

Hearing Date: November 4, 2024

Case Number: Z-24-36

Applicant: Trotter General, LLC

Property Owner: Ministerio Nueva Vida, Inc.

Property Address: 2869 Deans Bridge Road

Tax Parcel No: 085-4-067-00-0

Current Zoning: B-2 (General Business)

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)
Remove conditions from zoning case Z-06-99	Retail Store	Sections 22

SUMMARY OF REQUEST:

This application seeks to remove the two conditions from previous zoning case Z-06-99 to construct a retail store at 2869 Deans Bridge Road. The property contains 4.49 acres and has frontage on Deans Bridge Road and Cornelia Road. The previously approved zoning case sought to remove three conditions from rezoning case Z-86-94 which proposed to construct a mini-warehouse/self-service storage facility on the property.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is in the South Augusta Character Area. The 2023 Comprehensive Plan’s vision for the South Augusta Character Area includes the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended development patterns for the South 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 place additional commercial development at major intersections.

FINDINGS:

1. The applicant proposes constructing a 10,640 square foot retail store on the property with driveway entrances on Deans Bridge Road and Cornelia Road.

2. The two (2) conditions from previously approved Z-06-99 requesting to be removed are 1) there will be no access on Cornelia Road and 2) an undisturbed natural buffer be maintained beginning at the road right-of-way on Cornelia Road extending 50 feet.
3. The property was never developed following the previous zoning approvals and currently remains vacant land.
4. The properties can be served by both a public potable water system and a public sanitary sewer system.
5. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Deans Bridge Road as a major arterial street and Cornelia Road is classified as a local or residential road. The nearest transit stop is located within 150 feet of the site.
6. The property is outside of the 100-year Special Flood Hazard Area and there are no wetlands located on the property.
7. The developers have designed the conceptual site plan so that the delivery truck can enter and exit using the proposed driveway along Deans Bridge Road.
8. The conceptual site plan submitted with the application meets all required setbacks and satisfies the minimum parking requirement of 54 spaces.
9. The rezoning request is consistent with the 2023 Comprehensive Plan.
10. As of completion of this report staff has not received any calls and inquiries concerning this rezoning application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is an 18" and a 10" water line on Cornelia. There is a 12" water line on the other side of Deans Bridge Road. There is an 8" sewer line on Cornelia that are available for your use. Sewer is fairly shallow in the area.

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

1. No delivery truck traffic on Cornelia Road.
2. The entrance off Cornelia Road shall be landscaped to include one (1) large tree and one row of evergreen shrubs capable of forming a continuous hedge at least three feet in height, planted on each side of the driveway entrance. Requirements of the Augusta Tree Ordinance must also be met.
3. No lit signage allowed on Cornelia Road.
4. There shall be a 50' undisturbed landscape buffer along the rear of the property.

5. The development shall comply with all requirements as determined by traffic engineering for existing and proposed ingress/egress point during the site plan approval process.
6. Approval of this rezoning request does not constitute approval of the submitted concept site plan. Approval in compliance with Site Plan Regulations of Augusta, Georgia shall be obtained prior to construction commencing on the property.
7. 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.



August 26, 2024

City of Augusta
Augusta Planning & Development Department

Subject: 2869 Deans Bridge Road, Augusta, GA 30906
Richmond County Parcel #085-4-067-00-0
+/- 4.49 acres

Dear Kevin:

We are seeking a modification to a zoning condition that was placed on this parcel during a rezoning meeting in September of 2006. When this property was rezoned, the following conditions were placed on it...

- 1) That there be no vehicular access to Cornelia Road and
- 2) That an undisturbed natural buffer be maintained beginning at the right-of-way of Cornelia Road extending 50 feet.

We would like to modify the language to read as follows:

- 1) That there be no delivery truck traffic on Cornelia Road and
- 2) The entrance off Cornelia Road shall be landscaped to include one (1) large tree and one row of evergreen shrubs capable of forming a continuous hedge at least three feet in height, planted on each side of the driveway and
- 3) No lit signage will be allowed on Cornelia Road; however, a sign less than nine (9) square feet shall be permitted and
- 4) There shall be a 50' undisturbed landscape buffer along the rear of the Property.

