

Hearing Date: November 4, 2024

Case Number: Z-24-32

Applicant: Drayton-Parker Companies, LLC

Property Owner: Concord Hill Investments, LLLP

Property Address: 3054 and 3064 Washington Road

Tax Parcel No(s): 011-0-176-00-0 and 011-0-205-00-0

Current Zoning: B-1 (Neighborhood Business) and B-2 (General Business)

Fort Eisenhower Notification Required: N/A

Commission District 7: Sean Frantom

Super District 10: Wayne Guilfoyle



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

SUMMARY OF REQUEST:

This rezoning request consists of two adjacent properties with a combined total of approximately 1.88 acres. The request is to change the zoning from B-1 (Neighborhood Business) and B-2 (General Business) to B-2 (General Business) to establish a 5,175 square foot convenience store with 16 fueling station in accordance to the conceptual site plan submitted with the application. The properties are in the southwest quadrant at the intersection of Washington Road and Tremont Road. They are also at the intersection with Patriots Way.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the properties are located within the West Augusta Character Area. The 2023 Comprehensive Plan's vision for the West Augusta Character Area is intended to promote limited development of the remaining vacant tracts while preserving the single-family residential character that is predominant in the area. Commercial development will be confined to existing locations and any additional redevelopment of commercial sites will be buffered from adjoining residential areas. Mixed-use development will be encouraged on sites being redeveloped. Recommended development patterns for the West 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 confine commercial development to designated interchanges and intersections.

FINDINGS:

1. The proposed rezoning is for a convenience store with 16 fueling station which plans to operate 24 hours a day.
2. The western property is vacant except for a parking area up along the road right-of-way line of Washinton Road. The eastern property is a Burger King fast food restaurant.
3. The properties can be served by both a public potable water system and a public sanitary sewer system.
4. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Washinton Road as a major arterial road and Tremont Road is classified as a local road.
5. Public transit runs along Washington Road with a transit stop there at the property.
6. The properties are not located with a Special Flood Hazard Area.
7. There are no wetlands located on the properties.
8. The zoning to the north across Washington Road is B-2 (General Business). Properties across Tremont Road are zoned B-1 (Neighborhood Business) and R-1A (One-family Residential). To the south the adjacent property is zoned R-1A (One-family Residential) and the properties to the west are zoned B-2 (General Business).
9. The rezoning request is not consistent with the 2023 Comprehensive Plan.
10. The conceptual site plan submitted with the application shows one (1) access point on Washington Road at the traffic light with Patriots Way and two (2) access points on Tremont Road, being the same number of access points as the existing development.
11. The conceptual site plan submitted with the application proposes underground stormwater detention.
12. The conceptual site plan submitted with the application indicates that the applicant will need to seek variance approval from the Tree Commission.
13. At the time of completion of this report staff has received multiple 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 a 12" water line on Washington Road and a 6" water line on Tremont Way available for their use. There is an 8" sewer line with 20' easement within their property along the front that is available for their use. No private utilities are to be inside that 20" sewer easement.

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to eliminate the split zoning and its consistency with the Comprehensive Plan for Washington Roads with the following conditions:

1. The development shall comply with Section 21-2(b) of the Comprehensive Zoning Ordinance for convenience stores in B-1 zoning districts.
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. The applicant shall obtain approval of variances from the Tree Commission prior to submission for site plan approval.
4. Approval of this rezoning request does not constitute approval of the concept site plan submitted with the application. The proposed development shall obtain site plan approval in compliance with the 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.



1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
www.emc-eng.com

LETTER OF INTENT

August 21, 2024

Mr. Kevin Boyd
Augusta – Richmond County
535 Telfair Street
Suite 300
Augusta, GA 30901

RE: **Parker's Kitchen**
Washington Rd & Tremont Way
3054 Washington Road
PIN # 011-0-205-00-0
Augusta, Georgia

