

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

Case Number: Z-23-37

Hearing Date: Monday, August 7, 2023

Applicant: Drayton Parker Companies

Property Owner: DOC MOB Augusta III, LLC

Address of Property: 3645 Wheeler Road, Augusta, Georgia 30909

Tax Parcel #: 030-0-244-00-0

Present Zoning: A (Agricultural) and B-1 (Neighborhood Business)

Commission District: 3 (McKnight)

Super District: 10 (Guilfoyle)

Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Text
Rezoning from A (Agricultural) and B-1 (Neighborhood Business) to B-2 (General Business)	Convenience Store	Comprehensive Zoning Ordinance, Section 22

Summary of Request:

This rezoning request pertains to 2.54 acres of property in western Richmond County, located at the northeast corner of Wheeler Road and Medical Center Drive. The property was formerly occupied by a Wells Fargo branch, and the building is currently vacant. The applicants seek to demolish the existing building and redevelop the site into a Parker's Kitchen convenience store. Currently, the site is split between A (Agricultural) and B-1 (Neighborhood Business) zoning districts, and the property must be rezoned to B-2 to allow the proposed convenience store by right.

Comprehensive Plan Consistency:

The property is located within the Belair Character Area. The 2018 Comprehensive Plan envisions that "the Doctors Hospital activity center is home to a mix of healthcare-related businesses, offices, medium-density housing, and commercial establishments".

Findings:

1. There are no prior zoning actions associated with the subject property.
2. The property appears to have access to public water and sewer.
3. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, this segment of Wheeler Road is considered a minor arterial road, while Medical Center Drive is a local road.
4. Augusta Transit Route 2 serves the property.

5. According to the FEMA Flood Insurance Rate Maps (FIRM), there are no floodplains located on the property.
6. Per Augusta GIS data, there are no wetlands located on the property.
7. Site topography is mostly flat, varying from 368 to 388 feet above sea level.
8. The property is part of a largely commercial corridor, with B-1 and B-2 properties predominant along this portion of Wheeler Road. Properties along Medical Center Drive behind the subject property are zoned A, but are under ownership of Doctors Hospital.
9. Per the submitted site plan, the development will consist of a 5,175 square-foot building and 16 fueling stations. The existing bank building would apparently be demolished. There are three proposed access points; a right-in, right-out point along Wheeler Road, and two full-access points at Atrium Drive leading to an existing full-access point at Medical Center Drive.
10. The proposed rezoning would be consistent with the 2018 Comprehensive Plan.
11. At time of writing, staff have not received feedback from citizens pertaining to this request.

Recommendation: The Planning Commission recommends Approval of this rezoning request 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.
3. No new access points shall be added along Medical Center Drive.
4. Auxiliary lanes will be added at the discretion of the Engineering Department.
5. All mature trees and landscaping shall be preserved.
6. The overall design and Site plan must comply with Augusta Traffic Engineering.

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.



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**PROJECT NARRATIVE &
TRAFFIC GENERATION STATEMENT**

June 22, 2023

Mr. Kevin Boyd
Augusta – Richmond County
535 Telfair Street
Suite 300
Augusta, GA 30901

RE: **Parker's Kitchen
Wheeler Road at Medical Center
3645 Wheeler Road
PIN # 030-0-244-00-0
Augusta, Georgia**

Dear Mr. Boyd,

The proposed project consists of a commercial gas station / convenience store identified as Parker's Kitchen, located at the northeast corner of the Wheeler Road and Medical Center Drive intersection in Augusta, Georgia. The project site is located on one 2.54-acre parcel of land, identified as PIN # 030-0-244-00-0, and is currently split-zoned A – Agricultural & B-1- Neighborhood Business. The developer intends to rezone the property to B-2 – General Business.

It is the intent of the developer to clear existing vegetation onsite as necessary to construct the proposed gas station / convenience store with associated parking, utility infrastructure and stormwater control infrastructure. The intent is to connect utility laterals to the existing ARC water and sanitary sewer service mains located adjacent to the project site for utility service to the proposed development. Stormwater infrastructure will be installed onsite to treat runoff water quality and quantity in order to meet all local and state requirements.

Access to the site shall be provided via two curb cuts; one on Wheeler Road (RIRO) and an existing access road located at the north property boundary which connects to Medical Center Drive (full access). Auxiliary turn lanes will be installed to serve the development. A Traffic Impact Analysis (TIA) has been conducted and provided with the re-zoning submittal.

