

Hearing Date: October 6, 2025
Case Number: SE-25-13
Applicant: GURU NAAM, LLC
Property Owner: Convenience Retailers, LLC
Property Address: 2220 Gordon Highway
Tax Parcel No(s): 067-0-050-00-0
Current Zoning: B-1 (Neighborhood Business)
Fort Eisenhower Notification Required: N/A
Commission District 4: Tanya Barnhill-Turnley
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Liquor Store	21-2(c)

SUMMARY OF REQUEST:

This special exception involves a 1.25 acre-tract situated in the B-1 zone, at the corner of Milledgeville Road and Gordon Highway. Currently, the site is undeveloped, vacant land. The request for a special exception is to establish a liquor store adjacent to three (3) smaller retail businesses under the current zoning.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the South Richmond Character Area. A rural landscape predominates, but some conventional suburban residential development is taking place. Standalone commercial establishments are scattered throughout the area, serving residents and travelers passing through on the major highways. The vision for the South Richmond Character Area is to maintain its predominant rural atmosphere characterized by large tracts of forest land, open space, rural residences, some farms, and creeks. Additional suburban residential and commercial development will be located in areas designated for such uses. Public facilities and services will be expanded as necessary to accommodate the growing population.

FINDINGS:

1. Liquor stores are not allowed by-right in the B-1 zone but may be granted with the approval of a special exception.
2. Per Section 21-2(c) of the Comprehensive Zoning Ordinance, liquor stores are permitted by Special Exception in a B-1 (Neighborhood Business) zone if they generally conform to the following criteria:

- The nature of the surrounding area is not predominantly residential with only a few commercial uses interspersed. ***Compliant with this provision, where the intersection of Milledgeville Road and Gordon Highway is primarily commercial in nature.***
 - The property is at the intersection of two arterial streets or within 500 feet of such an intersection. ***Non-compliant with this provision, though the site is positioned at a key intersection, Milledgeville Road is identified as a major collector street. The closest intersection of two arterial streets is Barton Chapel Road and Gordon Highway, which is approximately 640 feet away.***
 - The property is not within 1,000 feet of a public park or recreation area, school, or library. ***Compliant with this provision, the closest school is Barton Chapel Elementary School, and it is not within 1,000 feet. The closest public park or recreation area is Bayvale Park, and it is not within 1,000 feet. Lastly, the closest library is Friedman Branch Library, and it is not within 1,000 feet.***
3. Adjacent zoning: East and West: B-2 (General Business) | North: B-2 (General Business) | South: B-2 (General Business), A (Agriculture), and LI (Light Industry)
 4. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
 5. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
 6. Public water is present, but sewer is not.
 7. Public transit is not available near this parcel.
 8. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Gordon Highway is classified as a principal arterial, and Milledgeville Road is classified as a major collector route.
 9. According to the Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that a traffic study is not necessary for the proposed development.
 10. This special exception is not consistent with the 2023 Comprehensive Plan.
 11. 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:

- "Site plan must be approved. Entrance angle off of Milledgeville Rd should be as close to 90 degrees as possible".

Utilities Comments:

- "There is a 20" water line on Milledgeville Road. There is currently no sewer available on the site. They will need to acquire an easement next door to get to the sewer".

RECOMMENDATION: The Planning Commission recommends Denial of the Special Exception request with the following conditions:

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.

Rezoning Letter of Intent

08/26/2025

Planning Department

Richmond County

Augusta GA

RE: Rezoning Letter of Intent

Existing Zoning: B1

Proposed Zoning: B2

2220 Gordon Hwy Augusta GA

To Whom it May Concern,

We are requesting zoning change of Parcel#067-0-050-00-0

2220 Gordon Hwy Augusta GA. Its current designation of B1 to the proposed designation of B2.

We are requesting this zoning to facilitate the construction of a liquor Store. We are confident that this project will be a positive addition to this area. We are available to meet the planning Commission and staff to discuss the application detail.

Thank you for your time and consideration.

