

Hearing Date: June 2, 2025
Case Number: Z-25-21
Applicant: Danny Newman
Property Owner: 1443 Anthony Road LLC
Property Address: 1443 Anthony Road
Tax Parcel No(s): 044-3-111-00-0
Current Zoning: R-1C (One-Family Residential)
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)
Rezone from R-1C (One-Family Residential) to P-1 (Professional/Office)	Office	Section 20-1

SUMMARY OF REQUEST:

This petition seeks to rezone a 0.24-acre parcel at 1443 Anthony Road from R-1C (One-Family Residential) to P-1 (Professional/Office) for office use. The building is currently being used as a medical office and has been since it was converted from a residence in 1974. The building measures 2,392 square feet and was constructed in 1923.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the Old Augusta Character Area. The vision for Old Augusta is to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. The rezoning to P-1 (Professional/Office) is consistent with the 2023 Comprehensive Plan.

FINDINGS:

1. The 0.24-acre tract is located on Anthony Road near the intersection of Wrightsboro Road. The property is situated in the Historic Summerville District.
2. There are no immediate plans to improve the exterior of the site.
3. According to business license records, a medical business has been operating from this location since 1974. New owners intend to utilize the property for office use.
4. The Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, classifies Anthony Road as a local road.

Augusta-Richmond County
Planning Commission
Staff Report

5. Public transit routes run along Wrightsboro Road, and a bus stop is located approximately 450 feet from the property.
6. Public water and sewer are present in the immediate area.
7. Adjacent zoning: West, East, and North: R-1C (One-Family Residential | South: P-1 (Professional Office)
8. According to the FEMA Flood Insurance Rate Maps (FIRM), the property is not located in a Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
10. At the time of completion of this report, staff received a few notifications of opposition regarding 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 6" water line and an 8" sewer line on Anthony Road that is available for their use.

Fire Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends **Approval** of the rezoning request to P-1 (Professional Office) with the following conditions:

1. Any proposed lighting fixtures must be directed downward and not toward buildings.
2. Any exterior improvements, new addition or construction must receive a Certificate of Appropriateness and/or approval from the Historic Preservation Commission.
3. Approval of this rezoning request does not constitute approval of the concept site plan, which must be compliant with all Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
4. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the 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.

2. Zoning and Current Use

The surrounding area comprises a mix of *R-1C Residential* and *P-1 Professional* zoning. The subject property has operated as a medical office since 1974 and is currently zoned *R-1C Residential*. Under the existing zoning designation, the property's use is considered non-conforming. The building's interior is currently configured as a medical office, featuring a reception area, patient waiting room, multiple examination rooms, private offices, and additional office-related spaces. Converting the property for residential use would require a significant investment, making it costly for a residential buyer. A map illustrating the current zoning of the subject property and the surrounding area is provided below.



3. Proposed Zoning

The applicant seeks to rezone the property from its current *R-1C Residential* designation to *P-1 Professional* for General Office Use to align with its longstanding use as a medical office. Rezoning to *P-1 Professional* will not only bring the property into compliance with its existing use but also provide greater flexibility for future office-related purposes. Given the surrounding area's mix of *R-1C Residential* and *P-1 Professional* zoning, this request is consistent with the area's development pattern. In addition, this request aims to align the zoning designation with the property's current use, ensuring compliance with regulatory standards. The property is currently under contract with an office user, whose operations are expected to have a reduced impact on parking and traffic compared to the current use.

4. Current Property Photos





Planning Commission
Z-25-21
June 2, 2025

1443 Anthony Road

Aerial

Subject Property



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Planning & Development Department
535 Tellair Street Suite 300
Augusta, GA 30901
5/12/2025 PE22633

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0 100 Feet




Request: A Change of Zoning from zone R-1C (One-Family Residential) to zone P-1 (Professional/Office) to continue office utilization affecting property containing approximately 0.24 acres at 1443 Anthony Road.
Name: Danny Newman on behalf of 1443 Anthony Road, LLC
Parcel: 044-3-111-00-0


Planning Commission
Z-25-21
June 2, 2025

1443 Anthony Road

Current

 Subject Property

 Zoning Classification

 P-1: Professional

 R-1C: One Family

 Residential



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0 100 Feet

Anthony Rd

Richmond Ln

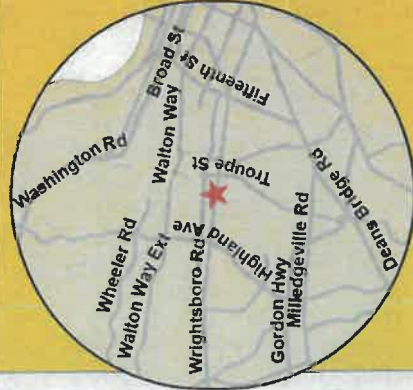
tsboro Rd

Johns Rd

R-1C

R-1C

P-1



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Planning Commission
Z-25-21
June 2, 2025
1443 Anthony Road

Future

 Subject Property

 Zoning Classification

 P-1: Professional

 R-1C: One Family Residential



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