

Hearing Date: April 1, 2024

Case Number: Z-24-15

Applicant: Dennis Trotter

Property Owner: Charles Savage

Property Address: 3306 Old McDuffie
Road, Augusta, Georgia 30906

Tax Parcel No: 083-0-006-00-0

Current Zoning: R-1A (One-family
Residential) and B-1 (Neighborhood
Business)

Fort Eisenhower Notification Required: NA

Commission District 4: Alvin Mason

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1A and B-1 to B-1	Retail	Section 21

SUMMARY OF REQUEST:

This petition involves a 1.57-acre tract located at 3306 Old McDuffie Road. The undeveloped property is located on the corner of Barton Chapel Road and Old McDuffie Road and situated in the R-1A (One-family Residential) and B-1 (Neighborhood Business) zones. Much of the property is covered with trees and mature vegetation. The applicant requests to rezone the entire property B-1 to construct a retail store.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed development is part of the South Augusta character area. The 2023 Comprehensive Plan characterizes commercial development in the South Augusta area as shopping centers, small strip centers, professional offices and individual commercial establishments arranged in a linear pattern along the major streets and highway. Development of the site should occur in a manner consistent with the existing land use patterns and architecture style and features of the surrounding area. The applicant's proposed land use is compatible with current patterns of commercial development in South Augusta, as laid out in the Comprehensive Plan.

FINDINGS:

1. The property is currently split-zoned R-1A (One-family Residential) and B-1 (General Business) and surrounded by A (Agricultural), R-1A (One-family Residential), R-1B (One-family Residential), R-3C (Multiple-family Residential), B-1 and B-2 (General Business) zones.
2. Retail is allowed in the B-1 or higher zones.
3. Based on information submitted with the application, the developer intends to construct a 76'x140' or 10,640 square foot retail store along with 46 off-street parking spaces.
4. Several properties immediately north and west of the subject property are zoned B-2 (General Business), a few properties to the east are zoned B-1 (Neighborhood Business).
5. The site has access to public water and sewer.
6. Old McDuffie Road is identified as a local or minor road on the Georgia Department of Transportation (GDOT) Function Classification map, Barton Chapel Road is classified as a minor arterial street.
7. No sidewalks currently exist along both Old McDuffie Road and Barton Chapel Road.
8. Transit service is available in the immediate area, there are two transit stops situated within 60 feet of the property.
9. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
10. The site is not located within any wetlands.
11. This zoning action is consistent with the 2023 Comprehensive Plan which envisions that development of properties should occur in a manner consistent with the existing land use patterns of the surrounding area.
12. Staff has not received any inquiries regarding this application.
13. At the time of completion of this report staff has not received any inquiries regarding this application.

RECOMMENDATIONS: The Planning Commission recommends **APPROVAL** of the rezoning request to B-1 with the following conditions:

1. Approval of the rezoning shall not constitute approval of the conceptual site plan presented with the application. Final approval of the site plan, in accordance with the Comprehensive Zoning Ordinance, is required prior to development.
2. Issuance of development permits shall be contingent upon submission of plans meeting engineering, environmental, and all other pertinent development regulations to include the exterior product.
3. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
4. An ingress/egress point shall be provided along Old McDuffie Road with consultation from Augusta Engineering Department.

5. A loading dock shall be situated at the rear of the building consistent with the Augusta Comprehensive Zoning Ordinance Section 4-4 and Section 4-5.
6. Sidewalks shall traverse the perimeter of the property to include a tie end at Old Mcduffie and Barton Chapel Road.

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.

Planning and Development Department
Attn: Mr. Kevin Boyd
535 Telfair Street,
Augusta, GA 30901

Subject: Rezoning Application for 3306 Old McDuffie Road – Letter of Intent

Dear Mr. Boyd,

Please accept this letter of intent to rezone the property located at 3306 Old McDuffie Road in Augusta, GA to B-1, Neighborhood Business. The property is currently split zoned with roughly half of the property being zoned B-1 and the other half zoned R1-A. Our intent of this application is to rezone the parcel so that it is entirely B-1.

