

**Hearing Date:** November 4, 2024

**Case Number:** SE-24-16

**Applicant:** Tyler Smith/Scott Brantley

**Property Owner:** 3831 Wrightsboro, LLC

**Property Address:** 3831 Wrightsboro Road

**Tax Parcel No(s):** 039-0-083-03-0

**Current Zoning:** B-2 (Business)

**Fort Eisenhower Notification Required:** N/A

**Commission District 3:** Catherine Smith McKnight

**Super District 10:** Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Auto Body Repair Shop (Drivable Damage)	Section 22-2

**SUMMARY OF REQUEST:**

This special exception involves a 2.72-acre tract located in B-2 (General Business) zoning, along Wrightsboro Road. The request for a special exception is to establish an auto body repair shop, that specializes in drivable damages. The establishment will not allow for overnight vehicle storage, as the intent is to fix drivable damages within one day.

**COMPREHENSIVE PLAN CONSISTENCY:**

The property is located within the Belair Character Area. The vision for Belair Character Area is a suburban area with medium-density residential development and well-planned communities. Interstate interchanges, frontage roads and other identified nodes are home to new commercial and light industrial/warehousing development.

**FINDINGS:**

1. Auto body repair shops are not allowed by-right in B-2 (General Business) zones but may be granted with the approval of special exception.
2. Section 22-2(a) of the Comprehensive Zoning Ordinance, Auto body and fender repair are permitted by Special Exception in B-2 (General Business) zones if they generally conform to the following criteria:
  - All repair work and vehicle storage shall be conducted within an area enclosed on all sides by a solid wall or finished board fence not less than six (6) feet in height. ***Compliant with this provision, where their site plan shows all repair work being done inside the main***

***building. Additionally, there are no plans for overnight vehicle storage, where patrons will drive their vehicles to the location and leave on the same day.***

- No dismantling of vehicles to obtain auto parts or other such activity shall be conducted. ***Compliant with this provision, where vehicles will be put through an assembly line to fix smaller, drivable damages within the same day.***
  - Such use shall be located at least one hundred (100) feet from any residential district or use. ***Compliant with this provision, where the closest residential district is approximately 108 feet away and the closest residential use is approximately 485 feet away.***
3. The adjacent zoning is a mix of B-2 (General Business), LI (Light Industry), A (Agriculture), R-MH (Manufactured Home Residential).
  4. There are no zoning actions impacting the property.
  5. The site has access to public water, but not sewer.
  6. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
  7. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
  8. According to the Georgia Department of Transportation State Functional Classification Map Wrightsboro Road is a principal arterial road.
  9. As of September 23, 2024, staff have not received any inquiries regarding the petition as advertised.

#### **ENGINEERING/UTILITIES COMMENTS:**

##### **Traffic Engineering Comments:**

- None received at this time

##### **Utilities Comments:**

- There is a 16" water line on Wrightsboro Road that is available for their use. There is no sewer in the area of this site.

**RECOMMENDATION:** The Planning Commission recommends **Approval** of this special exception to establish an auto body repair shop, as it complies with the Special Exception Guidelines of Section 22-2(a) of the Comprehensive Zoning Ordinance, with the following conditions:

1. No vehicles shall be stored on the property overnight for more than 48 hours.
2. All repair work shall be conducted within an area enclosed on all sides by a solid wall.
3. There shall be no dismantling of vehicles to obtain auto parts or other such activities.
4. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, 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.*

08/01/2024

Tyler Smith, President of Rick's Paint and Body  
251 Bobby Jones Expy.  
Martinez, GA. 30907  
803.448.3505

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

**Subject: Letter of Intent to Submit a Special Exception Application for 3831 Wrightsboro Road**

Dear Sir/Madam,

I am writing to express our intent to submit a special exception application to establish an Auto Body Repair shop for drivable damage at the property located at 3831 Wrightsboro Road, currently zoned as B-2. The Auto Body Repair Shop for drivable damage will be under the name of Rick's Paint and Body.

We understand and acknowledge the requirements specified in Section 22-2 Special Exceptions for B-2 Zones, particularly for automobile body and fender repair:

**"22-2 Special Exceptions:** The following may be permitted in a B-2 Zone by Special Exception:

(a) Automobile body and fender repair provided that:

- (1) All repair work and vehicle storage shall be conducted within an area enclosed on all sides by a solid wall or finished board fence not less than six (6) feet in height; and
- (2) No dismantling of vehicles to obtain auto parts or other such activity shall be conducted; and 22 - 6
- (3) Such use shall be located at least one hundred (100) feet from any residential district or use."

