

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

Case Number: Z-23-35

Hearing Date: Monday, August 7, 2023

Applicant: Robert Graham

Property Owner: Robert Graham

Address of Property: 1650 Tobacco Road, Augusta, Georgia 30906

Tax Parcel #: 158-0-005-15-0 (partial)

Present Zoning: A (Agricultural)

Commission District: 1 (Johnson)

Super District: 9 (Scott)

Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Text
Rezoning (portion) from A to LI	Truck parking/service	Comprehensive Zoning Ordinance, Section 23

Summary of Request:

This rezoning request pertains to approximately 4.0 acres out of a 9.53-acre property in eastern Richmond County, located along Tobacco Road near its eastern terminus at Augusta Regional Airport. The applicant seeks to rezone the property for a High Caliber Trucking development.

Comprehensive Plan Consistency:

The property is located within the East Augusta Character Area. The 2018 Comprehensive Plan's vision for the East Augusta Character Area vision for this area is for new industry to be concentrated near the Augusta Regional Airport.

Findings:

1. There are no prior zoning actions associated with the subject property. However, recent rezonings (Z-20-32, Z-21-50, and Z-21-65) have been approved in proximity to the subject property; each of the previous rezonings was from A to LI.
2. The original 9.53 acre parcel was subdivided earlier this year creating this 4.0 acre parcel, which occupies a southern portion of the property not fronting Tobacco Road. However, a new tax parcel identification number has not yet be assigned to the property requesting the rezoning.
3. The property should be able to access municipal water and sewer lines.
4. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, Tobacco Road is a principal arterial road. The proposed site would front International Boulevard and Hartrich Road, each of which is classified as a local road.

5. Augusta Transit service does not reach the subject property.
6. According to the FEMA Flood Insurance Rate Maps (FIRM), there are no floodplains located on the property.
7. Per Augusta GIS data, there are no wetlands located on the property.
8. Site topography slopes slightly, from approximately 179 feet above sea level in the northwest corner of the property to 158 feet in the southeast corner.
9. All adjacent properties along the south side of Tobacco Road are zoned LI; property across Tobacco Road from the subject property is zoned A (Agriculture) but is owned by Augusta-Richmond County and operated by the Utilities Department.
10. The proposed rezoning request would be consistent with the 2018 Comprehensive Plan.
11. The site would provide an office building/shop, diesel pumps, truck wash, parking spaces, storm system (with proposed detention pond), and utility services. High Caliber Trucking would be situated along Hartrich Road in a southern portion of the existing parcel; the remainder of the property, fronting Tobacco Road, would retain A zoning.
12. At time of writing, staff have not received feedback from citizens pertaining to this request.

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. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.
3. Truck parking, pumps, truck wash and ancillary services will not be visible on Tobacco Road.

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.

JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS

1206 Interstate Parkway * Augusta, GA 30909
Phone: 706-868-8803

LETTER OF INTENT

TO	Augusta Planning & Development
FROM	G.F. "Bo" Slaughter, PE RLS - President
DATE	JUNE 26, 2023
SUBJECT	1650 TOBACCO RD – PARCEL# 158-0-005-15-0

The site is currently an undeveloped wooded site.

The proposed use for this site will be for High Caliber Trucking. The improvements will consist of a shop/office building, diesel pumps, truck wash, parking spaces, storm system, and utility services. Stormwater will be handled in a proposed detention pond. The storm water quality to be provided by drop in filters, grass swale and grass filter strip for this site.

There are no known areas of downstream flooding near this site and no flood plain located hereon. There are no wetlands located on this site. The primary receiving water body is the Savannah River which is located 2 miles from the southeast corner of the site. No federal or state permits are required for this site improvement.

If you should have any questions or comments, please do not hesitate to call.



FOR MORE INFORMATION

SUBDIVISION PLAT

ROBERT GRAHAM

ALBANY, RICHMOND COUNTY, GEORGIA

WOMAN +



CRANSTON

THE UNIVERSITY OF CHICAGO PRESS

It should be pointed out that the fact that the Government is not taking any action to prevent the use of the word "Jew" in the same way as it is used in the case of the word "Nigger" does not mean that the Government is not taking any action to prevent the use of the word "Jew" in the same way as it is used in the case of the word "Nigger".

Bl. Thomas Abbey 12/20/1913



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THE NEW YORK PUBLIC LIBRARY
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NEW YORK 17, N.Y.

