

Hearing Date: June 3, 2024

Case Number: Z-24-23

Applicant: Southern Civil Solutions, LLC

Property Owner: NEK Restaurant Holdings LLC &
3J7B Real Estate LLC

Property Address: 2116 & 2132 Lumpkin Road

Tax Parcel No(s): 110-1-028-00-0 &
110-1-027-00-0

Current Zoning: R-3A (Multiple-Family Residential)
and B-1 (Neighborhood Business)

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)
Rezoning from R-3A (Multiple-Family Residential) and B-1 (Neighborhood Business) to R-1E (One-Family Residential)	Townhome Community	Section 13

SUMMARY OF REQUEST:

The petition seeks to rezone 5.02 acres. The request to change the zoning from R-3A (Multiple-Family Residential) and B-1 (Neighborhood Business) to R-1E (One-Family Residential) would allow for a townhome community. The concept plan presented with the rezoning application proposes the following:

- 41 attached two-story townhome units that are fee simple.
- Hardy plank on the front and either hardy plank or vinyl on the sides and back
- Public road throughout the development
- Sidewalks on both sides of the street
- Parking pads for each unit, along with guest parking lining the internal streets.
- A mail kiosk and playground are located in the southwestern portion of the development.
- A walking trail is located around the southeastern portion of the development.
- A stormwater retention pond is located along the eastern side of the development.
- The townhomes would be encompassed with a 10ft landscape buffer.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2018 Comprehensive Plan the property is located within the South Augusta Character Area. The vision for South Augusta reflects a mix of housing types, preserving suburban-style, single-family

neighborhoods, while medium density residential developments are added in a targeted manner to diversity housing options as utility and transportation infrastructure improves. Underserved neighborhoods are revitalized through infrastructure improvements and public-private-partnerships in new and rehabilitated housing.

FINDINGS:

1. There are no prior zoning actions at the property.
2. The site has access to public water and sewer.
3. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
4. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
5. Public transit is available approximately 63ft from the property on Lumpkin Road.
6. According to the Georgia Department of Transportation State Functional Classification Map Lumpkin Road is a minor arterial route.
7. Based on the preliminary traffic impact worksheet, the traffic engineering department has indicated that there will not be a traffic study conducted.
8. The development provides 96 parking spaces, where 93 parking spaces are required.
9. The development provides 30% open space, where only 25% is required.
10. Adjacent zoning: West: R-3B (Multi-Family Residential) | East: B-2 (General Business) | South: R-1A (Single-Family Residential) | North: R-3B (Multi-Family Residential).
11. From the submitted proposed site plan, the parking spaces that line the internal streets are 10ftx20ft in size. According to section 13-10 (b) "where off-street parking is arranged so as to require backing from more than four contiguous spaces directly onto a public street, the minimum parking space dimensions shall be ten (10) feet in width and twenty-five (25) feet in length".
12. As of May 24, 2024, staff have not received any inquiries regarding the petition as advertised.

RECOMMENDATION: To address housing options in the South Augusta character area, the Planning Commission recommends Approval to rezone the property to R-1E with the following conditions:

1. The minimum lot width shall be 26ft. Maximum number of dwelling units shall be 41.
2. Parking spaces that line the internal streets must meet the 10ftx25ft dimensions.
3. To provide an enhanced landscape buffer on Lumpkin Road. The development shall provide a staggered double landscaped street yard consisting of at least one (1) large tree for each forty-five (45) linear feet on center of street frontage, with a large tree being located within twenty feet (20') of each side property line.
4. Delineation of all utility easements per section 13-11 (a) of the Comprehensive Zoning Ordinance are required.
5. A six (6) foot privacy fence must be installed in the rear yards of the homes that abut Lumpkin Road.
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 obtain site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
8. A minimum of 2 distinct facades is required.
9. The sidewalk shall extend along the entirety of the front property line.

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.

February 27, 2024

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

SUBJECT: LETTER OF INTENT FOR LUMPKIN ROAD TOWNHOME DEVELOPMENT

To whom it may concern,

NEK Commercial Properties proposes to develop property located at 2132 & 2116 Lumpkin Road (parcel numbers 110-1-026-01-0 & 110-1-027-00-0) into a 41-unit townhome neighborhood. The development would include a public road extended into the property, stormwater management facility, community common area, water and sewer extensions, and fee simple townhomes.

