

Hearing Date: November 4, 2024
Case Number: Z-24-29
Applicant: Hatchaway, LLC
Property Owner: Hatchaway, LLC
Property Address: 3363 Ravenwood Drive
Tax Parcel No: 016-0-101-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Eisenhower Notification Required: N/A
Commission District 7: Sean Frantom
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1A (One-Family Residential) to B-1 (Neighborhood Business)	Expand employee parking area and storage for business located at 150 Davis Road	Section 21

SUMMARY OF REQUEST:

This application is to rezone the back portion of approximately 0.16 acre of a larger 0.61 acre property from R-1A (One-Family Residential) to B-1 (Neighborhood Business) due to an unauthorized expansion of an existing business located at 150 Davis Road which is behind the property.

COMPREHENSIVE PLAN CONSISTENCY:

The property is located within the Belair Character Area. The vision for Belair Character Area is a suburban area with medium-density residential development and well-planned communities. Congestion and high density are to be avoided within the Harper Franklin Drive at Jimmy Dyess Parkway area. Interstate interchanges, frontage roads and other identified nodes are home to new commercial and light industrial/warehousing development.

FINDINGS:

1. There is an active Code Enforcement case on the business located at 150 Davis Road. The business expanded into the back portion of the R-1A zoned property under consideration for this rezoning application.
2. There are no prior zoning actions for the property.
3. The applicant is the owner of both properties at 3363 Ravenwood Drive and 150 Davis Road with Hatchaway, LLC purchasing the Ravenwood Drive property in December of 2023.
4. The property has access to public water and sewer.

5. According to the Georgia Department of Transportation State Functional Classification Map Davis Road is a minor arterial and Ravenwood Drive is a local road.
6. Public transit is available on Davis Road.
7. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
8. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
9. The adjacent properties to the north and east are zoned R-1A (One-Family Residential) with existing single-family homes on them. To the south there are two different zoning districts. The eastern portion of the south property line is zoned R-1A (One-Family Residential) with an existing single-family residence. The western portion of the south property line is zoned B-1 (Neighborhood Business) where the existing business wants to expand into the subject property. The adjacent property to the west is zoned B-1: R-3B (Multi-Family Residential) | East: B-2 (General Business) .
10. The applicant has revised the area to be considered for this rezoning application from the original 0.24 acre to 0.16 acre. The zoning boundary line would be an extension of the existing rear property line on the southern portion of the property.
11. Four (4) shipping containers, and one (1) large metal canopy would be located on that portion of the property under consideration for this rezoning application.
12. The rezoning of the back portion of the residential property is not consistent with the Comprehensive Plan.
13. Staff has received numerous inquiries concerning this rezoning application as of the completion of this staff report.

ENGINEERING/UTILITIES COMMENTS:

Engineering Comments:

- This property will need to be evaluated for stormwater impacts to the receiving system and adjacent properties.
- If warranted, improvements to the receiving system will be required for any future development.

Traffic Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends **APPROVAL** of the rezoning request with the following conditions:

1. The owner shall combine the 0.16-acre portion being rezoned at 3363 Ravenwood Drive to the property located at 150 Davis Road.

2. A six (6) foot privacy fence shall be installed along the north and east property lines adjacent to properties zoned R-1A.
3. Shipping containers shall not exceed 9 feet in height.
4. The portion of the parcel zoned B-1 shall not be accessed through the residential community, it shall only allow for a pedestrian gate to be installed.
5. No structures or any portion of the roofs shall exceed the height of the residence.
6. A tree buffer of 15ft/deep shall be established along the portion of the property zoned and used residentially. The trees shall be a species from the Augusta Tree Ordinance and be medium to large species with a 4-foot separation between them.
7. The property owner shall consult with the Augusta Engineering Department to address stormwater impacts and comply with any potential improvements to the receiving system prior to final approval by the Augusta Commission.
8. 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 any development.
9. Downcast lights shall be installed and will meet Planning & Development residential lighting standards.

