

**Hearing Date:** May 5, 2025

**Case Number:** Z-25-11

**Applicant:** Southern Civil Solutions, LLC

**Property Owner:** Property Developers, LLC

**Property Address:** 3301 & 3303 Gibson Road

**Tax Parcel No(s):** 069-4-020-00-0 &  
069-4-021-00-0

**Current Zoning:** R-1A (One-Family Residential)

**Fort Eisenhower Notification Required:** N/A

**Commission District 5:** Don Clark

**Super District 9:** Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1A (One-Family Residential) to B-1 (Neighborhood Business)	Commercial Center	Section 21-1

#### **SUMMARY OF REQUEST:**

This rezoning request consists of two adjacent residential tracts with a combined area of 1.45 acres. The site is located at the intersection of Gibson Road and Mason Road. The applicant seeks to rezone the properties from R-1A (One-Family Residential) to B-1 (Neighborhood Business) to establish a 15,600 square foot commercial center based on the conceptual site plan submitted with the application.

#### **COMPREHENSIVE PLAN CONSISTENCY:**

According to the 2023 Comprehensive Plan the property is located within the South Augusta Character Area. The vision for South Augusta reflects a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency.

#### **FINDINGS:**

1. The properties remain vacant land.
2. There is no recent zoning history for the property.
3. The conceptual site plan proposes a rear setback of 25 feet, where a 50-foot setback would be required. A variance through the Board of Zoning Appeals would be necessary to move forward with the proposed concept plan.

4. In Section 4-2 of the Comprehensive Zoning Ordinance the minimum parking requirement for general retail sales is 1 space for each 200 square feet of retail sales area plus 1 space for each 1,000 square feet of remaining leasable area used for storage or work area. An office requires 1 space for each 300 square feet of gross floor area.
5. In Section 4-5 of the Comprehensive Zoning Ordinance general retail sales requires 1 loading space for the first 10,000 square feet of floor area plus 1 space for each additional 50,000 square feet of floor area.
6. The plan identifies 20 off-street parking spaces but no loading space.
7. The properties can be served by both public water and sanitary sewer.
8. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Gibson Road and Mason Road as classified as local roads.
9. Public transit is not available near the properties.
10. Adjacent zoning: West R-1A (One-Family Residential) | East: R-1A (One-Family Residential) | South: R-1A (One-Family Residential) | North: R-1A (One-Family Residential)
11. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located in a Special Flood Hazard Area.
12. According to the Augusta-Richmond County GIS Wetlands Layer there are no national wetlands located on the properties. However, the conceptual site plan delineates localized wetlands are located on the properties.
13. The proposed change in zoning to B-1 is consistent with the 2023 Comprehensive Plan.
14. At the time of completion of this report, staff have not received 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 a 6" water line on Gibson Road and an 8" sewer line on Mason Road that are available for their use.

**RECOMMENDATION:** The Planning Commission recommends Denial of the rezoning request to B-1 (Neighborhood Business).

*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.*

February 21, 2025

City of Augusta - Department of Planning and Development

Planning Division

535 Telfair Street – Suite 300

Augusta, Georgia 30901

SUBJECT: LETTER OF INTENT FOR DAVIDSON ROAD TO P-1 professional zone

To Whom it may Concern,

Property Developers LLC proposes to develop below parcels in to P-1 professional zone

Address	Tax Map #	Acre
3301 Gibbson Road	069-4-020-00.0	0.69
3303 Gibbson Road	069-4-021-00.0	0.76

The development would include a public road extended into the property, stormwater management facility, community common area, water and sewer extensions, and fee simple townhomes.

The property is currently zoned R-3 & R-4, which do not allow townhomes. We request the property be rezoned to P-1, which is suitable for this type of development and in conformance with the Comprehensive Land Use Plan. The development will have a 10-foot buffer which will minimize any effects on adjacent or nearby properties. We do not believe the proposed development will negatively impact on existing streets, transportation facilities utilities, or schools and will aid in the residential development happening around the area.

Please feel free to contact us if you have any questions or concerns.