Dear Mr. Boyd,

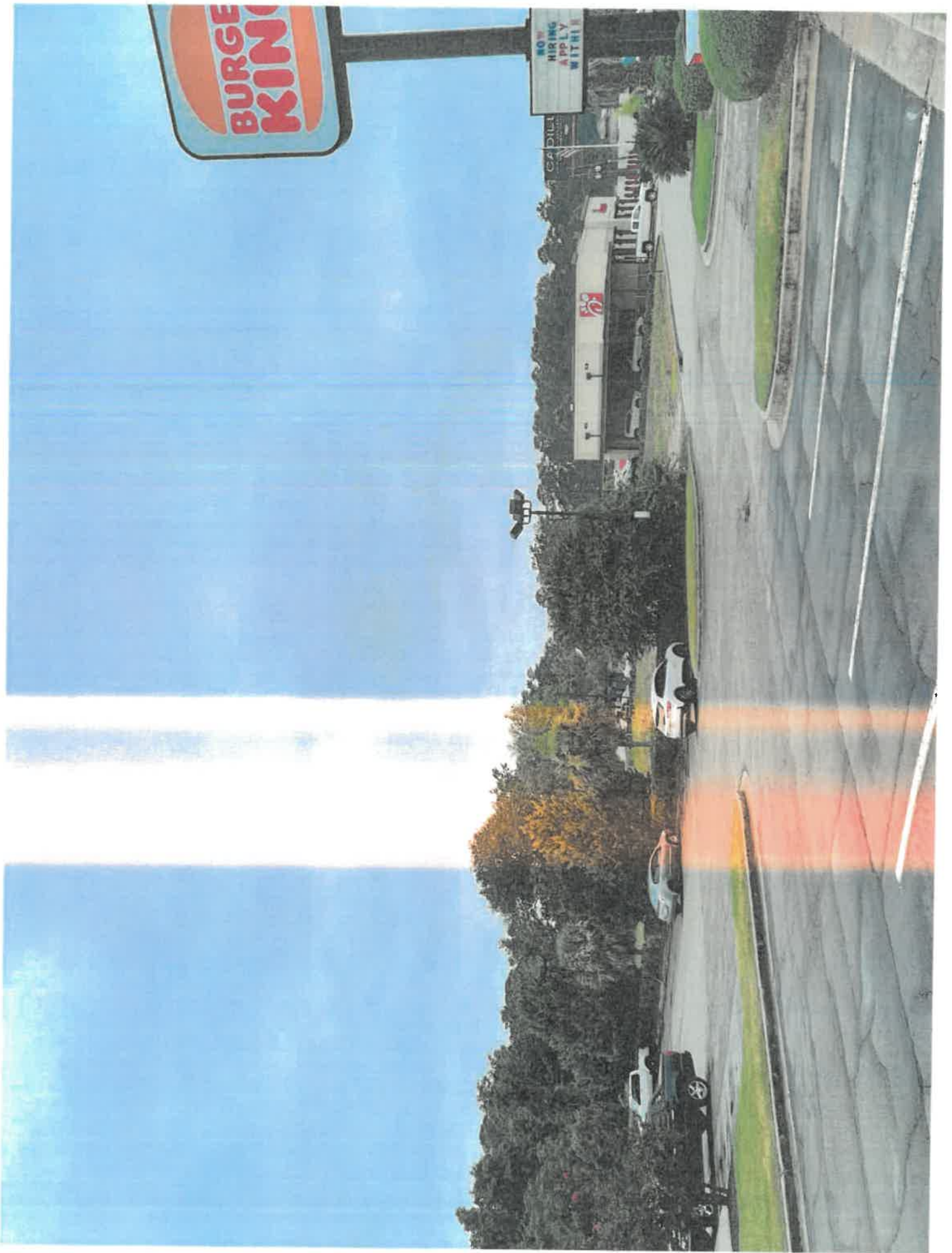
The proposed project consists of a commercial gas station / convenience store identified as Parker's Kitchen, located at the southwest corner of the Washington Road and Tremont Way intersection in Augusta, Georgia. The project site will consist of two (2) parcels of land totaling ±1.88-acres, identified as PIN # 011-0-205-00-0 (Zoned B-1) & PIN # 011-0-176-00-0 (Zoned B-2). The developer intends to rezone the entire property to B-2 – General Business.

