

**AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
STAFF REPORT**

Case Number: Z-23-32

Hearing Date: Wednesday, July 5, 2023

Applicant: Kimley-Horn

Property Owner: Circle K

Address of Property: 3670, 3698 Mike Padgett Highway, Augusta, Georgia 30906

Tax Parcel #: 157-0-019-01-0, 157-0-019-02-0

Present Zoning: A (Agricultural)

Commission District: 6 (Tony Lewis) **Super District:** 10 (Wayne Guilfoyle)

Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Text
Rezoning from A to B-2	Expansion of gas station	Comprehensive Zoning Ordinance, Section 22

1. Summary of Request:

This request pertains to 3.48 acres of property in eastern Richmond County, located at the northeast corner of Mike Padgett Highway and Tobacco Road. The property consists of two parcels: 3698 Mike Padgett Highway, located directly on the corner, and 3670 Mike Padgett Highway, adjoining 3698 along Tobacco Road to the east. The properties are under ownership of Circle K, which operates a gas station at 3698 (zoned B-2). In order to expand operations into 3670, the applicant requests rezoning of that parcel from A to B-2, bringing the properties into uniform commercial zoning. The expansion would allow Circle K to provide high-speed diesel service; the existing building and fueling stations would remain.

2. Findings:

1. There are no prior zoning actions associated with the subject property.
2. The property appears to have access to public water and sewer. It is anticipated that the area being added to the existing convenience store/gas station will not require sanitary sewer.
3. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, the convenience store's location along Mike Padgett Highway (Georgia Route 56) is at a transitional point; GA-56 north of the Mike Padgett-Tobacco intersection is a principal arterial road, while GA-56 south of the intersection is a minor arterial road. Tobacco Road is a principal arterial road.
4. Augusta Transit service does not extend south of Phinizy Road, and therefore does not reach the subject property.
5. Per FEMA records, there are no floodplains or wetlands located on the subject property.

6. Site topography is mostly flat, at around 220 feet above sea level.
7. The property is part of a larger commercial corridor, with B-1 and B-2 properties around the Mike Padgett-Tobacco intersection. There is also a cluster of industrial property to the west, and agricultural property to the east. Residential uses are scattered in the immediate vicinity.
8. The property is located on the periphery of the East Augusta character area, with land across Mike Padgett Highway being located in South Augusta; the improvements do not conflict with any of East or South Augusta's recommended development patterns.
9. At time of writing, staff have not received feedback from citizens pertaining to this request as it has been advertised. A sign was conspicuously posted on the premises on June 9, 2023, and the request was advertised in the June 15 edition of *The Augusta Chronicle*, pursuant to section 4 of the Zoning Procedures Law (*O.C.G.A. § 36-66-4*).

Recommendation: The Planning Commission recommend **Approval** to rezone the property to B-2, with the following conditions:

1. 3670 Mike Padgett Highway and 3698 Mike Padgett Highway shall be combined, either by a combination plat filed with the Clerk of Court, or by a combine request filed with the Tax Assessor, prior to submittal for site plan review.
2. Approval of the rezoning request shall not constitute approval of the conceptual site plan submitted with the application. Site plan approval, in compliance with the Site Plan Regulations of Augusta, Georgia, is required prior to commencement of construction on the property.
3. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, 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.



MEMORANDUM

From: Harrison, P.E.
Kimley-Horn and Associates, Inc.

Date: 5/30/2023

Subject: Rezoning Application – 3698 & 3670 Mike Padgett Highway, Augusta, GA 30906


Circle K Stores, Inc. has announced plans to develop adjacent to their existing store located at 3698 Mike Padgett Highway to expand operations for high-speed diesel service. This development will be located on ~3.48-acres between the two parcels and the existing building and fueling stations are identified to remain. The site is currently zoned General Business (B-2) and Agricultural (A) by the City of Augusta. An application for a rezoning will be submitted to allow the intended use within the General Business (B-2) zoning ordinance.

Planning Commission
Z-23-32
July 5, 2023

3670, 3698 Mike Padgett
Highway

Aerial

Legend

 Parcel of Interest



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535 Telfair Street Suite 300
Augusta, GA 30901
6/21/2023 bb21255

Augusta, GA Disclaimer

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Request: A Change of Zoning from Zone A (Agricultural) and B-2 (General Business) to zone B-2 (General Business) affecting properties containing approximately 3.48 acres located at 3670 and 3698 Mike Padgett Highway.
Name: Kimley-Horn on behalf of Circle K Parcel: 157-0-019-01-0 157-0-019-02-0

