

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

**Case Number:** Z-23-07

**Hearing Date:** Monday, March 6, 2023

**Prepared By:** Lois Schmidt, Planner

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**Applicant:** Alex Becker

**Property Owner:** A. Becker Holdings LLC

**Address of Property:** 1801 Lumpkin Road, Augusta 30906

**Tax Parcel #:** Tax Map 111-1-024-00-0

**Present Zoning:** Zones R-1A (One-family Residential), B-2 (General Business) & LI (Light Industry)

**Neighborhood or Subdivision:** Peach Orchard/Mike Padgett Neighborhood

**Commission District:** 2 (S. Pulliam)

**Super District:** 9 (F. Scott)

**Fort Gordon Notification Required:** N/A

Request	Proposed Use / Activity	Applicable Ordinance Section(s)
Rezone the R-1A (One-family Residential) to LI (Light Industry)	Storage Building Sales Lot	Comprehensive Zoning Ordinance, Section 23

**Summary of Request:**

The subject property currently contains three zoning classifications: R-1A (One-family Residential), B-2 (General Business) & LI (Light Industry). The request is to rezone approximately 1.50 acres of the 3.48 acres from R-1A (One-family Residential) to LI (Light Industry) to expand the existing storage building sales lot. Currently the applicant is utilizing only the B-2 portion of the property for the sales lot. The LI portion contains a small commercial strip center built in 1966 and a warehouse built in 1961. The subject property is located approximately 150 feet west of the

intersection of Lumpkin Road and Mike Padgett Highway adjacent to the Norfolk Southern railroad line.

### **Zoning History:**

Z-84-164 rezoned approximately .75 acres from B-2 to LI to allow an auto body shop to operate on the property. There is no record of any other zoning case(s).

### **Comprehensive Plan Consistency:**

According to the 2018 Comprehensive Plan the property is located within the South Augusta Character Area. The Commercial development in South Augusta is characterized by shopping centers, small strip centers, professional offices, and individual commercial establishments arranged in a linear pattern along the major streets and highways and clustered near Interstate 520 interchanges.

### **Findings:**

1. The subject property currently contains three zoning classifications R-1A (One-family Residential), B-2 (General Business) & LI (Light Industry).
2. The request is to rezone approximately 1.50 acres of the 3.48 acres from R-1A (One-family Residential to LI (Light Industry) to expand the existing storage building sales lot. Currently the applicant is utilizing only the B-2 portion of the property for a sales lot. The LI portion contains a small commercial strip center built in 1966 and warehouse built in 1961.
3. There are no active LI business licenses or uses on the property.
4. The conceptual site plan submitted with the application shows the proposed expansion of storage building sales lot directly behind the existing warehouse building.
5. Public water serves the subject property. The subject property does not have immediate access to a sanitary sewer line.
6. The Georgia Department of Transportation (GDOT) Function Classification Map classifies this section of Lumpkin Road as a minor arterial road.
7. The subject property contains areas of 500-year floodplain (0.2% annual chance of flood hazard) but no jurisdictional wetlands area.
8. To the west of the subject property are parcels zoned and/or developed as single family residential with some commercial uses interspersed fronting Lumpkin Road. B-2 and Industrial zoning exists along the railroad tracks to the east.
9. A site plan review will be required for the expansion of the storage building sales lot.

**Recommendation:** The Planning Commission recommends **Approval** for the property to become B-2 with the following conditions:

1. Approval of the B-2 zoning as an alternative to the rezoning request does not constitute approval of the concept site plan submitted with the rezoning application.
2. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to expansion of the existing sales of storage buildings.
3. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, 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.

Intent letter

To whomever it may concern

I am writing to request the rezoning of my property on 1801 Lumpkin Rd Augusta GA.

My property at 1801 Lumpkin Rd, Augusta GA, needs to be rezoned. Currently this property has three zonings on it , residential, b2, and light industrial

I would like to request a rezoning of the residential piece of the property to light industrial due to its potential to increase in value. Not only would this provide me access to the metal building already present, but it would also facilitate tidying up the area and expanding my ability to display products on both sides of the land. No construction is planned, just increased visibility and usability. Thanks for your help concerning this request .