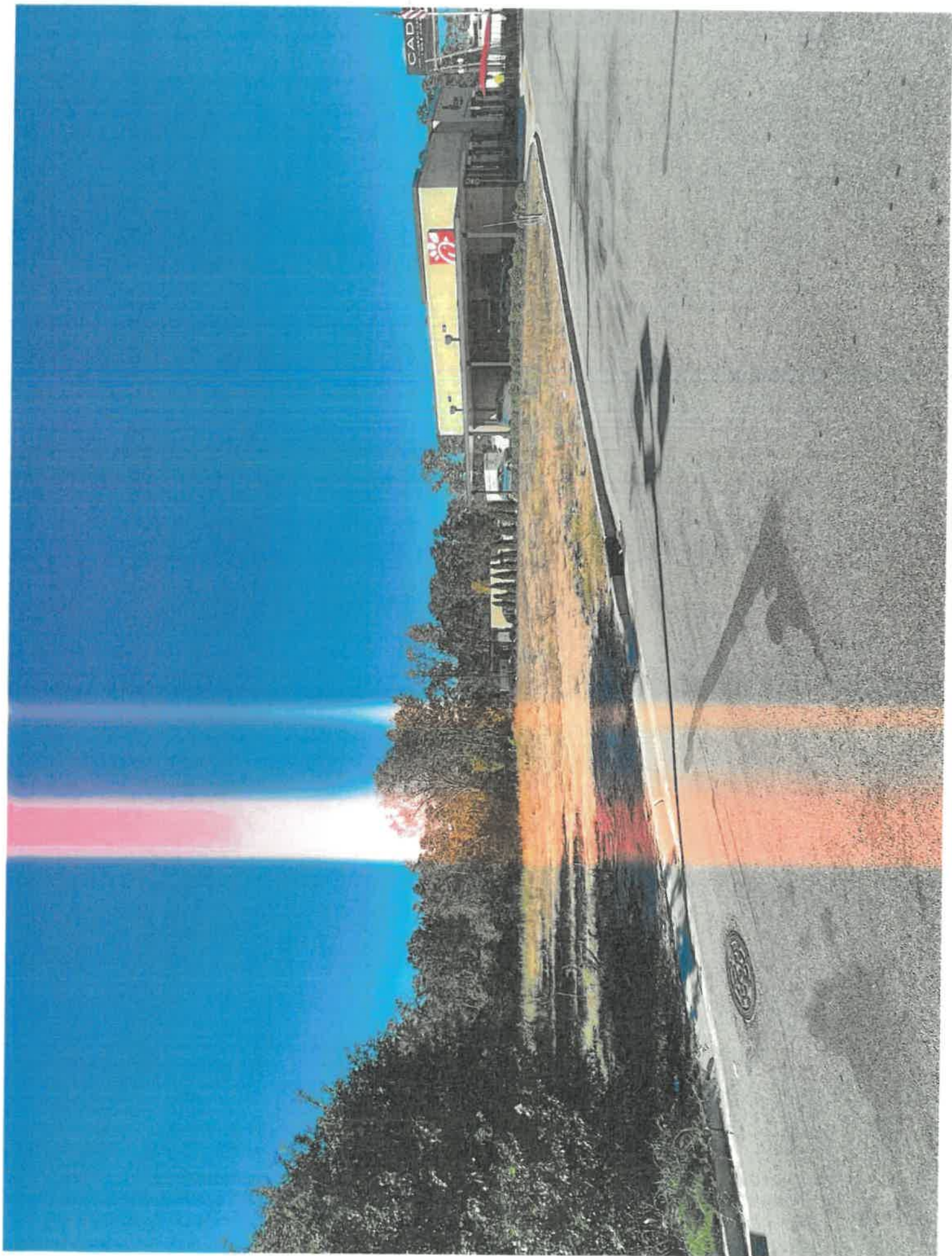
It is the intent of the developer to demolish the existing structure onsite to construct the proposed gas station / convenience store with associated parking, utility infrastructure and stormwater control infrastructure. The intent is to connect utility laterals to the existing ARC water and sanitary sewer service mains located adjacent to the project site for utility service to the proposed development. Stormwater infrastructure will be installed onsite to treat runoff water quality and quantity in order to meet all local and state requirements.

Access to the site shall be provided via three curb cuts; one full access on Washington Road (at traffic signal) and 2 full access drives on Tremont Way.

Sincerely,

Cody Rogers, PE
Statesboro Branch Manager







Planning Commission
Z-24-32
November 4, 2024

3054 and 3064
Washington Road

Aerial

Legend

 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
10/24/2024 MH18072

Augusta, GA Darlimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the City of Augusta. The City of Augusta, GA and the companies contracted to develop this map assume no legal responsibility for the information or accuracy contained on this map. No warranty is made, written or implied, as to the accuracy or data for any reason without the written consent of the Augusta-Richmond County Commission.

