

Hearing Date: August 5, 2024  
Case Number: Z-24-27

Applicant: Whyte David Holdings, LLC  
Property Owner: Clear Sky Richmond, LLC  
Property Address: 3928 Buck Road  
Tax Parcel No: 029-0-014-00-0  
Fort Eisenhower Notification Required: N/A  
Commission District: District 3: Catherine Smith  
McKnight  
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from A (Agriculture) to LI (Light Industry)	Boat and Recreational Vehicle Storage	Section 23-1

**SUMMARY OF REQUEST:**

The petition seeks to rezone 7.42 acres of Agricultural zoned property to Light Industrial. The property is situated on the Augusta-Richmond County/Columbia County line. The applicant proposes to clear the middle of the wooded property consisting of approximately 3.5 acres for a gravel parking lot to store boats and recreational vehicles.

**COMPREHENSIVE PLAN CONSISTENCY:**

The property is located within the Belair Character Area. The vision for Belair Character Area is a suburban area with medium-density residential development and well-planned communities. Congestion and high density are to be avoided within the Harper Franklin Drive at Jimmy Dyess Parkway area. Interstate interchanges, frontage roads and other identified nodes are home to new commercial and light industrial/warehousing development.

**FINDINGS:**

1. There are no previous zoning cases.
2. The northern most property line is also the boundary between August-Richmond County and Columbia County
3. Public water is available from Columbia County. The applicant does not anticipate the need for water or sanitary sewer for the property.

4. The proposed development does not have direct access to Buck Road and would gain access from Belair Frontage Road to the north in Columbia County via an easement road named Clear Sky Drive. Belair Frontage Road is classified as a collector road.
5. No public transit is available within a half a mile of the property.
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
8. The adjacent property to the north in Columbia County has an existing 150,00 square foot industrial building. The property to the northeast is zoned Agriculture (A) with the New Passion Church's baseball field. The property to the east is zoned Agriculture (A) with the City of Augusta's Arsenal Soccer Club fields. The property to the south is zoned Agriculture (A) with a manufactured home and the properties to the west are zoned Residential Mobil Home (R-MH) with a single-family home and manufactured home located on them.
9. The proposed boat and recreational vehicle storage does not propose to construct any structures on the property. It will be a gravel parking lot.
10. The boat and RV storage yard will only be accessible by a keypad entry.
11. The conceptual site plan submitted with the application shows a 6 foot privacy fence being placed along the property line where the existing residential properties are located.
12. The applicant proposes to provide a thirty (30) foot natural buffer on all sides of the property except the front.
13. With the property gaining access to Belair Frontage Road, the proposed rezoning of the property to Light Industrial (LI) is consistent with aspects of the 2023 Comprehensive Plan as interstate interchanges, frontage roads and other identified nodes are home to new commercial and light industrial/warehousing development.
14. Staff has not received any inquiries concerning this rezoning application as of the completion of this staff report.

**ENGINEERING/UTILITIES COMMENTS:**

Engineering Comments:

- The previous development located at 475 Clear Sky Dr. in Columbia County caused significant flooding at the Arsenal Soccer Fields that took a lot of effort to mitigate. As this property is adjacent and closer, not only will any development need to address stormwater impacts to the Arsenal but also mitigate any flows discharged from the 475 Clear Sky Dr. property pond.

Traffic Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

**RECOMMENDATION:** The Planning Commission recommends **APPROVAL** of the rezoning request to LI (Light Industrial) with the following conditions:

1. A business license shall not be issued prior to the proposed development receiving site plan approval.
2. Prior to submittal for site plan approval a recorded easement from Clear Sky Drive to the property shall be obtained.
3. Plan submitted for site plan approval shall address stormwater impacts to the Arsenal, including mitigation of any flows discharged from the 475 Clear Sky Drive property pond.
4. The development shall provide a thirty (30) foot natural buffer on all sides of the property except the north property line.
5. Any lighting for the development shall be pointed downward and directed away from any adjoining residential properties.
6. Approval of this rezoning request does not constitute approval of the concept site plan submitted with the rezoning 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.
7. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, including the tree ordinance 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.*

# Project Narrative

**3928 Buck Rd,  
Augusta GA 30909**

## I. Background and General Information

3928 Buck Road is an existing parcel in Richmond County, Georgia which consists of 7.42 acres of land. The property is identified as Richmond County Parcel # 029-0-014-00-0.

