

**AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION  
STAFF REPORT**

**Case Number:** Z-23-03

**Hearing Date:** Wednesday, January 4, 2023

**Prepared By:** Lois Schmidt, Planner

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**Applicant:** Beazley Development Co. Inc.

**Property Owner:** GA Baptist Children's Homes and Michelle Atkins, Julie

**Address of Property:** 3630 Windsor Spring Road, 3047 Manchester Drive and part of 3596 Windsor Spring Road, Hephzibah, GA 30815

**Tax Parcel #:** 142-0-001-00-0, 142-0-003-01-0 and a portion of Tax Map #142-0-074-02-0

**Present Zoning:** A (Agricultural) and R-1 (One-family Residential)

**Neighborhood or Subdivision:** N/A

**Commission District:** 6 (B. Hasan)

**Super District:** 10 (J. Clarke)

**Fort Gordon Notification Required:** No

Request	Proposed Use / Activity	Applicable Ordinance Section(s)
Rezone from A and R-1 to R-1D	Single-family detached residential subdivision	Section 12-1

**1. Summary of Request:**

This case involves two adjacent residential tracts and portion of a tract totaling approximately 189.8 acres of land. The two parcels, 3630 and 3596 Windsor Spring Road, have direct access onto Windsor Spring Road. The applicant requests to rezone the property to develop a single-family detached residential subdivision containing 354 single-family detached units. This development will have an overall density of approximately 1.87 units per acre.

According to the concept plan, the developer intends to construct 354, 1 and 2-story detached dwellings. Proposed widths of lots will vary 50 – 80 feet, most lots maintain a depth greater than 120 feet.

Several new residential streets are planned, each will be minor roadways with a minimum 31 foot of back-to-curb paving width and a 60-foot right-of-way. Sidewalks will be installed on both sides of each street within the subdivision. Based on the number of proposed lots at least 4 entrances are required. The Comprehensive Zoning Ordinance requires a minimum of 2 parking spaces per unit, proposed driveways and garages provide the parking necessary for each lot within the subdivision.

Approximately 78.9 acres or 41.5 percent of the developable area will be reserved for open space. With exception to the boundary adjacent to Lots 50 – 57, a minimum 30-foot natural buffers will run along the side and rear boundaries of the original tract. No buffer will be adjacent to Lots 50 – 57 of the development, nor is it required. Common areas located in the northeast section of the site includes an extensive walking trail that connects to internal streets, while the designated wetland area will serve as a natural pond for recreational purposes. The developer does not intend to provide community gathering areas such a community building/clubhouse, pavilion, or splash pad for this planned community.

**2. Zoning History:**

The subject property is situated in the A (Agricultural) and R-1 (One-family Residential) zones. A rezoning application was heard in November of 2022 (Z-22-57) and withdrawn without prejudice. There is no other zoning history for the subject property.

**3. Comprehensive Plan Consistency:**

The subject property is in the South Augusta character area. South Augusta is characterized by a suburban pattern of development. Residential development is characterized by low-density subdivisions dating from the 1950s to the present, with mostly single-family detached units on uniform lots. The area experiences a moderate-to-high degree of building separation.

The site's overall proximity to commercially zoned properties and sprawling northern tracts make the proposed concept for new residential development, at the density provided, compatible with the surrounding area.

**4. Findings:**

1. The applicant requests R-1D zoning to develop a single-family detached residential subdivision at 3630 Windsor Spring Road, 3047 Manchester Drive, and part of 3596 Windsor Spring Road.
2. The undeveloped tracts of land cover approximately 189.8 acres of land.

3. The developer intends to construct 354 single-family detached units, with an overall density of approximately 1.87 units per acre. Dwellings will contain 1 and 2 story units.
4. The subject property is situated in the A (Agricultural) and R-1 (One-family Residential) zones.
5. Proposed widths of lots will vary 50 – 80 feet, most lots maintain a depth greater than 120 feet.
6. Several new residential streets are planned, each will be minor roadways with a minimum 31 foot of back-to-curb paving width and a 60-foot right-of-way.
7. There are 2 entrances planned for this subdivision, where a minimum of 4 entrances are required. One entrance will connect to the northern stub-out of Manchester Drive and continue south to Tobacco Road. The other will be a right in/right out access to Windsor Spring Road north of the Windsor Spring Road/Tobacco Road intersection
8. **Official from Augusta Traffic Engineering will not approve a secondary entrance on Windsor Spring Road due to traffic safety concerns.**
9. Augusta Fire Department officials state they only have authority to require two entrances. Additional entrances must come under the authority of other codes or ordinances and / or reviewing departments.
10. COEL Development Co. Inc. states on the concept plan that they “will provide a financial contribution to the construction of a traffic signal at the intersection of Manchester Drive and Tobacco Road”. The developer is responsible for the entire cost of the installation of a traffic light at Manchester and Tobacco Rd. The developer may work with engineering to determine if cost sharing is an option, the Planning Commission nor developer can mandate cost sharing only Augusta Engineering can make that commitment.
11. Augusta Traffic Engineering feels a traffic light at this intersection will provide congestion relief to current and new residents.
12. Sidewalks will be installed on both sides of each street within the subdivision.
13. The Comprehensive Zoning Ordinance requires a minimum of 2 parking spaces per unit, proposed driveways and garages will provide parking for each lot within the subdivision.
14. Approximately 78.9 acres or 41.5 percent of the developable area will be reserved for open space.
15. Common areas located in the northeast section of the site includes an extensive walking trail that connects to internal streets, while the designated wetland area will serve as a natural pond for recreational purposes.
16. The developer does not intend to provide community gathering areas such a community building/clubhouse, pavilion, or pool/ splash pad for this planned community.
17. This site has access to public water along Windsor Spring Road. Sanitary sewer runs parallel to the site on an adjacent tract southeast of the subject properties.
18. Windsor Spring Road is identified as a major arterial street on the Georgia Department of Transportation (GDOT) Function Classification map. Manchester Drive is considered a local or minor residential street.
19. A recent traffic assessment determined that the subdivision is expected to generate 3,327 vehicles trip per day.

20. Transit service is not available in the immediate area.
21. There are no floodplains located on the subject properties. Freshwater wetlands can be found near the center of 3596 Windsor Spring Road at the lowest point of 3596 Windsor Spring Road at the lowest point of the property.
22. The area of highest elevation can be found near the southwest corner of the site, approximately 670 feet north of the Windsor Spring Road and Tobacco Road intersection.
23. The concept plan identifies 5 possible locations for stormwater detention within this development.
24. Windsor Spring Road north of the established node area at the intersection remains largely vacant, undeveloped land. The site's overall proximity to commercially zoned properties and sprawling northern tracts make the proposed concept for new residential development, at the density provided, compatible with the surrounding area.

**Recommendation:** The Planning Commission recommends Approval with the following condition(s):

1. The concept plan submitted with this application is for illustration purposes only and does not constitute a development plan review.
2. The development shall be limited no more than 354 single-family detached lots with an overall density of 1.87 units per acre. Lots outside of the cul-de-sac must measure at least 50 feet wide.
3. Sidewalks must be provided on both sides of all streets within the new development boundaries and comply with ADA standards.
4. A pavilion, gazebo and benches or similar meeting space, and the walking trail, at a minimum, must be provided as amenities for the subdivision. The amenities must be constructed prior to the 230<sup>th</sup> unit in the subdivision receiving a Certification of Occupancy.
5. A traffic study is required to determine whether existing roadways need additional improvements and if proposed road improvements will be sufficient. If Traffic Engineer requires an acceleration lane and / or a deceleration lane it must be provided for the proposed subdivision. Decisions made by the Traffic Engineer shall be adhered to.
6. All work within the right-of-way of Windsor Spring Road must meet City of Augusta and Georgia Department of Transportation standards and specifications.
7. At the issuance of a building permit for lot 201 the applicant shall be responsible for the installation and cost of a traffic signal at the intersection of Manchester Drive and Tobacco Road and will collaborate with Augusta Engineering for cost sharing.
8. The first phase of the development shall take place near the proposed entrance along Windsor Spring Road.
9. Construction traffic access via Manchester Drive must be kept at a minimum.
10. A minimum of 4 entrances are required for this subdivision based on the number of lots shown on the concept plan. The applicant must request a variance from the Land Subdivision Regulations to reduce the required number of entrances. The variance must be approved before submitting a development plan for review.

11. This project shall comply with all development standards and regulations, including but not limited to the Tree Ordinance, set forth by the City of Augusta, GA 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.

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## EAZLEY DEVELOPMENT COMPANY, INC.

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7009 Evans Town Center Blvd. ♦ Evans, Georgia 30809 ♦ Phone: (706) 863-4888 ♦ Fax: (706) 855-7819

November 21, 2022

Ms. Carla Delaney  
Deputy Director- Planning and Development  
535 Telfair Street Suite 300  
Augusta, GA 30901

Re.: Rezoning parcel numbers 142-2-001-00-0, 142-0-003-01-0, and a portion of 142-0-074-02-0

Ms. Delaney;

Please accept this letter indicating our intent to re-zone the above referenced parcels from zoning A and R-1 to R-1D. It is our intent to develop these parcels into single family detached homes with lot sizes varying from 50' wide to 80' wide.

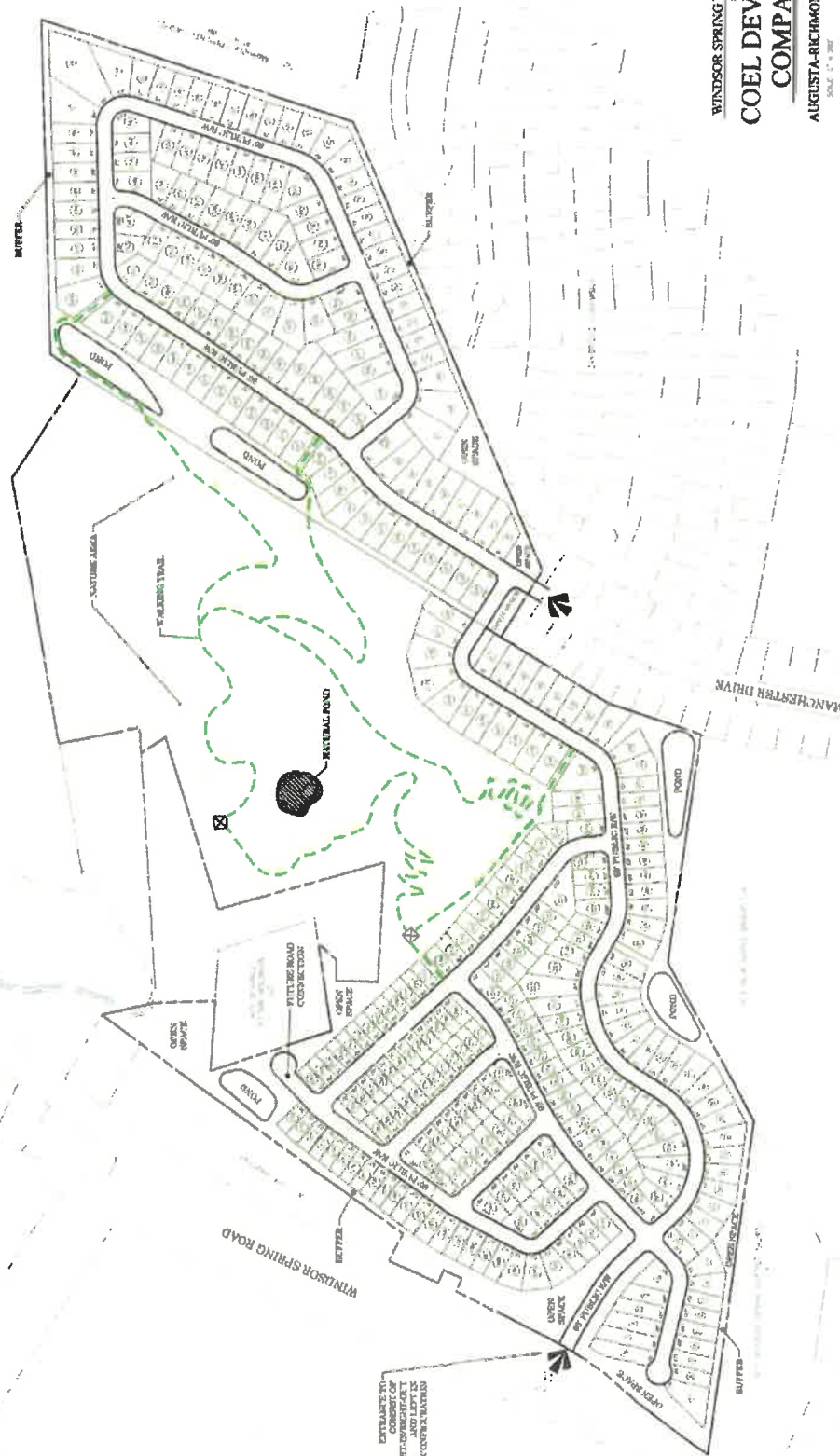
If you have any questions or require further information, please feel free to contact me.

Thank you.

Beazley Development Co., Inc.



