

Hearing Date: January 6, 2025

Case Number: SE-25-01

Applicant: Joseph Burnett

Property Owner: Kim Hyung Goo and Lim Jeong Hi

Property Address: 1749 Gordon Highway

Tax Parcel No(s): 071-3-052-01-0

Current Zoning: B-1 (Neighborhood Business)

Fort Eisenhower Notification Required: N/A

Commission District 2: Stacy Pulliam

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Funeral Home	Section 26-1(j)

SUMMARY OF REQUEST:

The petition seeks a special exception for a 4.33-acre tract located at 1749 Gordon Highway. The property is in the B-1 (Neighborhood Business) zone. It contains a 4,538 square foot existing vacant bank building and surface parking lot with approximately 70 percent of the site remaining undeveloped. The applicants have no immediate plans to redevelop the site.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended development patterns for the South Augusta 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 and to place additional commercial development at major intersections.

FINDINGS:

1. Funeral homes are not allowed by right in the B-1 (Neighborhood Business) zone but may be granted with approval of a special exception.

1. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Gordon Highway as a major arterial road. Thomas Lane and Busbia Avenue are classified as local or residential streets.
2. The nearest transit routes run along Gordon Highway and a bus stop is located approximately 83 feet from the subject property.
3. Adjacent zoning districts surrounding the property include R-1A (One-family Residential) and B-1 (Neighborhood Business) to the north, B-2 (General Business) and PUD (Planned Unit Development) to the south, R-1A, B-1 and B-2 to the east and B-1, B-2 and LI (Light Industrial) to the west.
4. Section 26-1(j) of the Comprehensive Zoning Ordinance, funeral homes are permitted by Special Exception in a B-1 (Neighborhood Business) zone if they generally conform to the following criteria:
 - A tract upon which a funeral home is to be established shall have at least one hundred (100) feet of frontage on a collector street or an arterial street and be at least one acre in area. **Complies, the property has approximately 248 feet of frontage along Gordon Highway/Busbia Ave (right-of-way) and 221 feet of frontage along Thomas Lane and being 4.33 acres in area.**
 - Structures shall be set back at least twenty-five (25) feet from any property line separating the subject property from residentially zoned or developed properties. **Complies, the building measures roughly 32 feet from the property line at its closest point and the site maintains proper setbacks.**
 - Off-street parking shall conform to Section 4 of this Ordinance. **Complies, as the property exceeds the minimum parking requirement at 45 spaces. A minimum of 31 spaces are required.**
5. The property is located within the Zone AE Special Flood Hazard Area with a 1.0 percent annual chance of flooding and Zone X with a 0.2 percent annual chance of flooding.
6. There are no wetlands located on the property.
7. This request is consistent with the 2023 Comprehensive Plan.
8. At the time of completion of this report, staff have not received any inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is an 8" water line and an 8" sewer line available for their use on Thomas Lane.

RECOMMENDATION: The Planning Commission recommends **Approval** of the special exception request with the following conditions:

1. Must comply with all related aspects of the Augusta Tree Ordinance.
2. A 20-foot undisturbed buffer shall be maintained along the northern and eastern property lines.
3. No cremation activity is permitted on the property.
4. Any proposed lighting fixtures must be directed downward and not toward buildings.
5. Approval of this special exception request does not constitute approval of the submitted concept site plan. Approval in compliance with the Site Plan Regulations of Augusta, Georgia is required prior to construction commencing on the property.
6. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, 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.

**Letter of Intent for Special Exception
at 1749 Gordon Highway, Augusta**

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

Dear Commissioners:

I, Joseph Burnett, hereby request that Richmond County Planning Department, grants a Special Exception for the leasing of Parcel #:0713052010 which is currently under B-1 Zone as a Bank space, and I would like to convert it into a Funeral Service location.

Location: 1749 Gordon Highway, Augusta, GA 30904
Parcel #: 0713052010
Present Zoning: B-1

