

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

Case Number: Z-23-40

Hearing Date: Monday, October 2, 2023

Applicant: Dr. Robert E. Milhous

Property Owner: Dr. Robert E. Milhous

Address of Property: 2321 Washington Road, Augusta, Georgia 30904

Tax Parcel #: 026-2-141-00-0

Present Zoning: P-1 (Professional/Office)

Commission District: 7 (S. Frantom)

Super District: 10 (W. Guilfoyle)

Fort Gordon Notification Required: No

Request	Proposed Use/Activity	Applicable Comprehensive Zoning Ordinance Section
Rezone from P-1 (Professional/Office) to B-1 (Neighborhood Business)	To Allow for Retail Sales	Section 21

Summary of Request:

This petition involves a 0.39 acre property located approximately 415 feet northwest of where Broad Street merges into Washington Road. The purpose of the rezoning request is to allow for retail sales with the existing chiropractic clinic.

Comprehensive Plan Consistency:

The 2018 Comprehensive Plan indicates that the property is located within the West Augusta Character Area. Recommended development patterns for this character 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, promote mixed-use development projects at appropriate locations, and additional commercial and retail development at major intersections.

Findings:

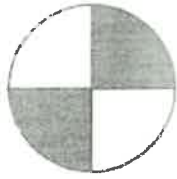
1. The existing chiropractic clinic has been operating for many years within the existing building.

2. The property is currently served by public water and sanitary sewer.
3. Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, classifies Washington Road as a major arterial. Transit has a route that runs on Washington Road and there is a transit stop located approximately 500 feet northwest of the property.
4. According to the Flood Insurance Rate Maps (FIRM) on the Augusta-Richmond County GIS Map Layer there are no Special Flood Hazard Area located on the property.
5. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
6. The properties to the north and south are zoned B-1 (Neighborhood Business) with existing commercial uses, The properties across Washington Road to the west also having B-1 (Neighborhood Business) zoning with existing single family homes. The property adjacent to the east is zoned R-1 (One-family Residential) with a single family home located on it.
7. The property has adequate parking for the potential retail sales.
8. At the time of completion of this report, staff had not received any inquiries concerning this rezoning application.

Recommendation: The Planning Commission recommends **Approval** of the rezoning application with the following condition:

1. Any new development or redevelopment of the property shall comply with all development standards and regulations as set forth by Augusta-Richmond County at the time of development as required.
2. The business license must be updated to reflect the expanded use.

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.



AUGUSTA
CHIROPRACTIC
CLINIC

2321 Washington Road
Augusta, Georgia 30904
706.736.8144 Phone
706.736.4386 Fax

Wednesday, August 02, 2023

Zoning Letter of Intent

To Whom It May Concern:

I am requesting a zoning change from P1 Professional to Neighborhood Business B1/B2. No, ZERO, changes have been made to the structure, parking lot, etc. We have passed all fire inspections.

We have attempted to do so in the past, and we were told our check would be cashed, application discarded, and we wouldn't even receive a hearing. We were further discouraged from doing so (per Kevin Boyd) because the City doesn't want to waste any time, money, or resources in doing ANY rezoning in our location. The reasoning was explained, by Mr. Boyd, as well as SEVERAL other City Admins. that "we do not know the future of that end of Washington Road."

I was also offered the chance by Mr. Boyd in 2020, to leave and open up shop anywhere else in Augusta. I never found this to be fair, given we have owned this property since 1971.

The reasons we were given caused us to launch an investigation determining it was allegedly because the Augusta National Golf Course was "moving" Washington Road. I have been in contact with the A.N.G.C. as of July, 2023 due to nearly 3 or 4 years of lost revenue. They are aware of the situation, and have said they will investigate this thoroughly.

