

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

Case Number: Z-23-29

Hearing Date: Wednesday, July 5, 2023

Applicant: Eric Holden

Property Owner: A Brighter Beginning Childcare

Address of Property: 3107 Old McDuffie Road, Augusta, Georgia 30906

Tax Parcel #: 083-0-021-00-0

Present Zoning: R-1A (One-family Residential); B-2 (General Business)

Commission District: 5 (Bobby Williams)

Super District: 9 (Francine Scott)

Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Text
Rezoning (partial) from R-1A to B-2	Daycare (children)	Comprehensive Zoning Ordinance, Section 22

1. Summary of Request:

This request pertains to an approximately 1.1-acre property along Old McDuffie Road west of I-520 (Bobby Jones Expressway). Currently, the property is split-zoned, with the majority of the parcel zoned B-2, and an approximately 0.32-acre portion zoned R-1A. The applicant seeks to bring the remainder of the parcel under B-2 to allow for the construction of a childcare center. This proposed use requires B-1 (or higher) zoning to be permitted by right; it may alternatively be allowed via special exception.

The site was previously developed, and is currently occupied by a concrete slab and an old abandoned house. This will all, per the letter of intent, be demolished. Plans include a new building, parking, water and septic infrastructure, and a dry detention basin. The proposed childcare center would serve around seventy (70) children.

The proposed site plan for this childcare center was submitted and distributed for site plan review. During this review, Planning & Development staff noted that the R-1A segment of the parcel was unusable for purposes of the childcare center without a zoning action; this precipitated the rezoning request.

2. Findings:

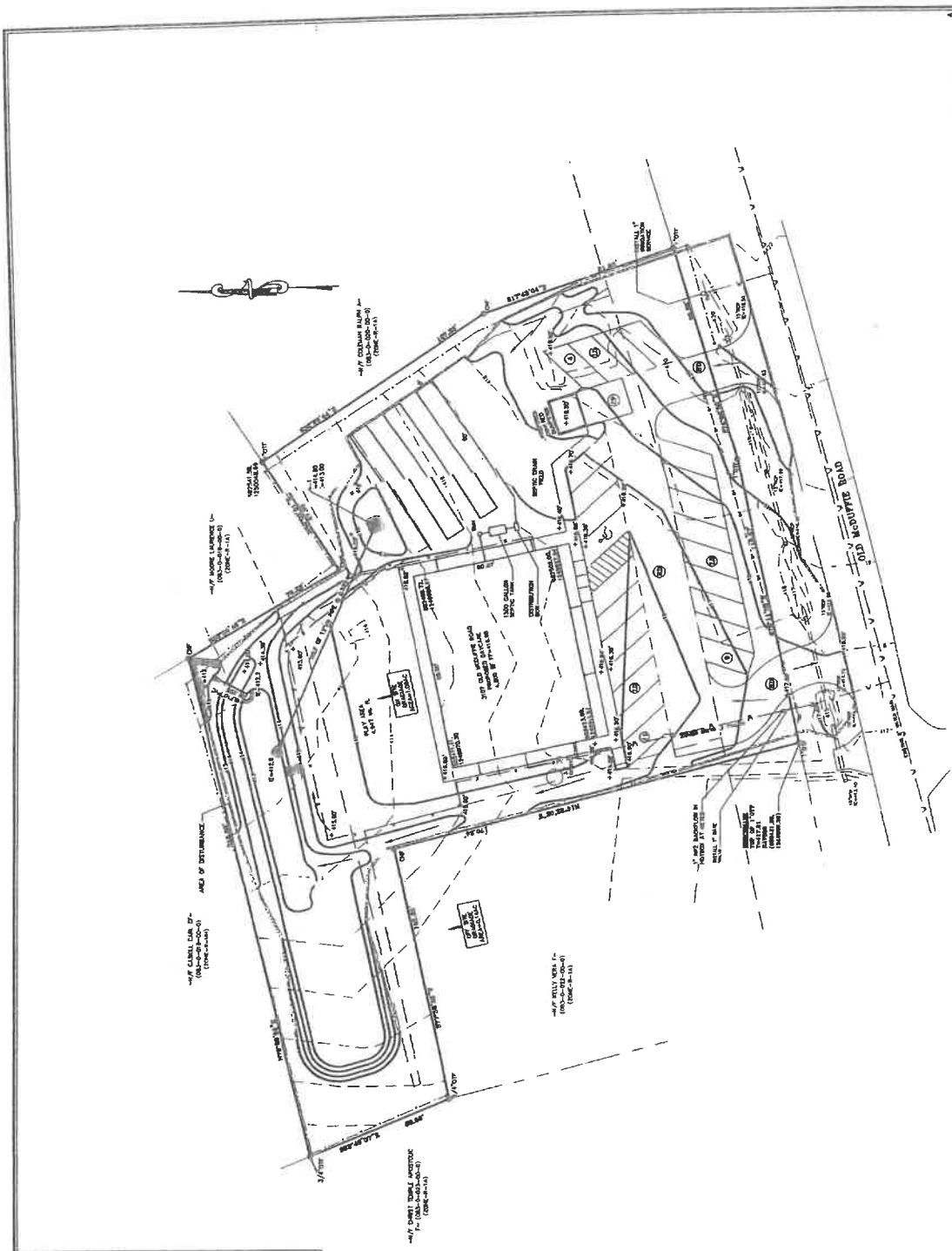
1. There are no prior zoning actions associated with the subject property.
2. The property has access to municipal water lines but will require septic service.
3. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, this segment of Old McDuffie Road is considered a local road.

