

**Hearing Date:** December 2, 2024

**Case Number:** Z-24-37

**Applicant:** GW Riverwatch LLC

**Property Owners:** Rodney D. Crenshaw,  
Joy Victoria Crenshaw, and Chad McNair

**Property Addresses:** 2107 & 2109 Harding Rd,  
2925, 2931, & 2935 Peach Orchard Rd

**Tax Parcel Nos:** 110-1-037-00-0, 110-1-038-00-0,  
110-1-034-00-0, 110-1-035-00-0, & 110-1-036-00-0

**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 R-1A (One-Family Residential), B-1 (Neighborhood Business) and B-2 (General Business) to B-2 (General Business)	Car Wash & Other Commercial Development	Section 22-1

**SUMMARY OF REQUEST:**

The petition seeks to rezone 3.75 acres of split zoned R-1A (One-Family Residential), B-1 (Neighborhood Business) and B-2 (General Business) property to B-2 (General Business) which is located at 2107 & 2109 Harding Road, 2925, 2931, & 2935 Peach Orchard Road. The applicant would like to construct a car wash facility and other commercial development.

**COMPREHENSIVE PLAN CONSISTENCY:**

The subject property is located within the South Augusta Character Area. The vision for South Augusta is to add additional commercial and retail development at major intersections near underserved neighborhoods. Redevelopment projects (housing and economic development) in targeted neighborhoods, and at large abandoned commercial or industrial sites, targeted for such activities is an additional recommended development pattern for the South Augusta Character Area. The proposed rezoning of the tract to B-2 is consistent with aspects of the 2023 Comprehensive Plan.

**FINDINGS:**

1. There is an active business license at 2931 Peach Orchard Road for an automobile window repair business.
2. There is an active business license at 2935 Peach Orchard Road for a Carwash and Detail business.
3. A letter of support from the owners of 2113 Harding Road was received with the rezoning application.

4. A traffic signal is located approximately 860 ft. from the property's main entrance which fronts Peach Orchard Road. The property also has an additional access point on Harding Road and another connected to the neighboring Business, 7Brew Coffee.
5. Adjacent zoning: West: R-1A (One-Family Residential) | East: B-2 (General Business) | South: B-1 (Neighborhood Business) | North: B-2 (General Business)
6. According to the Augusta Traffic Engineering Department, a traffic study will need to be conducted.
7. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, Harding Road is classified as a Local Road and Peach Orchard Road is classified as a Principal Arterial Road.
8. According to the FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
9. According to Augusta-Richmond County GIS data, there are no wetlands located on the property.
10. Public water and sewer are present.
11. At the time of completion of this report, staff have not received any inquiries regarding this application.

**ENGINEERING/UTILITIES COMMENTS:**

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is an 8" sewer on Harding and an 8" sewer on Peach Orchard. There is a 6" water line on Harding and a 12" water line on Peach Orchard available for your use. All water meters and back flows will need to set at the ROW for this site. All existing water and sewer services on these properties will need to be cut and capped if they are not going to be used for the new project. Site plan will need to be submitted for review.

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

1. A 20 ft tree buffer must be installed along the rear property line that is used and zoned as residential.
2. Plans must comply with all related aspects of the Augusta Tree Ordinance.
3. Any outdoor lighting must be downlit and directed away from nearby residential properties.
4. A full traffic study will need to be completed, per the Augusta Traffic Engineering Department requirements.

5. 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.
6. 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.*

September 30, 2024

Ms. Ashley Catterton  
Developing Service Administrator  
Augusta – Richmond County Planning Commission  
535 Telfair Street, Suite 300  
Augusta, Georgia 30901

Re: Letter of Intent for  
Harding Road Development

Dear Ms. Catterton,

I am the applicant (as representative of GW Riverwatch LLC) for the rezoning of three parcels as outlined below. Please accept this letter as my letter of intent for the proposed development. I am requesting rezoning as outlined below and in the attached application package for the purpose of constructing a car wash facility and other commercial development on the site.

The applicant proposes commercial development needing B-2 zoning using the contiguous group of the following five (5) parcels:

2925 Peach Orchard Rd      110-1-034-00-0    zoned B-2 (will not change)

2931 Peach Orchard Rd      110-1-035-00-0    zoned B-1 (REQUESTING change to B-2)

I am the owner as well as the applicant for this property.

