.***
 - c) The location of buildings and the number of stories contained in each. ***Non-compliant with this provision, the revised conceptual plan submitted with this application does not include the number of stories and locations for each of the 2-, 3-, and 4-unit buildings throughout the entirety of the development.***
 - d) The preliminary location of water supply, sanitary, and storm sewer systems. ***Compliant with this provision, the revised conceptual plan submitted with this application provides proposed sewer systems.***
 - e) The location of all curb cuts, driving lanes and parking areas. ***Compliant with this provision.***

- f) The location and type of all common areas (pedestrian walkways, open spaces, recreational uses), including a statement of the method to be used to insure continued maintenance of such areas. ***Non-compliant with this provision, the applicant mentions in their letter of intent that open space calculations amount to 12.95 acres of open space or roughly 40%, however what's specifically being dedicated to open space is not provided on the revised conceptual plan. All other types of areas and their intended use have not been specified by the applicant and are not reflected on the revised conceptual site plan along with a statement of the method to be used to ensure continued maintenance of these areas has not been provided.***
 - g) The location and height of all walls, fences, and screen plantings. ***Non-compliant with this provision, the revised conceptual plan submitted with this application does not provide this information. A chain link enclosure is required around the storm water pond.***
 - h) A typical tentative plan showing front elevations of the proposed dwellings including a tentative statement indicating the type of construction to be used. ***Compliant with this provision, however a tentative statement indicating the type of construction to be used was not provided at the time the application was submitted.***
 - i) A tabulation of the total area, number of dwelling units, and overall density per acre. ***Compliant with this provision.***
9. The conceptual plan submitted with this application provides a 20-foot buffer along the sides and rear boundaries of the proposed development which meets the Section 12-10 Buffer Yard requirement for Section 12-10 in the Comprehensive Zoning Ordinance.
- A required 20-foot undisturbed buffer is required along the Covington subdivision which is not specified in the revised conceptual plan submitted with this application.
10. The site has access to public water and sewer.
11. Augusta Transit does not provide direct service to this area.
12. Augusta GIS data (derived from FEMA) show no floodplain or wetlands on the property.
13. The property adjoins the Highborne townhome community to the north, which carries R-1E zoning. To the south, Covington subdivision carries R-1A zoning; property across Old Waynesboro Road to the east carries R-1 zoning. An industrial park, zoned HI, is to the west of the property.
14. As of May 22, 2024, staff have not received any inquiries regarding the petition as it was advertised.

RECOMMENDATION: The Planning Commission recommends **Approval** of the rezoning request to R-1D with the following conditions:

1. The proposed streets within the development must be labeled as public or private.
2. The width of the proposed rights-of-way within the development must be labeled. A traffic study shall be required pursuant to the Traffic Engineering guidelines.
3. Delineation of all easements to include utilities per section 12-7(a) of the Comprehensive Zoning Ordinance.

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

4. Exterior materials shall be a combination of the Barrington II vertical cement fiber and Highborne stacked stone.
5. An undisturbed 20-foot buffer is required along the property line adjacent to the Covington subdivision.
6. 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.
7. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall be subject to site plan regulations and approval in accordance with the Augusta Georgia Comprehensive Zoning Ordinance

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.



May 21, 2024

Ashley Catterton
Development Services Administrator
Planning & Development Department
535 Telfair Street
Suite 300
Augusta, GA 30901

Re: 3749 Old Waynesboro Road (Z-24-16)
Old Waynesboro Road Townhomes

Dear Ms. Catterton,

Please let this letter serve as our Letter Of Intent for our revised rezoning request for a proposed residential townhome community located on Old Waynesboro Road.

In our previous request, we had asked that both Parcel ID# 170-0-003-01-0 and Parcel ID# 170-2-054-00-0 both be rezoned from their current zoning to R-1E.

At that time, the staff recommended both parcels to be rezoned to R-1D. Since that time, we have met with Kevin Boyd and Carla Delaney of your office to discuss the recommendation and thereby, with their understanding of our request, have structured this revised rezoning request. We recognize that since that meeting clarity has been brought to the location of the zoning line. The zoning line is the current property line which separates these two parcels.

