

Hearing Date: January 6, 2025

Case Number: Z-25-01

Applicant: Birkie Ayer

Property Owner: City of Augusta-Richmond County

Property Address: 1840 & 1858 Wylds Road

Tax Parcel No(s): 054-0-064-07-0 & 055-0-001-02-0

Current Zoning: R-1A (One-Family Residential) & LI (Light Industrial)

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)
Rezone from R-1A (One-Family Residential) and LI (Light Industrial) to LI	Storage Yard	Section 23

SUMMARY OF REQUEST:

The petition seeks to rezone two adjacent tracts totaling 15.46 acres. The property located at 1858 Wylds Road is currently zoned R-1A (One-Family Residential) and remains undeveloped land. 1840 Wylds Road is zoned LI (Light Industrial) and contains a 22,564 square foot office building and 2,600 square foot garage for the Augusta Utilities Department. This request would change the zoning from R-1A (One-Family Residential) and LI (Light Industrial) to LI for expansion of industrial development.

COMPREHENSIVE PLAN CONSISTENCY:

This property is part of the Belair Character Area. The 2023 Comprehensive Plan's vision for the Belair Character Area states that interstate interchanges, frontage roads and other identified nodes are home to new commercial and light industrial/warehousing development. Public facilities and services will continue to expand to meet the demand of a growing population. The proposed Light Industrial expansion is consistent with the 2023 Comprehensive Plan.

FINDINGS:

1. Adjacent zoning: West: R-3A (Multiple-Family Residential) and LI (Light Industry) East: R-1E (One-Family Residential) and B-2 (General Business) North: LI (Light Industry) South: LI (Light Industry) and HI (Heavy Industry).
2. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, Wylds Road is classified as a Local Road.

3. According to the FEMA Flood Insurance Rate Maps (FIRM), the properties are located within a Special Flood Hazard Area. It is part of the AE (High Risk) flood zone.
4. Public water and sewer are present in the immediate area.
5. According to Augusta-Richmond County GIS data, there are localized wetlands located on the properties.
6. At the completion of this report, staff have not received any inquiries regarding the petition.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends **APPROVAL** of the rezoning request to LI (Light Industrial) with the following conditions:

1. Must comply with all related aspects of the Augusta Tree Ordinance and Flood Damage Prevention Ordinance.
2. A sidewalk will be required along the entire frontage of Wylds Road adjacent to the subject properties.
3. Any proposed lighting fixtures must be directed downward.
4. Any outdoor storage shall be enclosed by a 6 ft privacy fence.
5. An undisturbed 25 ft planting strip along Wylds Road shall be installed. All damaged or removed trees shall be replaced by large caliper tree species from the approved list in the Augusta Tree Ordinance.
6. Approval of this rezoning request does not constitute approval of the concept site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
7. 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.

