

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

Case Number: SE-23-05

Hearing Date: Monday, August 7, 2023

Applicant: HETRIP UNIT, LLC

Property Owner: Walter F. Tereshinski

Address of Property: 4495 Windsor Spring Road, Hephzibah, GA 30815

Tax Parcel #: 194-0-001-07-0

Present Zoning: B-1 (Neighborhood Business)

Commission District: 8 (B. Garrett)

Super District: 10 (W. Guilfoyle)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Special Exception	Convenience Store	Section 21-2(b)

1. Summary of Request:

This petition involves a 1.04-acre tract located on the corner of Windsor Spring Road and Willis Foreman Road. The property remains vacant land and is situated in the B-1 (Neighborhood Business) zone. Much of the property is covered with trees and mature vegetation. The applicant requests approval of a Special Exception to establish a convenience store on the property.

2. Comprehensive Plan Consistency:

The proposed development is part of the South Richmond character area. Rural residences, woodlands, open space, and agricultural uses predominate. Stand-alone commercial establishments are scattered throughout the area and serve both local residents and those passing through on the major highways. New residential development recently has increased in the area, resulting in a higher demand for commercial development. The applicant's proposal is consistent with surrounding land uses and compatible with aspects of the Comprehensive Plan.

3. Findings:

1. Convenience stores are permitted by Special Exception in a B-1 (Neighborhood Business) zone. Therefore, a Special Exception is required for the proposed convenience store.
 - Hours of operation – the establishment would not be open for business more than 18 hours per day; ***Proposed hours of operation 6:30 am to 9:30 pm.***
 - Illumination – the enter site would not be illuminated as a way to attract attention, but rather to a level consistent with security and identification of the business; ***Reviewed during site plan review for compliance.***
 - Location – the property is located at or within 500 feet of the intersection of arterial streets or within 500 feet of such an intersection; ***Complies***
 - Surrounding area – the nature of the surrounding area is not predominantly residential with only a few commercial uses interspersed; ***Complies***
 - Video games/Amusements – video games/nor similar amusement are to be located on the property; ***Must comply with regulations***
2. Based on details provided in the application, the developer intends to construct a 3,800 sq. ft. convenience store along with a new gas canopy and 4 pumps.
3. Properties immediately to the north of the subject property are zoned R-1 (One-family Residential), to the east properties are zoned A (Agricultural), R-1E (One-family Residential) and B-1 (Neighborhood Business), to the south properties are zoned R-1E (One-family Residential), B-1 (Neighborhood Business) and B-2 (General Business), and to the west properties are zoned R-1 (One-family Residential) and B-2 (General Business).
4. The site has access to public water, sanitary sewer is not available in the immediate area.
5. Windsor Spring Road is identified as a minor arterial street on the Georgia Department of Transportation (GDOT) Function Classification map, Willis Foreman Road is classified as a collector street.
6. Sidewalks are present along Windsor Spring Road and Willis Foreman Road, adjacent to the subject property.
7. Transit service is not available in the immediate area.
8. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
9. The site is not located within any wetlands.
10. This zoning action is consistent with the 2018 Comprehensive Plan which envisions that development of properties should occur in a manner consistent with the existing land use patterns of the surrounding area.
11. At the time of completion of this report, staff has not received any inquiries regarding this application.

Recommendation: The Planning Commission recommends **Approval** of the special exception request, subject to the following conditions:

1. The developer shall comply with all regulations set forth in Section 21-2(b) of the Comprehensive Zoning Ordinance of Augusta, Georgia.
2. Approval of this special exception request does not constitute approval of the concept site plan submitted with the application. Site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia for the actual development is required prior to construction commencing on the property.
3. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA 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.

June 23, 2023

City of Augusta
Planning Department
535 Telfair St
Augusta, GA 30901

Letter of Intent: 4495 Windsor Spring Road Hephzibah, GA

To whom it may concern:

4495 Windsor spring road is a 1.03 Acres vacant lot with a zoning of B-1. Our intent is to develop at 3800 Square foot, single tenant, Convenience store with 1 canopy that will hold 4 pumps. The store will operate 7 days a week from 6:30 AM to 9:30 PM.