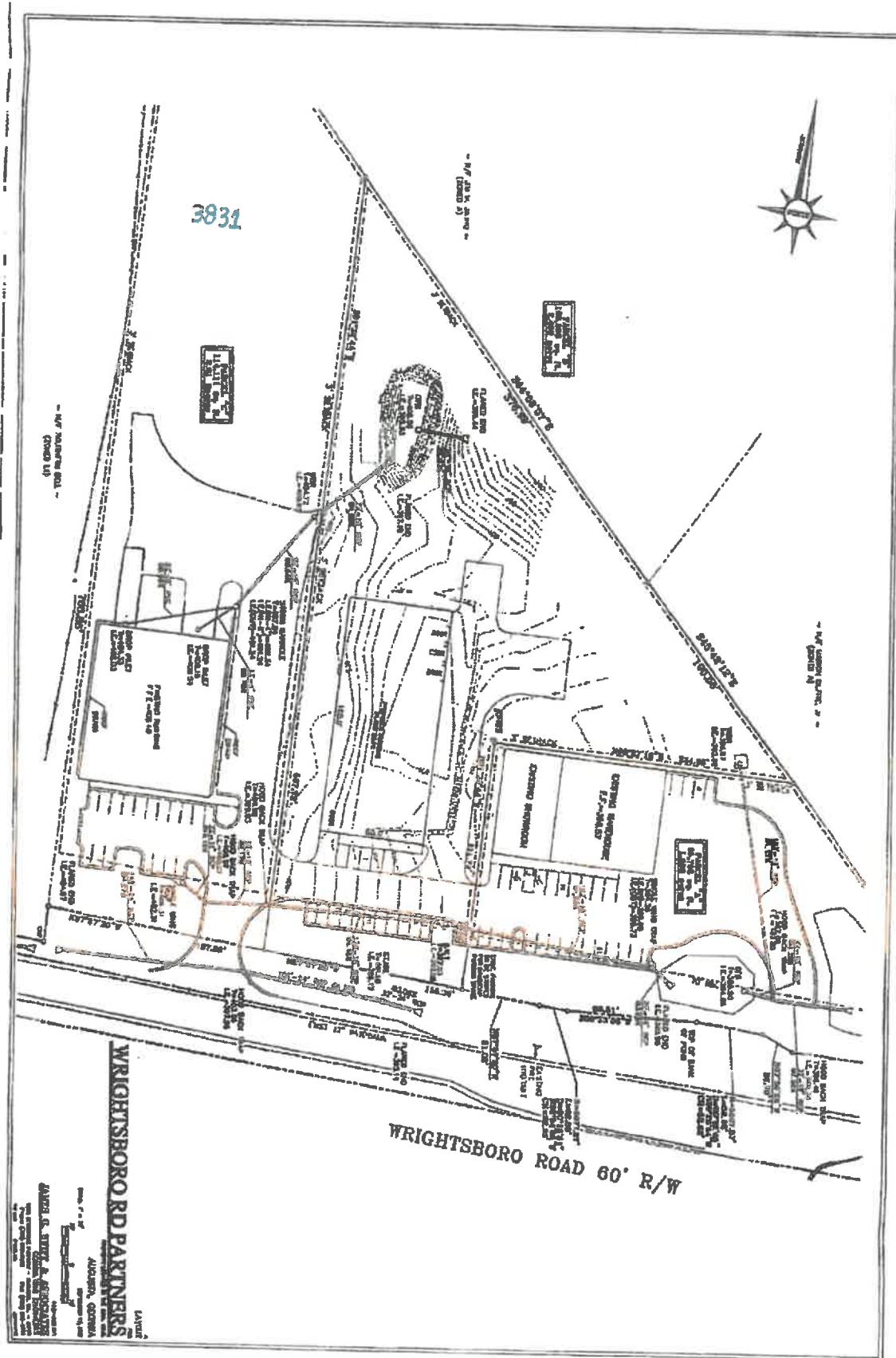
We believe that Rick's Paint and Body will be a valuable addition to the community, providing quality auto body repair services while adhering to the regulations set forth by the Richmond County Planning and Development Department.

Thank you for your attention to this matter. We appreciate your consideration and look forward to your positive response.

