

**Hearing Date:** July 7, 2025  
**Case Number:** SE-25-07  
**Applicant:** N K Patel, LLC  
**Property Owner:** N K Patel, LLC  
**Property Address:** 2059 Central Avenue  
**Tax Parcel No(s):** 044-2-157-00-0  
**Current Zoning:** B-1 (Neighborhood Business)  
**Fort Eisenhower Notification Required:** N/A  
**Commission District 1:** Jordan Johnson  
**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 0.52 acre-tract situated in the B-1 zone, at the corner of Central Avenue and Heard Avenue. Currently, the site contains an existing convenience store and a small canopy containing 3 gas pumps. The request for a special exception is to establish a liquor store next to an already established convenience store under the current zoning.

On Tuesday, May 20, 2025, the Augusta Commission voted to send back the application to the Planning Commission to re-evaluate the petition for Special Exception.

#### **COMPREHENSIVE PLAN CONSISTENCY:**

The subject property is located within the Old Augusta Character Area. Re-development is occurring in many of the well-established neighborhoods of the Old Augusta Character Area. The 2023 Comprehensive Plan's vision for the Old Augusta Character Area will be to continue re-development in some neighborhoods and maintain stability in others, by removing deteriorated and dilapidated structures, construct new or rehabilitate existing single-family housing, as well as new medium and high-density housing, additional commercial and office development, and new civic and institutional facilities. The vision also includes establishing new commercial and office uses, and civic and institutional facilities to allow for more shopping and employment opportunities. Underutilized parcels should be redeveloped in a manner consistent with the overall vision and with respect for existing development patterns and the historic architecture in the area.

#### **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. There is prior zoning actions associated with this property. There is a special exception from 2022 that approved the convenience store to be established with conditions. Those conditions are as follows:
  - All applicable regulations set forth in Section 21-2(b) of the Comprehensive Zoning Ordinance of Augusta, Georgia must be met.
  - The development must satisfy the required off-street parking standards.
  - No liquor store shall be allowed on the property. In the event the new business wants to sale or serve liquor, a Special Exception for that express purpose shall be required.
  - New construction and exterior improvements of the existing building must receive approval from the Historic Preservation Commission.
3. On May 22, 2024, the Augusta Georgia Commission considered a similar petition at this location, where the applicant petitioned for a Special Exception to establish a liquor store. The Augusta Commission denied the special exception request.
4. 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. ***Non-compliant with this provision, where north of the property located along Heard Avenue and Heard Lane is predominately residential in nature and located in the R-1C (one-family residential) zone.***
  - The property is at the intersection of two arterial streets or within 500 feet of such an intersection. ***Non-compliant with this provision, where Central Avenue is considered a minor arterial street, but Heard Avenue is considered a local street. The nearest arterial intersection is Central Avenue and Troupe Street which is approximately 1332 ft. away.***
  - The property is not within 1,000 feet of a public park or recreation area, school, or library. ***Compliant with this provision, where the closest school is Monte Sano Elementary, and it is approximately 1795 ft. away. The closest public park is Hickman Park, and it is approximately 1373 ft. away. Lastly, the closest public library is Augusta University's Reese Library, and it is approximately 4556 ft. away.***
5. Adjacent zoning: West: B-1 (Neighborhood Business) | North: R-1C (One-Family Residential)  
East: B-1 (Neighborhood Business) | South: B-1 (Neighborhood Business)
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
8. Public water and sewer are presently available at the site.
9. Public transit is not located along this section of Central Avenue, the nearest route services Wrightsboro Road which measures approximately 974 feet from the property.
10. According to the Georgia Department of Transportation State Functional Classification Map the adjacent road, Central Avenue, is a minor arterial route.
11. This special exception is not consistent with the 2023 Comprehensive Plan.
12. The property is situated in the Summerville Historic District, any new construction or exterior improvements are subject to historic preservation review and approval.

13. At the time of completion of this report, staff received 3 letters in opposition and a petition in support of the petition as advertised.

**ENGINEERING/UTILITIES COMMENTS:**

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- "Water and sewer are available on Central Ave and Heard Ave for their use."