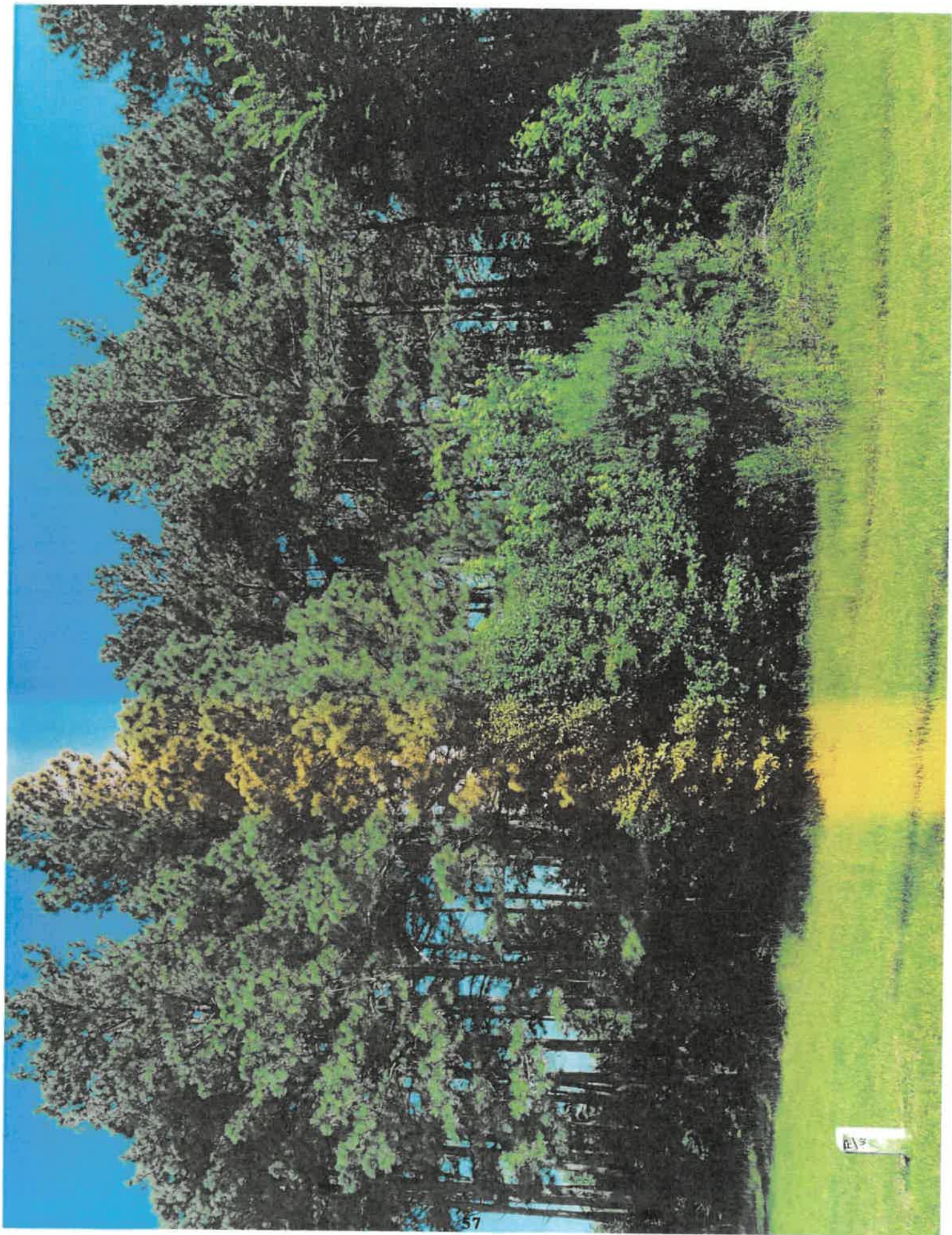
We are willing to work with the city of Augusta, and nearby neighbors So We respectfully ask the Mayor and City Council of Augusta to approve special exception as requested.

Sincerely,
Kesarinand 158, LLC

Nirmal Patel, CEO



EX-1 SHEET OF 10 OF 10	XXXXX 223 KINGS RD SUITE 100 ATLANTA, GA 30329 (404) 525-1100 XXXXX	<table border="1"> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD</th> </tr> <tr> <td>05/21/10</td> <td>ISSUED FOR PERMIT</td> <td>JSM</td> <td>JSM</td> </tr> </table>	DATE	DESCRIPTION	BY	CHKD	05/21/10	ISSUED FOR PERMIT	JSM	JSM		J M Smith Engineering LLC ENGINEERS AND CONSULTANTS 1005 OAKVIEW BOULEVARD SUITE 100 ATLANTA, GEORGIA 30329 (404) 525-1100 FAX (404) 525-1101 www.jmsmith-engineering.com	
	DATE	DESCRIPTION	BY	CHKD									
05/21/10	ISSUED FOR PERMIT	JSM	JSM										
SITE EXHIBIT													



