

Hearing Date: September 2, 2026
Case Number: SE-26-13
Applicant: Madhusudhan Kothakapu
Property Owner: On Track New, LLC
Property Address: 4505 Windsor Spring Road
Tax Parcel No: 194-0-001-06-0
Current Zoning: B-1 (Neighborhood Business)
Fort Gordon Notification Required: N/A
Commission District 1: Brandon Garrett
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Liquor Store	Section 21-2(c)

SUMMARY OF REQUEST:

This request is for a Special Exception at 4505 Windsor Spring Road, Tax Parcel No. 194-0-001-06-0. The property is currently zoned B-1 (Neighborhood Business), and the applicant is requesting approval for a liquor store. The submitted application indicates that the proposed use will occupy an approximately 1,300-square-foot space within the existing 5,500-square-foot building, which includes a convenience store. The site contains associated parking and two driveway entrances, one each on Windsor Spring Road and Willis Foreman Road.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the South Richmond Character Area, which is generally characterized by rural landscaping, low-density residential development, and scattered commercial activity. Commercial development within this character area is typically concentrated along major transportation corridors and at key intersections, providing services to nearby residents and motorists while maintaining the predominantly low-density character of the surrounding area.

The proposed development represents a continuation of the existing commercial activity along Windsor Spring Road and Wells Foreman Road. The property is located at the intersection of two roadways and is already developed with a commercial building, associated parking, and access drives. The proposed package store would occupy a portion of the existing commercial building rather than introduce a new standalone structure or significantly expand the existing development footprint.

The location provides access to established transportation corridors and is positioned to serve both surrounding residential areas and passing motorists. The reuse of an existing commercial space is also generally more consistent with an established commercial node than the introduction of new commercial development into an otherwise undeveloped portion of the character area.

While the proposed use is commercial in nature, the Special Exception request is limited to the package-store use identified in the application. Any future expansion, redevelopment, or change in use would remain subject to the applicable zoning, site-development, and Comprehensive Plan requirements. Final site-plan review will also be necessary to ensure that parking, access, landscaping, stormwater management, buffering, signage, and other applicable development standards are satisfied.

FINDINGS:

1. Liquor stores are not allowed by-right in the B-1 zone but may be granted with the approval of a special exception.
2. There is previous zoning history on the property. A petition from granted by the Augusta Commission on January 17, 2023, from R-1 (One-Family Residential) and B-1 (Neighborhood Business) to B-1 with a Special Exception and conditions to establish a convenience store. The conditions are as follows:
 - a. The two (2) redrawn parcels, along with the presented ingress/egress easement on the conceptual sketch, shall be recorded with the Clerk of Superior Court prior to the submittal for site plan approval.
 - b. The development shall comply with all conditions pertaining to convenience stores in B-1 zones, as outlined in the Comprehensive Zoning Ordinance, section 21-2(b).
 - c. The applicant shall acknowledge that per section 21-8 of the Comprehensive Zoning Ordinance, the granted special exception shall expire if the convenience store is not initiated within six (6) months of approval by the Augusta Commission.
 - d. Approval of the B-1 rezoning, and special exception recommended as an alternative to the rezoning request does not constitute approval of the conceptual sketch submitted with the rezoning application. Site plan approval, in compliance with the Site Plan Regulations of Augusta, Georgia, is required prior to commencement of construction on the property.
 - e. Development of the property shall comply with all development standards and regulations as set forth by Augusta-Richmond County, Georgia as amended, including the Augusta Tree Ordinance as amended, at the time of development.
3. Per Section 21-2(c) of the Comprehensive Zoning Ordinance, liquor stores are permitted by Special Exception in a B-1 (Neighborhood Business) zone if they generally conform to the following criteria:
 - The nature of the surrounding area is not predominantly residential with only a few commercial uses interspersed. ***Compliant with this provision, where the intersection of Windsor Spring Road and Willis Foreman Road is primarily commercial in nature.***