BIRKIE AYER, P.E.
CIVIL ENGINEERING DESIGN
305 BROAD STREET
AUGUSTA, GEORGIA 30901

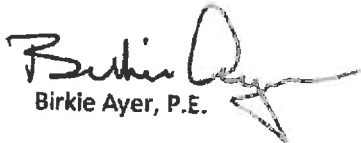
November 14, 2024

Augusta Planning & Development
448 Telfair Street
Augusta, GA 30901

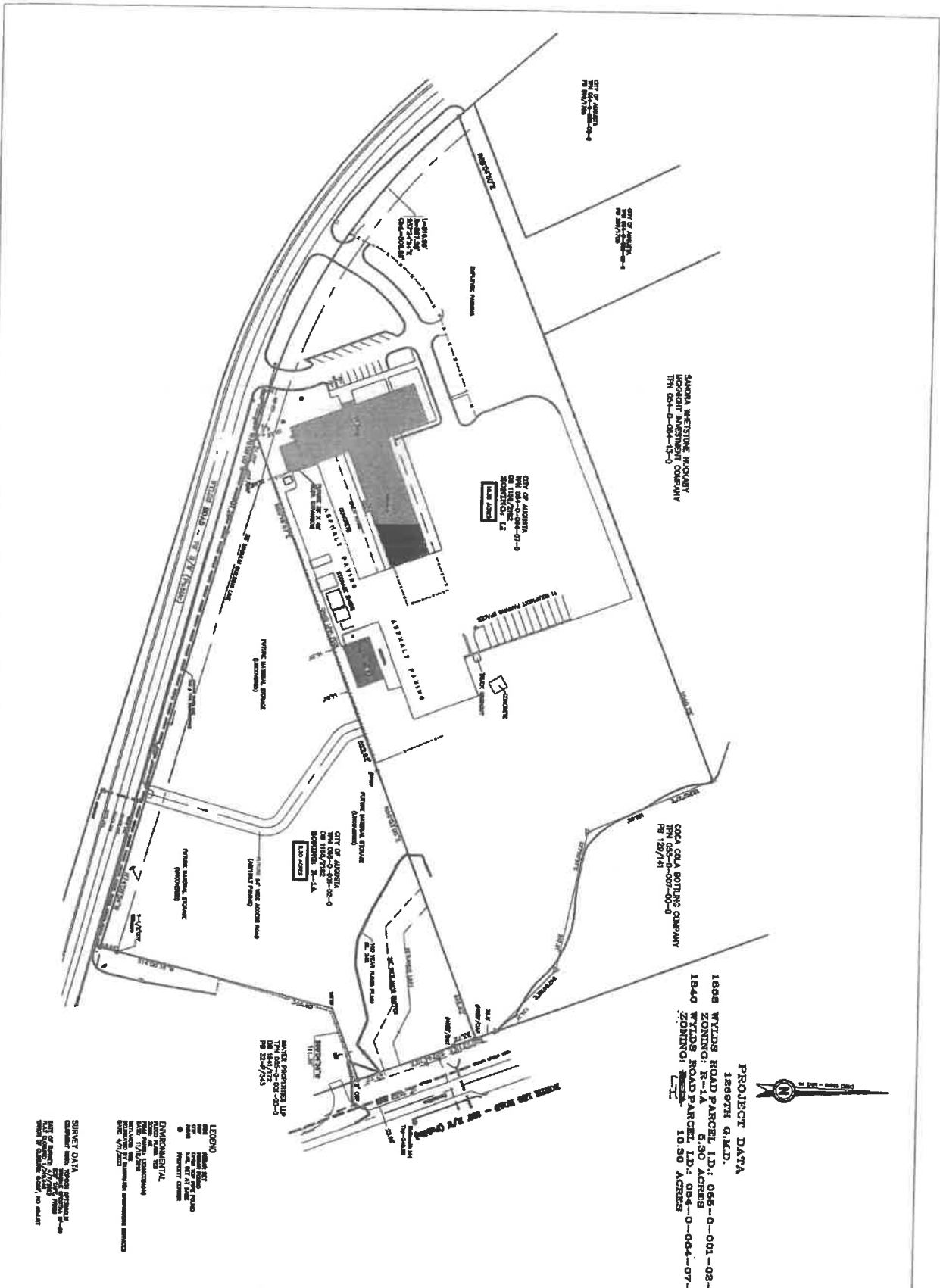
Re: Letter of Intent

To Whom It May Concern

The Augusta Utilities Department located at 1840 Wylds Road, Augusta, GA, Tax Parcel 054-0-064-07-0, wishes to rezone the adjacent property known as 1858 Wylds Road, Tax Parcel 055-0-001-02-0, from R-1A to LI. The purpose for the rezoning is to bring the two properties in to the same zoning so that the property at 1858 Wylds Road can become an additional storage yard for Augusta Utilities. The adjacent property to the southeast, known as 1870 Wylds Road, Tax Parcel 055-0-001-00-0 of this property is presently zone LI.


Birkie Ayer, P.E.

