

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

Case Number: Z-23-38

Hearing Date: Monday, August 7, 2023

Applicant: Drayton Parker Companies

Property Owner: DOC MOB Augusta III, LLC

Address of Property: 1924 Barton Chapel Road, Augusta, GA 30909

Tax Parcel #: 068-0-007-00-0

Present Zoning: B-1 (Neighborhood Business)

Commission District: 5 (B. Williams)

Super District: 9 (F. Scott)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Rezoning from B-1 to B-2	Convenience Store	Section 22

1. Summary of Request:

This petition involves a 5.66-acre commercial tract located at the intersection of Barton Chapel Road and Gordon Highway. The parcel is zoned B-1 (Neighborhood Business) and the applicant requests to rezone the property B-2 (General Business) to construct a convenience store.

2. Comprehensive Plan Consistency:

The proposed development is part of 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. 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 aspects of the Comprehensive Plan.

3. Findings:

1. Based on information submitted with the application, the developer intends to construct a 5,175 sq. ft. convenience store along with a new gas canopy and 16 pumps.

2. No structures exist on the property, but a quarter of the site has been cleared from previous developments. Mature trees and vegetation cover the remainder of the property.
3. The site plan includes a total of 35 off-street parking spaces, which is the minimum number of spaces allowed for this development.
4. Properties immediately north and east of the subject property are zoned LI (Light Industrial), to the south properties are situated in the R-3B (Multiple-family Residential), B-2 (General Business), and B-1 (Neighborhood Business) zones, and R-3B (Multiple-family Residential) and B-2 (General Business) zones to the east.
5. The site has access to public water and sewer.
6. Barton Chapel Road is identified as a minor arterial street on the Georgia Department of Transportation (GDOT) Function Classification map, Gordon Highway is classified as a major arterial street.
7. No sidewalks currently exist along Barton Chapel Road and Gordon Highway, in the vicinity of the subject property.
8. Transit service is not available in the immediate area.
9. According to the FEMA Flood Insurance Rate Maps (FIRM) approximately 37.3 percent or 91,883 square feet of the property lies within the Special Flood Hazard Zone AE of the 100-yr flood zone.
10. According to the Augusta-Richmond County GIS Wetlands Layer approximately 3 acres or 53 percent of the property is located within a freshwater forested/shrub wetland.
11. This zoning request is consistent with the 2018 Comprehensive Plan.
12. 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 zoning request, subject to the following conditions:

1. Coordinate with Augusta Traffic Engineering to provide a suitable means of ingress and egress for the proposed development.
2. There shall be a 25' buffer established from the delineated wetlands and no structures shall be located within the wetlands to avoid any negative impacts to this environmentally sensitive land.
3. Shall obtain any necessary permits required from Army Corps of Engineers for the development of the property.
4. Approval of this rezoning request does not constitute approval of the concept site plan submitted with the application. Site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia for the actual development is required prior to construction commencing on the property.
5. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.

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.



**ENGINEERING
SERVICES, INC.**

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**PROJECT NARRATIVE &
TRAFFIC GENERATION STATEMENT**

June 22, 2023

Mr. Kevin Boyd
Augusta – Richmond County
535 Telfair Street
Suite 300
Augusta, GA 30901

RE: **Parker's Kitchen
Barton Chapel at Gordon Highway
PIN # 068-0-007-00-0
Augusta, Georgia**

Dear Mr. Boyd,

The proposed project consists of a commercial gas station / convenience store identified as Parker's Kitchen, located at the northeast corner of the Barton Chapel Road and Gordon Highway intersection in Augusta, Georgia. The project site is located on one 5.56-acre parcel of land, identified as PIN # 068-0-007-00-0, and is currently zoned B-1- Neighborhood Business. The developer intends to rezone the property to B-2 – General Business.

It is the intent of the developer to clear existing vegetation onsite as necessary to construct the proposed gas station / convenience store with associated parking, utility infrastructure and stormwater control infrastructure. The intent is to connect utility laterals to the existing ARC water and sanitary sewer service mains located adjacent to the project site for utility service to the proposed development. Stormwater infrastructure will be installed onsite to treat runoff water quality and quantity in order to meet all local and state requirements.

Access to the site shall be provided via two curb cuts; one on Gordon Highway (RIRO) and one on Barton Chapel Road (full access). Auxiliary turn lanes will be installed to serve the development. A Traffic Impact Analysis (TIA) has been conducted and provided with the rezoning submittal.