- The property is at the intersection of two arterial streets or within 500 feet of such an intersection. ***Non-compliant with this provision, where the site is positioned at a key intersection, however, Willis Foreman Road is identified as a major collector street.***
 - The property is not within 1,000 feet of a public park or recreation area, school, or library. ***Non-compliant with this provision, where the closest school is Willis Foreman Elementary School located approximately 663 feet away.***
4. A Special Exception application, SE-25-06, was submitted in March 2025 to establish a liquor store on the property. The application was formally withdrawn by the applicant in June 2025 due to uncertainties regarding the future use of the former Willis Foreman Elementary School and the incompatibility of the street classification of Willis Foreman Road with the proposed use.
 5. Adjacent zoning: West: B-1 (Neighborhood Business) and R-1 (One-Family Residential) | North: B-1 (Neighborhood Business) and R-1 (One-Family Residential) | East: B-1 (Neighborhood Business) and R-1E (One-Family Residential) | South: LI (Light Industry) and R-1 (One-Family Residential)
 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. Public water is present, but sewer is not.
 9. Public transit is not available near this parcel.
 10. According to the Georgia Department of Transportation State Functional Classification Map Windsor Road is classified as minor arterial street, and Willis Foreman Road is classified as a major collector route.
 11. This special exception is not consistent with the 2023 Comprehensive Plan.
 12. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

CRITERIA FOR GRANTING SPECIAL EXCEPTION:

The granting of a special exception is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located;
The property is zoned B-1 (Neighborhood Business), and the requested liquor store is identified as a use subject to Special Exception approval under Section 21-2(c). The proposed use must comply with all applicable B-1 district standards and any conditions associated with the approved Special Exception.
2. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area;
The property is located along an established roadway network within an area characterized by a mix of rural residential and limited commercial development. The proposed use would occupy space within an existing commercial building and utilize established parking and access areas. However, Willis Foreman Road remains classified as a collector street, which is not the preferred street classification

for this type of establishment. Additionally, the property is located within 1,000 feet of a formal elementary school. These factors should be considered in evaluating whether the proposed use would impede the normal and orderly development of surrounding properties.

3. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;

The surrounding area is predominantly characterized by rural and low-density development, with a limited number of commercial establishments interspersed along the major roadways. The proposed package store would be located within an existing commercial development and would not change the underlying B-1 zoning classification.

4. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;

The property is served by Windsor Spring Road and Willis Foreman Road. Willis Foreman Road is currently classified as a major collector street rather than an arterial street, as a condition of approval for the special exception.

5. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles;

The site layout complies with the required access, internal drive aisles, and off-street parking standards.

6. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use;

Water, sewer, fire protection, stormwater management, and other applicable service requirements shall be verified by the appropriate agencies during the permitting process.

7. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor;

Refuse and other service areas are appropriately located and screened in accordance with applicable zoning standards to minimize potential impacts on surrounding properties.

8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area;

The use shall comply with all applicable restrictions governing hours of operation and the sale of alcoholic beverages.

9. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.

The proposed use will occupy space within the existing commercial building and will comply with the applicable B-1 zoning standards, including requirements for setbacks, building height, parking, and landscaping.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No issues have been identified with the proposal.

Engineering Comments:

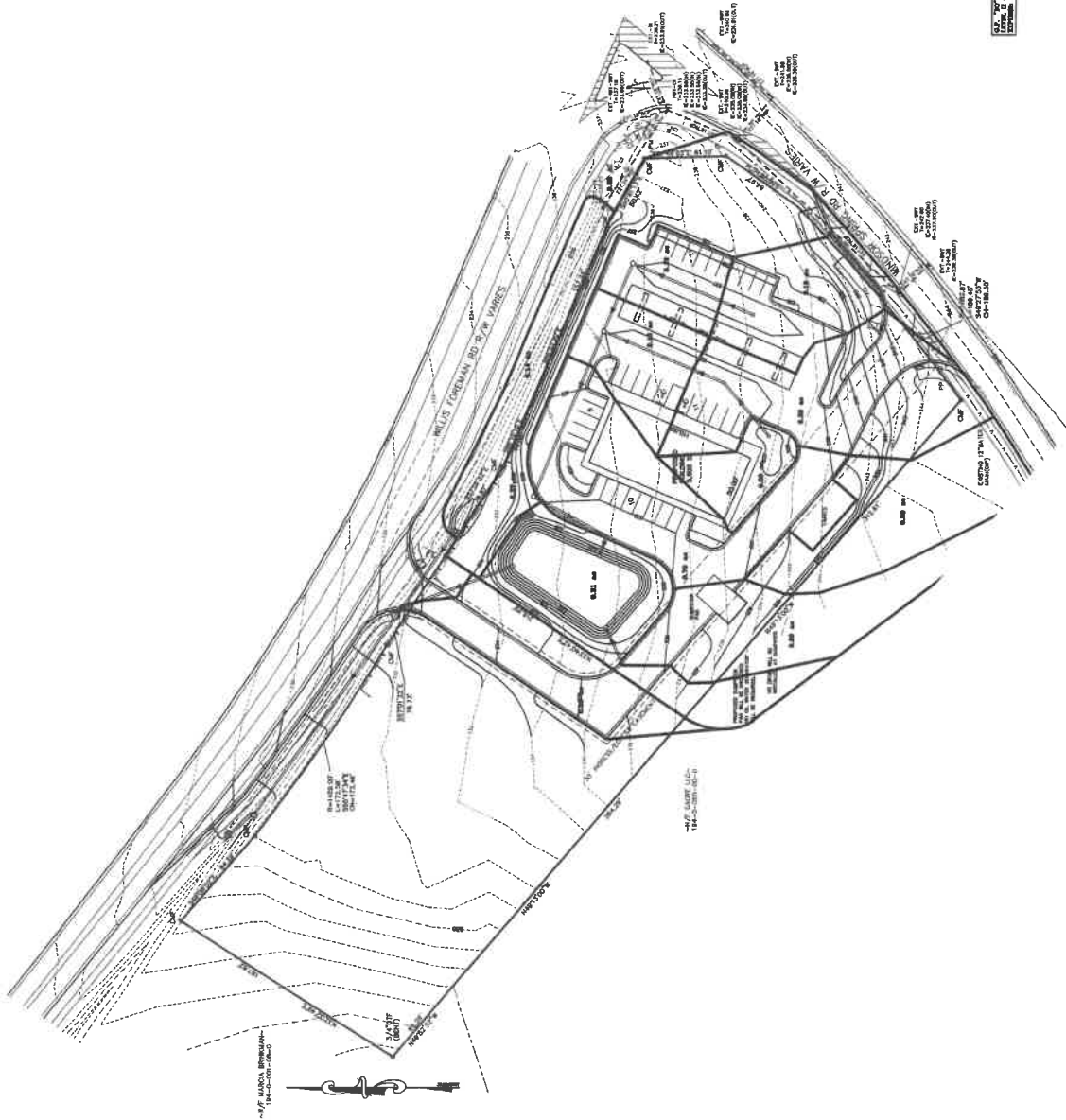
- No current Engineering comments have been received.

Utilities Comments:

- No current Utilities comments have been received.

RECOMMENDATION: The Planning Commission recommends Denial of the special exception request to establish a liquor store.

NOTE: *This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. The report is an evaluation of stated information presented by the applicant, research done by the staff, including the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, at the hearing based on all the information available at that time.*



EROSION, SEDIMENTATION AND
POST-DEVELOPMENT HYDROLOGY
DRAINAGE PLAN

5 STAR EXPRESS

PROPERTY LOCATED OFF MILL FOREMAN RD
AUGUSTA, GEORGIA

SCALE: 1" = 40'
MAY 21, 2023

PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1308 INTERSTATE PARKWAY
AUGUSTA, GEORGIA 30606
PHONE: (706) 866-8800
FAX: (706) 866-8801

DATE: MAY 21, 2023
DRAWN BY: JGS
CHECKED BY: JGS
APPROVED BY: JGS



STREET 6

DATE	
BY	
CHECKED	
APPROVED	

Notes

PLANNED/ORDERED/INVENTORY/REORDERED/STOCK					
NAME	SEX	AGE	BASED ON		TOTAL CREDIT AMT.
			QUANTITY	COST	
WHEAT	M	1	1	1.00	1.00
WHEAT	M	1	1	1.00	2.00
WHEAT	M	1	1	1.00	3.00
WHEAT	M	1	1	1.00	4.00
WHEAT	M	1	1	1.00	5.00
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WHEAT	M	1	1	1.00	97.00
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WHEAT	M	1	1	1.00	100.00