We are requesting this rezone to construct a Dollar General Market store. This is a newer prototype offered by Dollar General – It is a 10,640 square foot building and is designed to hold an increased number of coolers so that it can offer produce and meat and function more like a small format grocery to serve the immediate neighborhoods. This store format also receives a different style of branding that includes “Market” signage and is different than the typical Dollar General yellow and black branding.

The property is located at a signalized intersection with the majority of the frontage being along Barton Chapel Road. This is a mainly commercial intersection with the other corners being entirely zoned B-2. We hope that this store will offer a level of convenience to the surrounding area with its increased offerings and that this rezone application will be favorably viewed by you, your staff, and the Planning Commission.

We have included some sample interior photos and signage branding to illustrate how this differs from a traditional Dollar General store.

Sincerely,

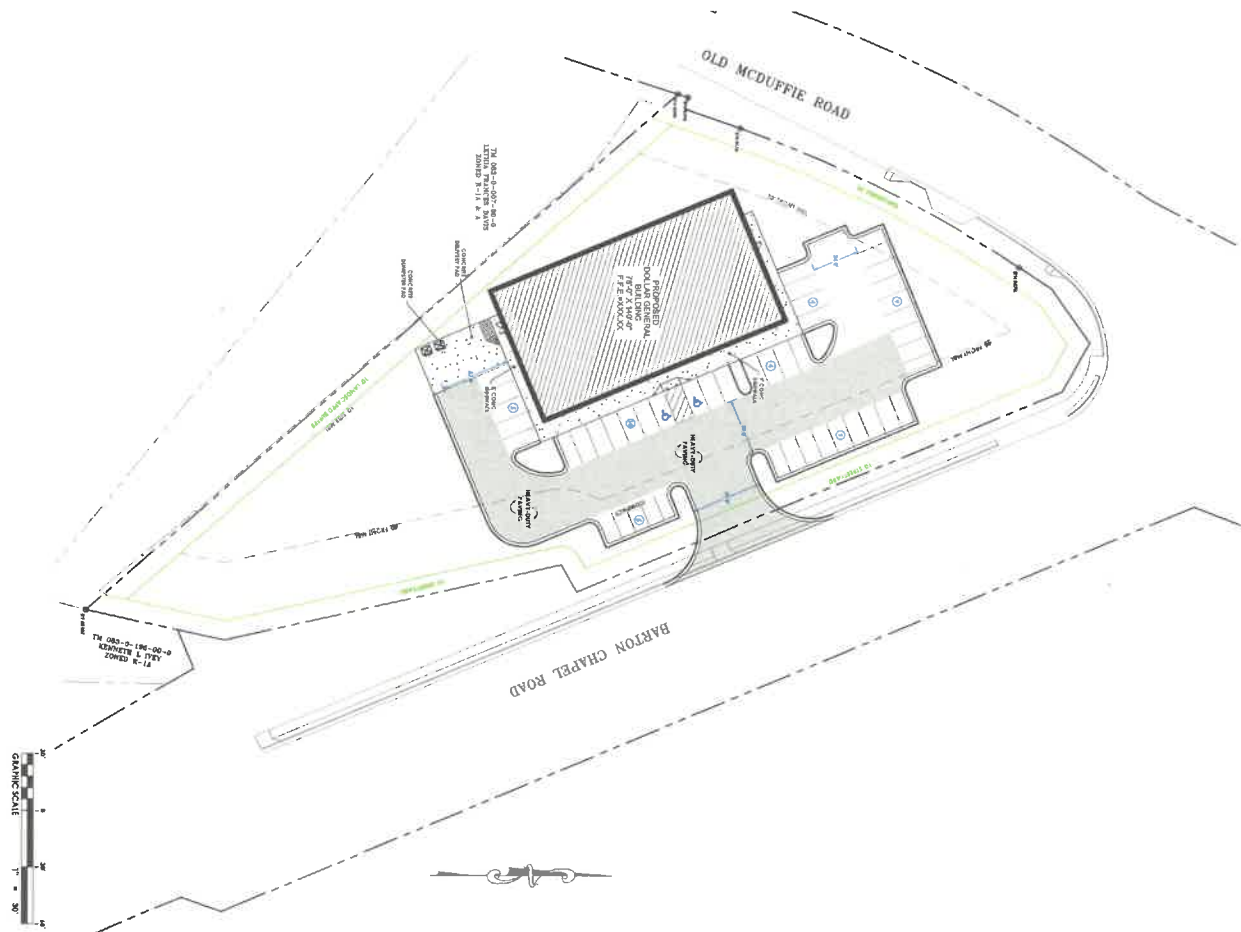
A handwritten signature in blue ink, appearing to read 'Dennis Trotter', is written over a light blue circular stamp.