Joseph F. Gulino  
Vice President



WINDSOR SPRING ROAD CONCEPT PLAN  
COEL DEVELOPMENT  
COMPANY, INC.  
AUGUSTA-RICHMOND COUNTY, GEORGIA

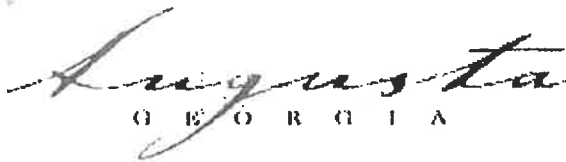
SCALE IN FEET  
1" = 100'



CRANSTON

PROJECT DATA  
DATE: 10/1/88  
BY: J. L. COEL  
CHECKED BY: J. L. COEL  
DATE: 10/1/88  
BY: J. L. COEL  
CHECKED BY: J. L. COEL  
DATE: 10/1/88  
BY: J. L. COEL  
CHECKED BY: J. L. COEL

COEL DEVELOPMENT COMPANY, INC. WILL PROVIDE  
A FINANCIAL CONTRIBUTION TO THE CONSTRUCTION  
OF THE SIGNAL AT MANCHESTER DRIVE AND  
TOBACCO ROAD.



## ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director  
John Ussery, PE, Assistant Director of Traffic

### PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 3630 WINDSOR SPRING ROAD

Tax Parcel Number: 142-0-003-01-0, 142-0-074-02-0, 142-2-001-00-0

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No

Proposed Development Less Than 20 Lots (Circle One): Yes or No; if "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property: 1) Windsor Spring Road 3) \_\_\_\_\_  
2) Tobacco Road 4) \_\_\_\_\_

Volume on each existing street (AADT): 1) 30,700 (3% TRUCK) 3) \_\_\_\_\_  
2) 12,900 (3% TRUCK) 4) \_\_\_\_\_

Level of Service (LOS) on each street: 1) LOS B (<32,800) 3) \_\_\_\_\_  
2) LOS B (<32,800) 4) \_\_\_\_\_

Land Use Type / Code (ITE Trip Generation): 210 SFHOUSE 1

Basis for Calculation (sq ft, # units, etc.): NUMBER OF LOTS - 354

Trips Generated by Proposed Development: 3327 total/ weekday (maximum)

Adjusted street volumes based on trips generated:

1) 33029 3) \_\_\_\_\_  
2) 13898 4) \_\_\_\_\_

70% to Windsor Spring  
30% to Tobacco Road

Projected Level of Service (LOS) on each street based on trips generated:

1) LOS C 3) \_\_\_\_\_  
2) LOS B 4) \_\_\_\_\_



\* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

\*\* Utilize the website <https://dottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

\*\*\*Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

\*\*\*\* Use current edition of the ITE Trip Generation Manuals.

**Official Use Only**

Does this Rezoning Application require a <sup>partial</sup> Traffic Impact Study/Analysis (TIS/TIA): Y or N

Date of Review: 8-25-22

Signature of Traffic Engineer or Designee: John Ussery

Print Name: John Ussery

Title: Assistant Director

# **Windsor Spring Road**

## **Rezoning Narrative**

**Beazley Development Co., Inc.  
7009 Evans Town Center Blvd  
Evans, GA 30809**

**November 28, 2022**

***Character: "A distinctive trait, quality or attribute"***

**Project Data**

Total Area- 189.8 AC

TMP: 142-0-003-01-0; 142-0-074-02-0; 142-2-001-00-0

Proposed Lots 354

Open Space- 78.9 AC

Existing Zoning- A, R-1

Proposed Zoning R-1D

Lot Count

50'- 58

60'- 147

75'- 145

80'- 8

**Neighborhood Design**

The neighborhood comprises 189.8 acres with 78.9 acres being open space. Approximately 354 single family detached homes varying in lot size will be constructed. The main entrance will be off Windsor Spring Road. This will be a right in, right out, left in entrance. The road leading to the development from the Windsor Spring Road entrance will be a 500' spine road with open space on both sides. Secondary entrance will be from Tobacco Road to Manchester Drive. Beazley Development Co., Inc. will contribute to a traffic signal at this intersection. A stub out for a future third access will be in the north west corner of the property near parcel # 142-1-002-00-0.

This project implements some of the concepts identified in the 2010 Realizing The Garden City, Augusta Sustainable Development Agenda. The study identifies that the Windsor Spring area could absorb 800 new homes including the ½ acre and smaller lots typical of the South Augusta area. This neighborhood will be a walkable community. This neighborhood will be within 5 to 10 minutes walking distance of the Wal-Mart and KJ food store as well as other smaller retail establishments. Sidewalks will be provided on both sides of the street.

Approximately a 40-acre nature area will be preserved toward the northern part of the property. Approximately 2 miles of walking trails will meander through this area. Four access points will be provided from the neighborhood to the walking trail. Keeping this area natural will provide shade for residents walking, jogging or biking on the trail.

## **Use and Zoning**

Beazley Development Co., Inc. is proposing to combine and re-zone 3 separate parcels in to one parcel creating one neighborhood. The existing zoning for the 3 parcels is A-Agricultural and R-1- one family residential; the proposed zoning would be R-1D. The neighborhood will be single family detached homes. Lot sizes will consist of 50', 60', 75' and 80' wide lots with a SF of 6500 SF to 12,000 SF.

## **Setbacks**

Proposed setbacks are as described in R-1D zoning. They are:

Front- 15' to the front line

Side- Not less than 5'

Rear- The greater of 25' or 20% of the lot depth but not to exceed 50'

## **Homes Styles**

It is Beazley Developments Co., Inc. intention to keep the proposed homes for this new neighborhood, similar to the existing homes in Cambridge neighborhood but utilizing today's requested colors and materials. Color renderings of potential homes for all 4 lots sizes have been included. This is a sampling of the home styles and may change as the market dictates.

## **50' Lots**

These will be either ranch style or two story homes. Sf of these homes will range from approximately 1700 SF to 2500 SF and measure 26' to 36' across the front and 55' to 79' deep. Front exterior materials will consist of a combination brick and/or stone and/or cement board siding. Side and rear exterior material will consist of vinyl siding. Approximate sell price will be between \$254,900 and \$282,900.

## **60' Lots**

These homes will be range style homes ranging between 1700 SF and 2400 SF. These homes will measure 43' to 45' across the front and 55' to 80' deep. Front exterior material will be either a combination of brick and/or stone and/ or cement board siding. Side and rear exterior material will be cement board and/ or vinyl siding. Approximate sell price will be between \$279,900 and \$326,900.

### **75' lots**

Homes built on these lots will be ranch style and range from 2100 SF to 2400 SF. They measure 46' to 60' across the front and 51' to 60' deep. Front exterior material will be either a combination of brick and/or stone and/ or cement board siding. Side and rear exterior material will be cement board and/or brick. Approximate sell price will be between \$346,900 and \$409,900.

### **80' Lots**

These will be ranch style homes ranging in SF from 2600 SF to 3200 SF. They will measure 57' to 70' across the front and 60' to 73' deep. Front exterior material will be all brick with cement board accents in gables. The sides and rear exterior material will also be all brick with cement board accents in the gables. Approximate sales price for these homes will be \$327,900 to \$427,900.

***"Each and every place has some measure of unique expression or quality"***

### **Conclusion**

According to the 2010 Augusta Sustainable Agenda, the Windsor Spring area could absorb 800 housing units including ½ acre lots to clusters as dense as 6 units per acre. We are proposing is 1.9 units per acre using the total acreage. Using the buildable acreage of 110.9 acres, the density would be 3.2 units per acre. We are proposing a mix of lot sizes, home sizes and home price which will provide housing for all income levels.

We believe that this neighborhood will be a unique and exciting neighborhood for the South Augusta area. It will provide the citizens of Augusta a walkable community with easy access to shopping. It will also provide an amenity unique to the area in the 2 miles of walking trails.

This residential homes project will attract various retail establishments such as full service type restaurants and specialty retail to new and vacant retail spaces. Couple that with a walkable community with a nature area and walking trails, a variety of sizes and price points of the homes will make the Windsor Springs area a desirable place to live.

Home Styles

50' wide lots

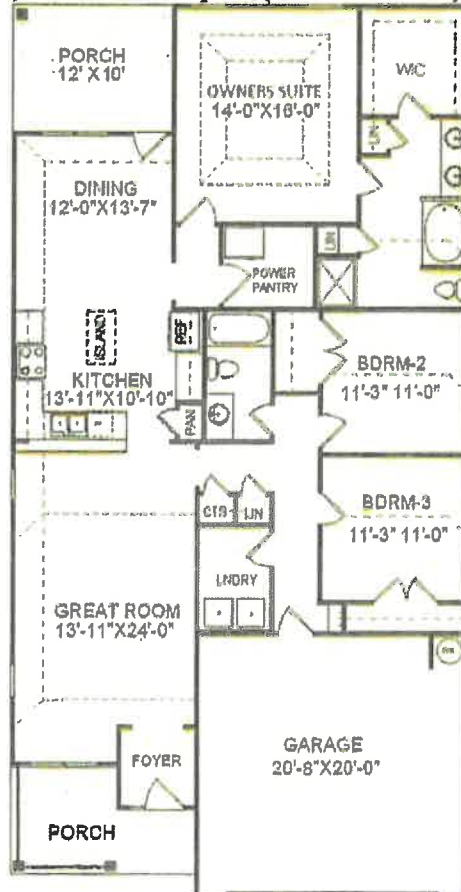
# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.  
Evans, Ga. 30809



## Jackson-3

1,780 Heated Sq. Ft.(35'-6"X 69'-1")



Actual on site construction may vary from rendering

# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.

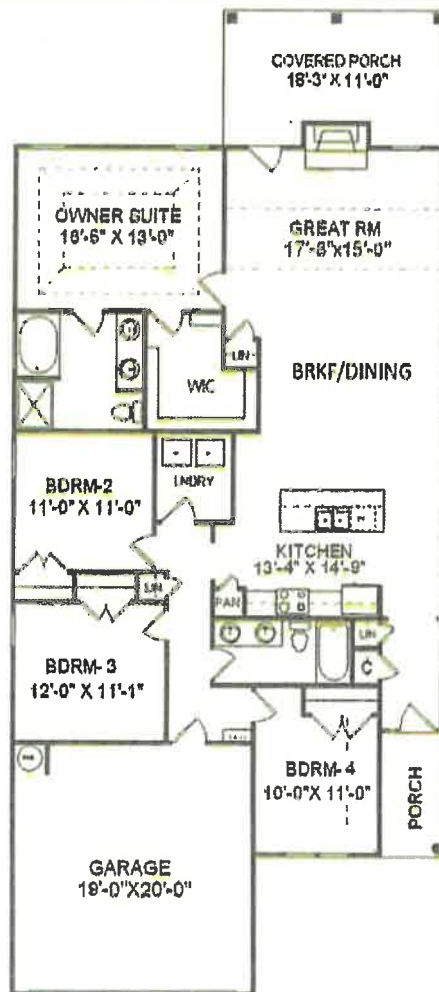
Evans, Ga. 30809



## Thornhill-4

1,786 HEATED Sq. Ft.

35'-0" x 79'-6"



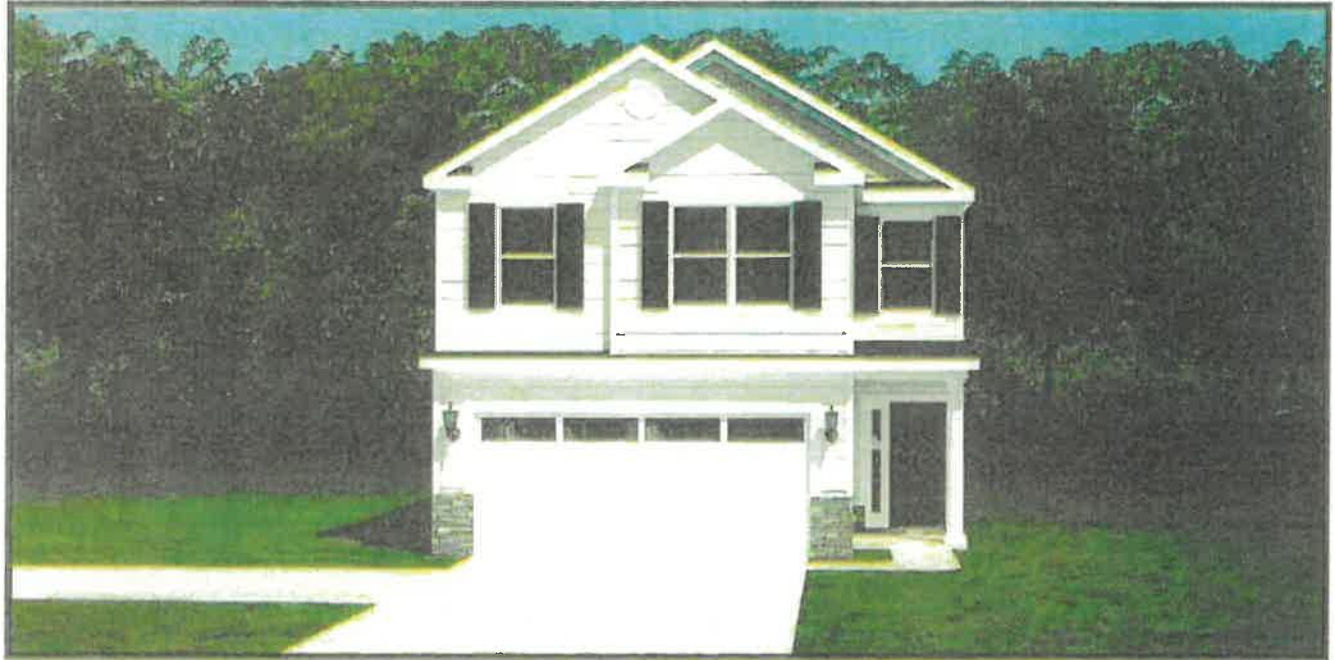
Actual on site construction may vary from rendering



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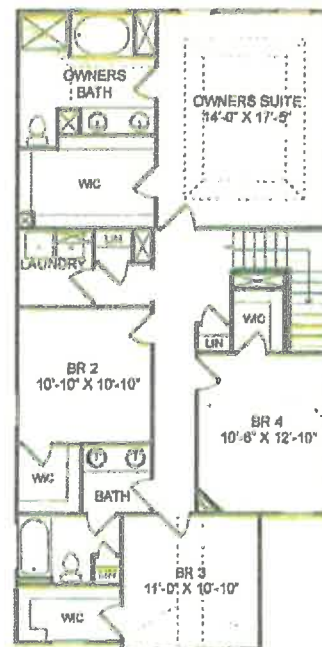
## Riverton-2

2,126 Heated Sq. Ft.

