

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

**Case Number:** SE-23-06

**Hearing Date:** Monday, October 2, 2023

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**Applicant:** Arvind Patel

**Property Owner:** Reray Properties, LLC

**Address of Property:** 3107 Deans Bridge Road, Augusta, Georgia 30906

**Tax Parcel #:** 096-2-205-00-0

**Present Zoning:** B-1 (Neighborhood Business)

**Commission District:** 5 (Bobby Williams)

**Super District:** 9 (Francine Scott)

**Fort Gordon Notification Required:** No

Request	Proposed Use / Activity	Applicable Text
Special Exception	Liquor store	Comprehensive Zoning Ordinance, Section 21-2(c)

**Summary of Request:**

This request pertains to a 0.29-acre property in central Richmond County, located along Deans Bridge Road between Glenn Hills Drive and Lumpkin Road. The property features an office building which formerly housed a realty company but is currently unoccupied. The applicant seeks a special exception to convert the building and property into a liquor/package store. For a liquor/package store to be permitted in a B-1 zoning district approval of a special exception is required.

**Compatibility:**

Special Exceptions are land uses permitted in zoning districts where the local government finds that such uses are in keeping with the goals of the Comprehensive Zoning Ordinance. Special Exceptions are scrutinized because their impact on adjoining properties can vary depending on the proposed use. Special Exceptions are considered on a case-by-case basis in accordance with the requirements and standards established in the Comprehensive Zoning Ordinance.

The property is in the South Augusta Character Area. Recommended Development Patterns for this area include maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

**Findings:**

1. There are no prior zoning actions associated with the property.
2. The property has access to public water and sanitary sewer lines.

3. According to the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, Deans Bridge Road is listed as a principal arterial road.
4. Augusta Transit Routes 8 and 9 serve the property.
5. Based on FEMA Flood Insurance Rate Maps (FIRM) on the Augusta-Richmond County GIS Map Layer, there are no Special Flood hazard areas located on the property.
6. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
7. The topography of the property is flat, ranging from 367 to 370 feet above average mean sea level.
8. Section 21-2(c) of the Comprehensive Zoning Ordinance, Liquor stores are permitted by Special Exception in a B-1 (Neighborhood Business) zones provided that they generally conform to the following criteria:
  - The nature of the surrounding area is not predominantly residential with only a few commercial uses interspersed. ***Complies as the property is part of a lengthy commercial corridor along Deans Bridge Road.***
  - The property is at the intersection of two arterial streets or within 500 feet of such an intersection. ***Complies as the center of the subject property and the center of the Deans Bridge Road-Lumpkin Road intersection are approximately 350 feet apart.***
  - The property is not within 1,000 feet of a public park or recreation area, school, or library. ***The Alcoholic Beverage Certification submitted with the application states that this property is 599.4 yards (1,798.2 feet) from the closest park (H.H. Brigham Park), the closest school (Hillcrest Baptist Church and School) at 724.4 yards (2,173.2 feet), and the closest library (Jack B. Patrick Tech Center Library) being 1,667 yards (5,001 feet). However, the Miller-Motte College located within a shopping center at 3128 Deans Bridge Road is approximately 633 feet from the front door of the building to the property line where the college is located making it non-compliant with this provision.***
9. All properties adjacent to the subject property have a commercial zoning of B-1 or B-2. There are single-family subdivisions zoned R-1A and R-1B north of the subject property along Glenn Hills Drive and Lumpkin Road.
10. The special exception request for the property is consistent with the 2018 Comprehensive Plan, but not compliant with the Comprehensive Zoning Ordinance.
11. At time of writing, staff have not received feedback from citizens pertaining to this request as it has been advertised.

**Recommendation:** The Planning Commission **Denial** of the Special Exception request as it is not in compliance with the Comprehensive Zoning Ordinance Section 21-2(c) concerning the required distance of 1,000 feet from a school.

**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.

Letter of Intent for Special Exception  
at 3107 Deans Bridge Rd, Augusta

Department of Planning and Development  
535 Telfair Street, Suite 300  
Augusta, GA. 30901

Dear Commissioners,

I, Arvind Patel hereby request the Richmond County Planning Department, a special Exception for the purchase of Parcel #0962205000 which is currently under B1 zone as an office space and would like to convert into a Retail Package Store.

Location: 3107 Deans Bridge Rd, Augusta GA. 30906  
Parcel #: 0962205000  
Present Zoning: B1

This building location was previously used as an office space but it is vacant for the last few years with further no scope of offices because it is surrounded by retail businesses. All surrounding retail business properties are under B1 zoning. The proposed liquor store location is accessible from major roads and exceeds the minimum distance requirements to the nearest churches, library, Schools or public recreation area. Also exceeds minimum distance requirements to the nearest retail package store (Section 6-2-76).

I respectfully request the Planning Department Committee to give us a special exception to convert this office building into a retail liquor package store in B1 zoning.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arvind Patel', with a stylized flourish at the end.

Arvind Patel  
Member of Laxmi Narayan Holdings, LLC.