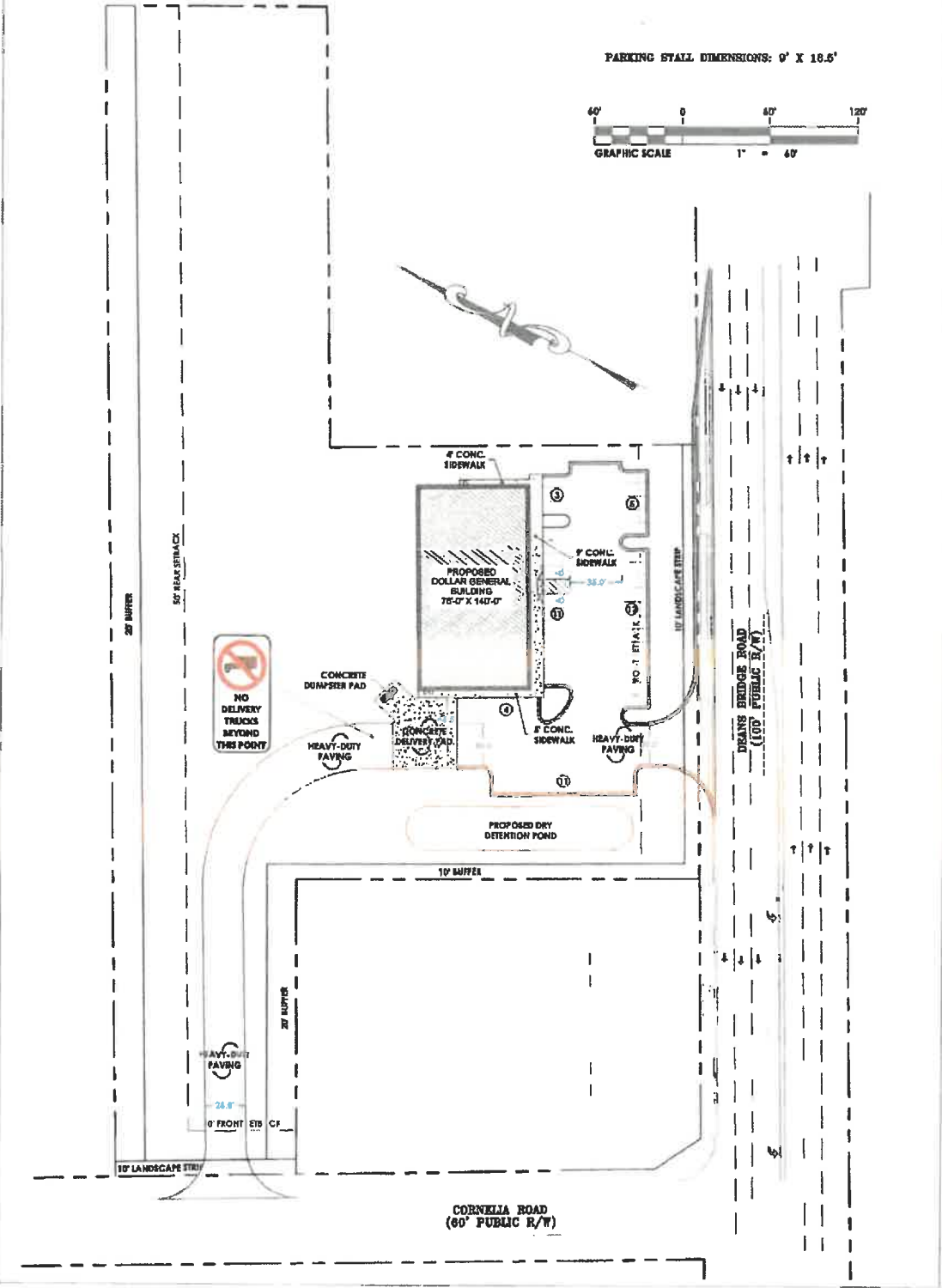
We have designed our site so that the delivery truck can both enter and exit using the proposed driveway along Deans Bridge Road. In addition, we are able to meet all of the design requirements of the zoning ordinance, however it is imperative to our project to have access to the median break on Deans Bridge Road to provide convenient access to the customers living in the neighborhoods north of the parcel, which Cornelia Rd provides.

