



PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta, Georgia 30901

1803 Marvin Griffin Road
Augusta, Georgia 30906

**AUGUSTA GEORGIA COMMISSION
535 TELFAIR STREET 2ND FLOOR, ROOM #260
AUGUSTA RICHMOND COUNTY MUNICIPAL BUILDING
TUESDAY, MARCH 7, 2023, at 2:00 P.M.**

CONSENT AGENDA

1. **SE-23-01** –A request for concurrence with the Augusta Georgia Planning Commission to APPROVE a petition by L. Elizabeth Giles on behalf of Augusta Regional Airport – requesting a special exception to expand fuel farm per Section 24-2(a)(25) of the Comprehensive Zoning Ordinance affecting property located at 1505 Aviation Way. Zoned HI (Heavy Industrial). Tax Map #159-0-002-04-0. DISTRICT 1

1. Approval of this special exception request does not constitute approval of the conceptual site plan submitted with the special exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to any construction commencing on the property.
2. The construction of the above ground fuel storage tanks on the property shall comply with all local, state, federal, environmental and governmental regulations and it shall comply with all building, development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.

***Carla Delaney,
P & D Director***

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

Case Number: SE-23-01

Hearing Date: February 23, 2023

Prepared By: Brian L. Kepner, Zoning Administrator

Applicant: Elizabeth Giles, Augusta Regional Airport Senior Construction Project Manager

Property Owners: City of Augusta-Richmond County and Bush Field Aircraft Company

Address of Property: 1505 Aviation Way, Augusta, Georgia, 30906

Tax Parcel #s: 159-0-002-04-0

Present Zoning: HI (Heavy Industrial)

Commission District: 1 (J. Johnson)

Super District: 9 (F. Scott)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Applicable Ordinance Section(s)
Special Exception	Replace the existing above ground storage fuel tanks which do not exceed twelve thousand (12,000) gallons with new above ground storage fuel tanks that exceed twelve thousand (12,000) gallons	Section 24-2(a)(25)

Summary of Request:

This Special Exception request is to allow for the replacement of the existing four (4) above ground storage fuel tanks that do not exceed twelve thousand (12,000) gallons with four (4) above ground storage 30,000-gallon fuel tanks. In the HI zoning district above ground storage fuel tanks are permitted provided they do not exceed twelve thousand (12,000) gallons. Because the Augusta Regional Airport wants to replace the existing above ground storage tanks with new storage tanks that exceed twelve thousand (12,000) gallons, a special exception is required in accordance with Section 24-2(a)(25) of the Comprehensive Zoning Ordinance of Augusta, Georgia, as amended.

Compatibility:

Special Exceptions are land uses permitted in a zoning district where the local government finds that such use is in keeping with the goals of the Comprehensive Plan. Special Exceptions are scrutinized because their impact on adjoining land uses can vary depending on the proposed use. Special Exceptions are considered on a case-by-case basis in accordance with the requirements and standards in the Comprehensive Zoning Ordinance. The proposed above ground storage fuel tanks with quantities exceeding twelve thousand (12,000) gallons will be replacing the existing above ground storage fuel tanks located at the airport. Therefore, the proposed use would be compatible at this location within the Heavy Industrial zoning district.

Comprehensive Plan Consistency:

The property is located within the East Augusta Character Area. East The Augusta Character Area is characterized by a mix of natural resource areas, industrial uses, and limited residential and commercial land uses. The vision for the East Augusta Character Area calls for preservation of established residential neighborhoods allowing them to coexist with industrial uses by keeping them distinctly separate, while allowing for new industry to be concentrated near the Augusta Regional Airport. Recommended Development Patterns for the East Augusta Character Area include expanding the regional activity area encompassing the Augusta Regional Airport and surrounding area. This special exception request is consistent with the 2018 Comprehensive Plan as the property currently has heavy industrial zoning and there are no residential developments within at least three quarters of a mile from the location of the above ground fuel storage tanks.