Planning Commission
 SE-23-05
 August 7, 2023
 4495 Windsor Spring Road

Aerial

Legend

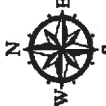
 Subject Property



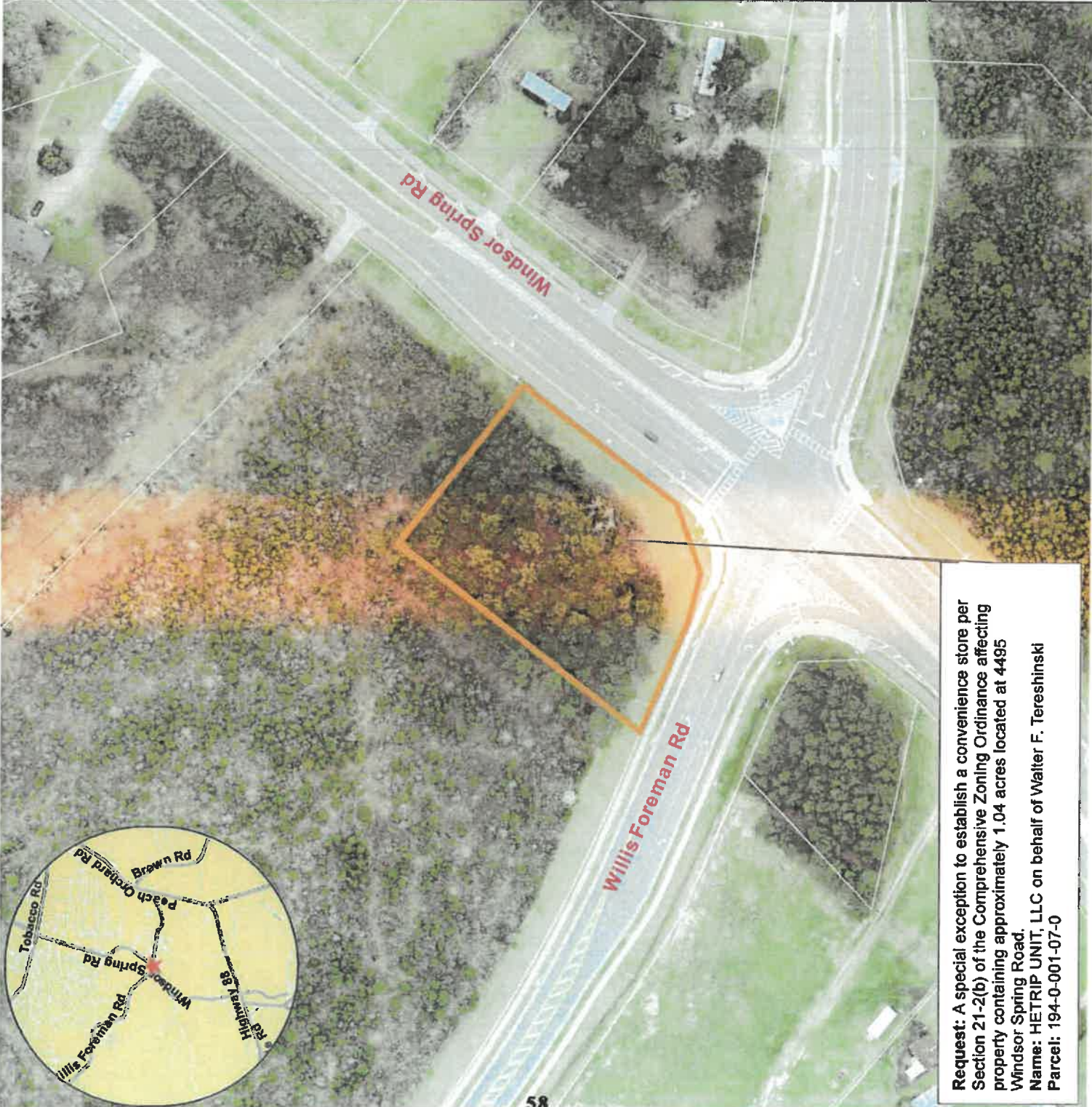
Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 7/17/2023 bb21255

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 200 Feet



Request: A special exception to establish a convenience store per Section 21-2(b) of the Comprehensive Zoning Ordinance affecting property containing approximately 1.04 acres located at 4495 Windsor Spring Road.
Name: HETRIP UNIT, LLC on behalf of Walter F. Tereshinski
Parcel: 194-0-001-07-0

