

Hearing Date: December 2, 2024

Case Number: Z-24-33

Applicant: Drayton-Parker Companies, LLC

Property Owner: Jay Jay Bajrangbali, LLC

Property Address: 2311 Windsor Spring Road and 3221 Richmond Hill Road

Tax Parcel No(s): 121-1-021-00-0 and 121-0-010-00-0

Current Zoning: B-1 (Neighborhood Business)

Fort Eisenhower Notification Required: N/A

Commission District 5: Bobby Williams

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from B-1 (Neighborhood Business) to B-2 (General Business)	Convenience Store with Gas Pumps	Section 22

SUMMARY OF REQUEST:

This rezoning request consists of two adjacent properties with a combined total of 4.69 acres. The request is to change the zoning from B-1 (Neighborhood Business) to B-2 (General Business) to establish a 5,175 square foot convenience store with 16 fueling stations in accordance with the letter of intent and conceptual site plan submitted with the application. The property is in the northwest quadrant of the intersection of Windsor Spring Road and Richmond Hill Road.

This item was postponed last month due to concerns that surrounding residents were not properly notified of the meeting.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended development patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is

already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

1. The applicant requests to rezone two properties with a combined total of 4.69 acres from B-1 to B-2 to build a 5,175 square foot convenience store with 16 fueling stations. The plan is to construct a store that operates 24 hours per day.
2. The properties are currently vacant.
3. There were two previous zoning cases (Z-07-84) for a special exception to establish a convenience store at 2311 Windsor Spring Road which was approved but never constructed and (Z-22-62) for a rezoning of both properties from B-1 to B-2 to construct a 24-hr convenience store.
4. The properties can be served by both a public potable water system and a public sanitary sewer system.
5. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Windsor Spring Road as a major arterial road and Richmond Hill Road is classified as a minor arterial road. There are no transit routes or stops located within a half mile of the properties.
6. The properties are located outside of the 100-year Special Flood Hazard Area and there are no wetlands located on the properties.
7. Adjacent zoning districts to the north and west are B-1. Properties across Richmond hill Road to the east and across Windsor Spring Road to the south are zoned R-1A (One-family Residential).
8. The proposed change in zoning to B-2 would not be consistent with the 2023 Comprehensive Plan as property located at the intersection of Windsor Spring Road and Richmond Hill Road are primarily zoned R-1A (One-family Residential) and B-1 and mainly consist of low-density residential and vacant land.
9. The conceptual site plan submitted with the application shows the utilization of existing curb cut on Richmond Hill Road and creating two new curb cuts on Windsor Spring Road.
10. As of completion of this report, staff have received a few calls and inquiries concerning this rezoning application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is a 10" water line on Richmond Hill Road that is available for your use. There is an 8" sewer line behind 3406 Rutherford Ct. that is available for your use. You will need to get recorded

easement agreements from that property owner and Jefferson Electric to tie into that sewer that will need to be in hand before site plans can be approved. There is an 8" sewer line across Windsor Spring that is available for your use if your engineer determines that it will work for your site. There is also a 20' easement over a 6" water line that is on the back side of this property that encroaches onto this property that will need to have no trees planted inside that easement.

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request with the following conditions:

1. There shall be no semi-truck parking at this location.
2. The development shall comply with all requirements as determined by traffic engineering for existing and proposed ingress/egress points during the site plan approval process.
3. No trees shall be planted along the 20-foot-wide water line easement that encroaches onto the back side of the properties. Trees are to be installed at a 3-inch caliber minimum and with a minimum height of 6 feet to 8 feet at the time of installation along the road frontage of Richmond Hill Road and Windsor Spring Road. Shrubs from the pre-approved tree list shall be installed along the shared property at 3219 Richmond Hill Road.
4. Approval of this rezoning request does not constitute approval of the concept site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
5. 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: 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.