TELEPHONE – (706)-306-7413
CELL: 703-306-7413
EMAIL: BIRKIEAYER@GMAIL.COM



PROJECT DATA
 1868 WYLDING ROAD
 ZONING: R-1
 1840 WYLDING ROAD PARCEL
 ZONING: R-1
 10.80 ACRES

PROJECT DATA
 1868 WYLDING ROAD
 ZONING: R-1
 1840 WYLDING ROAD PARCEL
 ZONING: R-1
 10.80 ACRES

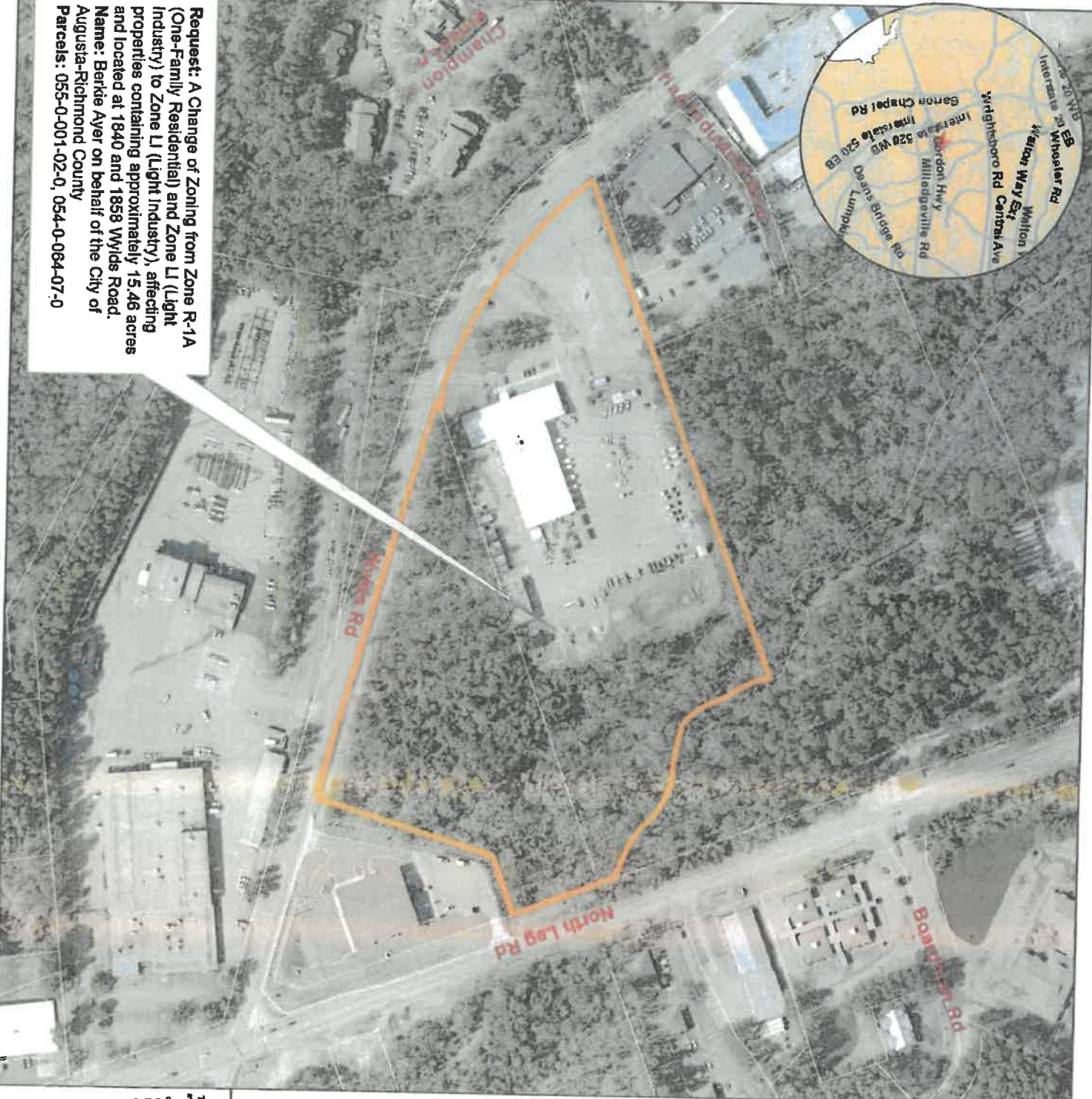
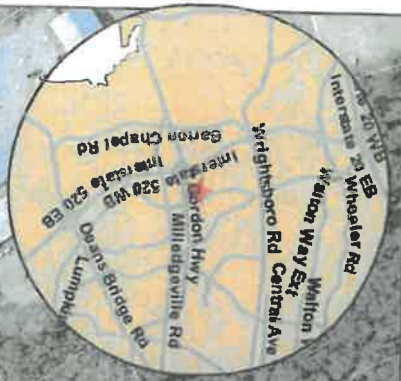
LEGEND
 SURVEY DATA
 EXISTING BUILDING
 EXISTING DRIVE
 EXISTING SIDEWALK
 EXISTING CURB
 EXISTING UTILITY
 EXISTING FENCE
 EXISTING SIGN
 EXISTING LIGHT
 EXISTING TREE
 EXISTING LANDSCAPE
 EXISTING PAVEMENT
 EXISTING CONCRETE
 EXISTING METAL
 EXISTING WOOD
 EXISTING BRICK
 EXISTING STONE
 EXISTING ASPHALT
 EXISTING GRAVEL
 EXISTING SAND
 EXISTING DIRT
 EXISTING VEGETATION
 EXISTING WATER