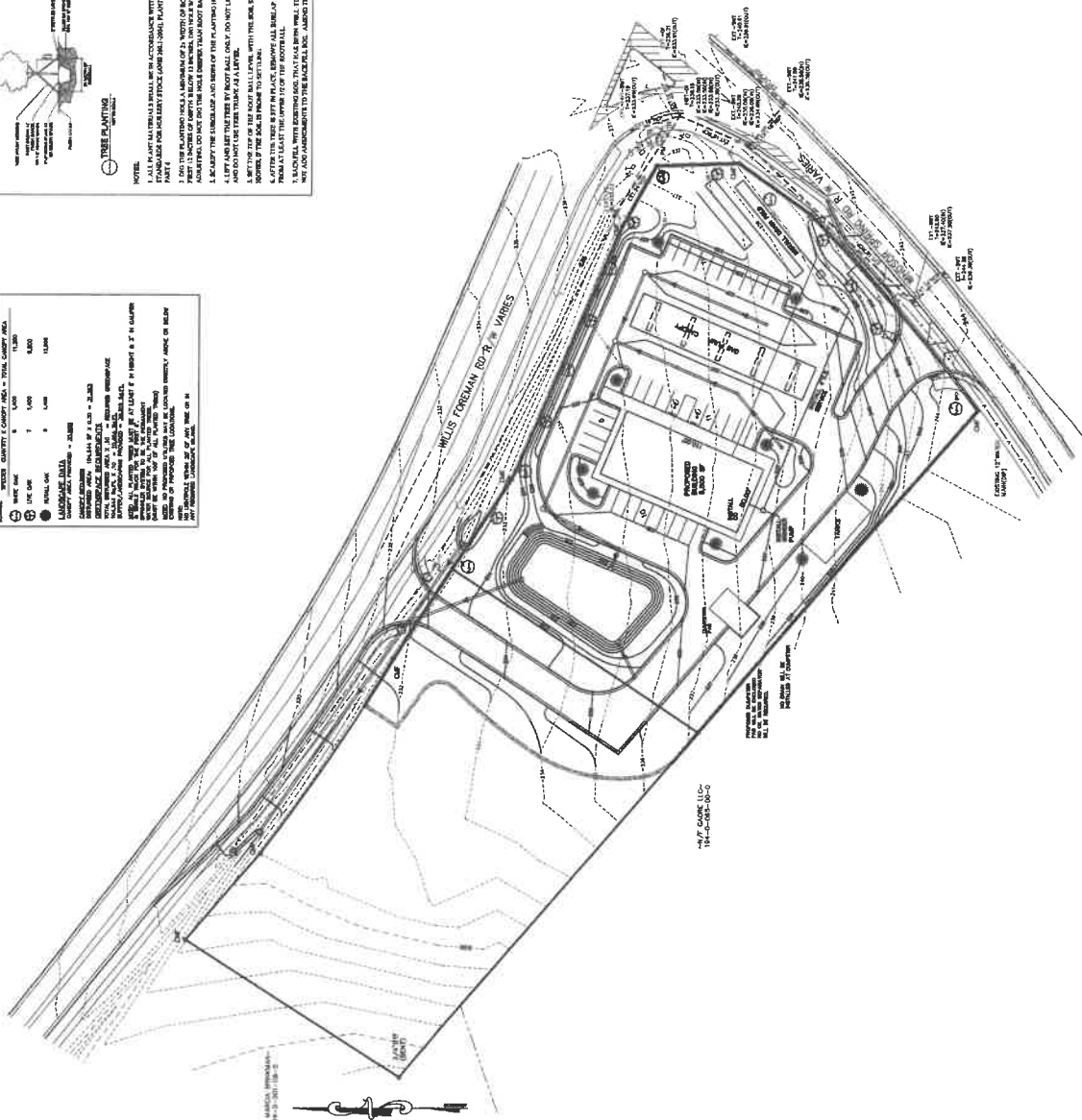
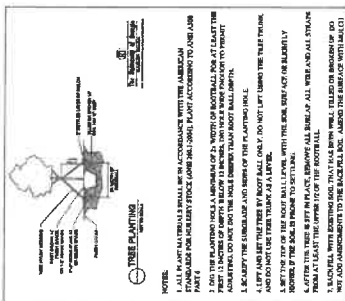
TREE NOTES:

- [illegible]

Notes:

[illegible]

NOTE:
CONGRUOUS/LAND DISTURBANCE ACTIVITIES THAT RESULT IN VIOLATION OF STATE WATER BUFFERS MAY RESULT IN CIVIL PENALTIES.