Sincerely,

Dr. Robert Evan Milhous



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2321 Washington Road


Current Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 P-1: Professional

 R-1: One Family Residential

 R-1A: One Family Residential

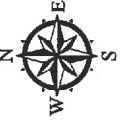
 R-3B: Multiple-Family Residential



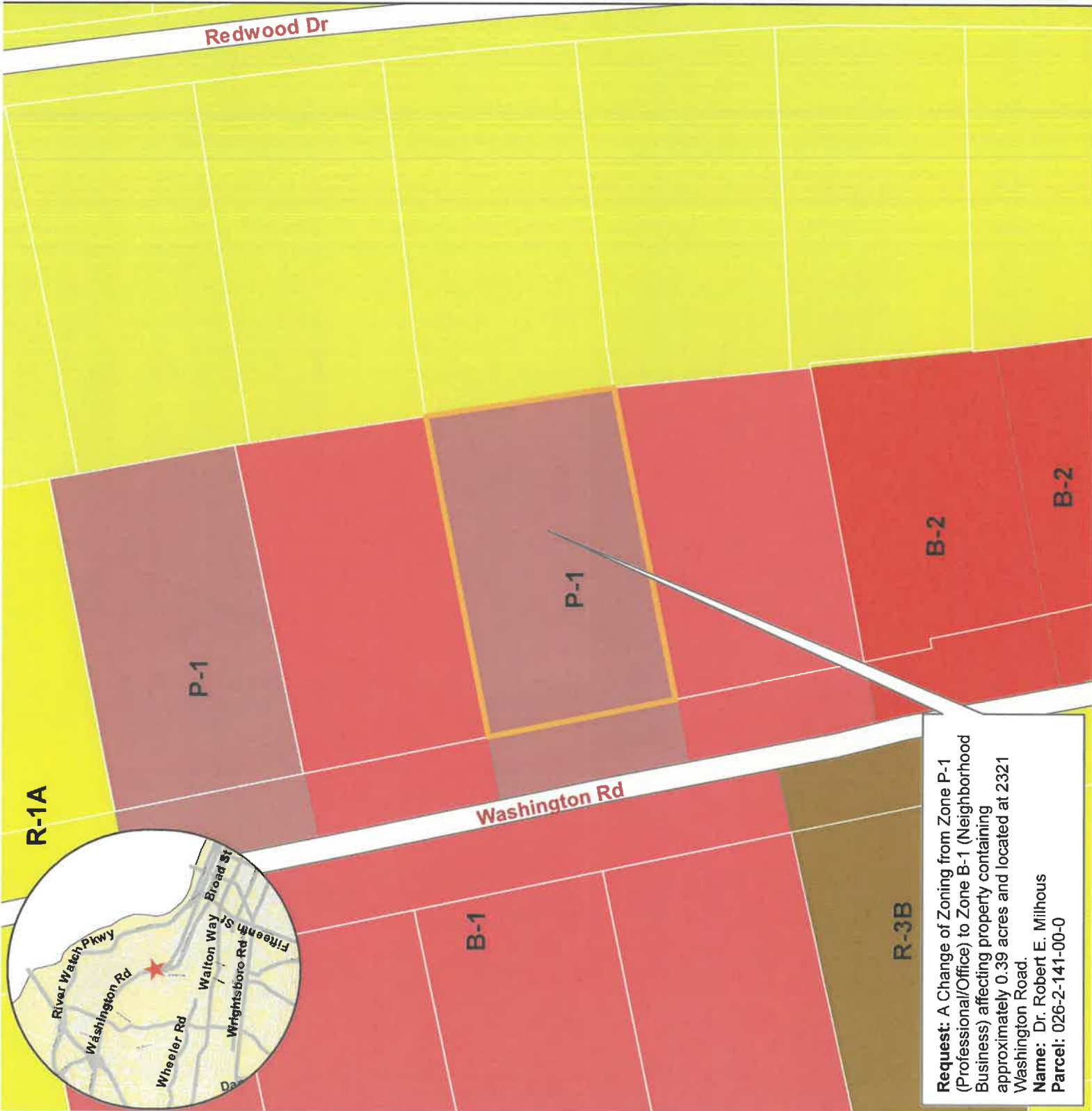
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535 Telfair Street Suite 300
Augusta, GA 30901
9/12/2023 MH18072

Augusta, GA Disclaimer

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0 100 Feet



Request: A Change of Zoning from Zone P-1 (Professional/Office) to Zone B-1 (Neighborhood Business) affecting property containing approximately 0.39 acres and located at 2321 Washington Road.
Name: Dr. Robert E. Milhous
Parcel: 026-2-141-00-0

