

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

Case Number: Z-23-45

Hearing Date: Monday, October 2, 2023

Applicant: Cranston Engineering

Property Owner: JJJ, LLC

Address of Property: 2635 Perimeter Parkway, Augusta, GA 30909

Tax Parcel #: 031-0-052-02-0

Present Zoning: A (Agricultural) and B-2 (General Business)

Commission District: 3 (C. Mcknight)

Super District: 10 (W. Guilfoyle)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Rezoning from A (Agricultural) and B-2 (General Business) to B-2	Commercial Uses	Section 22

Summary of Request:

This petition involves a 1.69-acre tract located at 2635 Perimeter Parkway, approximately 433 feet east of the intersection of Wheeler Road. The site is currently split-zoned A (Agricultural) and B-2 (General Business), approximately 56,158 or 76.3 percent and 17,458 square feet or 23.7 percent, respectively. It contains a 2,736 square foot and 2,459 square foot building and associated parking. A shared driveway provides secondary access to the property under a common easement. The applicant requests to rezone the entire property to B-2 (General Business) for future commercial development.

Comprehensive Plan Consistency:

The property is in 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. The 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. Based on information submitted with the application, the developer envisions a new 3,200 square foot commercial building with associated off-street parking. The development would be accessible from the existing shared driveway.
2. The property is surrounded by apartments, an extended stay motel, a daycare facility and residences situated in the A (Agricultural), R-3B (Multiple-family Residential), B-1 (Neighborhood Business) and B-2 (General Business) zones. B-2 is the predominate in the area.
3. The site has access to public water and sewer.
4. Perimeter Parkway is identified as a local or minor road on the Georgia Department of Transportation (GDOT) Function Classification Map, 2017.
5. No sidewalks currently exist on Perimeter Parkway near the subject property.
6. A transit bus stops located approximately 200 feet from the property along Wheeler Road.
7. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
8. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
9. The proposed rezoning request is consistent with the 2018 Comprehensive Plan.
10. 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. Maintain a minimum 20-foot planted buffer along the rear boundary of the property.
2. Approval of this rezoning request does not constitute approval of the concept site plan submitted with the rezoning application. Additional development of the property will require site plan approval being in compliance with the Site Plan Regulations of Augusta, Georgia for the actual development prior to construction commencing on the property.
3. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development as required.

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.



CRANSTON

CranstonEngineering.com

452 Ellis Street Augusta, Georgia 30901
PO Box 2546 Augusta, Georgia 30903
706.722.1588

August 28, 2023

LETTER OF INTENT

To: Augusta Planning and Development Department

Re: Rezoning Application

Dear Augusta Planning and Development Department:

On behalf of our client, JJJ LLC, we are seeking to rezone the parcel number 031-0-052-02-0, located at 2635 Perimeter Parkway in Augusta, Georgia. In addition to our subdivision request, we are seeking to rezone the parcel that currently has both B-2 and A designations. The proposed "Parcel 2" is currently split with these two zoning designations. We are requesting to rezone the entire parcel as B-2.

The proposed "Parcel 2" would begin 50 feet behind the existing Jiffy Lube Shop Building. We feel this rezoning application brings clarity to the site and its future development potential. We hope the department supports this request and the enhancement of this commercial property.

Sincerely,

CRANSTON LLC

Matthew John Quirey, M.S., MLA, ASLA
Landscape Designer

CC: Lance Cheely

G:\Projects\2023\2023-0295_WHEELER ROAD JIFFY LUBE SUBDIVISION PLAT\AC-Drawings\ZZ-Deliverables\Progress Drawings\2023-0295_LOI_REZONE

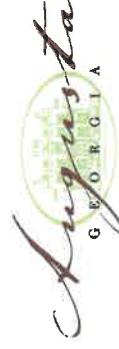


Planning Commission
Z-23-45
October 2, 2023
2635 Perimeter Pkwy.