BA BIRKIE AYER, P.E.
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REVISION		ZONING PLAT				SHEET NO.
		AUGUSTA UTILITIES DEPARTMENT				
		CITY OF AUGUSTA, RICHMOND COUNTY, GEORGIA				1
SCALE	1" = 10'	DATE	08/14/2018	BY	11/28/2018	
FILE NO.	2018-001	FILE	2018-001	DATE	11/28/2018	



Request: A Change of Zoning from Zone R-1A (One-Family Residential) and Zone LI (Light Industry) to Zone LI (Light Industry), affecting properties containing approximately 15.46 acres and located at 1840 and 1858 Wylde Road.
Name: Berkie Ayer on behalf of the City of Augusta-Richmond County
Parcels: 055-0-001-02-0, 054-0-064-07-0

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1840 and 1858 Wylde Road

Aerial

Legend

 **Subject Property**

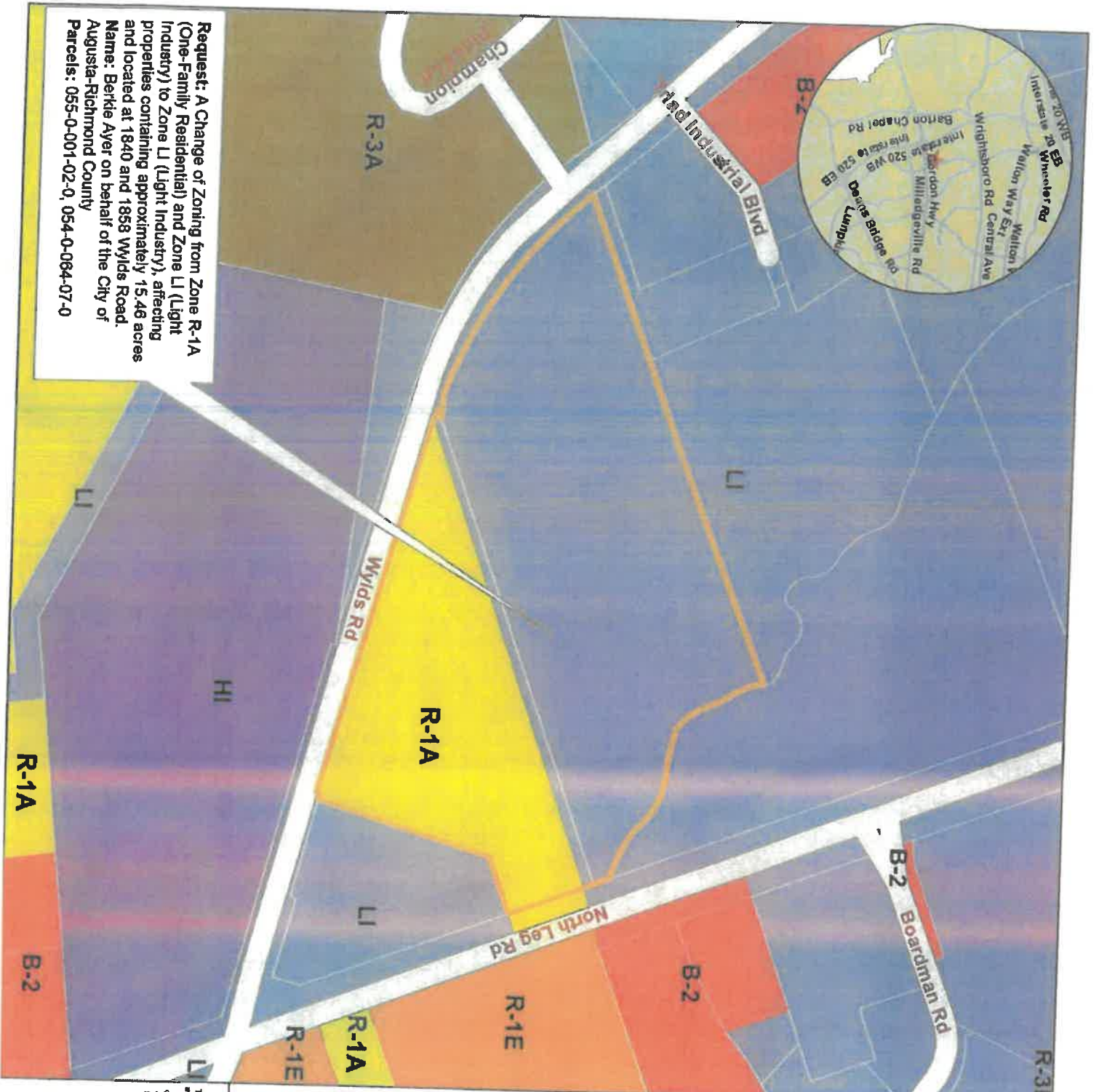
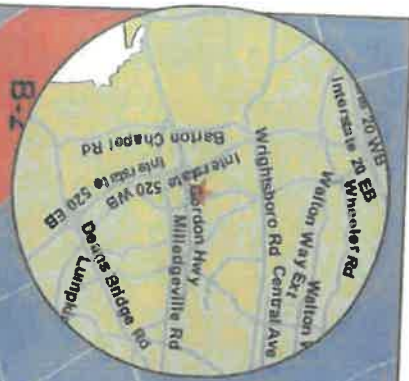


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 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 12/10/2024 MH18072

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Request: A Change of Zoning from Zone R-1A (One-Family Residential) and Zone LI (Light Industry) to Zone LI (Light Industry), affecting properties containing approximately 15.46 acres and located at 1840 and 1858 Wylids Road.
Name: Berke Ayer on behalf of the City of Augustus-Richmond County
Parcels: 055-0-001-02-0, 054-0-064-07-0

Planning Commission
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1840 and 1858 Wylids Road