(26'-0" x 54'-5")



FIRST FLOOR  
NOT TO SCALE



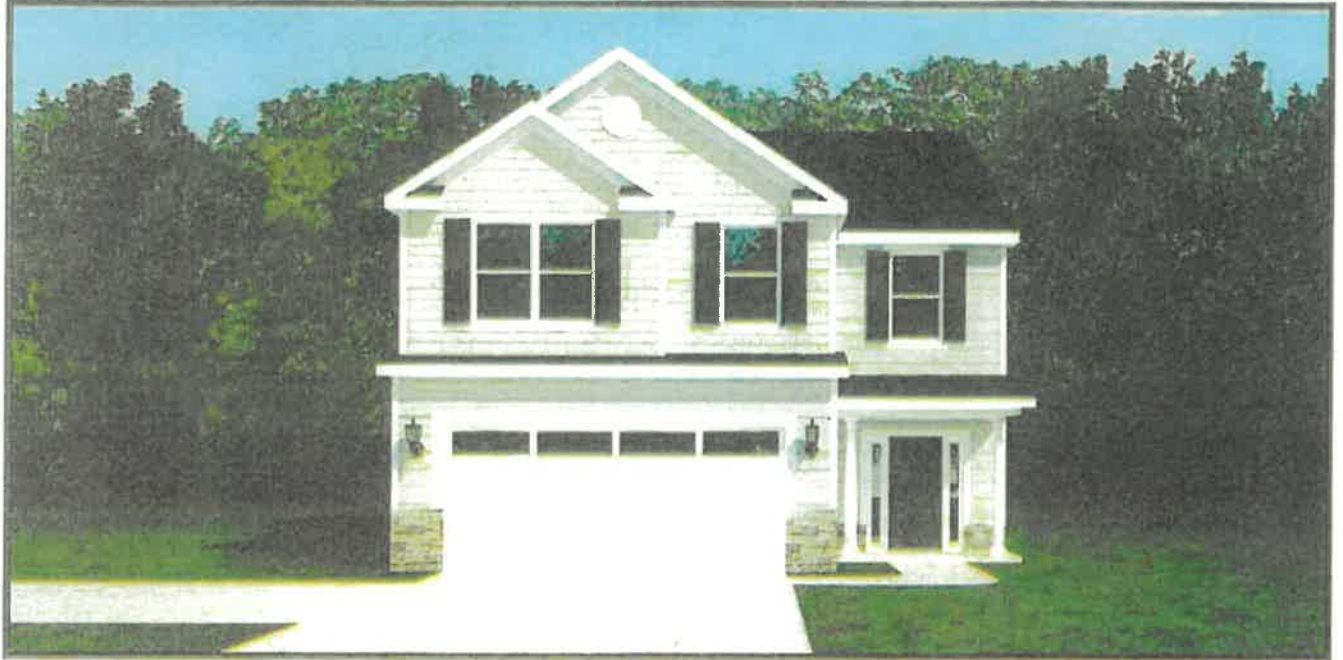
SECOND FLOOR  
NOT TO SCALE

ACTUAL ON SITE CONSTRUCTION MAY VARY FROM RENDERING

# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.

Evans, Ga. 30809

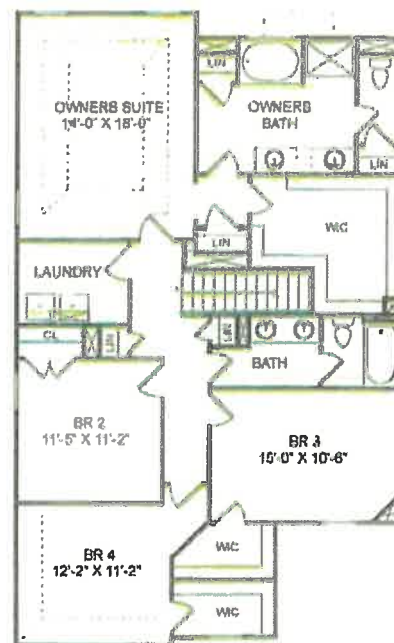


## Aspen-7

2,439 Heated Sq. Ft.  
(32'-2 1/2" x 45'-6")



FIRST FLOOR  
NOT TO SCALE



SECOND FLOOR  
NOT TO SCALE

ACTUAL ON SITE CONSTRUCTION MAY VARY FROM RENDERING

Homes Styles

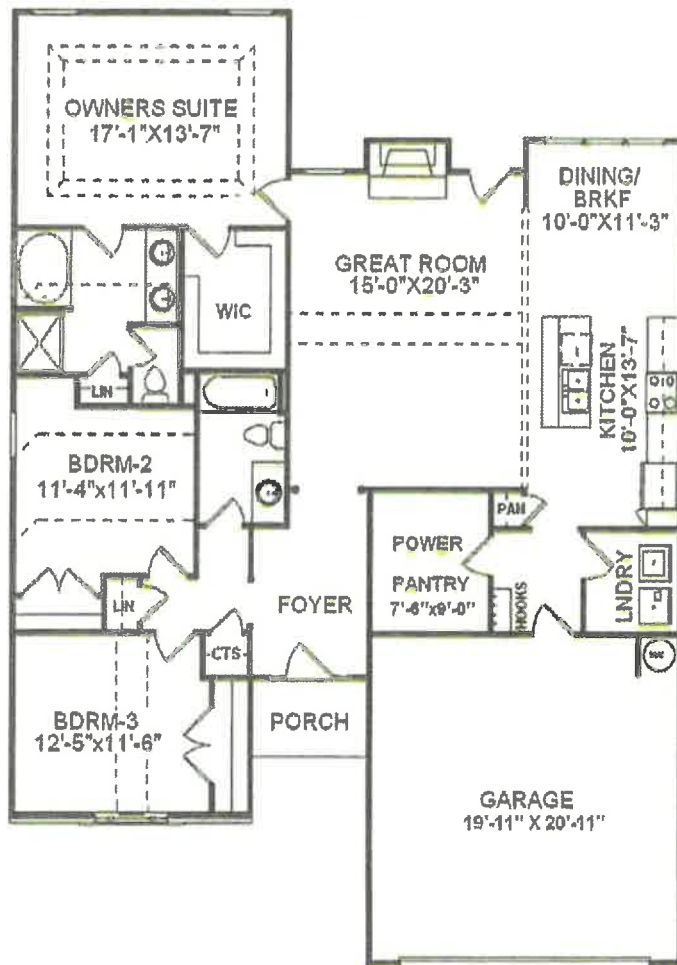
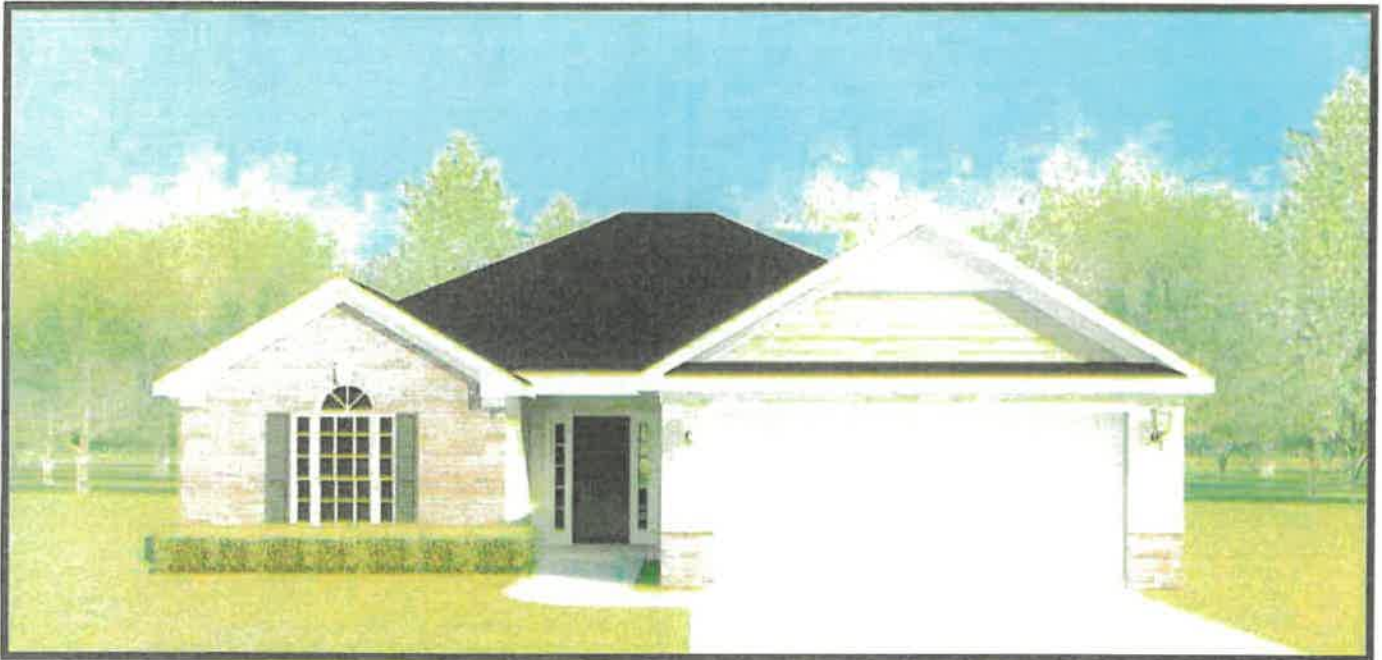
60' wide lots



# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.

Evans, Ga. 30809



## Baldwin-4

1,716 Heated Sq. Ft.

