

Hearing Date: June 3, 2024

Case Number: Z-24-24

Applicant: Kim W. Bragg

Property Owner: Bridging the Gap Augusta LLC

Property Address: 112 Pleasant Home Road

Tax Parcel No: 010-0-059-00-0

Current Zoning: B-1 (with conditions)

Fort Eisenhower: N/A

Commission District: 7 (Sean Frantom)

Super District: 10 (Wayne Guilfoyle)



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Remove conditions of B-1 zoning	Mortgage office	Section 21

SUMMARY OF REQUEST:

The property comprises approximately 0.48 acres located on the east side of Pleasant Home Road, roughly 200 yards south of the Pleasant Home-Washington Road intersection. It features an office building of approximately 4,511 square feet originally built in 2010. In 2007, the property was rezoned with conditions which limited use of the property to (a) an interior decorating shop, or (b) a carpet cleaning business. The petitioner seeks to remove the conditions to allow for a mortgage office; the property will be subject to all requirements of the B-1 zone. No redevelopment of the site is proposed.

COMPREHENSIVE PLAN CONSISTENCY:

The property is in the West Augusta Character Area. The 2023 Comprehensive Plan update's vision for West Augusta includes the confinement of commercial development "to existing locations"; as the subject property is already developed for professional/commercial use, the removal of conditions is compatible with this vision.

FINDINGS:

1. City public water is available to the property. Augusta GIS data does not show sewer lines serving the property; based on the development of the area and the proximity of the property to the county line, it is probable that the property is served by Columbia County sewer lines.
2. The Georgia Department of Transportation (GDOT) State Functional Classification Map identifies Pleasant Home Road as a major collector route. Augusta Transit Route 5 runs along Pleasant Home Road.

3. Adjacent property to the north is zoned B-2 (General Business); a string of properties to the south are zoned B-1 (Neighborhood Business). The property backs up to single-family homes zoned R-1 (One-family Residential). Property across the street is zoned B-2 (General Business).
4. Augusta GIS data, derived from FEMA Flood Insurance Rate Maps (FIRM), indicate no floodplain on the property.
5. Site topography is flat.
6. At the time of this report, Planning & Development staff had not received any public inquiries or comments relating to this petition as advertised.

RECOMMENDATION: The Planning Commission recommends **approval** of the petition as requested.

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.

Bridging the Gap Augusta LLC

112 Pleasant Home Road, Suite B
Augusta, GA 30907

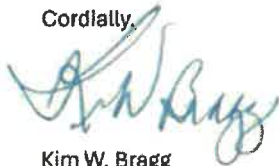
April 26, 2024

To Whom It May Concern:

It has come to my attention that the property I purchased August 15, 2014 at 112 Pleasant Home Road was initially zoned with a narrow scope allowing for either an Interior Design Shop or Carpet Cleaning business only. Regrettably, since the previous owner of the property has never leased to a business of this type in the past, I was not aware of the limited zoning. Previous tenants in both Suite A and B have been professional business, i.e. physician's pain management, builder, and currently a real estate company.

At this time, I am asking that the limited zoning be removed, and the property be zoned as B1.

Cordially,



Kim W. Bragg
Manager, Bridging the Gap Augusta, LLC

Bridging the Gap Augusta LLC

112 Pleasant Home Road, Suite B
Augusta, GA 30907

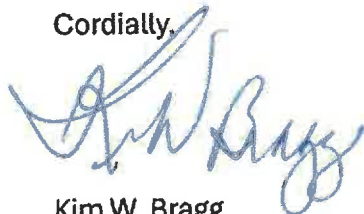
April 26, 2024

To Whom It May Concern:

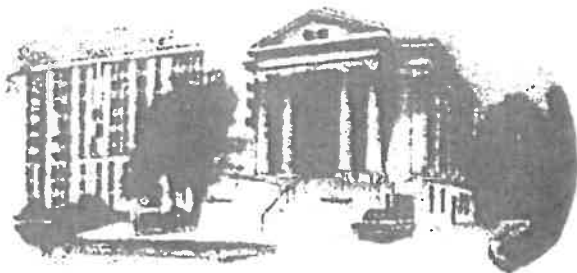
It has come to my attention that the property I purchased August 15, 2014 at 112 Pleasant Home Road was initially zoned with a narrow scope allowing for either an Interior Design Shop or Carpet Cleaning business only. Regrettably, since the previous owner of the property has never leased to a business of this type in the past, I was not aware of the limited zoning. Previous tenants in both Suite A and B have been professional business, i.e. physician's pain management, builder, and currently a real estate company.

