

Hearing Date: January 5, 2026

Case Number: Z-26-01

Applicant: Sheila R. Butler

Property Owner: Macedonia Baptist Church
of Augusta

Property Address: 1755 Gordon Hwy

Tax Parcel No(s): 070-4-091-00-0

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)
Rezoning from B-1 (Neighborhood Business) to B-2 (General Business)	Establish a Public Event Venue	Section 22-1

SUMMARY OF REQUEST:

This petition seeks to rezone approximately 8.26 acres. The request to change the zoning from B-1 (Neighborhood Business) to B-2 (General Business) is to allow for a public event venue at one of the leasable spaces. The property contains a 68,707 square foot shopping center built in 1985 with a large parking lot facing Gordon Hwy. The site has both ingress and egress to both Gordon Hwy to the west and Milledgeville Road to the north.

COMPREHENSIVE PLAN CONSISTENCY:

This property is in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area will be to reflect a mix of housing types, preserving suburban-style, single-family neighborhoods as well as mixed-use and planned developments. Established activity centers are the focus for enhanced recreation and educational activities, retail investment and job opportunities. Infill will be instrumental in the future development of South Augusta. One of the development patterns identified includes adding commercial and retail development at major intersections near underserved neighborhoods. Based on cross checking proposal with the 2023 Comprehensive Plan, this petition for rezoning is consistent with the 2023 Comprehensive Plan.

FINDINGS:

1. Section 22-1 of the Comprehensive Zoning Ordinance allows for “theaters, billiard or pool parlors, bowling alleys, skating rinks, or other similar recreational uses or places of assembly”
2. No concept plan has been submitted with the submitted application, as there is no proposal for future redevelopment at this time.
3. The letter submitted with the application states that Suite H on the site will be used for Event Planning and Services at this location.
4. According to the Georgia Department of Transportation (GDOT) State Functional Classification Map, 2017, Gordon Highway is classified as a Major Arterial Route and Milledgeville Road is classified as a Minor Arterial Route.
5. The entire site is a shopping center with abundant parking. A B-2 (General Business) zoning classification would allow greater flexibility of land uses to be permissible at this site enabling greater potential for economic vitality in the area.
6. A variety of zoning classifications exist in the vicinity of the site including B-1 (Neighborhood Business), B-2 (General Business), LI (Light Industrial), and R-1A (One-Family Residential).
7. The subject property is not within a Special Flood Hazard Area, except for a small area at the south end of the parcel that is already landscaped.
8. There are no wetlands present on the subject property.
9. The proposal is consistent with the 2023 Comprehensive Plan and is compatible with surrounding land uses.
10. At the time of completion of this report, staff have not received any inquiries regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No comments received

Engineering Comments:

- No comments received

Utilities Comments:

- No comments received

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to B-2 (General Business) as the property is compatible with the 2023 Comprehensive Plan and surrounding land uses.



PLANNING & DEVELOPMENT DEPARTMENT

**Augusta-Richmond County
Planning Commission
Staff Report**

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.