Sincerely,

Cody Rogers, PE
Statesboro Branch Manager






Planning Commission
Z-23-37
August 7, 2023

3645 Wheeler Road

Aerial

Legend

 Subject Property



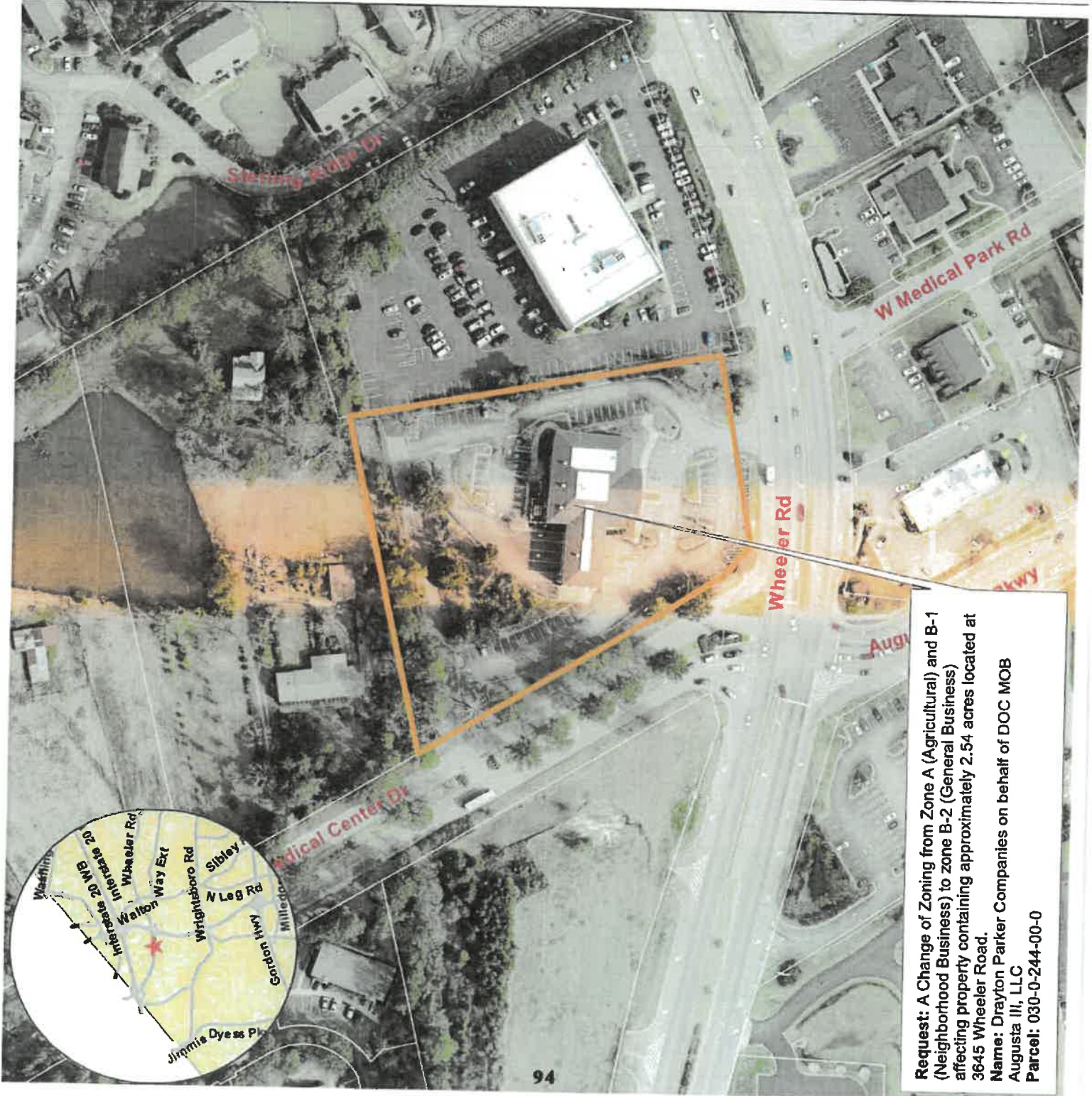
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/17/2023 bb21255

