

Hearing Date: February 5, 2024

Case Number: Z-24-07

Applicant: Yurui Huang

Property Owner: Xingda Wellness, LLC.

Property Address: 3333 Wrightsboro Rd.

Tax Parcel No(s): 041-4-038-00-0

Fort Eisenhower Notification Required: N/A

Commission District: District 5: Bobby

Williams | Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1A (One-Family) to B-1 (Neighborhood Commercial)	Massage Parlor and Personal Residence	Section 21

SUMMARY OF REQUEST:

The petition seeks to rezone 0.25 acres. The property features a 1964 single-story detached, single-family brick home from one-family (R-1A) to neighborhood commercial (B-1). The applicant would like to offer massage services and reside in the 1,075-square-foot residence/business.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the Belair Character Area. The vision for Belair is to promote a blend of residential and non-residential uses. Congestion and high density are to be avoided. The proposed rezoning of the neighborhood commercial, B-1, could be consistent with the 2023 Comprehensive Plan.

FINDINGS:

1. The parcel is adjacent to the US Army Reserve Center.
2. A traffic signal is located at the southwest corner of the property.
3. Adjacent zoning: West: P-1 (Professional) | North: R-1A (Single -Family Residential) East: B-2 (General Business)
4. The subject property is not within a flood zone.
5. Public water and sewer are present.
6. Public transit is available within 0.2 miles the subject property.
7. The adjacent road is a principal arterial route.
8. Proposed parking is delineated.
9. A landscape plan approved by Planning & Development is required.

10. A floor plan delineating how the business will be separated from the residential portion was not provided.
11. Applicant/Owner must apply to the Augusta Commission for approval of a massage license.
12. The Level of Service (LOS) for this segment of Wrightsboro Rd is a D.
13. There are no previous zoning cases.

RECOMMENDATION: The Planning Commission recommends DENIAL of the rezoning request due to the 1,075 sq. ft. massage business also being used as a residence and increasing vehicular traffic within 75ft of a primary arterial intersection, and the unlikelihood of meeting the parking/landscaping requirements.

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.

A Letter of request a zoning change

for 3333 Wrightsboro Road, Augusta, GA 30909.

I am Yurui Huang: Registered Agent of Xingda Wellness LLC which is the owner of property 3333 Wrightsboro Road, Augusta, GA 30909 with present R-1 zoning.

