

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

Case Number: Z-23-15
Hearing Date: Monday, April 10, 2023
Prepared By: Lois Schmidt, Planner

Applicant: Jason Jones
Property Owner: Wellington Park LLC (Tyson Scheutze)
Address of Property: 1918 Central Avenue, 30904
Tax Parcel #: Tax Map 045-3-090-00-0
Present Zoning: B-1 (Neighborhood Business)
Neighborhood or Subdivision: Medical District/Walton Way
Commission District: 1 (J. Johnson) **Super District:** 9 (F. Scott)
Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Applicable Ordinance Section(s)
Rezone from B-1 (Neighborhood Business) to B-2 (General Business)	Wine sales and tasting	Comprehensive Zoning Ordinance, Section 22

Summary of Request:

This rezoning request consists of a 0.23-acre tract located at 1918 Central Avenue that contains a 1,448 sq. ft. building constructed in 1977 with an effective year built of 1990. The effective year built was most likely the result of updates to the building. The parcel is located on the southeast corner of Central Avenue and Morris Street. The request to change the zoning from B-1 (Neighborhood Business) to B-2 (General Business) is to allow wine sales, storage, education, and tasting sessions. The establishment will not be open for casual or social alcohol consumption according to the letter of intent received with this application.

Comprehensive Plan Consistency:

According to the 2018 Comprehensive Plan, the property is located within the Old Augusta Character Area. Most of the neighborhoods were developed prior to World War II and reflect the major characteristics of traditional neighborhoods. Neighborhood businesses, civic and institutional uses are scattered throughout the area. The Quality Community Objectives recommended for the Old Augusta Character Area includes the addition of commercial and retail development in under-served neighborhoods and neighborhood activity centers that provide a focal point for community services and a location for appropriately scaled retail establishments.

The proposed change in zoning from B-1 (Neighborhood Business) to B-2 (General Business) would be consistent with the 2018 Comprehensive Plan as the property is located along the Central Avenue corridor where a mix of commercial, multiple family and professional zoning exists. Some of the commercial development is housed in converted residential structures while others are in newer commercial construction.

Findings:

1. This rezoning request consists of a 0.23-acre tract located at 1918 Central Avenue that contains a 1,448 sq. ft. building constructed in 1977 with an effective year built of 1990.
2. The request to change the zoning from B-1 (Neighborhood Business) to B-2 (General Business) is to allow wine sales, storage, education, and tasting sessions.
3. The establishment will not be open for casual or social alcohol consumption according to the letter of intent received with this application.
4. No major changes are proposed for the site.
5. There are two vehicle access points from Central Avenue, one way in and one way out. There is another vehicle access from Morris Street.
6. There is no history of zoning action for this property.
7. Should major redevelopment occur the site may be required to comply with current development standards and regulations.
8. The property is served by public water and sewer.
9. There are no floodplains or wetlands located on the subject property.
10. Adequate off-street parking can be provided on the property. Retail sales would require 7.25 spaces per the building square footage and 11 spaces are available.
11. The property is not located in a local historic district.
12. The proposed use of the property would be consistent with the 2018 Comprehensive Plan.

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

1. Alcohol sales and/or tasting shall be limited to wine and other related items.
2. No retail sales by the glass for walk-in customers shall be allowed.

3. Any change in use other than uses allowed in the B-1 (Neighborhood Business) zone must return to the Planning Commission for further review and approval.
4. The development shall comply with all aspects of the Alcohol licensing regulations.
5. Any re-development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.

Note: The 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
Rezoning for 1918 Central Avenue

Dear Planning and Zoning Commissioners,

My name is Jason Jones. I am the future owner and operator of The Augusta Wine Company, LLC. I have recently leased a property at 1918 Central Avenue in Augusta. This property is currently zoned B1. I am requesting to rezone this property as B2.

