

**AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
STAFF REPORT**

Case Number: Z-21-22

Hearing Date: Monday, March 1, 2021

Prepared By: Kevin Boyd, Zoning Administrator

Applicant: Great Southern Homes

Property Owner: James Edward Lee

Address of Property: 3810 Peach Orchard Road, Augusta, GA 30906

Tax Parcel #: 181-1-001-00-0

Present Zoning: A (Agricultural) and R-MH (Manufactured Home Residential)

Neighborhood or Subdivision: Cross Creek/South Augusta

Commission District: 6 (B. Hasan) **Super District:** 10 (J. Clarke)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Applicable Ordinance Section(s)
Rezone A and R-MH to R-1D	Residential Subdivision	Section 12-1

1. Summary of Request:

This case involves a 37.59-acre tract located approximately 986 feet south of the intersection of Peach Orchard Road and Boykin Road. The undeveloped tract runs adjacent to an active CSX railroad and is accessible from Peach Orchard Road. The applicant requests to rezone the property to R-1 (One-family Residential) to develop a residential subdivision containing 72 lots.

This development contains 72 single-family detached homes with lots measuring 55 feet wide. A minimum 10 foot natural buffer will be established along the entire site, the rear of the tract is largely situated in the FEMA floodplain and shall remain undeveloped. The plan identifies a large stormwater detention area slightly north of center of the tract. Lots 60 – 72 will have double frontage on Peach Orchard Road and along one of the proposed internal streets. This aspect poses several challenges for the residential development. Peach Orchard Road is identified as an arterial street and experiences a high volume of traffic resulting in noise pollution for future residents of the subdivision. Close proximity of the lots would affect installation of a turning lane which is required at the main entrance of subdivision and future widening of Peach Orchard Road.

The residential subdivision will contain one entrance along Peach Orchard Road. The concept plan includes three internal streets that will measure 32 feet from curb to curb and right-of-ways of 60 feet. The County Engineer noted that the development will likely require deceleration/acceleration lanes the must meet Georgia Department of Transportation or GDOT specification. This aspect is missing from the plan. The proposed hammerhead turnaround drawn near Lot 60 does not meet County's standards, the turnaround needs to be replaced with a cul-de-sac.

2. Zoning History:

This property does not have any past zoning cases.

3. Impact and Suitability:

- 4.1 Public Utilities: The property has access to public water and sewer. A city water line runs along Peach Orchard Road. Sanitary sewer line runs through the property and along the northern portion of the tract. The nearest fire hydrant is located 150 feet (from/within??) of the property.
- 4.2 Transportation and Transit: Peach Orchard Road is identified as an arterial street on the Georgia Department of Transportation (GDOT) Function Classification map. No mention of TIS or deceleration/acceleration lanes. There are no sidewalks along this segment of Peach Orchard Road. The nearest public transit line measures approximately 2.59 miles away from the site.
- 4.3 Hydrology: The property is within the FEMA floodplain and wetlands boundaries. Approximately 10.93-acres of the floodplain is within the 0.2 percent annual chance flood hazard area, an estimated 6-acres in the lower southeastern portion of the site lies in the 100-yr flood zone. The site terrain varies 170 to 200 feet above sea level in elevation and generally slopes downward near the street right-of-way. A large detention area is planned slightly near the center of the tract.

4.4 Community Development: This project seeks to develop an unoccupied lot and provide greater housing opportunities in the area. Developed at a higher density, the large amount of preserved open space will ensure environmental protection of remaining habitats.

4. Comprehensive Plan Consistency:

South Augusta is characterized by a suburban pattern of development. Residential development is typically low-density subdivisions dating from the 1950s to present, with mostly single-family detached units on uniform lots. 2018 Comprehensive Plan encourages residential conservation subdivisions which allows for flexibilities in individual lot sizes and greater open space, while maintaining the overall density permitted under the R-1 zone.