Planning Commission
SE-23-05
August 7, 2023

4495 Windsor Spring Road

Current Zoning

Legend

 Subject Property

Zoning Classification

 A: Agriculture

 B-1: Neighborhood
Business

 B-2: General Business

 LI: Light Industry

 R-1: One Family
Residential

 R-1B: One Family
Residential

 R-1E: One Family
Residential



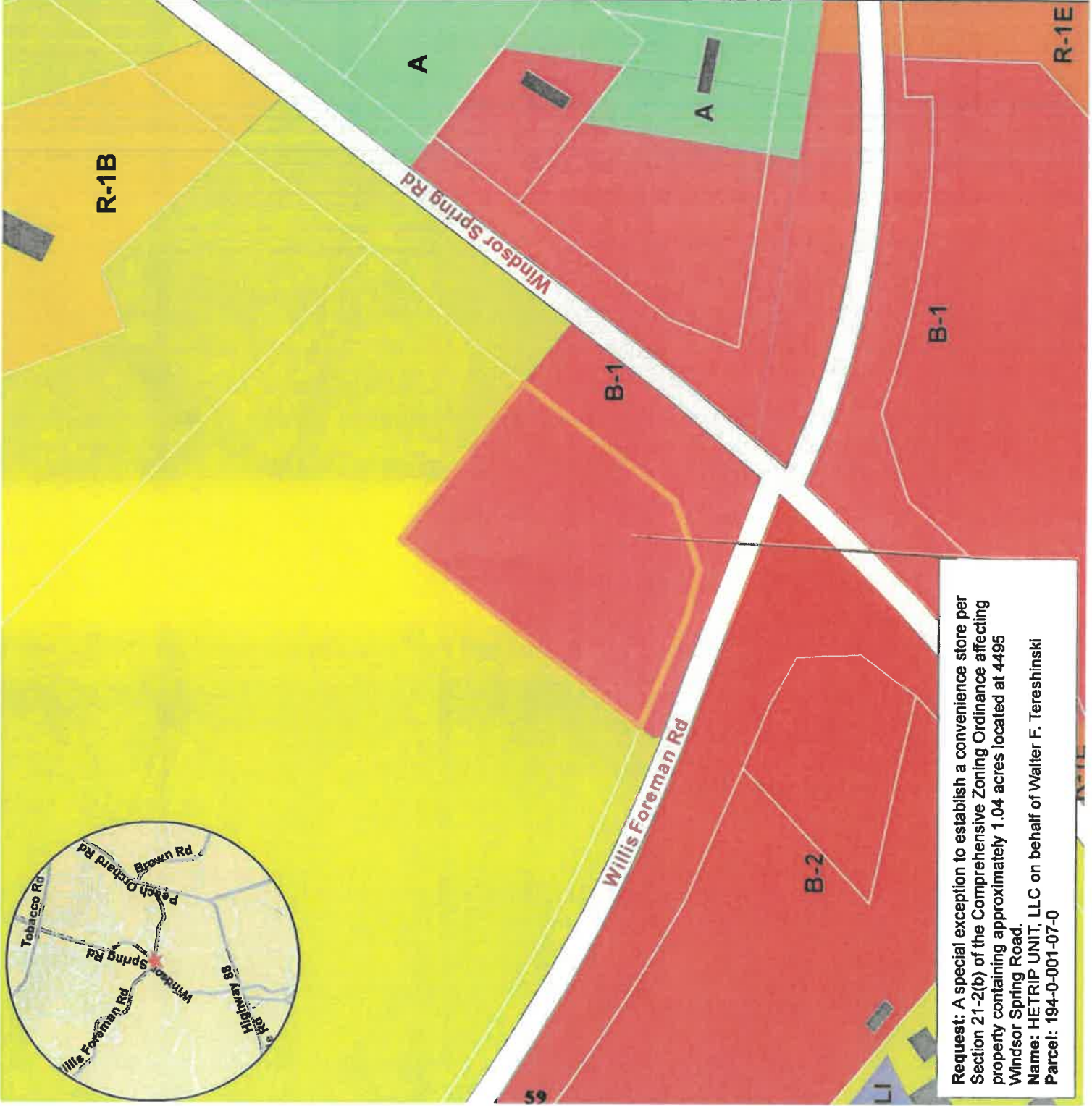
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/17/2023 bb21255

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 200 Feet



Request: A special exception to establish a convenience store per Section 21-2(b) of the Comprehensive Zoning Ordinance affecting property containing approximately 1.04 acres located at 4495 Windsor Spring Road.
Name: HETRIIP UNIT, LLC on behalf of Walter F. Tereshinski
Parcel: 194-0-001-07-0