The Augusta Wine Company, LLC is intended to exist as a wine retail store, wine storage facility, and wine education facility. In addition to retail wine and wine storage, The Augusta Wine Company will help members build wine collections and begin or continue their wine education. I would provide memberships for wine storage of collections that are too large for home storage. This business model is not one that is currently provided in the CSRA. I envision tasting wine with my members before they purchase various quantities for their collections or events. However, The Augusta Wine Company will not be open for casual or social alcohol consumption as tastings will be by appointment only. Members will also be able to schedule wine education classes for individuals and/or small groups. This business model will provide a unique and unparalleled service to the residents of Augusta and the CSRA. Additionally, visitors to our area would see The Augusta Wine Company as an asset to our area as an elevated and personalized option for wine purchases especially when planning and hosting business and personal/family events.

Before this venture, I was the Sommelier of the Augusta National Golf Club for nine years. Through my years of experience at Augusta National, I learned that there is a need and desire in the Augusta area for the services that The Augusta Wine Company will provide. The clientele of The Augusta Wine Company will be local, national, and international. I believe that this business will bring culture, revenue, and positive attention to the Central Avenue/ downtown area.

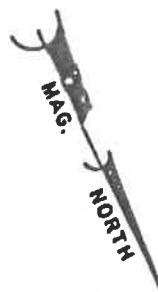
I appreciate your time and consideration of my request.

Sincerely,

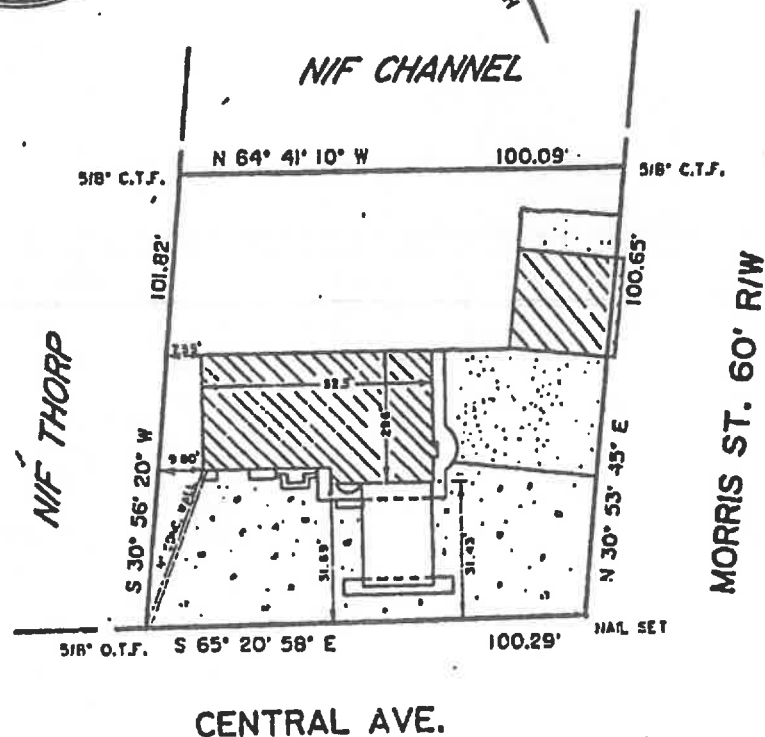




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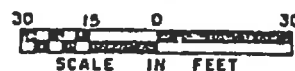