The property is currently zoned R-3A & B-1 which do not allow townhomes. We request the property be rezoned to R-1E, which is suitable for this type of development and in conformance with the Comprehensive Land Use Plan. The development will have a 10-foot buffer which will minimize any effects on adjacent or nearby properties. We do not believe the proposed development will negatively impact existing streets, transportation facilities utilities, or schools.

Please feel free to contact us if you have any questions or concerns.

Submitted Respectfully,



NEK Commercial Properties



May 20, 2024

City of Augusta – Department of Planning and Development

Planning Division

535 Telfair Street – Suite 300

Augusta, Georgia 30901

SUBJECT : Proposed Common Area Maintenance plan for Lumpkin Road Townhome Development

To whom it may concern,

To maintain the beauty, safety, and functionality of our community, we have developed a comprehensive maintenance plan for all common areas. This plan outlines the tentative schedule for the cleanliness and maintenance of each area to ensure consistent upkeep and swift response to any issues.

1. Landscaping

- Lawns, Trees, Shrubs, and Flowerbeds:
 - * Weekly mowing and edging of lawns.
 - * Quarterly tree trimming.
 - * Monthly pruning and fertilizing of shrubs and flowerbeds.
- Irrigation Systems:
 - * Monthly inspection and adjustment.

2. Trash Collection Areas

- Trash and Recycling Bins:
 - * Collection twice a week.
 - * Monthly cleaning and disinfecting of bins.
- Dumpster Areas:
 - * Weekly inspection and cleaning.

3. Snow Removal - In the unlikely event of snow, maintenance will be trained and on standby to maintain the community as follows:

- Roads, Sidewalks, Driveways, and Walkways:

* Snow removal operations will commence promptly following significant snowfall.

* Salting and de-icing as needed.

4. Fences and Gates

* Biannual painting and repairs.

* Monthly inspection for damage or wear.

5. Sidewalks and Walkways

- Sidewalks, Walking Trails, Pathways:

* Monthly cleaning

* Biannual power washing.

* Quarterly safety inspections and repairs.

6. Pest Control

- Common Areas Treatment:

* Quarterly pest control services.

7. Drains and Gutters

- Storm Drains, Gutter Systems, Drainage Ditches:

* Biannual inspection and cleaning.

* Prompt repairs as needed.

8. Parking Areas

- Parking Lots and Visitor Parking Spaces

* Cleaning and debris removal three times a week.

* Monthly inspection for damage or maintenance needs.

9. Lighting

- Streetlights, Pathway Lighting, Security Lights:

* Monthly inspection and bulb replacement.

* Immediate repair of any reported outages.

10. Community Signage

- Entrance Signs, Directional Signs, Informational Signs:

- * Monthly cleaning and inspection.
- * Biannual touch-up painting or repairs as needed.

11. Retention/ Detention Ponds

- * Monthly cleaning.
- * Quarterly inspection and maintenance.

12. Mailboxes

- Community Mailbox Clusters
 - * Weekly cleaning.
 - * Monthly inspection for damage or wear.

13. Seating Areas

- Benches, Picnic Tables, etc:
 - * Monthly cleaning and inspection.
 - * Biannual staining or painting.

14. Roadways

- Private Roads, Driveways, Speed Bumps:
 - * Biannual inspection and repair.
 - * Weekly debris removal and cleaning.

We are determined to keep the community beautiful and well-maintained.

Sincerely,


NEK Commercial Properties LLC



ENGINEERING DEPARTMENT

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

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 2132 & 2116 Lumpkin Road

Tax Parcel Number: 110-1-026-01-0 & 110-1-027-00-0

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

Any new public roadways? (Circle One): Yes or No

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) Lumpkin Road	3) _____
	2) _____	4) _____
Volume on each existing street (AADT):	1) 14,500	3) _____
	2) _____	4) _____
Level of Service (LOS) on each street:	1) B	3) _____
	2) _____	4) _____

Land Use Type / Code (ITE Trip Generation): 230

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

Trips Generated by Proposed Development: 268

Adjusted street volumes based on trips generated:

1) 14,768	3) _____
2) _____	4) _____

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

1) B	3) _____
2) _____	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://dottrafficdata.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

