

Hearing Date: October 6, 2025
Case Number: Z-25-37
Applicant: Nicholas Edry
Property Owner: Nicholas Edry
Property Address: 2054 Walton Way
Tax Parcel No(s): 035-3-398-00-0
Current Zoning: P-1 (Professional/Office)
Fort Gordon Notification Required: N/A
Commission District 6: Jordan Johnson
Super District 10: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from P-1 (Professional/Office) to B-1 (Neighborhood Business)	Rental Property	Section 21-1

SUMMARY OF REQUEST:

This rezoning request consists of a parcel totaling 0.21-acres. The applicant seeks to rezone the property from P-1 (Professional/Office) to B-1 (Neighborhood Business) to develop a residential investment property and/or potential business uses per the letter of intent submitted with the application. The property is located near the intersection of Heard Avenue and Walton Way.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is within the Old Augusta Character Area. The vision for Old Augusta Character Area reflects to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Redevelopment should include the removal of deteriorated and dilapidated structures, construct or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities. This request supports the vision for the Old Augusta Character Area by enhancing its unique mix of land uses and construction of additional commercial development and therefore, is consistent with the recommendations of the 2023 Comprehensive Plan Update.

FINDINGS:

1. The property is currently a professional office and was constructed in 1901.
2. There is no recent zoning history for the property and it resides within Augusta's Summerville Historic District.

3. A total of six (6) off-street parking spaces would be required in the rear of the property.
4. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Walton Way as a major collector, while Heard Avenue is considered a local road.
5. Public transit is not available in the immediate area.
6. The subject property is served by both public water and sanitary sewer.
7. Adjacent zoning: West B-1 (Local Business) | East P-1 (Professional/Office) and R-1C (One-Family Residential) | South R-1C (One-Family Residential) | and North: P-1 (Professional/Office)
8. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located in a Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
10. The proposed rezoning to B-1 would be consistent with the 2023 Comprehensive Plan.
11. At the time of completion of this report, staff have not received any notifications concerning this rezoning application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- "There is a 6" water line and there is a 12" sewer line on Walton Way that is available for their use".

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

1. The Historic Preservation Commission (HPC) approval and subsequent issuance of a Certificate of Appropriateness (COA) may be required prior to commencement of any exterior changes to the parcel.
2. Installation of a 6 ft shadow box fence along the rear property line and along the side property line that is adjacent to residential zoning and uses, per section 8-4-13 of the Augusta Tree Ordinance.
3. Installation of a 20 ft buffer strip along the rear property line and installation of a 10 ft buffer strip along the side property line that is adjacent to residential zoning and uses, per section 8-4-13 of the Augusta Tree Ordinance.
4. Should the applicant not provide the required six (6) parking spaces, then they shall obtain approval of a parking variance prior to requesting a building permit and/or business license at this parcel.
5. The development must comply with all aspects of the Augusta Tree Ordinance.
6. 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.

7. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, 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.*

2054 Walton Way – Letter of Intent

This Letter of Intent is to serve as a request to Re-Zone the property located at 2054 Walton Way, Augusta, GA 30904 from a Professional (P-1) Zoning, to a Business (B-1) Zoning per Augusta-Richmond County Municipal Zoning Codes.

The property has undergone extensive updates in the past 6 years, and currently features 2 remodeled and updated bathrooms, and a large remodeled and updated kitchen, making it extremely attractive to use as a residential investment property. Current surrounding Zoning is a Mixture of B-1, R-1 and Professional, making the request for B-1 fit into the current uses and zoning surrounding this site.

B-1 will allow for greater flexibility in leasing the property and help contribute to housing needs in the Summerville area of Augusta, while also allowing the owner to pursue Business Uses/Tenant's in the space should they desire this location.

We feel that a B-1 Zoning would be applicable for this site and the overall use of the neighborhood and surrounding properties.

