

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

Case Number: SE-23-07

Hearing Date: Monday, October 2, 2023

Applicant: Falguniben Patel

Property Owner: Yana and Arya, LLC

Address of Property: 2177 Broad Street, Augusta, GA 30904

Tax Parcel #: 027-3-023-00-0

Present Zoning: B-1 (Neighborhood Business)

Commission District: 1 (J. Johnson)

Super District: 9 (F. Scott)

Fort Gordon Notification Required: N/A

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

Summary of Request:

This petition involves a 0.62-acre property located on the corner of Broad Street and Milledge Road. An existing convenience store consisting of 1,692 square feet, a gas canopy and 17 off-street parking spaces. The property is situated in a B-1 (Neighborhood Business) zoning district. The applicant requests approval of a Special Exception to establish a liquor store on the property. Plans include enlarging the existing building and providing additional parking spaces at the rear of the property.

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 Plan. 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 Harrisburg-West End neighborhood area which is part of the Old Augusta Character Area. This character area is reflective of commercial and residential areas established

prior to the 1940s. The area contains several buildings constructed close to the street, narrow setbacks between buildings, neighborhood-scale businesses and civic and institutional uses scattered throughout within established corridors. The 2018 Comprehensive 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. Liquor stores are permitted by Special Exception in a B-1 (Neighborhood Business) zones provided that they generally conform to the following criteria:
 - Surrounding area – the nature of the surrounding area is not predominantly residential with only a few commercial uses interspersed; ***Does not comply, the surrounding can be characterized as low-to-high density residential with limited commercial uses in the vicinity of the property.***
 - Location – the property is at the intersection of two arterial streets or within 500 feet of such an intersection; ***Does not comply. Broad Street is identified as a minor arterial street, however, Milledge Road is considered a minor or local road.***
 - Proximity to public places – the property is not within 1,000 feet of a public park or recreation area, school or library; ***Does not comply, the property is situated less than 64 feet from a public park/recreational area, less than 264 feet from a school facility building (Curtis Baptist School Recreation) but more than 1,000 feet from a library.***
2. Based on information submitted with the application, the owner intends to construct 2,384 square feet for apartments on the 1st floor and 2,396 square feet of additional retail space on the second level (adjacent to the existing business). The plan also includes 20 off-street parking spaces.
3. The property is immediately adjacent to a large apartment complex, Lake Olmsted Park and Julian Smith Casino is located to the west, and a used car dealership, neighborhood oriented-businesses and residential development exist along Broad Street.
4. The site is connected to public water and sewer.
5. Broad Street is identified as a minor arterial street on the Georgia Department of Transportation (GDOT) Function Classification map, Milledge Road is classified as a minor or local road.
6. Sidewalks are present on both sides of Broad Street and Milledge Road, near the subject property.
7. Transit service is available in the immediate area, the nearest transit bus stop is within 30 feet of the property.
8. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
10. The Special Exception request is does not meet the criteria for compatibility with the requirements in the Comprehensive Zoning Ordinance.

11. At the time of completion of this report staff has not received any inquiries regarding this application.

Recommendation: The Planning Commission recommends **Denial** of the Special Exception request as it is situated in an area of high residential density with limited commercial uses. A park/creational area and school facility building are located near the property, and it does not meet the required distance from religious institutions as outlined in the Augusta Alcohol Ordinance.

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.

August 29, 2023

Augusta, Georgia
Department of Planning and development
Planning division
535 Telfair Street Suite 300
Augusta, GA 30901

From: Siddhi & Falgu, Inc.
DBA: Queen Wine & Spirit
2177 Broad Street Suite A
Augusta, GA 30904

To whom it may concern:

I am writing this letter in conjunction with Special exception Application to Planning Department for above location.

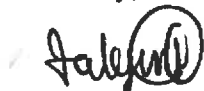
I own and operate gasoline station at 2177 Broad Street Augusta, GA and want to put liquor store with new extension of building. This will be totally separate suite with separate entrance and exit door.

My only intension of this application is to open and operate liquor store. Therefore, I am respectfully requesting the special exemption of above location.