### ALCOHOLIC BEVERAGE CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO THE BOARD OF COMMISSIONERS OF RICHMOND COUNTY, GEORGIA, AS OF 2-17-76, THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF GEORGIA AND IN REGARDS TO SECTION 6-2-76 OF THE RICHMOND COUNTY WINE, BEER, AND WHISKEY REGULATIONS, THE LOCATIONS AS SHOWN EXCEEDS THE MINIMUM DISTANCE REQUIREMENTS TO THE NEAREST CHURCH, LIBRARY, SCHOOL, OR PUBLIC RECREATION AREA, AND EXCEEDS THE MINIMUM DISTANCE REQUIRED BY ORDINANCE 87-6 OF THE RICHMOND COUNTY CODE OF 500 YDS TO THE NEAREST RETAIL PACKAGE STORE.

*Thomas M. Graham, Jr.*

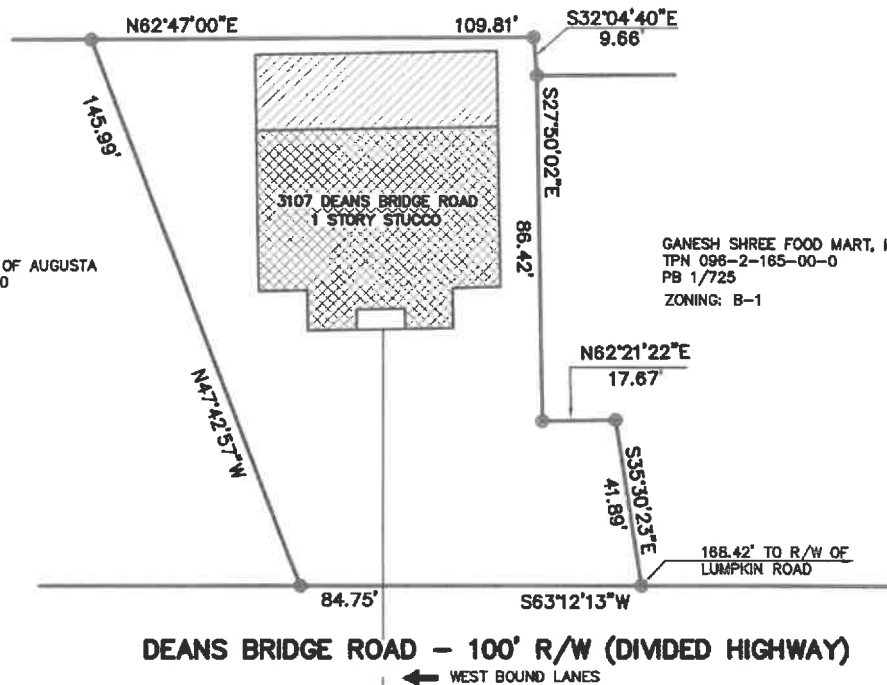
THOMAS M. GRAHAM, JR., PLS NO. 1880



VERNON BERNARD JOHNSON, JR.  
TPN 096-2-164-00-0  
PB 1/731  
ZONING: B-1

KOREAN ASSOCIATION OF AUGUSTA  
TPN 096-2-206-00-0  
PB 697/80  
ZONING: B-1

GANESH SHREE FOOD MART, INC  
TPN 096-2-165-00-0  
PB 1/725  
ZONING: B-1



1667 YARDS TO JACK B. PATRICK TECH CENTER LIBRARY  
1.06 MILES (5,620 FEET) TO NEAREST RETAIL PACKAGE SHOP  
SUPER WINE & SPIRITS, 3241 DEANS BRIDGE ROAD

0.44 MILES / 724.4 YARDS TO HILLCREST BAPTIST CHURCH & SCHOOL

0.34 MILE / 589.40 YARDS TO H.H. BRIGHAM PARK



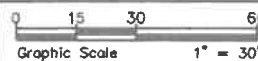
### ALCOHOL LICENSE PLAT FOR ARVIND G. PATEL

PROPERTY LOCATED IN SOUTH AUGUSTA & KNOWN AS 3107 DENAS BRIDGE ROAD

G.M.D. 119TH TAX PARCEL No. 196-2-05-00-0

Prepared by  
**CAROLINA LAND SURVEYING, LLC**

Georgia Registered Land Surveyor No. 1880  
1934 HIGHWAY 57 NORTH, LITTLE RIVER, S.C. 29506  
Telephone: 803-646-1264  
email: mgraham@carolinalandsurveying.com  
jford@carolinalandsurveying.com



REVISIONS

STATE: GEORGIA

COUNTY: RICHMOND

JOB NO.: 23-14222

SCALE: 1" = 30'

FLD: JGA DRN: BA CHK: TMG

DATE: 8/17/2023

FILE: M-STREET/AYER/ALP



This is an aerial map of a residential area in Macon, Georgia. The map displays numerous property lots, many of which are outlined in yellow. Several lots are highlighted with colored borders: a purple border outlines a large area in the upper left and center, a red border outlines a smaller area in the center, and a yellow border outlines a lot in the lower right. The map includes several street names: Lumpkin Rd, Glenn Hills Dr, Deans Bridge Rd, Augusta Tech Dr, Genesis Ct, and Pineview Dr. Various lot numbers are visible, such as 2600, 2610, 2612, 2614, 2616, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 326