SITE PLAN

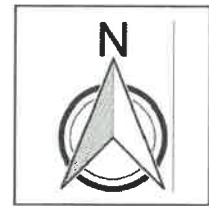
2054 Walton Wy

Augusta, GA 30904

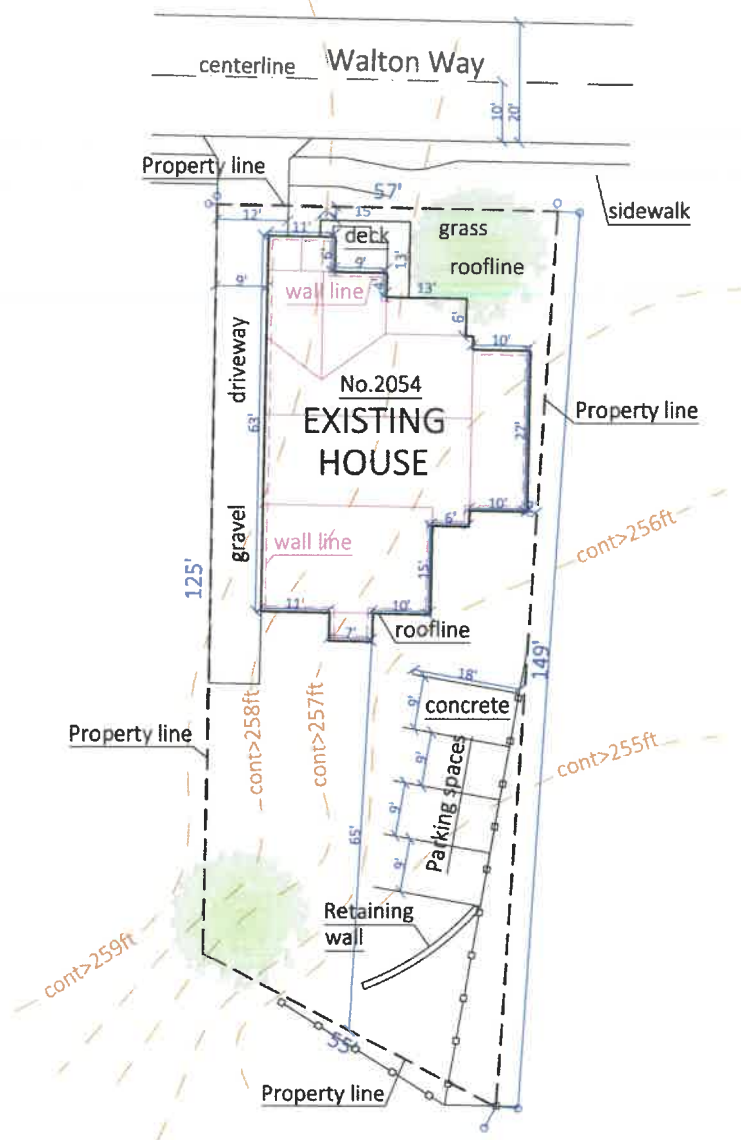
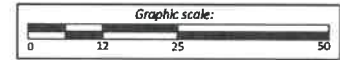
Parcel ID: 035-3-398-00-0

Lot area: 0.21 Acres

Paper Size: 11"x17"



scale 1"=20'



Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

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2054 Walton Way

Aerial

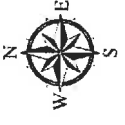
 Subject Property



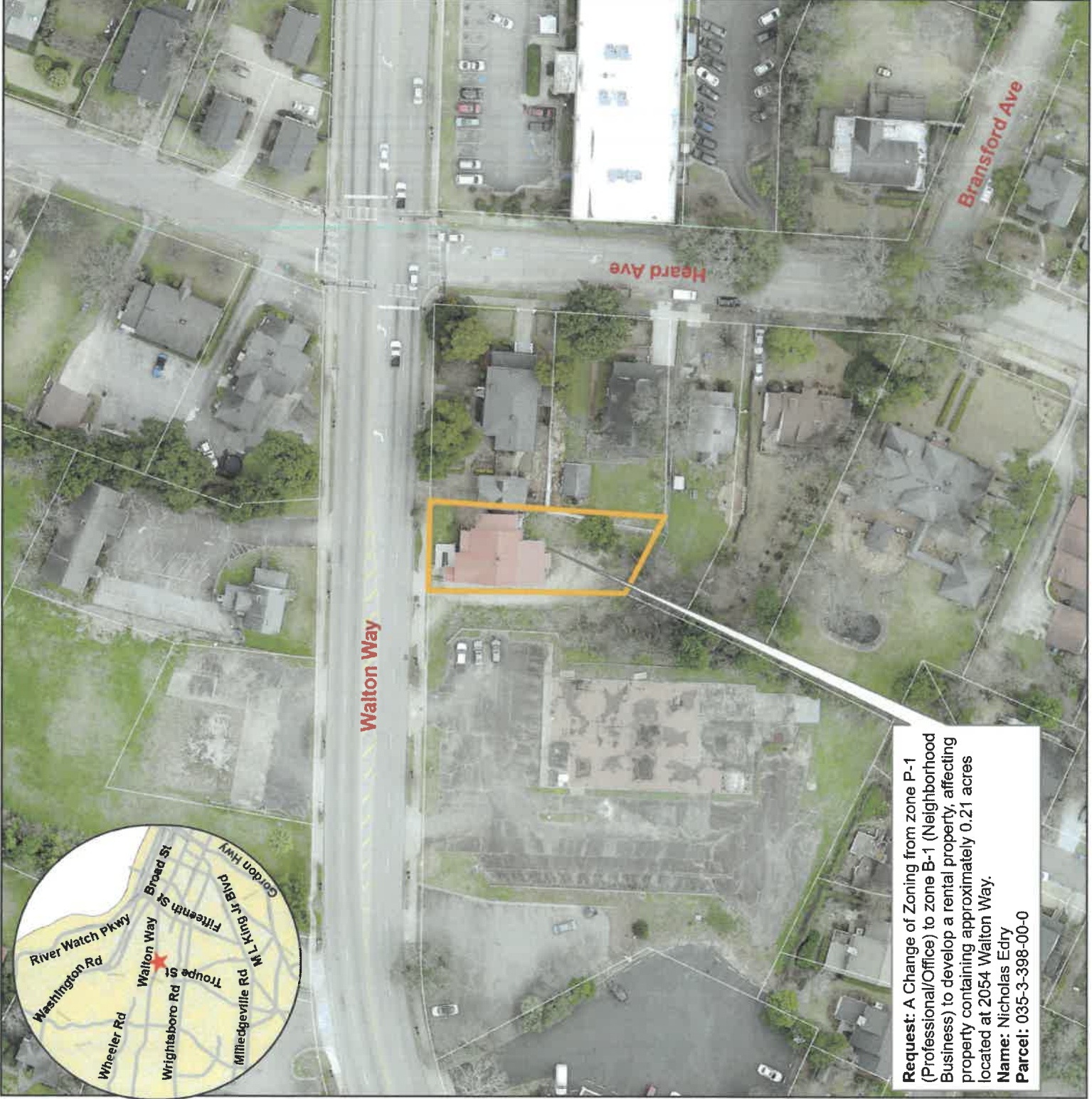
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/24/2025 PE22633

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0 150 Feet



Request: A Change of Zoning from zone P-1 (Professional/Office) to zone B-1 (Neighborhood Business) to develop a rental property, affecting property containing approximately 0.21 acres located at 2054 Walton Way.
Name: Nicholas Edry
Parcel: 035-3-398-00-0

