

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

Case Number: Z-23-31

Hearing Date: Wednesday, July 5, 2023

Applicant: Kevin Coleman

Property Owner: Joseph Elan

Address of Property: 1613 Barton Chapel Road, Augusta, GA 30909

Tax Parcel #: 053-0-058-01-0

Present Zoning: B-1 (Neighborhood Business)

Commission District: 3 (C. McKnight)

Super District: 10 (W. Guilfoyle)

Fort Gordon Notification Required: No

Request	Proposed Use/Activity	Applicable Comprehensive Zoning Ordinance Section
Rezone from B-1 (Neighborhood Business) to B-2 (General Business)	Establish a Plumbing Center	Section 22

Summary of Request:

This petition involves a 2.03-acre tract located on the west side of the intersection of Barton Chapel Road and Old Barton Chapel Road. A rezoning to B-1(Neighborhood Business) was approved on June 16, 2020 (Z-20-29) for a total of 2.82 acres with conditions to establish a daycare center on the property. The daycare never materialized. The remainder of the property was subdivided and continues to be zoned R-1B (Single-family Residential). The purpose of the rezoning request is to establish a plumbing center.

Comprehensive Plan Consistency:

The property is in the Belair Neighborhood Character Area which includes land uses and development patterns typical of suburban developing areas, rural residential areas, and highway commercial corridors. These development patterns are influenced to one extent or another by the area's proximity to Doctor's Hospital, Fort Gordon, regional shopping centers (Augusta Mall, Augusta Exchange), Interstates 20 and 520 and Jimmie Dyess Parkway.

Suburban commercial development in the area has been steady over the last couple of decades. The area around Doctor's Hospital and along Wheeler Road has been gradually developing with a mix of professional offices, suburban and highway-oriented commercial uses, and service establishments. The frontage roads bordering Interstates 20 and 520 include a mix of shopping centers, offices, standalone commercial, light industry and warehousing and institutional uses.

Findings:

1. The tract is bounded by R-1B (One-family Residential) zoning to the north, A (Agricultural) and B-2 zoning to the west, LI (Light Industrial) and B-2 zoning to the east and A and R-1B zoning to the south.
2. Surrounding land uses includes a mix of vacant and occupied single-family residences, commercial and warehouse uses.
3. The property is currently being served by public potable water. A septic system is proposed due to lack of public sanitary sewer.
4. Georgia Department of Transportation (GDOT) Functional Classification map 2017, classifies Barton Chapel Road as a minor arterial street. The West Parkway bus route stops at the intersection of Wrightsboro and Barton Chapel Roads.
5. The rezoning of the property to B-2 would allow a plumbing office.
6. The site plan included with the application proposes one building containing a 2,500 sq. ft. office and a 5,000 sq. ft. warehouse. The ingress/egress is proposed at the northern end of the property. 18 parking spaces are proposed which meets the required parking.
7. According to the Augusta-Richmond County GIS Layer there are no Special Flood Hazard Areas or wetlands located on the property.
8. At the time of completion of this report staff has not received any inquiries concerning this rezoning application.

Recommendation: The Planning Commission recommends **Approval** of the rezoning request with the following conditions:

1. The ingress/egress for the property must be approved by the Augusta Traffic Engineer.
2. The proposed septic system must be approved by the Richmond County Health Department.
3. Development of the property shall comply with all development standards and regulations as set forth by 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.



The Drain Surgeon
664 B S. Old Belair Rd
Grovetown,GA
30813

To Whom It May Concern,

We are writing this letter to inform our intent of use at property address 1613 Barton Chapel Road. We intend to construct a building to be used as an office and warehouse for our plumbing company. We do appreciate your attention to this matter. Please reach out to us with any questions or concerns.


Kevin Coleman
Owner
(706)461-2765

Planning Commission
Z-23-31
July 5, 2023

1613 Barton Chapel Road

Aerial

Legend

 Parcel of Interest

Augusta
G E O R G I A

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
6/21/2023 bb21255

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 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.



