

**Hearing Date:** April 2, 2025  
**Case Number:** Z-25-18  
**Applicant:** City of Augusta  
**Property Owner:** Mikel Wiggins  
**Property Address:** 3301 Milledgeville Road  
**Tax Parcel No(s):** 069-2-032-00-0  
**Current Zoning:** R-1A (One-Family Residential)  
**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)
Rezoning from R-1A (One-Family Residential) to B-1 (Neighborhood Business)	Community Meeting Space	Section 21-1

#### SUMMARY OF REQUEST:

This petition involves a 1.45-acre parcel located at the corner of Milledgeville Road and Bayvale Road. The Augusta Planning and Development Department has initiated a request to rezone the property from R-1A (One-Family Residential) to B-1 (Neighborhood Business) to allow for commercial uses. While the property is currently residentially zoned, historically businesses have operated from the property which traces back prior to the adoption of the Zoning Ordinance. The property owner intends expand the current use of the property to establish a community meeting space.

#### COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is located within the South Augusta Character Area. The vision for South Augusta reflects a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency.

#### FINDINGS:

1. There is no recent zoning history for the property. While property has been used commercially but remains zoned R-1A (One-family Residential).

1. According to the Augusta-Richmond County Tax Assessor's office records the 864 square foot commercial building was constructed in 1961.
2. The applicant states that a convenience store has operated from the property since 1961. The Comprehensive Zoning Ordinance was adopted in March of 1963.
3. In 2017, a Zoning Conformation letter was issued to the property owners. This letter stated that the zoning of the property is R-1A (One-Family Residential), but it is considered legal non-conforming in regard to commercial use. Uses permitted in the B-1 (Neighborhood Business) zone would be allowed.
4. The property has access to public water and sanitary sewer.
5. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Milledgeville Road and Bayvale Road are classified as local roads.
6. The nearest public transit line measure approximately 0.32 miles from the subject property.
7. Adjacent zoning is predominately R-1A (One-Family Residential) with various B-1 (Neighborhood Business) and B-2 (General Business) zoned parcels throughout the Milledgeville Road corridor affronting Milledgeville Road.
8. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located in a Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Wetlands Layer there are no national wetlands located on the properties.
10. The proposed change in zoning to B-1 would be consistent with the 2023 Comprehensive Plan. Several nearby properties along Milledgeville Road are commercial in nature.
11. At the time of completion of this report, staff have not received inquiries regarding this application.

#### ENGINEERING/UTILITIES COMMENTS:

##### Traffic Engineering Comments:

- None received at this time

##### Engineering Comments:

- None received at this time

##### Utilities Comments:

- None received at this time

**RECOMMENDATION:** The Planning Commission recommends Approval of the rezoning request to B-1 (Neighborhood Business) as the property has historically been used commercially and several nearby parcels along Milledgeville Road are commercial in nature with the following conditions:

1. The building must come into compliance with minimum building codes prior to the issuance of a business license.
2. Provide landscaping of individual planter boxes placed in the front of the primary structure.

*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.*



Planning and Development Department

Melanie Wilson,  
Director

June 7, 2017

Mrs. Brenda O. Coater  
5226 Parham Road  
Grovetown GA 30813

Re: 3301 Milledgeville Road  
Tax Map 069-2-032-00-0

Dear Mrs. Coater:

The purpose of this letter is to confirm the permitted use for the property known as 3301 Milledgeville Road. The Augusta Tax Assessor's records indicate the building on the property was constructed in 1961 as a commercial structure. Zoning was established in Augusta in 1963 which means this property, which is zoned R-1A (One-family Residential), is legal non-conforming in regards to commercial use. As such, those uses permitted in the B-1 (Neighborhood Business) Zone would be allowed; excluding any use, that includes the sale or serving of alcohol due to the proximity of the neighboring school. The definition of B-1 may be found in the Comprehensive Zoning Ordinance for Augusta at the following website:

[www.augusta.ga.gov/citydepartments/planningandzoning/developmentdocuments](http://www.augusta.ga.gov/citydepartments/planningandzoning/developmentdocuments).

Section 5 of the Zoning Ordinance allows that legal non-conforming improvements destroyed by casualty may be restored to their original condition.

Permitted zoning does not exempt a property, or their owner, from any State or local building or fire codes or local business licensing.