Sincerely

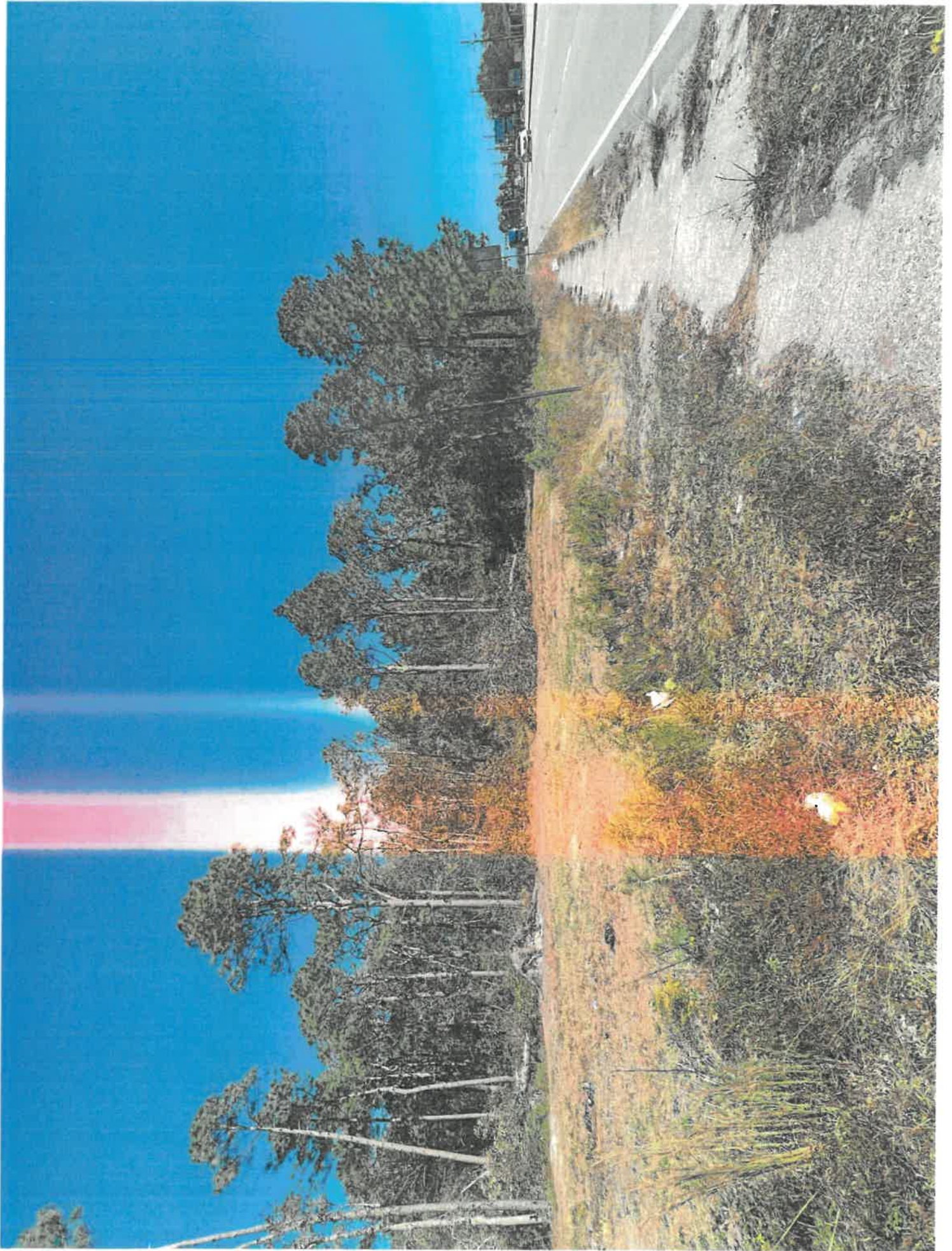
Dennis Trotter

PRELIMINARY SITE PLAN		CITY, STATE - STREET: 2549 DEANS BRIDGE ROAD CITY OF AUGUSTA/RICHMOND COUNTY, GA	
PROTOTYPE: DG PLUS "C"	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SP: 10,640/8,513	COMPANY: JORDAN TROTTER, LLC	COMPANY: CIVIL DESIGN SOLUTIONS, LLC	9/24/24
ACREAGE: +/- 4.50 ACRES	NAME: DENNIS TROTTER	NAME: LAWTON H. JOHNSON, PE	
PARKING SPACES: 46	PHONE #: (706) 951-0147	PHONE #: (706) 465-0900	