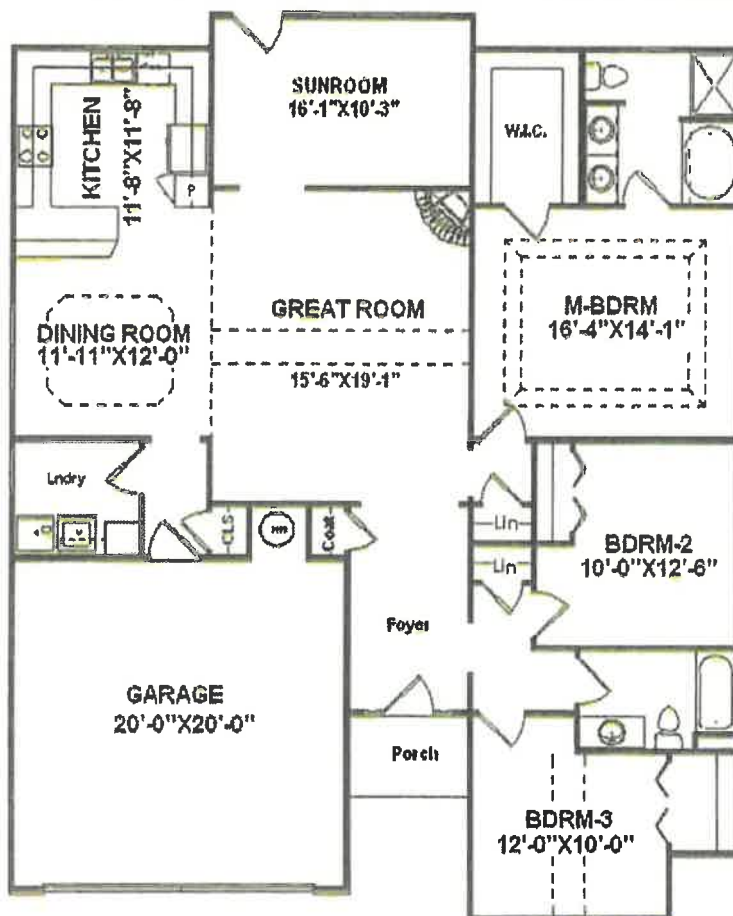
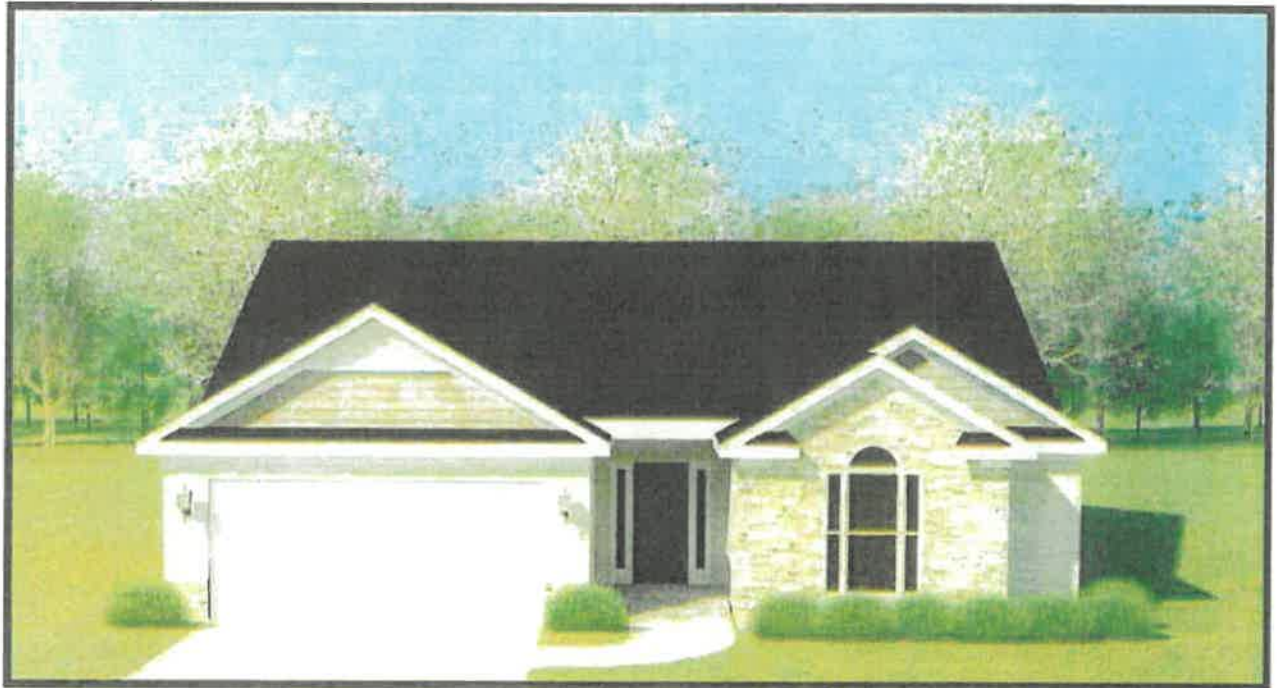
(43'-2 1/2" X 62'-1")

Actual on site construction may vary from rendering

# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.

Evans, Ga. 30809



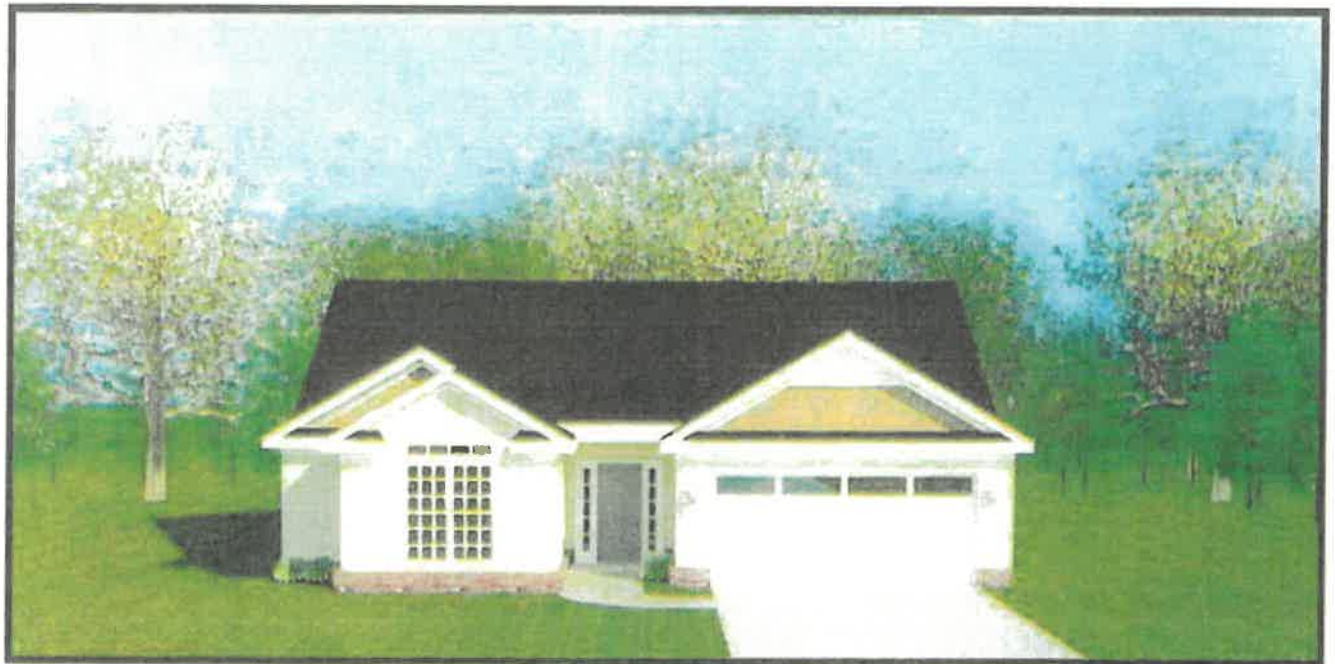
## Glenbrooke-II

1,841 Heated Sq. Ft.

Actual on site construction may vary from rendering

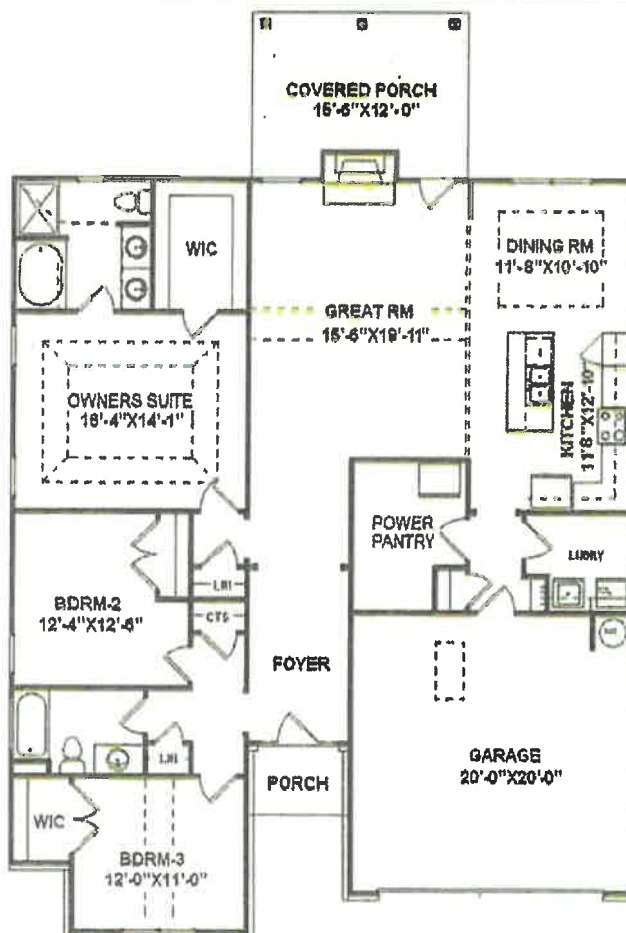
# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.  
Evans, Ga. 30809



## Emmaline

1,862 Heated Sq. Ft.  
(44'-8" X 67'-1")



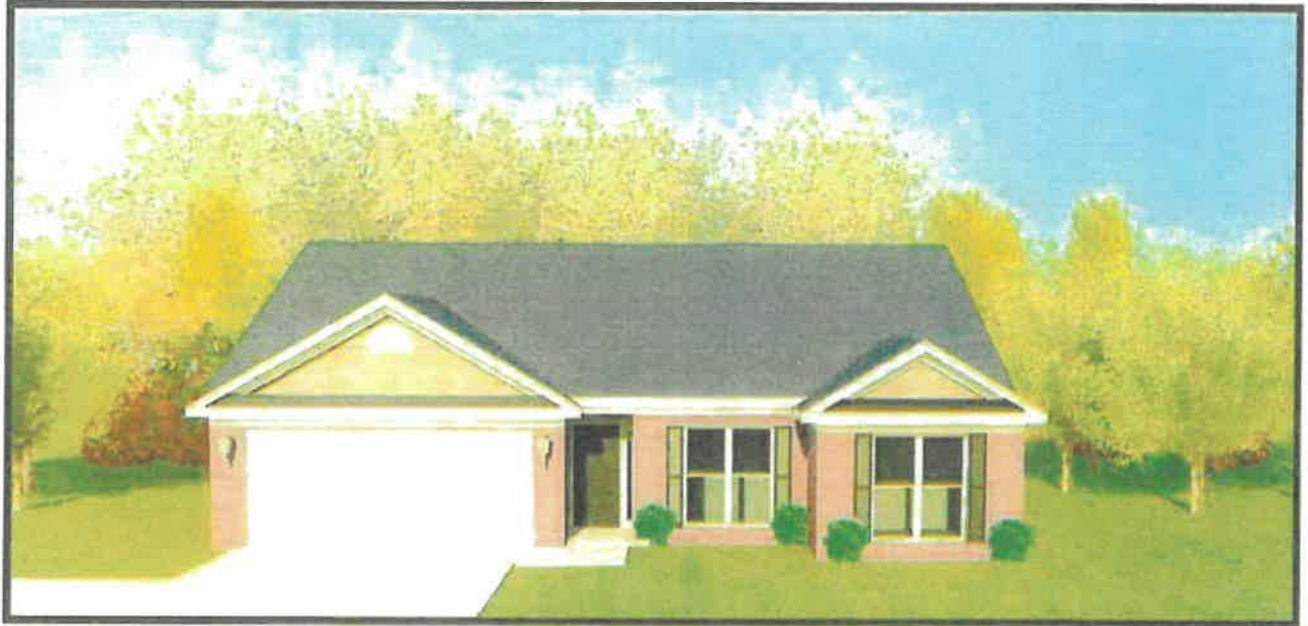
Actual on site construction may vary from rendering



# Bill Beazley Homes Inc.

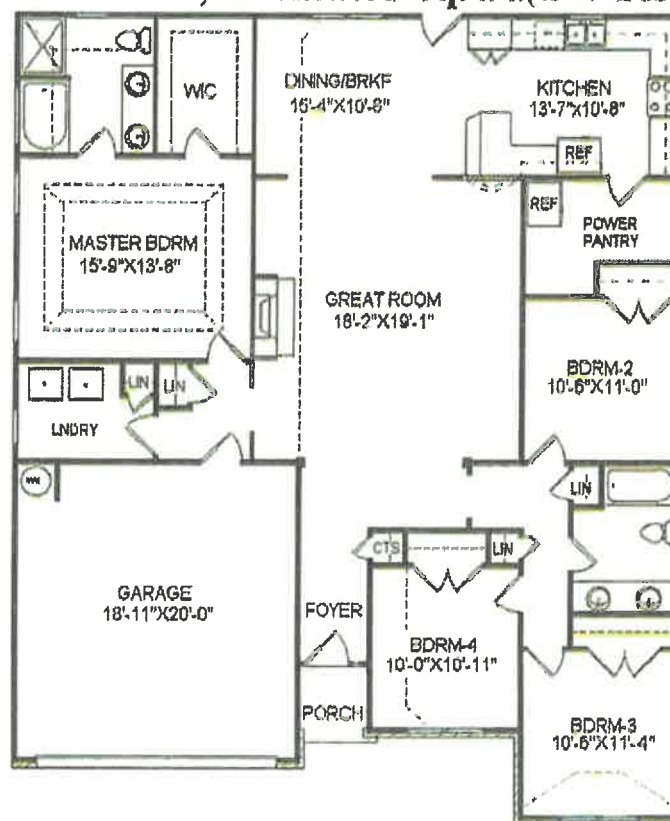
7009 Evans Town Center Blvd.

