

Hearing Date: November 4, 2024

Case Number: SE-24-15

Applicant: DDG Development LLC

Property Owner: John Henderson

Property Address: 2355 and 2421 Windsor
Spring Road, 2500 Craven Street, and 3401
Lucie Street

Tax Parcel No(s): 120-0-266-00-0, 120-0-261-
00-0, 120-0-262-00-0, 120-0-261-03-0

Current Zoning: B-2 (General Business) & R-1A
(One Family Residential)

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)
Special Exception	Mixed Residential Development (Single Family Attached & Detached Lots)	Sections 9-2(a) & 13

SUMMARY OF REQUEST:

The applicant is requesting a special exception to establish a mixed residential development with both single family attached and detached lots. The applicant is also requesting a special exception for a reduction in lot size. The total acreage of all tracts is approximately 62.6 acres of undeveloped, wooded land. The concept plan presented with the special exception application proposes the following:

- 119 detached dwellings
- 115 attached townhome units
- A density of ~3.9 units/acre
- Public road throughout the development with two neighborhood entrances and exits
- A stormwater retention pond
- An amenity area including a playground and picnic cabana
- Multiple open space areas throughout the development
- Remaining commercial tract shows proposed Dollar General Store

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 diversify 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. The property owner is also requesting a rezoning to R1-A w/ special exception to allow for a mixed residential development and leave part of the proposed development B-2 for future general business development via petition Z-24-34.
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 not available near the property on Windsor Spring Road.
6. According to the Georgia Department of Transportation State Functional Classification Map Windsor Spring Road is a major collector.
7. Based on the preliminary traffic impact worksheet, the traffic engineering department has indicated that there will need to be a full traffic study conducted.
8. The adjacent zoning is a mix of B-2 (General Business), R-3B (Multiple- Family Residential), and R-1A (One-Family Residential).
9. The proposal is consistent with the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.
10. As of October 22, 2024, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Engineering Comments:

- None received at this time

Traffic Engineering Comments:

- A full traffic study will need to be conducted.

Utilities Comments:

- There is a 10" water line on Windsor Spring available for your use. There is an 8" sewer line on Windsor Spring available for your use. Water lines will need to be looped at all connecting roadways. Depending on your sewer tie in location(s) keep in mind during design of the site plan that all offsite sewer lines existing and new must be fully drivable minimum of 16' wide unobstructed path and can accommodate construction trucks driving around each MH and turn radius must be accommodate within the easement provide thus possibly making the easement wider at any turns and around MH and able to with stand a 50,000 lbs. vehicle. This is for maintenance of those lines. No fences or trees are allowed with in that offsite easement. Also no permanent structures are allowed any closer than 25' to any water or sewer utility installed or existing, either in ROW or offsite. Any connection to existing sewer not with in your site or county ROW will need a recorded easement agreement up front before site plans can be approved.

RECOMMENDATION: To address housing options in the South Augusta character area, the Planning Commission recommends **Approval** of this special exception with the following conditions:

1. There shall be a minimum lot width of 26ft for the single-family attached portion (townhomes) of this development.
2. Maximum number of dwelling units cannot exceed 4 units per acre.
3. The development must have alternating elevations with at least 3 different facades, all alternating and with more than 30% vinyl siding.
4. Sidewalks are required on both sides of the street.
5. The development must provide appropriate buffers on all sides and comply with the Augusta Tree Ordinance.
6. The development must provide at least 25% open space and a covered mail kiosk.
7. Amenities, i.e., a park, walking trails, pool, etc. must be included within the development and installed before 50% of the development receives a Certificate of Occupancy.
8. The development must comply with the minimum parking requirements.
9. The development must provide “guest” parking spaces in the townhome section of the development.
10. 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.
11. No vinyl siding shall be used on the single-family detached portion of the 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, 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.

ZONING NARRATIVE

for

DDG TRACTS – WINDSOR SPRING RD

Rezoning and Special Exception Request

The subject properties to be developed consist of 5 separate tracts of land with a combined acreage of approximately +/-62.6 acres. The tracts are identified below and on the attached zoning exhibit as Tracts 1, 2, 3, 4 and 5. The applicant is the current owner of Tracts 4 and 5 and is currently under contract on the remaining parcels. Tracts 1 and 2 are currently zoned B-2 while tracts 3, 4 and 5 are zoned R-1A. The intent of this request is to subdivide Tract 2 and combine it with the remaining parcels to create 2 separate tracts of land shown as Tracts A and B on the attached concept plan.