August 21, 2024

City of Augusta Planning and Development
Planning Division
535 Telfair Street, Suite 300
Augusta, GA 30901
706-821-1796

RE: ***Rezoning Application Letter of Intent
2311 Windsor Spring Road & 3221 Richmond Hill Road
Augusta, GA 30906
Parcel #'s: 121-1-021-00-0 & 121-0-010-00-0***

Attached please find the City of Augusta's application for rezoning. The petitioner, Drayton-Parker Companies, LLC, is requesting to rezone two (2) separate parcels (described above) from the current zoning **B-1 (Neighborhood Business)** to the proposed zoning of **B-2 (General Business)**. The current property owner for both parcels is Jay Jay Bajrangbali, LLC.

The proposed use for the properties is a Convenience Store with fuel dispensing. This use classification is allowed under the current B-1 zoning with a Special Exception. At this time, this route is not being proposed because of the hours of operation limitation of 18 hours per day.

Therefore, the petitioner is requesting the properties be rezoned to B-2 to allow for the proposed use.

Please reach out to me at 912-328-4448 or at brian.clouser@kimley-horn.com if you have any questions regarding our application.

Sincerely,

Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink, appearing to read "Brian Clouser".

Brian Clouser, P.E.



SITE PLAN LEGEND:

---	PROPERTY LINE
---	40 FT BUILDING SETBACK LINE
---	10 FT STREET/PAVING SETBACK LINE
	STANDARD DRY CONCRETE SETBACK
	STANDARD DRY ASPHALT PAVEMENT
	STANDARD DRY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT

10 PARKING COUNT

[illegible]

DEVELOPMENT SUMMARY:

SITE SUMMARY:	
CLIENT CHARGING:	B-1 (NEIGHBORHOOD BUSINESS)
PROPOSED ZONING:	B-2 (COMM. BUSINESS)
OVERALL LOT AREA:	4.60 ACRES
IMPROVED PAVED AREA:	2.23 ACRES
IMPROVED ASPHALT AREA:	1.43 ACRES (30.94)
IMPROVED GRAVEL AREA:	3.00 ACRES (65.29)
IMPROVED DRIVEWAY:	0.01 ACRES (0.20)
OPEN SPACE:	0.20 ACRES (4.36)
TOTAL IMPROVED AREA:	1.7 ACRES
LANDSCAPE DETAIL:	
FRONT:	46 FT
BACK:	46 FT
LANDSCAPE DETAIL:	
FRONT:	14 FT
BACK:	18 FT
CONCRETE LANDSCAPE:	5,175 SF
PROPOSED LAND USES & DENSITIES:	
COMMERCIAL:	
PARKING SUMMARY:	
REQUIRED PARKING:	55 SPACES (TOTAL)
PROPOSED PARKING:	55 SPACES (TOTAL)
PROPOSED PARKING TYPE:	15 SPACES (TOTAL)
STREET PARKING:	5 SPACES (TOTAL)
STREET PARKING:	5 SPACES (TOTAL)

PREPARED BY

Kimley»Horn

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26 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE (912) 231-4384

PARCEL

PARKERS
JBB WINDSOR

2311 WINDSOR SPRING RD, AUGUSTA GA, 30906

PARCEL ID: 121-1-021-00-0

PARCEL ID: 121-0-010-00-0

OWNER

000007328

ADDRESS

2311 WINDSOR SPRING RD, AUGUSTA GA, 30906

APPLICANT

000007328

DATE

02/22/2025

PROJECT NO.

0147746

REMARKS

000007328

APPLICANT

000007328

DATE

02/22/2025

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Planning Commission
Z-24-33
December 2, 2024

2311 Windsor Spring Road
3221 Richmond Hill Road

Aerial

Legend

 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
11/12/2024 MH18072

Augusta, GA Decliner

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information provided 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 legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 300 Feet



Request: Requesting a rezoning from zone B-1 (Neighborhood Business) to zone B-2 (General Business) affecting properties containing approximately 4.69 acres located at 2311 Windsor Spring Road and 3221 Richmond Hill Road.