Sincerely,

Cody Rogers, PE
Statesboro Branch Manager



Planning Commission
Z-23-38
August 7, 2023

1924 Barton Chapel Road

Aerial

Legend

 Subject Property



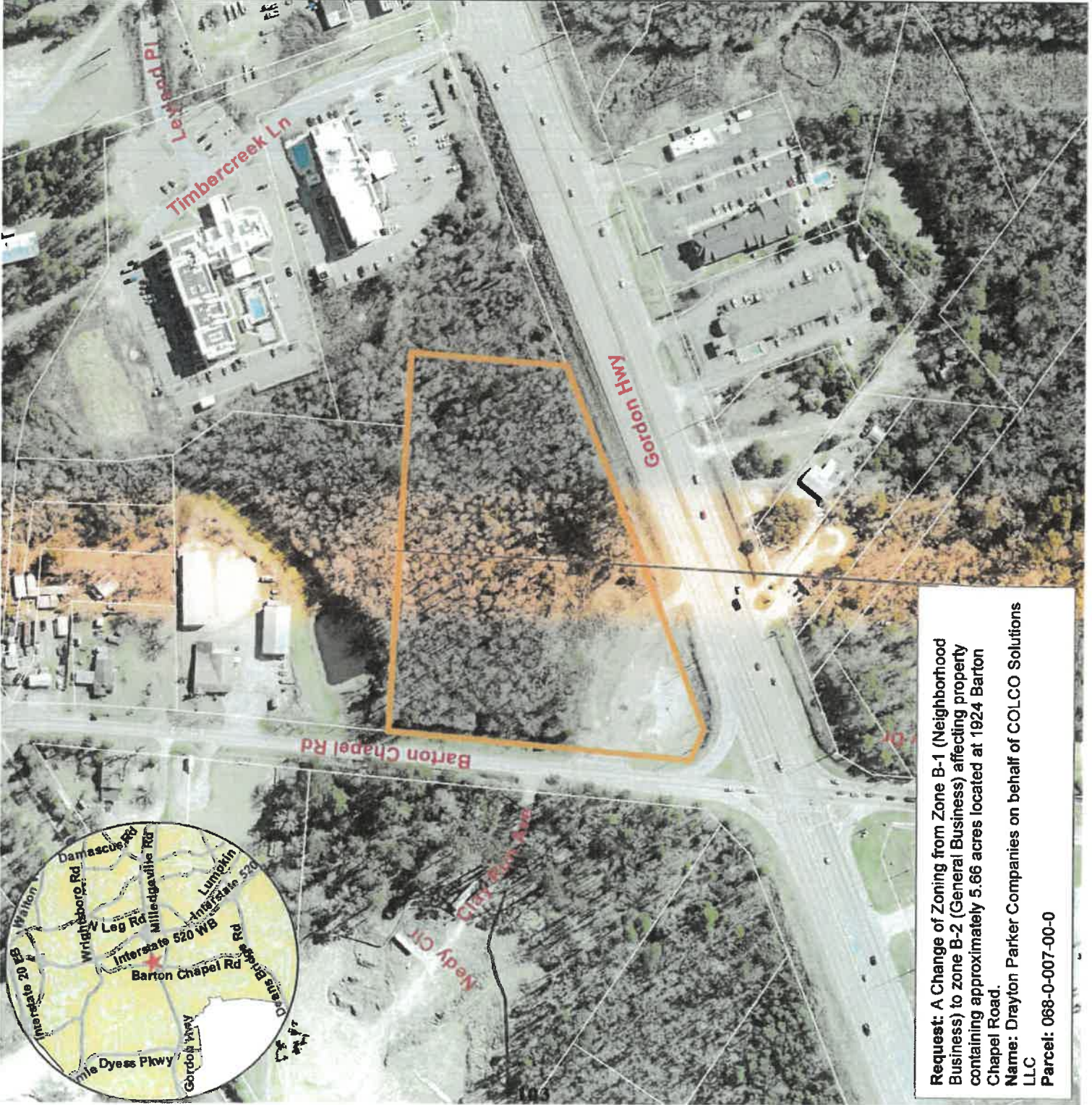
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/17/2023 bb21255

