

Hearing Date: April 2, 2025

Case Number: Z-25-13

Applicant: Mark Staelens

Property Owners: Rising from the Ashes III, LLC

Address: 1810 & 1812 Gordon Highway

Tax Parcel #: 070-2-049-00-0 & 070-2-049-01-0

Fort Eisenhower Notification Required: N/A

Commission District 2: Stacy Pulliam

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amend LI zoning conditions from zoning case Z-22-32	Automobile body/fender repair	Section 23-1(b)(4)

SUMMARY OF REQUEST:

This petition concerns two parcels totaling around 3.36 acres just northwest of the Gordon Highway-Milledgeville Road intersection. These parcels were rezoned in July 2022 as Light Industrial (LI) to establish a warehouse. Approval of the rezoning was attached to eight conditions; condition #7 reads as follows:

"The use of the subject property is limited to LI uses with the exception of automobile repair and service, animal kennels and boarding, automobile wrecking service and any warehousing use that is considered to be noxious or injurious by reason of the production of, or emission of, dust, refuse matter, odor, gas fumes, noise, vibration, radiation, or similar substances, or conditions, is expressly prohibited for the subject property."

The petitioner seeks for the property to be redeveloped for automobile collision repair, and therefore requests to amend the conditions of Z-22-32 such that there is no prohibition on automobile repairs and servicing. This use would otherwise be by-right in the LI zone.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the South Augusta Character Area. In its 2023 update, the Comprehensive Plan (*Envision Augusta*) identifies that expansion of LI zoning within South Augusta should be limited; this request modifies previously established LI zoning but does not expand the footprint of LI zoning in the area. To this end, the request is consistent with the recommendations of the 2023 Comprehensive Plan update.

FINDINGS:

1. The petitioner has presented plans to adapt the building and site for the business; no new structures appear to be proposed.

2. The current building features nonconforming setbacks at the rear (approx. 7.5'; minimum 25') and side (approx. 7.5'; minimum 10').
3. Gordon Highway is classified by the Georgia Department of Transportation (GDOT) as a principal arterial route; Milledgeville Road, which runs just south of the property, is classified as a major collector route west of Gordon Highway and a minor arterial route east of Gordon Highway.
4. Augusta Transit Route 8 (Orange) services Milledgeville Road to the south of the property, and a bus stop is located along Milledgeville Road just west of the Milledgeville-Gordon intersection.
5. Public water and sewer lines are established near the subject properties.
6. The stretch of Gordon Highway from Milledgeville Road west to Highland Avenue/Wheelless Road features a high concentration of industrial zoning; generally, properties on the north end of Gordon are zoned Heavy Industrial (HI) while properties across Gordon to the south (including the subject property) are zoned Light Industrial (LI). The subject property backs up to a private road (Days Drive) which services three properties: 1840 Days Drive (zoned LI/R-1A – One-Family Residential); 1844 Days Drive (R-1A), and 2903 Milledgeville Road (R-3B – Multiple-Family Residential). 2901 Milledgeville Road, located south of 1810 Gordon Highway, is also zoned R-1A.
7. The subject property does not feature any wetlands, nor is it situated within any Special Flood Hazard Areas.
8. As of the composition of this report, staff had not received any inquiries from the public concerning this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is a 10" water line on Milledgeville Road and an 8" sewer line on Gordon Highway that are available for their use. If fire protection is needed, then the water line would need to be extended to the property by the owner of the property along the front of Gordon Highway within the [right-of-way].

RECOMMENDATION: The Planning Commission recommends Approval to amend conditions of Light Industrial (LI) zoning impacting 1810 and 1812 Gordon Highway with the following conditions:

1. The petitioner acknowledges the regulation on automobile body and fender repair outlined in Section 23-1(b)(4) of the Comprehensive Zoning Ordinance which states that all repair work and vehicle storage shall be conducted within an area enclosed on all sides by a solid wall or finished fence not more than six (6) feet in height.
2. All repair work shall be conducted indoors.

3. Per Section 5-1(a) of the Comprehensive Zoning Ordinance, should improvements to the structure on site exceed fifty percent (50%) of the valuation (as determined by the Board of Assessors at such time as plans are submitted to Augusta-Richmond County for review), the nonconforming setbacks shall be invalidated, and therefore require review and approval of a setback reduction by the Board of Zoning Appeals before improvements may commence. Additionally, any expansion of the building footprint, or construction of additional buildings, shall automatically trigger variance review.
4. A twenty-foot-wide (20') planting strip with medium canopy trees shall be installed along the entirety of the street frontage along Gordon Highway.
5. Redevelopment of the property shall comply with all development standards and regulations set forth by Augusta-Richmond County at 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.