Submitted Respectfully,

Authorized



For Property Developers LLC

Vinesh S Danak






Planning Commission  
Z-25-11  
May 5, 2025

3301 and 3303 Gibson Road

Aerial

 Subject Property



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
4/7/2025 PE22633

Augusta, GA Director

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0 150 Feet




**Request:** A Change of Zoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop an office complex, affecting properties containing approximately 1.45 acres located at 3301 and 3303 Gibson Road.  
**Name:** Southern Civil Solutions LLC, on behalf of Property Developers LLC  
**Parcels:** 069-4-020-00-0, 069-4-021-00-0



Planning Commission  
Z-25-11  
May 5, 2025

3301 and 3303 Gibson Road

Current Zoning

 Subject Property

Zoning Classification

 LI: Light Industry

 R-1A: One Family Residential



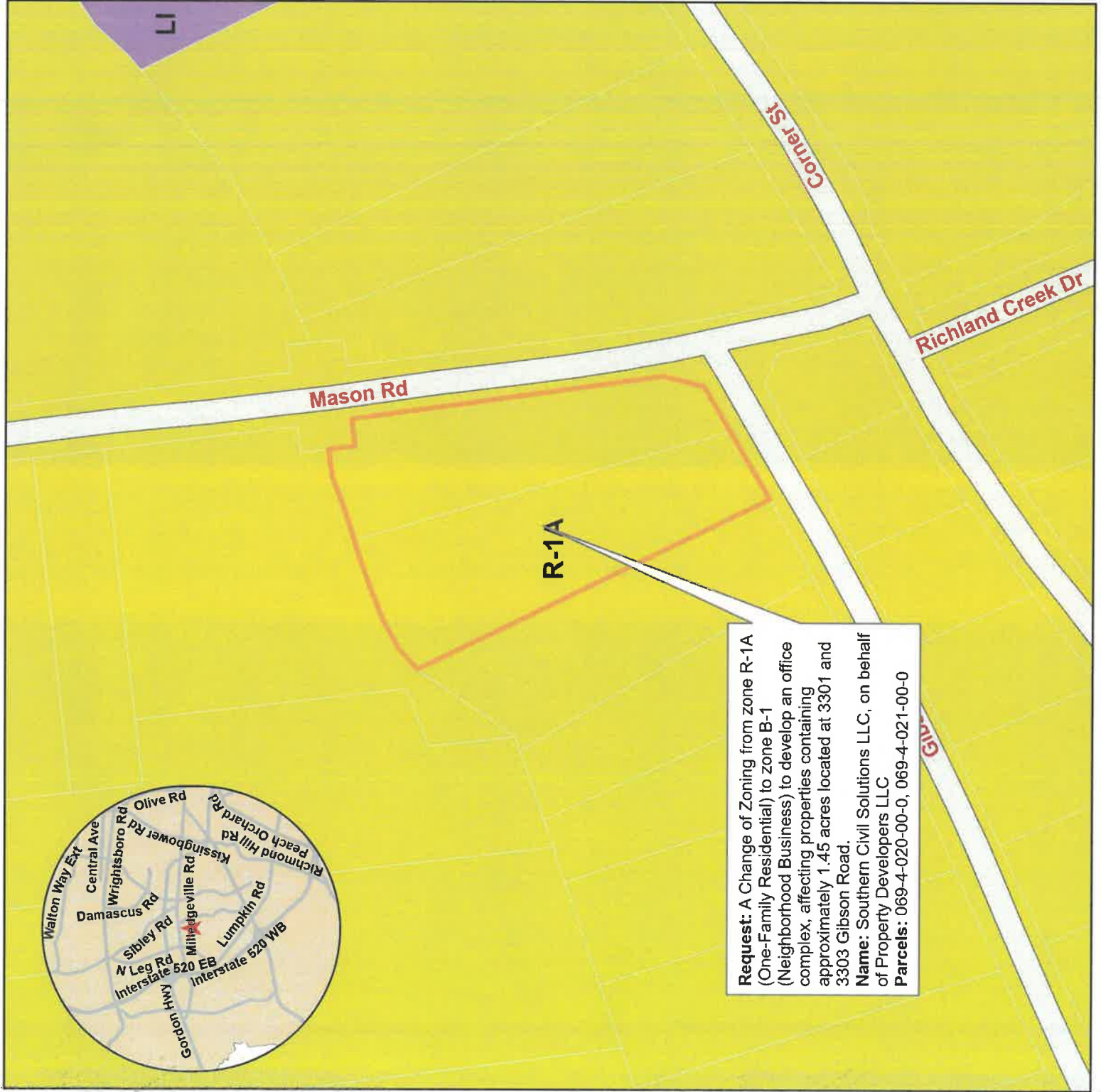
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**Planning Commission  
Z-25-11  
May 5, 2025**