Augusta, GA Disclaimer

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0 200 Feet



Request: A Change of Zoning from Zone B-1 (Neighborhood Business) to zone B-2 (General Business) affecting property containing approximately 5.66 acres located at 1924 Barton Chapel Road.
Name: Drayton Parker Companies on behalf of COLCO Solutions LLC
Parcel: 068-0-007-00-0

Planning Commission
Z-23-38
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1924 Barton Chapel Road
Current Zoning

Legend

Subject Property

Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- LI: Light Industry
- R-3B: Multiple-Family Residential



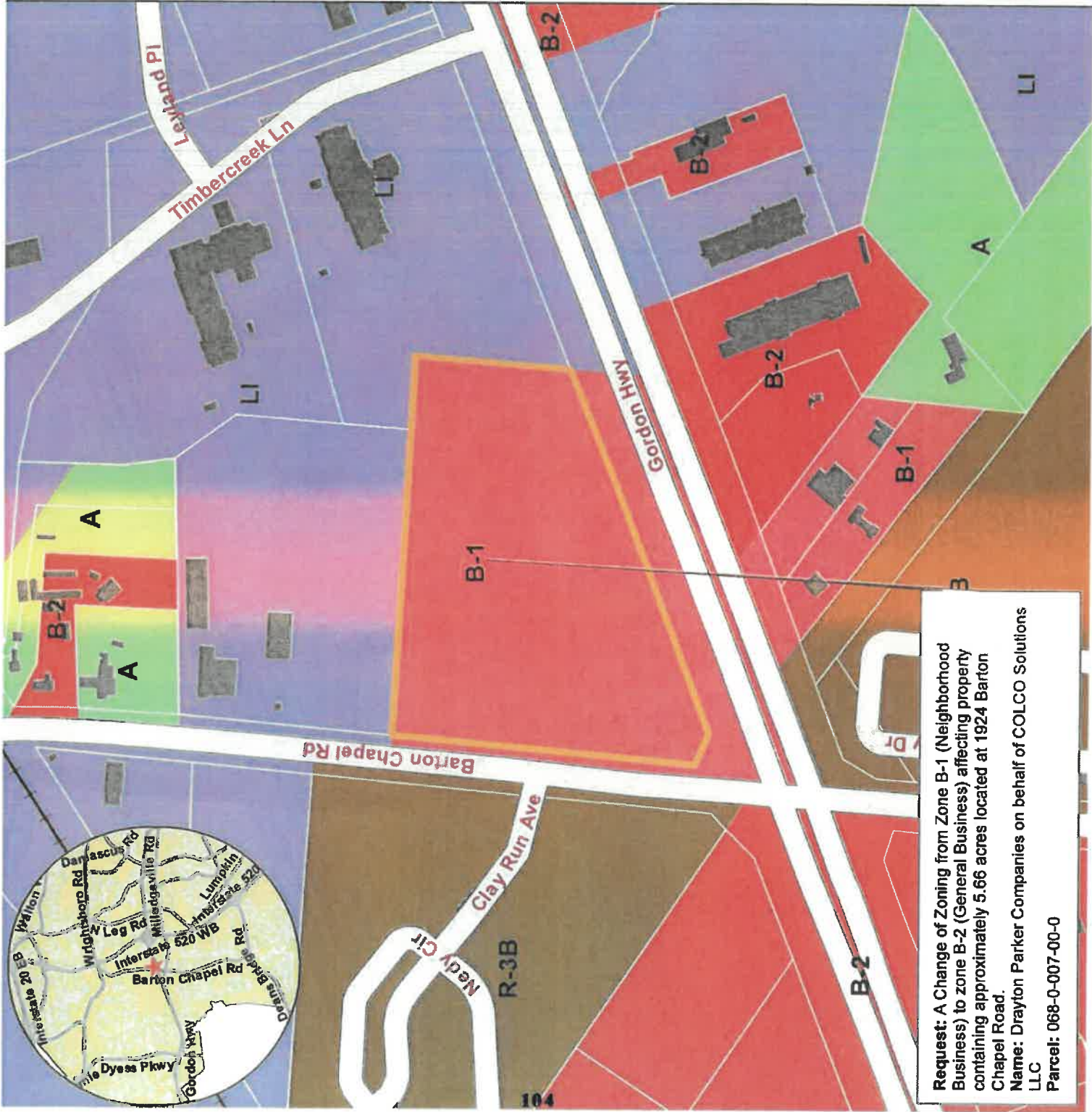
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1924 Barton Chapel Road