Planning Commission
Z-23-32
July 5, 2023

3670, 3698 Mike Padgett
Highway

Current Zoning

Legend

Parcel of Interest

Zoning Classification

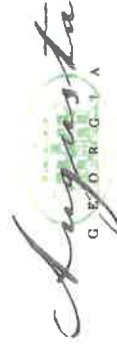
A: Agriculture

B-1: Neighborhood
Business

B-2: General Business

HI: Heavy Industry

LI: Light Industry



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Parcel: 157-0-019-01-0, 157-0-019-02-0

Planning Commission
Z-23-32
July 5, 2023

3670, 3698 Mike Padgett
Highway

Future Zoning

Legend

Parcel of Interest

Zoning Classification

A: Agriculture

B-1: Neighborhood
Business

B-2: General Business

HI: Heavy Industry

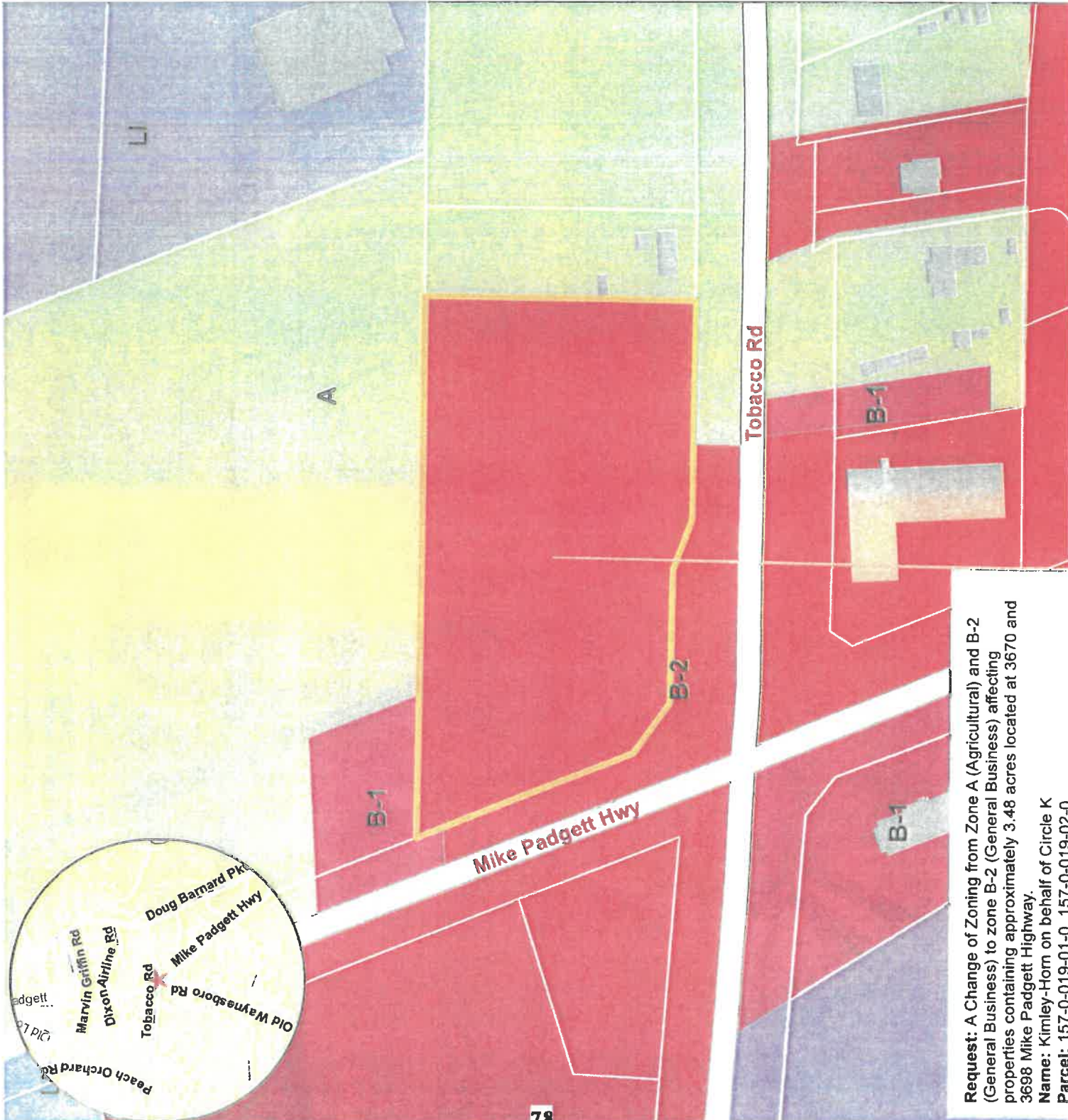
LI: Light Industry

Augusta
GEORGIA

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