

**Hearing Date:** November 4, 2024

**Case Number:** Z-24-28

**Applicant:** Allen Grinalds

**Property Owner:** ACP Services LLC

**Property Address:** 1369 Fifteenth St.

**Tax Parcel No(s):** 045-4-162-00-0

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

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

**Commission District 1:** Jordan Johnson

**Super District 9:** Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from B-1 (Neighborhood Business) and B-2 (General Business) to LI (Light Industry)	Warehouse	Section 23

**SUMMARY OF REQUEST:**

The petition seeks to rezone 1.96 acres. The property contains an approximately 8,122 square foot warehouse storage building and tractor trailer parking for John Turner Transportation Company. The request to change the zoning from B-1 (Neighborhood Business) and B-2 (General Business) to LI (Light Industry) is to continue to utilize the property for industrial purposes. The Planning Commission recommended approval of a rezoning to B-2 with conditions to the Augusta Commission. The reason this request is being brought back before the Planning Commission is because the applicant no longer agrees with the B-2 zoning and wanted to pursue LI zoning at the Augusta Commission meeting.

**COMPREHENSIVE PLAN CONSISTENCY:**

This property is part of the Old Augusta Character Area. The 2023 Comprehensive Plan's vision for the Old Augusta Character Area states that underutilized parcels should be redeveloped in a manner consistent with the overall vision and with respect for existing development patterns and the historic architecture in the area. Additionally, new development should respect the scale, massing, architecture, of the existing historic structures and acknowledge stable neighborhoods with long term property ownership.

**FINDINGS:**

1. There is a warehouse storage business currently operating on the property without a local business license.
2. This property has an active Code Enforcement case for improper maintenance of the building and the exterior areas.
3. The adjacent properties to the east and west are occupied by residences.

**Augusta-Richmond County  
Planning Commission  
Staff Report**

4. Adjacent zoning: West: B-1 (Neighborhood Business) and P-1 (Professional) East: LI (Light Industrial) North: B-1 (Neighborhood Business), R-2 (Two-Family Residential), and LI (Light Industry) South: LI (Light Industry).
5. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, both Fifteenth Street and Wrightsboro Road are classified as Principal Arterial roads.
6. According to the FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
7. Public water and sewer are present in the area.
8. According to Augusta-Richmond County GIS data, there are no wetlands located on the property.
9. During the August 2024 Planning Commission meeting, the applicant agreed to rezone the property to B-2 with the following conditions:
  - Storage of 18-wheel trucks will not be permitted on the property.
  - All storage must be contained within a fully enclosed building.
  - A 6ft privacy fence must be installed along the southwest and northeast property lines that are adjacent to residentially used properties.
  - Thirty Percent (30%) of the total area of the property shall be in tree canopy pursuant to the Augusta Tree Ordinance.
  - In the event that trees cannot be planted on the site or in the proper location on the site due to hardship, a variance of the Tree Commission may be applied for. The variance request shall include: the variance fee, as set forth by Augusta, GA, a letter explaining the need for the variance, a mitigation package at a rate of two trees for every tree not planted on the site, (trees will be planted at another location on the site or at a location as set forth by the Augusta Tree Commission), and a Tree Establishment Bond in the amount of five hundred dollars (\$500) per tree in the mitigation package. In lieu of the mitigation package, a fee in the amount of one thousand five hundred dollars (\$1,500) per tree to be mitigated shall be payable to Augusta Georgia and deposited in a separate Tree Landscaping Account for placement of or replacement of trees within the City.
10. As of October 29, 2024, staff have not received any inquiries regarding the petition.

**RECOMMENDATION:** The Planning Commission recommends **DENIAL** of the request to rezone the property from B-1 (Neighborhood Business) and B-2 (General Business) to LI (Light Industry). As a gateway into our medical district, we exercise caution in zoning properties.

*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.*

## LETTER OF INTENT

7 June 2024

To: Augusta Georgia Department of Planning and Development

From: ACP Services LLC

Subject: Rezoning Application for 1369 Fifteenth Street, Parcel # 045-4-162-00-0

### Background:

ACP Services purchased the subject property November, 2022 from an affiliated entity, which was previously purchased from East Georgia Easter Seals, along with the warehouse across the street at 1500 Wrightsboro Road in October 2021.

### Zoning:

The subject property is currently zoned both B1 and B2. At the original time of purchase from East Georgia Easter Seals, 1500 Wrightsboro Road was zoned LI, and remains LI presently. The owner inherited the tenant at the subject property, John Turner Transportation Company, whose offices are currently located at 1494 Wrightsboro Road, within 100 yards of the subject property and adjacent to 1500 Wrightsboro Road.

### History:

The property was originally utilized by Earthgrains Baking Company as the company maintenance facility for its delivery vehicles until the sale of the property to East Georgia Easter Seals in July 1997. From 1997 until present day, the property has been utilized for various light industrial purposes, including its current use as warehouse storage and tractor trailer parking for John Turner Transportation Company.