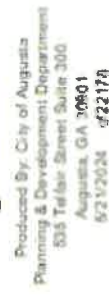
Date of Review: 5/21/24

Signature of Traffic Engineer or Designee: Marques Jacobs

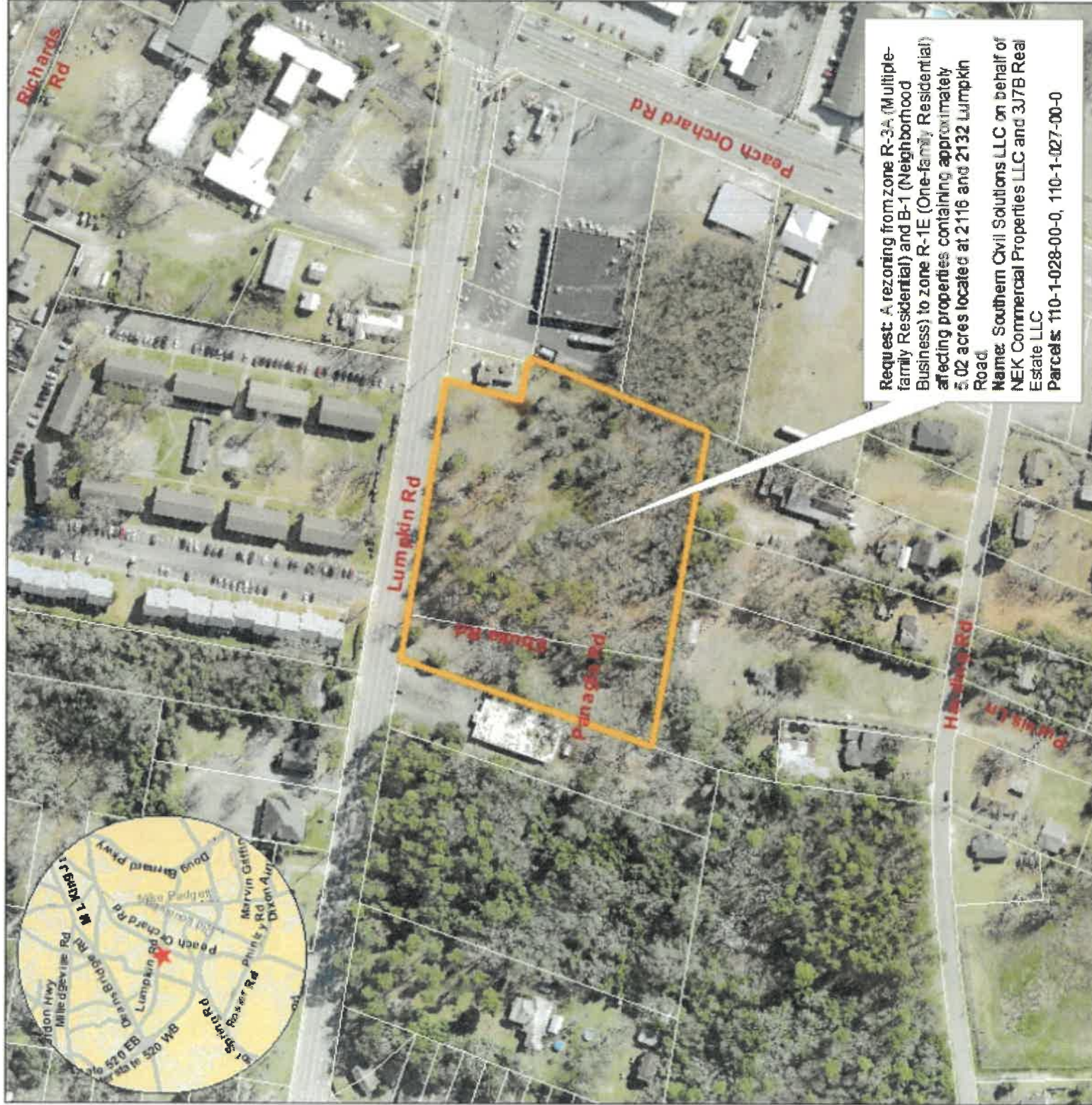
Print Name: Marques Jacobs

Title: Traffic Operations Manager

Subject Property

[illegible]

200 F-21



Planning Commission
Z-24-23
June 3, 2024









2116 and 2132
Lumpkin Road

Current Zoning

Legend

 Subject Property

Zoning Classification

-  B-1: Neighborhood Business
-  B-2: General Business
-  R-1A: One Family Residential
-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-1D: One Family Residential
-  R-3A: Multiple-Family Residential
-  R-3B: Multiple-Family Residential

