

Hearing Date: April 1, 2024

Case Number: Z-24-14

Applicant: Track West Partners

Property Owner: Savvy 3120, LLC

Property Address: 3120 Washington Road

Tax Parcel No: 011-0-117-00-0

Fort Eisenhower Notification Required: N/A

Commission District: District 7: Sean Frantom

Super District 10: Wayne Guilfoyle



| REQUEST                                                                   | PROPOSED<br>USE/ACTIVITY | APPLICABLE COMPREHENSIVE<br>ZONING ORDINANCE SECTION(S) |
|---------------------------------------------------------------------------|--------------------------|---------------------------------------------------------|
| Rezone from B-1 (Neighborhood Business) and B-2 (General Business) to B-2 | Car Wash                 | Section 22-1                                            |

**SUMMARY OF REQUEST:**

The petition seeks to rezone 1.6 acres of conditional split zoned B-1 (Neighborhood Business) and B-2 (General Business) property to B-2 which is located at 3120 Washington Road. The applicant would like to construct a car wash facility.

**COMPREHENSIVE PLAN CONSISTENCY:**

The subject property is located within the West Augusta Character Area. The vision for West Augusta is to promote a blend of residential and non-residential uses. Congestion and high-density developments are to be avoided. The proposed rezoning of the tract to B-2 is consistent with aspects of the 2023 Comprehensive Plan.

**FINDINGS:**

1. The parcel is adjacent to other commercial properties.
2. A traffic signal is located ~320 ft. from the property's main entrance which fronts Washington Road. The property also has 2 additional access points on Woodland Road.
3. Adjacent zoning: West: L-1 (Light Industry) | East: B-2 (General Business) | South: R-1A (Single - Family Residential) North: L-1 (Light Industry)
4. The subject property is not within a flood zone.
5. Public water and sewer are present.
6. Public transit is available within ~560 ft. of the subject property.
7. The adjacent road is a principal arterial route.

8. Proposed parking is delineated.
9. The Level of Service (LOS) for this segment of Washington Road is below a C.
10. On September 5, 1995, the Augusta Commission granted approval of zoning case, Z-95-90, with the following condition:
  1. That the future use of the property conforms with Section 4 of the Zoning Ordinance.

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

1. A landscape plan in compliance with the Augusta Tree Ordinance and a parking plan including handicap parking must be approved by Planning & Development during the site plan review process.
2. Any improvements to the structure, land, or parking must receive approval via the site plan review process.
3. Adherence to all county regulations and ordinances at the time of development, including but not limited to expansion and remodeling, is required.
4. The business must close at 8:00 pm daily.
5. A masonry wall or 6-foot privacy fence must be installed along the properties used and/or zoned as residential.
6. A decal lane off of Woodland Road into the establishment shall be required pending the engineering department's approval for the design.

*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.*



Track West Partners  
1962 Howell Mill Rd. NW, Suite 210  
Atlanta, GA 30318

February 22, 2024

To: Augusta Planning and Development Department

**RE: Augusta, GA (Washington Road) Rezoning Request**

To Whom It May Concern:

This letter is written to express our intent to rezone the property located at 3120 Washington Rd to B-2. The property is currently zoned as both Conditional B-2 and B-1, both of which do not allow our desired project. We believe that rezoning to B-2 will allow the site to be used to its full potential and align it with the surrounding properties, all of which are zoned B-2.

Our proposed project has been reviewed in a pre-application meeting with the City of Augusta and is detailed within the Rezoning Application and associated exhibits within. We look forward to your decision.

Sincerely,

Riley Space  
Development Manager  
Track West Partners

Todd Simmons, PE  
Engineer  
Freeland & Kauffman, Inc.

PROPERTY BOUNDARY GENERATED  
REFERENCING AVAILABLE GIS SOURCES.