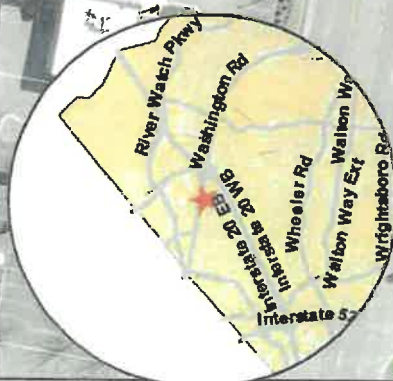
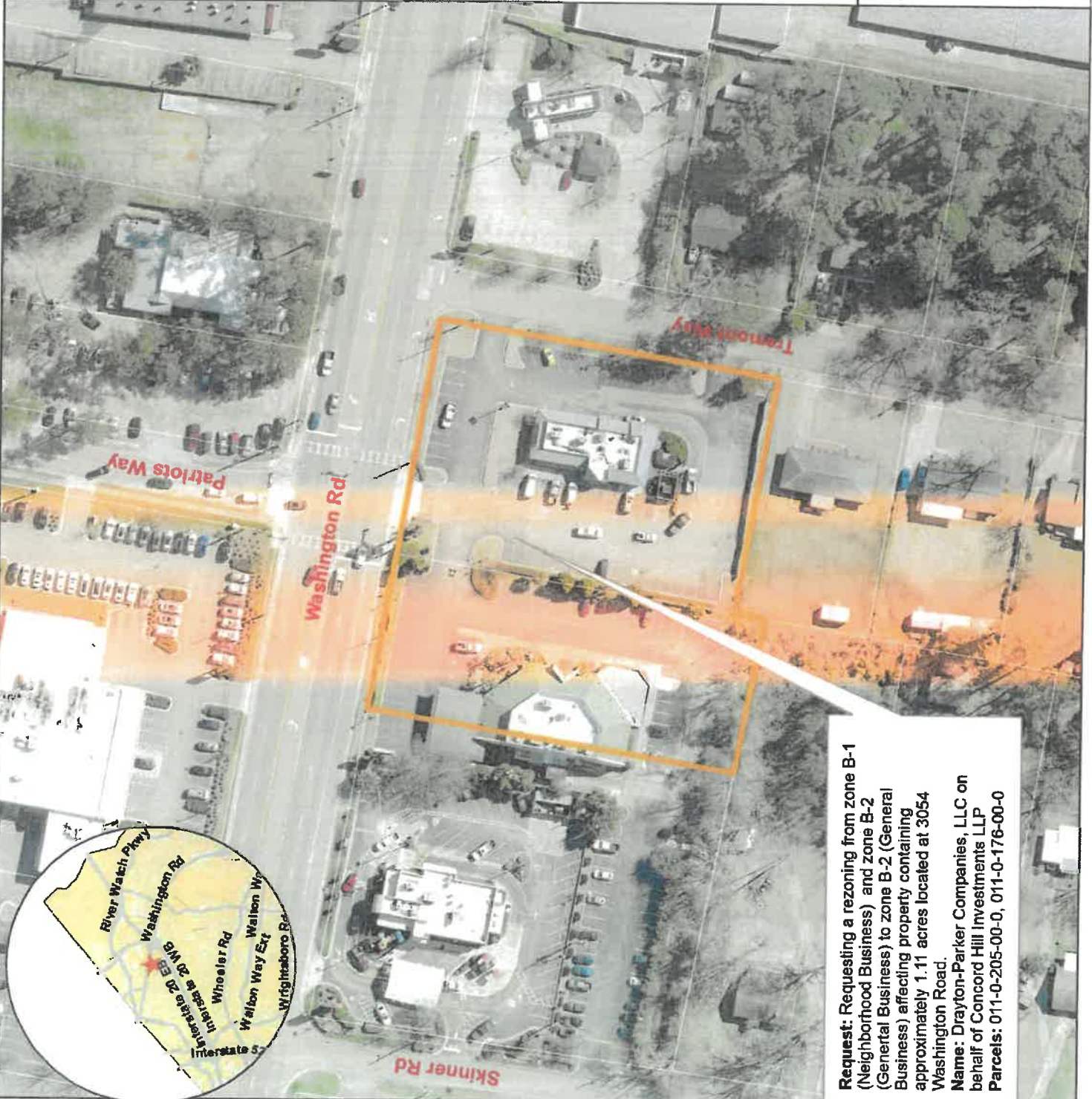


0 150 Feet

Request: Requesting a rezoning from zone B-1 (Neighborhood Business) and zone B-2 (General Business) to zone B-2 (General Business) affecting property containing approximately 1.11 acres located at 3054 Washington Road.