The property sits on the Richmond/Columbia County line and is landlocked to Richmond County. Although the property has a Buck Rd address the only access to the property comes from Clear Sky Dr off Belair Frontage Rd in Columbia County. Also, sewer and water utilities are only available from Columbia County.

The adjacent properties includes, 150,000sf industrial building to the North, New Passion Church's baseball field to the East, Augusta Arsenal Soccer Club to the South and three residential lots to the West.

A map of the site and surrounding area is provided below.

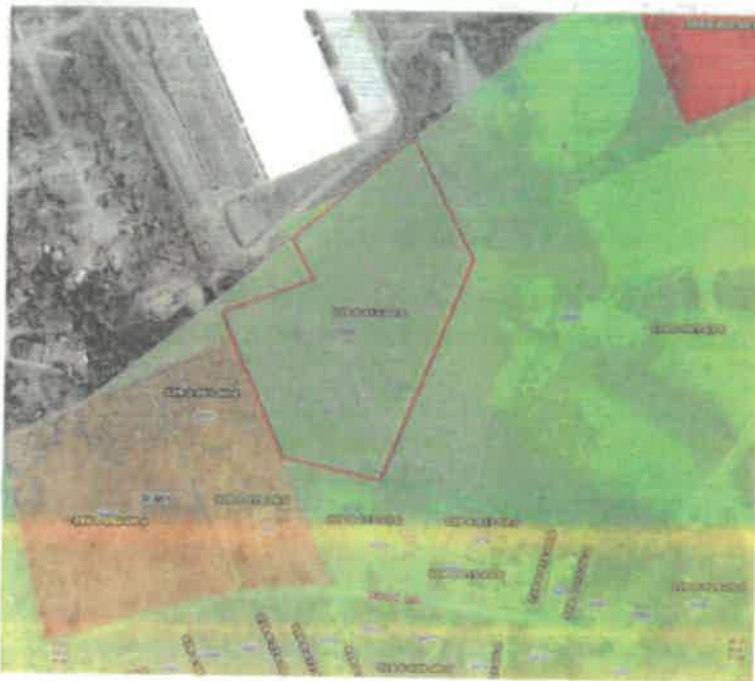


## **II. Zoning and Land Use**

The site is currently zoned A: Agriculture. The property is currently bounded by Agriculture zoning to the east and south and MH zoning to the west.

Based on the size and location of the property, there will be very little visibility between the Boat and RV storage operation and the surrounding properties. The existing wooded portions of the site will remain undisturbed except for the center portion of the property as shown on the site plan. The Boat and RV storage will only be open to paying customers with low impact traffic, so any potential effects to the surrounding properties will be minimal if any.

A zoning map of the site and surrounding area is provided below.



## **III. Existing Conditions**

The existing condition of the site is undisturbed.

## **IV. Utilities**

All utilities will be coming from Columbia County.

## **V. Floodplain Management**

There are no flood zones located on this parcel but state waters are present but will not be affected by the development. The portion of the property affected by state waters will act as additional buffer between the development and the residential lots to the west.

## VI. Development Plans

The proposed plan is to develop roughly half of the property for the purposes of Boat and RV storage, while preserving the natural areas adjacent to all residentially zoned property. Roughly a 3.5ac portion of the western half of the property will be cleared to provide for approximately 106 parking stalls with a mix of 12'x40' stalls and 12'x30' stalls. A 6 feet fence will be constructed along the western property line and continuing along the southern property line to provide an additional buffer between the parking lot and the residential houses to the west and south.



## VII. Setbacks & Buffers

The proposed minimum building lines (i.e. setbacks) and buffers which are shown on the LI site plan for the property and are summarized below.

