

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

Case Number: Z-23-06

Hearing Date: Monday, March 6, 2023

Prepared By: Ryan Jones, Planner I

Applicant: Saurin Patel

Property Owner: CSRA Capital Holdings, LLC

Address of Property: 703, 709 East Robinson Avenue, Grovetown, Georgia 30813

Tax Parcel #s: 078-0-017-00-0, 078-0-018-00-0

Present Zoning: A (Agricultural)

Neighborhood or Subdivision: Oak Springs

Commission District: 3 (C.S. McKnight)

Super District: 10 (Wayne Guilfoyle)

Fort Gordon Notification Required: Yes; notified January 25, 2023

Request	Proposed Use / Activity	Applicable Text
Rezoning from A to B-2	Retail shopping center	Comprehensive Zoning Ordinance of Augusta, Georgia, Section 22

1. Summary of Request:

This case pertains to two parcels totaling 1.39 acres, located at the border between Richmond County and the City of Grovetown within Columbia County. 703 and 709 East Robinson Avenue, currently zoned A (Agricultural), are an outlier along the approximately 0.2 mile stretch of Robinson Avenue extending from the Columbia County line to the road's terminus at Gordon Highway, across from Fort Gordon's recently closed Gate 2. All parcels along this brief corridor, with the exception of the subject parcels, are zoned B-2 (General Business). The applicant seeks to eliminate this outlier, in order to proceed with construction of a retail shopping center.

The proposed retail center encompasses the two subject parcels, as well as 0.52 acres of land within City of Grovetown jurisdiction. That remaining land, which lacks an address but receives the Columbia County parcel number 069 434, is understood to be zoned compatibly with the proposed land use.

Per the concept plan presented with the application, the retail center would feature nine (9) total units, with eight (8) units of twenty (20) feet in width and fifty-five (55) feet in depth (1,100 ft²), and one (1) 'anchor' end unit at four (4) times the width (4,400 ft²). Access points are proposed along Pepperhill Drive (in the City of Grovetown) and along Captain Drive within Augusta-Richmond County; there is no direct access proposed along East Robinson Avenue.

As the subject parcels are located within 3,000 feet of Fort Gordon, submittal of this rezoning request triggered a mandatory notification from Planning & Development to Fort Gordon officials. This notification, which must be received at least thirty (30) days prior to the public hearing, was sent to Fort Gordon officials on January 25, 2023, forty (40) days prior to the scheduled Planning Commission meeting on March 6. As of this writing, Fort Gordon has not presented comments or concerns to Planning & Development staff regarding the rezoning request.

Prior to the submittal of this rezoning request, the applicant applied to have the concept plan for the subject parcels scrutinized by a Development Review Committee (DRC), which provides feedback on concept plans prior to full site plan review. The DRC was distributed on January 13, and comments were returned to the applicant on February 2.

2. Zoning History:

There are no known zoning cases concerning this address.

3. Comprehensive Plan Consistency:

The subject property is located within the Belair character area. The Comprehensive Plan describes the part of Belair “west of Powell Road to the Columbia County line” as consisting of rural residential uses; this description, however, does not account for this particular area within Belair, which has been a nexus of suburban growth owing to its prime location at the intersection of Fort Gordon, one of the CSRA’s chief economic drivers, and rapidly growing Columbia County. The proposed rezoning and its associated land use are an extension of this growth pattern.

4. Findings:

1. The applicant requests rezoning from A to B-2 for the parcels at 703 and 709 East Robinson Avenue.
2. There are no known zoning cases pertaining to the subject parcel.
3. There are public water and sewer lines along Captain Drive which the subject parcels could access, as well as a fire hydrant located at the corner of Captain and E. Robinson nearest the subject property. There may also be lines available from Columbia County; DRC feedback from Utilities indicates that the developer should choose one county’s lines or the other’s.
4. East Robinson Avenue (Georgia Route 223) is classified as a principal arterial road on the Georgia Department of Transportation (GDOT) Functional Classification map, while Captain Drive and Pepperhill Drive are classified as local roads. Augusta Transit service does not extend to this area.
5. There are no floodplains or wetlands located on the subject property. The topography of the site is quite flat, ranging from approximately 517 to 522 feet above sea level.