Sincerely,



Maninder Singh *Owner*

Guru Naam LLC

2324 Malone Way

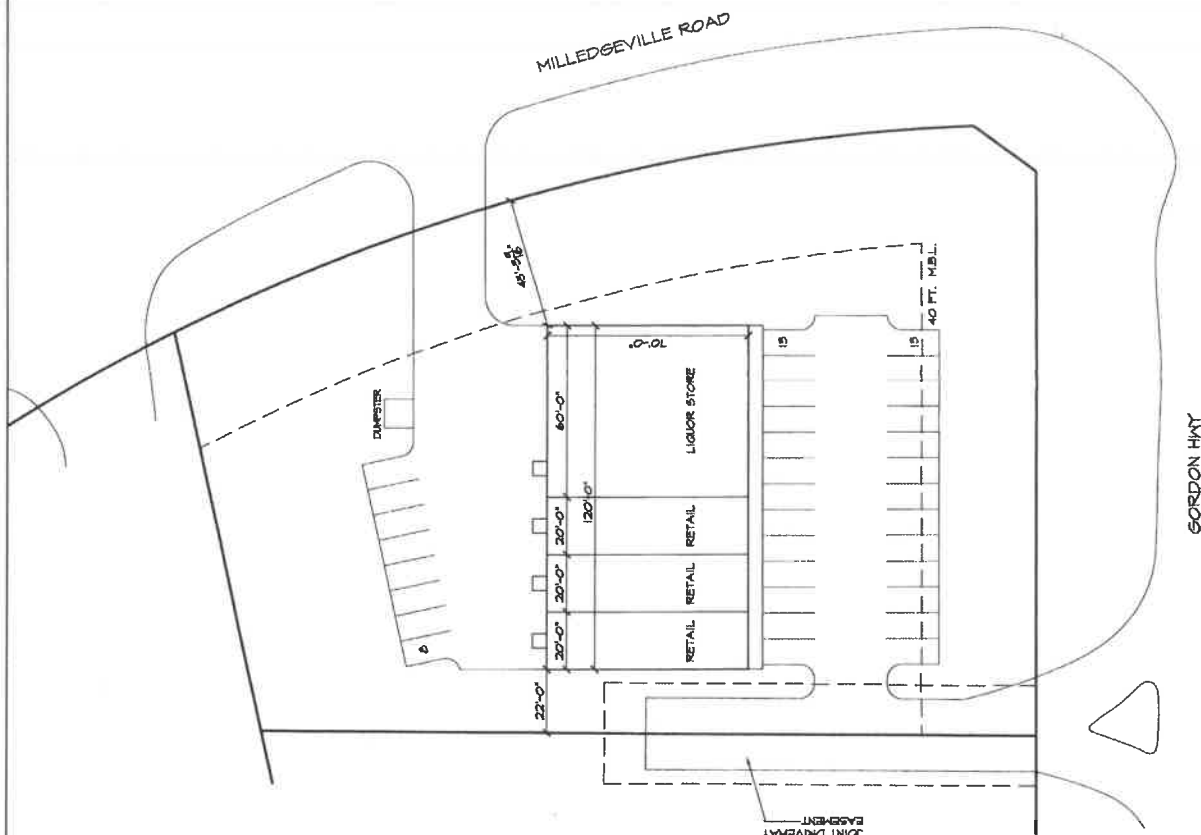
Evans GA 706-284-7578

manhiani@yahoo.com



NO.	DATE	BY	DATE
1	8-1-2023		
2			
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4			
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7			
8			
9			
10			

NOT FOR CONSTRUCTION



CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"

ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director
John Ussery, PE, Assistant Director of Traffic

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 2220 GORDON HWY

Tax Parcel Number: 067-0-050-00-0

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No

Proposed Development Less Than 20 Lots (Circle One): Yes or No; If "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property: 1) Gordon Hwy 3) _____
2) Milledgeville Rd 4) _____

Volume on each existing street (AADT): 1) 31,500 3) _____
2) _____ 4) _____

Level of Service (LOS) on each street: 1) F 3) _____
2) _____ 4) _____

Land Use Type / Code (ITE Trip Generation): Liquor Store (899) / Specialty Retail Center (814)

Basis for Calculation (sq ft, # units, etc.): Employees / 1000 SQ FT

Trips Generated by Proposed Development: 90 / 388 = 478

Adjusted street volumes based on trips generated:

1) 31,700 3) _____
2) _____ 4) _____

Projected Level of Service (LOS) on each street based on trips generated:

1) F 3) _____
2) _____ 4) _____

* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

** Utilize the website <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

***Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

**** Use current edition of the ITE Trip Generation Manuals.

Official Use Only

Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or ☒ N

Date of Review: September 9, 2025

Signature of Traffic Engineer or Designee: 

Print Name: Marques Jacobs

Title: Traffic Operations Manager

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2220 Gordon Highway

Aerial

 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/25/2025 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the data sources as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and its consultants, contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission



0 350 Feet



Request: A Special Exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store, affecting property containing approximately 1.25 acres located at 2220 Gordon Highway.
Name: GURU NAAM, LLC, on behalf of Convenience Retailers, LLC
Parcel: 067-0-050-00-0

Planning Commission
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2220 Gordon Highway

Current Zoning

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood
Business

B-2: General Business

LI: Light Industry

R-1A: One Family
Residential

R-3B: Multiple-Family
Residential

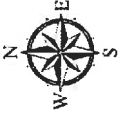
R-MH: Manufactured
Home Residential



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