Letter of Intent: 1810 Gordon Highway Rezoning Application

This Letter of Intent seeks to outline a request for Amended Zoning for the properties known as 1810 & 1812 Gordon Highway, Augusta, GA 30904. Specifically the applicant wishes to remove a portion of Item #7 from the initial rezoning request dated July 19, 2022, which excludes automobile repair and service businesses to operate on this site.

The purchaser has signed an exclusive franchise agreement with CarStar Auto Body Repair Experts to locate the first location of CarStar in the CSRA. CARSTAR is North America's largest Multi-Shop Operator Network of independently owned collision repair facilities, offering auto body repair, paintless dent repair, storm damage repair with 24/7 accident assistance. CARSTAR delivers national scale, consistently high-quality vehicle repairs, repeatable outcomes and industry leading customer satisfaction ratings. CarStar offers a national warranty on qualified repairs and a service guarantee.

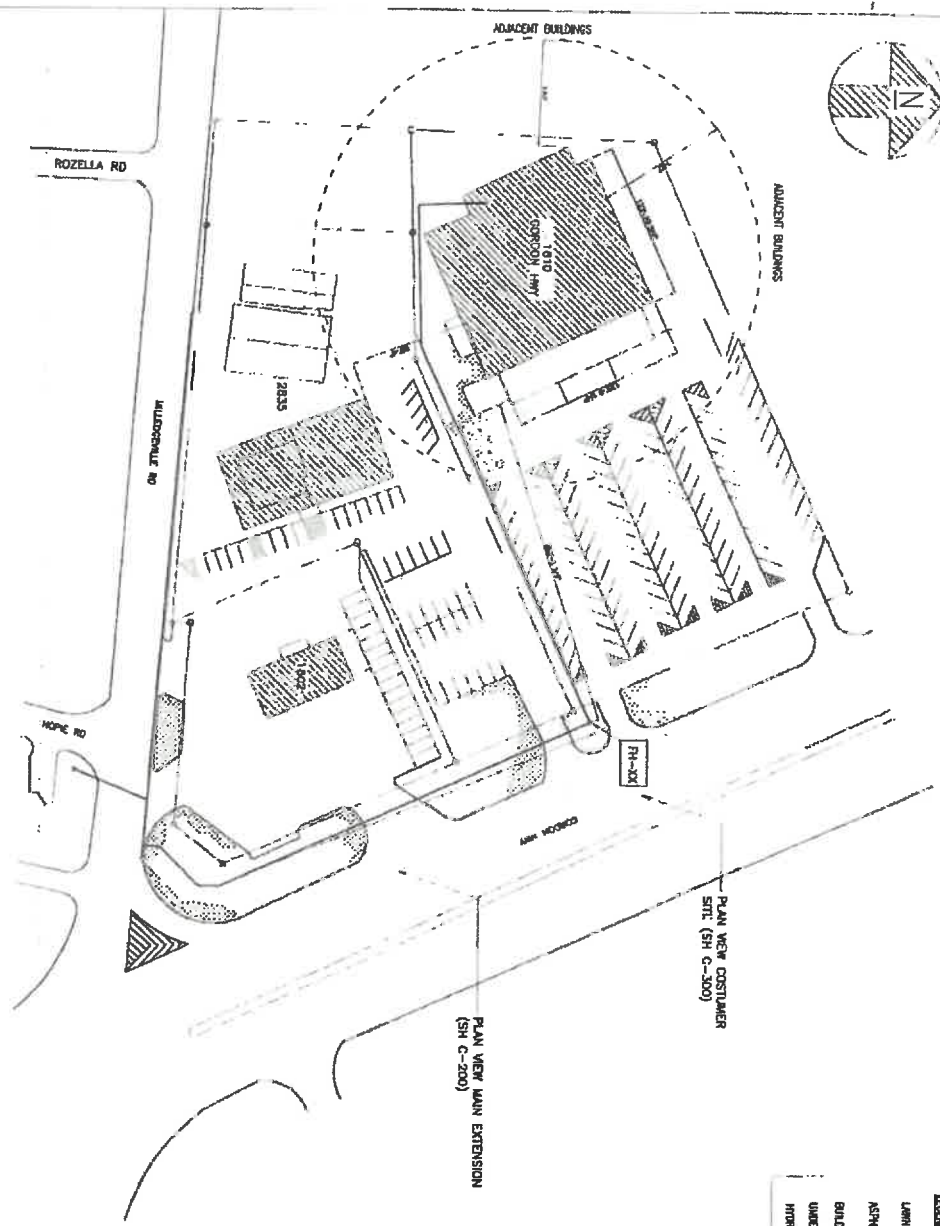
The property, formerly the home of Master's Lane's bowling alley, seeks to undergo a full redevelopment and re-design to offer a state-of-the-art auto body repair experience for Augusta, GA and surrounding areas. Design plans show both exterior and interior renovation, breathing new life into a building that has been dormant for years. Gordon Highway is prime example of light industrial development in Augusta-Richmond County and offers an excellent location for the entire CSRA to access a qualified and credentialed local business to work on their vehicles. The shop will cover approximately 24,000 Square Feet of interior space on over 3 acres of land and will be outfitted with state of the art equipment with all work performed indoors during typical business hours. Also, CARSTAR franchises are focused on automobile repairs for personal vehicles, not industrial or commercial equipment. The purchase and renovation of the 1810 and 1812 Gordon Hwy facility will enhance business and community vitality along the Gordon Highway corridor with the addition of up to 15 new highly skilled jobs in Augusta-Richmond County.

