

Hearing Date: November 4, 2024

Case Number: Z-24-35

Applicant: CG Sibley Mill, LLC

Property Owner: Augusta Canal Authority

Property Address: 1705, 1717 and 1721
Goodrich Street

Tax Parcel No(s): 027-4-094-00-0, 027-4-094-00-1, 035-2-031-00-0 and portions of 027-4-094-00-2 and 027-4-096-00-0

Fort Eisenhower Notification Required: N/A

Commission District 1: Jordan Johnson

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from LI (Light Industrial) and B-2 (General Business)	Mixed-use Development	Section 22-1

SUMMARY OF REQUEST:

This rezoning seeks to rezone approximately 13.93-acres from LI (Light Industrial) to B-2 (General Business) zoning. The applicant proposes to redevelop the former Sibley Mill industrial site into a mixed-use development consisting of 216 apartments consisting of 1, 2, and 3-bedrooms and 92,970 square feet of commercial uses. According to the conceptual site plan, 16 buildings occupy the site varying from 1,000 to 206,000 sq. ft. and situated to the northwest of the King Mill multi-family redevelopment project on Goodrich Street.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located within the Old Augusta Character Area. Most of the neighborhoods were developed prior to World War II and reflect the major characteristics of traditional neighborhoods. Neighborhood businesses, civic and institutional uses are scattered throughout the area. The Plan envisions appropriate residential infill, neighborhood activity centers that provide a focal point for community services and a location for appropriately scaled retail establishments.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- Traffic Engineering has reviewed the submitted preliminary traffic impact worksheet and will require a full traffic study for the proposed development.

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

FINDINGS:

1. All three properties are currently situated in the LI (Light Industrial) zone.
2. LI zoning supports commercial and some industrial development but prohibits residential land uses.
3. According to the Letter of Intent, the plan includes 109 1-bedrooms, 99 2-bedrooms and 8 3-bedrooms apartments for a residential density of 15.7 dwelling units per acre with approximately 92,970 sq. ft. of commercial space for offices, restaurant and general commercial uses.
4. The properties can be served by both a public potable water system and a public sanitary sewer system.
5. Goodrich Street and Kendrick Place are identified as local or minor roads on the Georgia Department of Transportation (GDOT) Function Classification Map, 2017. Broad Street is a minor arterial street with public transit being available within 0.17 miles of the properties.
6. 1705 Goodrich Street is currently a parking lot and is separated from 1717 and 1721 Goodrich Street by an active CSX railroad line.
7. Sidewalks are present along one side of Goodrich Street west of the CSX railroad, it is also present along one side of Kendrick Place north of the CSX railroad.
8. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
10. All adjacent properties are zoned Light Industrial. The King Mill residential redevelopment project zoned B-2 is approximately 100 feet to the southeast being separated by Kendrick Place and a canal.
11. Traffic Engineering has reviewed the submitted preliminary traffic impact worksheet and will require a full traffic study for the proposed development.
12. Approximately 3.7 acres or approximately 28 percent of the site will be dedicated to open space.
13. The anticipated amenities include walking trails, swimming pool, gym and pavilion.
14. The properties are not located in the Downtown Historic District.
15. The properties are located within the Planned Development Riverfront (PDR) Zone.
16. The properties are part of the Augusta Canal National Heritage Area (also known as the Augusta Canal and Industrial District), as is King Mill.
17. The owners of the property, the Augusta Canal Authority are requesting that a portion of the property consisting of approximately 1.43 acres (the cross hatched area on the submitted conceptual site plan) that is currently being used to generate hydro-electric power remain Light Industrial (LI) with the Augusta Canal Authority retaining ownership which will create the need to subdivide the property.
18. The smokestack located on the property; the only remnant of the Confederate Powder Works from the Civil War will remain.