5 STAR EXPRESSSM FOR TREE PLAN

PROPERTY LOCATED OFF WELLS FORDMAN RD
AUGUSTA, GEORGIA
SCALE: 1" = 40'
MAY 22, 2023

JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1200 INTERSTATE PARKWAY - AUGUSTA, GA - 30908
Phone (706) 688-9803



21. Bernhis

COMMENTS

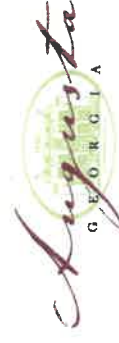
COMPARING

Planning Commission
SE-26-13
September 2, 2026

4505 Windsor Spring Road

Aerial

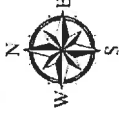
 Subject Property



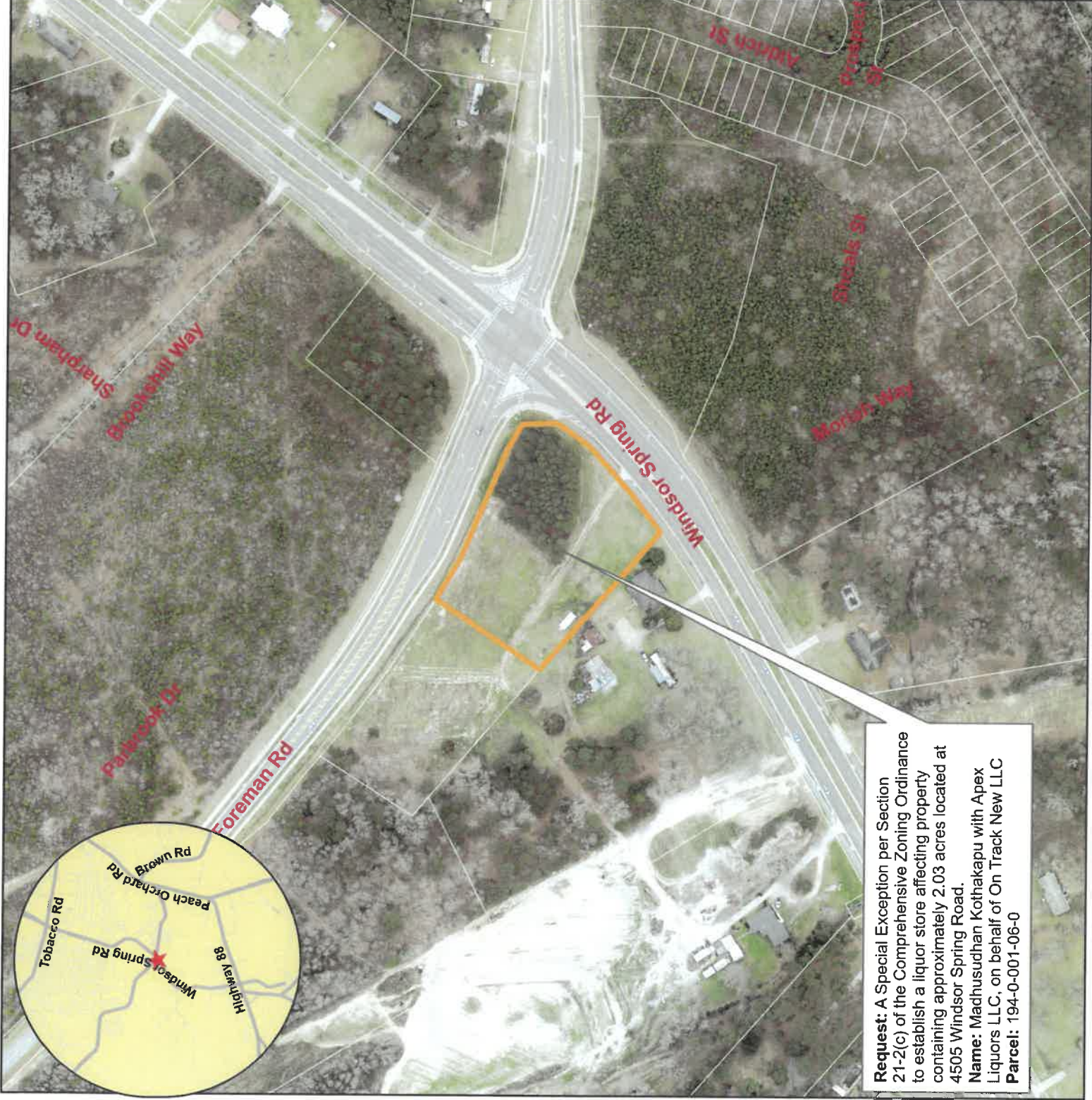
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
8/17/2026 PE22633

Augusta, GA Dacitimr

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0 350 Feet



Request: A Special Exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store affecting property containing approximately 2.03 acres located at 4505 Windsor Spring Road.
Name: Madhusudhan Kothakapu with Apex Liquors LLC, on behalf of On Track New LLC
Parcel: 194-0-001-06-0