Sincerely,



Tyler Smith, President  
Rick's Paint and Body  
By C. Scott Brantley  
Commercial Associate, Berman Group Real Estate









Planning Commission  
SE-24-16  
November 4, 2024

3831 Wrightsboro Road

Aerial

Legend

 Subject Property

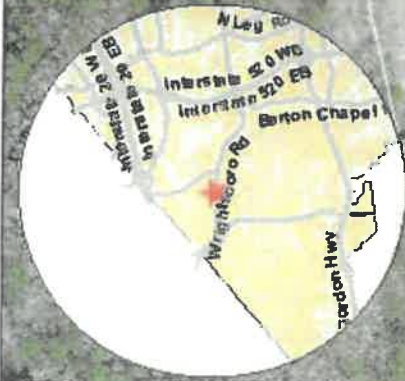
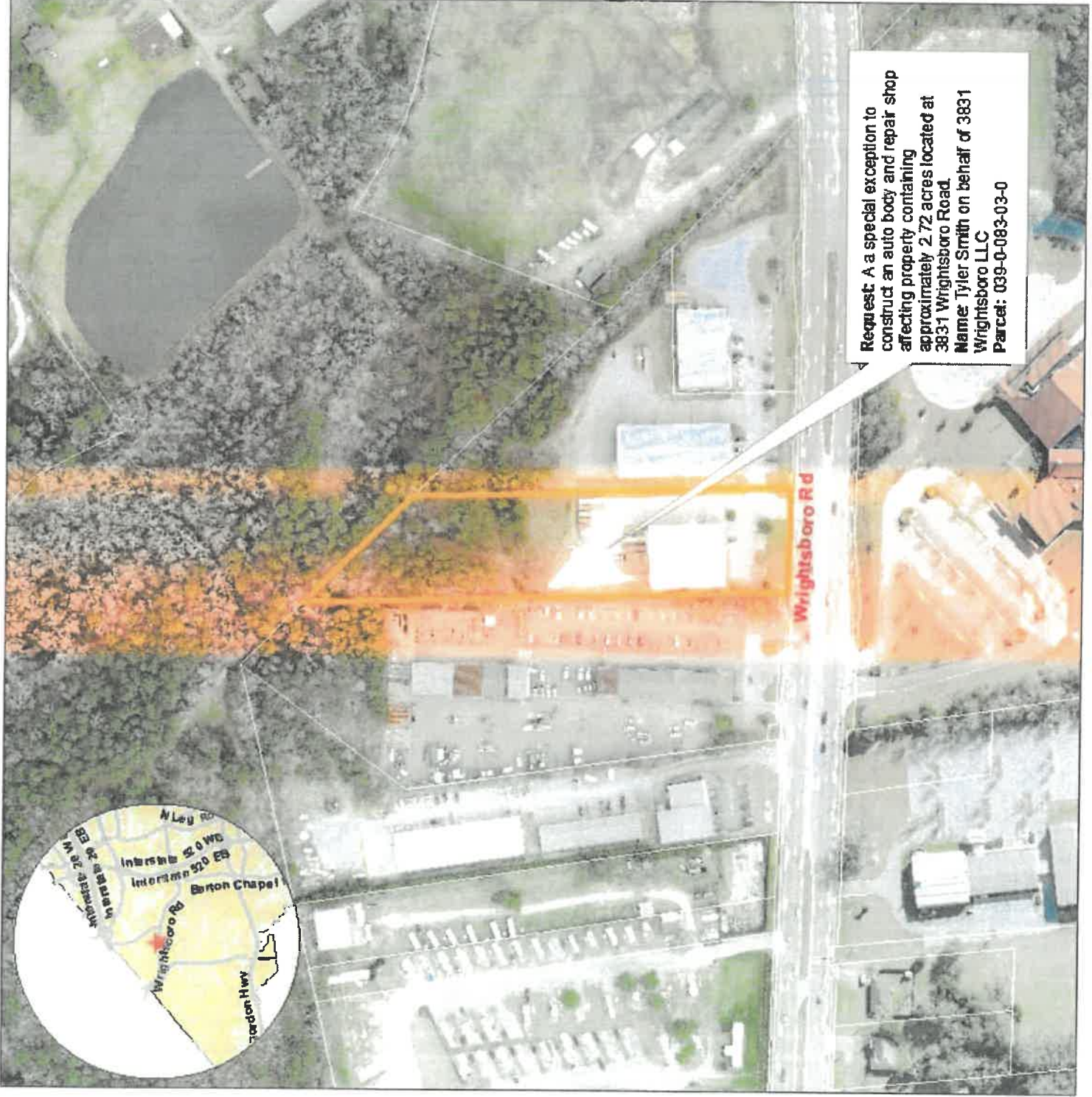


Produced By: City of Augusta  
Planning & Development Department  
535 Tellico Street Suite 300  
Augusta, GA 30901  
10/10/2024 q122178