At this time, I am asking that the limited zoning be removed, and the property be zoned as B1.

Cordially,



Kim W. Bragg
Manager, Bridging the Gap Augusta, LLC



AUGUSTA-RICHMOND COUNTY
PLANNING COMMISSION
GEORGE A. PATTY
EXECUTIVE DIRECTOR
GENE HUNT
CHAIRMAN
525 TELFAIR STREET
AUGUSTA, GEORGIA 30901
PHONE: (706) 821-1796
FAX: (706) 821-1806
www.AugustaGA.gov

February 28, 2007

Blanchard & Calhoun
Kim Evans
2743 Perimeter Pkwy, Bldg 100
Suite 370
Augusta GA 30909

Dear Ms. Evans:

At its meeting on Tuesday, January 16, 2007 the Augusta Commission approved your petition, on behalf of Mary Drigotas et al, requesting a modification of the condition of a 1987 B-1 (Neighborhood Business) zoning case that limited the use of the property to an interior decorating shop and to allow a carpet cleaning business to be added to B-1 by Resolution per Section 21-1 (d) of the Comprehensive Zoning Ordinance for Augusta-Richmond County affecting property containing approximately .48 acres and is known under the present numbering system as 112 Pleasant Home Road. (Tax Map 010 Parcel 059)

Enclosed is an ordinance verifying this change. Please remove sign.

Sincerely,



George A. Patty
Executive Director

Planning Commission
Z-24-24
June 3, 2024

112 Pleasant Home Road

Aerial

Legend

 Subject Property



Produced By: City of Augusta
Planning & Development Department
335 Talbot Street Suite 300
Augusta, GA 30901
5/21/2024 4:22:178

This document is the property of the City of Augusta, Georgia. It is to be used for the purpose of the project only. Any other use, reproduction, or distribution of this document without the written permission of the City of Augusta, Georgia, is prohibited. The City of Augusta, Georgia, is not responsible for any errors or omissions in this document. The City of Augusta, Georgia, is not responsible for any damages, including consequential damages, arising from the use of this document. The City of Augusta, Georgia, is not responsible for any claims, including consequential claims, arising from the use of this document. The City of Augusta, Georgia, is not responsible for any claims, including consequential claims, arising from the use of this document.



0 200 Feet



Request: Remove conditions of B-1 zoning adopted with rezoning Z-07-19, which limit use of the property to an interior decorating shop or carpet cleaning business, affecting property containing approximately 0.48 acres located at 112 Pleasant Home Road.
Name: Kim Bragg on behalf of Bridging the Gap Augusta, LLC
Parcels: 010-0-059-00-0

