

Hearing Date: April 2, 2025
Case Number: Z-25-16
Applicant: Allen B. Mealing
Property Owner: Allen B. Mealing
Address: 3035 Old McDuffie Road
Tax Parcel #: 083-0-114-00-0
Fort Eisenhower Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1A to LI	Commercial vehicle storage	Section 23-1(b)(5)

SUMMARY OF REQUEST:

This petition concerns a parcel of approximately 3.77 acres, located along the north side of Old McDuffie Road, around a quarter-mile west of the road's division at Bobby Jones Expressway (I-520). While the property is zoned for single-family use (R-1A), there are no residential structures on site; the property owner has used the property to store commercial vehicles.

The petitioner seeks rezoning of the property to Light Industrial (LI) to maintain this use, which is not permitted by R-1A zoning, and to make site improvements.

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 expands the footprint of LI zoning in the area. To this end, the request is inconsistent with the recommendations of the 2023 Comprehensive Plan update.

FINDINGS:

1. This segment of Old McDuffie Road is classified by the Georgia Department of Transportation (GDOT) as a local road.
2. Old McDuffie Road is not serviced by public transit.
3. Public water lines are established along Old McDuffie Road, but there are no nearby sewer lines.
4. Property adjacent to the subject property is also zoned One-Family Residential (R-1A); property located across Old McDuffie Road is a mix of Manufactured Home Residential (R-MH) and Agricultural (A); use of these properties appears to be recreational space for Glenn Hills Middle School, a clearing space, and a church. Land directly behind the subject property (2336 New McDuffie Road) is zoned Heavy Industrial (HI).

5. The subject property does not feature any wetlands, nor is it situated within any Special Flood Hazard Areas.
6. 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 an 8" water line available for their use. No sewer is available.

RECOMMENDATION: The Planning Commission recommends **Approval** of the rezoning request to rezone the property to Light Industrial (LI), with the following recommendations:

1. A 20-foot planting strip shall be required along the frontage of Old McDuffie Road. Such plantings shall consist of medium to large sized trees.
2. No vehicle shall be parked or serviced within 50 feet of Old McDuffie Road.

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.

Allen B. Mealing

2948 Rollingwood Drive
Augusta, GA 30996
(706) 840-4409
abmealing@gmail.com

To: Planning & Zoning Division

Augusta - Richmond County
525 Telfair Street
Augusta, GA 30901

Subject: Rezoning request - Parcel# 083-0-114-00-0

Greetings:

I, Allen B. Mealing, am writing to formally submit this Letter of Intent to request the rezoning of the property located at 3035 Old McDuffie Rd from its current zoning designation of R-1A to LI. This request is being made to facilitate a secure and adequate storage for a fleet of commercial vehicles.

The property in question consists of approximately 3.5 acres. The proposed rezoning aligns with the neighboring parcels adjacent my property [Parcel# 083-0-114-00-0].

I am a vigilant property owner. I will ensure proper upkeep. If approved, the presence and traffic created could deter illegal dumping which often plagues the area.

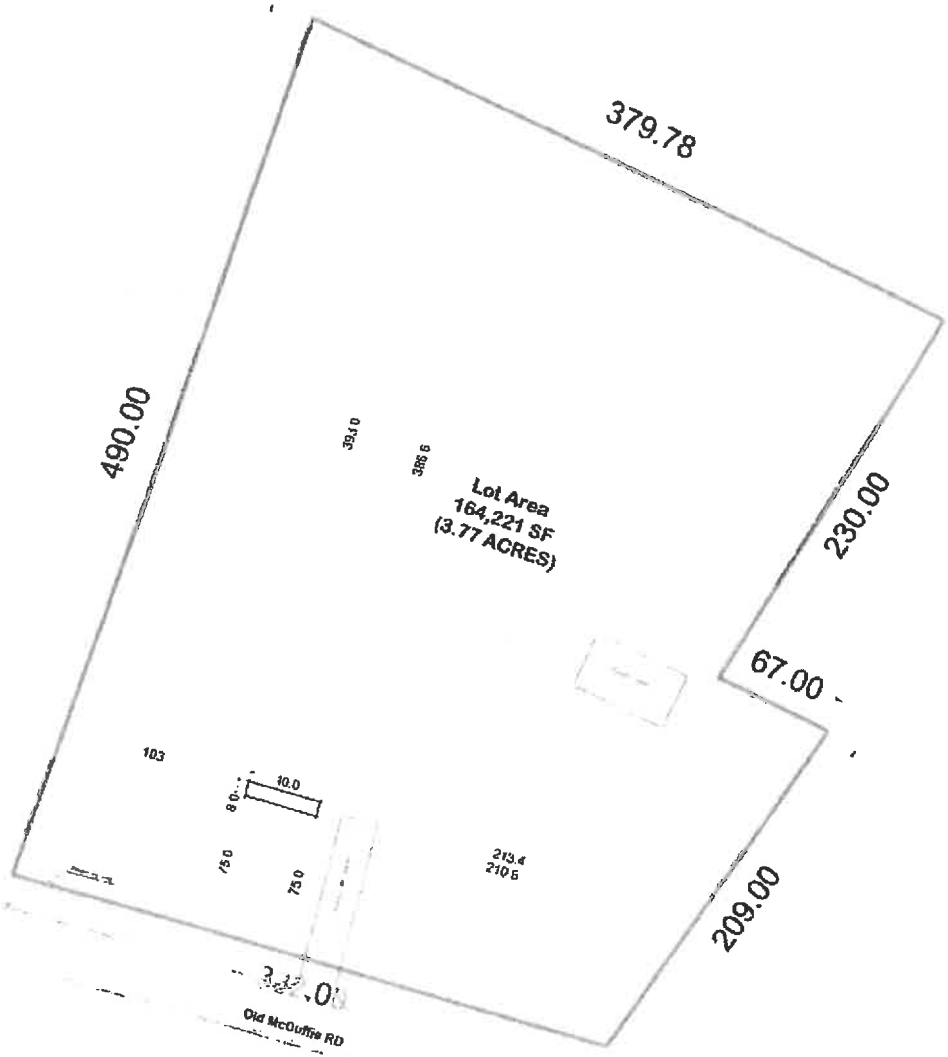
In support of this request, I have attached the required application, and any other pertinent documents. Additionally, I am prepared to comply with all necessary procedural requirements, including community meetings and public hearings, as stipulated by the the county's planning and zoning regulations.