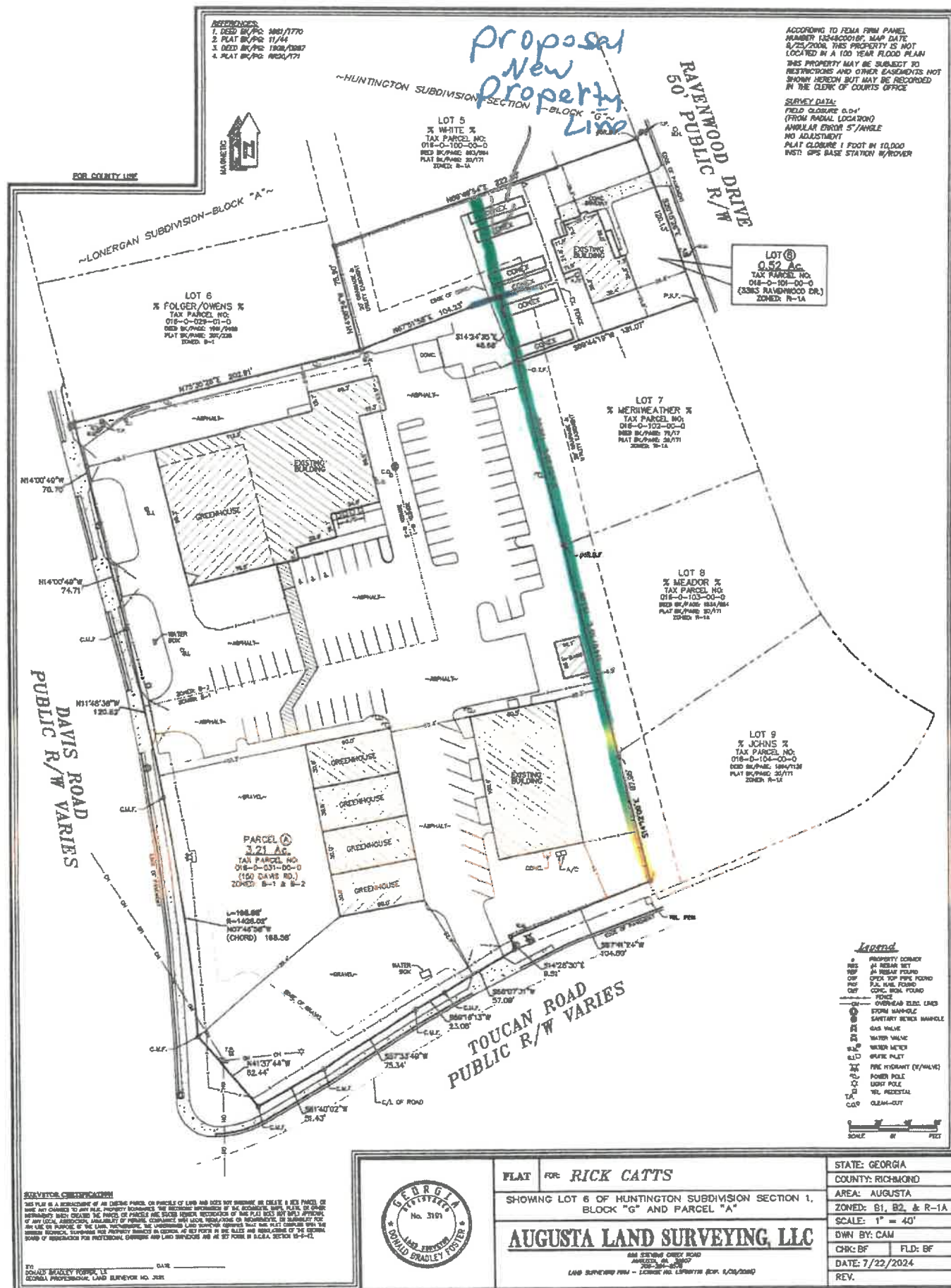
NOTE: This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance 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.

ADDENDUM TO REZONING APPLICATION

Hatchaway, LLC is the owner of 3363 Ravenwood Drive and the adjacent property located at 150 Davis Road. Hatchaway LLC leases 150 Davis Road to Good Earth Produce & Garden Center, LLC. Rick Catts is the sole owner of Hatchaway, LLC and Good Earth Produce & Garden Center, LLC.

Hatchaway, LLC desires to subdivide a portion of 3363 Ravenwood Drive and add it to 150 Davis Road. An approximate area of this portion is shown on the attached tax map. Hatchaway, LLC will have a survey prepared that specifically identifies this area.