TMP	Tract ID	Area (AC)	Current Zoning	Proposed Zoning
120-0-267-00-0	Tract 1	1.06	B-2	B-2 (keep current zoning)
Portion of 120-0-266-00-0	Tract 2A	2.45	B-2	B-2 (subdivide & maintain zoning)
Portion of 120-0-266-00-0	Tract 2B	4.50	B-2	R-1A (subdivide & rezone w/ SE)
120-0-261-00-0	Tract 3	7.30	R-1A	R-1A (w/ Special Exception)
120-0-262-00-0	Tract 4	9.00	R-1A	R-1A (w/ Special Exception)
120-0-261-03-0	Tract 5	38.29	R-1A	R-1A (w/ Special Exception)

Tract A will consist of approximately 59.09 acres and will be zoned R-1A. This will require subdividing Tract 2 and combining approximately 4.5 acres of property with Tracts 3, 4 and 5. The 4.5-acre portion of Tract 2 will need to be rezoned to the R-1A district. The applicant is also applying for a special exception to allow for a reduction in lot size and a mix of single family attached and detached lots. We believe this request is in accordance with the intent of section 9-2(a) of the Comprehensive Zoning ordinance. The special exception is being requested due to buildable area limitations and to allow for a development more suitable in today's market.

Tract B will consist of approximately 3.51 acres and will require combining the remaining 2.45 acres of Tract 2 with Tract 1. The property will maintain the current B-2 zoning and the applicant intends to market this property to a Dollar General developer.

Site Description

The property in its existing condition is undeveloped and the existing terrain elevations indicate moderate to substantial fall toward the existing draw on-site and Windsor Spring Road. There is no indication of wetlands, streams or flood plain on the property. Tracts 1 and 2 have frontage along Windsor Spring Road directly across from the signalized intersection with Rosier Road. Several existing road stubs end at the property line including Markham Drive, Lucie Street, Shilo Street and Craven Street. Water utilities are available along Windsor Spring Road and at the existing road stubs. Sanitary sewer is accessible from Windsor Spring Road and the main running through the draw on the northern portion of the site.

Proposed Development and Design Requirements

The proposed development will consist of a mix of single family detached and attached units. The proposed concept shows 234 lots consisting of 119 – 50' detached lots and 115 – 24' townhome lots. The exact lot widths may vary at the time of development depending on the demand of the market and the home

builder once one has been engaged. No more than 115 townhome units will be developed, and single family detached lots will have a minimum width of 50' at the minimum building line. The development will be designed and developed in accordance with Section 13 of the Comprehensive Zoning Ordinance aside from the maximum density limitations described in Section 9-2(a). The proposed concept shows a density of 3.96 units/acre which is below the maximum of 4 units/acre.

The concept plan proposes 50' public rights-of-way with roads measured 31' wide from the back of curb and sidewalk on one side of the street. This matches the existing right-of-way width and road section of the adjacent residential neighborhood contiguous with the proposed development. The only contiguous sidewalk with the development is located on Windsor Spring Road and two detention ponds are expected to be required to control stormwater from the development.

Access to the property will be provided by a two new entry drives. The primary entrance will be from Windsor Spring Road at the signalized intersection with Rosier Road. A traffic study will be required to determine adjustments to the signal timing and existing intersection. We expect a new right turn lane to be required on Windsor Spring along with restriping a new left turn lane into the site. Turn lanes will also be provided as needed at the entry drive. The secondary access will be an extension of Lucie Street. The terrain of the property poses substantial challenges to make connections from the remaining road stubs.

The development will be designed and developed in accordance with Section 13 of the Comprehensive Zoning Ordinance aside from the maximum density limitations described in Section 9-2(a). The proposed concept shows a density of 3.96 units/acre which is below the maximum of 4 units/acre.

Conclusion

Due to the geometric challenges of the property, required access improvements and the nature of today's housing market, we believe this request follows the intent of the zoning ordinance. The geometry, access improvements and terrain of the property make it difficult to provide a practical and marketable development in accordance with the R-1A zoning. Any future commercial development on the property to remain in the B-2 district will be in compliance with the requirements set forth in the Comprehensive Zoning Ordinance.