Thank you for your assistance with this request.

Alex

A handwritten signature in black ink, appearing to read 'Alex B. R.', with a stylized flourish at the end.

**SITE PLAN**

**LOCATION:** 1801 Lumpkin Rd, Augusta, GA 30906, USA

**SITE CITY:** AUGUSTA

**PARCEL ID:** 1111-024-00-0



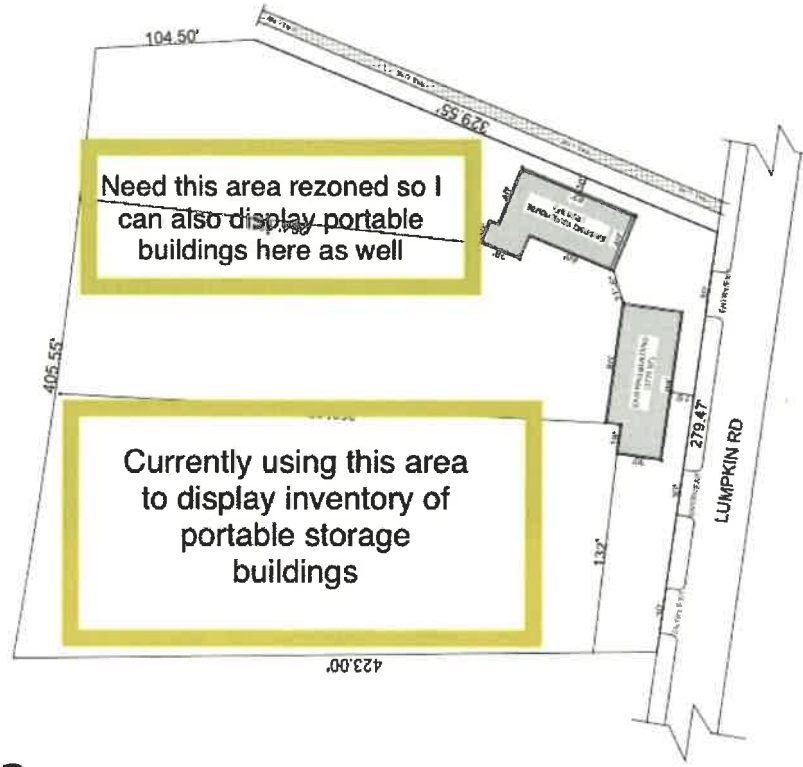
**VICINITY MAP**



**SCOPE OF WORK**  
-SITE PLAN OF THE PROPERTY UNDER  
REVIEW SHOWING THE EXISTING  
DEVELOPMENT.

**LOT SIZE**

**3.48 Acres**



**SHEET TITLE**

**SITE PLAN**

**LOT OWNER:**

**A BECKER  
HOLDINGS LLC**

**DEEN'S CONSULTS**

Architects, Planners & Project Managers  
278 ALBANY RD, AUGUSTA, GA 30906  
254.461.0001