A portion of 150 Davis Road is currently zoned B-1, and a portion is currently zoned B-2. Hatchaway, LLC desires to rezone the subdivided portion of 3363 Ravenwood Drive to B-1 to allow for employee parking and storage of supplies and tools used in the Good Earth Produce & Garden Center business. The remaining portion of 3363 Ravenwood Drive would remain zoned R-1A.



North 6' Wood Privacy Fence

proposed New Line 1551

20' set Back

Gravel

Gravel

Gravel

15'

Container #4
8'x40' 8' Tall

Container #3
8'x40' 8' Tall

Set Back
10'

Container #2
8'x40' 8' Tall

23'

Green
Compost

30'x40'
12' Tall

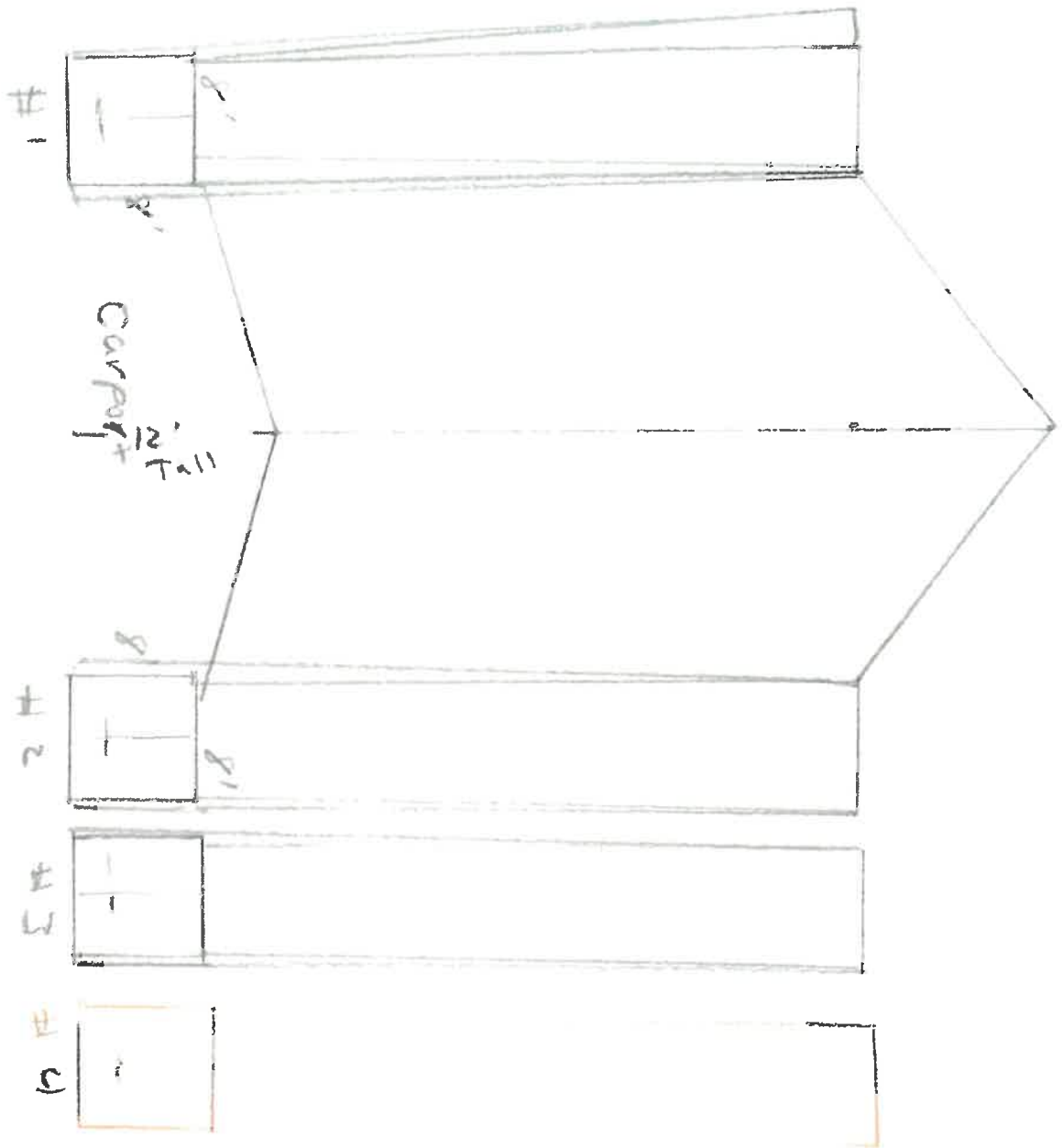
30'