2935 Peach Orchard Rd      110-1-036-00-0    zoned B-2 (will not change)

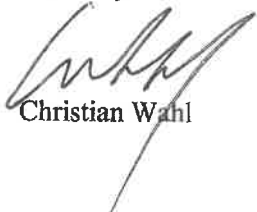
2107 Harding Rd              110-1-037-00-0    zoned B-1 (REQUESTING change to B-2)

2109 Harding Rd              110-1-038-00-0    zoned R1-A (REQUESTING change to B-2)

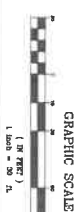
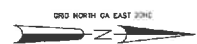
The owners of these properties are Rodney and Joy Crenshaw.

Please feel free to contact me with any questions regarding this application.

Sincerely,



Christian Wahl



**PARKING CALCULATIONS:**

PROPOSED BUILDING: (2000 SF)  
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<b>HARDING ROAD DEVELOPMENT</b> AUGUSTA-RICHMOND COUNTY, GEORGIA <b>CONCEPTUAL PLAN FOR ZONING REVIEW</b>		REV. A RELEASED FOR REVIEW	DISCUSSION DATE: 06/30/2024	DATE: 06/30/2024
DRAWN BY: CDR JOB NO.: 705.8		CHECK: 0000000001		
SHEET NUMBER: <b>1 OF 1</b>		<b>BLUESWATER ENGINEERING SERVICES</b> P. O. Box 617 Evans, Georgia 30809 OFFICE (706) 364-5220 FAX (706) 364-5221		

September 20, 2024

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


RE: Proposed Rezoning of 2107 and 2109 Harding Road Augusta, GA to B2 (General Business)

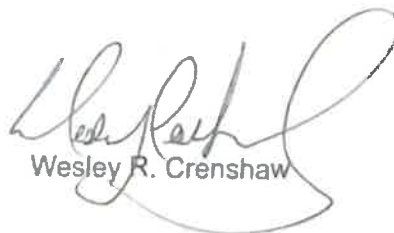
**To Whom It May Concern:**

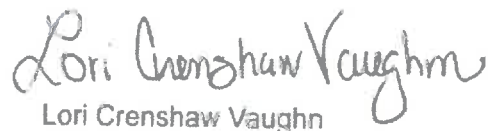
Our family is the owner of property (2113 Harding Road) that abuts the properties mentioned above that are proposed to be rezoned to B2 (General Business).

Please allow this letter to serve as our support for the rezoning request for each property. We are in favor of each property being rezoned to B2.

Sincerely,

  
Barbara C. Hardy

  
Wesley R. Crenshaw

  
Lori Crenshaw Vaughn

Estate of Rodney D. Crenshaw, Estate of Joy Victoria Crenshaw  
2113 Harding Road  
Augusta, GA 30906








Planning Commission  
Z-24-37  
December 2, 2024

2107 and 2109 Harding Road  
2925, 2931 and 2935 Peach  
Orchard 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 Disclaimer