If we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

Brendon Cunningham  
Development Manager

BCU/ls





**Request: A Change of Zoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop a community event center, affecting property containing approximately 0.22 acres located at 3301 Milledgeville Road.**  
**Name: City of Augusta**  
**Parcels: 069-2-032-00-0**

**Planning Commission**  
**Z-25-18**  
**April 2, 2025**

**3301 Milledgeville Road**

**Aerial**

 **Subject Property**

*Augusta*  
 O F F I C E

**Produced By: City of Augusta**  
**Planning & Development Department**  
**535 Telfair Street Suite 300**  
**Augusta, GA 30901**  
**3/17/2025 pa22633**

*Augusta, GA Desktop*

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Planning Commission  
Z-25-18  
April 2, 2025

3301 Milledgeville Road

Current Zoning

Subject Property

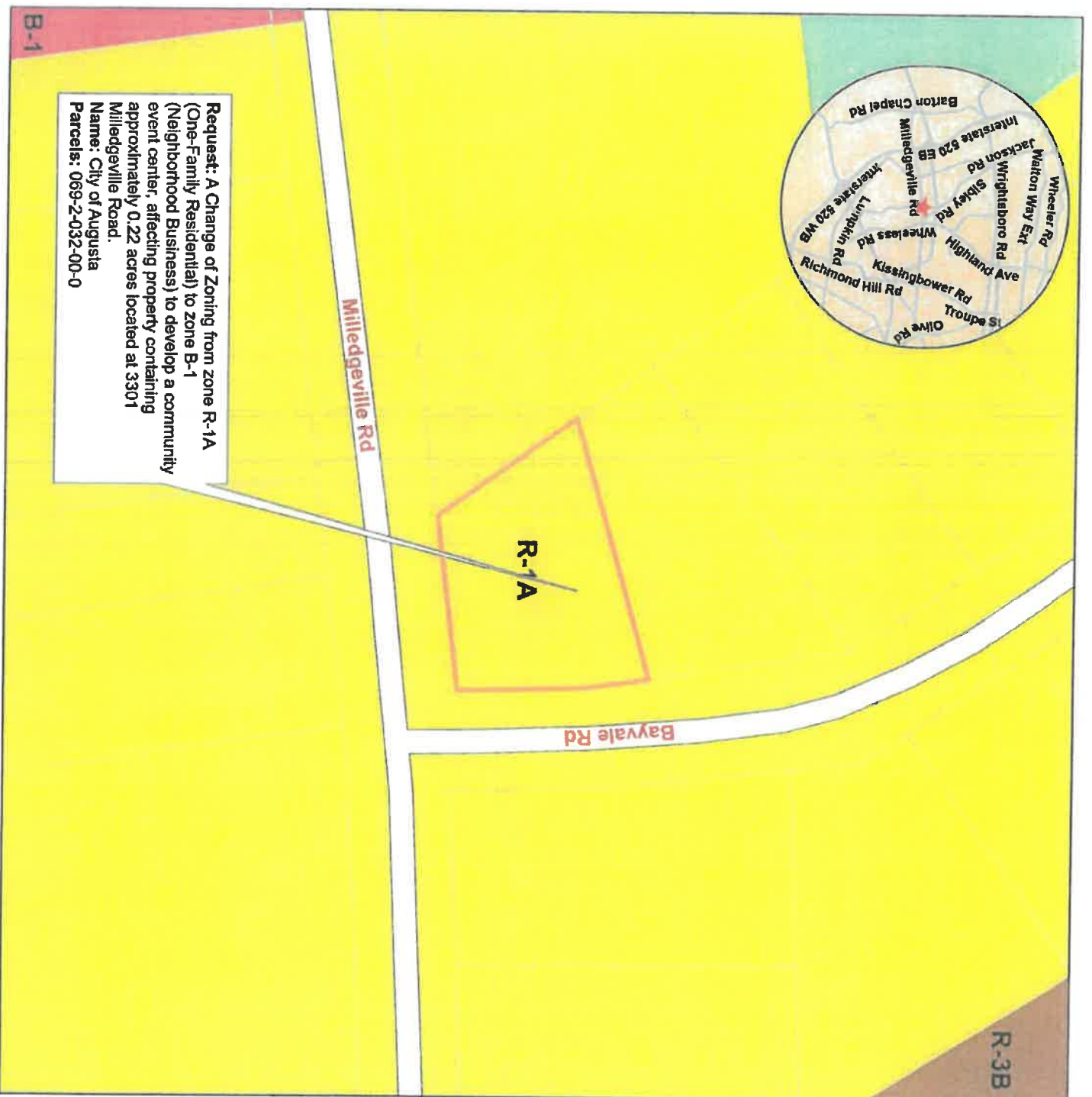
Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- R-1A: One Family Residential
- R-3B: Multiple-Family Residential

*Augusta*  
G A U G I A  
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Planning & Development Department  
535 Tellico Street Suite 300  
Augusta, GA 30901  
3/17/2025 pe26333

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) to develop a community event center, affecting property containing approximately 0.22 acres located at 3301 Milledgeville Road.  
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