5. Findings:

1. The applicant requests rezoning of the property to develop a single-family residential subdivision containing 72 lots.
2. The 37.59-acre tract is vacant and undeveloped at this time.
3. Peach Orchard Road is identified as an arterial street on the Georgia Department of Transportation (GDOT) Function Classification map. There are no sidewalks along this segment of Peach Orchard Road.
4. The nearest public transit line measures approximately 2.59 miles away from the site.
5. The subdivision will contain one entrance along Peach Orchard Road and three new residential streets.
6. A 10 foot natural buffer will boarder the entire site, the plan does not identify any walking trails or amenity areas.
7. Lots 60 – 72 will have double frontage on Peach Orchard Road and along one of the proposed internal streets. This aspect poses several challenges for the residential development. Peach Orchard Road is identified as an arterial street and experiences a high volume of traffic resulting in noise pollution for future residents of the subdivision. Close proximity of the lots would affect installation of a turning lane which is required at the main entrance of subdivision and future widening of Peach Orchard Road.
8. The concept does not include deceleration/acceleration lanes at entrance of the subdivision.
9. The proposed lots close proximity to the highway would affect installation of turning lanes needed to access the subdivision and future widening of Peach Orchard Road.
10. Our County Engineer noted that the development will likely require deceleration/acceleration lanes the must meet Georgia Department of Transportation or GDOT specification.
11. The proposed hammerhead turnaround drawn near Lot 60 does not meet Augusta Engineering's standards, the turnaround needs to be replaced with a cul-de-sac.
12. There is limited access to public water and sewer.
13. The subject property is within the FEMA floodplain and wetlands boundaries.

14. Elevation ranges from 170 to 200 feet above sea level. The highest point of the site is near the street right-of-way.
15. A large detention area is planned slightly near the center of the tract.
16. The 2018 Comprehensive Plan encourages residential conservation subdivisions which allows for flexibilities in individual lot sizes and greater open space, while maintaining the overall density permitted under the R-1 zone.
17. This project seeks to develop an unoccupied lot and provide greater housing opportunities in the area.
18. The development must conform to all aspects of the Augusta Tree Ordinance.

Recommendation: The Planning Commission recommends Approval of the zoning request, subject the following condition(s):

1. This development shall conform to the concept plan filed with this application, following changes made to comply with Augusta Engineering and Georgia Department of Transportation (GDOT) standards.
2. Sidewalks must be provided on at least one side of the street within the development and comply with ADA standards.
3. A traffic impact study meeting the criteria of the Augusta Engineering department is required prior to site plan submission to aid in resolving potential access issues such as acceleration / deceleration lanes.
4. All new streets must meet the minimum specifications of Augusta Engineering and Fire Departments.
5. A minimum 10 foot street yard buffer is required within the site along Peach Orchard Road.
6. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
7. Street Lights will need to be installed and operating (or bonded) prior to Final Plat approval.
8. Water Quality will be required and should include one-inch runoff reduction. Any existing ponds shall not be used for Water Quality Stormwater Maintenance Agreement.
9. The project shall substantially comply with all development standards and regulations set forth by the City of Augusta, Georgia at the time of development.

Note: The 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.

