

Hearing Date: April 1, 2024
Case Number: Z-24-07

Applicant: Yurui Huang
Property Owner: Xingda Wellness, LLC
Property Address: 3333 Wrightsboro Road
Tax Parcel No(s): 041-4-038-00-0
Fort Eisenhower Notification Required: N/A
Commission District: District 5: Bobby Williams
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1A (One-Family) to B-1 (Neighborhood Commercial)	Massage Parlor	Section 21-1

SUMMARY OF REQUEST:

This petition involves a 0.25-acre property located adjacent to the Army National Guard facility on Wrightsboro Road. The proposed use of the property is to establish a message therapy business and residence in the existing 1,075 square foot house located on the property.

COMPREHENSIVE PLAN CONSISTENCY:

The property is in the Belair Character Area. The 2018 Comprehensive Plan characterizes commercial development in the Belair area as a mix of shopping centers, professional offices and suburban and highway-oriented commercial uses/service establishments arranged in a linear pattern along the major streets and highways. The Plan supports infill development in a manner consistent with the existing land use patterns and architecture style and features of the surrounding area.

FINDINGS:

1. The proposed message therapy business is allowed in a P-1 (Profession/Office) zoning district, but residential uses are not. For the applicant to reside in the existing house along with the proposed message therapy business a minimum of B-1 (Neighborhood Business) is required as residential uses are allowed in B-1 and B-2 zoning districts.
2. The property has access to public water and sewer.
3. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Wrightsboro Road as a major arterial. Augusta Transit has a bus route that runs along this portion of Wrightsboro Road with a transit stop at the Wal-Mart Super Center located across the street from the property.

4. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
5. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
6. The adjacent property to the north is zoned R-1A with a single-family residence. The adjacent property to the east is zoned B-2 with the Army National Guard facility. Across Wrightsboro Road to the south, the property is zoned B-2 with a gas station and Wal-Mart Super Center. The adjacent property to the west is zoned P-1 with a barber shop.
7. The proposed rezoning request is consistent with the 2018 Comprehensive Plan.
8. At the time of completion of this report staff has not received any inquiries regarding this application.

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

1. A six (6) foot tall wood privacy fence is required along the north property line adjacent to the R-1C residential zoned property to buffer the commercial/residential use.
2. Approval of this rezoning request does not constitute approval of the concept site plan submitted with the rezoning application. Additional development of the property will require site plan approval being in compliance with the Site Plan Regulations of Augusta, Georgia for the actual development prior to construction commencing on the property.
3. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development as required.
4. There shall be no sleeping or residential quarters within the business as long as it operates.

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.

A Letter of request a zoning change

for 3333 Wrightsboro Road, Augusta, GA 30909.

I am Yurui Huang: Registered Agent of Xingda Wellness LLC which is the owner of property 3333 Wrightsboro Road, Augusta, GA 30909 with present R-1 zoning.