**ARCHITECT**  
DRAWN  
CHECKED BY  
DATE

Don't consult  
Don't consult  
Don't consult

06-14-2022

**SHEET NO.**  
**01**









Planning Commission  
Z-23-07  
March 06, 2023

1801 Lumpkin Road  
Aerial

Legend  
 Parcel of Interest



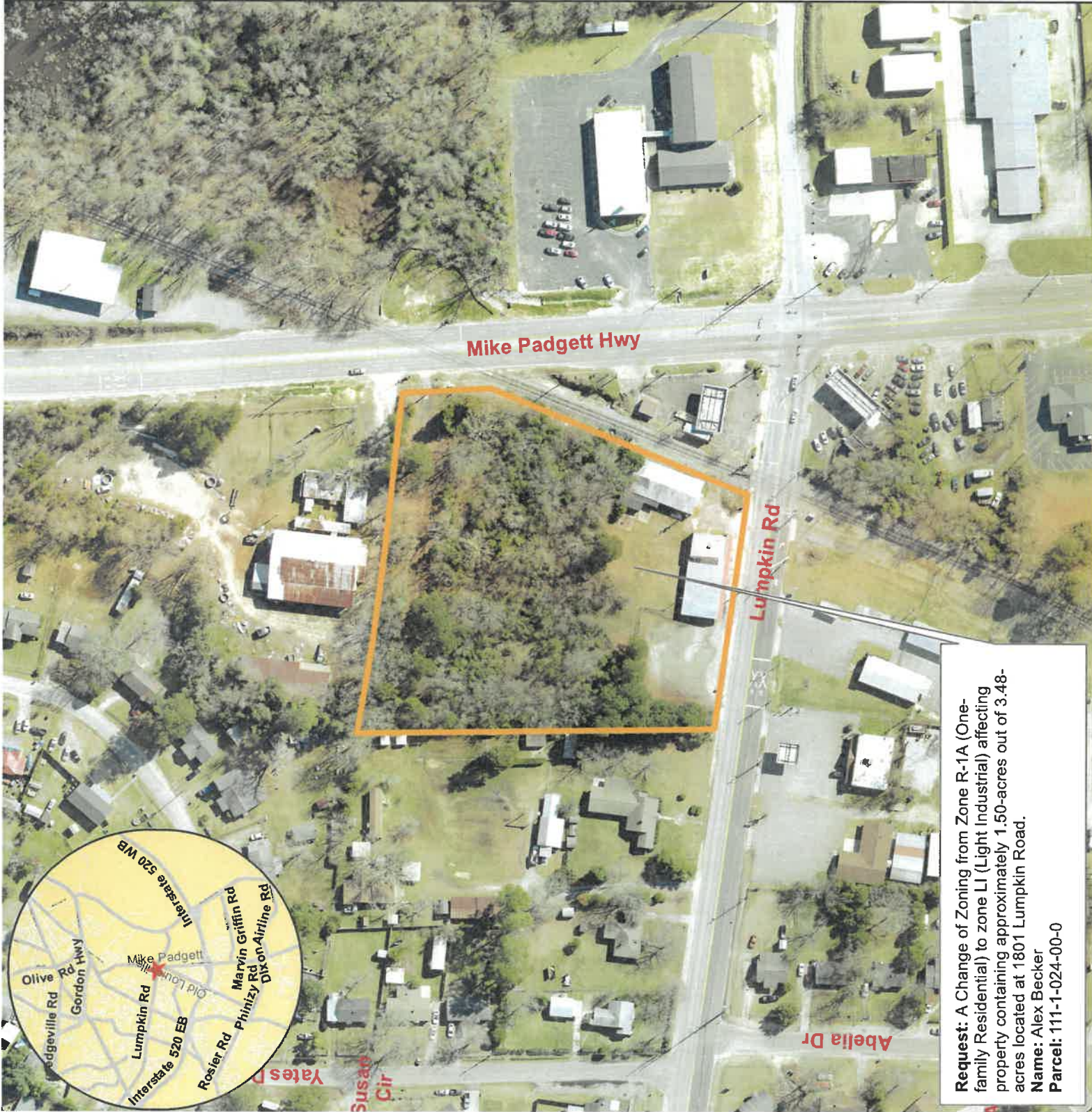
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Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
2/14/2023 bb21255

Augusta, GA Disclaimer

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0 200 Feet



**Request:** A Change of Zoning from Zone R-1A (One-family Residential) to zone LI (Light Industrial) affecting property containing approximately 1.50-acres out of 3.48-acres located at 1801 Lumpkin Road.  
**Name:** Alex Becker  
**Parcel:** 111-1-024-00-0