**Planning Commission
SE-24-15
November 4, 2024**

2355 Windsor Spring Road,
2500 Craven Street,
2421 Windsor Spring Road,
and 3401 Lucie Street

Aerial

Legend



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Planning & Development Department
535 Tallahassee Street Suite 300
Augusta, GA 30901
10/10/2024 07:21:78



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**Planning Commission
SE-24-16
November 4, 2024**

**2355 Windsor Spring Road,
2500 Craven Street,
2421 Windsor Spring Road,
and 3401 Lucie Street**

Current Zoning

Legend



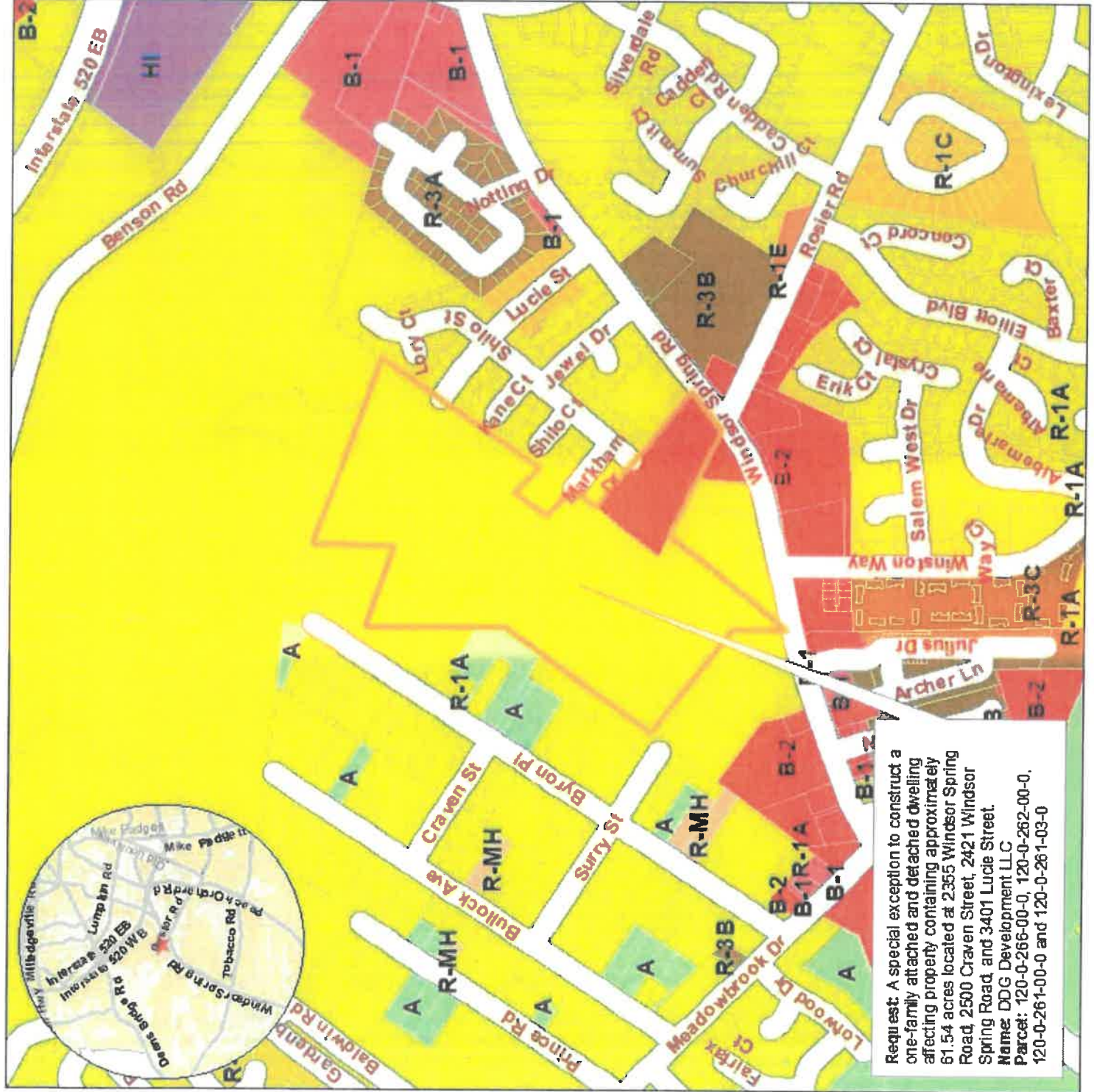
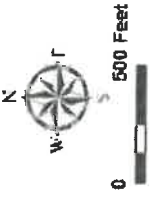
Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- R-1: One Family Residential
- R-1A: One Family Residential
- R-1B: One Family Residential
- R-1C: One Family Residential
- R-1E: One Family Residential
- R-3A: Multiple-Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential
- R-MH: Manufactured Home Residential



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Planning & Development Department
535 Telfer Street, Suite 300
Augusta, GA 30901
10/10/2024 q122176

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Request: A special exception to construct a one-family attached and detached dwelling affecting property containing approximately 61.54 acres located at 2355 Windsor Spring Road, 2500 Craven Street, 2421 Windsor Spring Road, and 3401 Lucie Street.
Name: DDG Development LLC
Parcel: 120-0-266-00-0, 120-0-262-00-0, 120-0-261-00-0 and 120-0-261-03-0