Name: Drayton-Parker Companies, LLC on behalf of Concord Hill Investments LLP

Parcels: 011-0-205-00-0, 011-0-176-00-0



Planning Commission
Z-24-32
November 4, 2024

3054 and 3064
Washington Road

Current Zoning

Legend

Subject Property

Zoning Classification

B-1: Neighborhood Business

B-2: General Business

R-1A: One Family Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
10/24/2024 MH18072

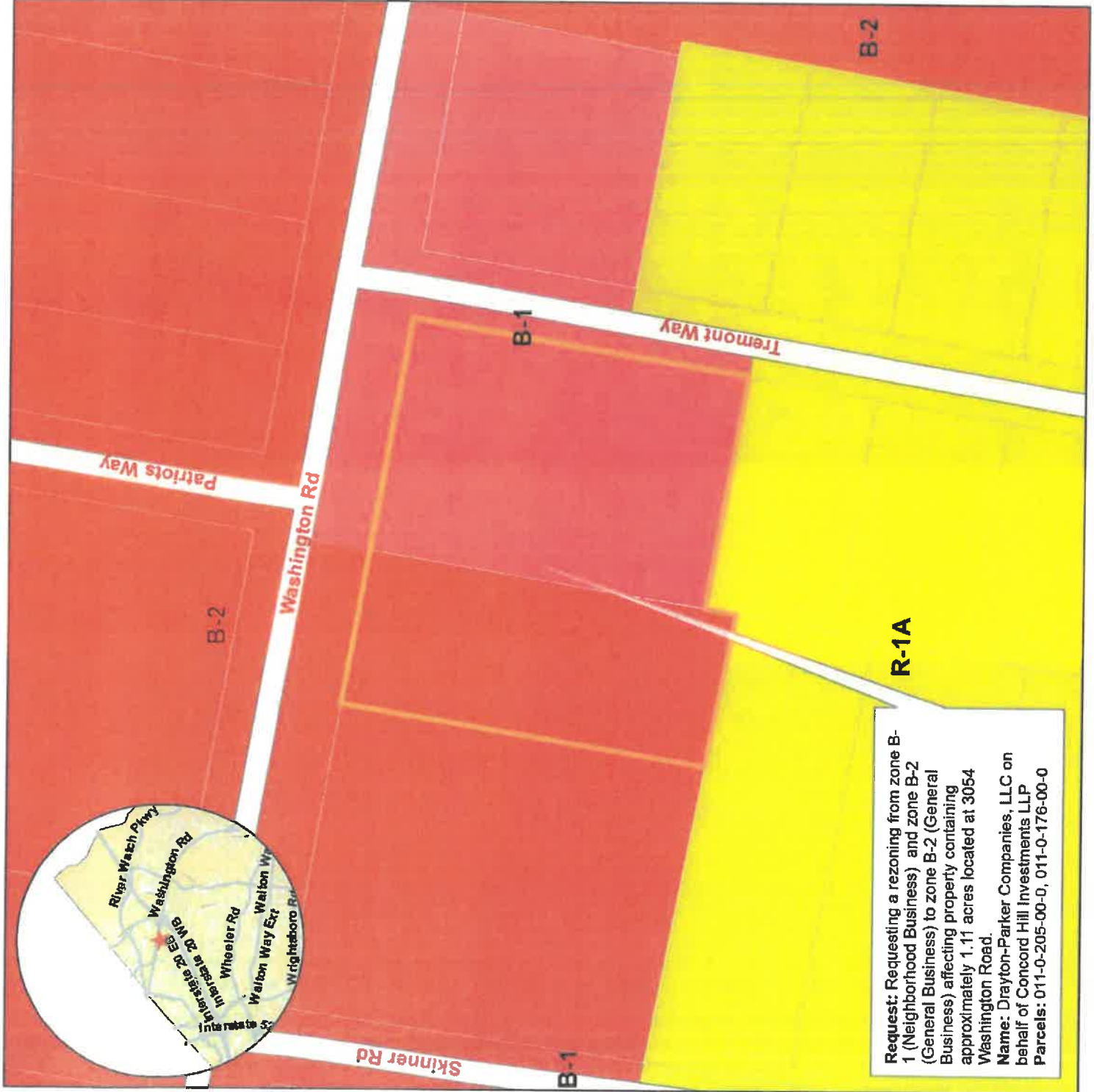
Augusta, GA Disclaimer

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



0

150 Feet



R-1A