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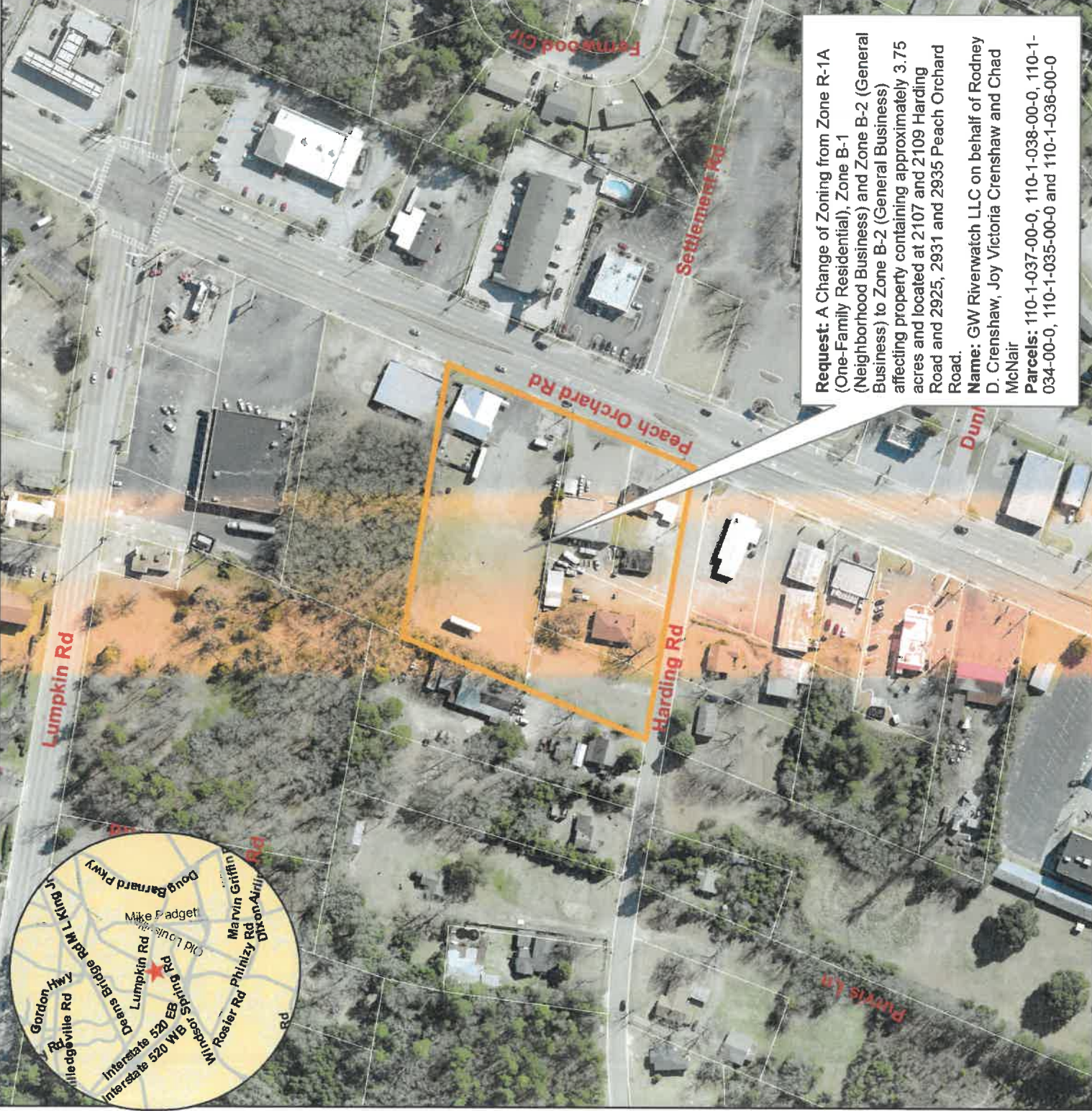


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**Request:** A Change of Zoning from Zone R-1A (One-Family Residential), Zone B-1 (Neighborhood Business) and Zone B-2 (General Business) to Zone B-2 (General Business) affecting property containing approximately 3.75 acres and located at 2107 and 2109 Harding Road and 2925, 2931 and 2935 Peach Orchard Road.

**Name:** GW Riverwatch LLC on behalf of Rodney D. Crenshaw, Joy Victoria Crenshaw and Chad McNair

**Parcels:** 110-1-037-00-0, 110-1-038-00-0, 110-1-034-00-0, 110-1-035-00-0 and 110-1-036-00-0





**Planning Commission  
Z-24-37  
December 2, 2024**









**2107 and 2109 Harding Road  
2925, 2931 and 2935 Peach  
Orchard Road**

**Current Zoning**

**Legend**

 Subject Property

**Zoning Classification**

-  B-1: Neighborhood Business
-  B-2: General Business
-  LI: Light Industry
-  R-1A: One Family Residential
-  R-1B: One Family Residential
-  R-1D: One Family Residential
-  R-1E: One Family Residential
-  R-3B: Multiple-Family Residential