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L. 312,279.08
D.D. - 174.57
pay- [unclear]
[unclear] 1968

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MAY 1
to LEXIA MAY 67
L. 312,279.08
D.D. - 174.57
pay- [unclear]
[unclear] 1968

IMPORTANT NOTE:

- LEWIS AND CLARK and related documents for the
 1804-1806 expedition to the Pacific Northwest. The
 documents were found in the collection of the
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CONCLUSIONS

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Augusta, GA

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Map Scale
1 inch = 200 feet
6/24/2023

Augusta, GA



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6/24/2023

Planning Commission
Z-23-35
August 7, 2023
1650 Tobacco Road
Future Zoning

Legend

 Subject Property

Zoning Classification

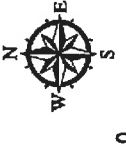
 A: Agriculture
 LI: Light Industry



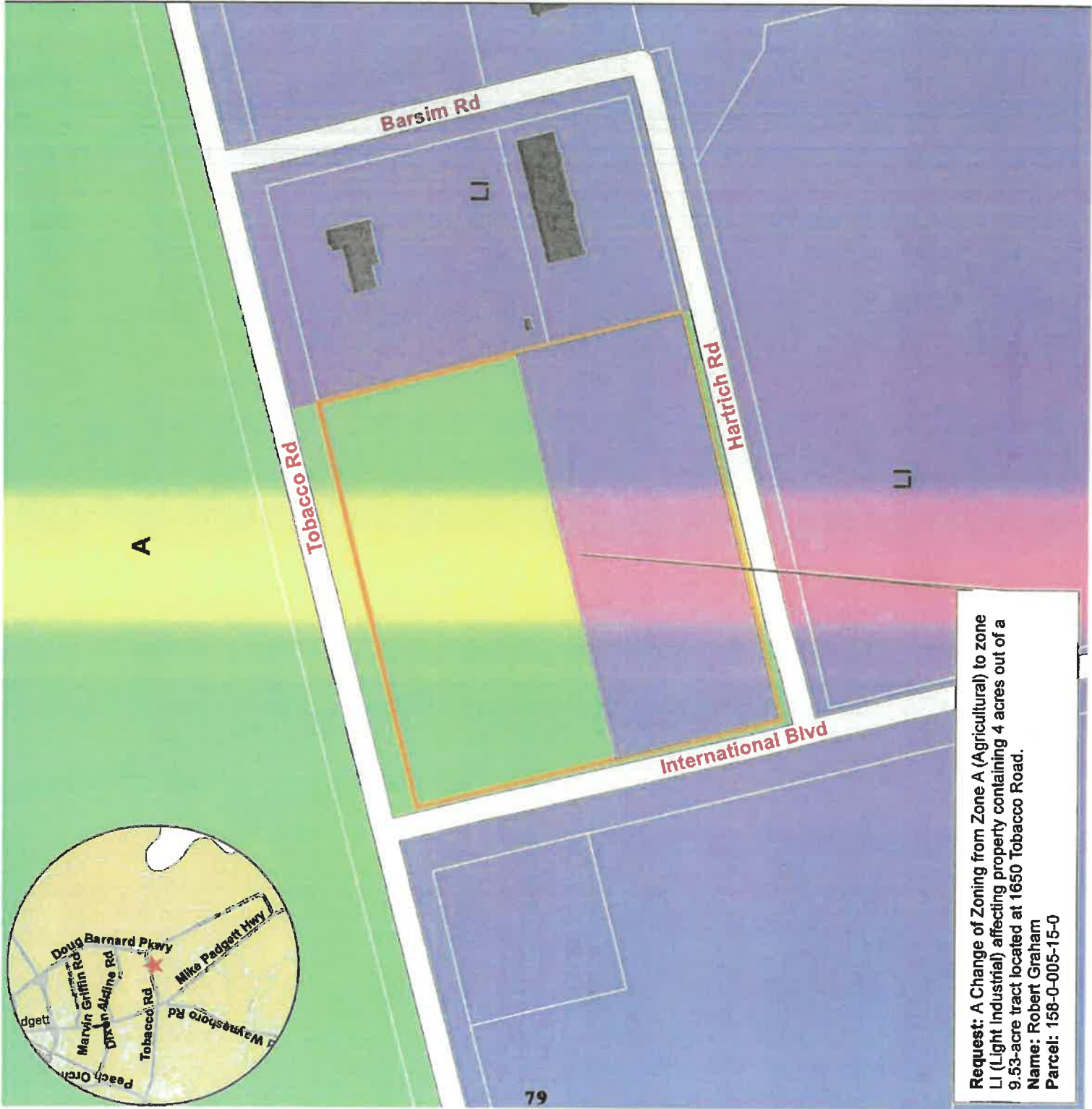
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/31/2023 bb21255

Augusta, GA Disclaimer

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0 200 Feet



Request: A Change of Zoning from Zone A (Agricultural) to zone LI (Light Industrial) affecting property containing 4 acres out of a 9.53-acre tract located at 1650 Tobacco Road.
Name: Robert Graham
Parcel: 158-0-005-15-0