Future Zoning


Legend

 Subject Property

Zoning Classification

 A: Agriculture

 B-1: Neighborhood Business

 B-2: General Business

 LI: Light Industry

 R-3B: Multiple-Family Residential



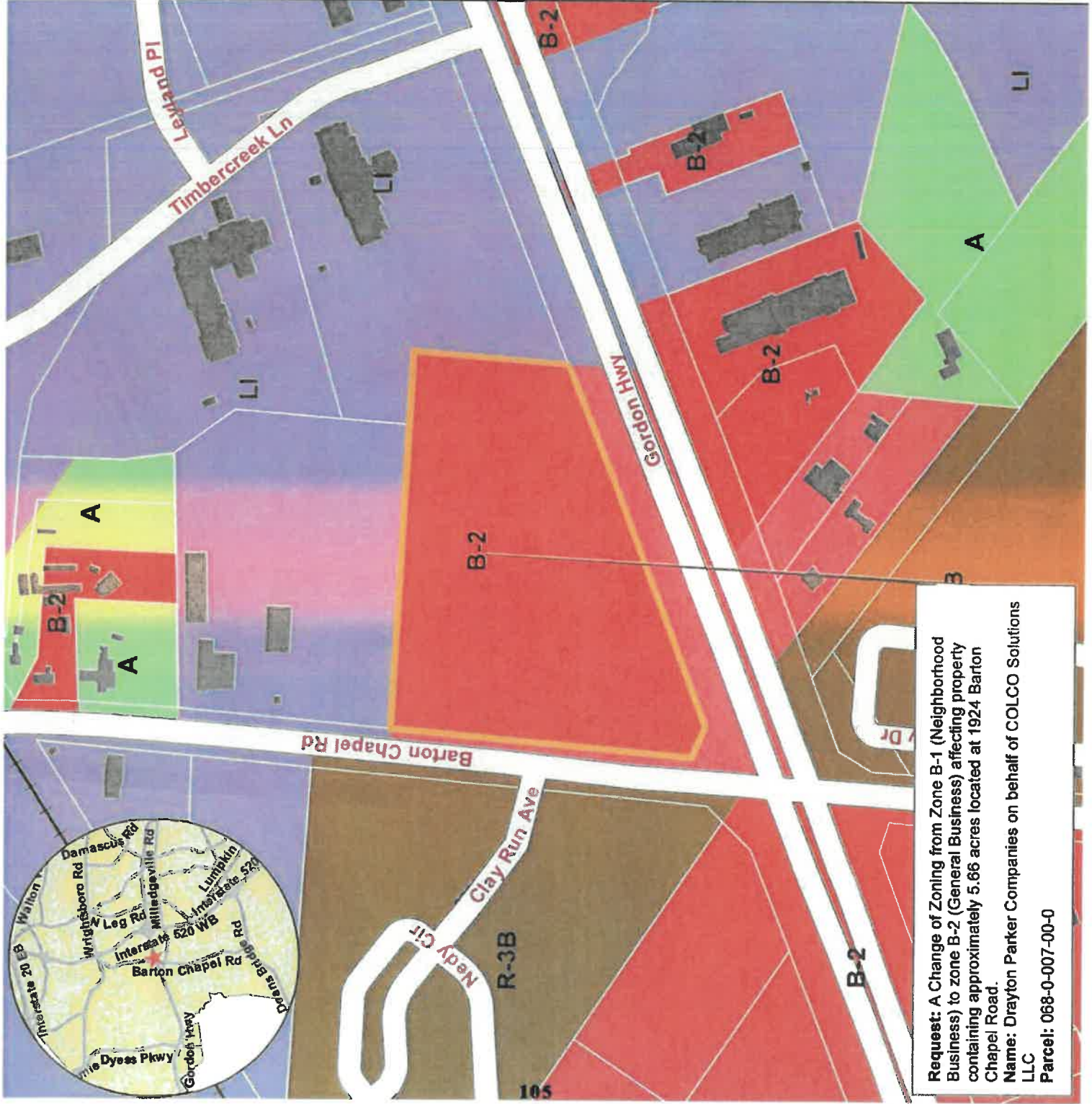
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