Request: A Change of Zoning from Zone B-1 (Neighborhood Business) to zone B-2 (General Business) affecting property containing approximately 2.02 acres located at 1613 Barton Chapel Road.
Name: Kevin Coleman on behalf of Joseph Elam
Parcel: 053-0-058-01-0

Planning Commission
Z-23-31
July 5, 2023

1613 Barton Chapel Road

Current Zoning

Legend

Parcel of Interest

Zoning Classification

A: Agriculture

B-1: Neighborhood
Business

B-2: General Business

LI: Light Industry

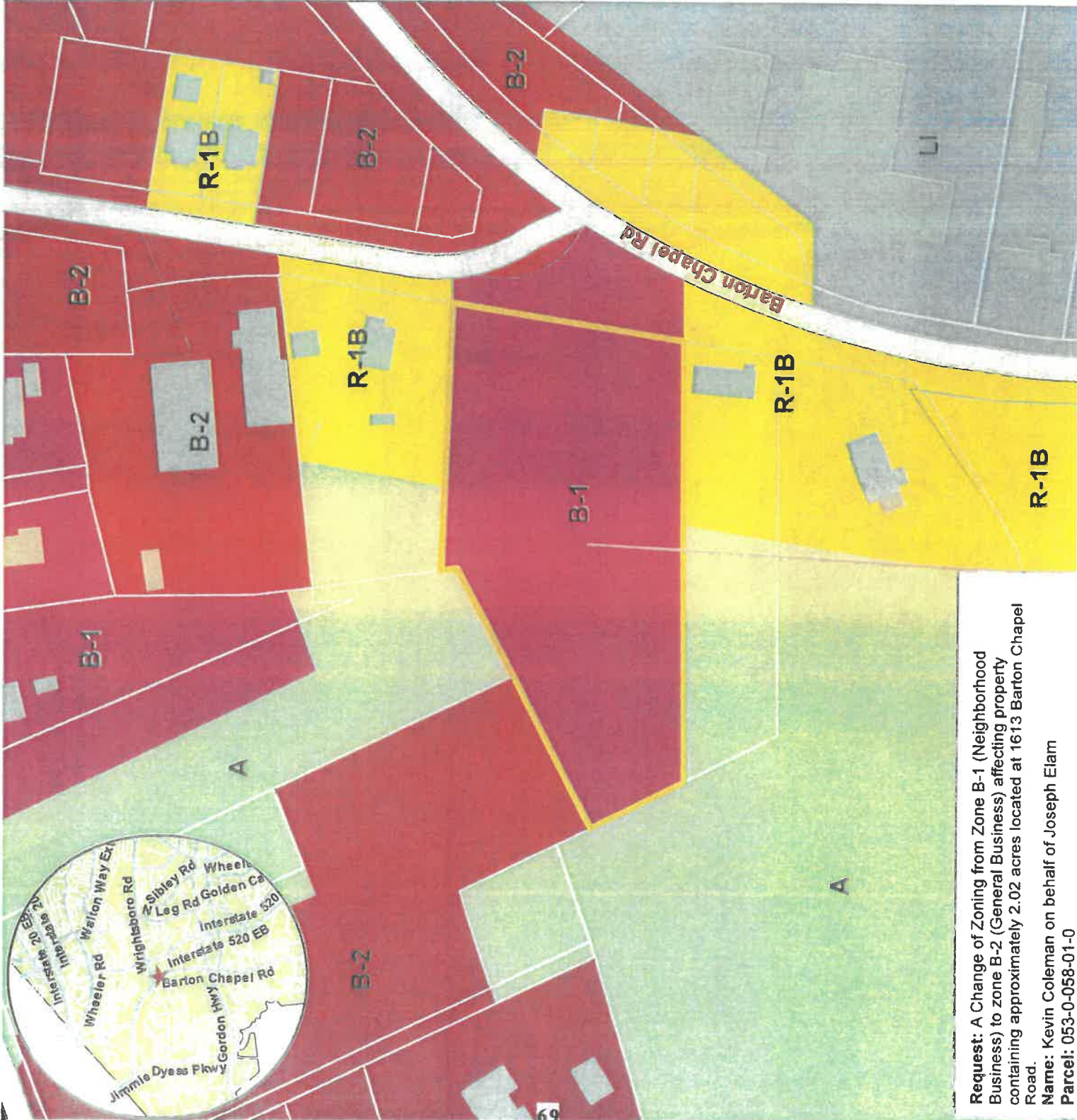
R-1B: One Family
Residential

Augusta
GEORGIA

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
6/21/2023 bb21255

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. The City of Augusta, GA and the companies contracted to develop these data assume no responsibility 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.