19. The proposed redevelopment is consistent with the 2023 Comprehensive Plan which supports redevelopment projects that stabilize neighborhoods and enhance their attractiveness as places to live, work and play.
20. The developers propose to restore the existing brick masonry on the exterior of the buildings matching any new brick as close as possible to the existing brick.
21. At the time of completion of this report staff has not received any inquiries regarding this application.

RECOMMENDATION: The Planning Commission recommends **Approval** of rezoning the property from LI to B-2 except for the approximately 1.43 acres to be retained by the Augusta Canal Authority with the following conditions:

1. The overall density shall not exceed 17 units per acre.
2. Permitted uses shall be limited to multi-family apartments, office, retail, and restaurant uses.
3. A minimum of 25 percent of the site shall be dedicated to open space.
4. A traffic study is required by Augusta Traffic Engineering prior to submission for site plan approval.
5. The development shall also comply with the Planned Development Riverfront (PDR) Zone in Section 25-A of the Comprehensive Zoning Ordinance.
6. A subdivision of the properties shall be completed for the portion of the property being retained by the Augusta Canal Authority with LI (Light Industrial) zoning.
7. A full traffic study shall be submitted to the Augusta Traffic Engineering Department prior to submittal for site plan review.
8. 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 Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
9. 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.

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.

Augusta Planning and Development Department
535 Telfair Street
Augusta, Georgia 30901

August 23, 2024

Dear Augusta Planning and Development Department,

On behalf of CG Sibley Mill, LLC, we are hereby submitting this request for rezoning of the Sibley Mill site, parcel #s 035-2-031-00-0, 027-4-096-00-0, and 027-4-094-00-0, located at 1705, 1717, and 1721 Goodrich Street, from LI (Light Industrial) Zone to B-2 (General Business) Zone. The property to be re-zoned is labeled as "Tract A" and "Tract B" on the enclosed plat dated August 24, 2010, less and except the portion subdivided and to be retained by the Augusta Canal Authority. The "Tract A" area to be rezoned when removing the Augusta Canal Authority piece of property is approximately 12.7 acres. The "Tract B" area to be rezoned is 1.23 acres. A portion of the "Tract A" property was developed into commercial use as part of Phase 1 of Sibley Mill re-development. As part of Phase 2 of re-development, the remaining portion of "Tract A" will be proposed to be residential apartments and commercial uses. The proximity of this property to the medical district and the downtown entertainment district makes it a desirable location for this type of development. Definitive plans of the Phase 2 development will be submitted to the relevant authorities for approval in due course.

1. Use – Residential and Commercial

- Number of apartment units: 216
- Breakdown of units (1, 2 and 3 bedroom)
 - i. 1-bedroom Apts: 109
 - ii. 2-bedroom Apts: 99
 - iii. 3-bedroom Apts: 8
- Overall Density per acre
 - i. Density of Apartment Units
 - ii. 216 units / 12.7 acres = 17.0 units per acre
- Commercial
 - i. Offices, Restaurant, and General commercial
 - ii. Commercial gross square footage: 92,970

2. Parking – 9' x 18' size spaces

- 1-bedroom Apts.: 109 @ 1.5 Spaces = 164 Spaces
- 2-bedroom Apts.: 99 @ 2.0 Spaces = 198 Spaces
- 3-bedroom Apts: 8 @ 2.0 Spaces = 16 Spaces
- Offices: 152 Spaces
- Brewpub Restaurant: 18 Spaces
- General Commercial: 45 Spaces
- Total Required Parking= 164 + 198 + 16 + 152 + 18 + 45 = 593 Spaces
- Total Parking Provided: 607 Spaces

3. Open Space - Lot Coverage
 - o Approximately 3.9 Acres or 30.7 % of the remainder of Tract A
4. Other: Project will comply with the Landscaping/Tree Ordinance or obtain appropriate variances, if needed. The master concept plan is enclosed for reference, showing Phase 1 (already constructed) and the proposed Phase 2.
5. Anticipated amenities include walking paths/trails, swimming pool and pavilion, gym, etc.