**Planning Commission
SE-26-13
September 2, 2026**

4505 Windsor Spring Road

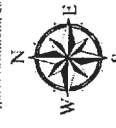
Current Zoning

- Subject Property**
- Zoning Classification**
- A: Agriculture
 - B-1: Neighborhood Business
 - HEPHZIBAH
 - LI: Light Industry
 - R-1: One Family Residential
 - R-1B: One Family Residential
 - R-1C: One Family Residential
 - R-1E: One Family Residential

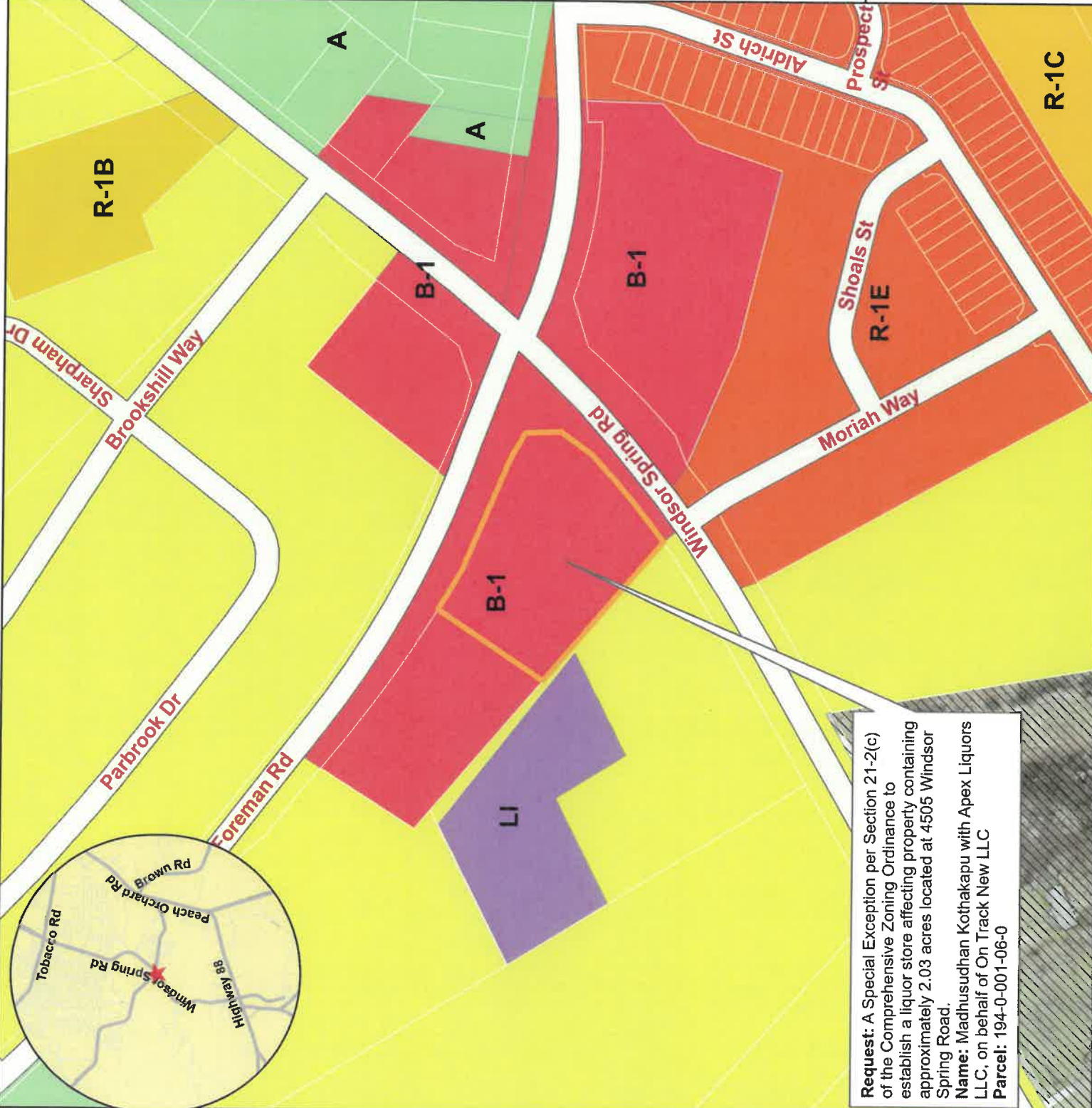


Produced By: City of Augusta
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