Given our discussions and the clarity brought to the location of the zoning line, our revised zoning request is as follows:

Parcel ID# 170-2-054-00-0 (the southern-most lot) is currently zoned R-1C and is requested to be rezoned to R-1D. This suggested rezoning is in alignment with the county's originally suggested R-1D rezoning.

- Given the clarity of the existing zoning line, there is no zoning modification requested for Parcel ID# 170-0-003-01-0 (the northern-most lot).
- It is our intention to develop a townhome development utilizing both parcels identified above which would result in a townhome development that includes both R-1E and R-1D

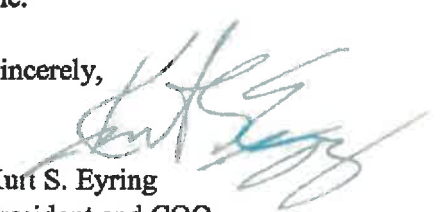


zoning. The total development would encompass 32.51 acres and consist of 142 new dwelling units.

- Open space calculations have been completed and we expect 12.95 acres of open space or roughly 40%.
- Although there is no maximum building structure area per the zoning ordinance, calculations show that the provided building or structure area coverage shall not exceed 30%.
- Parking space requirements are provided to meet or exceed code. A total of 406 parking spaces are provided for the 142 units proposed. Additional parking at amenity areas or for guests is also included.
- Revised conceptual plans and a traffic impact worksheet have been completed and submitted along with the updated rezoning application.
- We are requesting this rezoning for the purposes of developing the property for a residential townhome community.

Should you have any questions after your review of our application, please feel free to contact me.