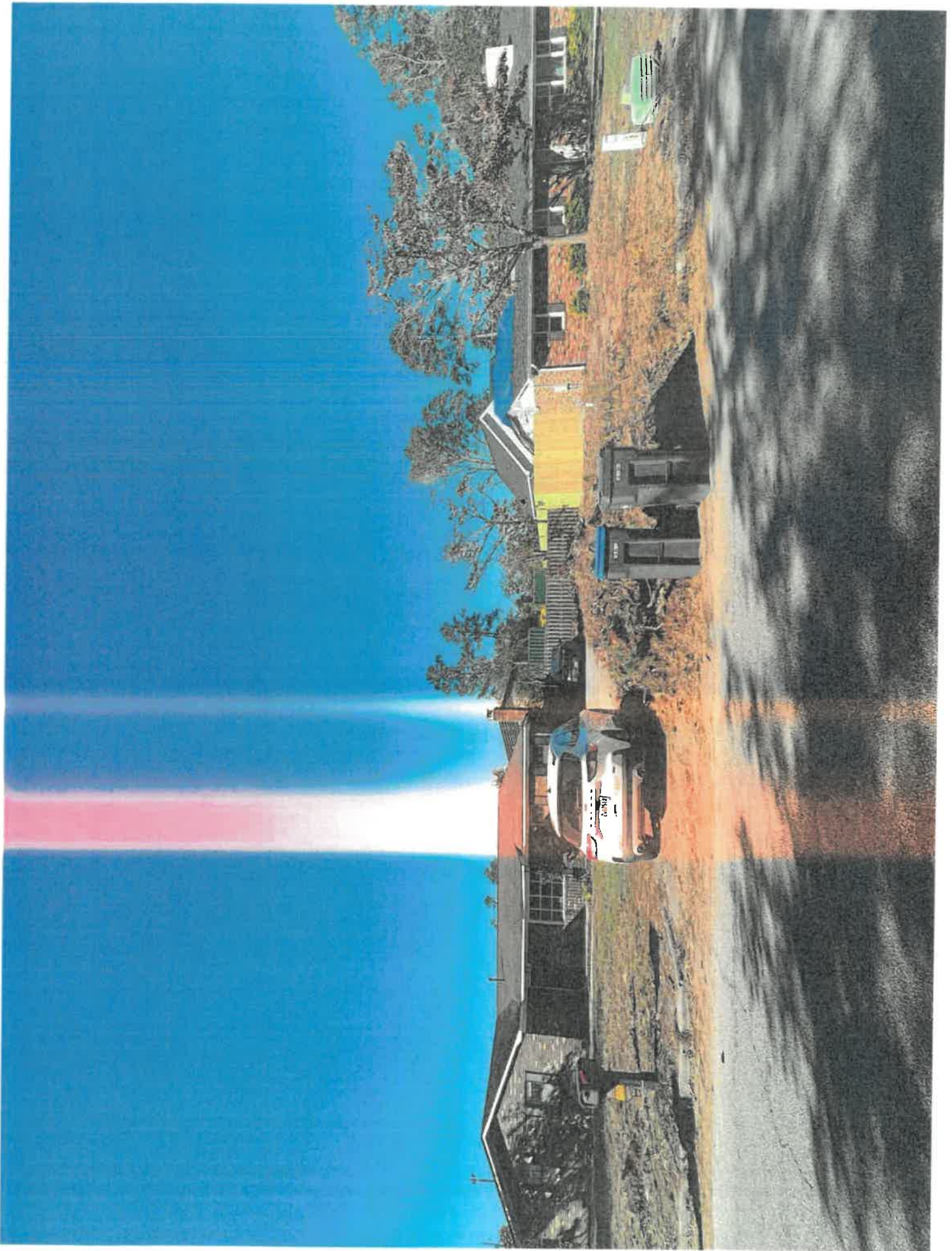
Gravel

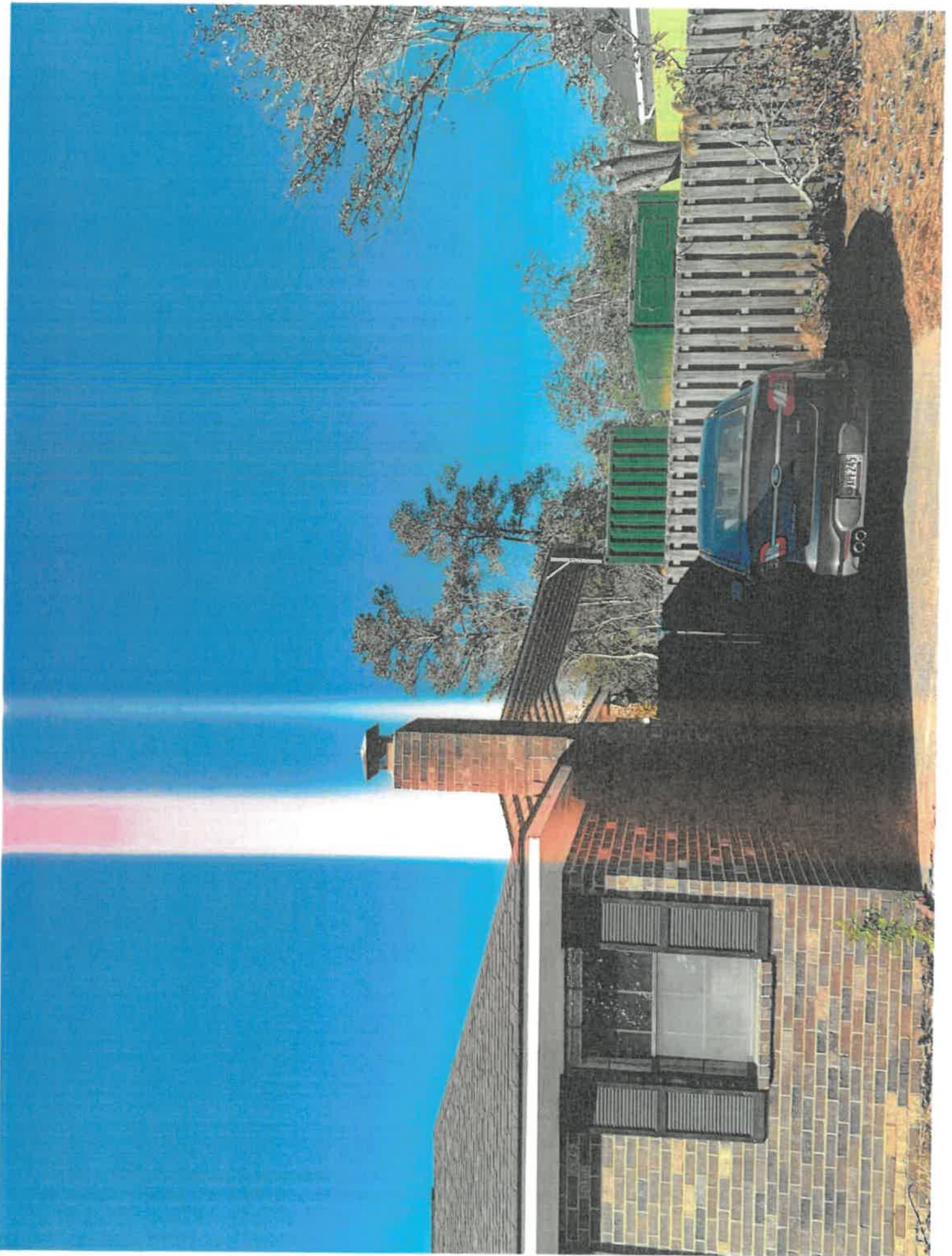
Container #1
8'x40' 8' Tall

West 75.9' 3' set Back

South 104.23'








Planning Commission
Z-24-29
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3363 Ravenwood Drive

Aerial

Legend

 Subject Property



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535 Telfair Street Suite 300
Augusta, GA 30901
10/24/2024 MH18072

Augusta, GA In-councilor

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0 100 Feet



Request: Rezoning from zone R-1A (One-family Residential) to zone B-1 (Neighborhood Business) affecting a portion of the property containing approximately 0.61 acres located at 3363 Ravenwood Drive.
Name: Hatchaway LLC
Parcels: 016-0-101-00-0