Evans, Ga. 30809



## Homestead-10

1,933 Heated Sq. Ft.(45'-7"x 55'-3 1/2")



Actual on site construction may vary from rendering

# Bill Beazley Homes Inc.

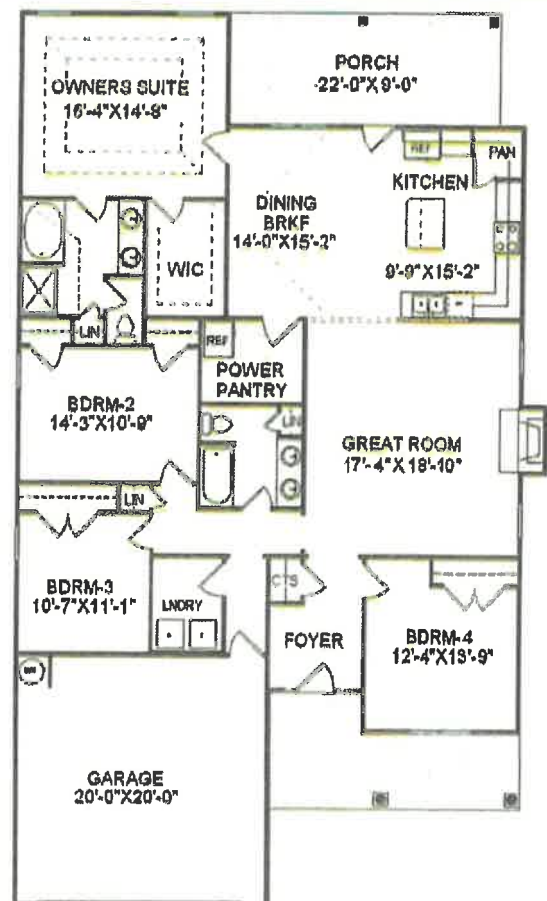
7009 Evans Town Center Blvd.

Evans, Ga. 30809



## Wynstone-4

2,013 Heated Sq.Ft.  
(43'-0" x 72'-3")



ACTUAL ON SITE CONSTRUCTION MAY VARY FROM RENDERING



# Home Styles

75' Lots

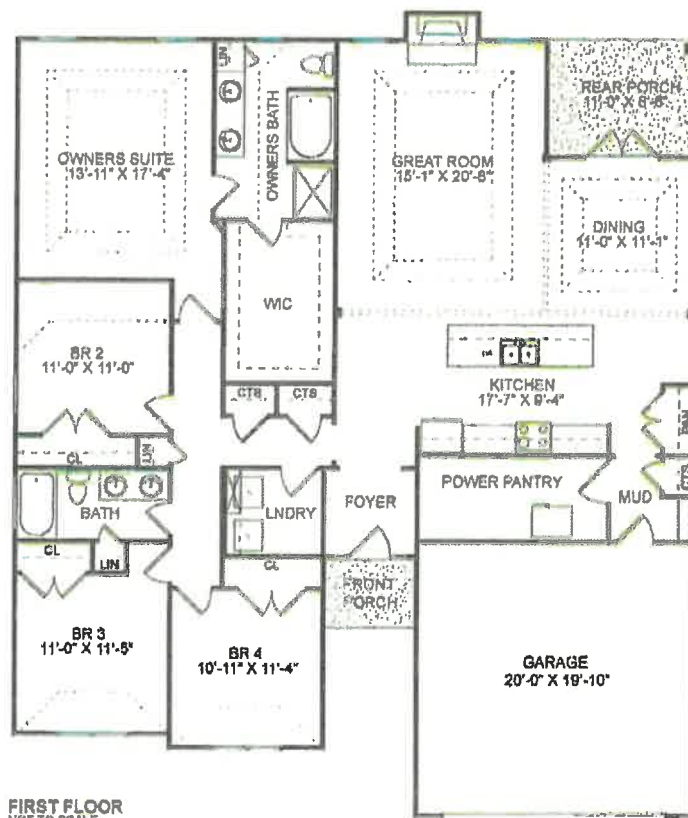
# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.  
Evans, Ga. 30809



## Jefferson-4

2,103 Heated Sq. Ft.  
(50'-0" x 59'-0")



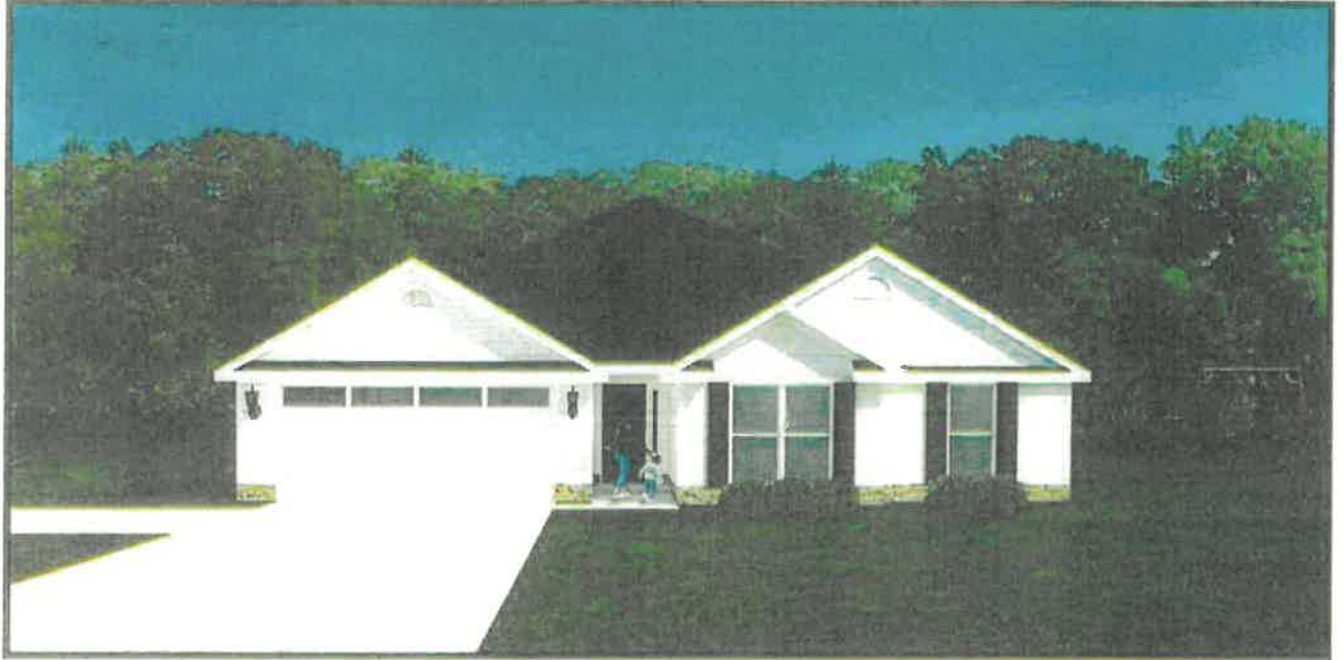
FIRST FLOOR  
NOT TO SCALE

ACTUAL ON SITE CONSTRUCTION MAY VARY FROM RENDERING

# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.

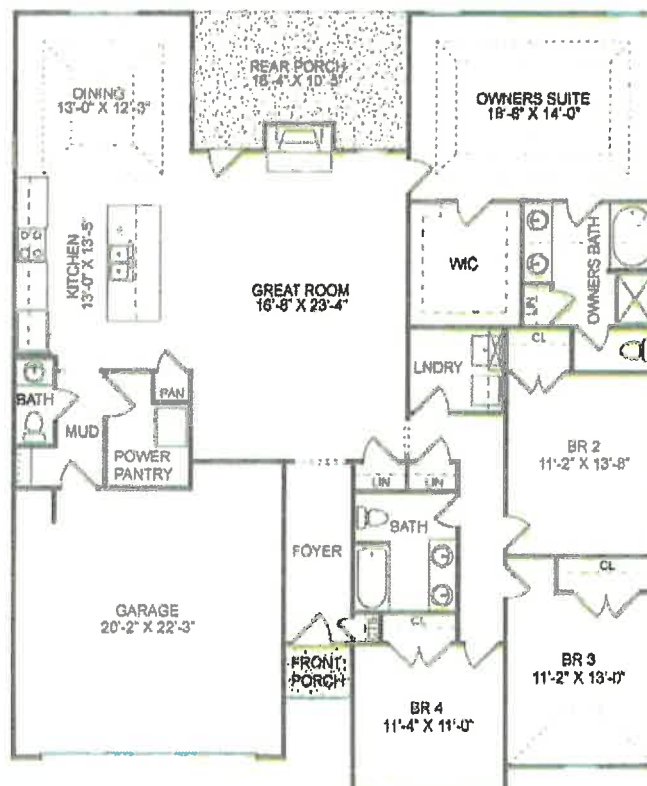
Evans, Ga. 30809



## Greyson-3

2,195 Heated Sq. Ft.

(49'-2 1/2" x 59'-6 1/2")



FIRST FLOOR  
NOT TO SCALE

ACTUAL ON SITE CONSTRUCTION MAY VARY FROM RENDERING



# Bill Beazley Homes Inc.

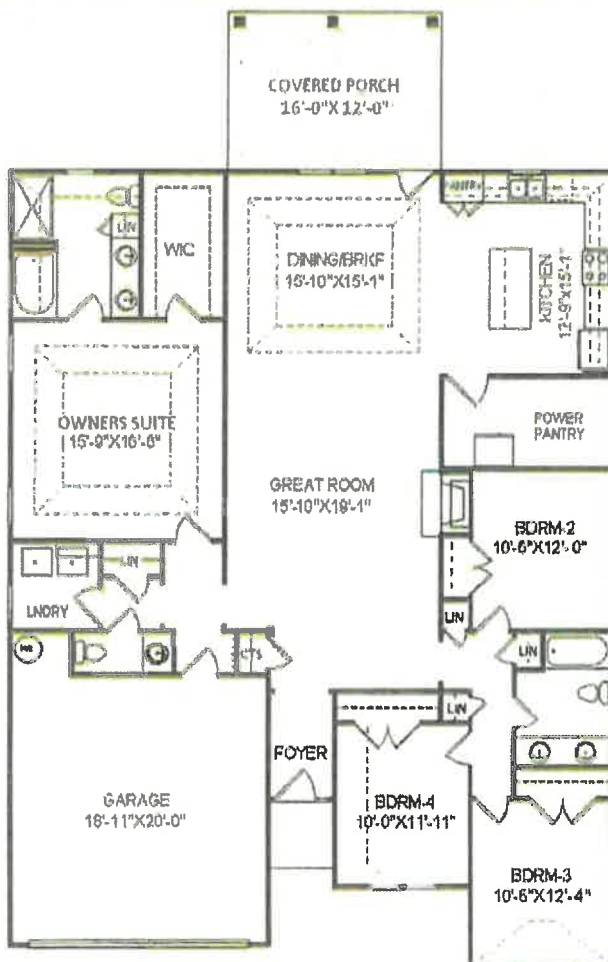
7009 Evans Town Center Blvd.

Evans, Ga. 30809



## Homestead-11

2,185 Heated Sq. Ft.(45'-7"x 60'-3 1/2")

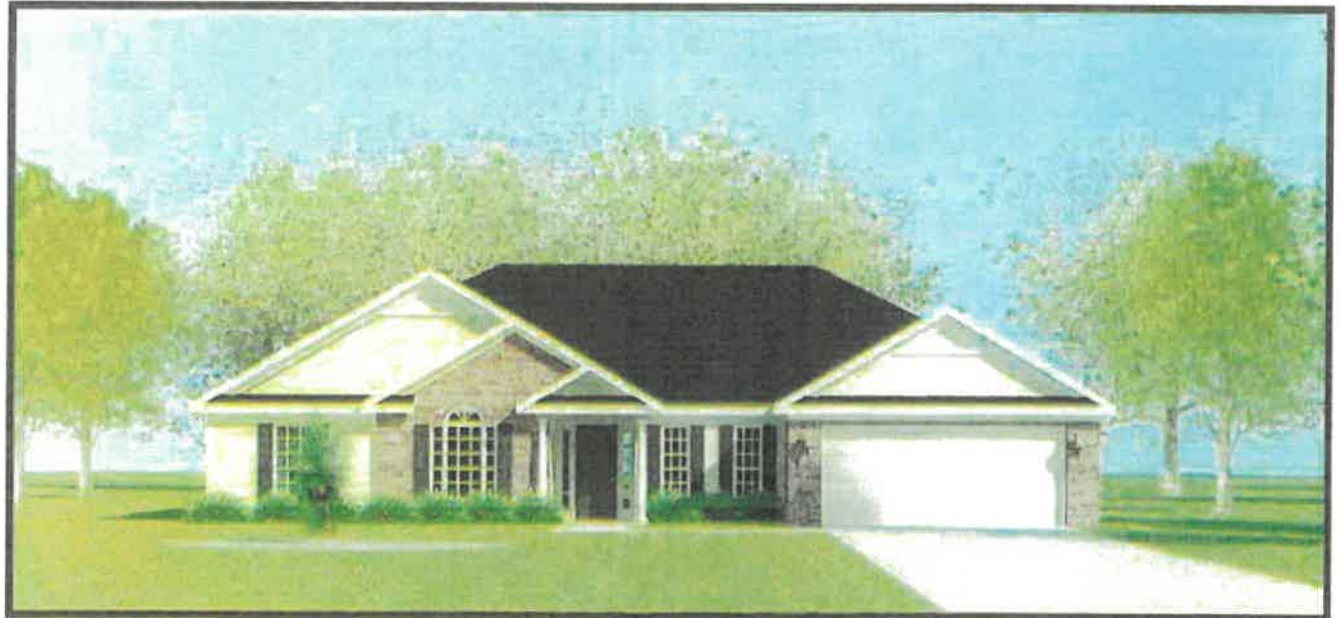


Actual on site construction may vary from rendering

# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.