PARKING STALL DIMENSIONS: 0' X 18.6'







Planning Commission
Z-24-36
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2869 Deans Bridge Road

Aerial

Legend

 Subject Property



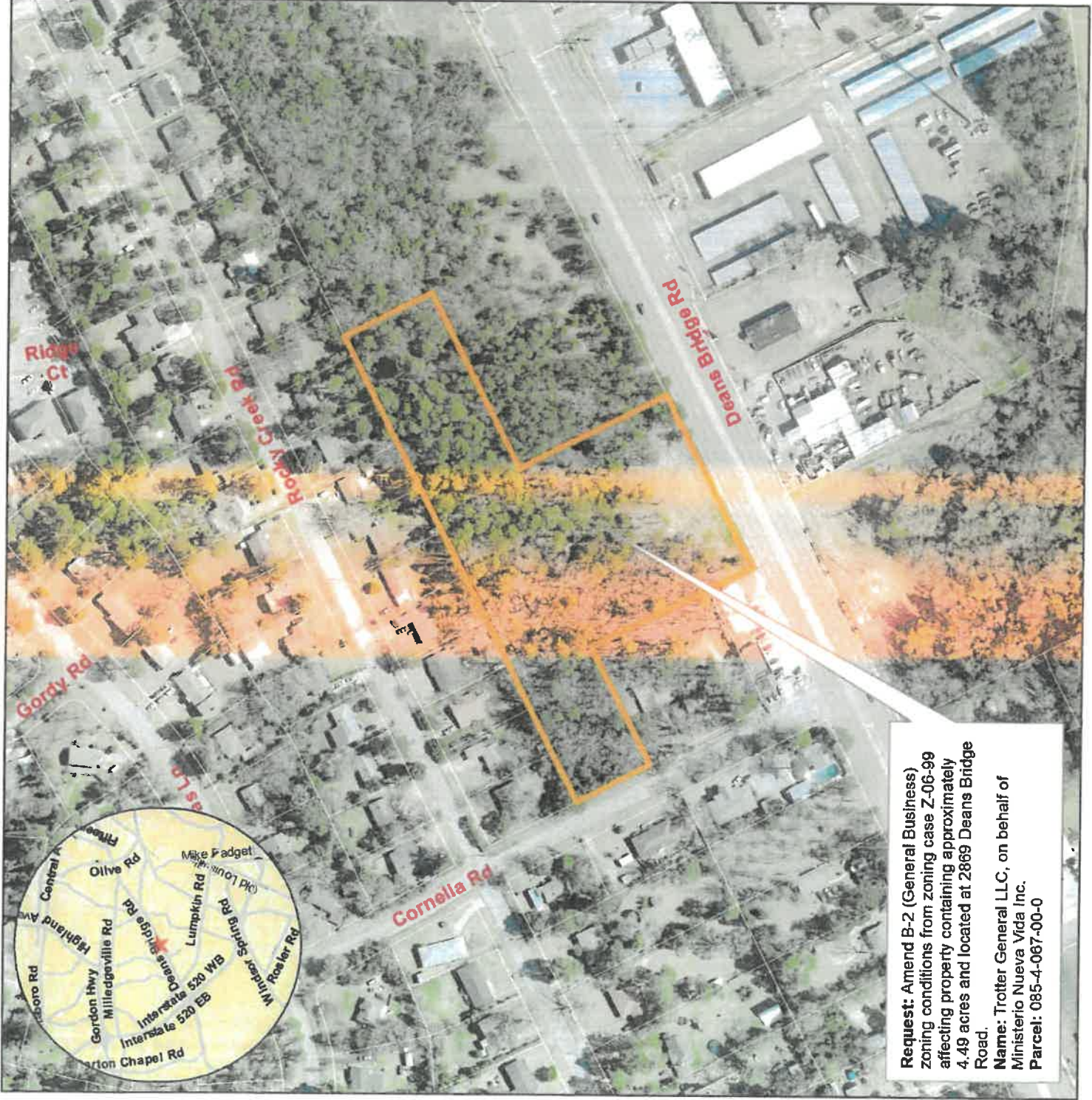
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
10/24/2024 MH19072