Design and Architectural policy

The design and architectural policy is governed by the existing structures and buildings. The existing Mill, to be converted into the apartments will retain the magnificent facade and elevations as it was in the 1880's. New windows will be installed to reflect the original building as well as restoration to masonry and other decorative features.

Anticipated timeline

It is anticipated that we will commence construction with the Main Mill in the later part of 2024 and complete within 24 months thereafter. It is envisioned that the balance of the project will proceed approximately 6 months after commencement of the Main Mill and be completed within 18 months after commencement.

Material list

The existing (red) brick masonry is to be restored. Any new brick will match as close as possible. Existing synthetic wood siding on non-historic appendages to be replaced with new fiber cement siding and painted. Existing translucent wall panels are to be replaced in kind.

Heights of Buildings

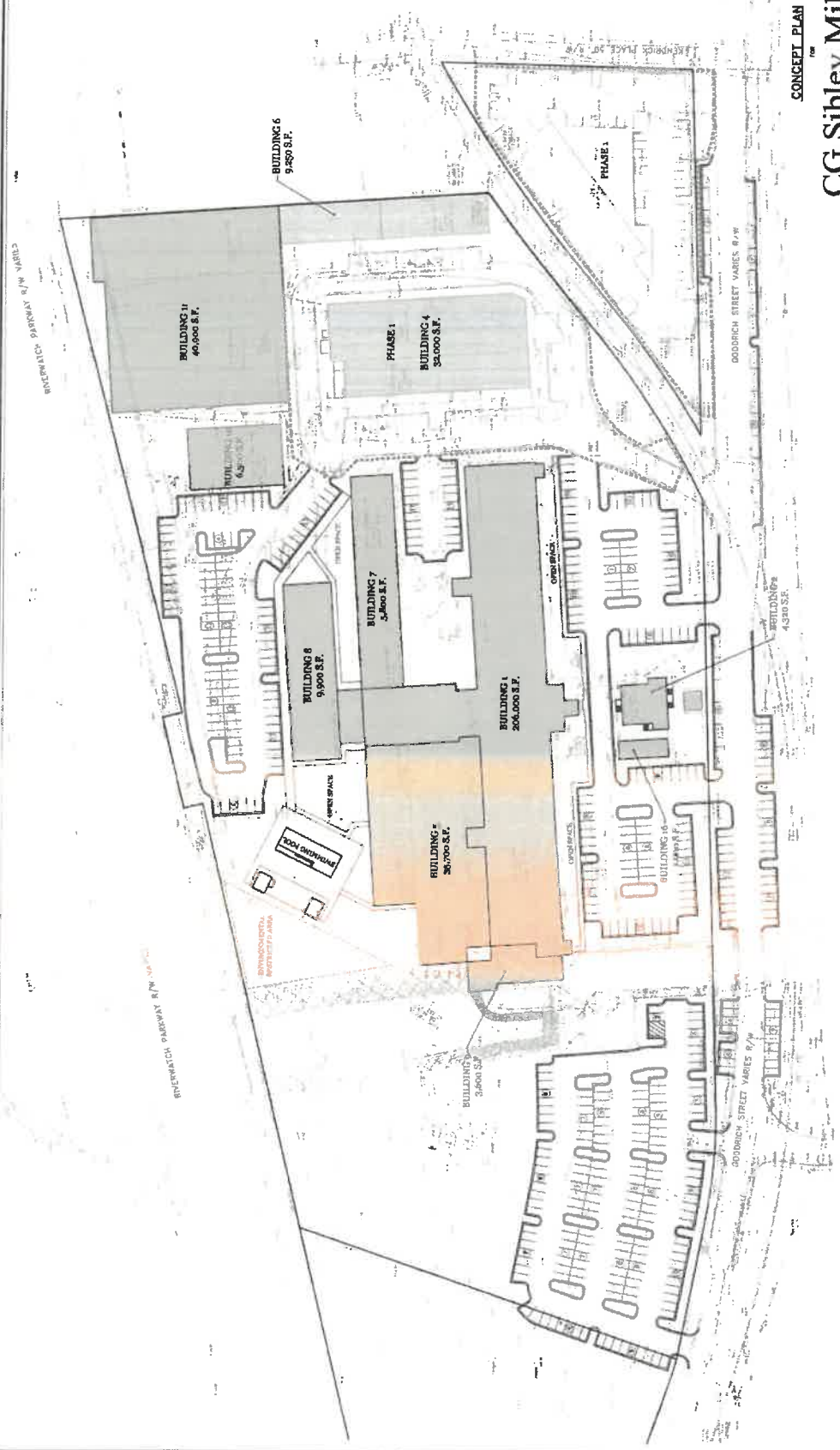
Typical parapet height for the building is +/-65'-0". The height of the main tower is +/-104'-0" (Does not include flag pole)