PLAT FOR

SUBDIVISION
JUNE 21, 1984
ASSISTANT DIRECTOR
CITY OF AUGUSTA-RICHMOND
COUNTY PLANNING COMMISSION

ELSIE K. CHRISTMAS

SHOWING PROPERTY LOCATED AT 1918 CENTRAL AVE.
RICHMOND COUNTY, GEORGIA



JUNE 13, 1984

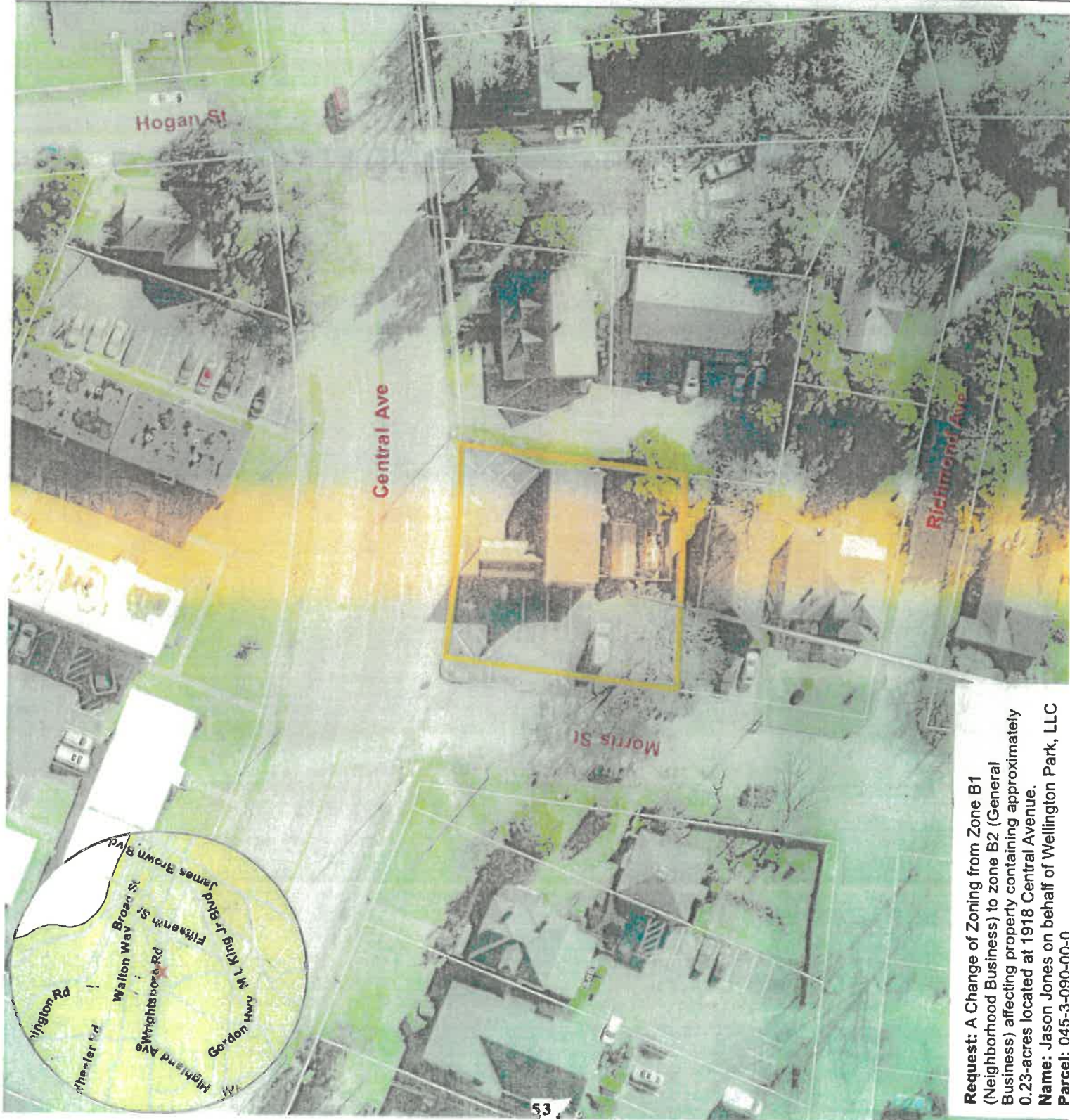
PREPARED BY

TOOLE SURVEYING COMPANY

349 GREENE ST. — PH. 722-4114 — AUGUSTA, GA.

GEORGIA, Richmond County, Clerk Superior Court
Filed for Record June 21, 1984 at 11:45 a'clock
Recorded June 21, 1984

Planning Commission
Z-23-15
April 10, 2023
1918 Central Avenue
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 0.23-acres located at 1918 Central Avenue.
Name: Jason Jones on behalf of Wellington Park, LLC
Parcel: 045-3-090-00-0

Planning Commission
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1918 Central Avenue

Future Zoning

Legend

 Parcel of Interest

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 P-1: Professional

 R-1C: One Family Residential

 R-3C: Multiple-Family Residential



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535 Telfair Street Suite 300
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Request: A Change of Zoning from Zone B1 (Neighborhood Business) to zone B2 (General Business) affecting property containing approximately 0.23-acres located at 1918 Central Avenue.

Name: Jason Jones on behalf of Wellington Park, LLC
Parcel: 045-200-000