4. Augusta Transit Route 8 serves the intersection of Old McDuffie Road and Barton Chapel Road, around 0.3 miles from 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 400 feet above sea level.
7. Nearby properties are zoned A, R-1A, and R-MH; the property adjoins no other commercial properties, although there is a nearby B-2 parcel at 2303 Gaskill Road.
8. The property is within the South Augusta character area; the 2018 Comprehensive Plan recommends redevelopment projects at large abandoned commercial sites. While this parcel is not especially large, the proposed childcare center aligns with this recommendation. Therefore, the proposed use of the property is compatible with the Comprehensive Plan.
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: Recognizing both the need for childcare centers and to rectify split-zoned properties, The Planning Commission recommend **APPROVAL** of the request to rezone the property to B-2, with the following conditions:

1. Use of the property shall be limited to those uses allowed in the B-1 (Neighborhood Business) zone.
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.



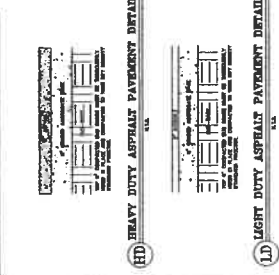
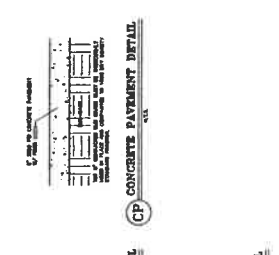
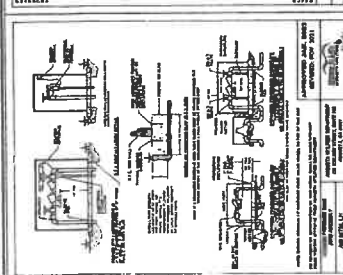
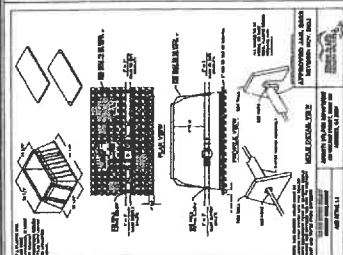
GRADING AND UTILITY PLAN
VALERIE & ERIC HOLDEN
 PROPERTY LOCATED AT 3007 OLD MOUFFTE ROAD
 RICHMOND COUNTY, GEORGIA
 MARCH 2, 2003

811
 Know what's below
 Call before you dig

Scale: 1" = 20'

Prepared by:
JAMES G. SWIFT & ASSOCIATES
 CONSULTING ENGINEERS
 1008 INTERSTATE 10 EAST, SUITE 100
 ATLANTA, GEORGIA 30338
 Phone: (770) 885-8800 Fax: (770) 885-1844

22-1008



LETTER OF INTENT

- i. THIS SITE WAS PREVIOUSLY DEVELOPED. THERE IS AN EXISTING CONCRETE SLAB AND AN OLD ABANDONED HOUSE ON THE SITE.

THE PROPOSED USE FOR THIS SITE WILL BE A CHILDCARE CENTER. THE IMPROVEMENTS WILL INCLUDE DEMOLITION OF EXISTING STRUCTURES, PAVEMENT, AND CONCRETE AND ANY UTILITIES. NEW WORK CONSIST OF NEW BUILDING, PARKING AND WATER, AND SEPTIC TANK. A DRY DETENTION BASIN WILL BE USED FOR THE STORM WATER QUALITY FOR THIS SITE. OVER HALF THE PARCEL (0.76 ACRES) IS ZONED B-2. OWNERS REQUEST TO BRING THE REMAINING PROPERTY (0.32 ACRES) INTO THE B-2 ZONING.


