

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

Case Number: Z-23-11

Hearing Date: Monday, April 10, 2023

Prepared By: Kevin Boyd, Development Services Manager

Applicant: Hull Barnett, PC

Property Owner: Highway 56 Investors LLC

Address of Property: 2522 Mike Padgett Highway, Augusta, GA 30906

Tax Parcel #: 099-1-145-00-0

Present Zoning: A (Agriculture) and R-1C (One-family Residential)

Commission District: 2 (S. Pulliam) **Super District:** 9 (F. Scott)

Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Rezone from A and R-1C to LI	Freight Parking and Storage	Section 23

1. Summary of Request:

This petition involves a 7.11-acre tract located at the corner of Mike Padgett Highway and Suffolk Drive. The vacant lot has a split-zone designation of A (Agriculture) and R-1C (One-family Residential). Surrounding land uses include contracting services, automobile sales, rental and repair business and single-family residences. The applicant has requested to rezone to LI to establish a freight parking and storage business on the property. No site plan was included with the rezoning application.

2. Comprehensive Plan Consistency:

According to the 2018 Comprehensive Plan, the property is located within the South Augusta Character Area. The 2018 Comprehensive Plan's vision for the Old Augusta Character Area is to promote infill and redevelopment projects at densities compatible with the surrounding area. Recommended development patterns include redevelopment of targeted neighborhoods and abandoned commercial and industrial sites. The environmentally sensitive nature of the land poses challenges in future development of the site.

3. **Findings:**

1. The site involves a 7.11-acre tract located at the corner of Mike Padgett Highway and Suffolk Drive.
2. The site is currently zoned A (Agricultural) and R-1C (One-family Residential). There are no previous zoning cases on file for the property.
3. The tract is bounded by R-1C (One-family Residential) zoning to the north, A (Agricultural) and R-1C zoning to the east, LI (Light Industrial) and HI (Heavy Industrial) zoning to the west and LI (Light industrial) zoning to the south.
4. Surrounding land uses include contracting services, automobile sales, rental and repair business and single-family residences.
5. Residential properties immediately adjacent to the subject property are mostly occupied.
6. The property is currently being served by public potable water and sanitary sewer.
7. Georgia Department of Transportation (GDOT) Functional Classification map, 2017 classifies Mike Padgett Highway as a major arterial street and Central Avenue as a local road. Transit routes and stops are located approximately 0.60 miles from the property, along the intersection of Mike Padgett Highway and Lumpkin Road.
8. The rezoning of the property to LI would allow for freight parking and outdoor storage.
9. No site plan application was included in the rezoning application.
10. According to the Augusta GIS Maps, approximately 3.64 acres or 51.2 percent of the parcel is situated in the 100-year flood zone, while 2.29 acres or 32.2 percent lies within the 0.2 percent flood hazard area.
11. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.

Recommendation: The Planning Commission recommends **Denial** of the rezoning request due to its proximity to single-family residentially zoned properties immediately to the north and east. Over 50 percent of the parcel is situated in the 100-year flood zone, while 2.29 acres or 32.2 percent lies within the 0.2 percent flood hazard area. The rezoning is incompatible with the Comprehensive Plan.

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.

HB
HULL BARRETT
ATTORNEYS
AUGUSTA AIKEN EVANS

BENJAMIN R. DINGES

- LICENSED IN GEORGIA AND SOUTH CAROLINA

BDINGES@HULLBARRETT.COM

January 25, 2023

VIA HAND-DELIVERY

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

Re: Letter of Intent Supporting Rezoning Application
2522 Mike Padgett Highway
Map/Parcel #: 099-1-145-00-0

Ladies and Gentlemen:

My law firm has been engaged by Highway 56 Investors LLC ("Owner") for representation in connection with rezoning the above-referenced property (the "Property"). Owner is the owner of the Property by virtue of that Warranty Deed of Pamela Oellerich dated May 2, 2018, and recorded on June 3, 2018 in the Office of the Clerk of Superior Court of Richmond County, Georgia in Book 1627, page 923 (a true and correct copy of which is enclosed herewith).

The Property is zoned A (Agricultural) and R-1C (One-Family Residential). We request that the Property be rezoned to LI (Light Industrial) so that Owner may use the Property for parking and storing freight carrying vehicles including tractor-trailers in accordance with County Ordinance Section 23-1(b)(5). The adjoining property directly to the south of the Property (2524 Mike Padgett Highway; Map/Parcel#: 099-3-011-00-0), is also owned by the Owner and is currently zoned LI (Light Industrial).

The approval of our rezoning application will satisfy our request.

Should you have any questions, feel free to contact me at the email address above or phone number below.