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2054 Walton Way

Current Zoning

 Subject Property

Zoning Classification

 B-1: Neighborhood
Business

 P-1: Professional

 R-1B: One Family
Residential

 R-1C: One Family
Residential

 R-1E: One Family
Residential

 R-3B: Multiple-Family
Residential

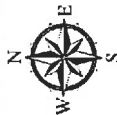
 R-3C: Multiple-Family
Residential



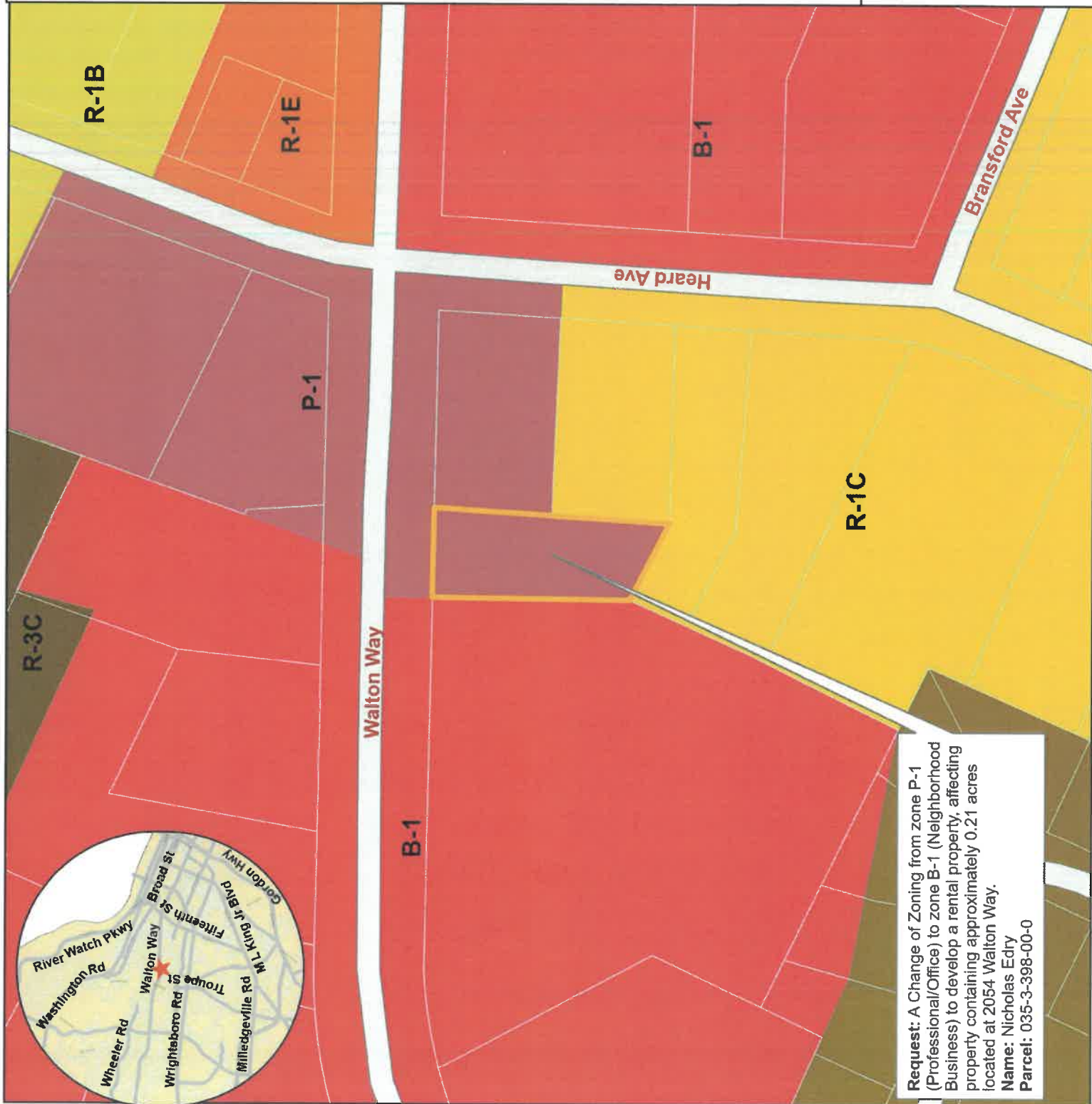
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0 150 Feet