Name: Drayton-Parker Companies, LLC on behalf of Jay Jay Bajrangbali LLC

Parcels: 121-1-021-00-0 and 121-0-010-00-0

Planning Commission
Z-24-33
December 2, 2024

2311 Windsor Spring Road
3221 Richmond Hill Road

Current Zoning

Legend

Subject Property

Zoning Classification

B-1: Neighborhood Business

R-1A: One Family Residential

R-3A: Multiple-Family Residential



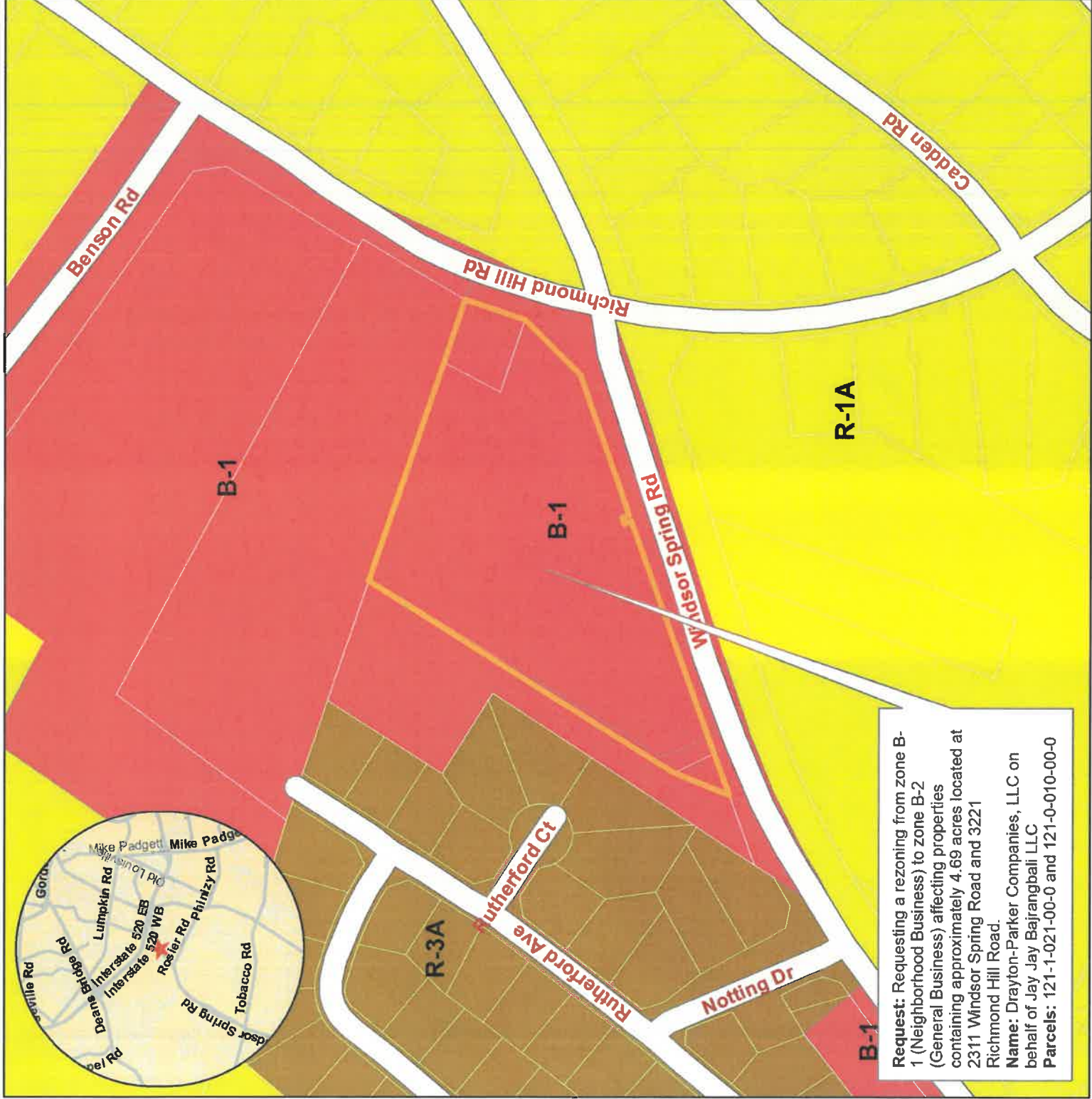
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Augusta, GA Ducklimer

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**Planning Commission
Z-24-33
December 2, 2024**