- ii. THERE ARE NO KNOWN AREAS OF DOWN STREAM FLOODING NEAR THIS SITE AND NO FLOOD PLAIN LOCATED HEREON.
- iii. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
- iv. THE PRIMARY RECEIVING WATER BODY IS ROCKY CREEK. THE DISTANCE FROM THE NORTHEAST CORNER OF THE SITE IS 992 FEET. THE SECONDARY RECEIVING WATER BODY IS THE AUGUSTA CANAL. THE DISTANCE FROM THE NORTHEAST CORNER OF THE SITE IS 4.92 MILES.
- v. THERE ARE NO STATE OR FEDERAL PERMITS REQUIRED FOR THIS SITE IMPROVEMENT.

Planning Commission
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3107 Old McDuffie Road

Aerial

Legend

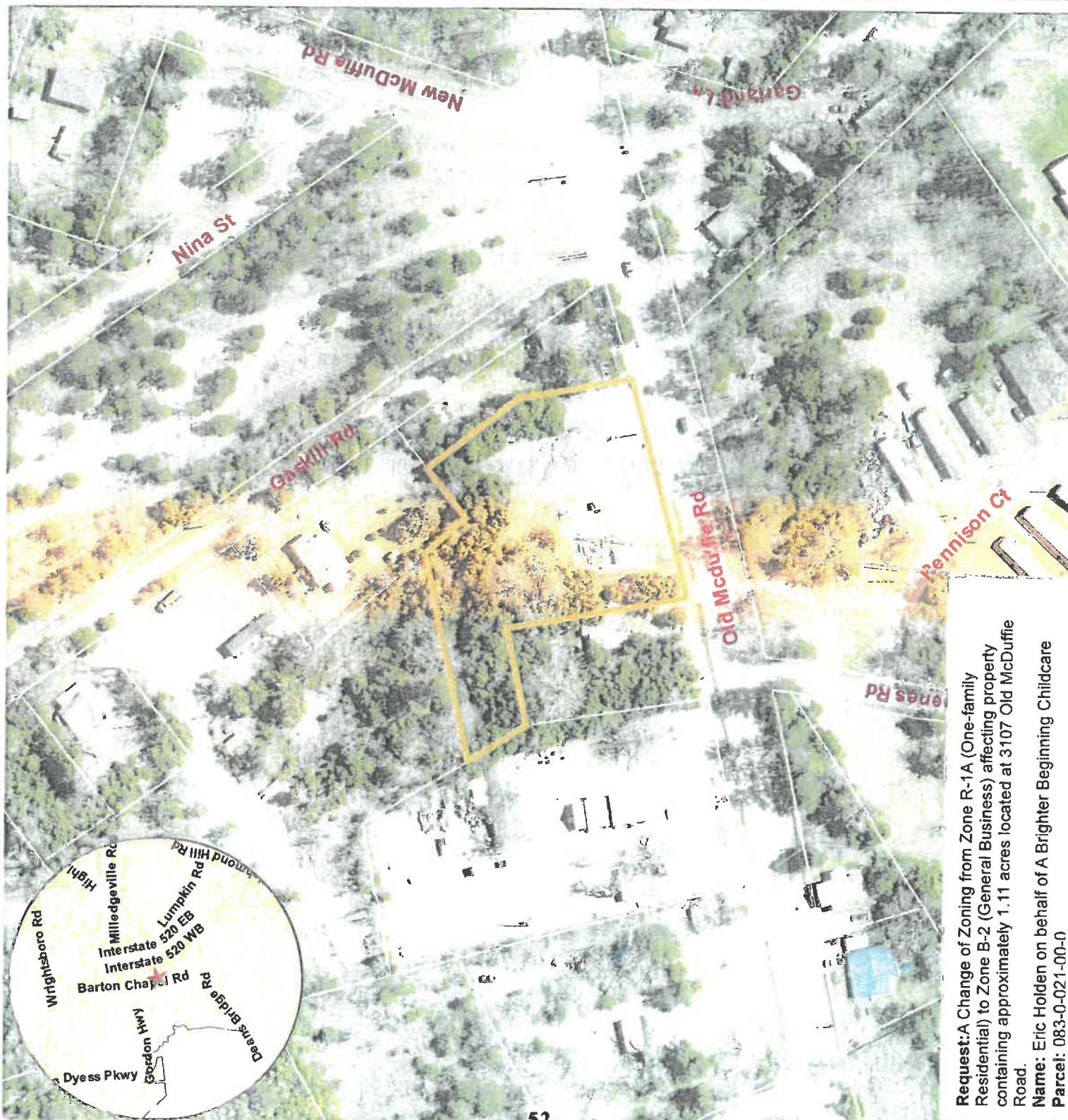
 Parcel of Interest

Augusta
GEORGIA

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Planning & Development Department
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 R-1A (One-family Residential) to Zone B-2 (General Business) affecting property containing approximately 1.11 acres located at 3107 Old McDuffie Road.
Name: Eric Holden on behalf of A Brighter Beginning Childcare
Parcel: 083-0-021-00-0