Planning Commission  
Z-23-07  
March 06, 2023

1801 Lumpkin Road

Current Zoning

Legend

Parcel of Interest

Zoning Classification

A: Agriculture

B-1: Neighborhood  
Business

B-2: General Business

HI: Heavy Industry

LI: Light Industry

R-1A: One Family  
Residential

R-MH: Manufactured Home  
Residential



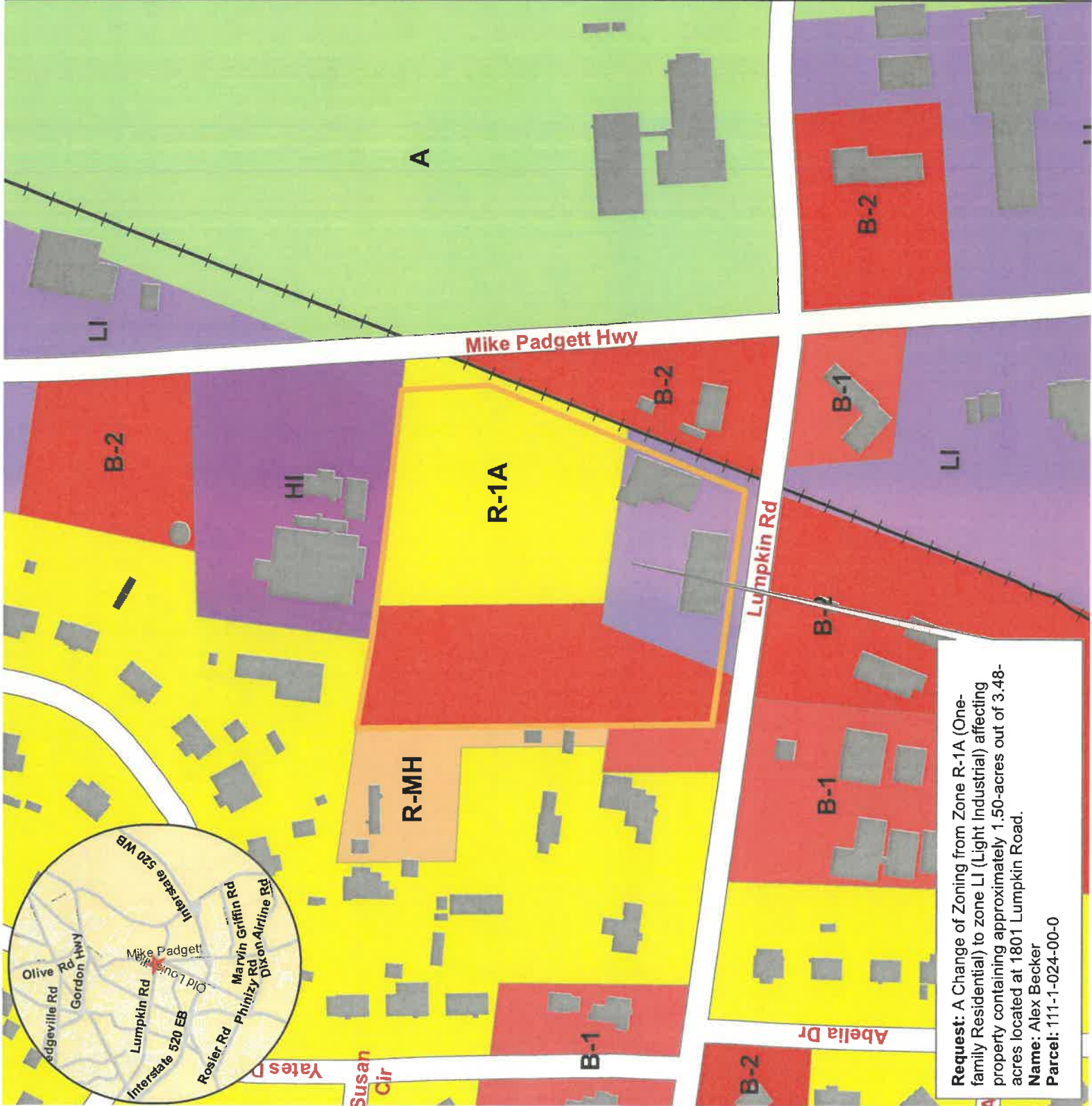
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1801 Lumpkin Road