**2311 Windsor Spring Road
3221 Richmond Hill Road**


Future Zoning


Legend


 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 R-1A: One Family Residential

 R-3A: Multiple-Family Residential

 B-2: General Business



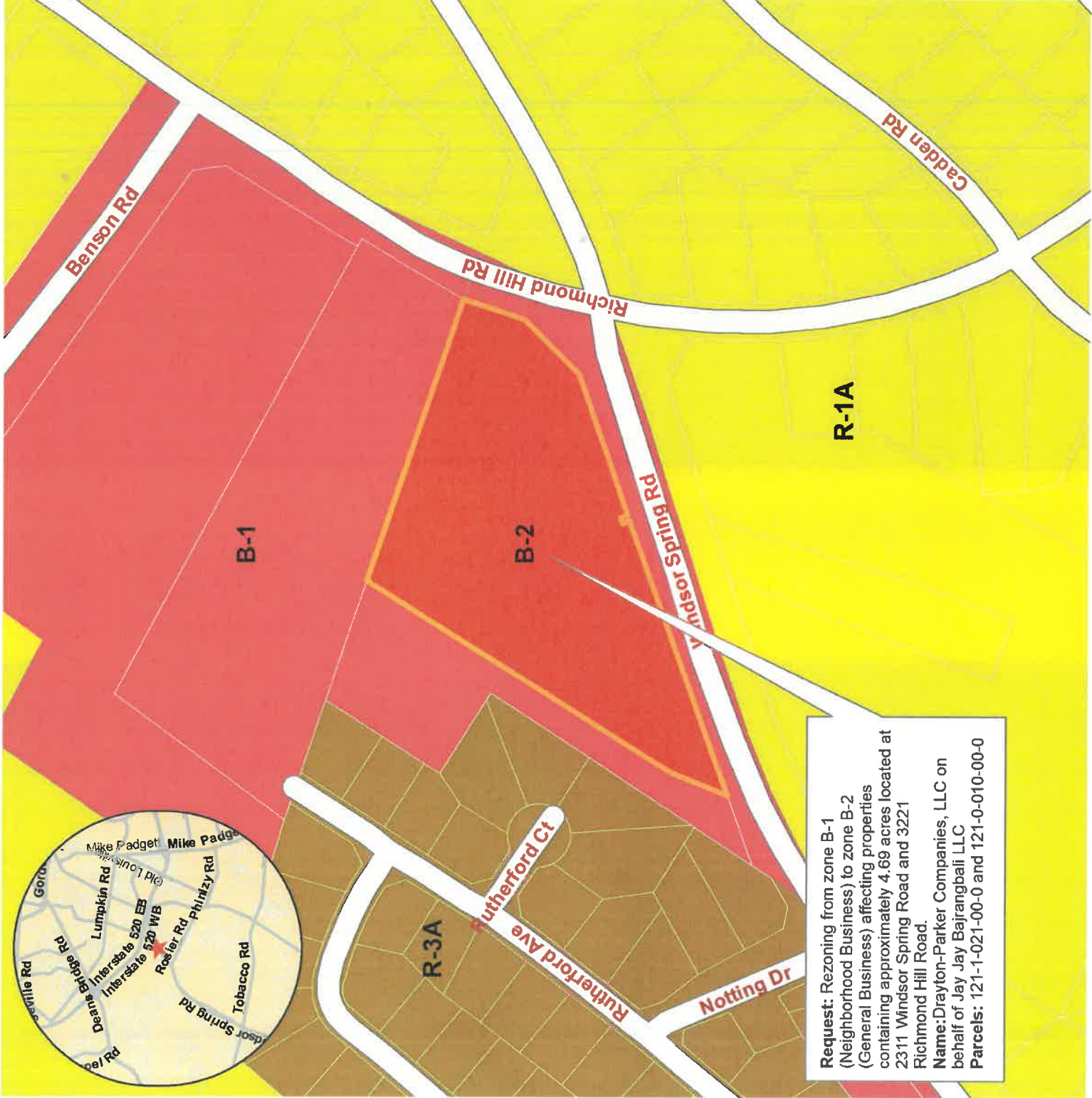
Produced By: City of Augusta
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Augusta, GA Declaration

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