11/19/2025

My Name is Sheila R. Butler Ph: 762 358-2880

I am Requesting For Rezoning at 1755 Gordon
Hwy Suite H For Business

I am Utilizing the Facility to do
Event Planning and Services. At this location

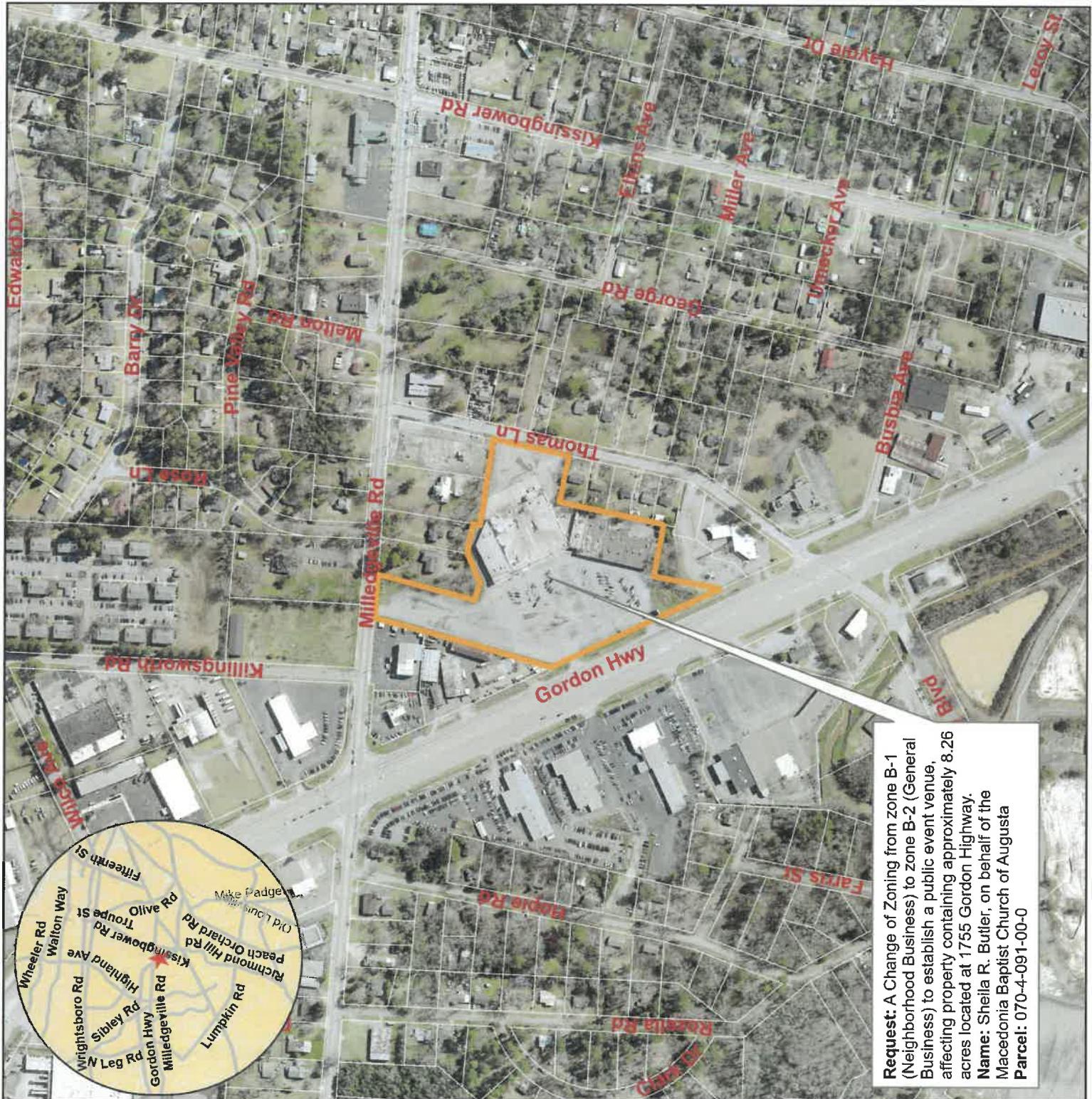
Planning Commission

Z-26-01
January 5, 2026

1755 Gordon Highway

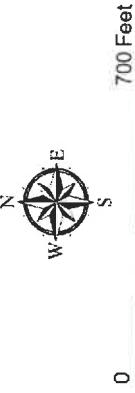
Aerial

Subject Property



Request: A Change of Zoning from zone B-1 (Neighborhood Business) to zone B-2 (General Business) to establish a public event venue, affecting property containing approximately 8.26 acres located at 1755 Gordon Highway.
Name: Sheila R. Butler, on behalf of the Macedonia Baptist Church of Augusta
Parcel: 070-4-091-00-0

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Planning Commission
Z-26-01
January 5, 2026