Current Zoning

Legend

Parcel of Interest

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Business

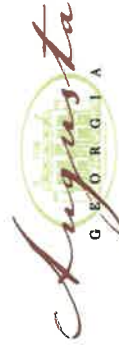
B-2: General Business

HI: Heavy Industry

LI: Light Industry

R-1A: One Family  
Residential

R-MH: Manufactured Home  
Residential



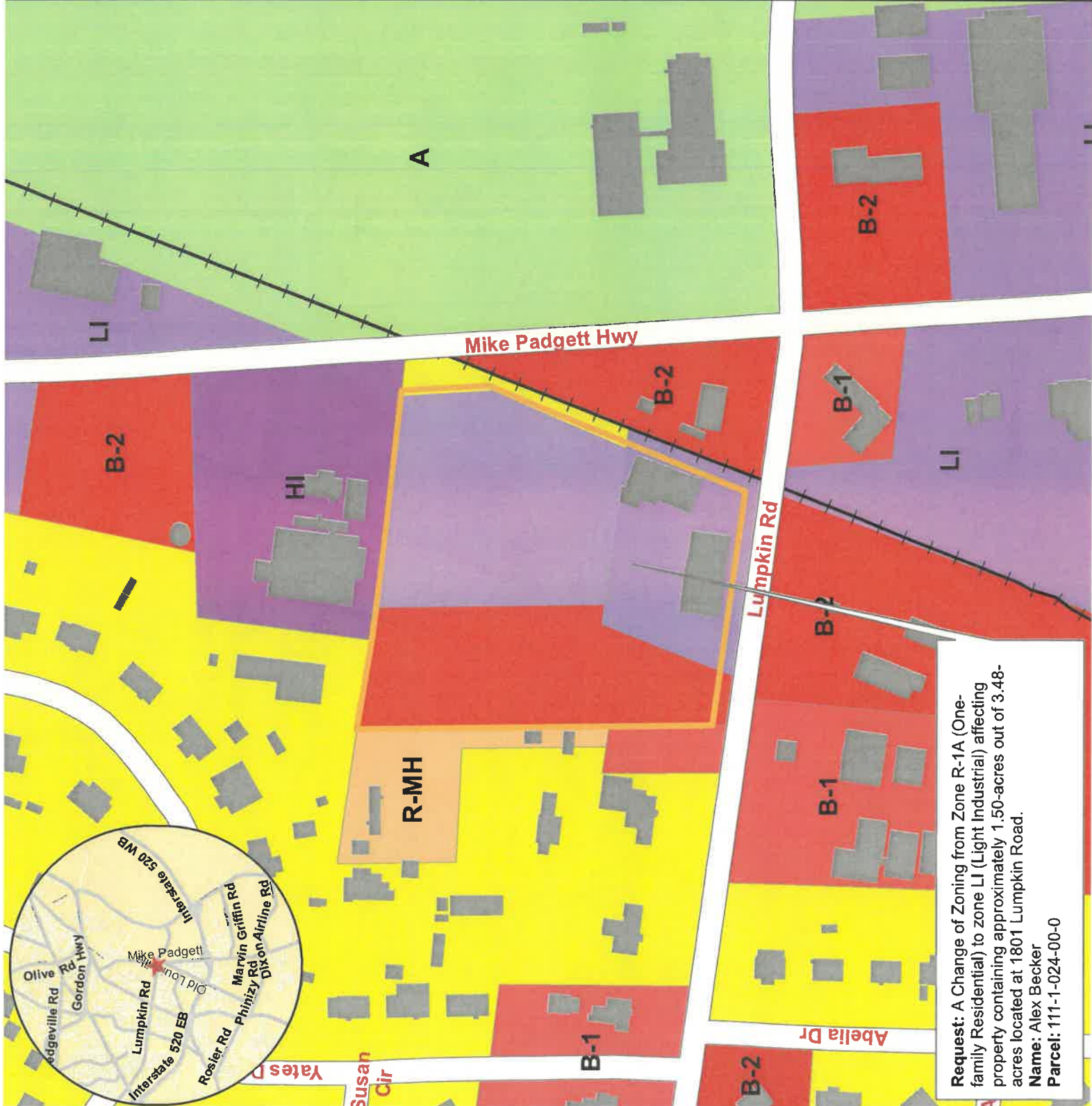
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