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3107 Old McDuffie Road

Current Zoning

Legend

Parcel of Interest

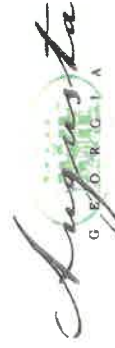
Zoning Classification

A: Agriculture

B-2: General Business

R-1A: One Family Residential

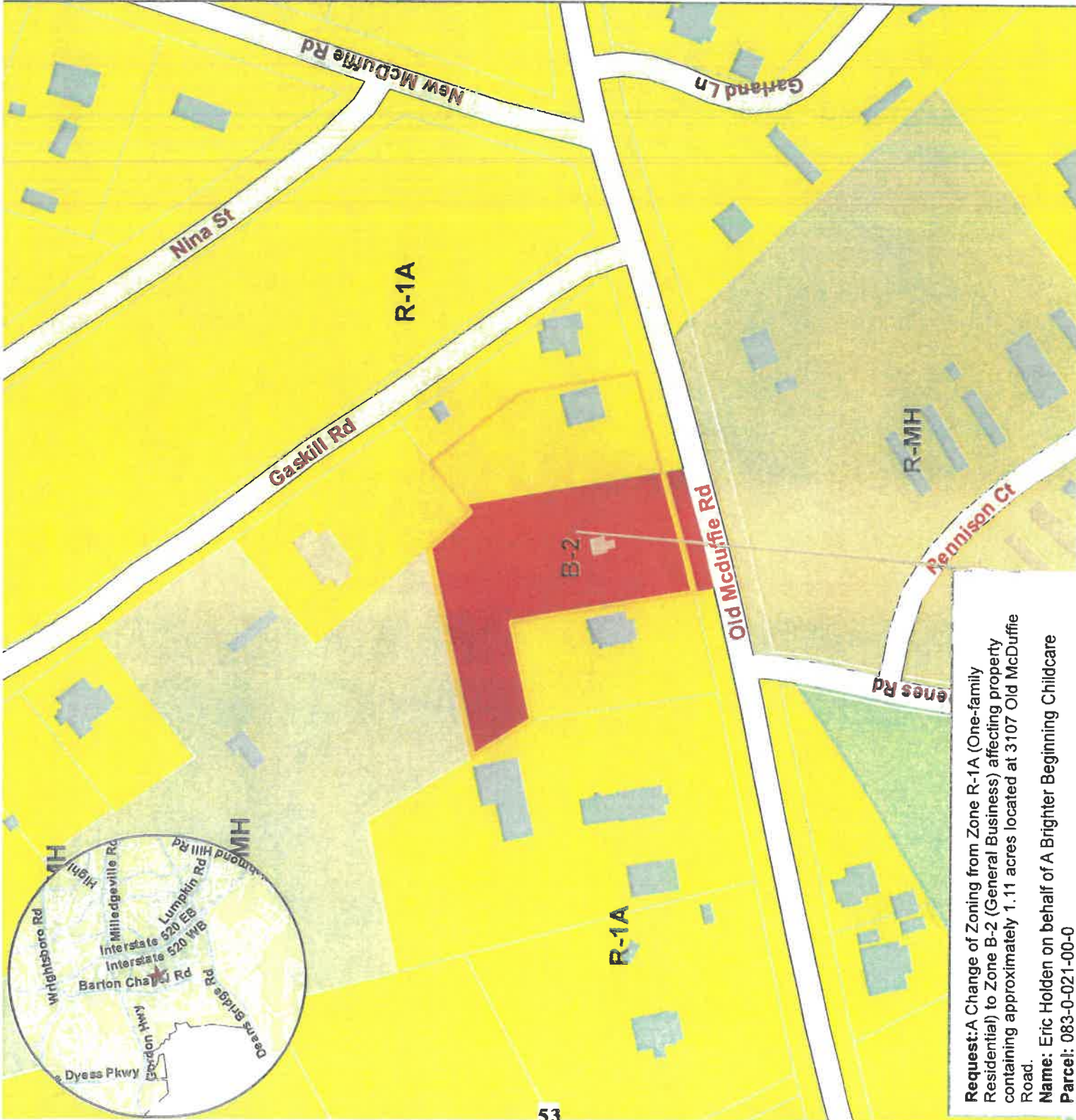
R-MH: Manufactured Home Residential