**3301 and 3303 Gibson Road**


**Future Zoning**

 Subject Property

**Zoning Classification**

 LI: Light Industry

 R-1A: One Family Residential

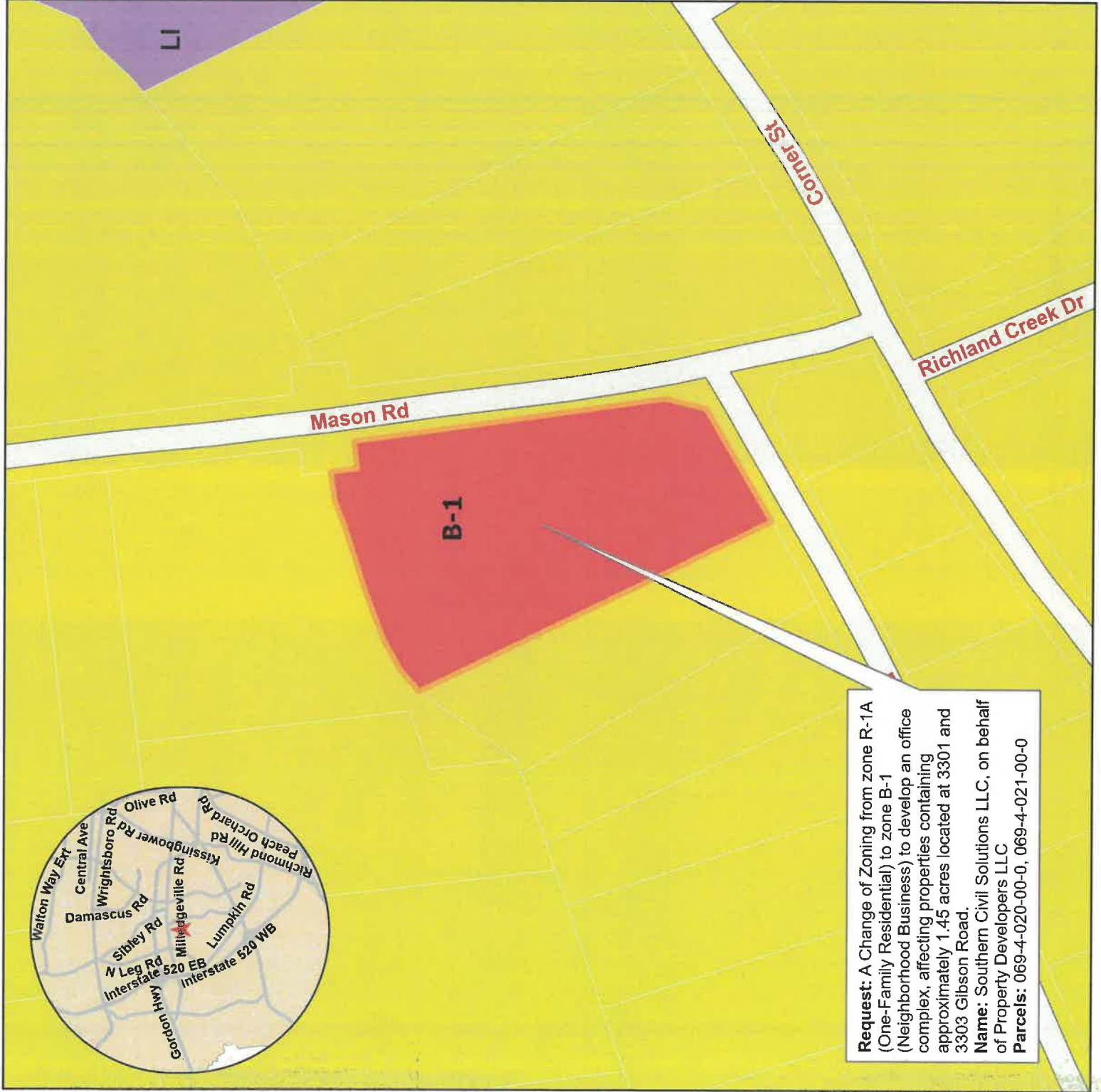
 B-1: Neighborhood Business



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