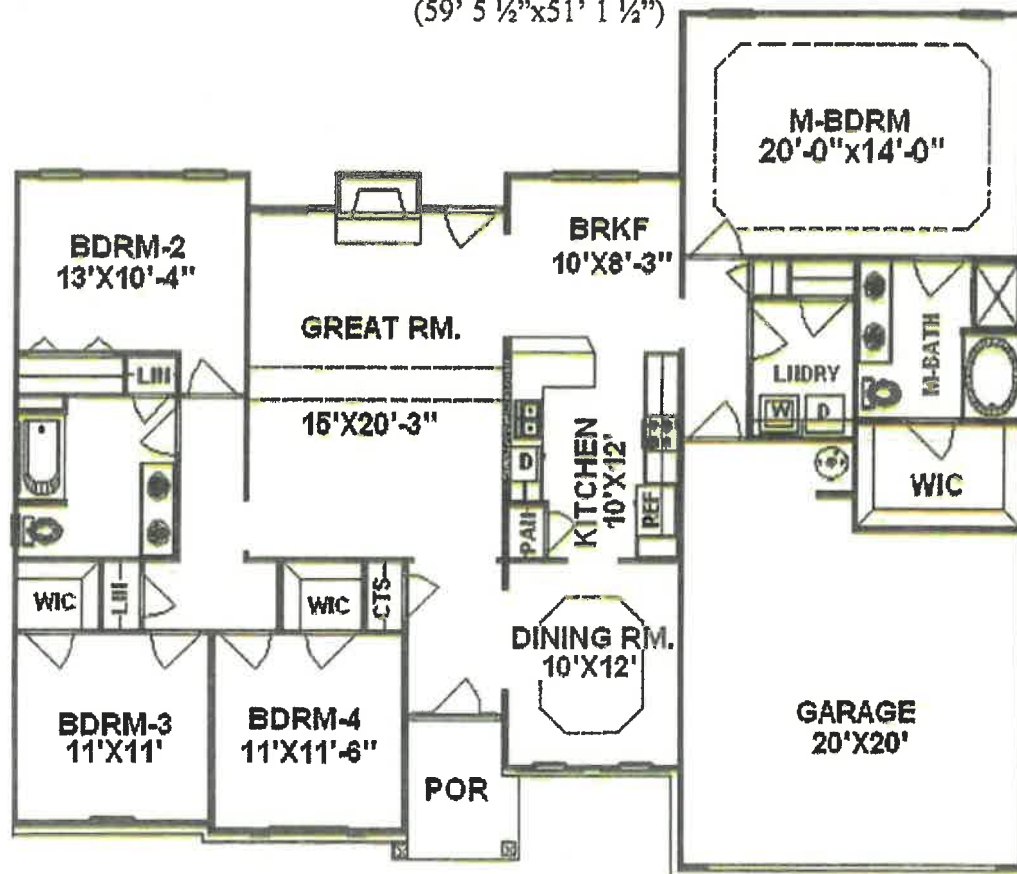
Evans, Ga. 30809



## Carlson-II

2,004 Heated Sq. Ft.

(59' 5 1/2" x 51' 1 1/2")



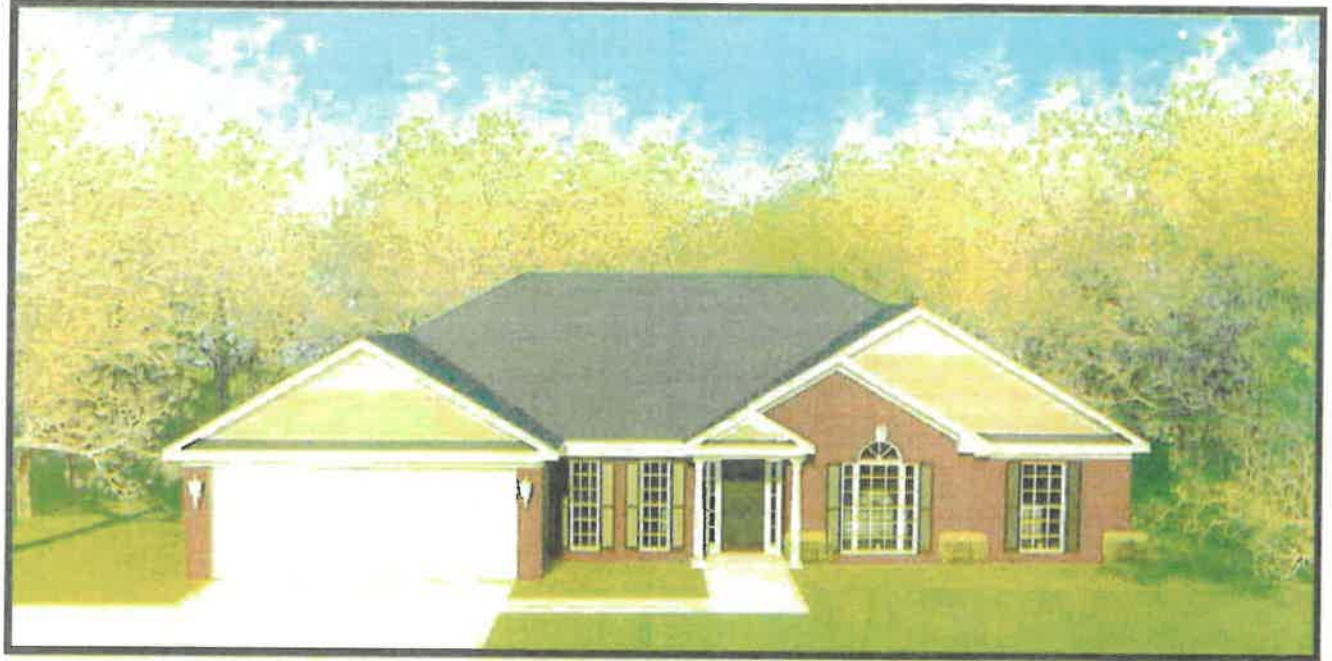
Actual on site construction may vary from rendering



# Bill Beazley Homes Inc.

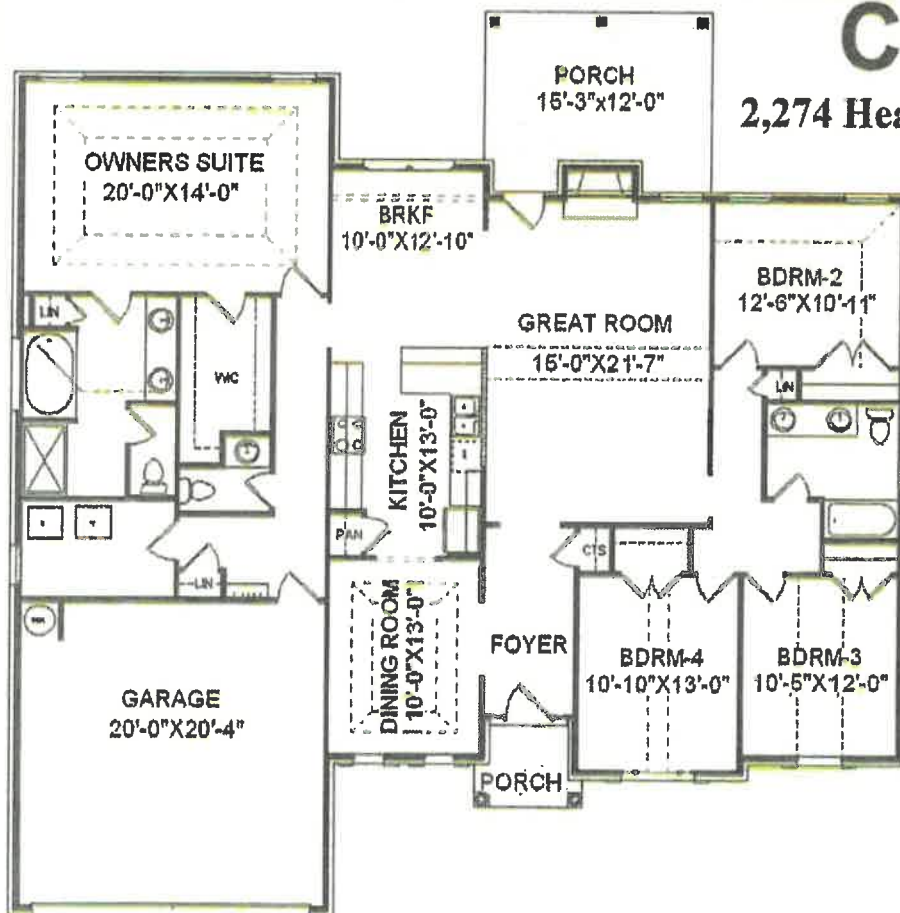
7009 Evans Town Center Blvd.

Evans, Ga. 30809



## Carlisle 6

2,274 Heated Sq. Ft. (59'-9" X 56'-6")



Actual on site construction may vary from rendering

# Home Styles

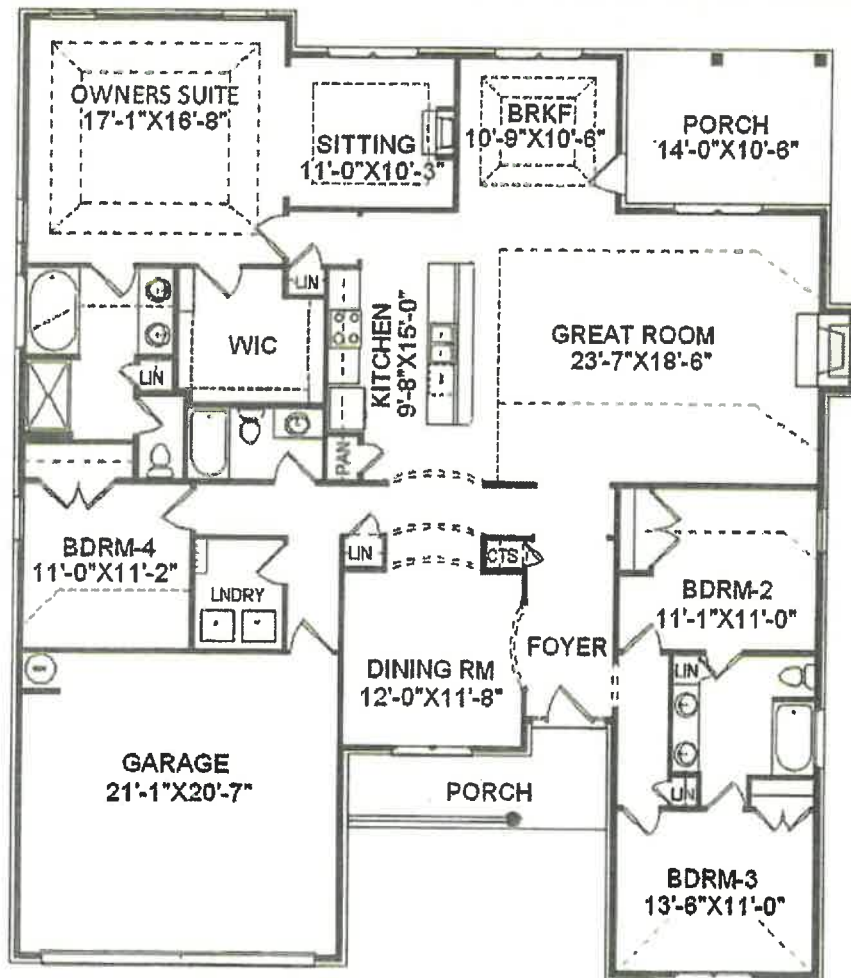
80' Lots

# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.  
Evans, Ga. 30809



**Kingston-7**  
2,622 Heated Sq. Ft.  
56'-10" x 66'-1 1/2"



Actual on site construction may vary from rendering



# Bill Beazley Homes Inc.

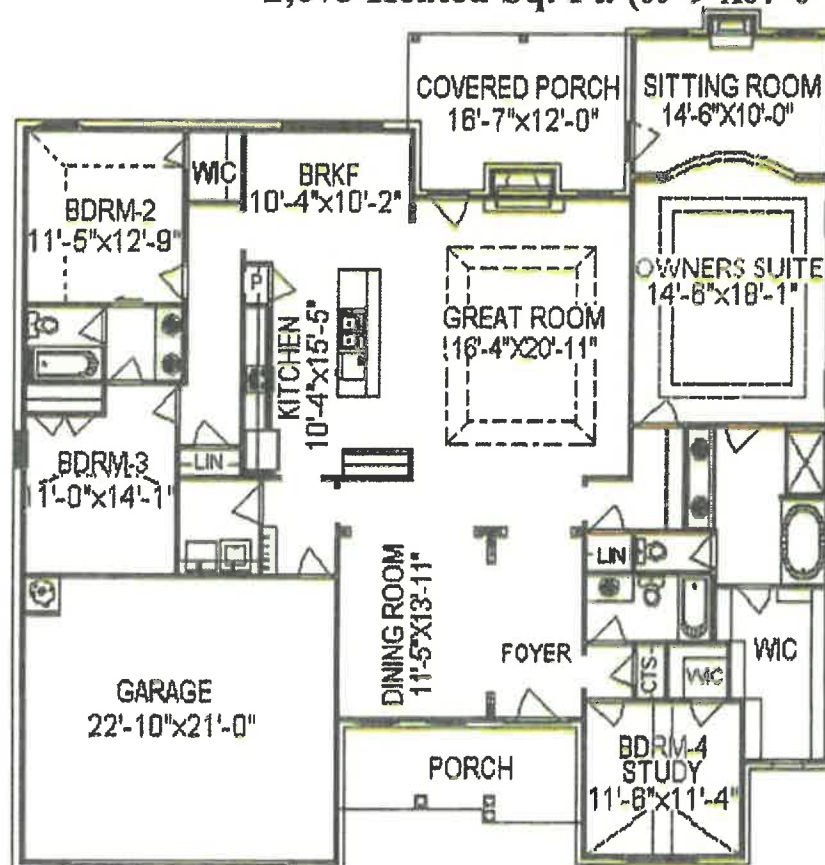
7009 Evans Town Center Blvd.