0 200 Feet

**Request:** A special exception to construct an auto body and repair shop affecting property containing approximately 2.72 acres located at 3831 Wrightsboro Road.  
**Name:** Tyler Smith on behalf of 3831 Wrightsboro LLC  
**Parcel:** 039-0-083-03-0



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3831 Wrightsboro Road

Current Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-2: General Business

LI: Light Industry

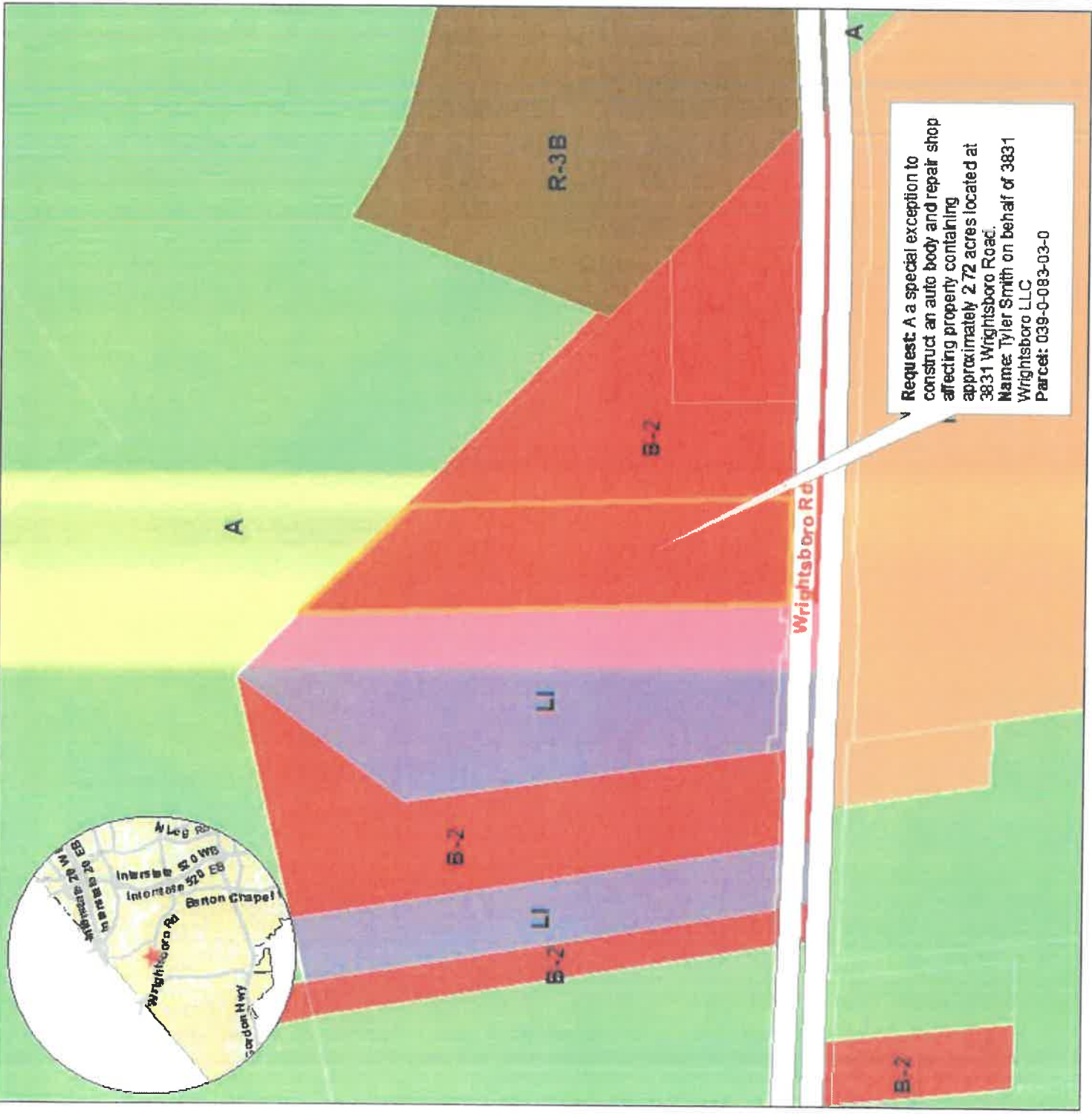
R-3B: Multiple-Family  
Residential

R-MH: Manufactured Home  
Residential



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Map Scale: 1" = 200 Feet  
North Arrow: N, S, E, W  
Map Date: 10/10/2024



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