1755 Gordon Highway

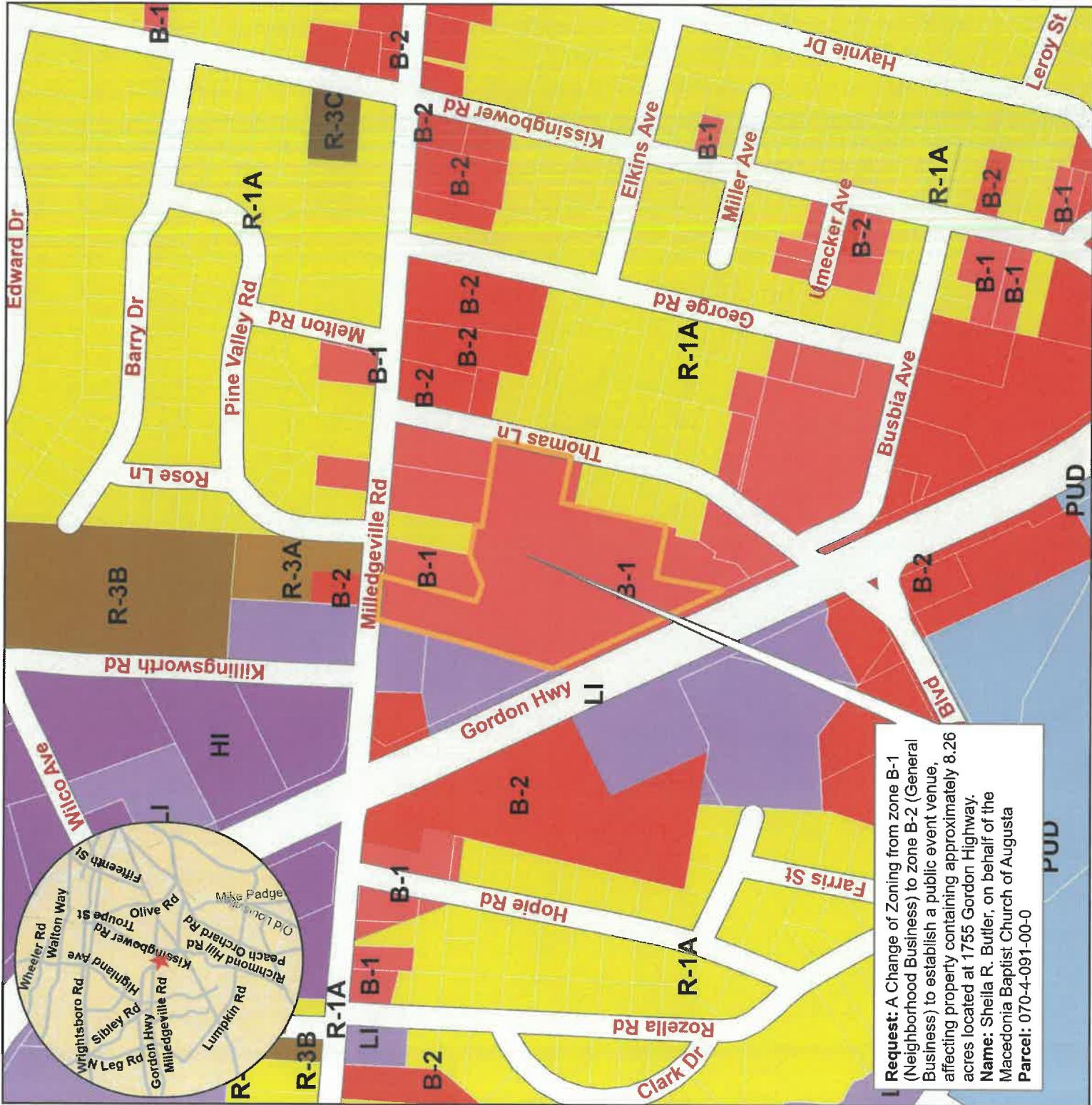
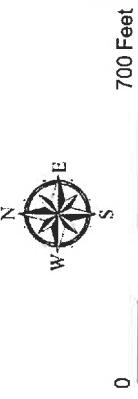
Current Zoning

- Subject Property
- Zoning Classification
- B-1: Neighborhood
- B-2: General Business
- HI: Heavy Industry
- LI: Light Industry
- PUD: Planned Unit Development
- R-1A: One Family Residential
- R-3A: Multiple-Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential



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Planning Commission

Z-26-01 January 5, 2026

1755 Gordon Highway

Future Zoning

Subject Property

Zoning Classification

B-1: Neighborhood Business

B-2: General Business

LI: Light Industry

PUD: Planned Unit Development

R-1A: One Family Residential

R-3A: Multiple-Family Residential

R-3B: Multiple-Family Residential

R-3C: Multiple-Family Residential

Auguſta
G. F. ORGIA

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