**Map Scale**      **Print Date**  
1 inch = 200 feet      Sep 21, 2023








Planning Commission  
SE-23-06  
October 2, 2023

3107 Deans Bridge Road


Current Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1A: One Family Residential



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
9/12/2023 MH18072

Augusta, GA Disclaimer

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0 100 Feet



**Request:** A Special Exception to establish a liquor store per Section 21-2(c) of the Comprehensive Zoning Ordinance affecting property containing approximately 0.29 acres and located at 3107 Deans Bridge Road.  
**Name:** Arvind Patel on behalf of Reray Properties LLC  
**Parcel:** 096-2-205-00-0





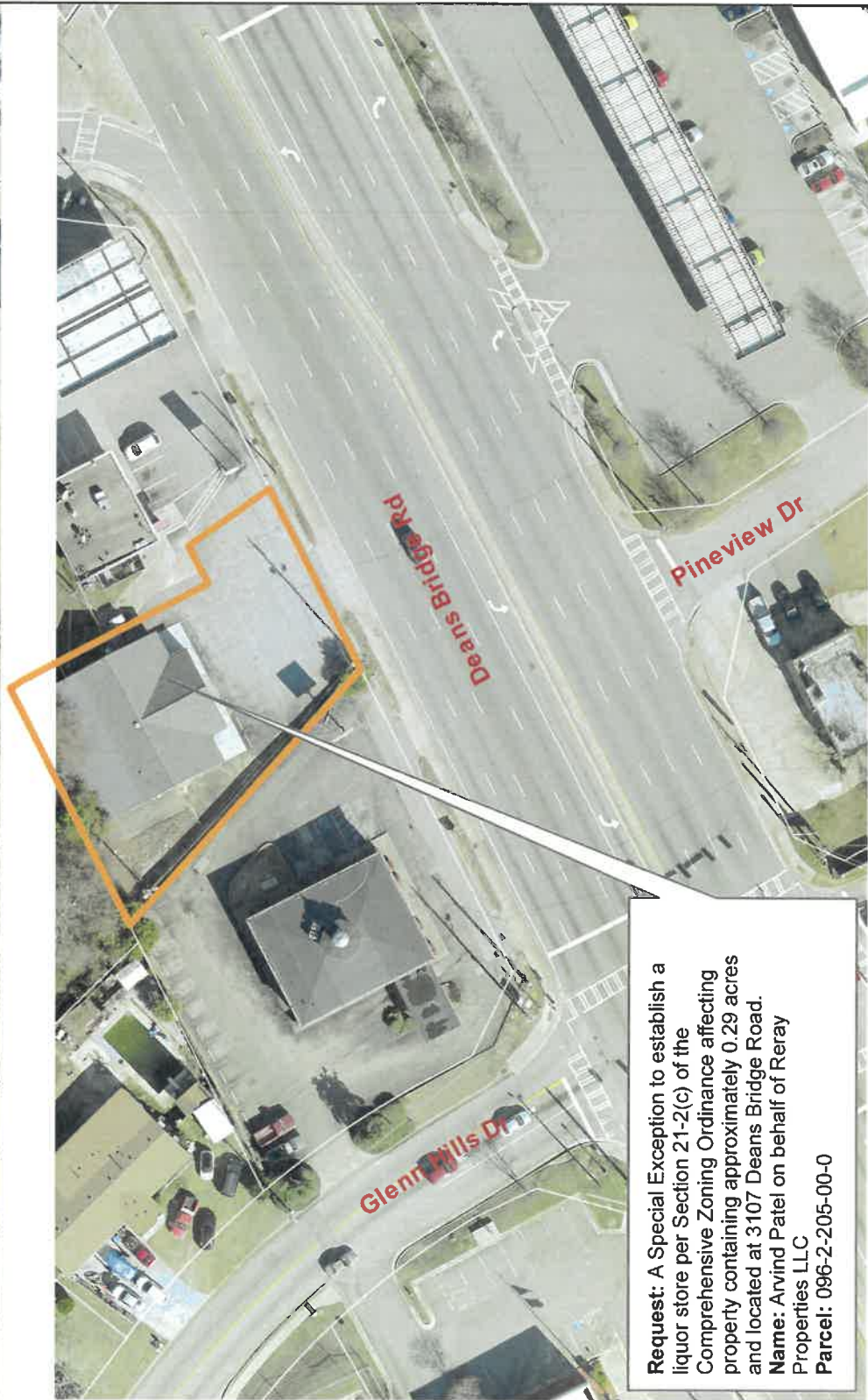
Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
9/12/2023 MH18072

Augusta, GA Disclaimer

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0 100 Feet



**Request:** A Special Exception to establish a liquor store per Section 21-2(c) of the Comprehensive Zoning Ordinance affecting property containing approximately 0.29 acres and located at 3107 Deans Bridge Road.  
**Name:** Arvind Patel on behalf of Reray Properties LLC  
**Parcel:** 096-2-205-00-0