Planning Commission
Z-21-22
March 1, 2021

3810 Peach Orchard Road

Change of Zoning
from A and R-MH to R-1D

Aerial

Legend

 3810 Peach Orchard Road



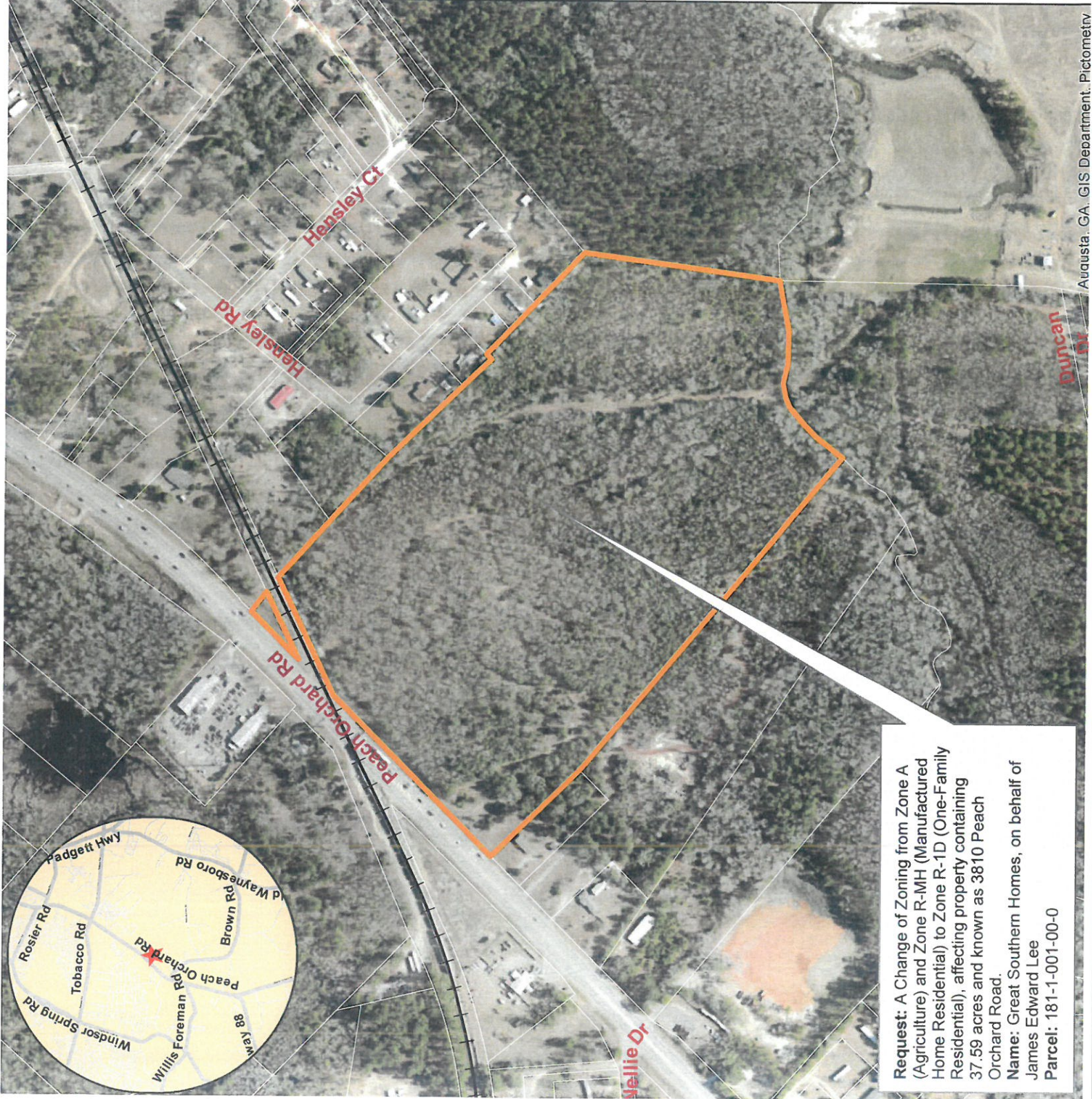
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/15/2021 MH18072

Augusta, GA Disclaimer

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0 500 Feet



Request: A Change of Zoning from Zone A (Agriculture) and Zone R-MH (Manufactured Home Residential) to Zone R-1D (One-Family Residential), affecting property containing 37.59 acres and known as 3810 Peach Orchard Road.
Name: Great Southern Homes, on behalf of James Edward Lee
Parcel: 181-1-001-00-0

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3810 Peach Orchard Road

Change of Zoning
from A and R-MH to R-1D

Current Zoning

Legend

 3810 Peach Orchard Road


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-MH: Manufactured Home Residential