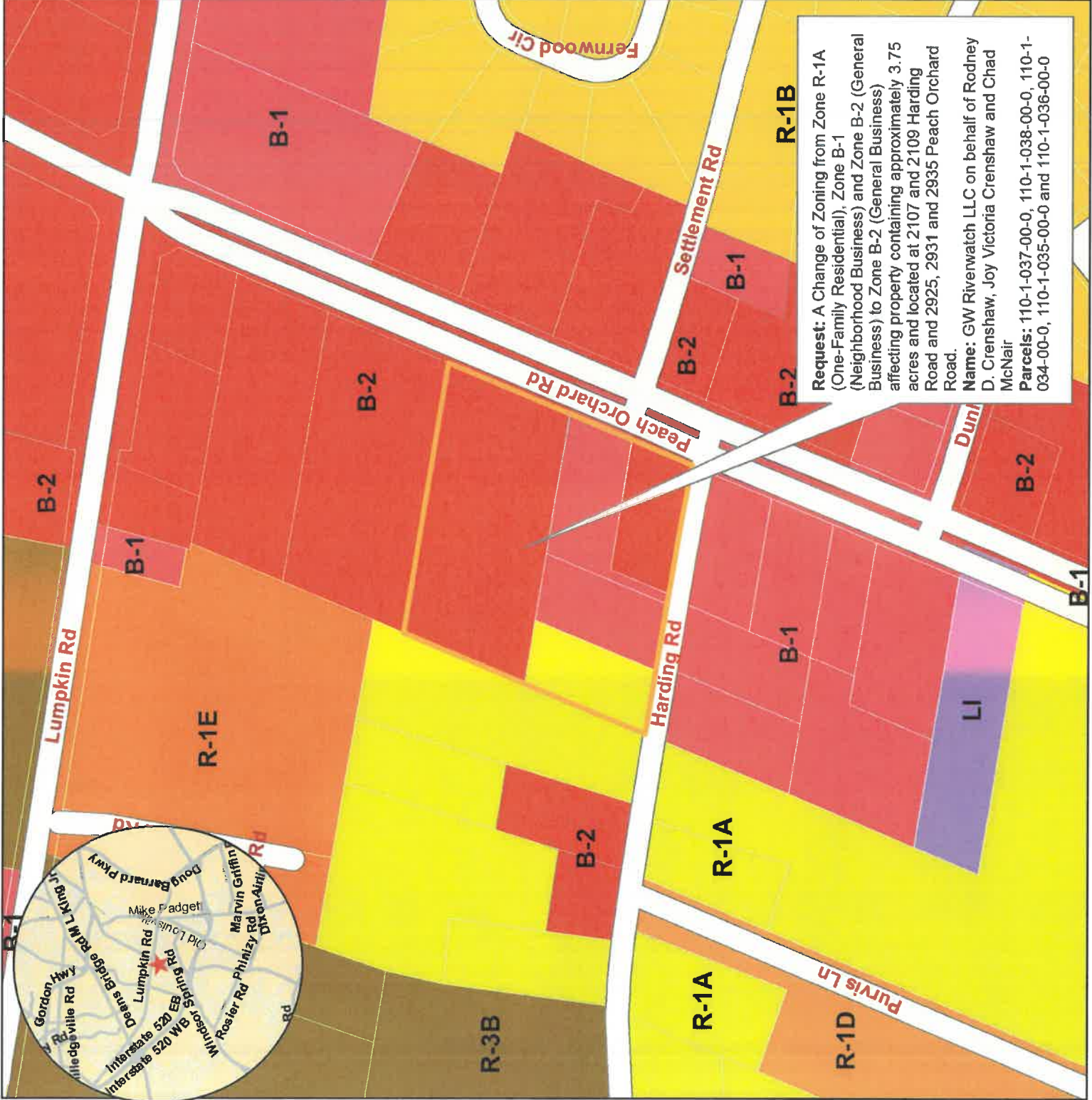
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**2107 and 2109 Harding Road  
2925, 2931 and 2935 Peach  
Orchard Road**

## Future Zoning

### Legend

Subject Property

## Zoning Classification

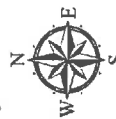
-  B-1: Neighborhood Business  
 B-2: General Business  
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 R-1A: One Family Residential  
 R-1B: One Family Residential  
 R-1D: One Family Residential  
 R-1E: One Family Residential  
 R-3B: Multiple-Family Residential



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