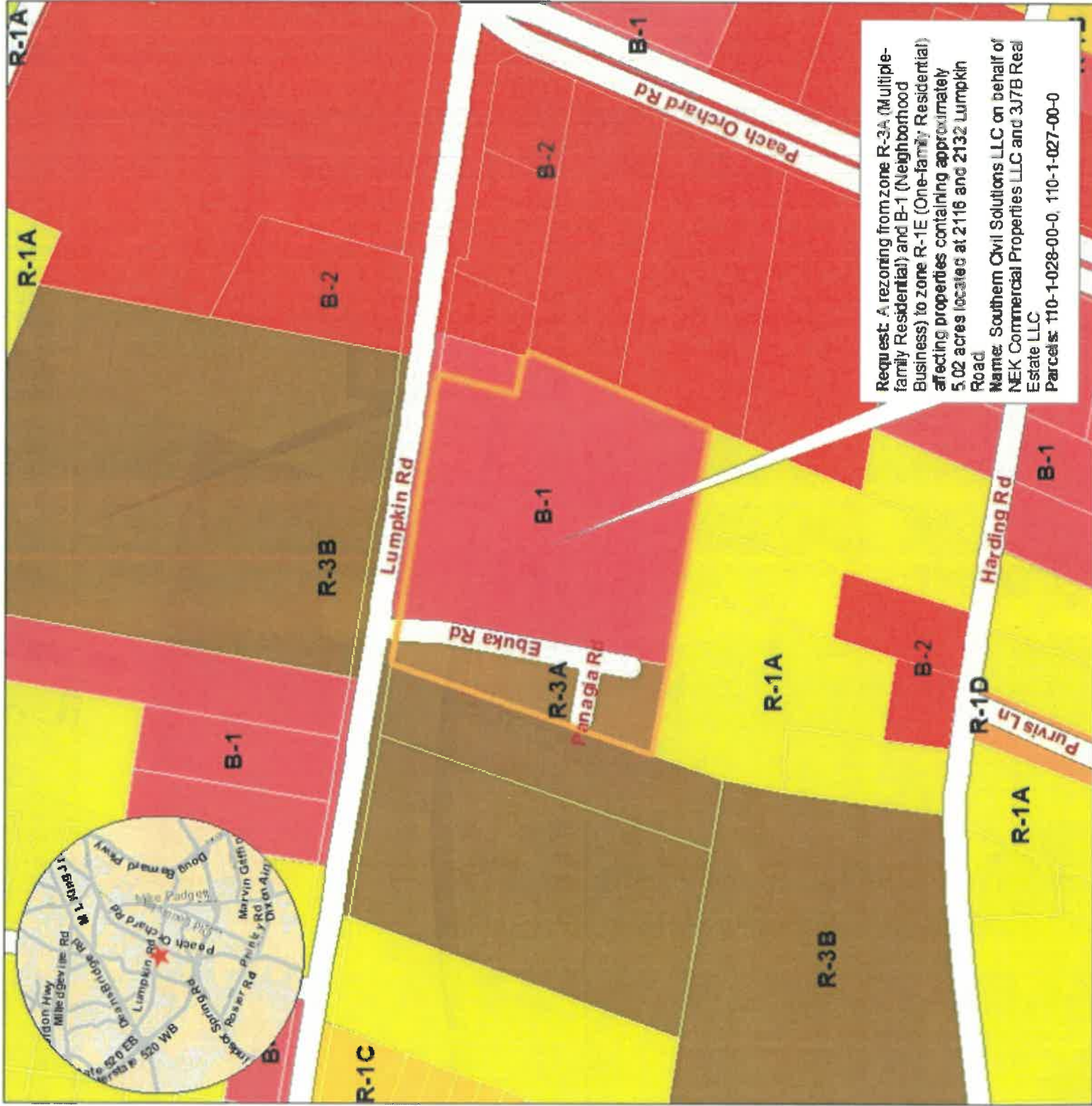


Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 921/2026 9/22/17A

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Planning Commission
Z-24-23
June 3, 2024










2116 and 2132
Lumpkin Road

Future Zoning

Legend

 Subject Property

Zoning Classification

-  B-1: Neighborhood Business
-  B-2: General Business
-  R-1A: One Family Residential
-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-1D: One Family Residential
-  R-3A: Multiple-Family Residential
-  R-3B: Multiple-Family Residential
-  R-1E: One Family Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfer Street, Suite 300
Augusta, GA 30601
5/21/2024 (422178)

Source: City of Augusta

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