### Justification:

The current owner of the subject property is applying for rezoning so that the assigned rezoning comports with the actual historical and present use of the property. The current owner has also had multiple inquiries for the possible light industrial redevelopment of the property, but is unable to move forward due to current use zoning restrictions associated with B1 / B2. The Owner is not proposing the addition of any new structures or improvements to existing structures at this time. Approval of this rezoning would eliminate the current split zoning of the parcel as it exists today.

Sincerely,



Allen Grinalds

Manager, ACP Services LLC

[illegible]








Planning Commission  
Z-24-28  
November 4, 2024

1369 Fifteenth Street

Aerial

Legend

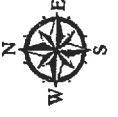
 Subject Property



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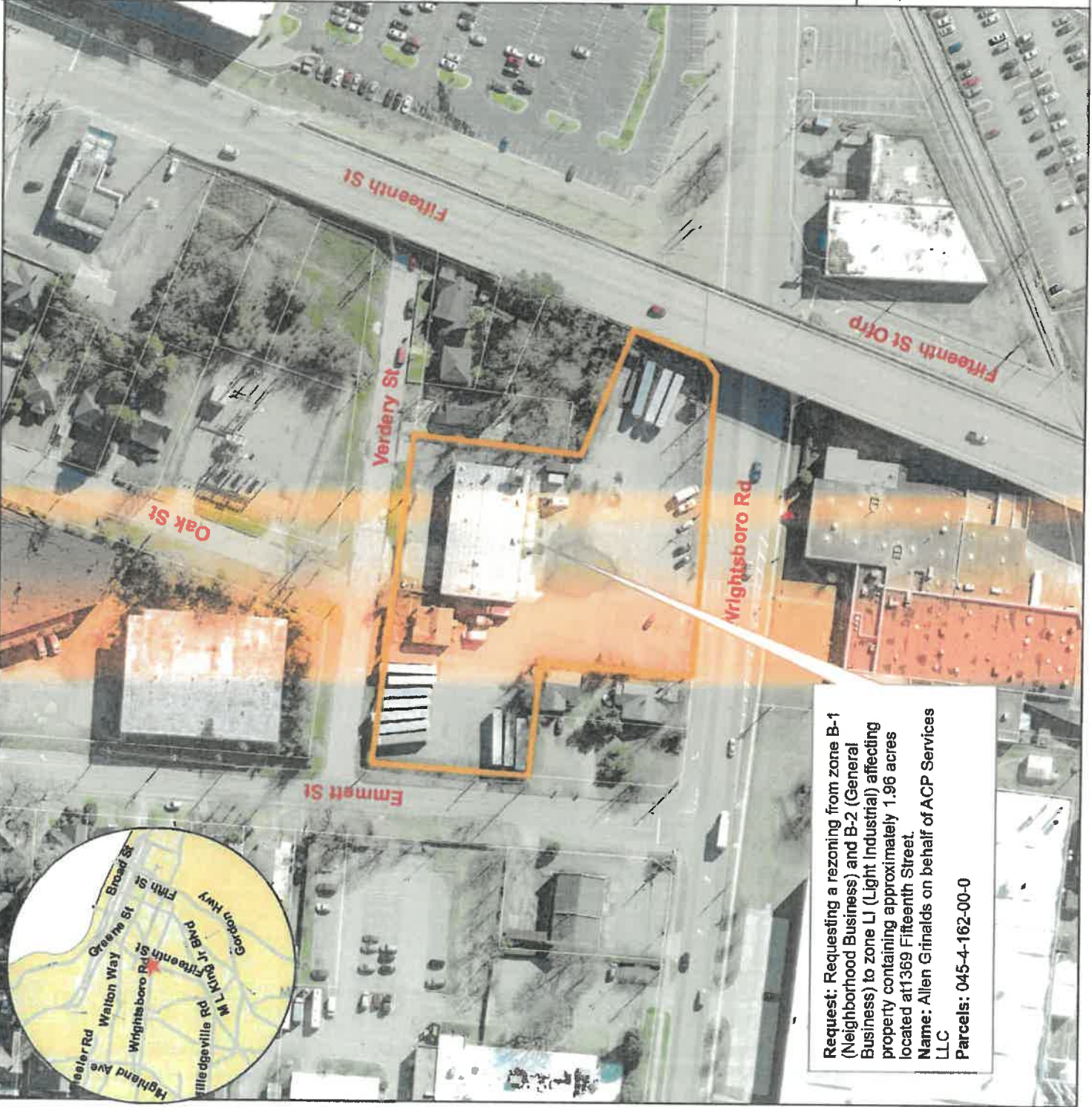
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200 Feet

