

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

Case Number: Z-23-36

Hearing Date: Monday, August 7, 2023

Applicant: Bonnie Gregory

Property Owner: Donna Williams & Gail Cawley

Address of Property: 3517 Wrightsboro Road, Augusta, GA 30909

Tax Parcel #: 040-0-060-00-0

Present Zoning: A (Agriculture)

Commission District: 3 (C. McKnight)

Super District: 10 (W. Guilfoyle)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Applicable Ordinance Section(s)
Rezone from A (Agriculture) to B-2 (General Business)	Landscaping Business	Comprehensive Zoning Ordinance, Section 22

Summary of Request:

The applicant is requesting to rezone a 4.74-acre parcel from A (Agriculture) to B-2 (General Business). It is the intent of the applicants to move their already established landscaping business to the property.

Comprehensive Plan Consistency:

The property is located within the Belair Character Area. The 2018 Comprehensive Plan's vision for Belair Character Area is to maintain the existing suburban pattern of low and medium density residential development already established in the area and that Interstate interchanges, frontage roads and other identified nodes be the home to new commercial and light industrial/warehousing development. Quality Community Objectives listed, include the placement of appropriate business within the area, provide employment options, and encourage infill re-development.

Findings:

1. The property is located on the north side Wrightsboro Road between the intersection with Belair Road to the west and the intersection with Barton Chapel Road/Augusta West Parkway to the east.
2. There are no previous zoning cases on file for the property.
3. According to the Tax Assessor's Office, there is a 1,325 square foot house built in 1971 located on the property. The applicants state that the house will be removed prior to construction of the commercial facility.
4. The property can be served by public potable water as the system runs within the median of Wrightsboro Road.
5. Public sanitary sewer is available as there is a gravity main running across the northern portion of the property.
6. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, identifies this section of Wrightsboro Road as a major arterial street. There is a transit route and stop located within a half mile of the property.
7. According to the FEMA Flood Insurance Rate Maps (FIRM), the northern portion of the property is located within a Zone AE, Special Flood Hazard Area consisting of approximately 25% of the property.
8. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
9. The property is currently undeveloped with B-1 (Neighborhood Business) and R3-B (Multiple-family Residential) zoning to the north. Those properties have apartments and townhomes located on them. Rae's Creek separates the properties and there no structures to the north located within approximately 530 feet of the north property line. The properties to the east are zoned B-2 (General Business) with a self-storage business directly adjacent to the property. To the south across Wrightsboro Road properties are zoned B-2 (General Business), Agriculture (A) and B-1 (Neighborhood Business) with the agricultural zoned parcels direct across the street. The property to the west directly adjacent to the subject property is vacant with Agriculture (A) zoning and the parcels after that along Wrightsboro Road being zoned B-2 (General Business).
10. The change in zoning would be consistent with the 2018 Comprehensive Plan.
11. The conceptual site plan submitted with the application indicates a general retail sales type establishment consisting of 1,200 square feet of office space, and 5,000 square feet of warehousing with a fenced in staging/storage area located approximately 130 feet from the road right-of-way line of Wrightsboro Road.

Recommendation: The Planning Commission recommends **Approval** of the rezoning request with the following conditions:

1. Approval of this rezoning request does not constitute approval of the concept site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
2. The property shall comply with all development standards and regulations, including the Flood Damage Prevention Ordinance set forth by the City of Augusta-Richmond County, Georgia, at the time of development.
3. No materials will be stored in the front setback or in front of business.

Note: The 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.



SOUTHERN PARTNERS, INC.

Engineering • Planning • Surveying

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Phone: (706) 855-6000 Fax: (706) 869-9847

engineering@southernpartners.net

June 29, 2023

Ms. Amber Barron
Zoning Technician Assistant
535 Telfair Street – Suite 300
Augusta, Georgia 30901

Re: Letter of Intent: Rezoning of land identified as Parcel #:040-0-060-00-0

Dear Mr. Boyd:

At the request of the petitioner and property owners listed on the included applications, I am requesting that the included rezoning applications be placed on the agenda Augusta Georgia Planning Commission's next scheduled meeting.

This rezoning is for the property located at 3517 Wrightsboro Road in Augusta, GA. The property is currently Zoned A (Agricultural) and it is being requested to be rezoning B-2 (General Business). It is the intent of the petitioner to purchase the property after rezoning occurs and move their business to this site.

If you have any questions regarding this project, please contact me by phone at 706-495-3636 or by email at dbanks@southernpartners.net.


Respectfully,

David Banks, P.E.
Project Engineer

Planning Commission
Z-23-36
August 7, 2023
3517 Wrightsboro 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 sale or use of these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 200 Feet



Request: A Change of Zoning from Zone A (Agricultural) to zone B-1 (Neighborhood Business) affecting property containing approximately 4.74 acres located at 3517 Wrightsboro Road.
Name: Bonnie Gregory on behalf of Donna Williams and Gail Cawley
Parcel: 040-0-060-00-0

Planning Commission
Z-23-36
August 7, 2023
3517 Wrightsboro Road

Current Zoning

Legend

Subject Property

Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- LI: Light Industry
- R-3B: Multiple-Family Residential



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Planning Commission
Z-23-36
August 7, 2023

3517 Wrightsboro Road

Future Zoning


Legend


 Subject Property

Zoning Classification

 A: Agriculture

 B-1: Neighborhood Business

 B-2: General Business

 LI: Light Industry

 R-3B: Multiple-Family Residential



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8/1/2023 bb21255

Augusta, GA Dickinson

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0 200 Feet



Request: A Change of Zoning from Zone A (Agricultural) to zone B-2 (Neighborhood Business) affecting property containing approximately 4.74 acres located at 3517 Wrightsboro Road.
Name: Bonnie Gregory on behalf of Donna Williams and Gail Cawley
Parcel: 040-0-060-00-0