I appreciate your consideration of this rezoning request. Please let me know if there are any additional materials or information needed to facilitate the review process. I am available to meet at your earliest convenience to discuss this matter further.

Thank you for your attention to this request. I look forward to your response and working together to ensure a successful outcome.

Sincerely,

Allen B. Mealing



Parcel#: 083-0-114-00-0
Address : 3035 Old McDuffie Rd
City, State, ZIP: Augusta, GA 30906
Purpose : Addition

Owner : MEALING, ALLEN B
Legal Information: BARRETT TERRACE
(00000) 010-0
Zoning: R-1A
Land Use Cat: RESIDENTIAL

Date: 26th of February 2025
Scale: 1"=60'

Disclaimer

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE.
This work product represents only generalized locations 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.

Notes:



Request: A Change of Zoning a rezoning from zone R-1A (One-Family Residential) to zone LI (Light Industry) to develop a storage yard for commercial vehicles, affecting property containing approximately 3.77 acres located at 3035 Old McDuffie Road.
Name: Allen B. Mealing
Parcel: 083-0-114-00-0



Planning Commission
Z-25-16
April 2, 2025

3035 Old McDuffie Road

Aerial

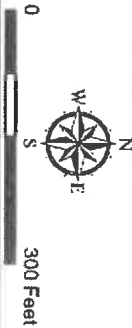
 **Subject Property**

Augusta
G E O R G I A

Produced By: City of Augusta
Planning & Development Department
535 Tallair Street Suite 300
Augusta, GA 30901
3/14/2025 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments, both internal and external to the constituent government of Augusta, GA, Augusta, GA and the companies that provide data to the constituent government of Augusta, GA. The constituent government of Augusta, GA, Augusta, GA and the companies that provide data to the constituent government of Augusta, GA, Augusta, GA do not warrant the information or accuracy of the data. It is the responsibility of the user to verify the information and to use it for any purpose without the written consent of the Augusta-Richmond County Commission.







Planning Commission
Z-25-16
April 2, 2025

3035 Old McDuffie Road

Current Zoning

 **Subject Property**

Zoning Classification

-  **A: Agriculture**
-  **HI: Heavy Industry**
-  **R-1A: One Family Residential**
-  **R-MH: Manufactured Home Residential**



Request: A Change of Zoning a rezoning from zone R-1A (One-Family Residential) to zone LI (Light Industry) to develop a storage yard for commercial vehicles, affecting property containing approximately 3.77 acres located at 3035 Old McDuffie Road.
Name: Allen B. Mealing
Parcel: 083-0-114-00-0

Augusta
 O G O R G I A

Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 3/14/2025 pe22633

Augusta, GA Declaration

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the accuracy of the data provided to the City of Augusta. The City of Augusta, Georgia, and its various agencies and departments both internal and external to the City of Augusta, Georgia, do not warrant the accuracy of the data represented on this map. The City of Augusta, Georgia, and its various agencies and departments do not assume any liability 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.

N




0 300 Feet






Planning Commission
Z-25-16
April 2, 2025

3035 Old McDuffie Road

Future Zoning

 Subject Property

Zoning Classification

-  A: Agriculture
-  HI: Heavy Industry
-  R-1A: One Family Residential
-  R-MH: Manufactured Home Residential
-  LI: Light Industry

Augusta
G E O R G I A

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
3/14/2025 pe22633

Augusta, GA Darkener

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as supplied by the agencies and departments both internal and external to the City of Augusta. The City of Augusta does not warrant the accuracy or reliability of the information 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.



0 300 Feet



Request: A Change of Zoning a rezoning from zone R-1A (One-Family Residential) to zone LI (Light Industry) to develop a storage yard for commercial vehicles, affecting property containing approximately 3.77 acres located at 3035 Old McDuffie Road.
Name: Allen B. Mealing
Parcel: 083-0-114-00-0