Findings:

1. There are no previous zoning cases on file for this portion of the property where the proposed above ground fuel storage tanks will be located.
2. The property currently has access to the public potable water system.
3. The proposed use is not anticipated to require the use of the public sanitary sewer system.
4. According to the Georgia Department of Transportation (GDOT) Function Classification Map, 2017, Doug Bernard Parkway is classified as a minor arterial. There are no transit routes or stops located within a half mile of the property.
5. According to the FEMA Flood Insurance Rate Maps (FIRM) the portion of the property where the storage tanks are proposed is not within a Special Flood Hazard Area.
6. According to the Augusta GIS Wetlands layer the portion of the property where the storage tanks are proposed is not within any wetlands.
7. There are various existing industrial uses with both LI (Light Industrial) and HI (Heavy Industrial) zoning to the west across Doug Bernard Parkway. There are also vacant properties to the west across Doug Bernard Parkway with A (Agriculture) zoning.
8. The proposed special exception is compatible with the adjacent Light and Heavy Industrial zoned properties to the west.
9. The proposed rezoning request is consistent with the 2018 Comprehensive Plan.

Recommendation: The Planning Commission recommends Approval of the special exception application with the following conditions:

1. Approval of this special exception request does not constitute approval of the conceptual site plan submitted with the special exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to any construction commencing on the property.
2. The construction of the above ground fuel storage tanks on the property shall comply with all local, state, federal, environmental and governmental regulations and it shall comply with all building, 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 an oral recommendation at the hearing based on all the information available at that time.

February 14, 2023

Mrs. Carla Delaney
Director of Planning and Development
Augusta-Richmond County
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Subject: Airport Special Exception for Above Ground Fuel Tanks, SE-23-01

Dear Mrs. Delaney:

The Augusta Regional Airport is proposing to rehabilitate and make necessary improvements to the existing Fuel Farm. This facility provides Jet-A, Avgas, Gasoline, and Diesel to aircraft, airport vehicles, and support equipment/vehicles at AGS and serves as a critical piece of infrastructure for the Airport. This Project's scope of work includes but is not limited to the installation of four (4) new 30,000 gallon Double-Walled Horizontal Jet A Fuel Tanks and associated containment pad, foundations, piping, pumps, etc., rehabilitation of the existing Mogas, Diesel, and LL-100 tanks, installation of a new 16' x 20' testing building, demolition and removal of the four (4) existing vertical Jet-A Tanks, and the demolition and removal of one (1) existing horizontal Jet-A Tank and associated foundations, piping, pumps. All work is proposed to be completed within the existing Fuel Farm footprint and all pipes, pumps, and tanks shall be above ground.