Augusta, GA Disclaimer

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0 200 Feet




Request: Amend B-2 (General Business) zoning conditions from zoning case Z-06-99 affecting property containing approximately 4.49 acres and located at 2869 Deans Bridge Road.
Name: Trotter General LLC, on behalf of Ministerio Nueva Vida Inc.
Parcel: 085-4-067-00-0

Planning Commission
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2869 Deans Bridge 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-3B: Multiple-Family Residential
-  R-3C: Multiple-Family Residential

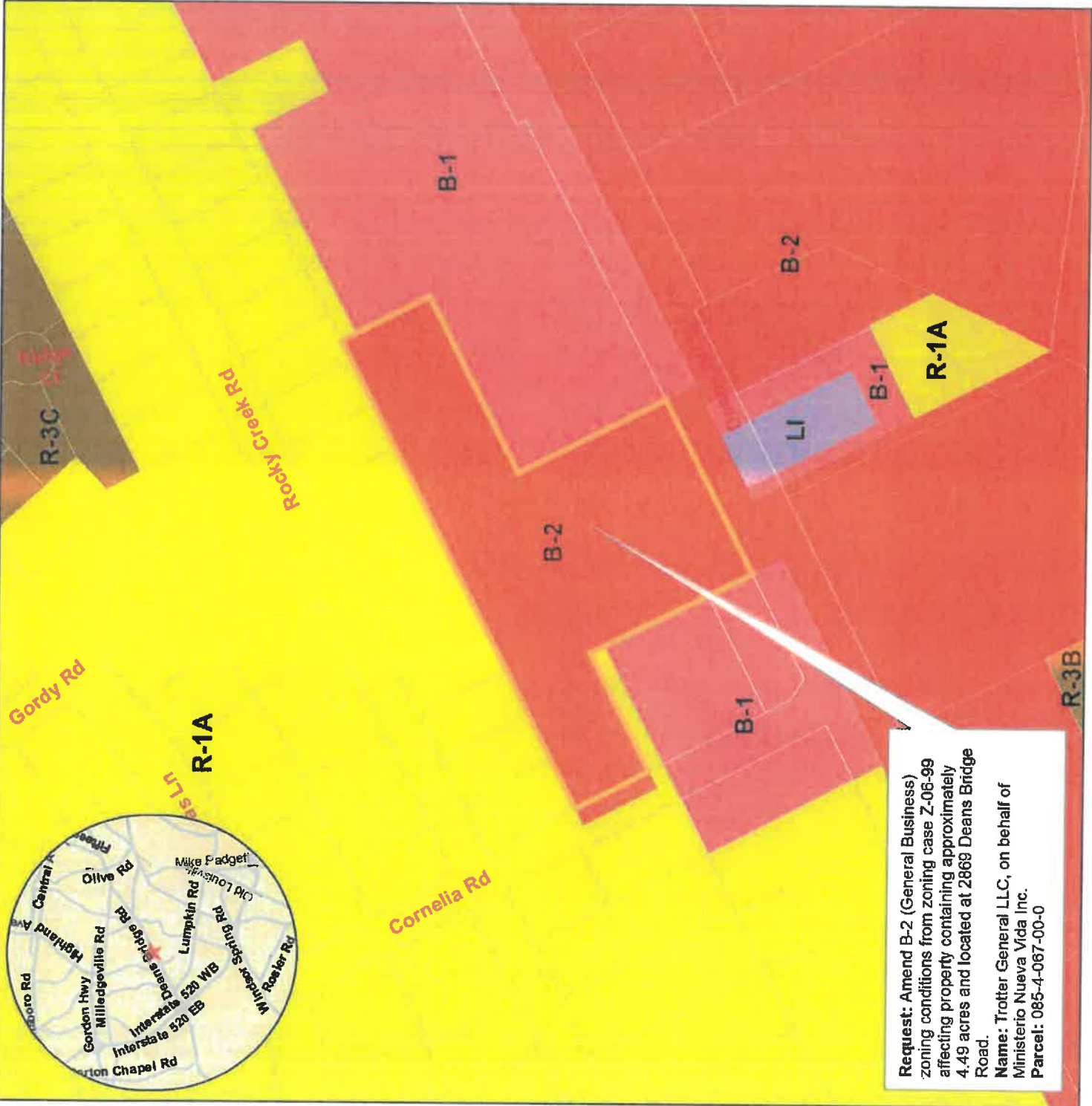


Produced By: City of Augusta
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