Augusta, GA Disclaimer

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0 200 Feet



Request: A Change of Zoning from Zone A (Agricultural) and B-1 (Neighborhood Business) to zone B-2 (General Business) affecting property containing approximately 2.54 acres located at 3645 Wheeler Road.
Name: Drayton Parker Companies on behalf of DOC MOB Augusta III, LLC
Parcel: 030-0-244-00-0

Planning Commission
Z-23-37
August 7, 2023
3645 Wheeler Road

Current Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood
Business

B-2: General Business

P-1: Professional

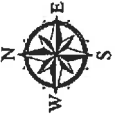
R-3B: Multiple-Family
Residential



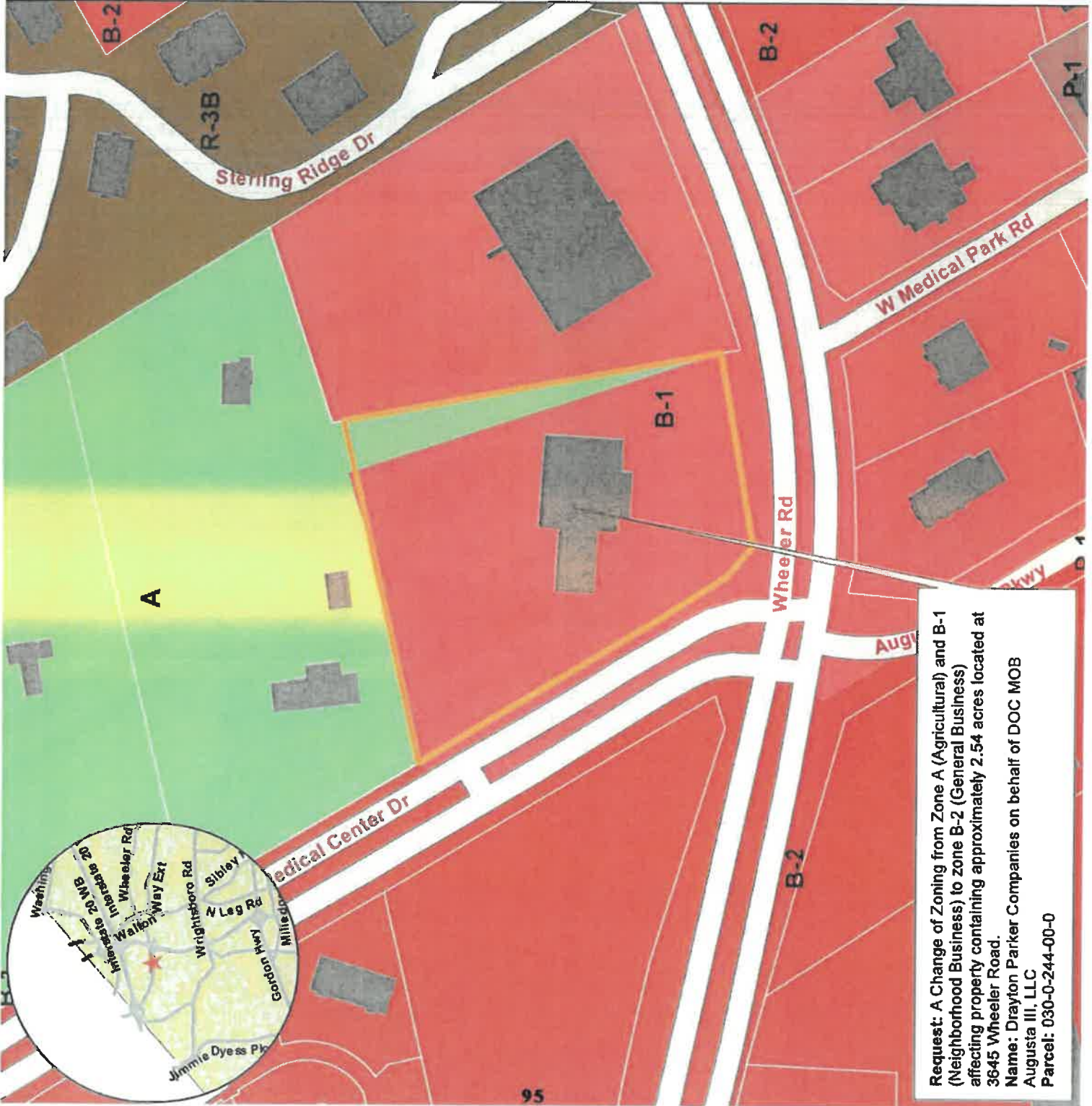
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3645 Wheeler Road


