

Hearing Date: March 4, 2024

Case Number: Z-24-04

Applicant: Morton McGann

Property Owner: Morton McGann

Property Address: 2228 M L King Jr. Blvd.

Tax Parcel No(s): 072-1-134-00-0

Current Zoning: B-1 (Neighborhood Business)

Fort Eisenhower Notification Required: N/A

Commission District 2: Stacy Pulliam

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from B-1 (Neighborhood Business) to LI (Light Industry)	Automobile Sales Lot & Repair Shop	Section 23

SUMMARY OF REQUEST:

The petition seeks to rezone 0.36 acres. The property contains a 1,200 square foot commercial building where an automotive business is currently operating. The request to change the zoning from B-1 (Neighborhood Business) to LI (Light Industry) is to allow for an automobile sales lot and repair shop on the property.

COMPREHENSIVE PLAN CONSISTENCY:

This property is part of the South Turpin Hill neighborhood which 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. There is an automotive business currently operating on the property.
2. According to previous licensing records from the City of Augusta Planning & Development Department, a used auto sales business operated on the property from 2017 to 2019.

**Augusta-Richmond County
Planning Commission
Staff Report**

3. K & P Auto Machine Shop neighbors the property on its east side and is currently zoned LI (Light Industry). Another automotive business zoned B-1 is located beside it approximately 200 feet from the property near the intersection of Martin Luther King Jr Boulevard and Fifteenth Street. There are two automotive businesses located approximately a quarter of a mile northeast of the property along Fifteenth Street, plus two more located approximately a tenth of a mile west towards Milledgeville Road.
4. The adjacent property is zoned R-3A (Multiple-Family Residential).
5. Martin Luther King Jr Boulevard is identified as a principal arterial route.
6. The nearest transit stop along Route 6 is located approximately 313 yards west of the property.
7. Public water and sewer are present in the area.
8. The subject property is not within a flood zone.
9. There are no wetlands present on the subject property.
10. The proposal is consistent with aspects of the 2023 Comprehensive Plan and is compatible with surrounding zoning and land uses.
11. At the time of completion of this report staff has not received any inquiries regarding this application.

RECOMMENDATION: The Planning Commission recommends **APPROVAL** of the rezoning request changing the zoning of the property from B-1 to LI with the following conditions:

1. A site plan is required before the zoning can be implemented. The landscape requirements must also be met before the rezoning and business license can be updated.
2. All off-street parking shall meet the parking standards set forth in Section 4 of the Comprehensive Zoning Ordinance.
3. No vehicles may be stored on the property. No vehicles may be serviced within 50ft of the R-residential zone boundary.

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.

Letter of Intent

Morton McGann
2228 Martin Luther King Blvd.
Augusta, GA 30904
(706) 288-07347
Email: 23psalm27@gmail.com

Augusta Department of Planning and Development
535 Telfair Street, Suite 300
Augusta, GA 30901

Re: Letter of Intent for Zoning

To Whom it May Concern:

I am writing to express my intent to request a zoning change for the property located at 2228 Martin Luther King Blvd., Augusta Ga 30904, currently zoned as B1, to be reclassified as LI. The purpose of this requested change is to facilitate the sale and repair of vehicles on the premises.

The primary motivation behind this proposal is to align the property use with the evolving needs of the community and to contribute positively to the local economy. The shift from B1 to LI zoning would enable me to establish a business that not only meets the demand for vehicle sales and repairs, but also enhances the overall commercial landscape of the area.

I understand the importance of adhering to zoning regulations and assure you that the proposed activities will be conducted responsibly, taking into consideration any potential impact on the surrounding environment and community.

To support this request, I am prepared to provide detailed plans outlining how the property will be utilized for vehicle sales and repair, as well as any necessary environmental impact assessments. Additionally, I am committed to collaborating closely with the local community to address any concerns and ensure that the proposed changes align with the long-term interest of the neighborhood.

I kindly request a meeting to discuss this matter further and explore the steps required to initiate the zoning change process. Your guidance and insights will be invaluable as I work towards obtaining the necessary approvals.

Thank you for your time and consideration.

Sincerely,


Morton McGann

Planning Commission
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2228 MLK Boulevard

Aerial

Legend

 Subject Property



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/13/2024 MH18072

Augusta, GA Disclaimer

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Request: A Change of Zoning from Zone B-1 (Neighborhood Business) to Zone LI (Light Industrial) affecting property containing approximately 0.36 acres located at 2228 MLK Boulevard.
Name: Morton McCann
Parcel: 072-1-134-00-0

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Z-24-04
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2228 MLK Boulevard

Current Zoning


Legend

 Subject Property

Zoning Classification

 A: Agriculture

 B-1: Neighborhood
Business

 B-2: General Business

 LI: Light Industry

 R-1A: One Family
Residential



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0 100 Feet




Request: A Change of Zoning from Zone B-1 (Neighborhood Business) to Zone LI (Light Industrial) affecting property containing approximately 0.36 acres located at 2228 ML King Boulevard.
Name: Morton McCann
Parcel: 072-1-134-00-0

Planning Commission
Z-24-04
March 4, 2024

2228 MLK Boulevard

Future Zoning


Legend

 Subject Property

Zoning Classification

 A: Agriculture

 B-1: Neighborhood
Business

 B-2: General Business

 LI: Light Industry

 R-1A: One Family
Residential



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0 100 Feet



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