**RECOMMENDATION:** The Planning Commission recommends Approval of the Special Exception request with the following condition:

1. All liquor sales shall cease operations no later than 9:00 pm.

*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.*

# Special Exception Letter of Intent

March 20, 2025

Planning Department  
535 Telfair Street, Suite 300  
Augusta, GA, 30901

Re: Special Exception Letter of Intent  
Proposed B1 Special Exception  
Central Avenue, Heard Avenue & Heard Lane

Location: Parcel 044-2-157-00-0 @ Central Avenue, Heard Avenue & Heard Lane  
Existing Zoning: B-1 (Neighborhood Business)  
Proposed Zoning: B-1 Special Exception  
Future Land Use: Convenience Store selling Gasoline with an additional use of a liquor store.  
Acreage of property to be rezoned: 0.520 Acres

To whom it may concern,

I am requesting a special exception of Parcel 044-2-157-00-0 @ Central Avenue, Heard Avenue & Heard Lane of 0.052 acres from B-1 neighborhood business to B-1 Special Exception. As shown below on existing zoning map.



## Special Exception Letter of Intent

If this special exception request is approved, it will increase the profitability of county funds. The special exception will not have a negative impact on the surrounding Historic Summerville neighborhood.

The location conforms with the following criteria under both a convenience store and liquor store as noted below:

Convenience Stores - Convenience stores may be permitted by Special Exception in B-1 zones if they generally conform to the following subjective and objective criteria: 21 - 3 • Hours of operation – the establishment would not be open for business more than 18 hours per day • Illumination – the entire site would not be illuminated as a way to attract attention, but rather to a level consistent with security and identification of the business • Location – the property is located at or within 500 feet of the intersection of arterial streets or within 500 feet of such an intersection • Surrounding area – the nature of the surrounding area is not predominantly residential with only a few commercial uses interspersed • Video games/Amusements - video games/nor similar amusements are to be located on the property

Liquor Store – Liquor stores may be permitted by Special Exception in B-1 zones if they generally conform to the following subjective and objective criteria: • Surrounding area – the nature of the surrounding area is not predominantly residential with only a few commercial uses interspersed; • Location – the property is at the intersection of two arterial streets or within 500 feet of such an intersection; • Proximity to public places – the property is not within 1000 feet of a public park or recreation area, school or library

If you have any questions or concerns, please don't hesitate to reach out.

Thank you,

*V. P. Patel*

Vaishaliben Patel

Member of N K Patel LLC

706-589-5345



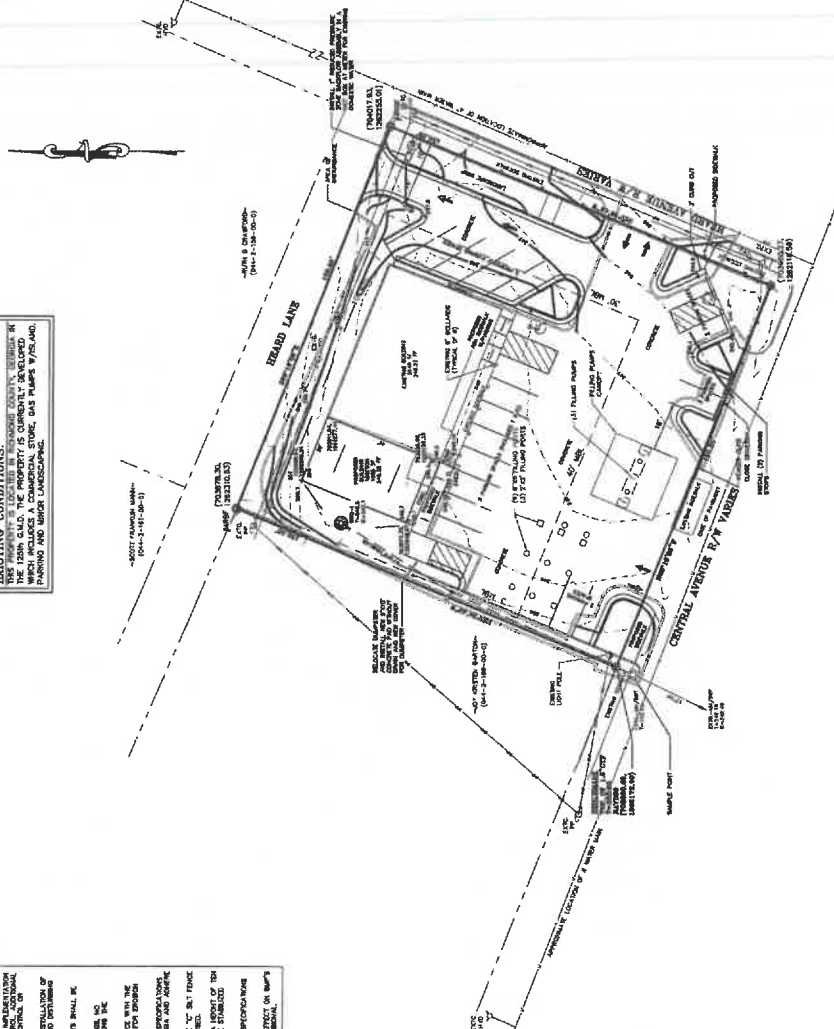
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for  
CENTRAL EXPRESS MART