6. This segment of East Robinson Avenue is predominantly commercial, serving adjacent residential stock in Richmond County, Grovetown, and on Fort Gordon. The proposed rezoning is compatible with land use patterns in this area.
5. **Recommendation:** The Planning Commission recommend **Approval** of the rezoning request, with the following condition:
 1. The three involved parcels shall be combined with the Clerk of the Superior Court, as shown on the plat presented with the application, prior to submittal for site plan review.

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.



January 19, 2023

Ms. Lois Schmidt
Augusta Planning & Development
535 Telfair Street, Suite 300
Augusta, GA 30901
(706) 821-1889
Email: lschmidt@augustaga.gov

Re: **703 & 709 E. Robinson Avenue**
Letter of Intent
Augusta-Richmond, Georgia

Dear Ms. Schmidt:

Please find enclosed the completed rezoning application for the properties located at 703 & 709 E. Robinson Avenue. The applicant wishes to have the properties rezoned from A to B-2. The applicant's intent is to construct a retail shopping center after successful completion of the rezoning process.

Please do not hesitate to contact me at your earliest convenience should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Johnson'.

Scott L. Johnson, P.E.



CITY OF GANOVETOWN PROJECT DATA

ADDRESS:	E. ROBINSON AVENUE
TAX PARCEL:	089 434
CURRENT ZONING:	PUDO
PROPOSED ZONING:	PUDO


[illegible]



Planning Commission
Z-23-06
March 06, 2023
703, 709 E. Robinson Avenue

Aerial

Legend

 Parcel of Interest



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/14/2023 bb21255

Augusta, GA Disclaimer

The data representation on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0

200 Feet



Planning Commission
Z-23-06
March 06, 2023

703, 709 E. Robinson Avenue

Current Zoning

Legend

Parcel of Interest

Zoning Classification

A: Agriculture

B-2: General Business

R-1C: One Family
Residential

R-1D: One Family
Residential

R-3A: Multiple-Family
Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/14/2023 bb21255