Thank you for your consideration and if you need any additional information, please do not hesitate to contact Randy Moore at rmoore@crossgatepartners.com or Robby Wray at robby@montecristollic.com or 706-691-9905.

Sincerely,



Randy S. Moore
Managing Partner



PERMITS DATA
PLANNING DEPARTMENT, 1111 S. 11TH STREET, SUITE 100, AUSTIN, TEXAS 78704
DATE: 11/11/2023
BY: 11/11/2023
PROJECT: 1111 S. 11TH STREET, SUITE 100, AUSTIN, TEXAS 78704
SHEET: 1111 S. 11TH STREET, SUITE 100, AUSTIN, TEXAS 78704
TOTAL: 1111 S. 11TH STREET, SUITE 100, AUSTIN, TEXAS 78704

CONCEPT PLAN

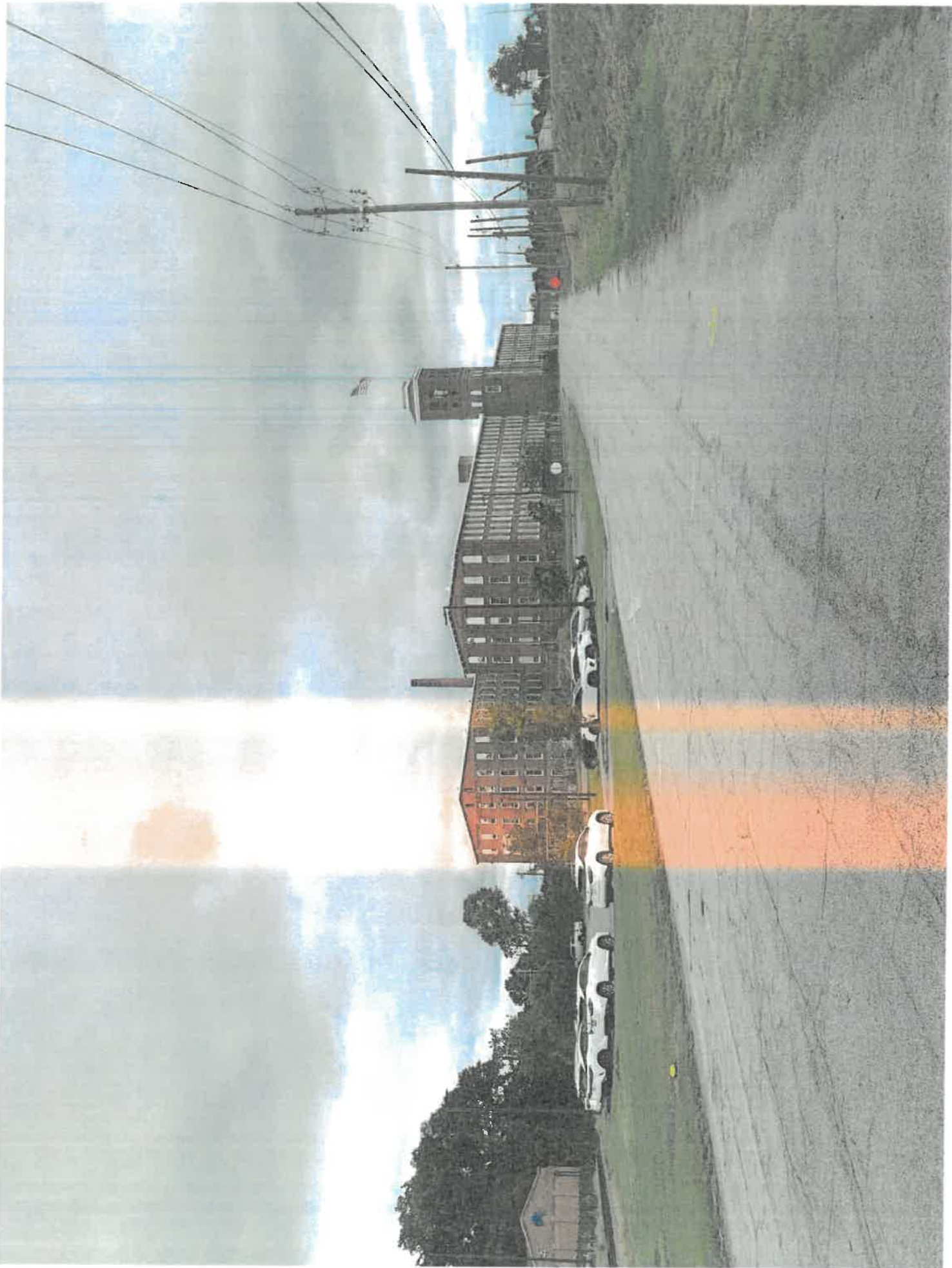
CG Sibley Mill, LLC

8000 PARKWAY DRIVE, 4377 CORNELIUS STREET, AUSTIN, TEXAS 78704
AUGUSTA, RICHMOND COUNTY, GEORGIA
MARCH 18, 2024
SCALE: 1" = 50'



