

Hearing Date: October 6, 2025

Case Number: Z-25-33

Applicant: Gayle C. Crawford

Property Owner: Lawrence C. Crawford

Property Addresses: 2721 A Peach Orchard Road

Tax Parcel No(s): 098-3-240-00-0

Current Zoning: B-2 (General Business)

Fort Gordon Notification Required: N/A

Commission District 2: Stacy Pulliam

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from B-2 (General Business) to R-1A (One-Family Residential)	Pre-existing Single-family Residence	Section 9-1

SUMMARY OF REQUEST:

The applicant seeks to rezone a 0.5-acre parcel from B-2 (General Business) to R-1A (One-family Residential) with the intention of selling the home to their long-term tenant of 20+ years situated at the corner of Peach Orchard and Richards Road. The property contains a house that was built in 1945 and is approximately 2,498 square feet in size.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended development patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

1. There is no recent zoning history for the property.
2. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.

3. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property where the home is located.
4. The nearest public transit stop is located approximately 676 feet away at the intersection of Peach Orchard and Lumpkin Road.
5. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Peach Orchard Road is classified as a Principal Arterial route, and Richards Road is classified as a Local road.
6. Adjacent zoning districts to the north, east, and south are majority B-2 (General Business) directly along Peach Orchard Road and then spreads to R-1A (One-family Residential). Properties to the west are mostly R-1A (One-Family Residential).
7. The proposed change in zoning to R-1A would be consistent with the 2023 Comprehensive Plan.
8. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- "There is a 12" water line on Peach Orchard and an 8" sewer line on Richards Road that is available for their use".

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to R-1A (One-family Residential).

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.*

8/7/25

Dear Planning Comm.

I am petitioning to change said property @ 2721A Beach Orchard Rd from commercial ^{B2} to Residential ^{R-1A} for sale to existing renters for a period of 20+ years.

Wayle C. Crawford

Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 5870985500,

TRACT (A)
0.50 AC.
TAX PARCEL NO:
098-3-240-00-0
(2721A PEACH ORCHARD RD.)

Planning Commission
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2721 A Peach Orchard Road

Aerial

 Subject Property



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/19/2025 PE22633

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0 150 Feet



Request: A Change of Zoning from zone B-2 (General Business) to zone R-1A (One-Family Residential) for an existing residence, affecting property containing approximately 0.5 acres located at 2721 A Peach Orchard Road.
Name: Gayle C. Crawford on behalf of Lawrence C. Crawford
Parcel: 098-3-240-00-0

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2721 A Peach Orchard Road

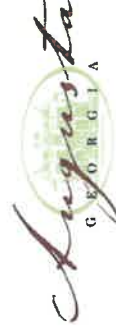
Current Zoning

 Subject Property

Zoning Classification

 B-2: General Business

 R-1A: One Family Residential



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2721 A Peach Orchard Road

Future Zoning

 Subject Property

Zoning Classification

 B-2: General Business

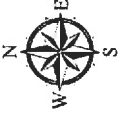
 R-1A: One Family Residential



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