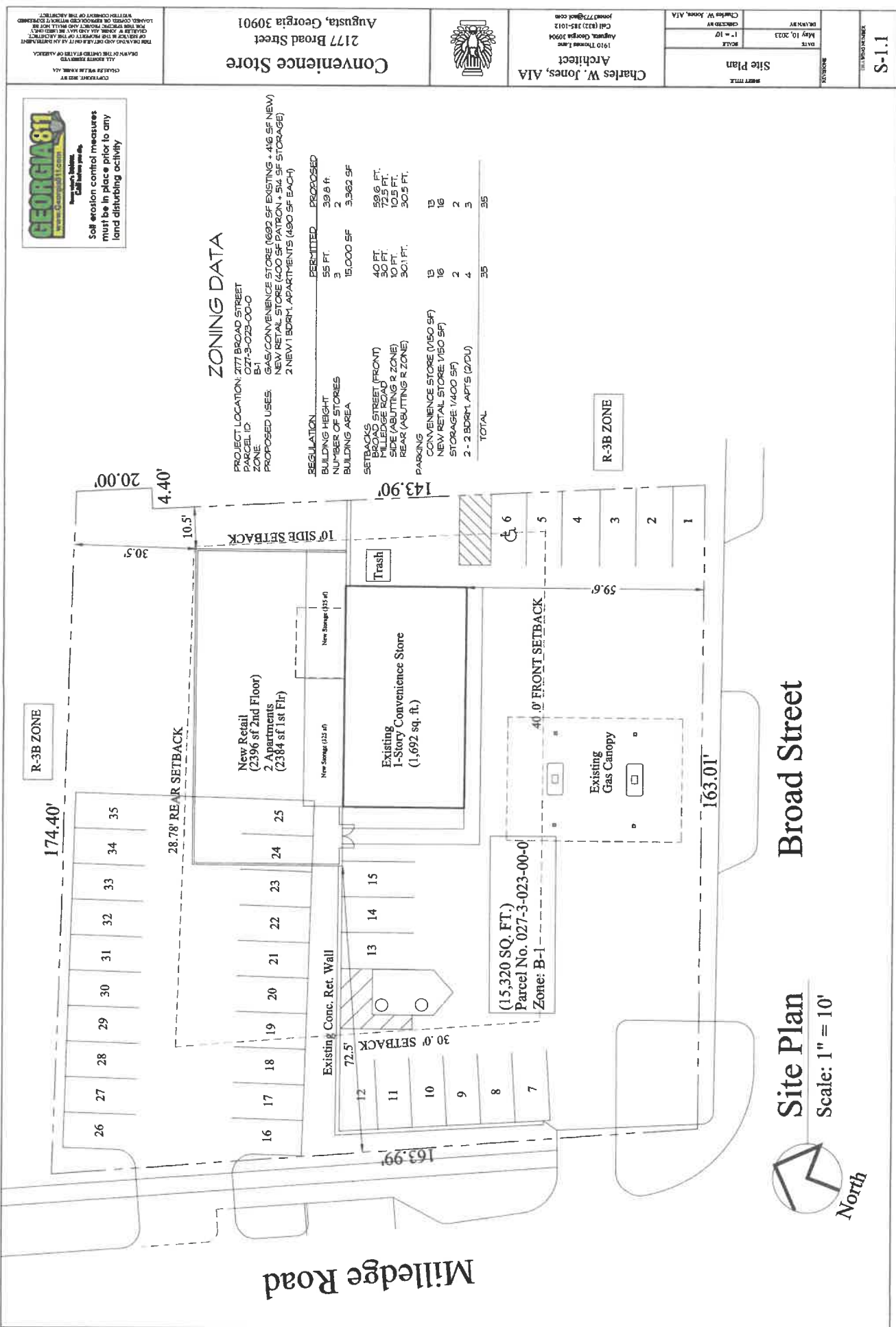
Should you have question or need more information, Feel free to contact me at 706--631-1345 or email me at falgu21390@yahoo.com.

I really appreciate your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Falguniben Patel', enclosed within a circular scribble.

Falguniben Patel - Its President



Soil erosion control measures must be in place prior to any land disturbing activity

ZONING DATA

PROJECT LOCATION: 2177 BROAD STREET
PARCEL ID: 027-3-023-00-0
ZONING: B-1
PROPOSED USES:
NEW RETAIL STORE (400 SF PATRON + 54 SF STORAGE)
2 NEW 1 BDRM APARTMENTS (480 SF EACH)

REGULATION	PERMITTED	PROPOSED
BUILDING HEIGHT	55 FT.	59.6 ft.
NUMBER OF STORES	3	2
BUILDING AREA	15,000 SF	3,362 SF
SETBACKS		
BROAD STREET (FRONT)	40 FT.	59.6 FT.
MILLEDGE ROAD	30 FT.	72.5 FT.
SIDE (ABUTTING R ZONE)	10 FT.	10.5 FT.
REAR (ABUTTING R ZONE)	30.1 FT.	30.5 FT.
PARKING		
CONVENIENCE STORE (150 SF)	13	13
NEW RETAIL STORE (150 SF)	16	16
STORAGE (1400 SF)	2	2
2 - 2 BDRM APTS (200)	4	3
TOTAL	35	35

Broad Street

Site Plan

Scale: 1" = 10'



Milledge Road



Charles W. Jones, AIA
Architect
1910 Thomas Lane
Augusta, Georgia 30904
Cell (813) 345-1012
jones77@aol.com