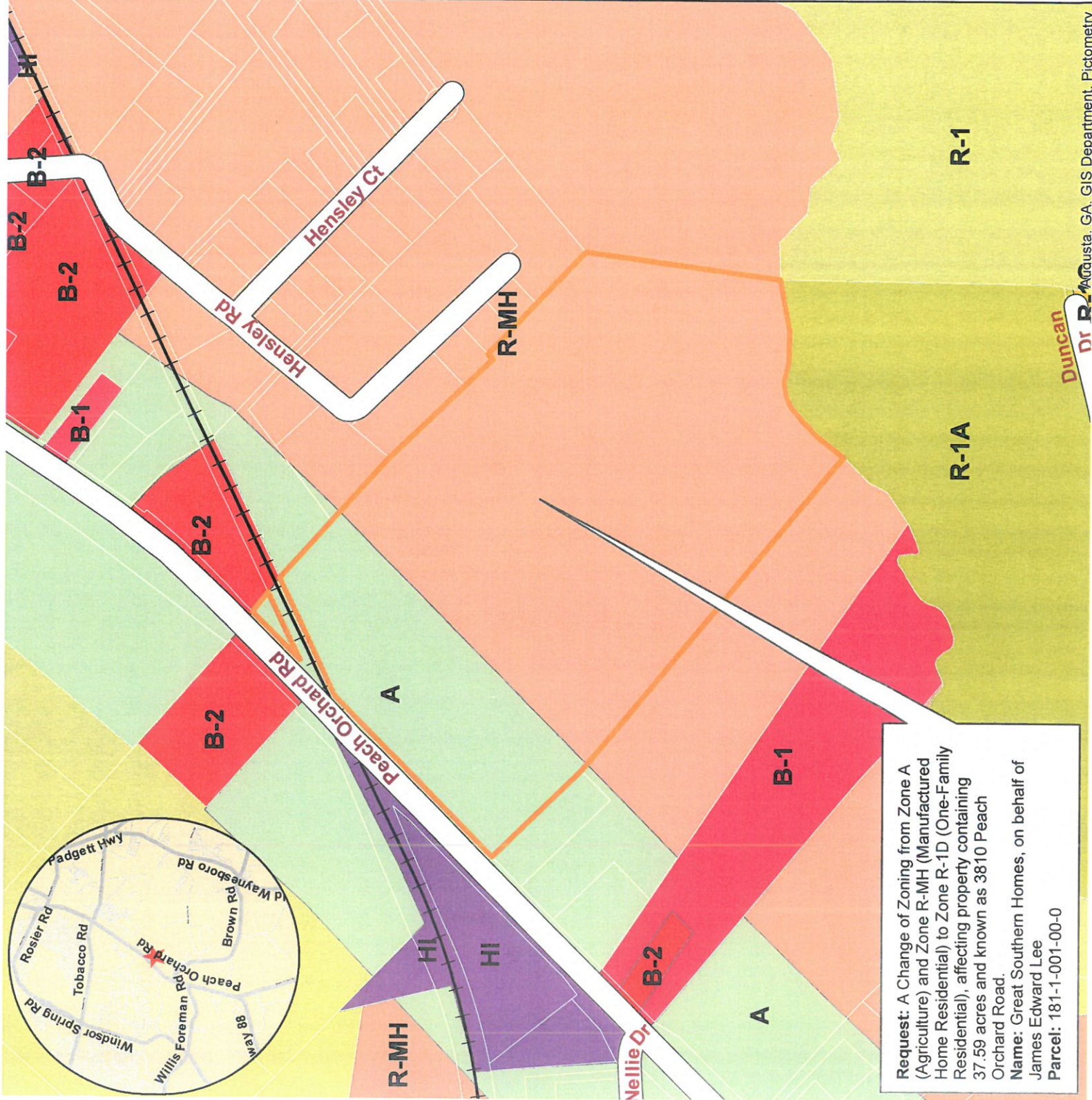
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
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 R-MH: Manufactured Home
Residential