### Minimum Building Lines

Front: 30-feet from LI zone

Side: 30-feet

Rear: 30-feet

### Buffers

Front: None

Side: 30-foot natural buffer

Rear: 30-foot natural buffer

## VIII. Architecture

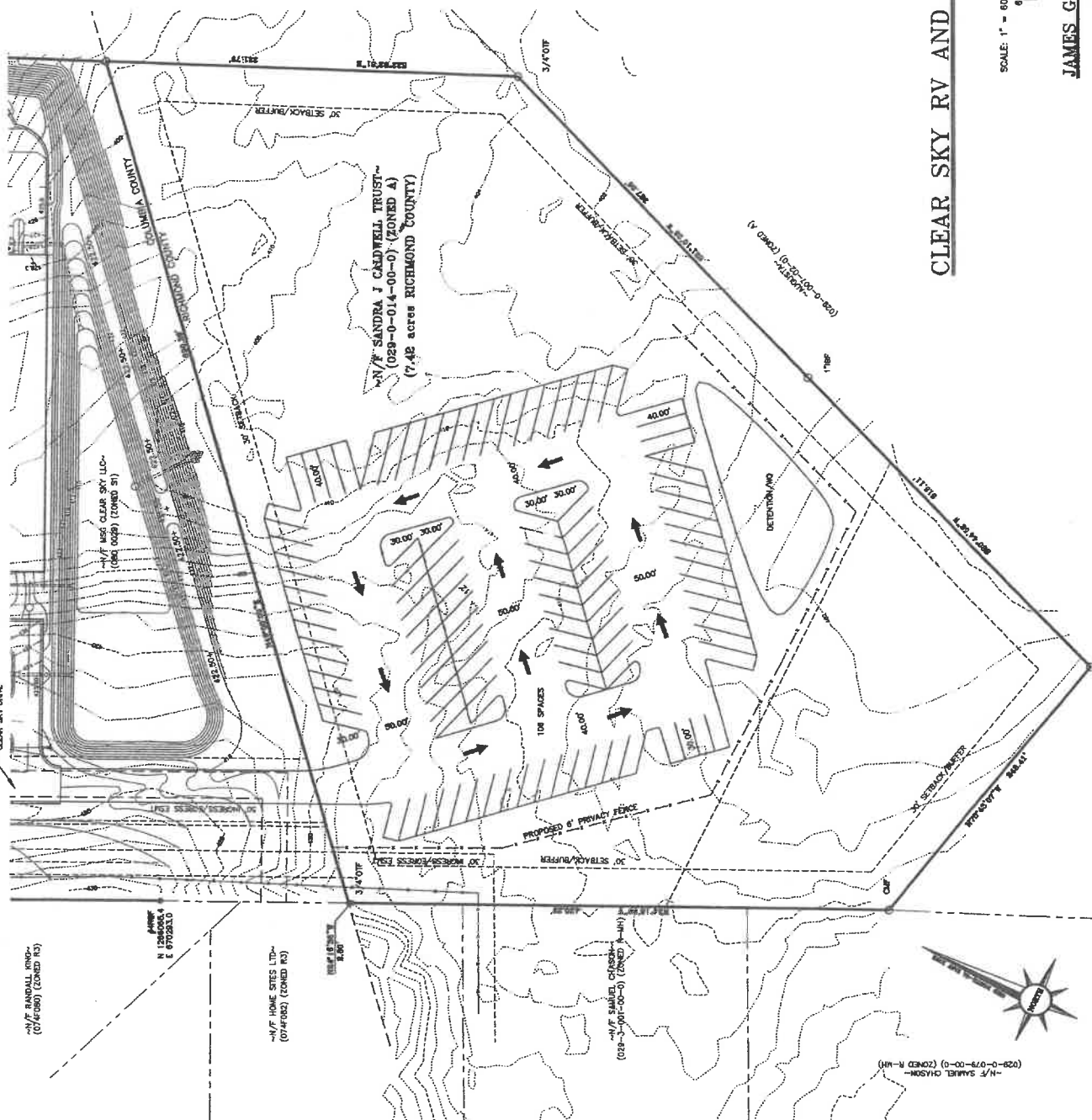
The Property is currently vacate land. The proposed project would clear roughly 3.5acs of the lot for a gravel parking lot.

**IX. Days and Hours of Operation**

The site will operate 24/7 but will only be accessible by keypad entry by paying customers.