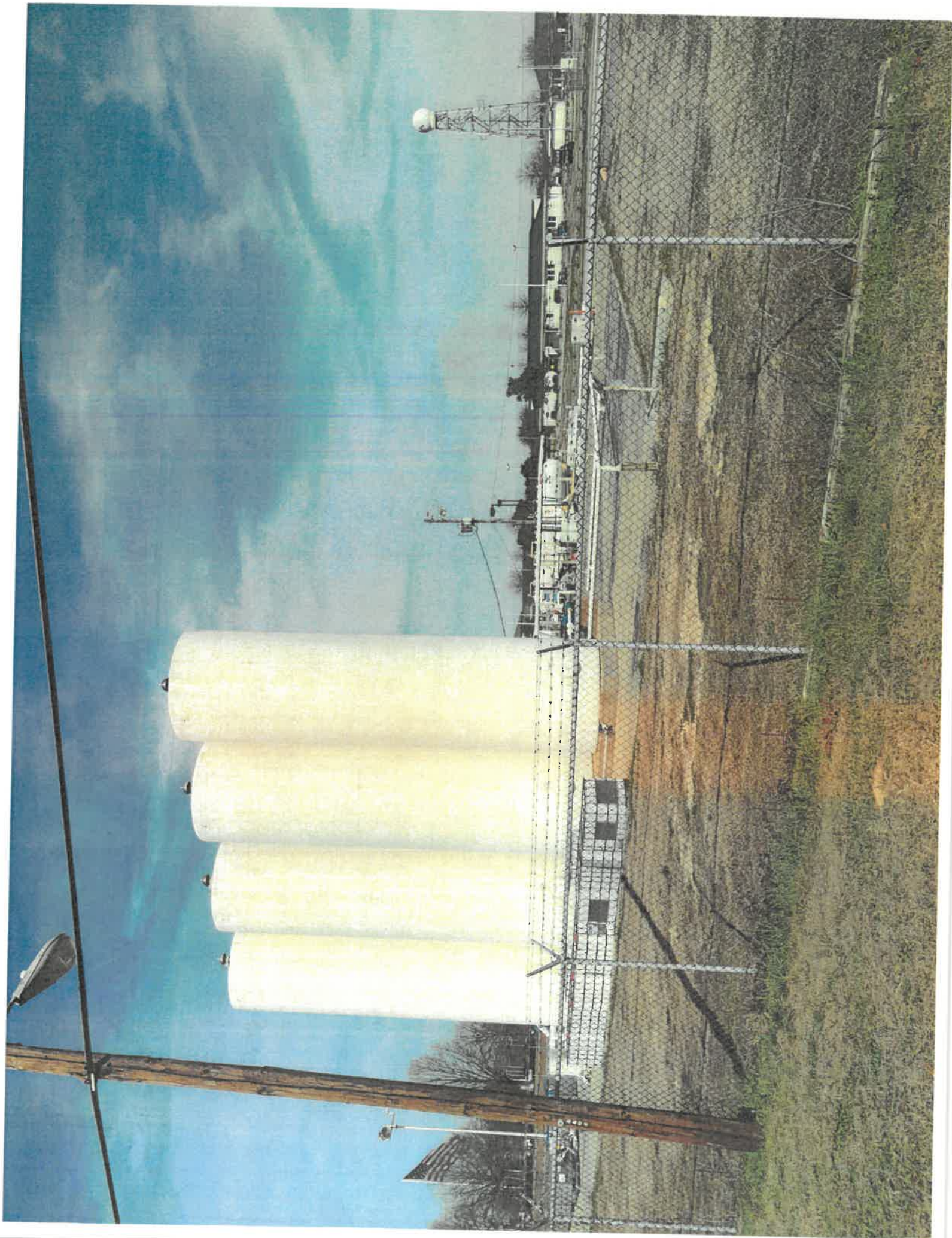
Per the Augusta Planning and Development Department, this land must undergo rezoning to facilitate this project. As the land-use is not planning on being changed within the scope of this project, the Airport is requesting a Special Exception concerning the rezoning request. This correspondence serves as the Letter of Intent requesting this Special Exception.