CRANSTON





Planning Commission
Z-24-35
November 4, 2024

1705, 1717, and 1721
Goodrich Street

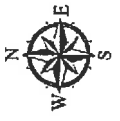
Aerial
Legend
 Subject Property



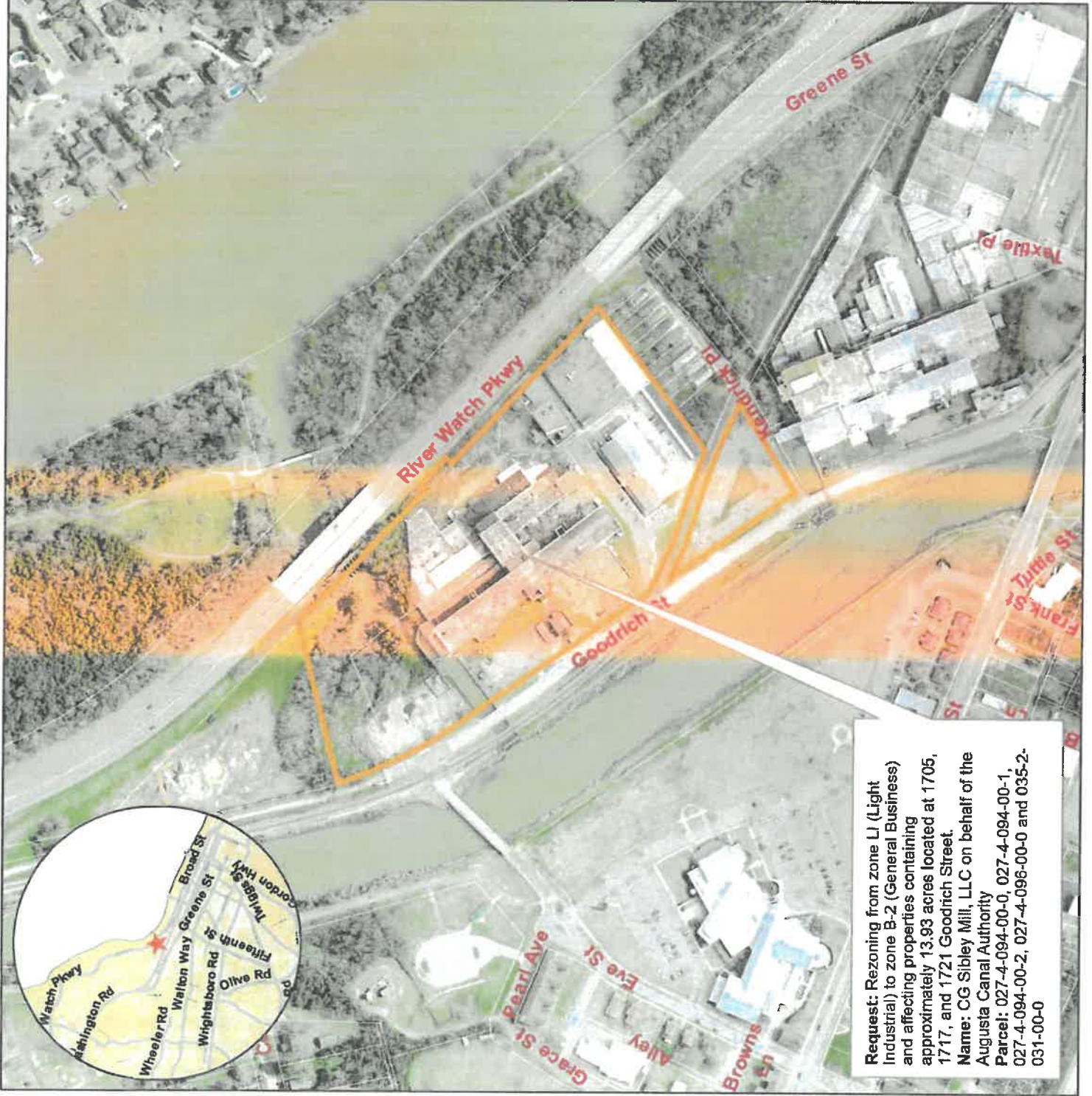
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10/24/2024 MH18072

Augusta, GA Darlamer

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0 400 Feet



Request: Rezoning from zone LI (Light Industrial) to zone B-2 (General Business) and affecting properties containing approximately 13.93 acres located at 1705, 1717, and 1721 Goodrich Street.
Name: CG Sibley Mill, LLC on behalf of the Augusta Canal Authority
Parcel: 027-4-094-00-0, 027-4-094-00-1, 027-4-094-00-2, 027-4-096-00-0 and 035-2-031-00-0

Planning Commission
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November 4, 2024

