

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

Case Number: Z-23-16
Hearing Date: Monday, April 10, 2023
Prepared By: Ryan Jones, Planner I

Applicant: Charles Dunstan
Property Owner: 3206 Wheeler Road, LLC
Address of Property: 3632 Wheeler Road, Augusta, Georgia 30909
Tax Parcel #: 030-0-086-01-0
Present Zoning: B-1 (Neighborhood Business)
Neighborhood or Subdivision: Wheeler Road West
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	Automobile Oil Changes/Inspections	Comprehensive Zoning Ordinance of Augusta, Georgia, Section 22

1. Summary of Request:

This case pertains to a 0.69 acre parcel located at the southwest corner of Wheeler Road and George C. Wilson Drive. The parcel is currently zoned B-1 (Neighborhood Business), and was previously home to an office building which was demolished between March 2014 and January 2016. This property, now vacant, is located amongst a cluster of professional, mostly medical, offices located in proximity to Doctors Hospital.

The applicant seeks to build a Valvoline oil change and automobile inspections facility on site. This requires a rezoning to B-2 (or a more intensive zone). Prior to this rezoning request, the applicant applied for a development review committee (DRC) to examine plans for the new Valvoline. Comments for this DRC were returned to the applicant on February 6, and are included in the packet for this case. The site is in close proximity to a recently constructed Jiffy Lube at 2635 Perimeter Parkway. The facility would not be accessible via Wheeler Road, and would carry a George C. Wilson Drive address upon completion; in addition, the existing driveway in close proximity to the Wheeler-George C. Wilson intersection would be closed.

2. Zoning History:

There are no known zoning cases concerning this address.

3. Comprehensive Plan Consistency:

The subject property falls within the Belair character area. The 2018 Comprehensive Plan notes that within Belair, “the area around Doctor’s Hospital and along Wheeler Road has been gradually developing with a mix of professional offices, suburban and highway-oriented commercial uses, and service establishments.” The proposed land use coheres with this description.

4. Findings:

1. The applicant requests rezoning from B-1 to B-2 for the parcel at 3632 Wheeler Road.
2. There are no known zoning cases pertaining to the subject parcel.
3. There are public water and sewer lines along Wheeler Road and George C. Wilson Drive which the subject parcel could access, as well as multiple nearby fire hydrants.
4. This segment of Wheeler Road is classified as a minor arterial road on the Georgia Department of Transportation (GDOT) Functional Classification map, while George C. Wilson Drive is classified as a local road. Augusta Transit Route 2 provides service nearby 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 374 to 378 feet above sea level.
6. This segment of Wheeler Road features a blend of commercial and professional uses. All properties along the south side of Wheeler Road from Augusta West Parkway to George C. Wilson Drive are zoned B-1, and a host of properties along Augusta West, southwest of the subject property, are zoned P-1. However, all properties across George C. Wilson from the subject property are zoned B-2, including an adjacent Waffle House at 1202 George C. Wilson Drive. Overall, the proposed rezoning is coherent with zoning patterns in this area, and given the nearby presence of a land use very similar to what is proposed, this development would not be unprecedented.

5. Recommendation: The Planning Commission recommends 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 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.



610 East Morehead Street
Suite 250
Charlotte, NC 28202
P 704.602.8600
F 704.376.1076
www.timmons.com

February 23, 2023

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

Re: Rezoning Letter of Intent (Valvoline Wheeler Road)

To whom it may concern,

It is the intent of the applicant to rezone the subject parcel located at 3632 Wheeler Road (parcel # 030-0-086-01-0) from B-1 to B-2 so that the proposed use of a Quick Lube oil change and inspection facility is permitted.

Thank you,



Jason E. Dolan
Timmons Group

Cc:

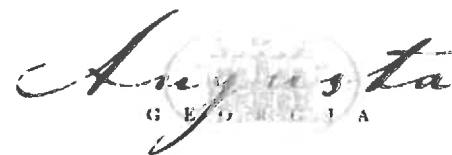
Charles Dunstan – 3D Development
Larry Ziner – Andujar Construction