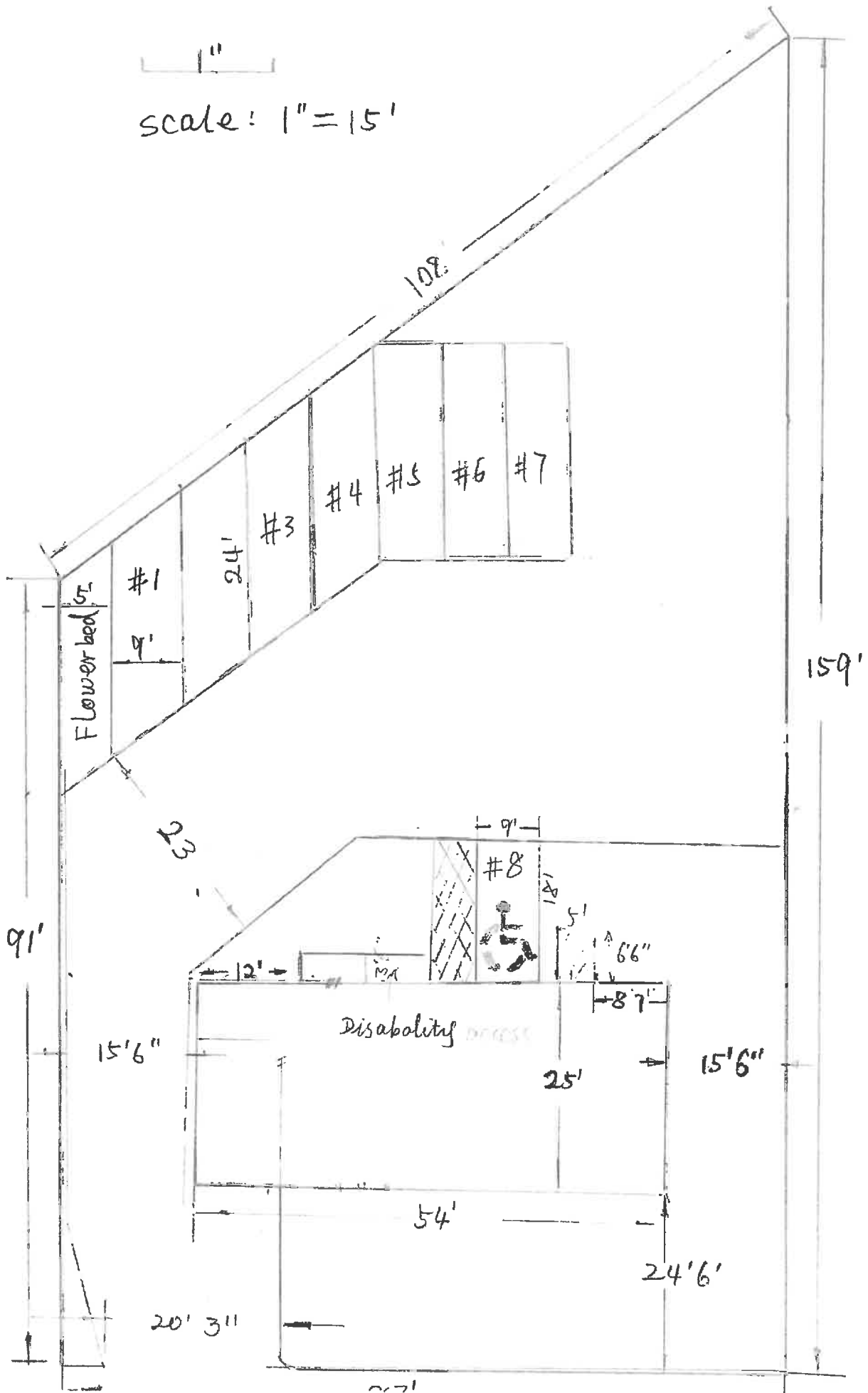
Most properties around it are commercial ones. The ones on its left side are post office and military supplies. The one on its right side is a hair salon. Walmart and gas station are across the Wrightsboro Road from it. Wrightsboro Road is a busy road with many businesses on both side of road. This is one of few residential properties on Wrightsboro Road.

I am asking Department of Planning and development of Richmond County to change the R-1 district to a B-1 district to allow me to use it to do human body work business include all kind of professional massages, stretching, and facials.

Application: Yurui Huang. 2/25/2024

1"

scale: 1" = 15'




Planning Commission
Z-24-07
April 1, 2024

3333 Wrightsboro Road

Aerial

Legend

 Subject Property



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
3/14/2024 MH18072

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0 100 Feet



Request: A Change of Zoning from Zone R-1A (One-family Residential) to Zone B-1 (Neighborhood Business) affecting property containing approximately 0.25 acres located at 3333 Wrightsboro Road.
Name: Yurui Huang
Parcel: 041-4-038-00-0

Planning Commission
Z-24-07
April 1, 2024





3333 Wrightsboro Road

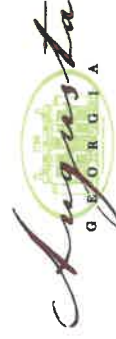
Current Zoning

Legend

 Subject Property

Zoning Classification

-  B-1: Neighborhood Business
-  B-2: General Business
-  P-1: Professional
-  R-1A: One Family Residential



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Planning Commission
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3333 Wrightsboro Road
Future Zoning

Legend

 Subject Property

Zoning Classification

-  B-1: Neighborhood Business
-  B-2: General Business
-  P-1: Professional
-  R-1A: One Family Residential



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