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2321 Washington Road

Aerial

Legend

 Subject Property



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2321 Washington Road

Future Zoning


Legend

 Subject Property

Zoning Classification


 B-1: Neighborhood Business

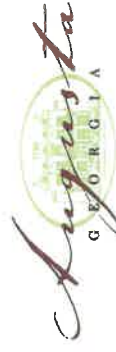
 B-2: General Business

 P-1: Professional

 R-1: One Family Residential

 R-1A: One Family Residential

 R-3B: Multiple-Family Residential



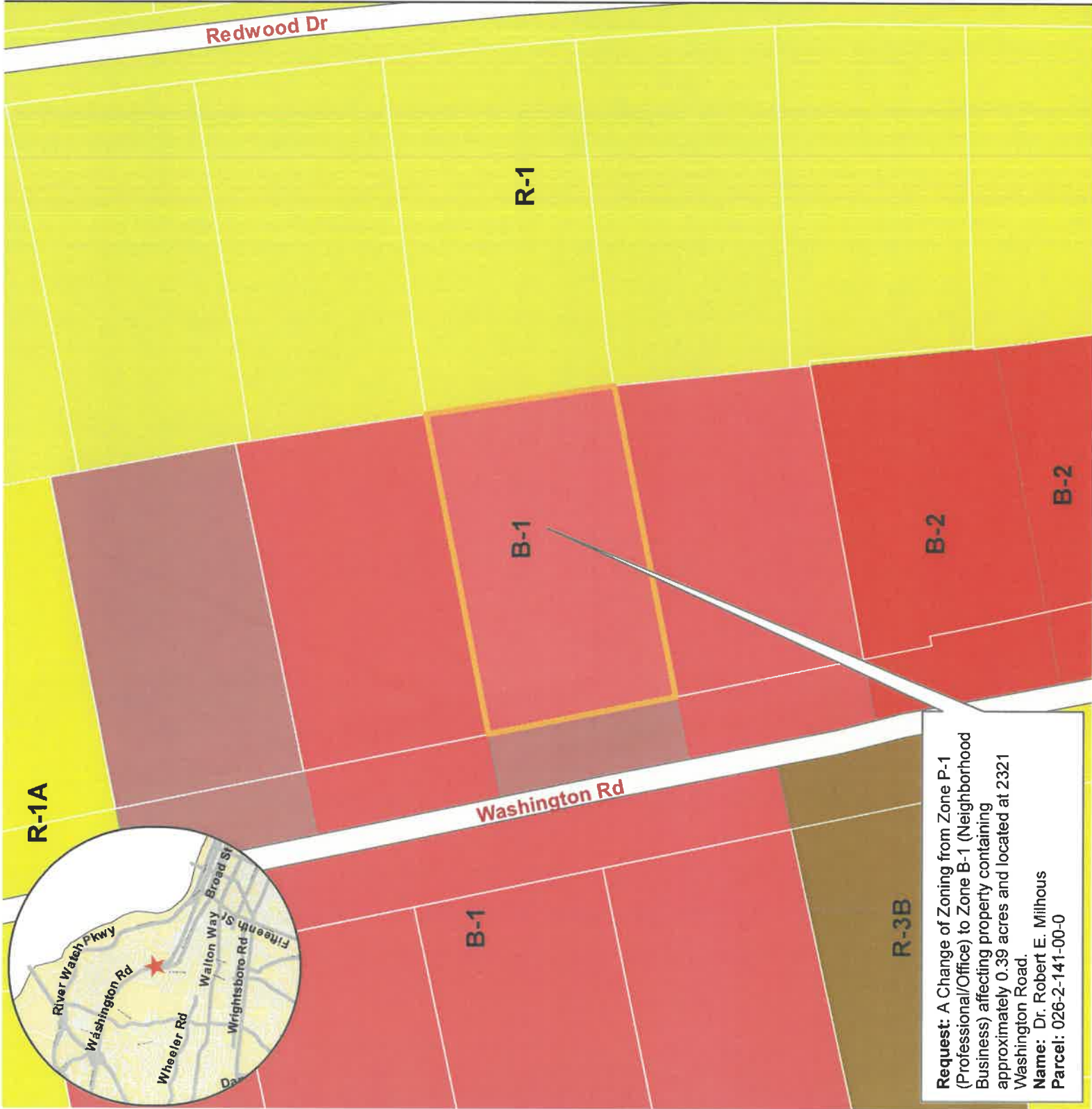
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