Sincerely,



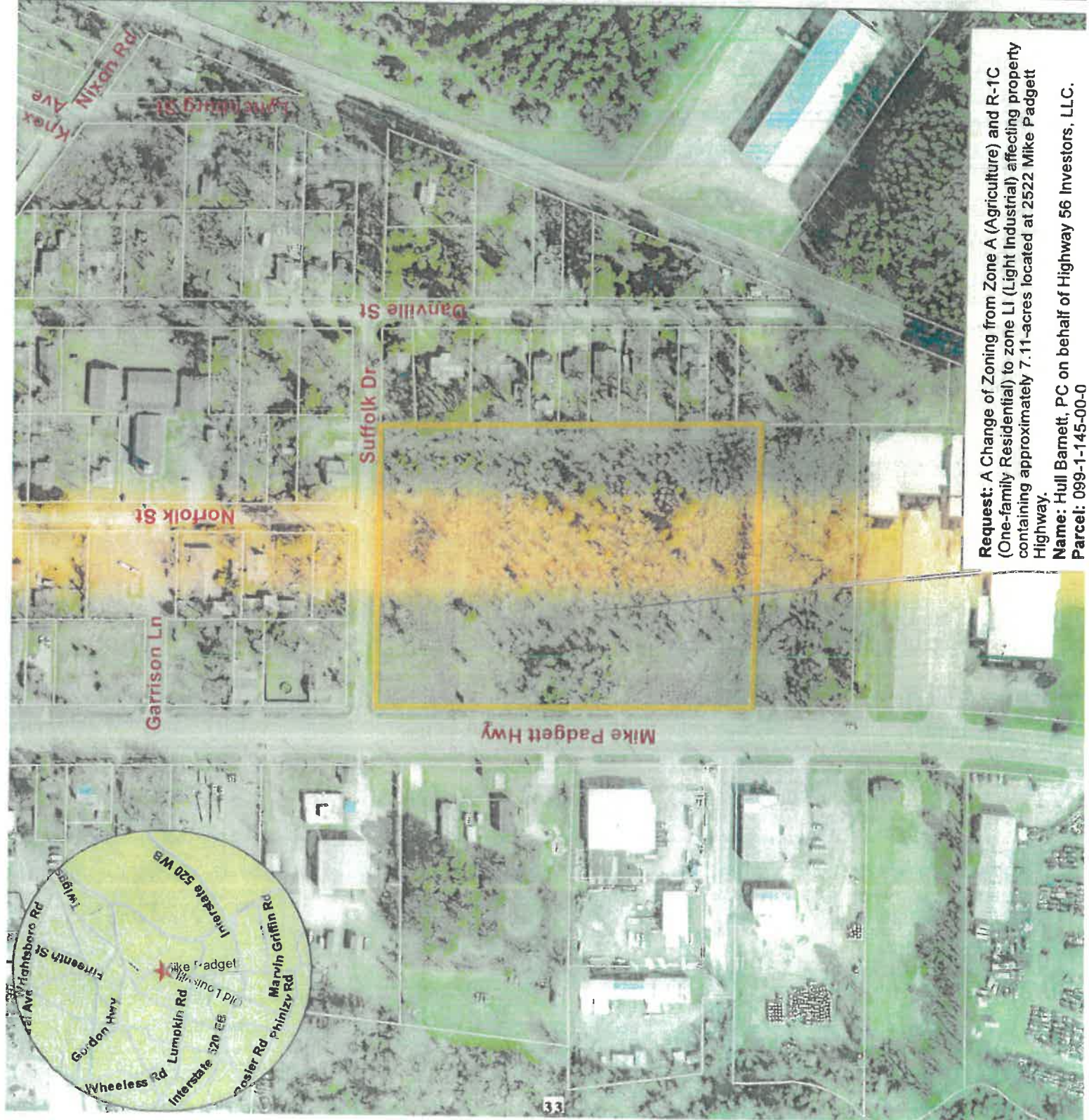
Benjamin Dinges

WWW.HULLBARRETT.COM

HULL BARRETT, PC, 7004 EVANS TOWN CENTER BLVD., 3RD FLOOR, EVANS, GEORGIA 30809

TELEPHONE: (706) 722-4481 FAX: (706) 650-0925

MAILING ADDRESS: POST OFFICE BOX 1564, AUGUSTA, GEORGIA 30901-1564



Request: A Change of Zoning from Zone A (Agriculture) and R-1C (One-family Residential) to zone LI (Light Industrial) affecting property containing approximately 7.11-acres located at 2522 Mike Padgett Highway.
Name: Hull Barnett, PC on behalf of Highway 56 Investors, LLC.
Parcel: 099-1-145-00-0

Planning Commission
Z-23-11
April 10, 2023
2522 Mike Padgett Highway
Aerial
Legend
Parcel of Interest

Augusta
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
3/21/2023 6621255

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 responsibility for the information or accuracy contained on this map. It is hereby forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.
N
W
E
S