The partners involved in Carstar have over 20 years experience in the auto repair business and are planning to continually improve the property as the business grows. Expectations are to open multiple locations in the CSRA with the Gordon Highway location as the headquarters.

Thank you for your consideration of our amended zoning conditions for our intended use at the existing LI zoned 1810 & 1812 Gordon Hwy location. LI zoning allows for automotive repair but this location has an overriding stipulation which does not apply to adjoining properties and we are requesting to be removed from 1810 & 1812 Gordon Highway.



PLAN VIEW GENERAL LAYOUT
Scale: NTS



LEGEND:

LAWN	
ASPHALT	
BUILDING	
UNDERGROUND PIPE	
INTERIOR	

NOTES:

CONSULTANT

General Engineering

1000 QUINCY STREET, ALEXANDRIA, VIRGINIA 22304

TEL: (703) 544-1100

FAX: (703) 544-1101

WWW.GENERAL-ENGINEERING.COM

PROJECT INFORMATION

PROJECT NO: G-100

DATE: 01/10/00

SCALE: NTS

DESIGNER

NAME: [Redacted]

DATE: 01/10/00

CHECKED BY

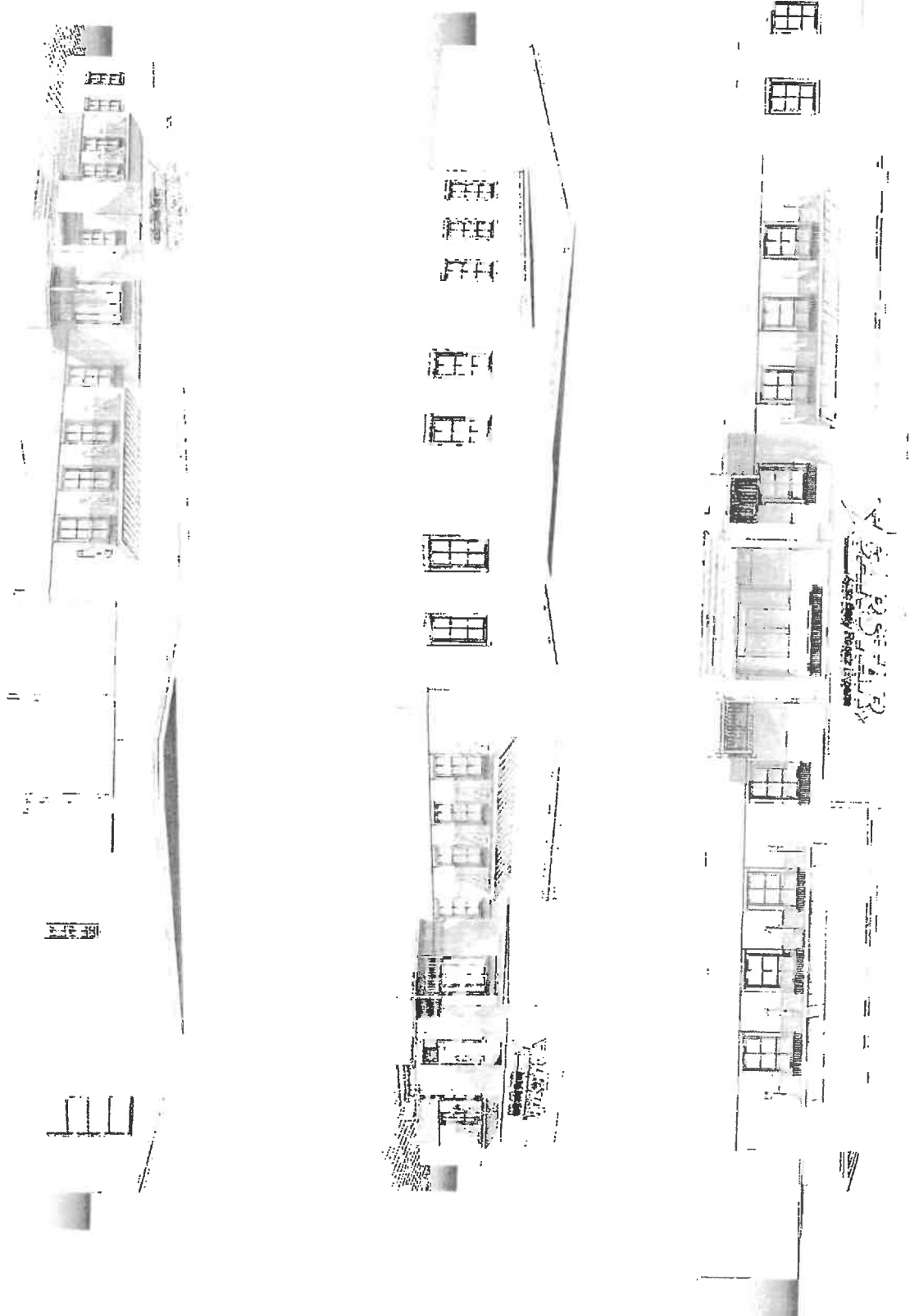
NAME: [Redacted]

DATE: 01/10/00

APPROVED BY

NAME: [Redacted]