PROPERTY LOCATED AT 2066 CENTRAL AVENUE  
RICHMOND COUNTY, GEORGIA  
OCTOBER 21, 2023

**JAMES G. SWIFT & ASSOCIATES**  
CONSULTING ENGINEERS  
1208 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909  
Phone: (706) 844-3803 Fax: (706) 891-5464  
TELETYPE: (706) 891-2900

SHEET 3



THIS PROPERTY IS LOCATED IN MONMOUTH COUNTY, GEORGIA ON THE 125th A.M.D. THE PROPERTY IS CURRENTLY DEVELOPED WHICH INCLUDES A COMMERCIAL STORE, GAS PUMPS W/ASLAND.

1. CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FALL MEASUREMENTS INDICATE THAT THE CONCENTRATIONS OF THE CONTAMINANTS ARE BEING MAINTAINED AT OR BELOW THE PREVIOUSLY ESTABLISHED LEVELS, NO ADDITIONAL MEASURES WILL BE REQUIRED TO CONTINUE TO MAINTAIN THE CONCENTRATIONS OF THE CONTAMINANTS AT OR BELOW THE PREVIOUSLY ESTABLISHED LEVELS.
2. THE RESULTS OF MONITORING FROM THE SITE SHALL BE PROVIDED BY THE INSTALLATION OF MONITORING EQUIPMENT TO THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES AND TO THE LOCAL COMMUNITY.
3. ALL MEASUREMENTS AND DATA OBTAINED FROM THE MONITORING EQUIPMENT SHALL BE MADE AVAILABLE TO THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES AND TO THE LOCAL COMMUNITY.
4. THE MONITORING EQUIPMENT SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE MONITORING EQUIPMENT MAINTENANCE AND OPERATION MANUAL.
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TEMPORARY SEDIMENT BARRIERS  
SHALL REMAIN IN PLACE UNTIL  
DISTURBED AREAS HAVE BEEN  
PERMANENTLY STABILIZED.

all crossfire-control measures must be in place prior to any and disturbing activity.

REMEDICATION OF SPILLS OR LEAKS  
OF PETROLEUM PRODUCTS

- [illegible]

[illegible]

STATE PLANE COORDINATES  
FOR CONSTRUCTION OUTLET (in)  
LATITUDE 380011.094  
LONGITUDE 850017.196

DESIGNATION WATER SURFACE, 0.52 AC.  
ORANGE BASH AREA, 0.82 AC  
PANEL AREA = 0.82 AC  
CONTIGUOUS AREA FOR GENERAL CONSTRUCTION  
DISTURBED AREA FOR ADDITION CONSTRUCTION PANEL = 0.50  
TOTAL DISTURBED AREA = 0.36

ALLOWABLE YIELD FOR SANDPAPER  
STATION NUMBER = 28.1470

THE LOCATION OF STATION MARKING STATIONS IS  
AT THE DOWNSTREAM AND UPTURNING POINT AS SHOWN  
ON THE MAP.