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**Request:** Requesting a rezoning from zone B-1 (Neighborhood Business) and B-2 (General Business) to zone LI (Light Industrial) affecting property containing approximately 1.96 acres located at 1369 Fifteenth Street.  
**Name:** Allen Grinalds on behalf of ACP Services LLC  
**Parcels:** 045-4-162-00-0



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Z-24-28  
November 4, 2024

1369 Fifteenth Street

Current Zoning  
Legend

Subject Property

Zoning Classification

- B-1: Neighborhood Business
- B-2: General Business
- LI: Light Industry
- P-1: Professional
- PUD: Planned Unit Development
- R-2: Two Family Residential

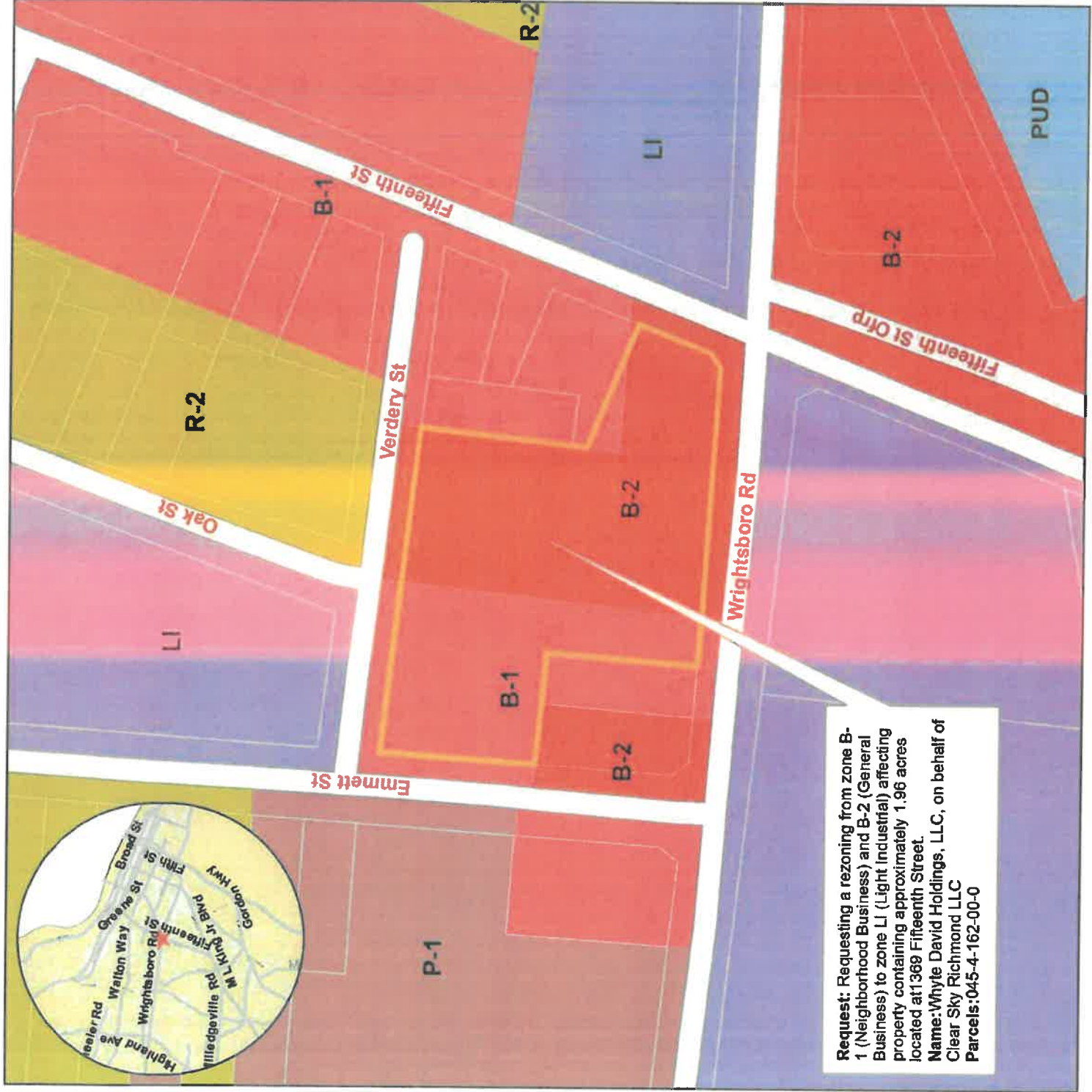


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**Request:** Requesting a rezoning from zone B-1 (Neighborhood Business) and B-2 (General Business) to zone LI (Light Industrial) affecting property containing approximately 1.96 acres located at 1369 Fifteenth Street.  
**Name:** Whyte David Holdings, LLC, on behalf of Clear Sky Richmond LLC  
**Parcels:** 045-4-162-00-0




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1369 Fifteenth Street

### Future Zoning


#### Legend

 Subject Property


#### Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 LI: Light Industry

 P-1: Professional

 PUD: Planned Unit Development

 R-2: Two Family Residential



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