Current Zoning

Legend

Subject Property

Zoning Classification

B-2: General Business

HI: Heavy Industry

LI: Light Industry

R-1A: One Family Residential

R-1E: One Family Residential

R-3A: Multiple-Family Residential

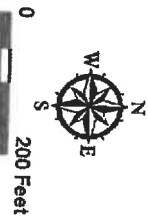
R-3B: Multiple-Family Residential

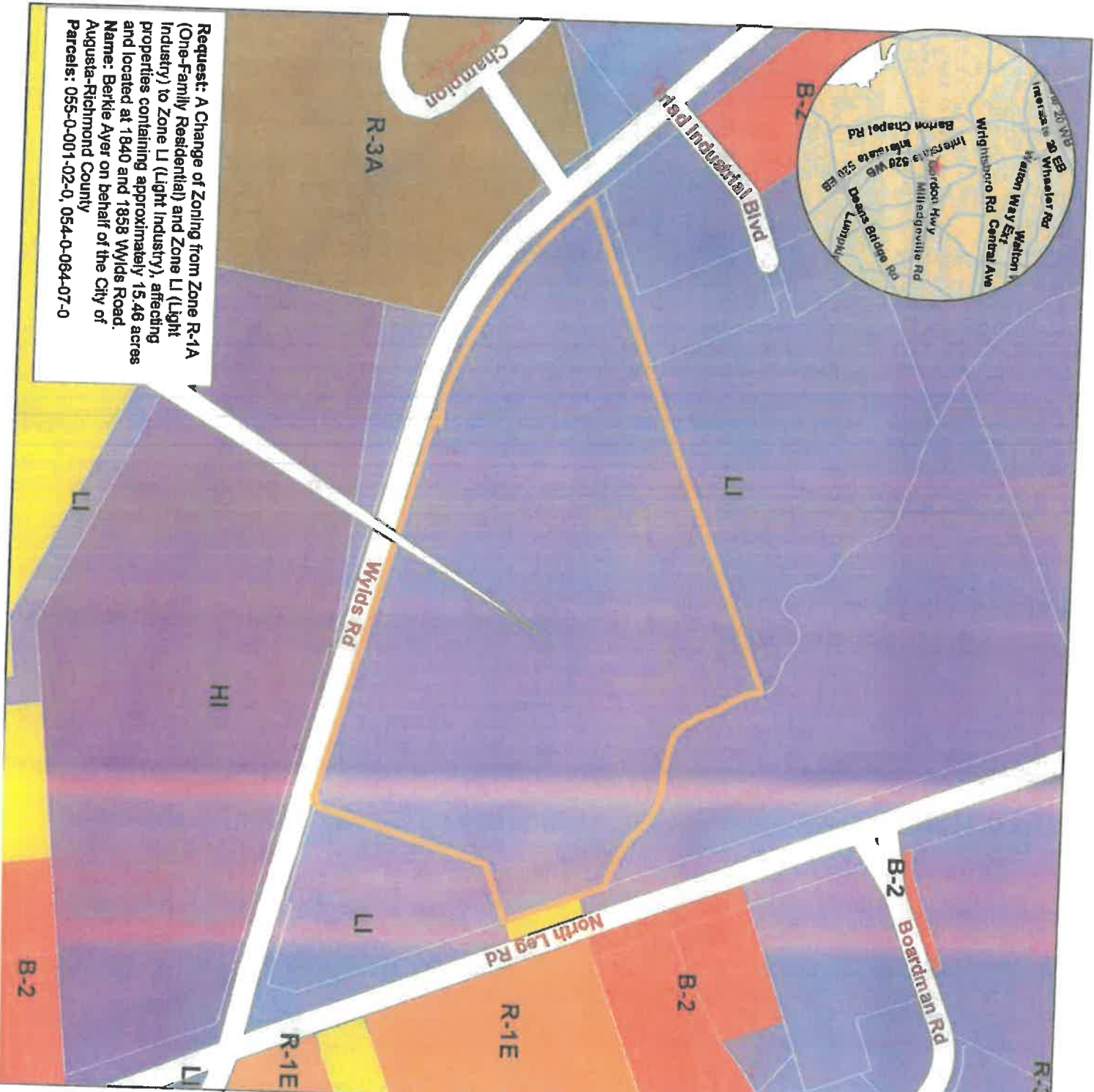
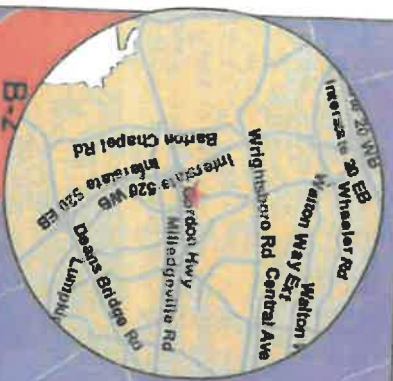
R-3C: Multiple-Family Residential

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Planning Commission
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1840 and 1858 Wylids Road

Future Zoning

Legend

Subject Property

Zoning Classification

B-2: General Business

HI: Heavy Industry

LI: Light Industry

R-1A: One Family Residential

R-1E: One Family Residential

R-3A: Multiple-Family Residential

R-3B: Multiple-Family Residential

Residential



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Augusta, GA, Dardinger

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