DATE: 01/10/00

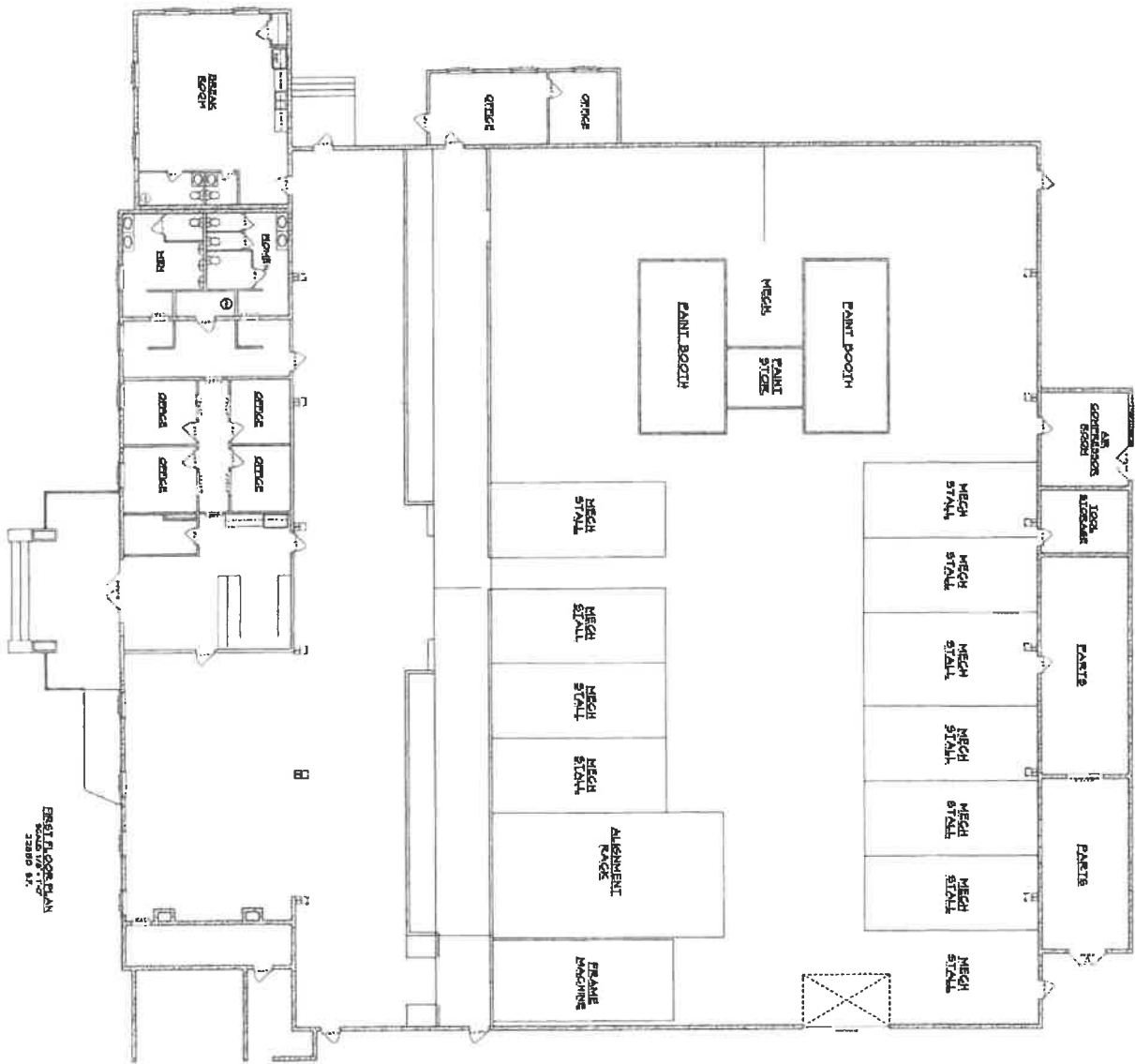


1 of 2
 CARSTAR
 PRELIM
 9B/DD/MC
 11/7/2024

PRO-DRAFT HOUSE PLANS

DAVID D. MCARTHUR C.P.B.D.
 CERTIFIED PROFESSIONAL BUILDING DESIGNER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE INTERNATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND ORDINANCES.
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PRO-DRAFT FOR CORRECTION AND/OR CLARIFICATION BEFORE PROCEEDING WITH ANY CONSTRUCTION.
 3. ALL DIMENSIONS SHALL BE MEASURED TO THE EXTERIOR FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE NATIONAL BUILDING CODE (NBC).
 5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. PRO-DRAFT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY OTHERS.
- THIS DRAWING IS THE PROPERTY OF PRO-DRAFT HOUSE PLANS INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



REST ROOM PLAN
3000 sq. ft.