Planning Commission  
SE-25-07  
July 7, 2025

2059 Central Avenue

Aerial

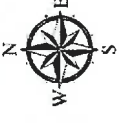
 Subject Property



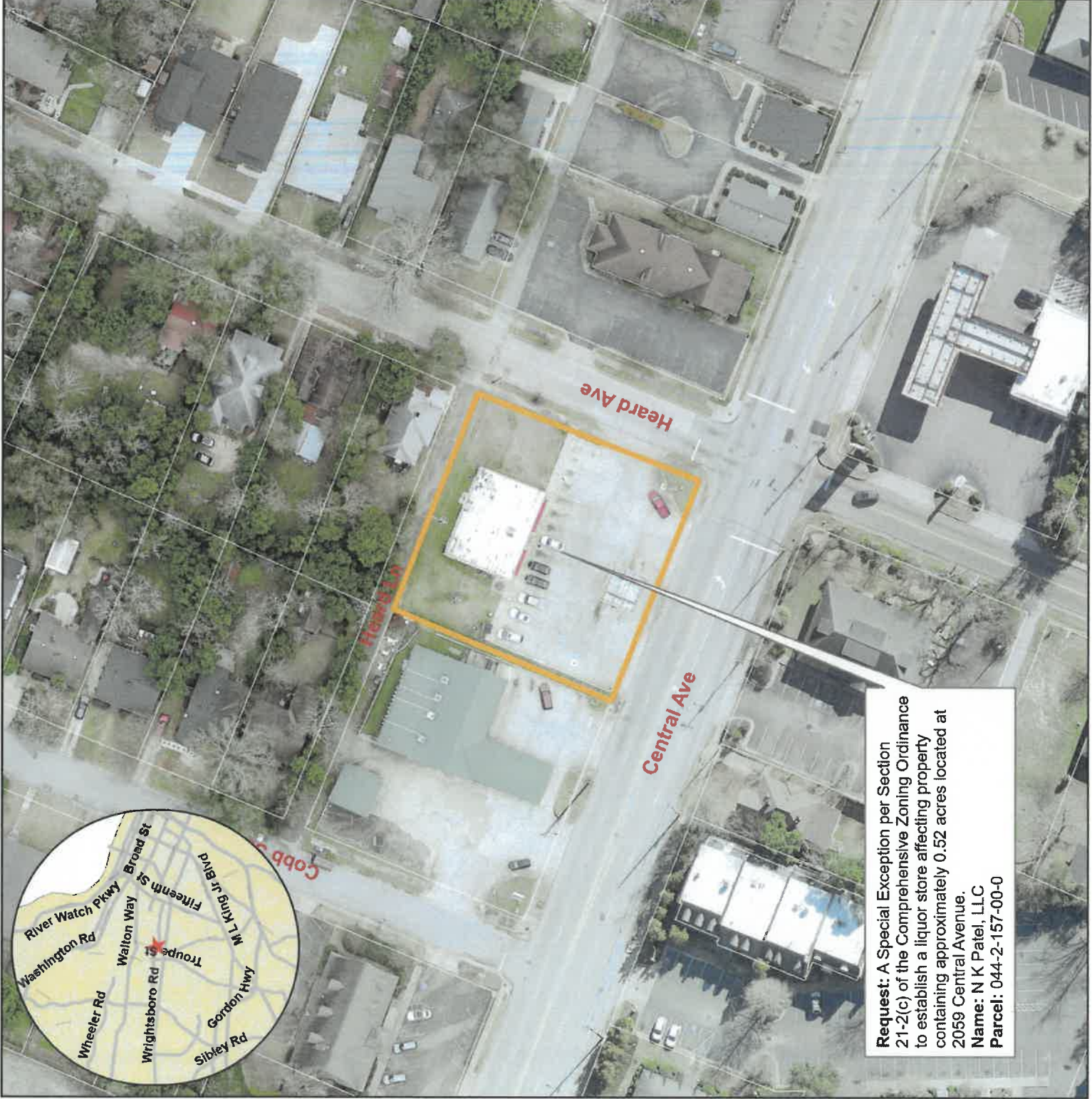
Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
6/5/2025 PE22633

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 supplied by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies 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.



0 150 Feet



**Request:** A Special Exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store affecting property containing approximately 0.52 acres located at 2059 Central Avenue.  
**Name:** N K Patel, LLC  
**Parcel:** 044-2-157-00-0



Planning Commission  
SE-25-07  
July 7, 2025

2059 Central Avenue

Current Zoning

 Subject Property

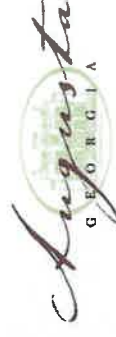
Zoning Classification

 B-1: Neighborhood  
Business

 P-1: Professional

 R-1: One Family  
Residential

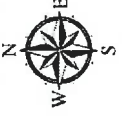
 R-1C: One Family  
Residential



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535 Telfair Street Suite 300  
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0 150 Feet



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