Dennis Trotter,
Owner
Trotter General, LLC

Soil erosion control measures must be in place prior to any land disturbing activity.



PARKING TABULATION			
FUNCTION TYPE	VEHICLE TYPE	VEHICLE COUNT	STANDARD
CONCRETE EVENT (10000-11) (10000-12) (10000-13) (10000-14) (10000-15) (10000-16) (10000-17) (10000-18) (10000-19) (10000-20) (10000-21) (10000-22) (10000-23) (10000-24) (10000-25) (10000-26) (10000-27) (10000-28) (10000-29) (10000-30) (10000-31) (10000-32) (10000-33) (10000-34) (10000-35) (10000-36) (10000-37) (10000-38) (10000-39) (10000-40) (10000-41) (10000-42) (10000-43) (10000-44) (10000-45) (10000-46) (10000-47) (10000-48) (10000-49) (10000-50) (10000-51) (10000-52) (10000-53) (10000-54) (10000-55) (10000-56) (10000-57) (10000-58) (10000-59) (10000-60) (10000-61) (10000-62) (10000-63) (10000-64) (10000-65) (10000-66) (10000-67) (10000-68) (10000-69) (10000-70) (10000-71) (10000-72) (10000-73) (10000-74) (10000-75) (10000-76) (10000-77) (10000-78) (10000-79) (10000-80) (10000-81) (10000-82) (10000-83) (10000-84) (10000-85) (10000-86) (10000-87) (10000-88) (10000-89) (10000-90) (10000-91) (10000-92) (10000-93) (10000-94) (10000-95) (10000-96) (10000-97) (10000-98) (10000-99) (10000-100)	VEHICLE TYPE	VEHICLE COUNT	STANDARD
STANDARD PASSENGER	STANDARD PASSENGER	40	1



CONCEPTUAL LAYOUT

BARTON CHAPEL ROAD DOLLAR GENERAL
3306 OLD MCDUFFIE ROAD
TAX PARCEL 083-0-004-00-0
1.65 ACRES
AUGUSTA/RICHMOND COUNTY, GEORGIA



371 MAIN STREET
P.O. BOX 403
WARRENTON, GA 30828

706.465.0900 OFFICE
706.465.0909 FAX
civildesignsolutions.com

REVISION BLOCK

DATE	DESCRIPTION	BY

SHEET NO. 1 OF 01 SHEETS




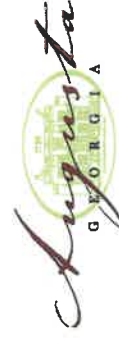
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3306 Old McDuffie Road

Aerial

Legend

 Subject Property



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Planning & Development Department
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Augusta, GA 30901
3/11/2024 MH18072

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 Zones R-1A (One-family Residential) and B-1 (Neighborhood Business) to Zone B-1 (Neighborhood Business) affecting property containing approximately 1.57 acres located at 3306 Old McDuffie Road.
Name: Dennis Trotter on behalf of Charles Savage
Parcel: 083-0-006-00-0

Planning Commission
Z-24-15
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3306 Old McDuffie Road