Sincerely,


Kurt S. Eyring
President and COO

cc: Kevin Boyd, Carla Delaney, Bill Corder

Exterior Elevations – similar to those proposed at Old Waynesboro Road

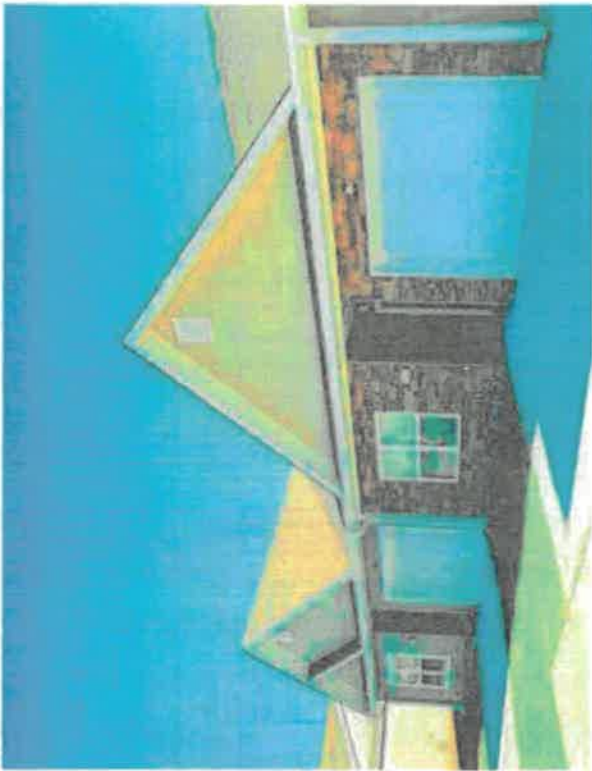


Barrington II TH 3 bdr

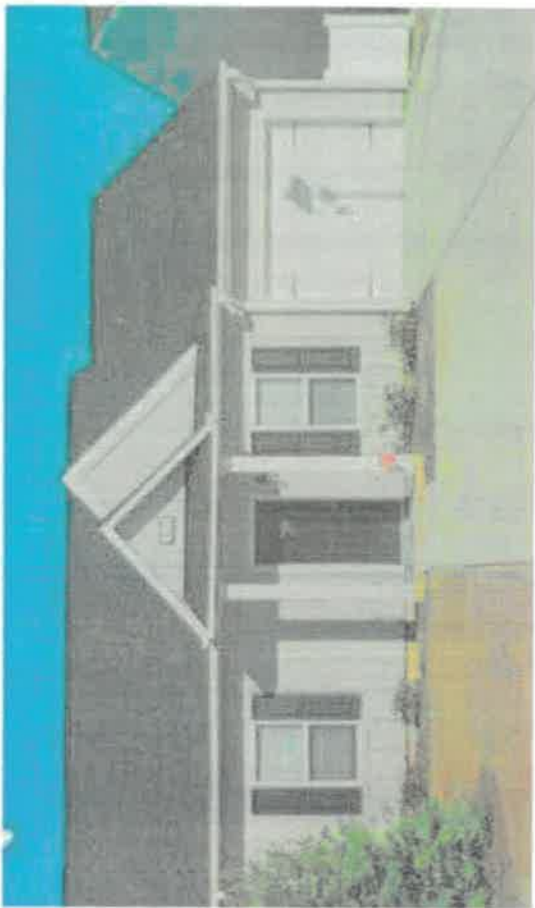


Longpoint

Exterior Elevations – similar to those proposed at Old Waynesboro Road



Vista V



Highborne



ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director
John Ussery, PE, Assistant Director of Traffic

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 3745 & 3749 Old Waynesboro Road

Tax Parcel Number: 170-0-003-01-0 & 170-02-054-00-0

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No Proposed Roads shall be Private

Proposed Development Less Than 20 Lots (Circle One): Yes or No; if "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property:

1) Old Waynesboro Road	3) _____
2) Longpoint Lane	4) _____

Volume on each existing street (AADT):

1) 5,740	3) _____
2) Not Listed (Private Road)	4) _____

Level of Service (LOS) on each street:

1) LOS A	3) _____
2) LOS A	4) _____

Land Use Type / Code (ITE Trip Generation): 220 - Multifamily Housing (low-rise)

Basis for Calculation (sq ft, # units, etc.): 142 Townhome Units

Trips Generated by Proposed Development: 957 Trips per weekday (50/50 entry/exit)

Adjusted street volumes based on trips generated:

1) 6,697	3) _____
2) 957	4) _____

Projected Level of Service (LOS) on each street based on trips generated:

1) LOS B	3) _____
2) LOS A	4) _____

* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

** Utilize the website <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

*** Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

**** Use current edition of the ITE Trip Generation Manuals.

Official Use Only

Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or N

Date of Review: _____

Signature of Traffic Engineer or Designee: _____

Print Name: _____

Title: _____

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

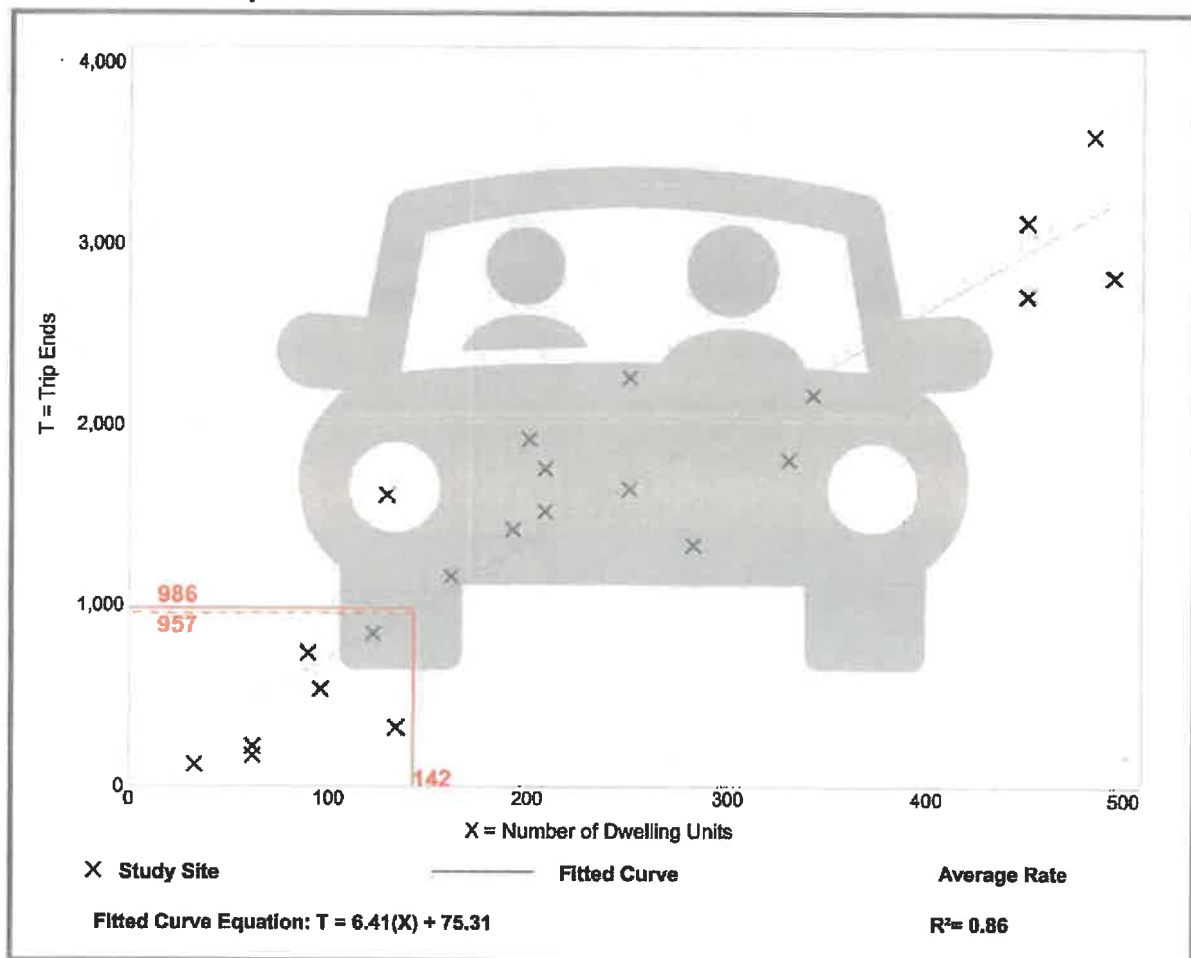
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