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2054 Walton Way

Future Zoning

 Subject Property

Zoning Classification

 B-1: Neighborhood
Business

 P-1: Professional

 R-1B: One Family
Residential

 R-1C: One Family
Residential

 R-1E: One Family
Residential

 R-3B: Multiple-Family
Residential

 R-3C: Multiple-Family
Residential



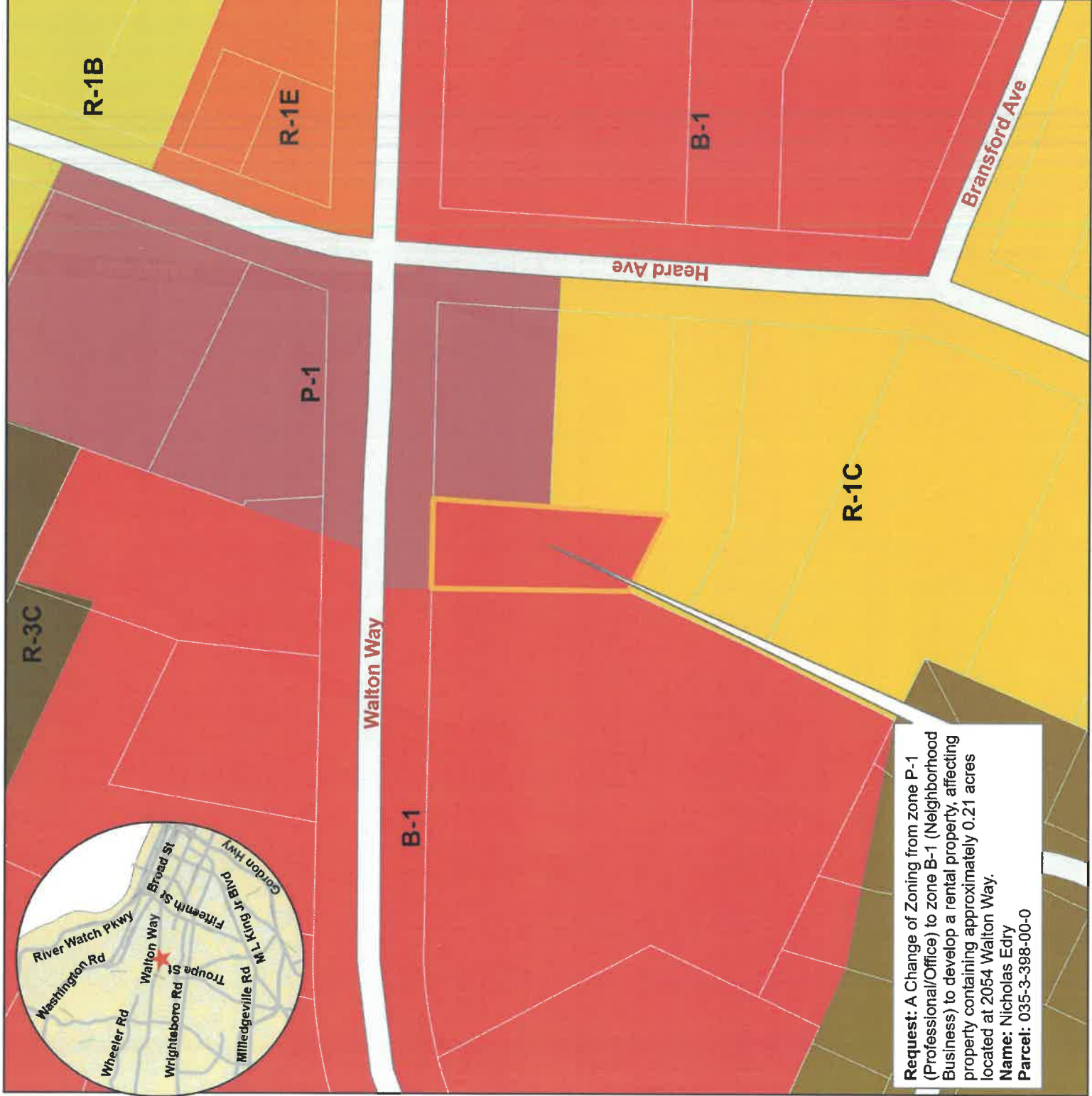
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