Evans, Ga. 30809



## Castlegate-11

2,673 Heated Sq. Ft. (60'-9"X64'-0")

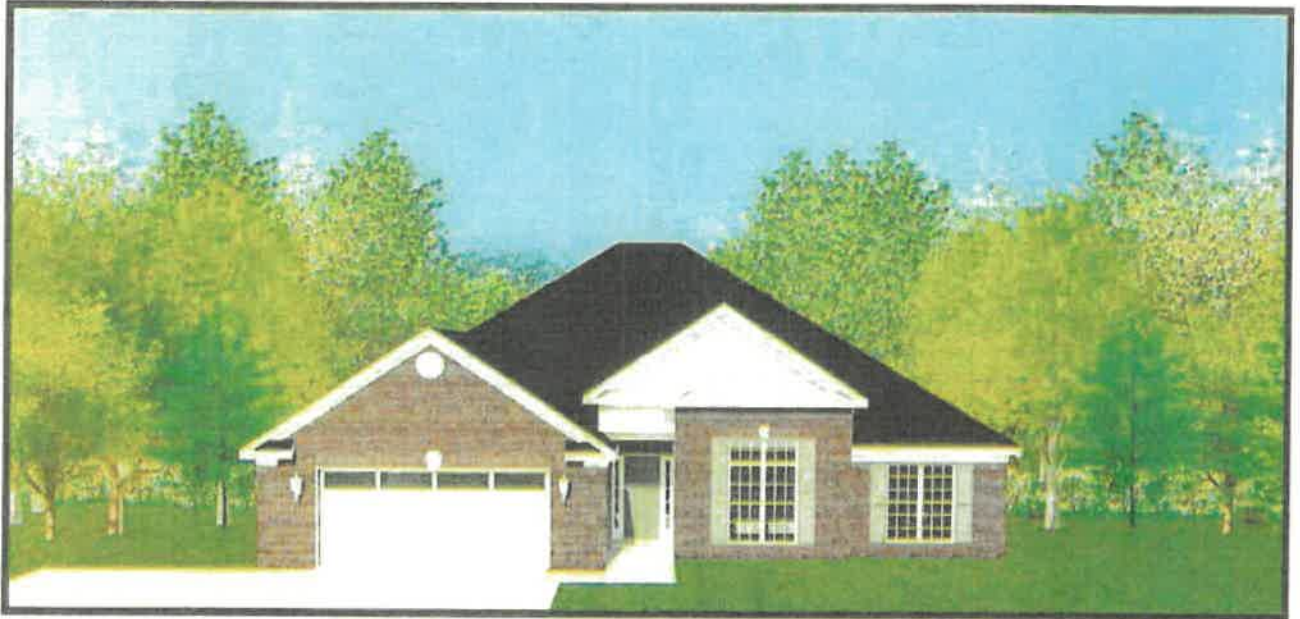


Actual on site construction may vary from rendering

# Bill Beazley Homes Inc.

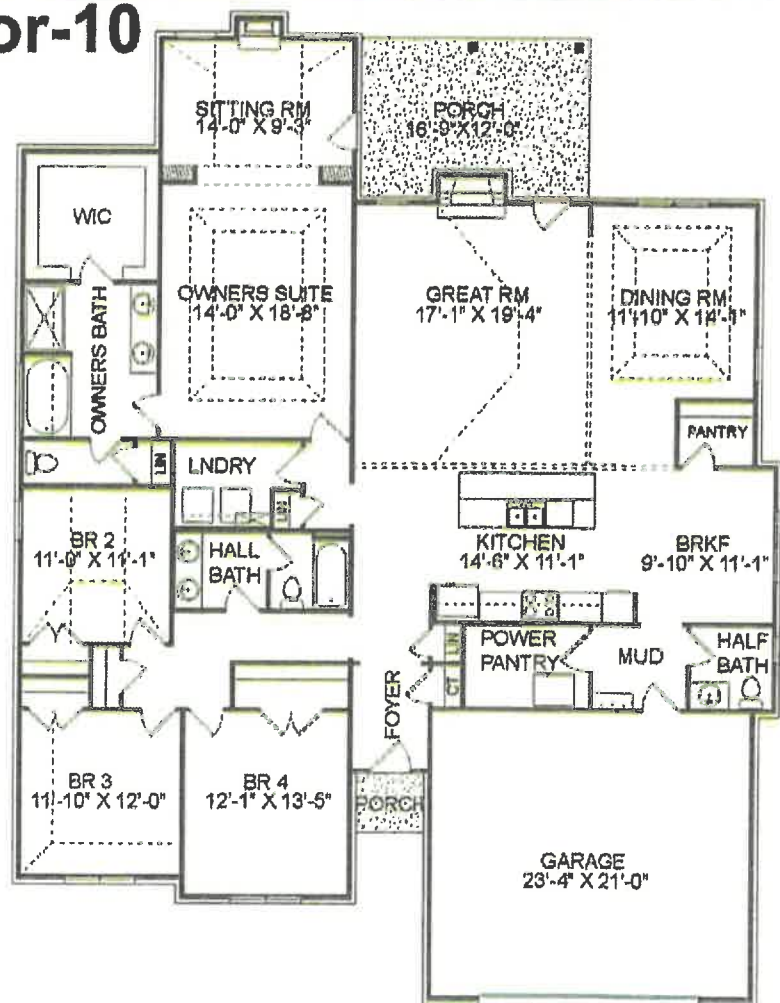
7009 Evans Town Center Blvd

Evans, Ga. 30809



## Stapleton Manor-10

2,722 Heated Sq. Ft.  
(56'-9" x 72'-10 1/2")



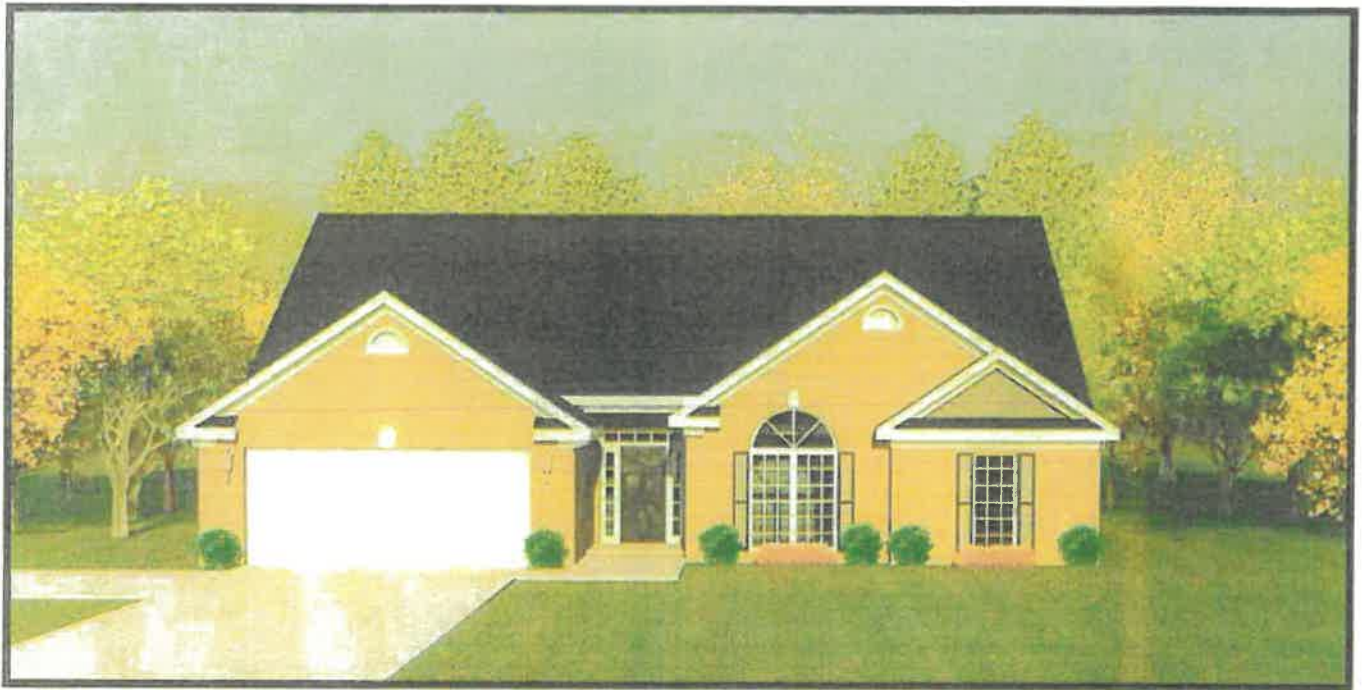
Actual on site construction may vary from rendering



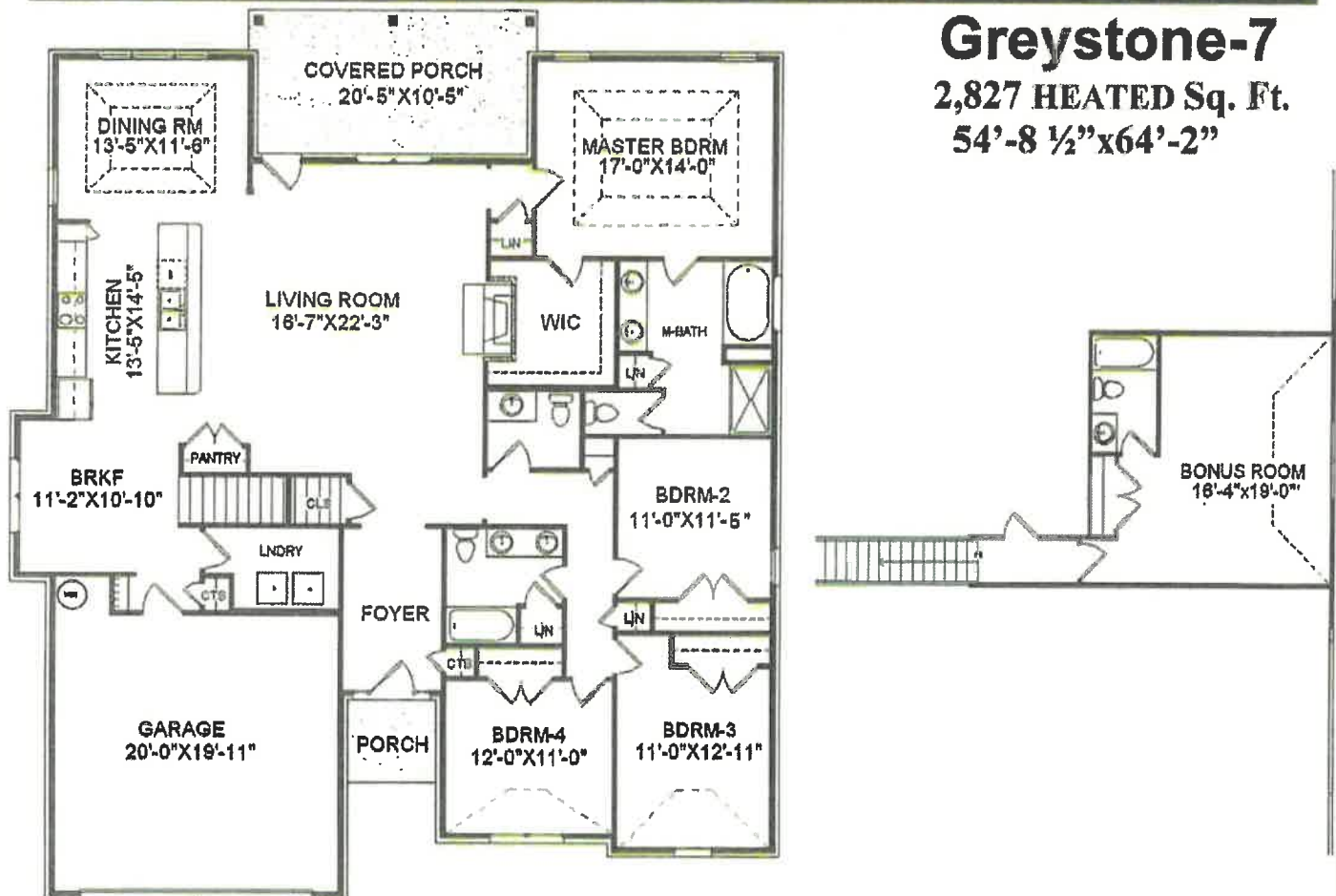
# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.