1705, 1717, and 1721
Goodrich Street

Current Zoning

Legend

Subject Property

Zoning Classification

B-1: Neighborhood
Business

B-2: General Business

LI: Light Industry

P-1: Professional

R-1C: One Family
Residential

R-2: Two Family Residential

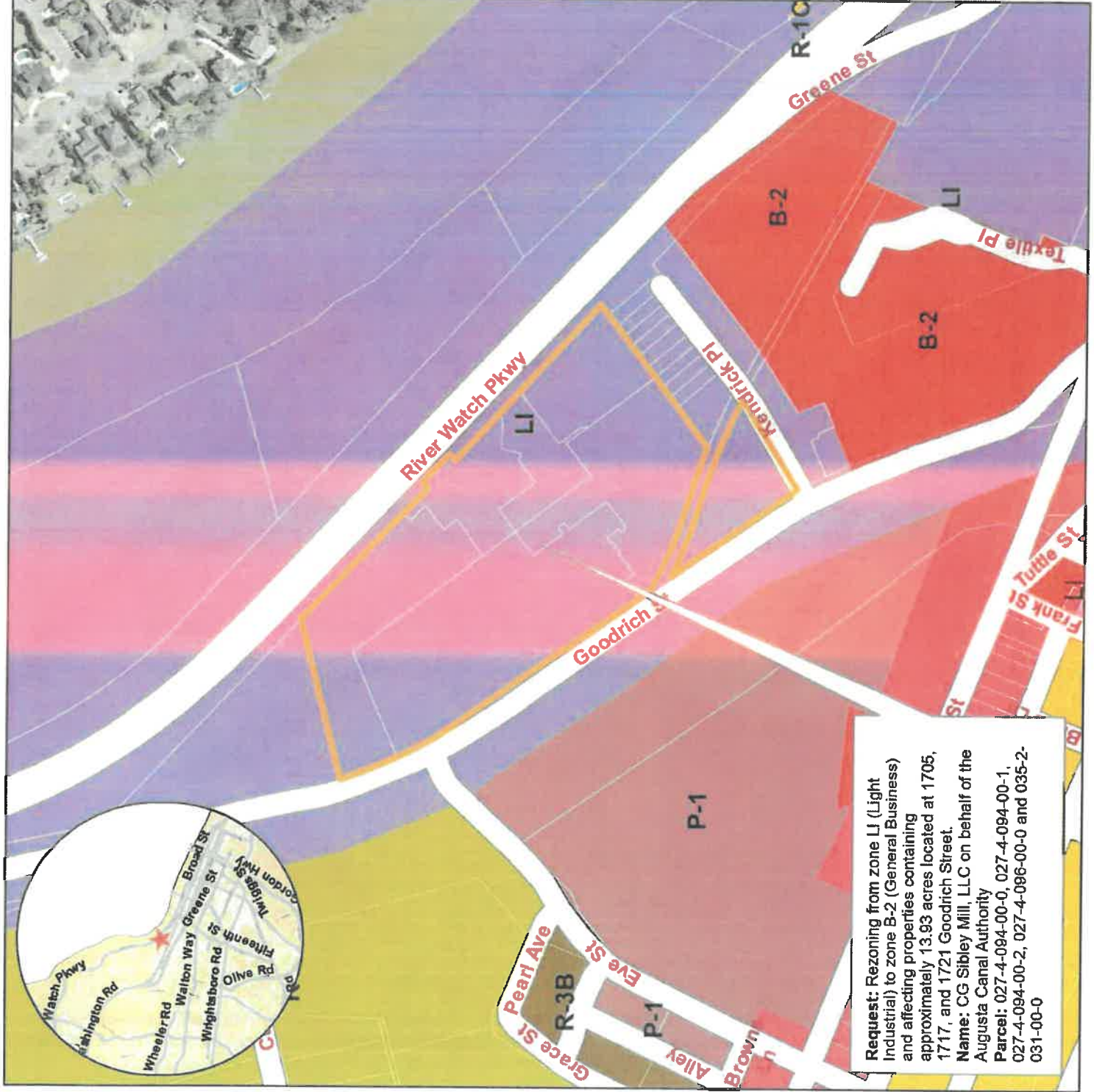
R-3B: Multiple-Family
Residential



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Augusta, GA Disclaimer

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1705, 1717, and 1721
Goodrich Street

Future Zoning
Legend

-  Subject Property
-  Parcel of Interest

Zoning Classification

-  B-1: Neighborhood Business
-  B-2: General Business
-  LI: Light Industry
-  P-1: Professional
-  R-1C: One Family Residential
-  R-2: Two Family Residential
-  R-3B: Multiple-Family Residential