 R-1D: One Family Residential



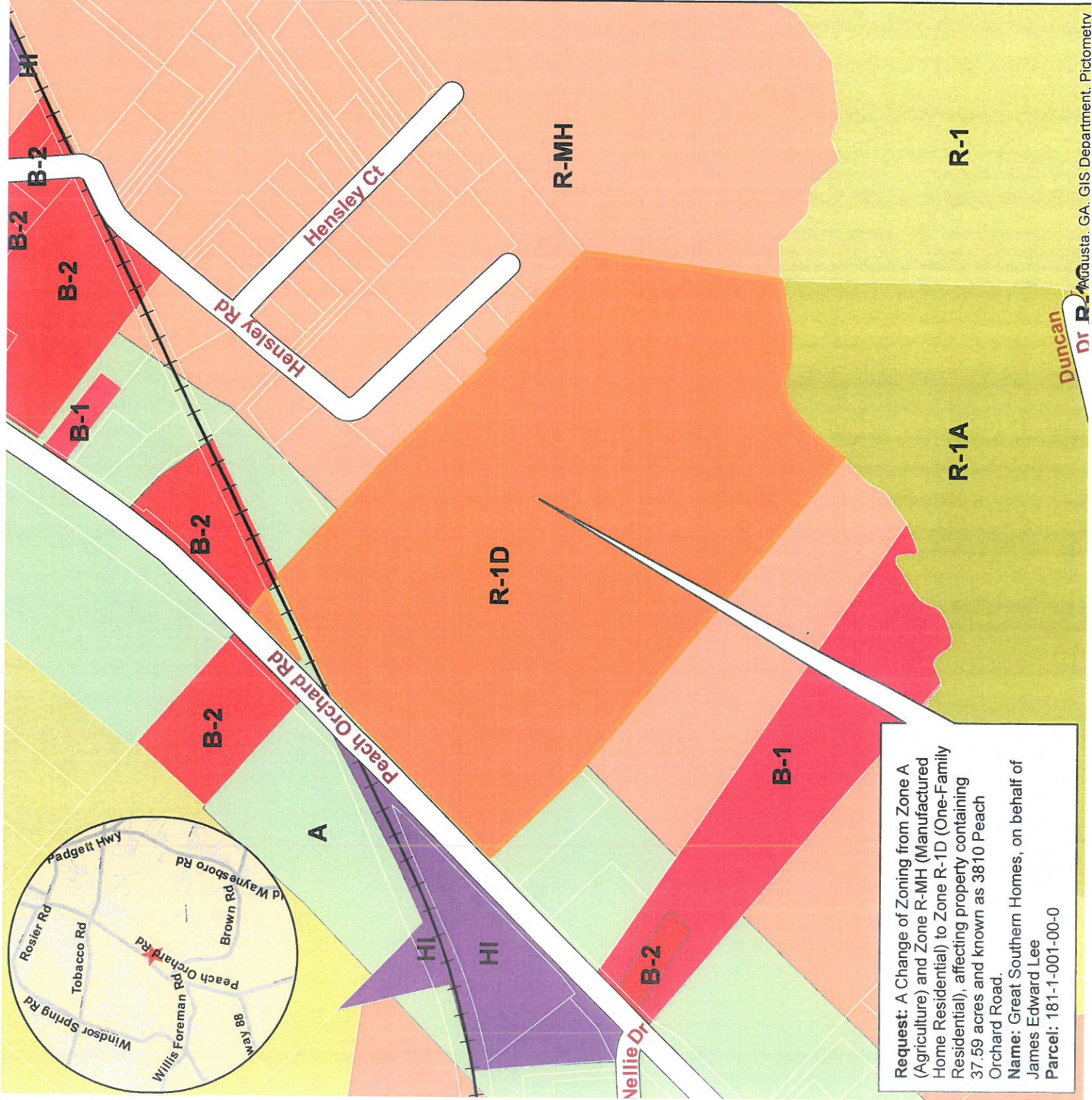
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**CIVIL
ENGINEERING of
COLUMBIA**

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803.798.2820
3740-A Fernandina Rd.
Columbia, SC 29210

December 3, 2020

Mr. Kevin Boyd, Zoning Administrator
535 Telfair Street, Suite 300
Augusta, Georgia 30901


Re: Letter of Intent for Peach Orchard Road
Development

Mr. Boyd,

We are representing Great Southern Homes in the request to rezone 3810 Peach Orchard Road (TMS: 181-1-001-00-0). The site is currently zoned A in the front of the property and R-MH in the rear of the property per the City of Augusta online GIS map. Great Southern Homes is requesting a rezoning to R-1D in order to design a single family detached residential development with lots 55' wide. This exceeds the minimum R-1D lot area, but R-1C zoning does not allow lots less than 60' wide. The proposed subdivision will consist of 72 single family residential lots and will include a 10' vegetative buffer around the parent parcel boundary per the City of Augusta zoning ordinance.

We trust that the information submitted with this request is to your satisfaction and we look forward to your approval. If you have any questions regarding this request please do not hesitate to contact myself at (803) 851-0385 (josh@cecola.com) or Mr. Jesse Bray with Great Southern Homes at (803) 699-4734 (jessebray@greatsouthernhomes.com).

Sincerely,



Josh Rabon, PE
Managing Partner



Hidden Creek C

Starting Price
\$225,900

The Hidden Creek C

3 bedroom, 2 and 1/2 bath, 2 car garage
plan.
1,694 square feet



Hidden Creek B

Starting Price
\$226,900

The Hidden Creek B

3 bedroom, 2 and 1/2 bath, 2 car garage
plan.
1,694 square feet



Buckley II A

Starting Price
\$229,900

Buckley II A

Three Bedroom, Two and A Half Baths
1,748 Square Feet

Great Location! Home offers many