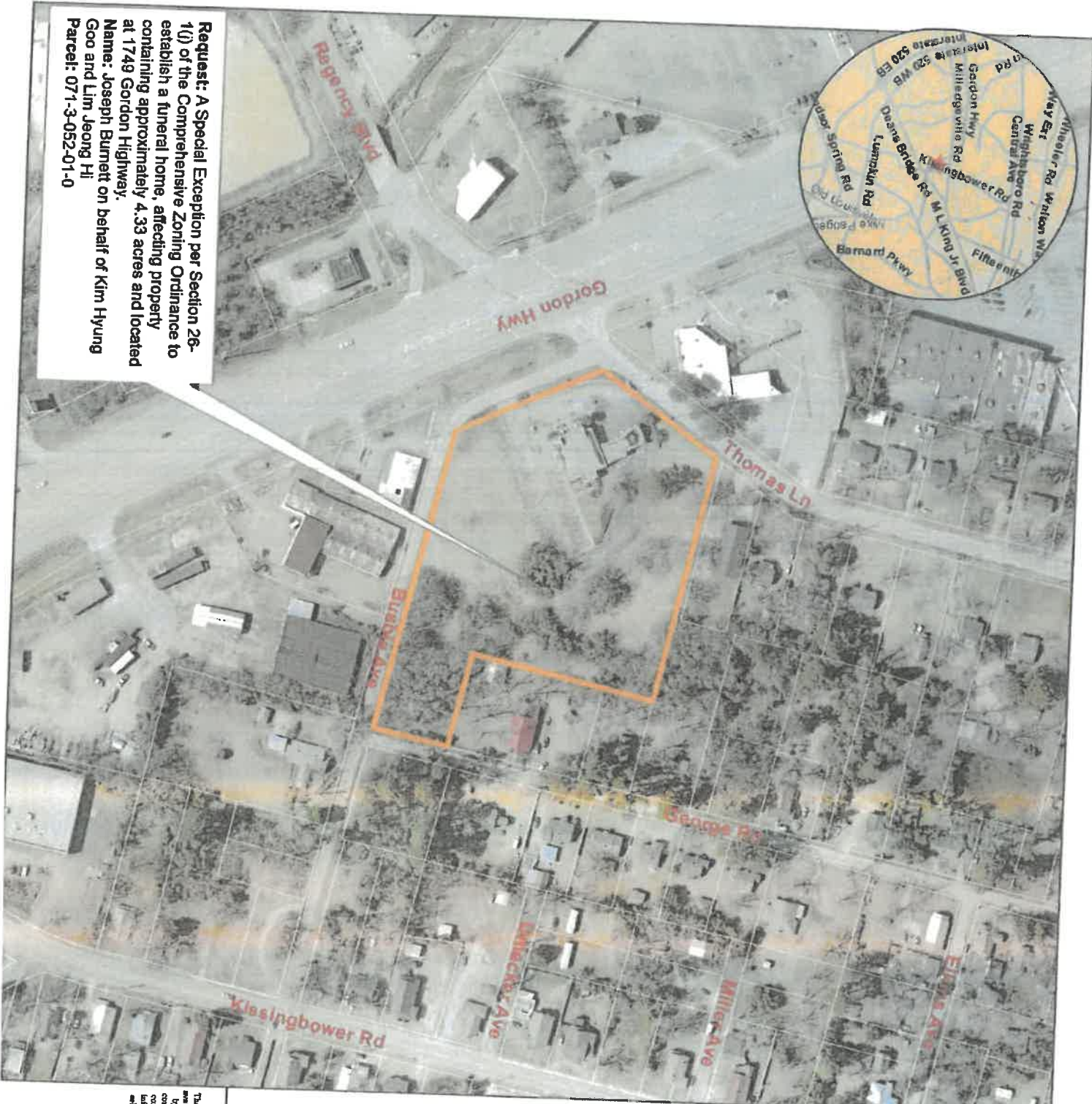
This building location was previously used as a bank space, but it's been vacant for some time. All surrounding retail business properties are under B-1 Zoning. The proposed funeral service location is accessible from major roads and exceeds the minimum distance requirements to the nearest churches, libraries, schools or public recreation areas.

I respectfully request the Planning Department Committee to allow/approve a Special Exception to convert this prior bank location into a funeral service location in B-1 Zoning.

Sincerely,



Joseph Burnett, Owner
Final Curtain Call Funeral & Removal Service, LLC.



Request: A Special Exception per Section 26-1(j) of the Comprehensive Zoning Ordinance to establish a funeral home, affecting property containing approximately 4.33 acres and located at 1749 Gordon Highway.
Name: Joseph Burnett on behalf of Kim Hyung Goo and Lim Jeong Hi
Parcel: 07-1-3-052-01-0

Planning Commission
SE-25-01
January 6, 2025

1749 Gordon Highway

Aerial

Legend

 **Subject Property**

Joseph Burnett
 J. BURNETT

Produced By: City of Augusta
 Planning & Development Department
 535 Teller Street, Suite 300
 Augusta, GA 30801
 12/10/2024 MH18072

Augusta, GA Disclosure

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Request: A Special Exception per Section 26-1(f) of the Comprehensive Zoning Ordinance to establish a funeral home, affecting property containing approximately 4.33 acres and located at 1749 Gordon Highway.
Name: Joseph Burnett on behalf of Kim Hyung Goo and Lim Jeong Hi
Parcel: 071-3-052-01-0

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1749 Gordon Highway

Current Zoning

Legend

Subject Property

Zoning Classification

B-1: Neighborhood Business

B-2: General Business

LI: Light Industry

PUD: Planned Unit Development

R-1A: One Family Residential

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 Planning & Development Department
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