**X. Estimated Development Schedule**

<b><u>Project Milestone</u></b>	<b><u>Date</u></b>
Submit LI Zoning Modification Request	June 24, 2024
Anticipate Zoning Approval	August 19, 2024
Begin Site Improvements	Oct – Nov 2024
Complete Construction	Jan 2025

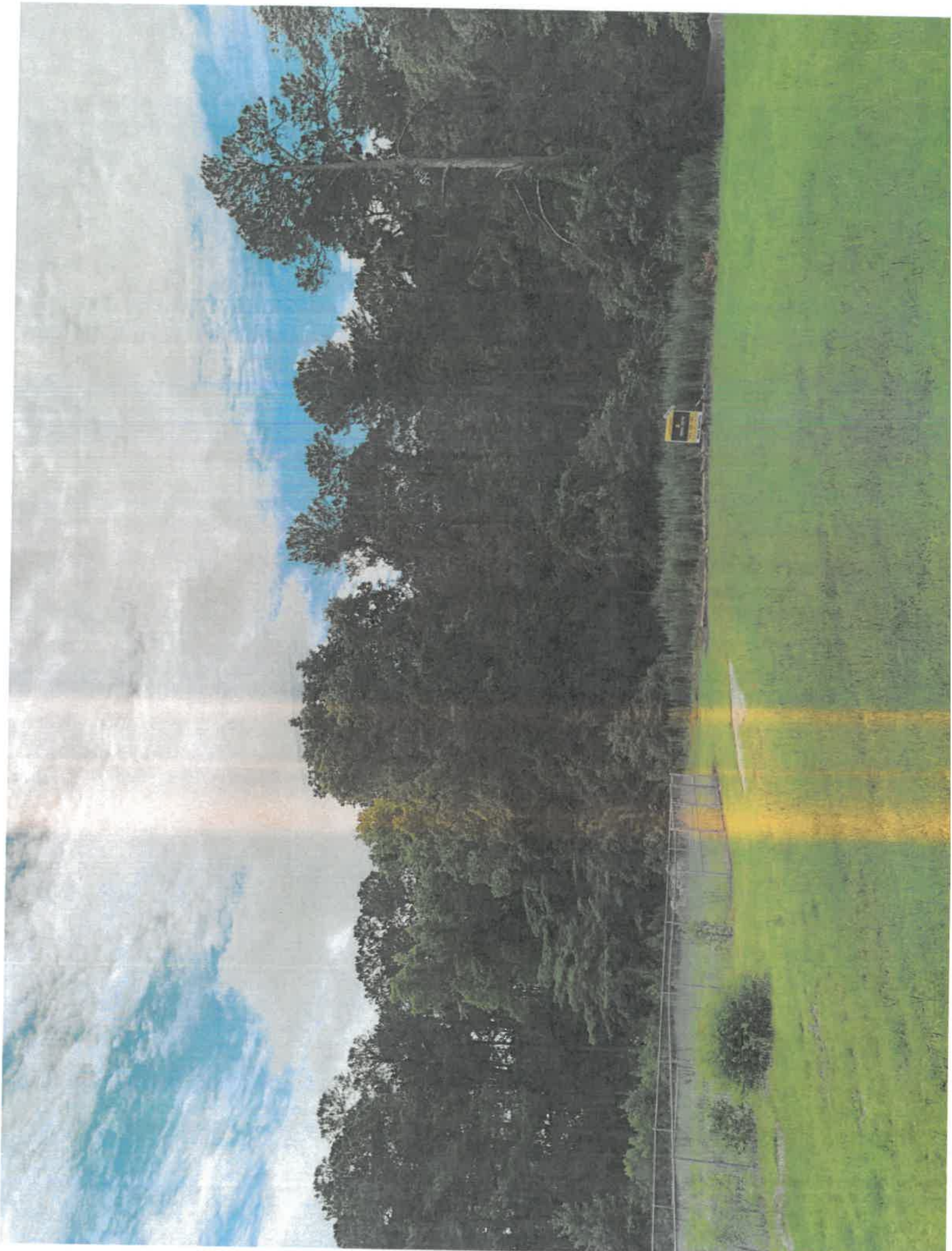


AN EXHIBIT FOR  
**CLEAR SKY RV AND BOAT STORAGE**  
 PROPERTY LOCATED OFF CLEAR SKY DR  
 AUGUSTA, GEORGIA  
 JUNE 18, 2024  
 SCALE: 1" = 60'  
 0' 60'

PREPARED BY:  
**JAMES G. SWIFT & ASSOCIATES**  
 CONSULTING ENGINEERS  
 1208 INTERSTATE PARKWAY - AUGUSTA, GA. - 30609  
 Phone: (706) 866-8803

CONV.M/D/20







Planning Commission  
Z-24-27  
August 5, 2024

3928 Buck Road

Aerial

Legend

 Subject Property



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street, Suite 300  
Augusta, GA 30901  
7/16/2024 9:22:178

This aerial photograph is 100% true color and not colorized. No colorized aerial photographs are available for this project. The aerial photograph is not a substitute for a site visit. The information is provided for informational purposes only. The City of Augusta is not responsible for any errors or omissions in this information. The City of Augusta is not responsible for any damages or losses resulting from the use of this information.



