

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

Case Number: Z-23-13
Hearing Date: Monday, April 10, 2023
Prepared By: Ryan Jones, Planner I

Applicant: Ahmed Sultan
Property Owner: SRE LLC (under ownership of Applicant)
Address of Property: 3225 Wrightsboro Road, Augusta, Georgia 30909
Tax Parcel #: 042-1-029-00-0
Present Zoning: B-1 (Neighborhood Business)
Neighborhood or Subdivision: Augusta Mall
Commission District: 3 (C.S. McKnight) **Super District:** 10 (Wayne Guilfoyle)
Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Text
Rezoning from B-1 to B-2	Tire shop or convenience store	Comprehensive Zoning Ordinance of Augusta, Georgia, Section 22

1. Summary of Request:

This case pertains to a 0.26 acre parcel along Wrightsboro Road, located approximately one-tenth of a mile east of the Wrightsboro/Jackson-North Leg intersection. The parcel is currently zoned B-1 (Neighborhood Business), reflecting its previous occupation by a One Hour Cleanerizing dry cleaners storefront. This property is located along a predominantly commercial segment of Wrightsboro Road, which is then predominantly zoned B-2 with a handful of B-1 parcels. The subject parcel adjoins no residential properties.

The applicant, based on discussion with staff, seeks to rent the parcel out to prospective commercial tenants. Rezoning to B-2 widens the range of allowable uses at the site. Potential uses discussed by the applicant include a tire shop and a convenience store, neither of which would be allowed by right in a B-1 zone.

2. Zoning History:

There are no known zoning cases concerning this address.

3. Comprehensive Plan Consistency:

The subject property is located near the border of the Old Augusta and Belair character areas, but ultimately falls within Old Augusta. The rezoning coheres with patterns of commercial development within this character area.

4. Findings:

1. The applicant requests rezoning from B-1 to B-2 for the parcel at 3225 Wrightsboro Road.
2. There are no known zoning cases pertaining to the subject parcel.
3. There are public water and sewer lines along Wrightsboro Road which the subject parcel could access, as well as a fire hydrant located at the northeast corner of Wrightsboro and Jackson/North Leg Road.
4. This segment of Wrightsboro Road is classified as a principal arterial road on the Georgia Department of Transportation (GDOT) Functional Classification map. Augusta Transit Route 7 provides service to the subject property.
5. There are no floodplains or wetlands located on the subject property. The topography of the site is quite flat, ranging from approximately 340 to 343 feet above sea level.
6. This segment of Wrightsboro Road is predominantly commercial; therefore, the proposed rezoning is compatible with land use patterns in this area.

5. Recommendation: Planning & Development staff recommend **Approval** of the rezoning request, with the following condition:

1. The applicant shall acknowledge that approval of the requested rezoning shall not constitute approval of the proposed use or concept plan presented with the application.

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.

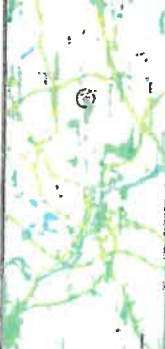


PAVED DRIVEWAY

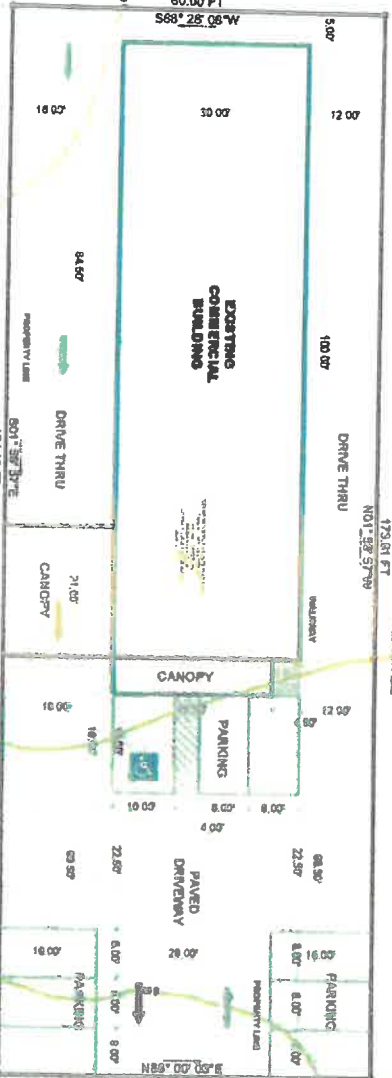
ACCESS

GREEN AREA

VICINITY MAP



EXISTING COMMERCIAL BUILDING
"CATHOLIC SOCIAL SERVICES THRIFT STORE"



PAVED DRIVEWAY

ACCESS

GREEN AREA

WRIGHTSBORO RD

70.00'

70.00'

PROPOSED SITE PLAN
3225 WRIGHTSBORO RD AUGUSTA, GA 30909
PARCEL #:042-1-029-00-0
AREA:11,326.00 sqft (0.26 acres)

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PARCEL #:042-1-029-00-0
AREA:11,326.00 sqft (0.26 acres)
LEGAL INFORMATION: 3225 WRIGHTSBORO RD
LEGAL LOT: - LEGAL BLOCK: -
ZONING: B-1
LAND USE DESIGNATION: COMMERCIAL
OWNER NAME: SWIFT LLC
OWNER ADDRESS: 407 KENSAW BLVD CROFTON, GA 30518

DESIGNED BY:



SCALE: 1"=20'

DATE: NOVEMBER 3, 2022

REVISIONS


1 2



Planning Commission
Z-23-13
April 10, 2023
3225 Wrightsboro Road

Aerial

Legend

 Parcel of Interest



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
3/24/2023 bb21255

Augusta, GA Disclaimer

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Request: A Change of Zoning from Zone B1 (Neighborhood Business) to zone B2 (General Business) affecting property containing approximately 0.26-acres located at 3225 Wrightsboro Road.

Name: Ahmed Sultan on behalf of SRE, LLC

Parcel: 042-1-029-00-0

Request: A Change of Zoning from Zone B1 (Neighborhood Business) to zone B2 (General Business) affecting property containing approximately 0.26-acres located at 3225 Wrightsboro Road.

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