SHEET TITLE	
Site Plan	
DATE	MAY 10, 2023
DRAWN BY	CHARLES W. JONES, AIA
CHECKED BY	1" = 10'
SCALE	1" = 10'
SHEET NUMBER	
S-1.1	

Convenience Store
2177 Broad Street
Augusta, Georgia 30901

CONTRACT NO. 2023-01
CHARLES W. JONES, AIA
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RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING
FROM THE ARCHITECT



Planning Commission
SE-23-07
October 2, 2023

2177 Broad Street

Current Zoning

Legend


 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1: One Family Residential

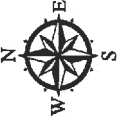
 R-3B: Multiple-Family Residential



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 0.62 acres and located at 2177 Broad Street.
Name: Falguniben Patel on behalf of Yana and Arya LLC
Parcel: 027-3-023-00-0

Planning Commission
SE-23-07
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2177 Broad Street

Aerial

Legend

 Subject Property



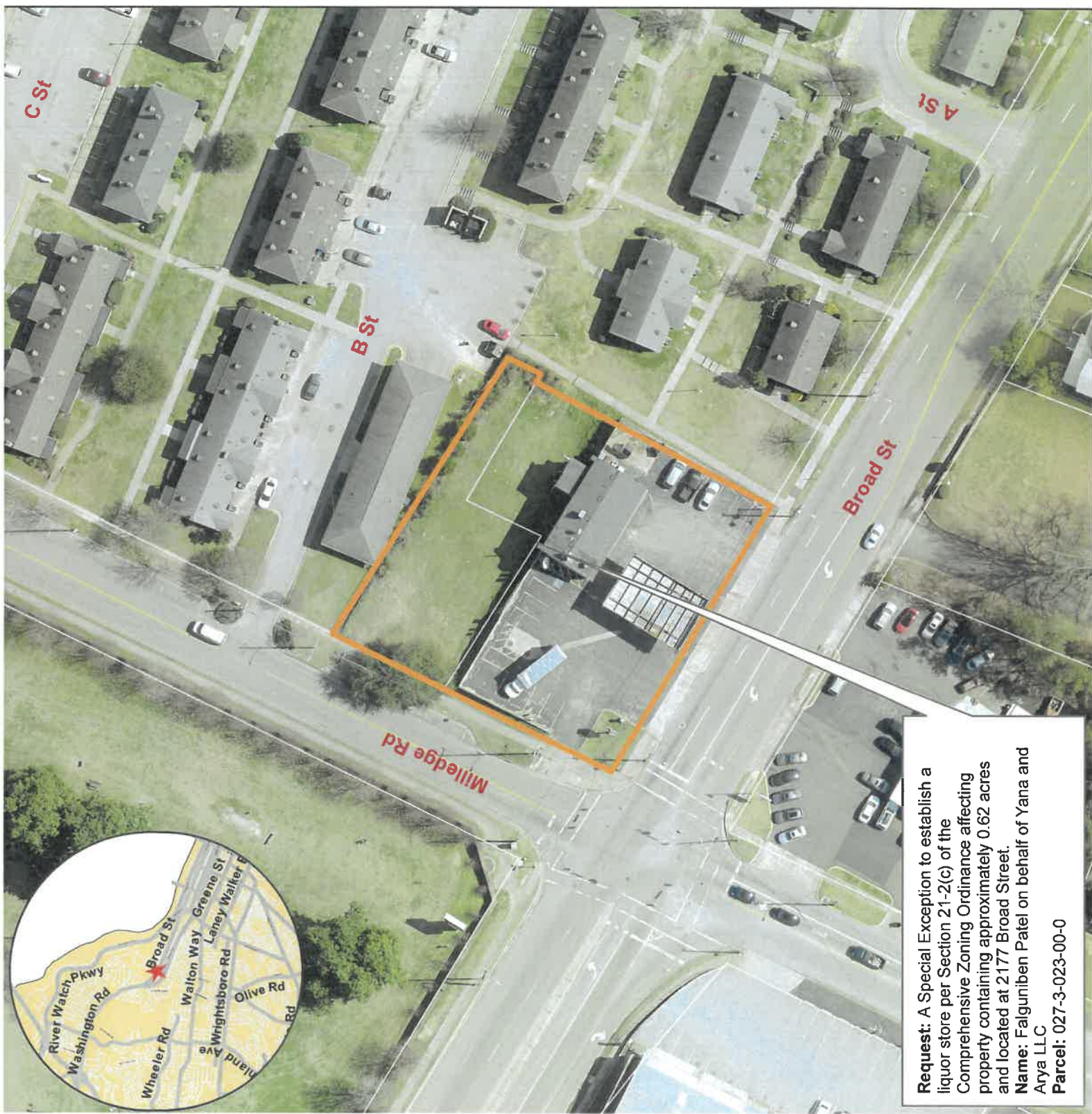
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100 Feet



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