Development Review Committee

Address: 3632 Wheeler Road

Deadline: February 3, 2023

Department	Review Date	Reviewer	Comments
Engineering	31 Jan 2023	Brett Parsons	See attached .pdf.
Utilities	19 Jan 2023	Steve Weathersbee	There is a 12" water line on Wheeler Road and a 6" water line on George C. Wilson Drive available for your use depending on what size water service you will need. There is an 8" sewer main on Wheeler Road and George C. Wilson Drive that is available for your use. If you have any questions please feel free to give us a call.
Backflows	19 Jan 2023	Jemal Stukes	RPZ backflow device required for domestic and irrigation service lines.
Traffic	26 Jan 2023	Marques Jacobs	The first interior drive should be a minimum of 100' from Wheeler Road.
Fire	2 Feb 2023	Lerone Beasley	No comments at this time.
Health	1 Feb 2023	Jasmine Anderson	No comments from RCHD.
GIS	19 Jan 2023	Alex Ferrand	Due to driveway location coming from George C. Wilson Drive, an address change request will need to be submitted. A Wheeler Road address cannot be used. Please submit an address change request at this link
Zoning	3 Feb 2023	Brian Kepner	<ol style="list-style-type: none"> 1. Property is currently zoned B-1. Will need to be rezoned to B-2, as automotive service stations and repair garages are not permitted in the B-1 district. 2. Will need to make sure there is a cross access easement agreement in place with the adjacent property to the south prior to submission for Site Plan Approval. 3. Minimum dumpster pad with of 12 feet for one dumpster. Additional 10 feet per each additional dumpster if required.
Trees	3 Feb 2023	Brian Kepner	Shall comply with the city's <u>Tree Ordinance</u> , including but not limited to street trees on Wheeler Road and George C. Wilson Drive.
Historic/ Riverfront	6 Feb 2023	Ryan Jones	No historic component; not within Planned Development Riverfront Zone.
Other			



ENGINEERING DEPARTMENT

Hameed Malik, PhD, P.E. - Director
Walt Corbin, P.E. - Engineering Manager

DRC Case No.: Emailed

DRC Date: 01/31/2023

Project Name\Description: 3632 Wheeler Rd

****Below is a list of items generally not addressed or fully addressed with plans submitted to***
Augusta's Engineering Department as well as general comments specifically related to this project**

1. Stormwater Detention is required on all new projects. If a project is a redevelopment then detention is required for the additional impervious area added unless there is a known downstream flooding issue. In which case, detention will be required to help alleviate the flooding. Redevelopments should be discussed with AED prior to design to establish the design parameters. If a regional pond is available the Engineer will have to update the original Master H&H Report showing the site as well as everything draining to the facility is in compliance with the original design.

2. Augusta's MS4 Permit, issued by the State of Georgia, requires specific performance standards when a site meets the conditions below:

3.3.11(a)(2) Performance Standards

At a minimum, the permittee shall apply the standards for new development and redevelopment to any site that meets one or more of the following criteria:

- New development that creates or adds 5,000 square feet or greater of new impervious surface area, or that involves land disturbing activity of one acre or greater.
- Redevelopment that creates, adds, or replaces 5,000 square feet or greater of impervious surface area, or that involves land disturbing activity of one acre or more.

Sites meeting the above criteria shall also provide:

- Water Quality – Runoff Reduction for 1-inch
- Stream Channel Protection – 2yr - 24hr extended detention
- Overbank Flood Protection – 2, 10, 25 & 50yr event
- Extreme Flood Protection – 100yr event.
- Green Infrastructure / Low Impact Development – A guidance document is available at the Augustaga.gov website under the Engineering Section.

3. The watersheds of Rae's Creek, Rock Creek and Rocky Creek are considered "Special Basins". In these basins the following restrictions apply:

- For site developments, less than ten acres, no fill or detention facilities shall be placed in the flood plain based on a 100 year return frequency storm as established by FEMA.
- Stormwater management facilities are required for all developments.
- The release of stormwater runoff from storage facilities shall be limited to 90% of the pre-developed rates.

**The developer/engineer will also need to check if the project is within 1 linear mile upstream of a GEPD 305(b)303(d) listed impaired waterbody. If so the appropriate NPDES guidance regarding BMP's must be followed.*

4. Stormwater Maintenance Agreement must be provided to AED for all projects that meet the conditions of item 3 above. A copy of which can be found in AED's LID/GI document found online at the Augusta website.
5. *All projects submitted after November 30th, 2020 will need to follow the guidance as outlined in Augusta's new Stormwater Management Manual dated July 2020.*

Project Specific Requirement:

- This site will create 5,000 sqft of impervious area and must comply with Augusta's new Stormwater Management Manual, located here: <https://www.augusta.ga.gov/2944/Stormwater-Manual>
- Any increase in post construction runoff will need to be addressed via detention.
- Runoff Reduction will need to be provided using LID/GI IMPs.
- Any connection to the ex. ARC storm system must analyze the impact to the system.
- Any new storm tied to the ARC storm system will need to be a minimum of 18" RCP
- Provide copy of the stormwater maintenance agreement (ARC standard form)
- Any existing curb cuts not utilized will need to be removed and closed with curbing. New cuts will need to be per GDOT standards.
- The dumpster enclosure must tie into the sanitary sewer or have a roof.
- Stormwater release from the site must be tied into a defined system.
- Any road cuts needed to connect supporting utilities must be repaired to AED's standards.
- Show all roof drains.
- All driveways tying to ARC roads must have GDOT Valley Gutters.
- Provide access agreements for the entrance through adjacent properties.