From FHWA Simplified Highway Capacity Calculation - Appendix A

Table 16. Stop sign-controlled highways generalized service volume table

Land Use	Functional System	Level of Service—B Service Volume	Level of Service—C Service Volume	Level of Service—D Service Volume	Level of Service—E Service Volume
Rural	Princ. Arterial	7,600	11,100	12,400	13,600
Rural	Minor Arterial	6,800	10,200	11,500	12,600
Rural	Collector	5,900	9,300	10,600	11,700
Urban	Princ. Arterial	5,200	8,500	9,800	10,900
Urban	Minor Arterial	1,900	5,200	6,400	7,400
Urban	Collector		2,800	4,000	4,800

Planning Commission
Z-24-16
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3749 Old Waynesboro Road

Aerial

Legend

 Subject Property

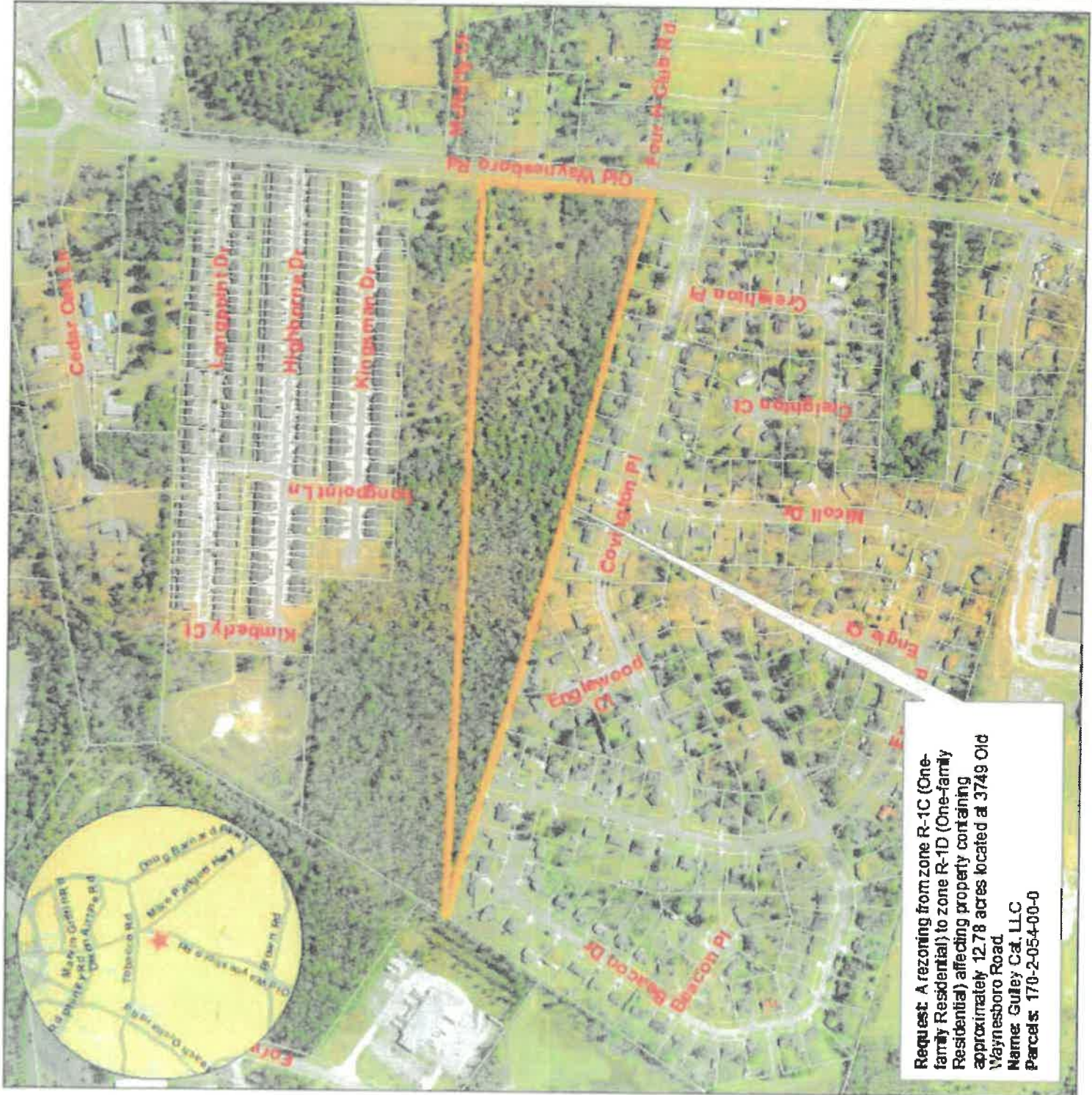


Produced By: City of Augusta
Planning & Development Department
333 Taylor Street, Suite 300
Augusta, GA 30901
5/15/2024 d2217

The City of Augusta and its staff do not warrant the accuracy of the information presented on this map. The City of Augusta and its staff do not warrant the accuracy of the information presented on this map. The City of Augusta and its staff do not warrant the accuracy of the information presented on this map. The City of Augusta and its staff do not warrant the accuracy of the information presented on this map.



0 400 Feet



Request: A rezoning from zone R-1C (One-family Residential) to zone R-1D (One-family Residential) affecting property containing approximately 12.78 acres located at 3749 Old Waynesboro Road.
Name: Guiley Cat, LLC
Parcels: 170-2-054-00-0

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3749 Old Waynesboro Road

Current

Legend

 **Subject Property**

Zoning Classification

 **A: Agriculture**

 **B-1: Neighborhood Business**

 **B-2: General Business**

 **HI: Heavy Industry**

 **R-1: One Family Residential**

 **R-1A: One Family Residential**

 **R-1C: One Family Residential**

 **R-1E: One Family Residential**



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 535 Telfair Street Suite 309
 Augusta, GA 30901
 5/15/2024 022:173

Scale: 1" = 400'



0 400 Feet



Request: A rezoning from zone R-1C (One-family Residential) to zone R-1D (One-family Residential), affecting property containing approximately 12.78 acres located at 3749 Old Waynesboro Road
 Name: Gulley Cat, LLC
 Parcel: 170-2-054-00-0

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3749 Old Waynesboro Road

Future Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood Business

B-2: General Business

HI: Heavy Industry

R-1: One Family Residential

R-1A: One Family Residential

R-1D: One Family Residential

R-1E: One Family Residential



Resolved By: City of Augusta
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Augusta, GA 30901
922.2.24 422178

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0 400 Feet



Request: Rezoning from zone R-1C (One-family Residential) to zone R-1D (One-family Residential) affecting property containing approximately 12.78 acres located at 3749 Old Waynesboro Road
Name: Guley Cal, LLC
Parcel: 170-2-054-00-0