2 of 2

CARSTAR
PRELIM

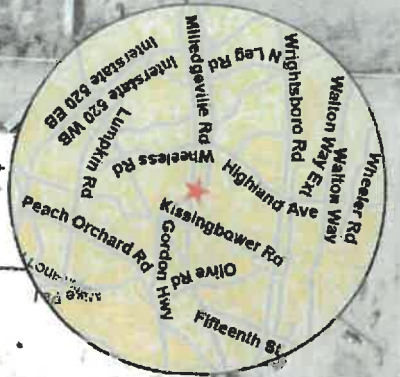
SB/DPHC

11/7/2024

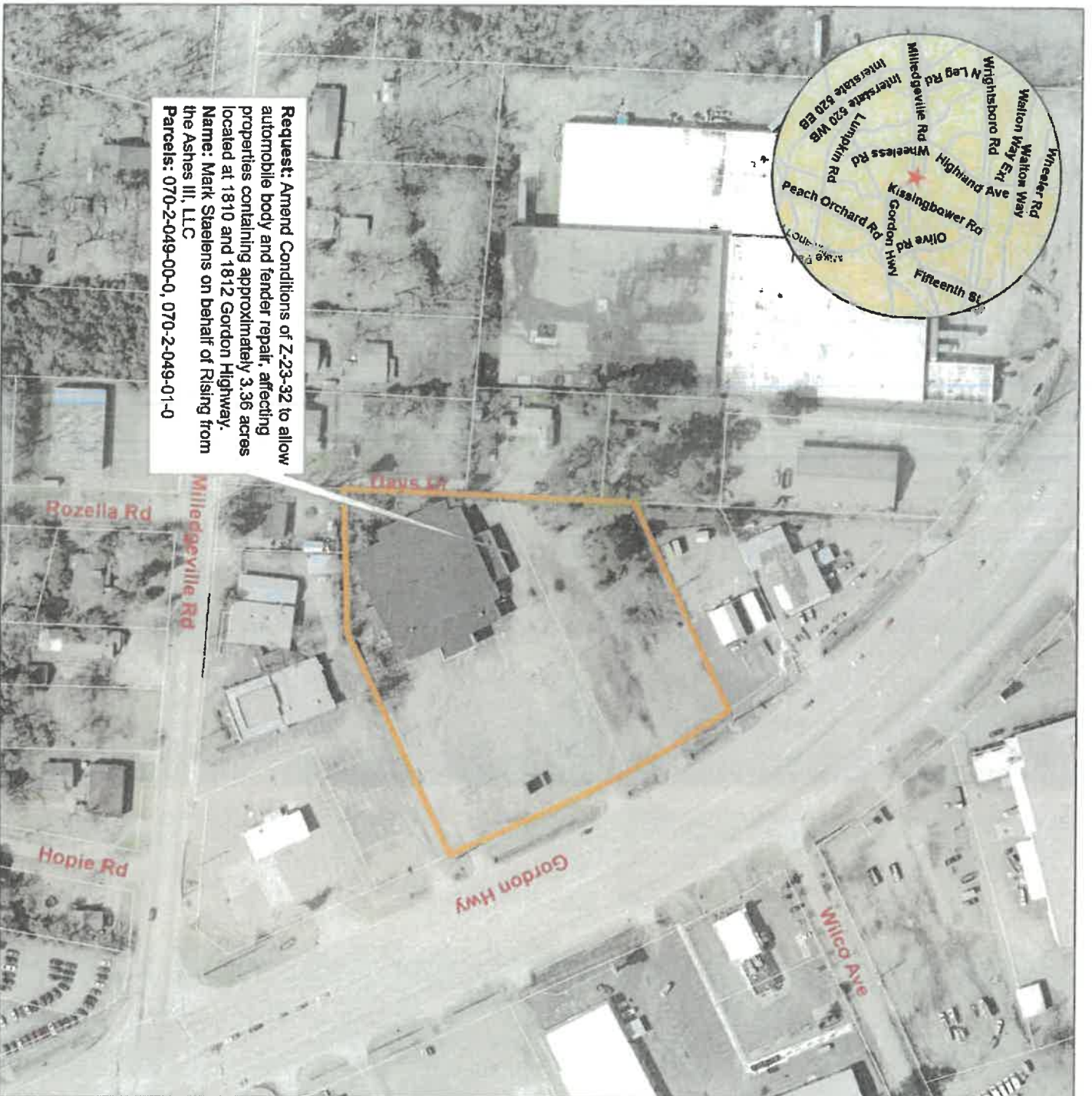
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3. ALL DIMENSIONS SHOULD BE READ ON CALCULATOR AND NEVER ROUNDED.
4. ALL FOOTINGS TO BE BUILT ON PROPERLY DETERMINED LOCAL CODES AND MUST BE SET ON UNCOMPRESSED ROLL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT.
5. CONTRACTOR SHALL MAINTAIN RESPONSIBILITY OF THE BUILDING WITH ALL THE REQUIREMENTS.
6. PRO-DRAFT DISCLAIMS LIABILITY AGAINST ANY FOUNDATION WALL, REINFORCEMENT, OR CODES.
PRO-DRAFT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY OTHERS.
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Request: Amend Conditions of Z-23-32 to allow automobile body and tender repair, affecting properties containing approximately 3.36 acres located at 1810 and 1812 Gordon Highway.
Name: Mark Staelens on behalf of Rising from the Ashes III, LLC
Parcels: 070-2-049-00-0, 070-2-049-01-0