Sincerely,



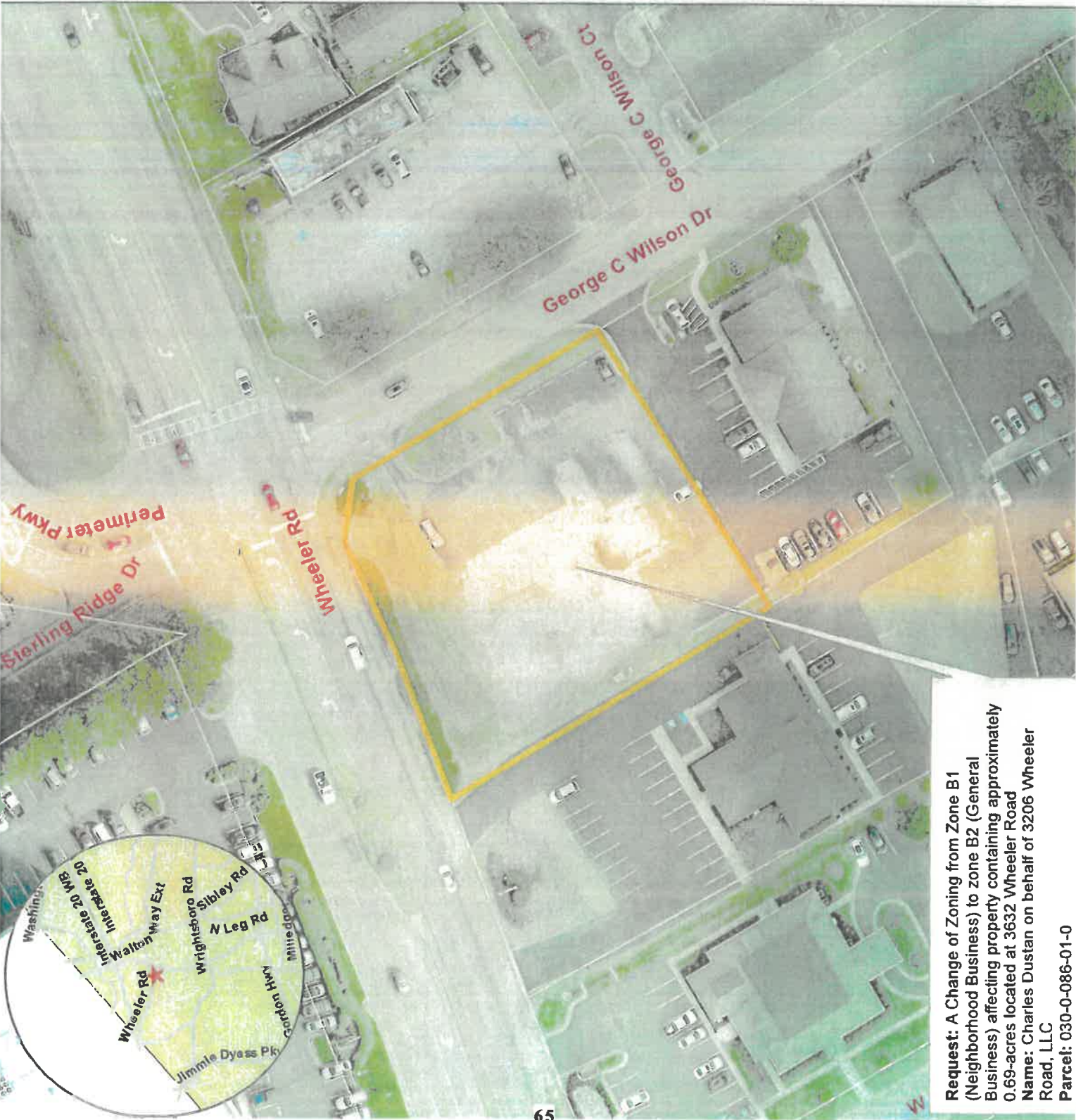
Brett Parsons, P.E.
Principal Engineer - Land Development