Request: A Change of Zoning from Zone B-1 (Neighborhood Business) to zone B-2 (General Business) affecting property containing approximately 2.02 acres located at 1613 Barton Chapel Road.
Name: Kevin Coleman on behalf of Joseph Elam
Parcel: 053-0-058-01-0

Planning Commission
Z-23-31
July 5, 2023

1613 Barton Chapel Road

Future Zoning

Legend

Parcel of Interest

Zoning Classification

A: Agriculture

B-1: Neighborhood
Business

B-2: General Business

LI: Light Industry

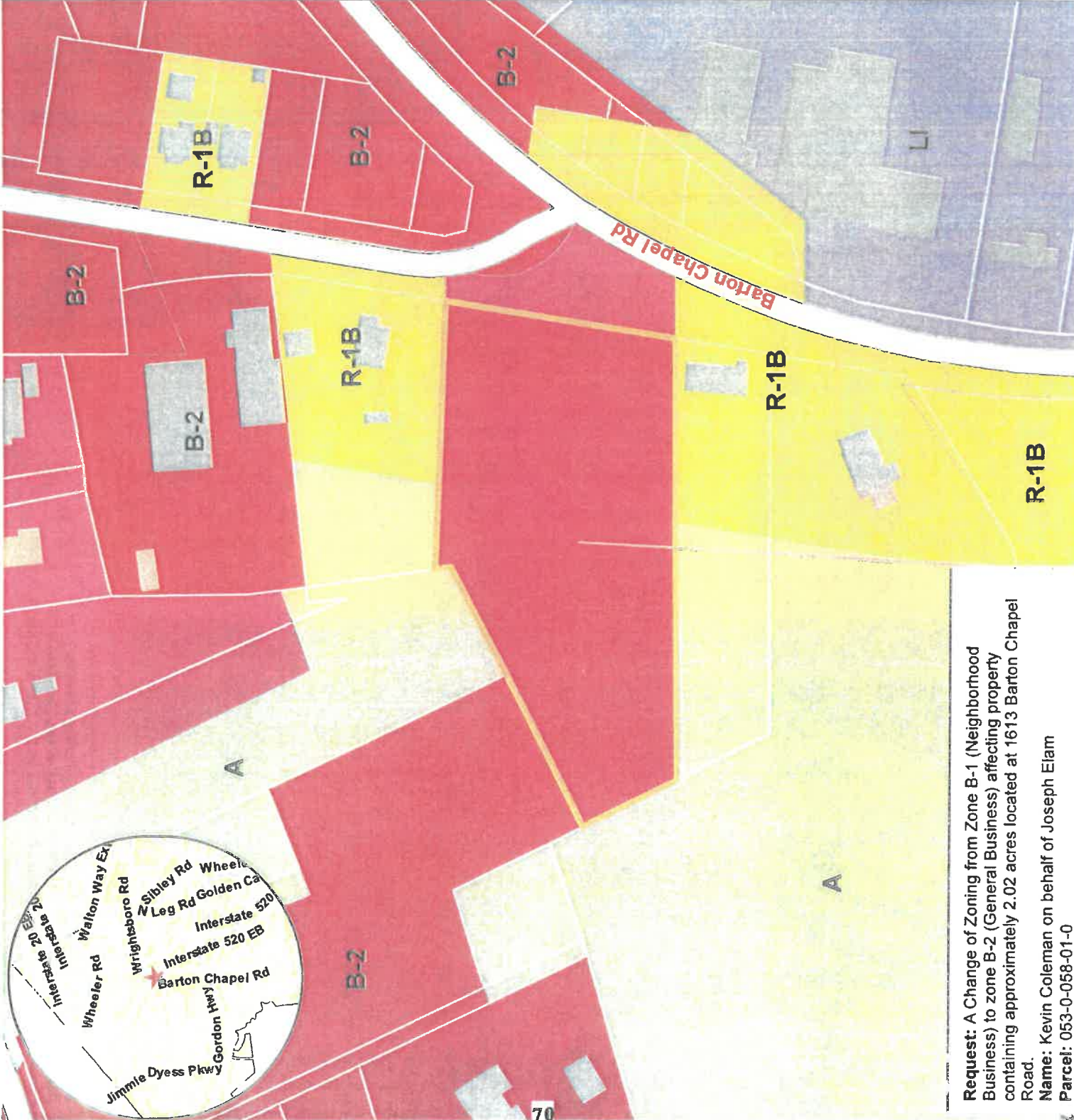
R-1B: One Family
Residential

Augusta
GEORGIA

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
6/21/2023 bb21255

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 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.



Request: A Change of Zoning from Zone B-1 (Neighborhood Business) to zone B-2 (General Business) affecting property containing approximately 2.02 acres located at 1613 Barton Chapel Road.

Name: Kevin Coleman on behalf of Joseph Elam

Parcel: 053-0-058-01-0