Future Zoning


Legend

 Subject Property

Zoning Classification

 A: Agriculture

 B-1: Neighborhood
Business

 B-2: General Business

 P-1: Professional

 R-3B: Multiple-Family
Residential



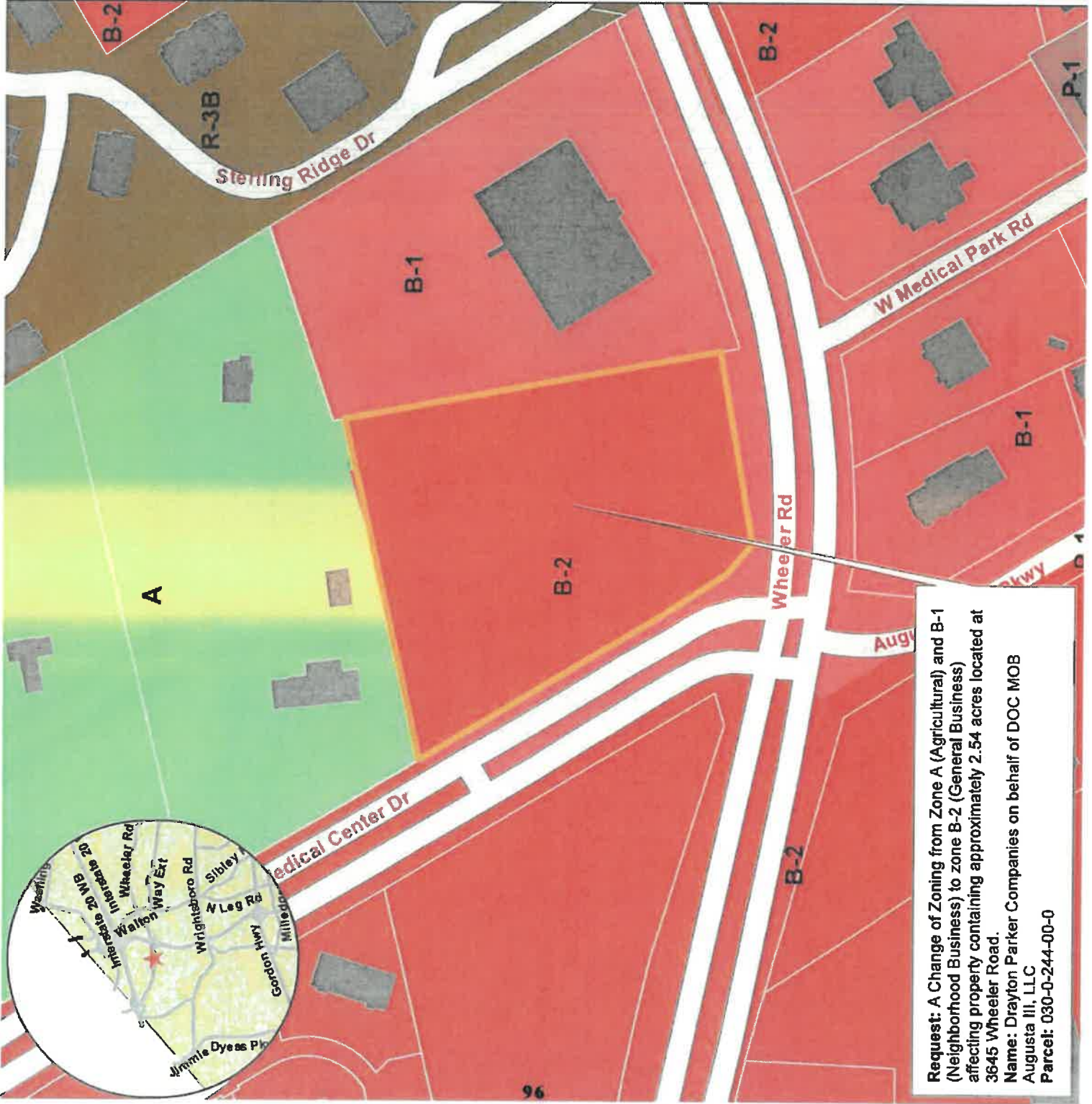
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