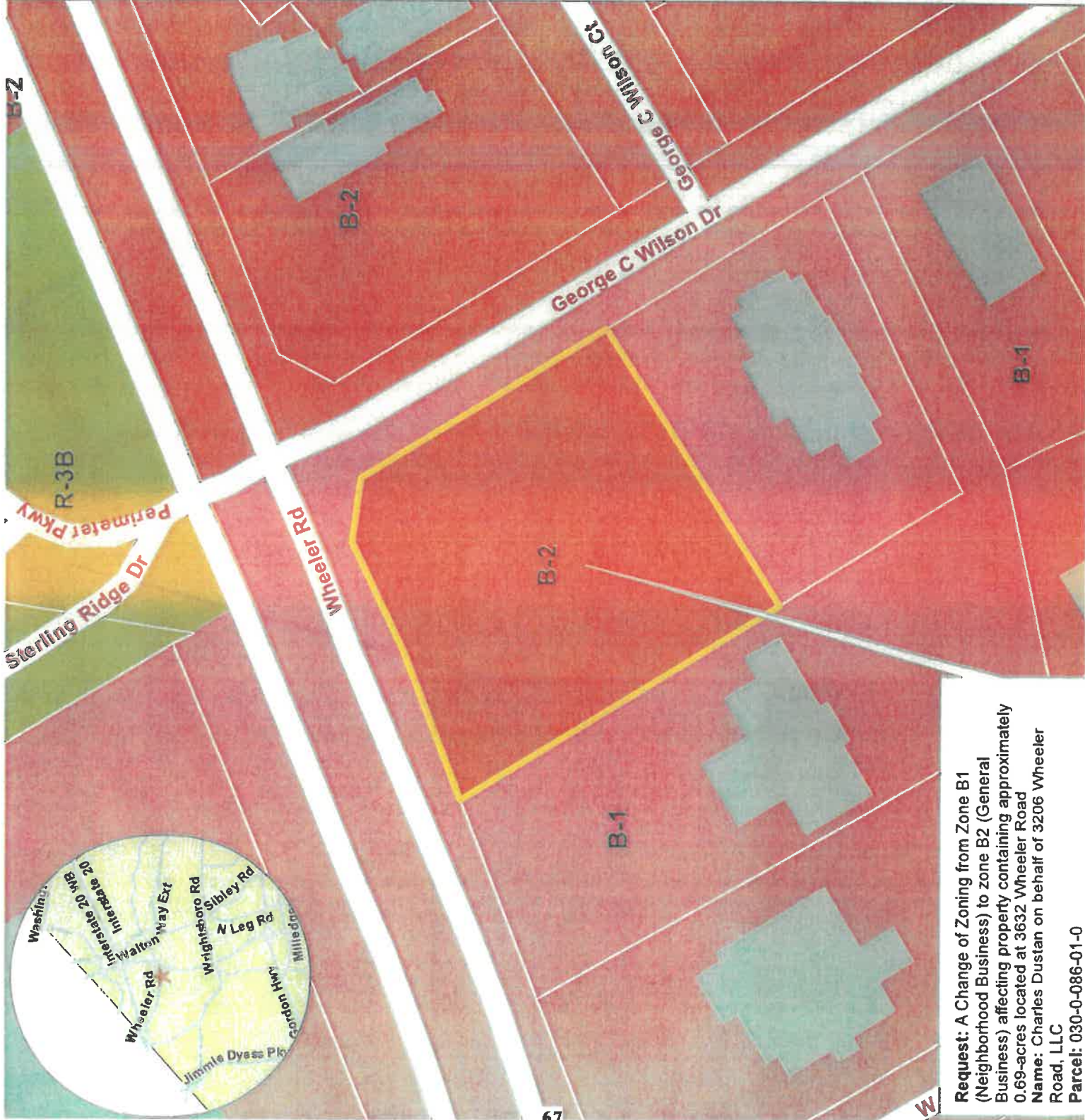
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
3/24/2023 b621255

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 0.69-acres located at 3632 Wheeler Road
Name: Charles Dustan on behalf of 3206 Wheeler Road, LLC
Parcel: 030-0-086-01-0



Planning Commission
Z-23-16
April 10, 2023
3632 Wheeler Road
Future Zoning

Legend

Parcel of Interest

Zoning Classification

- B-1: Neighborhood Business
- B-2: General Business
- P-1: Professional
- R-3B: Multiple-Family Residential



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535 Telfair Street Suite 300
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3/24/2023 bb21255

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