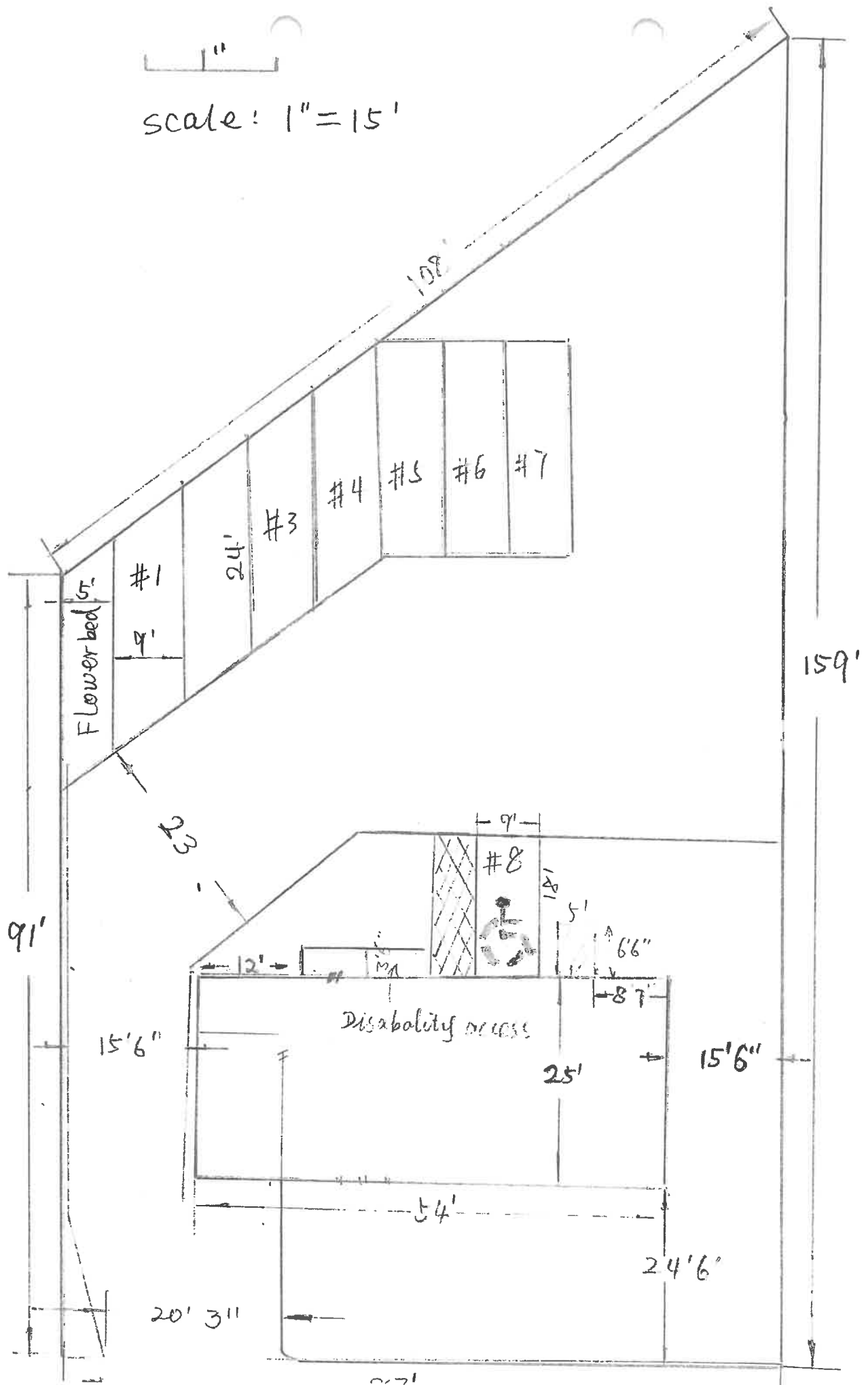
Most properties around it are commercial ones. The ones on its left side are post office and military supplies. The one on its right side is a hair salon. Walmart and gas station are across the Wrightsboro Road from it. Wrightsboro Road is a busy road with many businesses on both side of road. This is one of few residential properties on Wrightsboro Road.

I am asking Department of Planning and development of Richmond County to change the R-1 district to a B-1 district to allow me to use it to do human body work business and allow the practitioners to live in it at the same time.

Application: Yurui Huang. 12/15/2023



scale: 1" = 15'



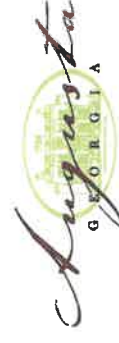
Planning Commission
Z-24-07
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3333 Wrightsboro Road

Aerial

Legend

 Subject Property



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Planning & Development Department
535 Telfair Street Suite 300
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1/12/2024 MH18072

Augusta, GA Disclaimer

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Request: A Change of Zoning from Zone R-1A (One-family Residential) to Zone B-1 (Neighborhood Business) affecting property containing approximately 0.25 acres located at 3333 Wrightsboro Road.
Name: Yurui Huang
Parcel: 041-4-038-00-0