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3107 Old McDuffie Road

Future Zoning

Legend

Parcel of Interest

Zoning Classification

A: Agriculture

B-2: General Business

R-1A: One Family Residential

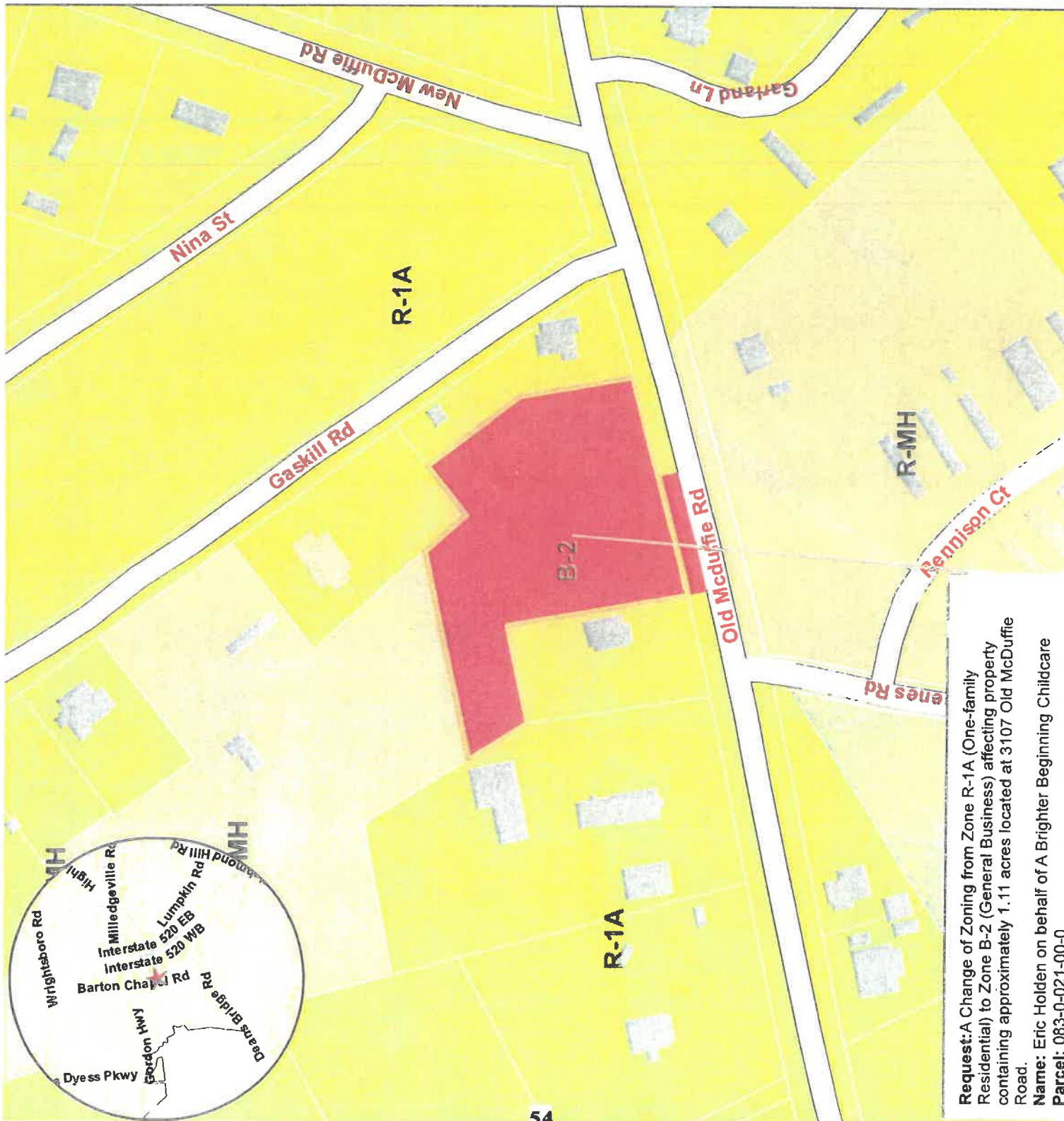
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