

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

**Case Number:** Z-23-25

**Hearing Date:** Monday, June 5, 2023

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**Applicant:** Rodney Cook

**Property Owner:** Applicant

**Address of Property:** 3337 Gordon Highway, Grovetown, Georgia 30813

**Tax Parcel #:** 104-0-003-00-0

**Present Zoning:** A (Agricultural)

**Commission District:** 3 (Catherine Smith McKnight)      **Super District:** 10 (Wayne Guilfoyle)

**Fort Gordon Notification Required:** Yes; notified 10 April 2023

Request	Proposed Use / Activity	Applicable Text
Rezoning from A to B-2	Electrician's office	Comprehensive Zoning Ordinance, Sections 7, 22

**1. Summary of Request:**

This request pertains to a 2.79-acre property in western Richmond County, located along Gordon Highway in a narrow strip of land between Fort Gordon and Columbia County. The property, currently undeveloped and zoned A (Agricultural), ranges from 164 to 190 feet in depth, carries approximately 690 feet of street frontage, and is sandwiched between Gordon Highway and a railroad track. The applicant seeks a rezoning of this property to B-2 (General Business), in order to use the property as a base of operations for his electrical company.

The company, A&R Electric, currently maintains headquarters at 3921 Wrightsboro Road, and conducts work primarily for new residential construction. Per the applicant's concept plan and letter of intent, the property will be equipped with a 1,000 square foot office space, employee parking, and an 1,800 square foot storage warehouse to be "utilized for material storage". The applicant states that the office space will not host or service customers on site. Less than half of the property would be occupied by the new headquarters, and the majority of the property is shown as remaining undeveloped.

**2. Findings:**

1. There are no prior zoning actions associated with the subject property.
2. The property does not access municipal water or sewer lines.
3. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, this segment of Gordon Highway is considered a principal arterial road.
4. Augusta Transit service does not extend to the subject property.
5. Per FEMA records, there are no floodplains or wetlands located on the subject property.

6. Site topography is mostly flat, sloping slightly upward from around 462 feet above sea level along Gordon Highway to around 470 feet adjacent to the railroad track.
7. Properties immediately to the west (3353, 3357, 3361, and 3365 Gordon Highway) are currently zoned B-2; while property to the immediate east (3325 Gordon Highway) is currently zoned A, 3319, 3317, and 3315 Gordon Highway are zoned B-2. However, these neighboring B-2 properties appear to be either undeveloped or operating as single-family residences.
8. The property is considered to be within the Belair character area; the 2018 Comprehensive Plan recommends the maintenance of “appropriate buffers between development and Fort Gordon” (p. 210). The proposed use as primarily office space with accessory storage, while at property directly across from Fort Gordon, is anticipated to be a marginal boost in activity and development along this corridor. Therefore, the proposed use of the property is compatible with the Comprehensive Plan.
9. Being within a 3,000 feet radius of the Fort Gordon military installation, the request to rezone this property triggered a mandatory notification to Fort Gordon officials within 30 days of the hearing on this request, pursuant to section 6 of the Zoning Procedures Law (*O.C.G.A. § 36-66-6*). Fort Gordon officials were notified on April 10, 2023. At time of writing, no comments have been received by Planning & Development staff from Fort Gordon.
10. At time of writing, staff have not received feedback from citizens pertaining to this request as it has been advertised. A sign was conspicuously posted on the premises on May 5, 2023, and the request was advertised in the May 18 edition of *The Augusta Chronicle*, pursuant to section 4 of the Zoning Procedures Law (*O.C.G.A. § 36-66-4*).

**Recommendation:** The Planning Commission recommends **Approval** to rezone the property to B-2, with the following conditions:

1. Approval of the rezoning request shall not constitute approval of the conceptual site plan submitted with the application. Site plan approval, in compliance with the Site Plan Regulations of Augusta, Georgia, is required prior to commencement of construction on the property.
2. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, 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

RE: Rezoning of property at 3337 Gordon Highway to B2

The current intent of attempting to rezone the property is to establish a new business location for an already-existing well-established electrical company. The company focuses primarily on new construction residential work and is not geared toward service-based calls. The company has been licensed and working in Augusta for many years.

Office space is to be utilized as company support only, and will not be hosting or servicing customers on site. Four (4) parking spaces are allocated for the proposed office building (based on 1 spot per 300 square feet of space).

The storage warehouse will be utilized for material storage.

The lot itself would remain dirt with possible gravel in some locations. Fleet vehicles will be parked at this location during off-hours and employee vehicles will be parked here during business hours.

The intent is to eventually fence in the area of the property used for conducting business.

A dirt drive is sufficient for the company's needs and appears to be customary for this stretch of Gordon Highway. There is also no potential for traffic flow concerns along this main road due to the nature of the company.

**\*\* Building sizes, exact locations, etc. are subject to change once a formal plan is drafted if re-zoning is approved. This is a conceptual design at this time, but is accurately representative of the end goal. \*\***







**REZONING**  
**PLANNING COMMISSION**  
From A to B-2  
(Agricultural to General Business)  
3337 Gordon Highway  
June 5 @ 3:00pm  
Auditee: Richmond Municipal Building  
Richmond, Virginia