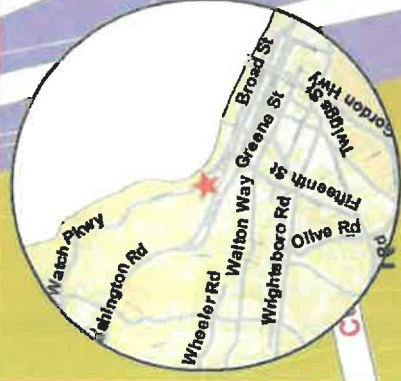
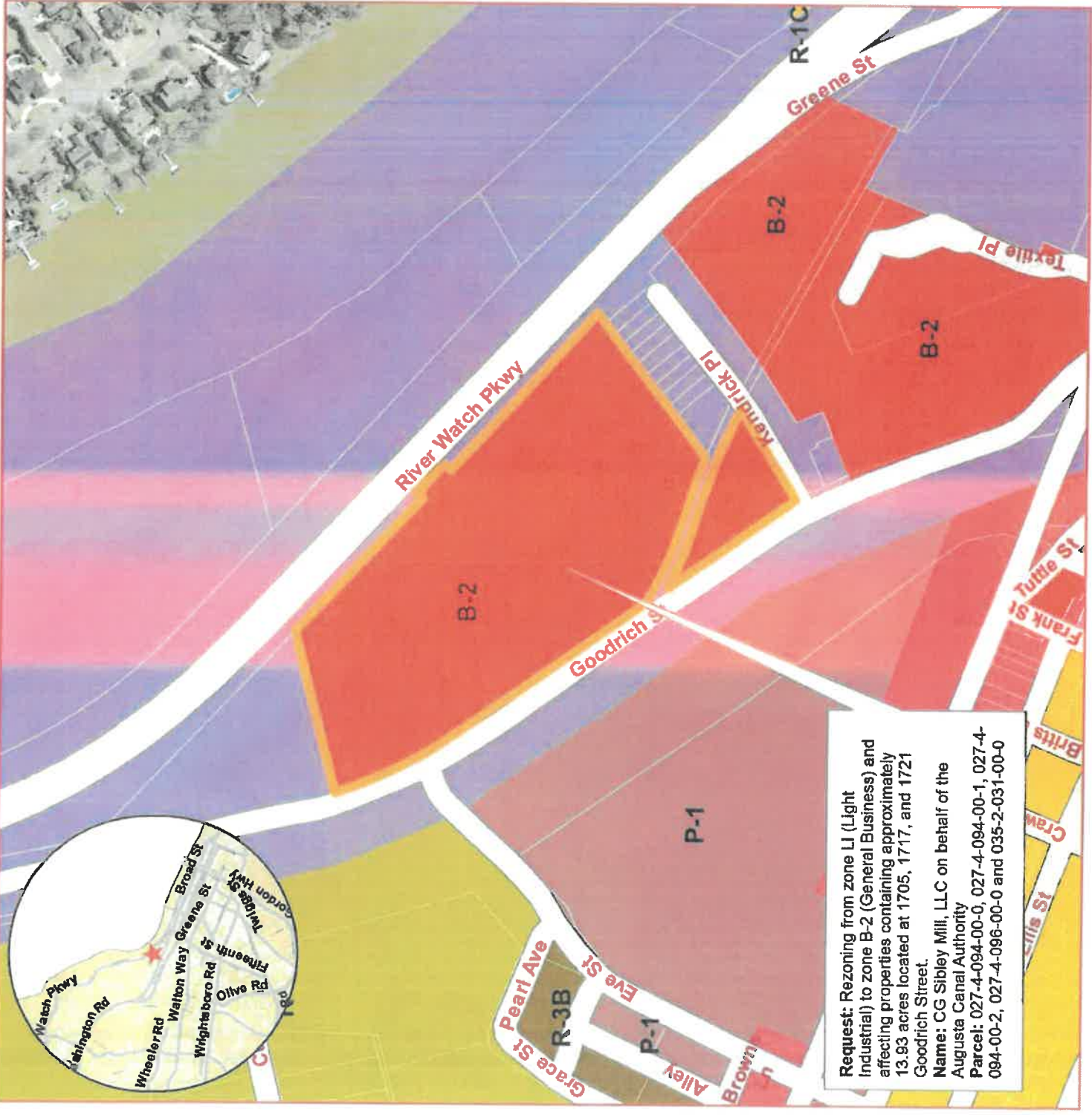
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