Current Zoning


Legend

 Subject Property

Zoning Classification


 A: Agriculture


 B-1: Neighborhood Business

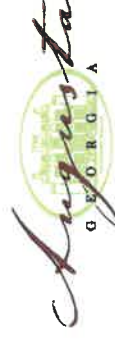
 B-2: General Business

 R-1A: One Family Residential

 R-1B: One Family Residential

 R-1C: One Family Residential

 R-3C: Multiple-Family Residential



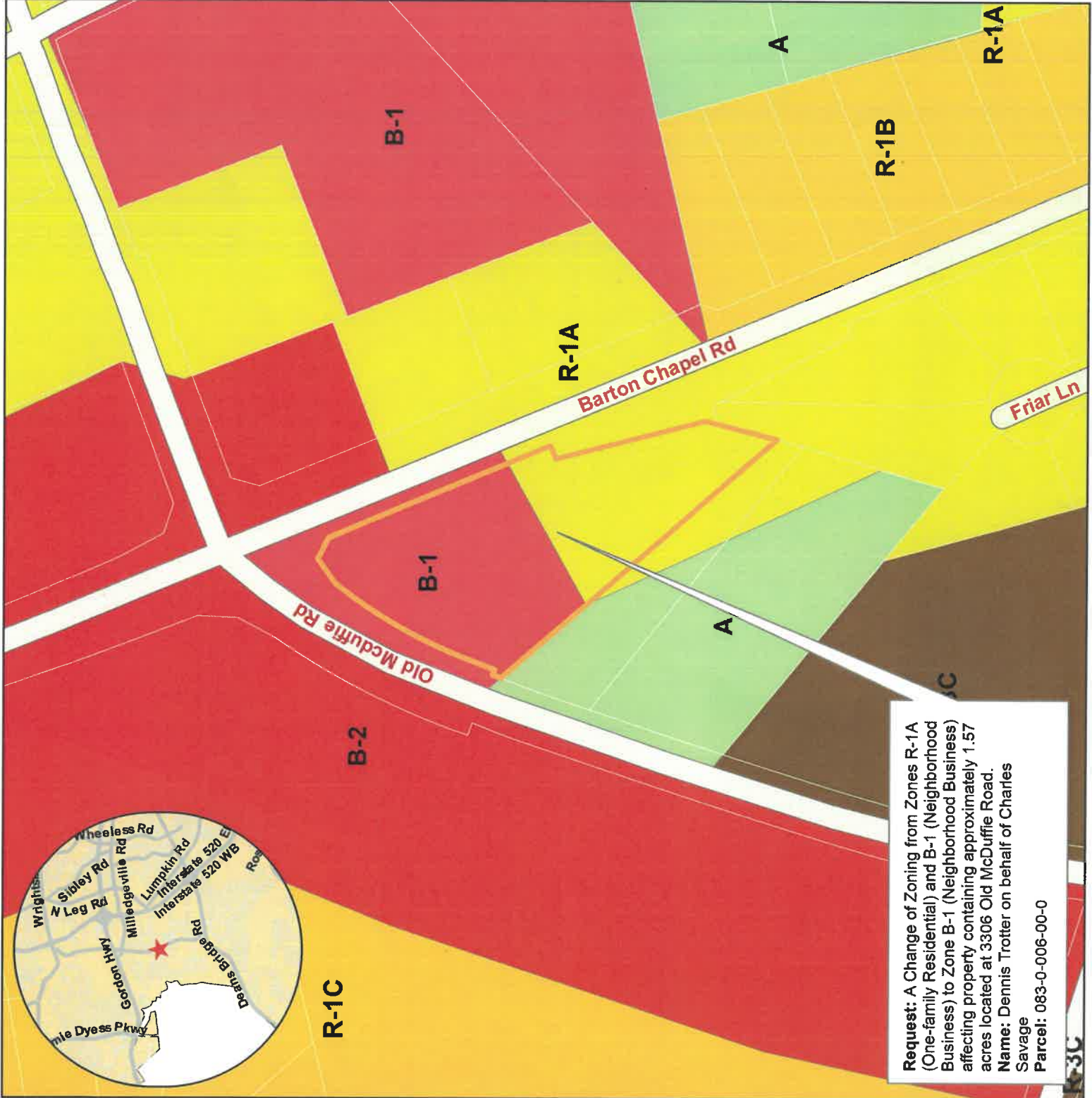
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3306 Old McDuffie Road

Future Zoning


Legend

 Subject Property

Zoning Classification

 A: Agriculture


 B-1: Neighborhood Business

 B-2: General Business

 R-1A: One Family Residential

 R-1B: One Family Residential

 R-1C: One Family Residential

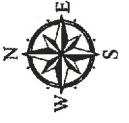
 R-3C: Multiple-Family Residential



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