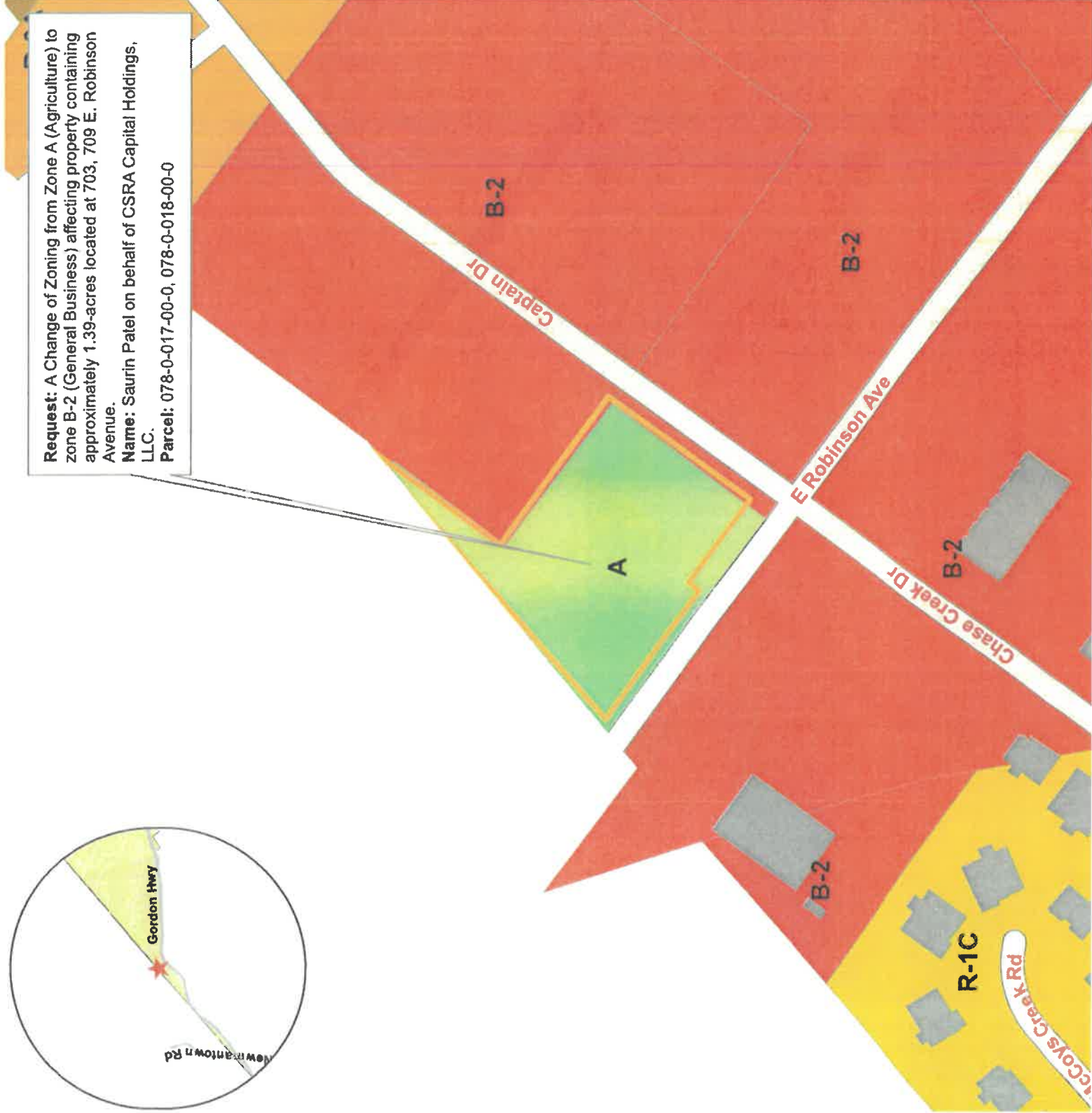
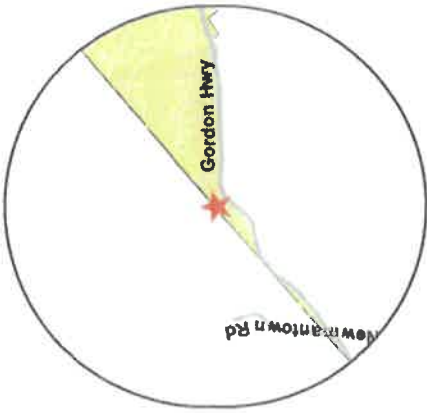
Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 200 Feet

Request: A Change of Zoning from Zone A (Agriculture) to zone B-2 (General Business) affecting property containing approximately 1.39-acres located at 703, 709 E. Robinson Avenue.
Name: Saurin Patel on behalf of CSRA Capital Holdings, LLC.
Parcel: 078-0-017-00-0, 078-0-018-00-0



Planning Commission

Z-23-06

March 06, 2023

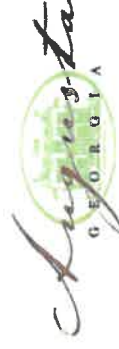
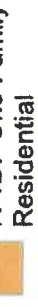
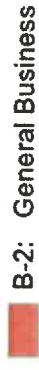
703, 709 E. Robinson Avenue

~~Current~~ Zoning
Future

Legend



Zoning Classification



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/14/2023 bb21255

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by the City of Augusta and its departments both internal and external to the Planning & Development Department. The City of Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained in this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



200 Feet

Request: A Change of Zoning from Zone A (Agriculture) to zone B-2 (General Business) affecting property containing approximately 1.39-acres located at 703, 709 E. Robinson Avenue.
Name: Saurin Patel on behalf of CSRA Capital Holdings, LLC.
Parcel: 078-0-017-00-0, 078-0-018-00-0