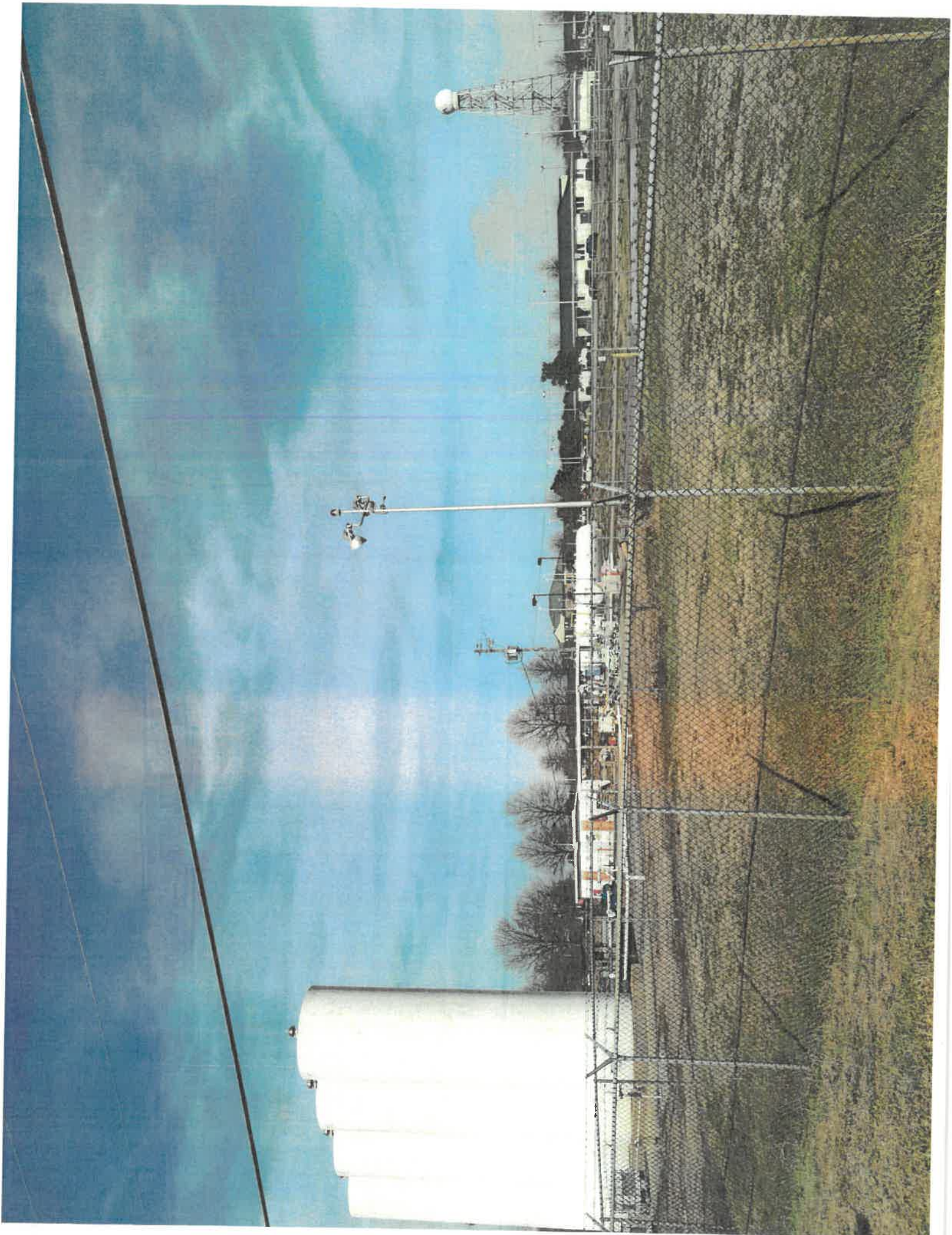
Should you have any questions, please feel free to contact us.

Sincerely,

cc:

Tim Weegar, Augusta Regional Airport
Elizabeth Giles, Augusta Regional Airport








Planning Commission
SE-23-01
February 23, 2023
1505 Aviation Way
Special Exception

Aerial

Legend

 Parcel of Interest



Produced By: City of Augusta
Planning & Development Department
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Augusta, GA 30901
2/13/2023 bb21255

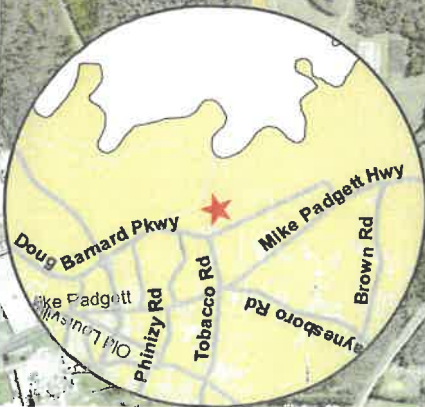
Augusta, GA Disclaimer

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0 1,600 Feet


Request: A Special Exception to expand fuel farm per Section 24-2 (a) (17) of the Comprehensive Ordinance affecting property located at 1505 Aviation Way, Zoned HI (High Industrial).
Name: Elizabeth Giles on behalf of Augusta Regional Airport
Parcel: 159-0-002-04-0



**Planning Commission
SE-23-01
February 23, 2023**


**1505 Aviation Way
Special Exception**


**Current Zoning
Legend**

 Parcel of Interest

Zoning Classification


 A: Agriculture

 B-1: Neighborhood Business

 B-2: General Business

 HI: Heavy Industry

 LI: Light Industry

 R-1: One Family Residential

 R-1A: One Family Residential

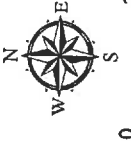
 R-MH: Manufactured Home Residential



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