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3363 Ravenwood Drive

Current Zoning

Legend

 Subject Property


Zoning Classification


 B-1: Neighborhood Business

 B-2: General Business

 LI: Light Industry

 P-1: Professional

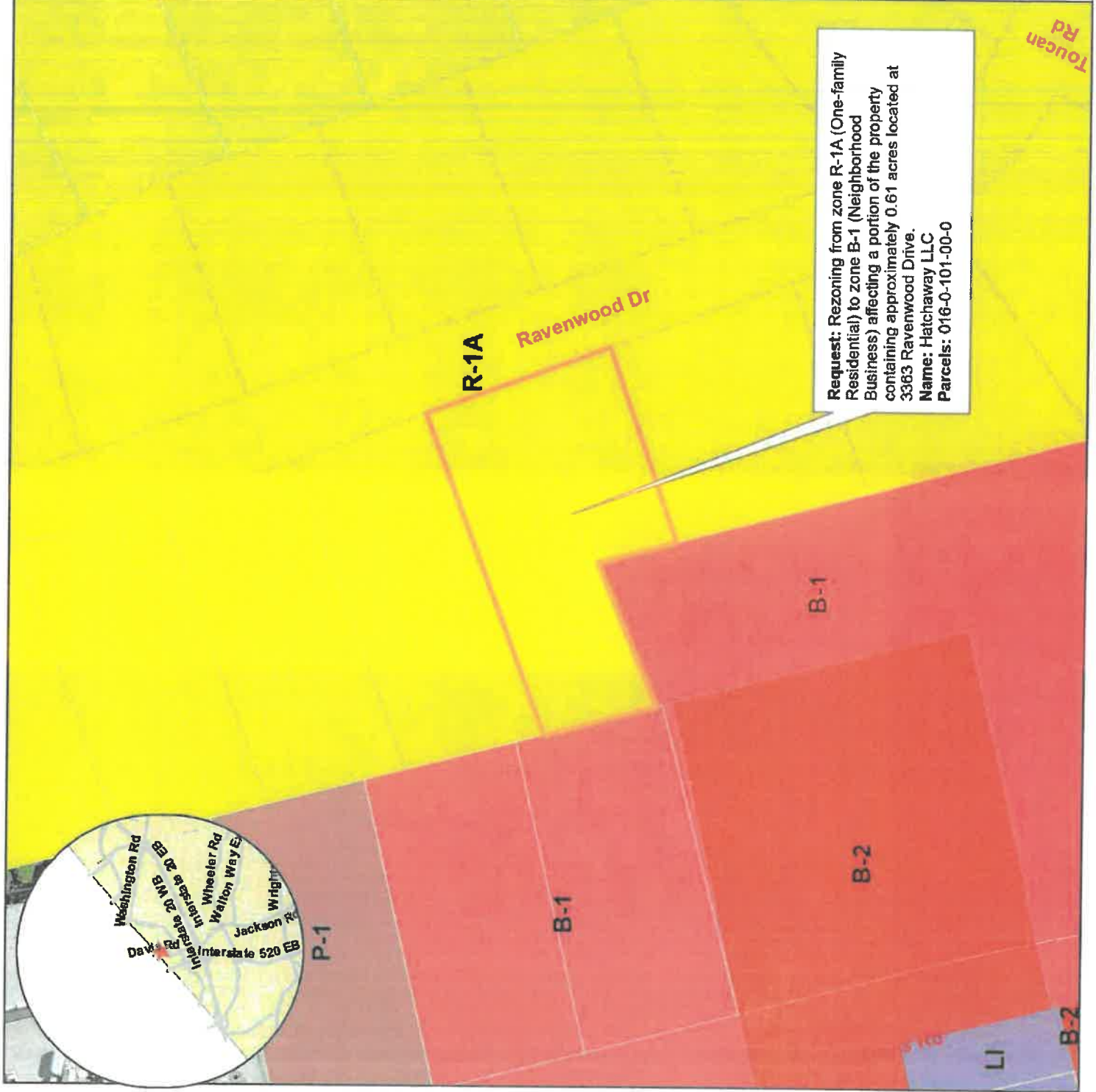
 R-1: One Family Residential

 R-1A: One Family Residential



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3363 Ravenwood Drive

Future Zoning

Legend

Subject Property

Zoning Classification

B-1: Neighborhood Business

B-2: General Business

LI: Light Industry

P-1: Professional

R-1: One Family Residential

R-1A: One Family Residential



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100 Feet