Planning Commission
Z-25-13
April 2, 2025

1810 and 1812 Gordon Highway

Aerial

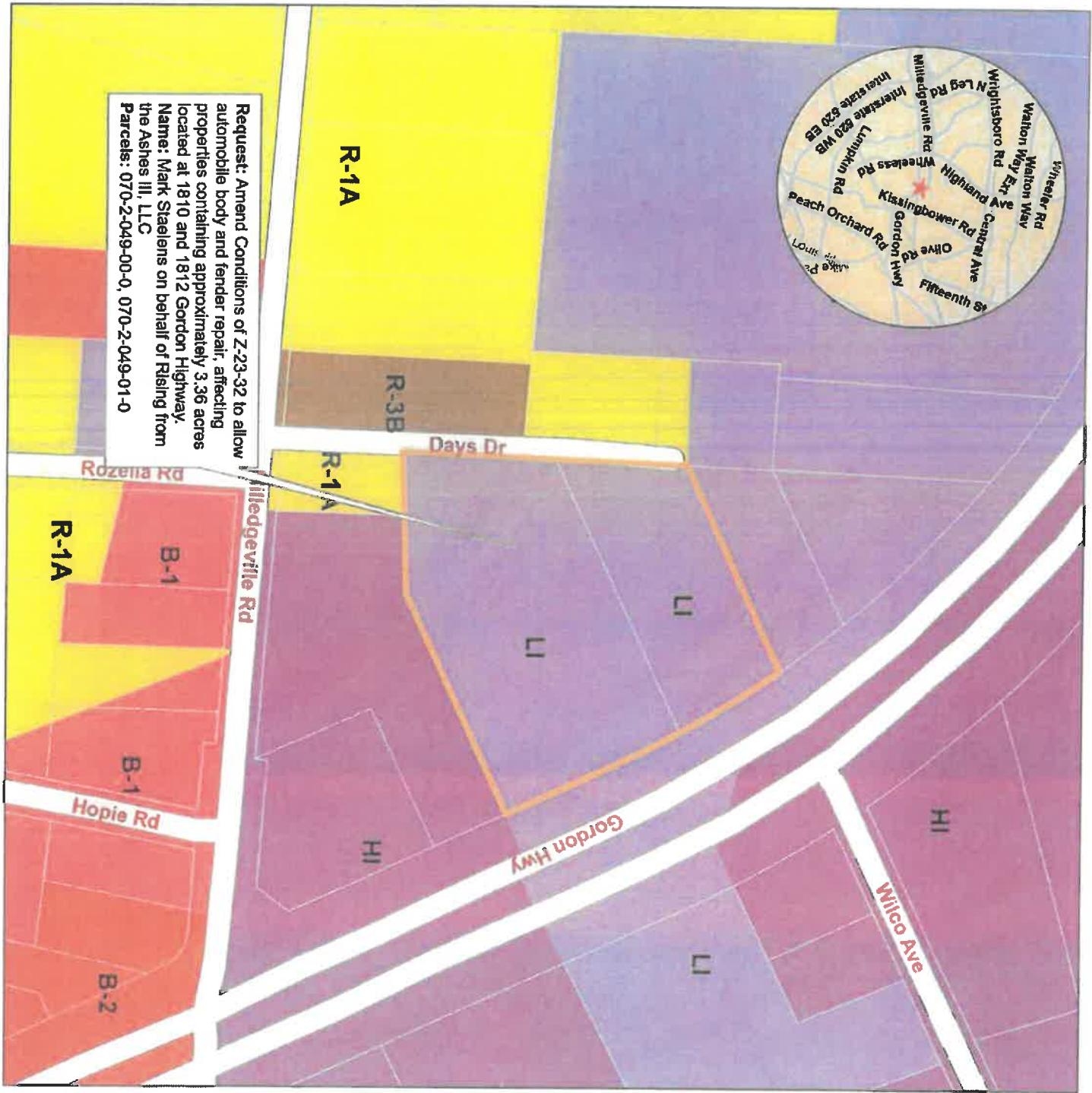
Augusta
 AUGUSTA
 GEORGIA

Produced By: City of Augusta
 Planning & Development Department
 535 Talfer Street Suite 300
 Augusta, GA 30901
 3/17/2025 pe22693

Augusta, GA disclaimer

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1810 and 1812 Gordon Highway

Current Zoning

Subject Property

Zoning Classification

- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- LI: Light Industry
- R-1A: One Family Residential
- R-3B: Multiple-Family Residential

Augusta
 O G R I A

Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 3/17/2025 pe22633

Augusta, GA Draft/inter

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