Planning Commission
Z-24-24
June 3, 2024

112 Pleasant Home Road.

Current Zoning

Legend

Subject Property

Zoning Classification

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



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30601
5/21/2024 9/22/178

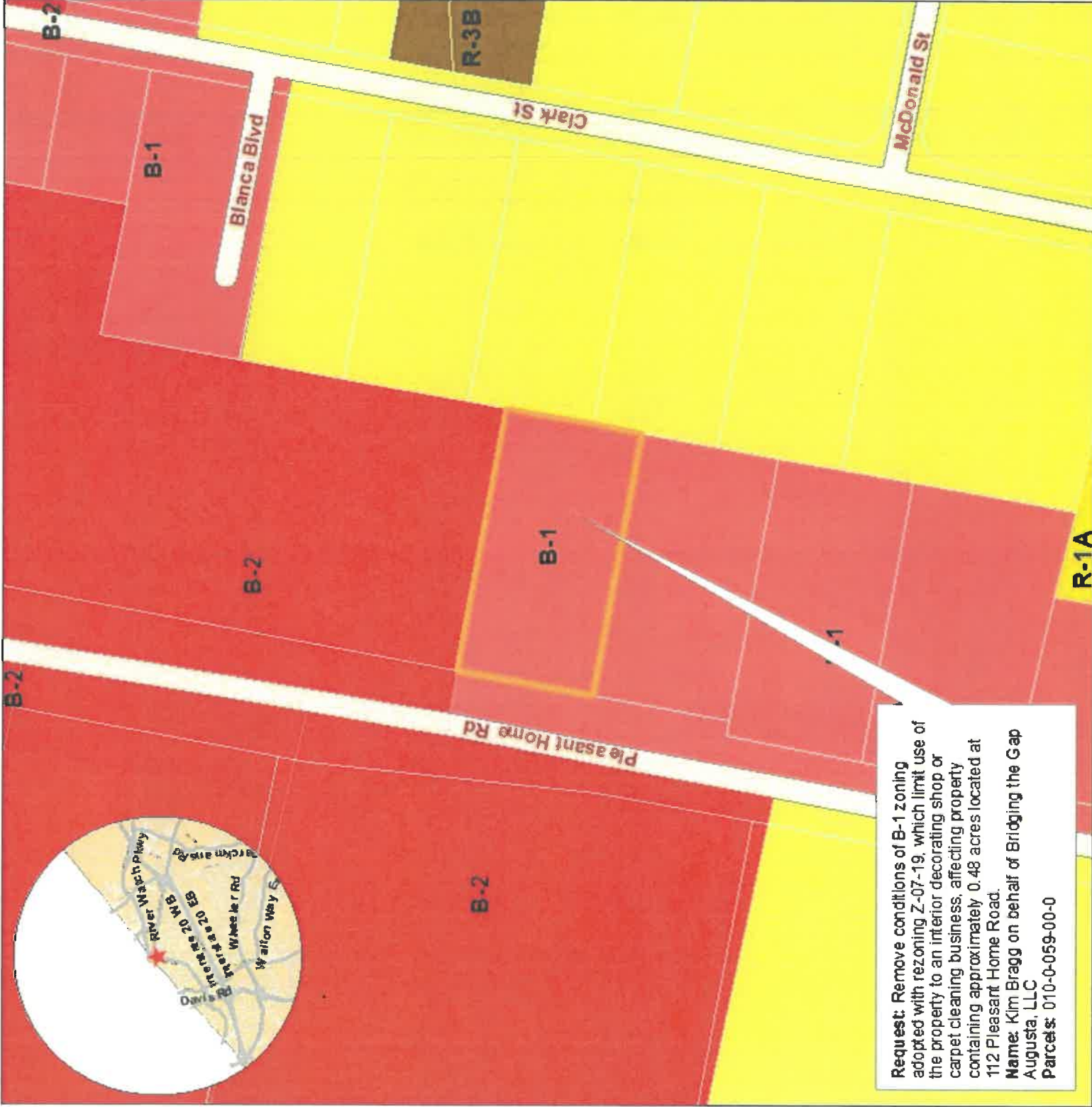
Scale: 1" = 100'

This map is for informational purposes only. It is not intended to be used for any other purpose. The City of Augusta is not responsible for any errors or omissions on this map. The City of Augusta is not responsible for any damages or losses resulting from the use of this map. The City of Augusta is not responsible for any claims or lawsuits resulting from the use of this map. The City of Augusta is not responsible for any claims or lawsuits resulting from the use of this map.



0

200 Feet



Request: Remove conditions of B-1 zoning adopted with rezoning Z-07-19, which limit use of the property to an interior decorating shop or carpet cleaning business, affecting property containing approximately 0.48 acres located at 112 Pleasant Home Road.
Name: Kim Bragg on behalf of Bridging the Gap Augusta, LLC
Parcel: 010-0-059-00-0

