

Hearing Date: June 1, 2026
Case Number: Z-26-07
Applicant: Quanecia Pokam
Property Owner: Joel Pokam
Property Addresses: 2933 Deans Bridge Road
Tax Parcel No(s): 085-3-254-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Gordon Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1A (One-Family Residential) to B-1 (Neighborhood Business)	Day Care Center	Section 21-1

SUMMARY OF REQUEST:

The applicant requests to rezone a 0.57-acre parcel located at 2933 Deans Bridge Road from R-1A (One-Family Residential) to B-1 (Neighborhood Business) to allow for the development of a daycare center. The proposed facility would provide early childhood care and educational services for children ranging from three months to six years of age. This petition was previously considered at the May 4th Planning Commission meeting, where it was postponed allowing the applicant additional time to address concerns related to off-street parking, the maximum number of children, and required buffers and separation from adjacent properties.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located within the South Augusta Character Area. Established activity centers are identified as focal points for enhanced recreational and educational opportunities, retail investment, and job creation. Infill development is anticipated to play a key role in the continued growth of South Augusta. Additionally, the plan recommends encouraging commercial development near major intersections near underserved neighborhoods as an appropriate development pattern within this character area.

FINDINGS:

1. The concept plan submitted with the application indicates that the proposed development will include:
 - A total of ten (10) off-street parking spaces
 - A playground area in the rear enclosed by a 4-foot chain link fence
 - A rear 20-foot buffer
 - A side 10-foot buffer adjacent to the Northeast residentially zoned property
 - A side 5-foot buffer adjacent to the Northwest commercially zoned property
 - Two one-way gated access points to the site
2. There is no recent zoning history associated with the subject property.
3. Section 4-2 of the Zoning Ordinance requires a minimum of one (1) parking space for every four (4) children at maximum occupancy for a day care center.
4. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
5. Based on Augusta-Richmond County GIS data, no wetlands are identified on the subject property.
6. The nearest public transit stop is located approximately 400 feet away from the property.
7. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Deans Bridge Road is classified as a Principal Arterial.
8. Per Chapter 8-4-13 of the Augusta Tree Ordinance, a minimum 10-foot side yard buffer and a 20-foot rear yard buffer are required. A minimum 10-foot street yard is required for the site. Based on the submitted plan, the project does not appear to comply with the required buffer standards established by the Augusta Tree Ordinance.
9. Adjacent zoning districts include R-1A (One-Family Residential) to the north and east. The remaining frontages along Deans Bridge Road consist of a mix of B-1 (Neighborhood Business) and B-2 (General Business) zoning districts.
10. The proposed rezoning request to B-1 is consistent with the 2023 Comprehensive Plan and compatible with surrounding land uses along Deans Bridge Road.
11. At the time of completion of this report, staff have received several inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- "Investigate for a right turn lane."

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to B-1 (Neighborhood Business) with the following conditions:

1. All proposed lighting fixtures shall be fully shielded and directed downward to prevent light spillover onto adjacent residential properties.
2. The development must comply with all provisions of the Augusta Tree Ordinance, including the required buffers and street yard. Any deviations from these requirements would require approval of variances from the Augusta Tree Commission.
3. The development must provide parking in compliance with the requirements of the Zoning Ordinance to avoid the need for a parking variance from the Planning Commission.
4. Approval of this rezoning request does not constitute approval of the conceptual 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.
5. The development of the property shall comply with all development standards and regulations set forth by Augusta, Georgia, as amended, 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.*