Planning Commission
Z-24-07
February 5, 2024

3333 Wrightsboro Road

Current Zoning

Legend

 Subject Property

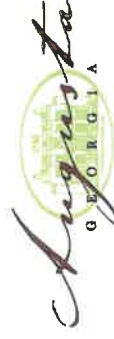
Zoning Classification

 B-1: Neighborhood
Business

 B-2: General Business

 P-1: Professional

 R-1A: One Family
Residential



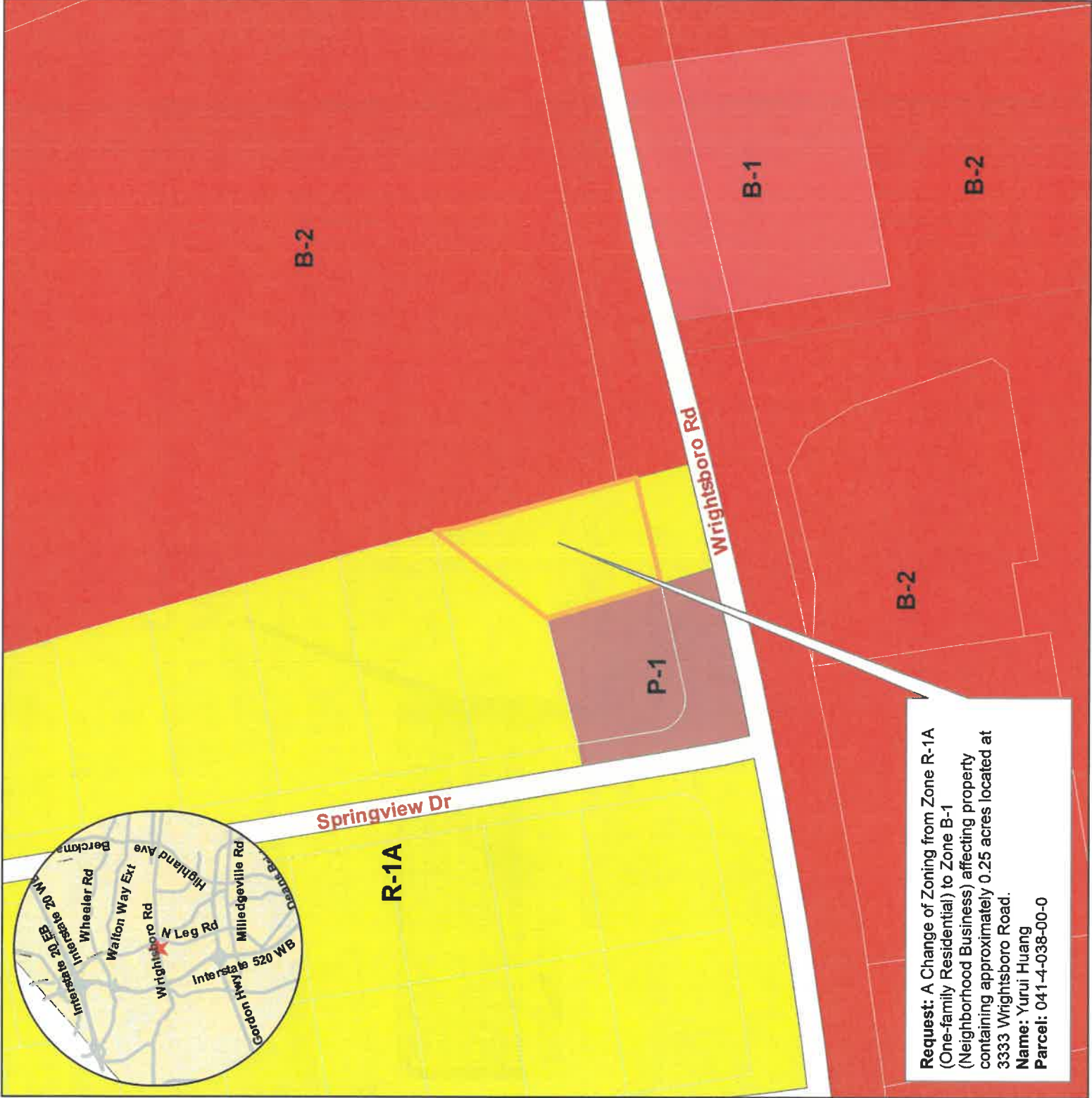
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0 100 Feet



Request: A Change of Zoning from Zone R-1A
(One-family Residential) to Zone B-1
(Neighborhood Business) affecting property
containing approximately 0.25 acres located at
3333 Wrightsboro Road.
Name: Yurui Huang
Parcel: 041-4-038-00-0

Planning Commission
Z-24-07
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3333 Wrightsboro Road

Future Zoning

Legend

 Subject Property

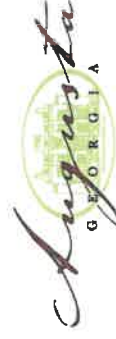
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