WASHINGTON RD

B-2  
GENERAL  
BUSINESS

PROPOSED CARWASH  
4,330 SF

WOODLAND RD

R-1A  
SINGLE FAMILY

**LEGEND**

- BOUNDARY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

40 0 40

SCALE: 1" = 40'

**QUICK CONCEPTS GROUP**

**QCG**

VISIT OUR WEBSITE AT  
[WWW.QUICKCONCEPTSGROUP.COM](http://WWW.QUICKCONCEPTSGROUP.COM)  
SEND YOUR CONCEPT REQUESTS TO  
[REQUESTS@QUICKCONCEPTSGROUP.COM](mailto:REQUESTS@QUICKCONCEPTSGROUP.COM)

**PROJECT NAME:**  
BIG DAN'S CAR WASH  
IN AUGUSTA, GA

**ADDRESS:** 3120 WASHINGTON RD  
AUGUSTA, GA 30907

**JURISDICTION:**  
CITY OF AUGUSTA

**PARCEL ID #:**  
011-0-117-00-0

**PARCEL AREA:**  
41.37 AC (AS SHOWN)

**ZONE:**  
B-1 NEIGHBORHOOD BUSINESS  
& B-2 NEIGHBORHOOD BUSINESS

**EXISTING USE:**  
RETAIL

**PROPOSED USE:**  
CAR WASH  
(PERMITTED USE)\*

**PARKING CALCULATION:**  
1 PER VEHICLE THE CAR WASH IS  
CAPABLE OF ACCOMMODATING  
5 REQUIRED STALLS

**PROVIDED PARKING:**  
24 VAC STALLS (13' x 20')  
4 STALLS (9' x 18')

**DRIVE AISLE:**  
24' TWO-WAY (TWO-WAY)

**SETBACKS**  
FRONT: 40'  
SIDE: 0', 3' IF PROVIDED  
REAR: 50' \*\*  
BUFFERS: 10' ROW L.S.  
20' RESIDENTIAL L.S.

**FLOOD ZONE:** X  
FEMA MAP: 13245C0020G  
DATED: 11/15/2019

**SITE SPECIFIC NOTES:**  
\* SITE WILL NEED TO BE REZONED  
FULLY TO B-2 WHERE PROPOSED USE  
IS PERMITTED.

\*\* REAR YARD SHALL BE 20% OF LOT  
DEPTH, WITH A 20' MIN AND 50' MAX

**DRAWING DATA**  
DATE: 11/17/2024  
PROJECT NO.: 23.1718 / CONCEPT 2

DISCLAIMER: THE CONCEPT REPRESENTED  
HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.  
THESE CONCEPTS AND INFORMATION WAS BASED ON  
PROVIDED INFORMATION BY THE CLIENT AND  
PRELIMINARY CODE RESEARCH WITH THE  
SUBJECT JURISDICTION. INFORMATION SHOWN  
HEREIN SHALL BE CONFIRMED BY SUBJECT  
JURISDICTION. A SURVEY IS RECOMMENDED TO  
DETERMINE THE PROPERTY BOUNDARIES AND  
RESTRICTIONS.

Planning Commission  
Z-24-14  
April 1, 2024

3120 Washington Road

Aerial

Legend

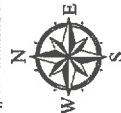
 Subject Property



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
3/14/2024 MH18072

Augusta, GA Disclaimer

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0 200 Feet



**Request:** A Change of Zoning from Zones B-1 (Neighborhood Business) and B-2 (General Business) to Zone B-2 (General Business) affecting property containing approximately 1.6 acres located at 3120 Washington Road.  
**Name:** Track West Partners on behalf of Savvy 3129 LLC  
**Parcel:** 011-0-117-00-0

Planning Commission  
Z-24-14  
April 1, 2024

3120 Washington Road

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
-  R-1B: One Family Residential



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0 200 Feet



Planning Commission  
Z-24-14  
April 1, 2024

3120 Washington Road

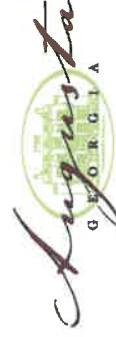
Future Zoning

Legend

 Subject Property

### Zoning Classification

-  B-1: Neighborhood Business
-  B-2: General Business
-  LI: Light Industry
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-  R-1A: One Family Residential
-  R-1B: One Family Residential



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0 200 Feet