0 500 Feet



**Request:** A rezoning from zone A (Agricultural) to zone LI (Light Industrial) affecting properties containing approximately 7.42 acres located at 3928 Buck Road.  
**Name:** Whyte David Holdings, LLC, on behalf of Clear Sky Richmond LLC  
**Parcels:** 029-0-014-00-0

Planning Commission  
Z-24-27  
August 5, 2024

3928 Buck Road

Current Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-2: General Business

R-MH: Manufactured Home

Residential

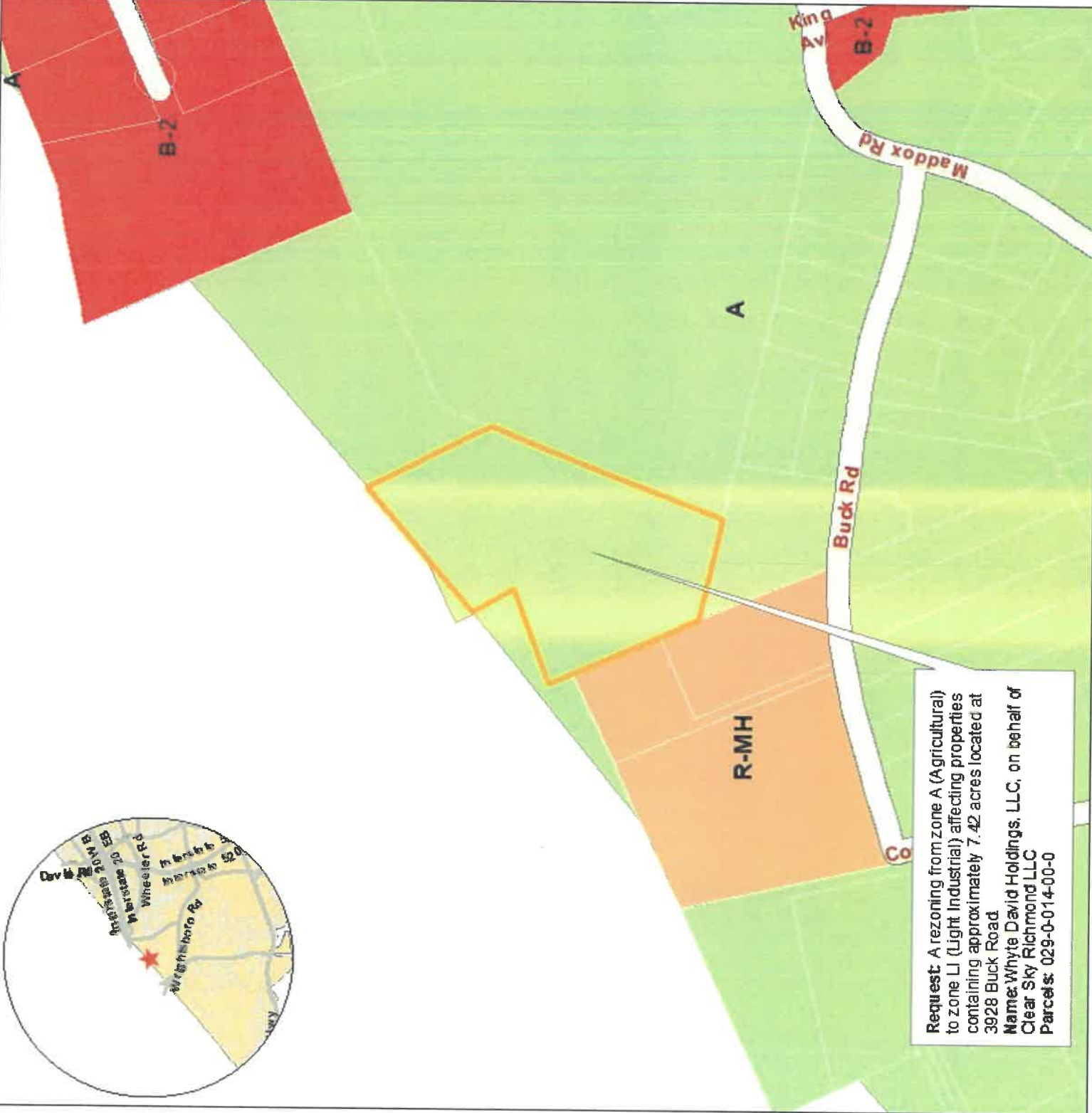


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3928 Buck Road

Future Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-2: General Business

R-MH: Manufactured Home Residential

LI: Light Industry

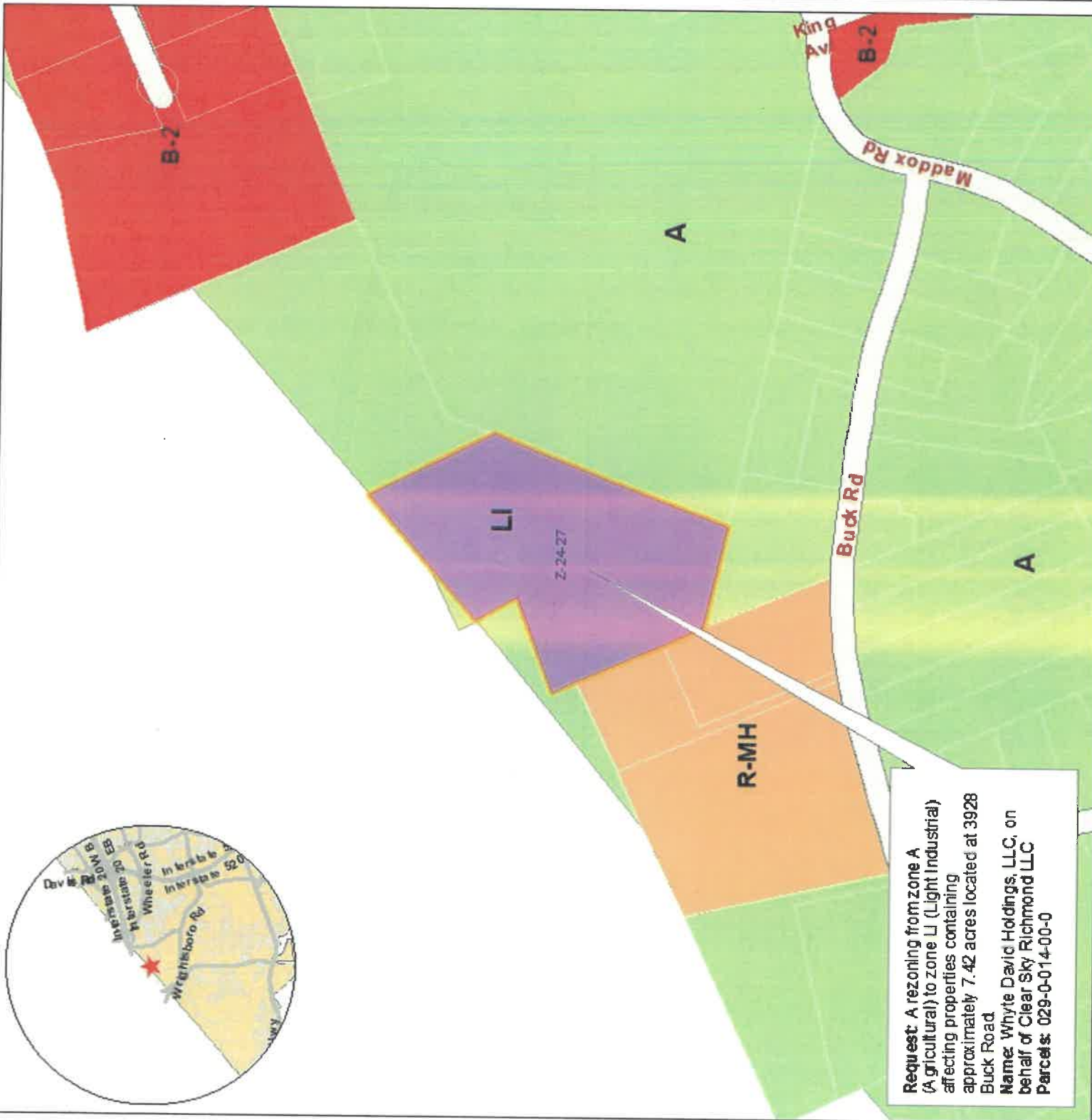


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