Aerial

Legend

 Subject Property



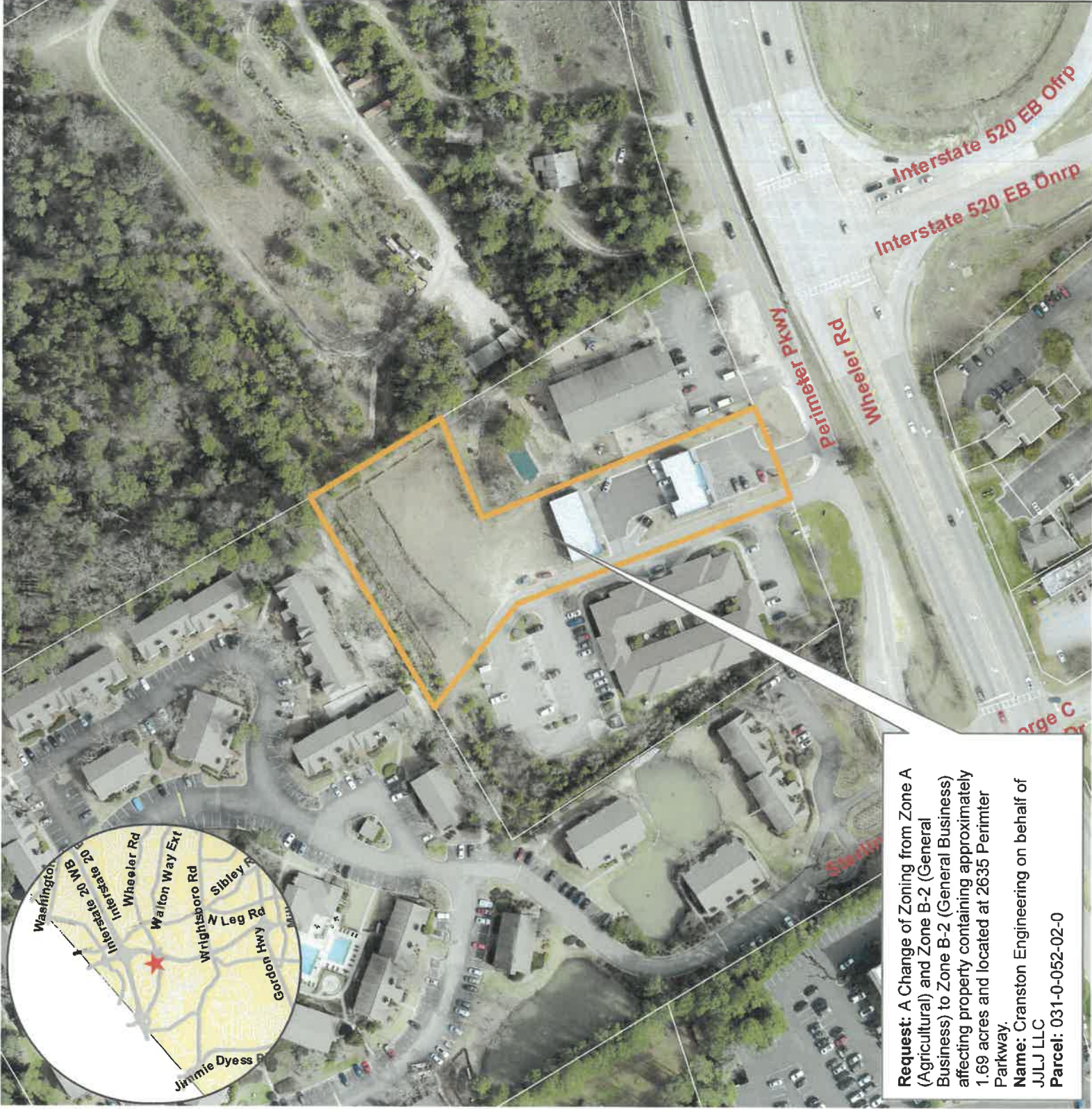
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535 Telfair Street Suite 300
Augusta, GA 30901
9/12/2023 MH18072

Augusta, GA Disclaimer

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0 200 Feet



Request: A Change of Zoning from Zone A (Agricultural) and Zone B-2 (General Business) to Zone B-2 (General Business) affecting property containing approximately 1.69 acres and located at 2635 Perimeter Parkway.
Name: Cranston Engineering on behalf of JULJ LLC
Parcel: 031-0-052-02-0

Planning Commission
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Current Zoning

Legend

Subject Property

Zoning Classification

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



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Future Zoning

Legend

 Subject Property

Zoning Classification

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



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