Evans, Ga. 30809



**Greystone-7**  
2,827 HEATED Sq. Ft.  
54'-8 1/2" x 64'-2"

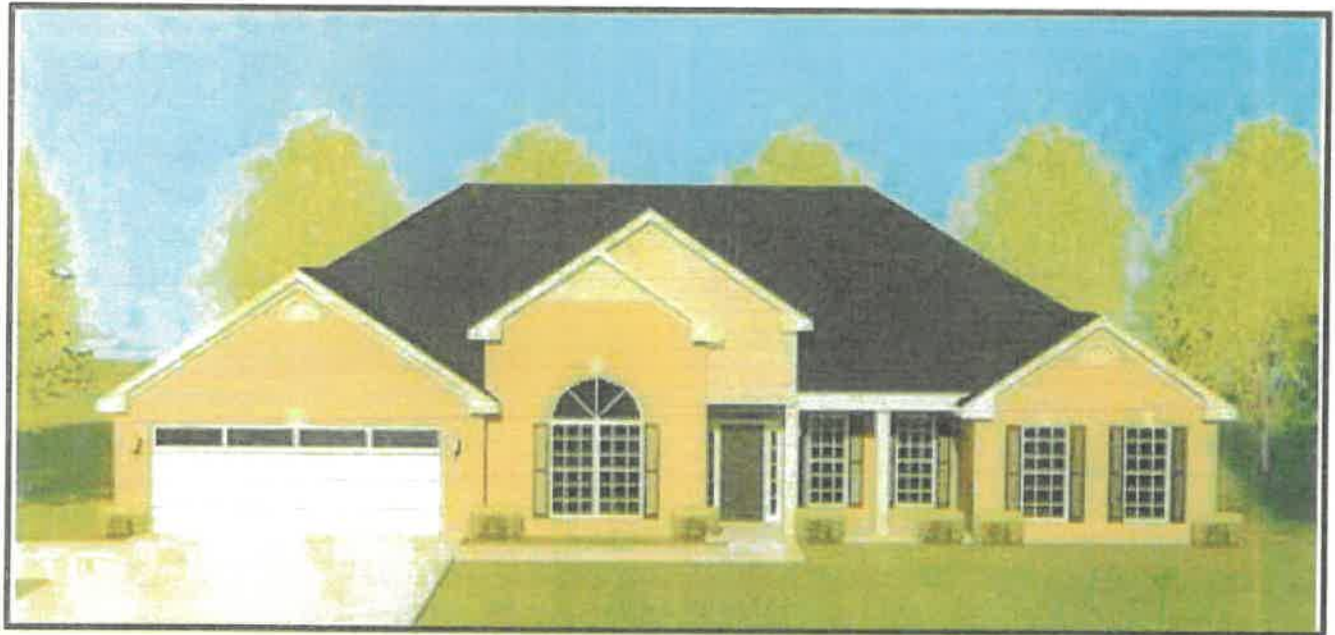


Actual on site construction may vary from rendering

# Bill Beazley Homes Inc.

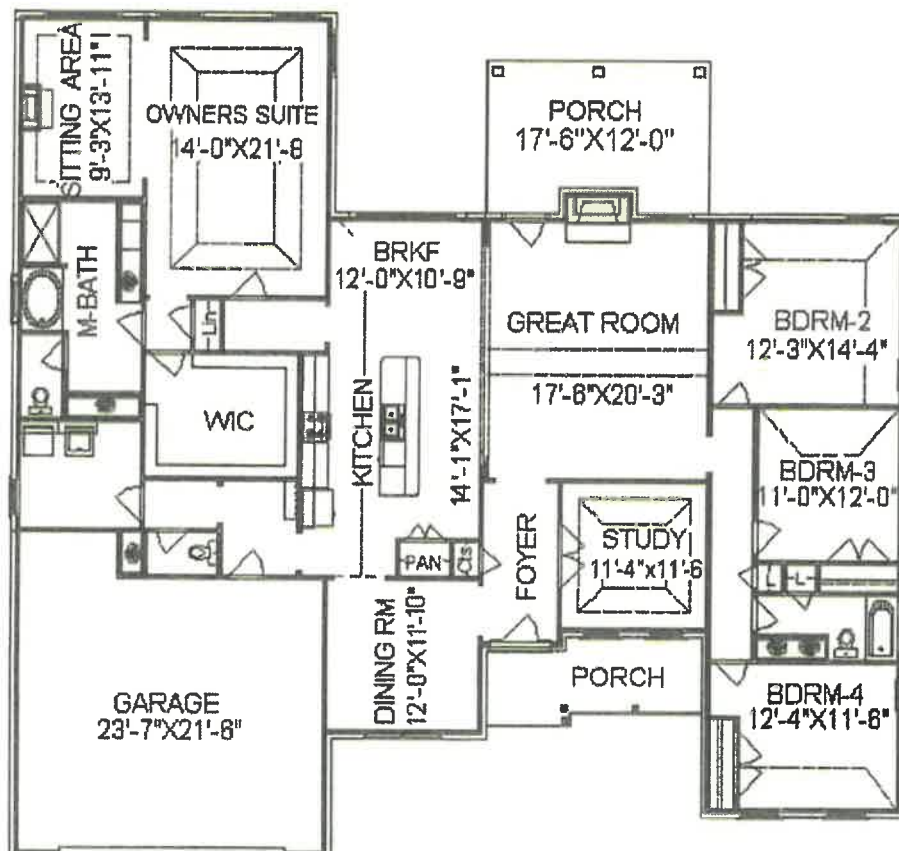
7009 Evans Town Center Blvd.

Evans, Ga. 30809



## Richland Manor-X

2,929 Heated Sq. Ft. (69'-11 1/2" x 66'-8")



Actual on site construction may vary from rendering



# Bill Beazley Homes Inc.

7009 Evans Town Center Blvd.

Evans, Ga. 30809



## Hawthorne-9

3,277 Heated Sq. Ft.

(70'-9"X73'-1/4")

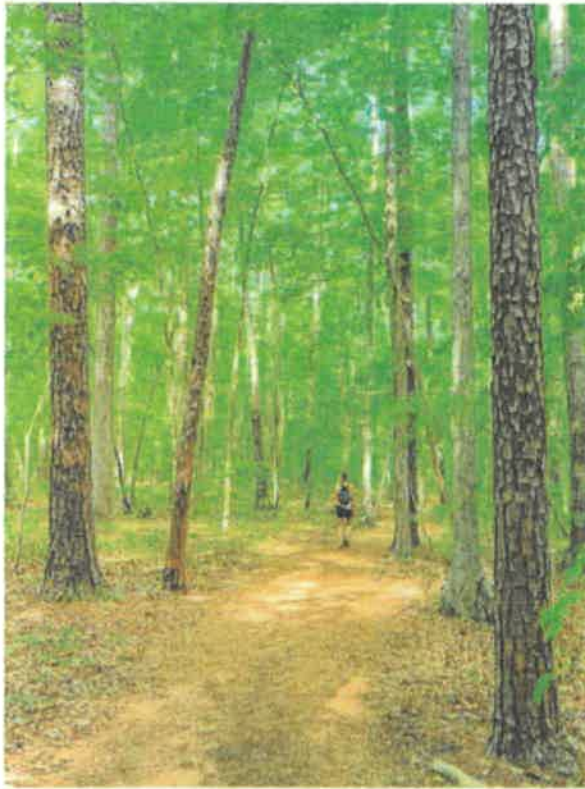


ACTUAL ON SITE CONSTRUCTION MAY VARY FROM RENDERING

# Walking Trail Nature Area Concept

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Planning Commission  
Z-23-03  
January 4, 2022

Multiple addresses

Change of Zoning  
from A and R-1 to R-1D

Aerial

Legend

 Parcels of Interest



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
12/13/2022 bb21255

Augusta, GA Decblmer

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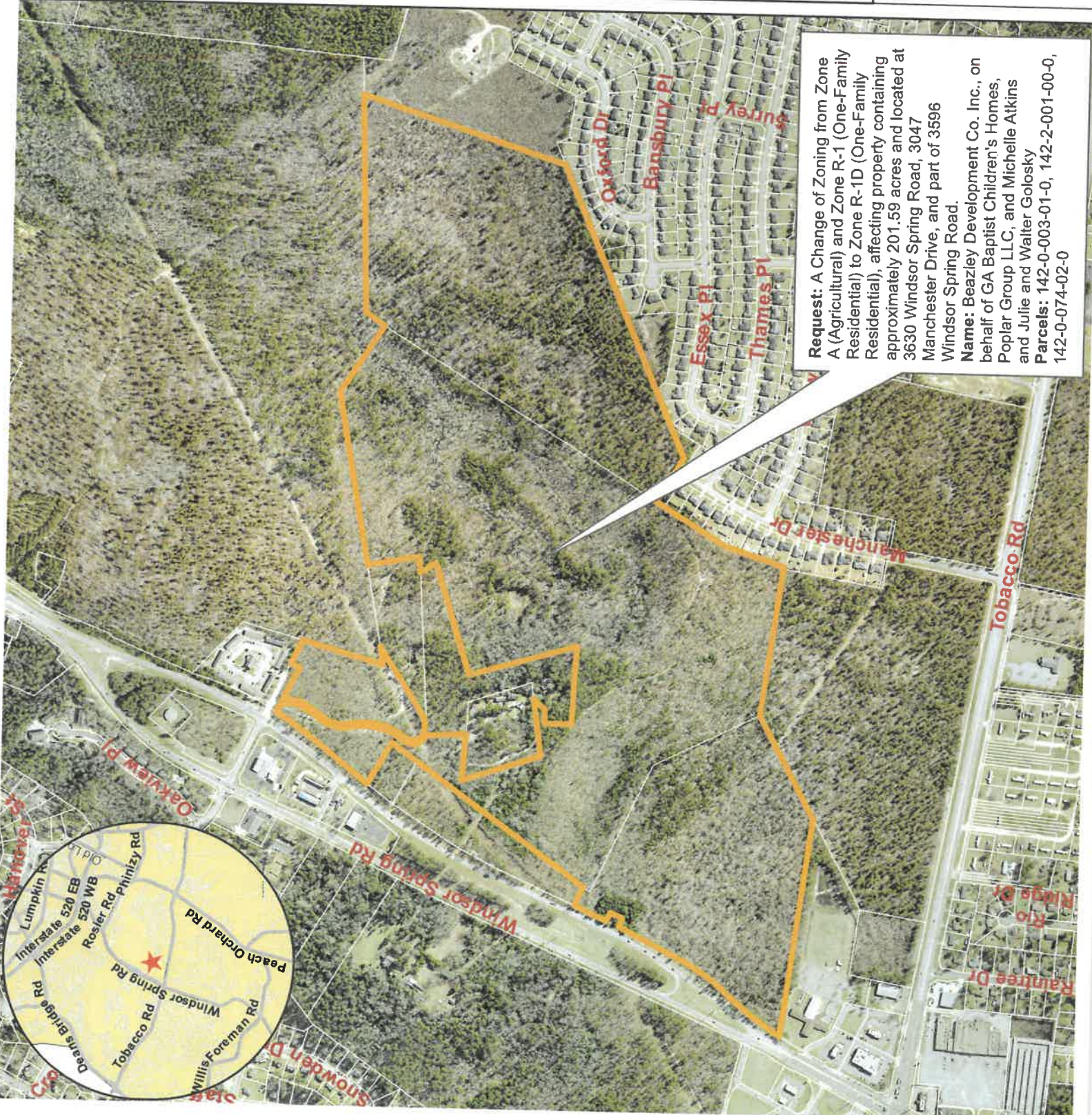


0 1,000 Feet

**Request:** A Change of Zoning from Zone A (Agricultural) and Zone R-1 (One-Family Residential) to Zone R-1D (One-Family Residential), affecting property containing approximately 201.59 acres and located at 3630 Windsor Spring Road, 3047 Manchester Drive, and part of 3596 Windsor Spring Road.

**Name:** Beazley Development Co. Inc., on behalf of GA Baptist Children's Homes, Poplar Group LLC, and Michelle Atkins and Julie and Walter Golosky

**Parcels:** 142-0-003-01-0, 142-2-001-00-0, 142-0-074-02-0





Planning Commission  
Z-23-03  
January 4, 2022

Multiple addresses

Change of Zoning  
from A and R-1 to R-1D

Current Zoning

Legend



Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- P-1: Professional
- R-1: One Family Residential
- R-1A: One Family Residential
- R-1B: One Family Residential
- R-1C: One Family Residential
- R-3A: Multiple-Family Residential
- R-3B: Multiple-Family Residential
- R-MH: Manufactured Home Residential



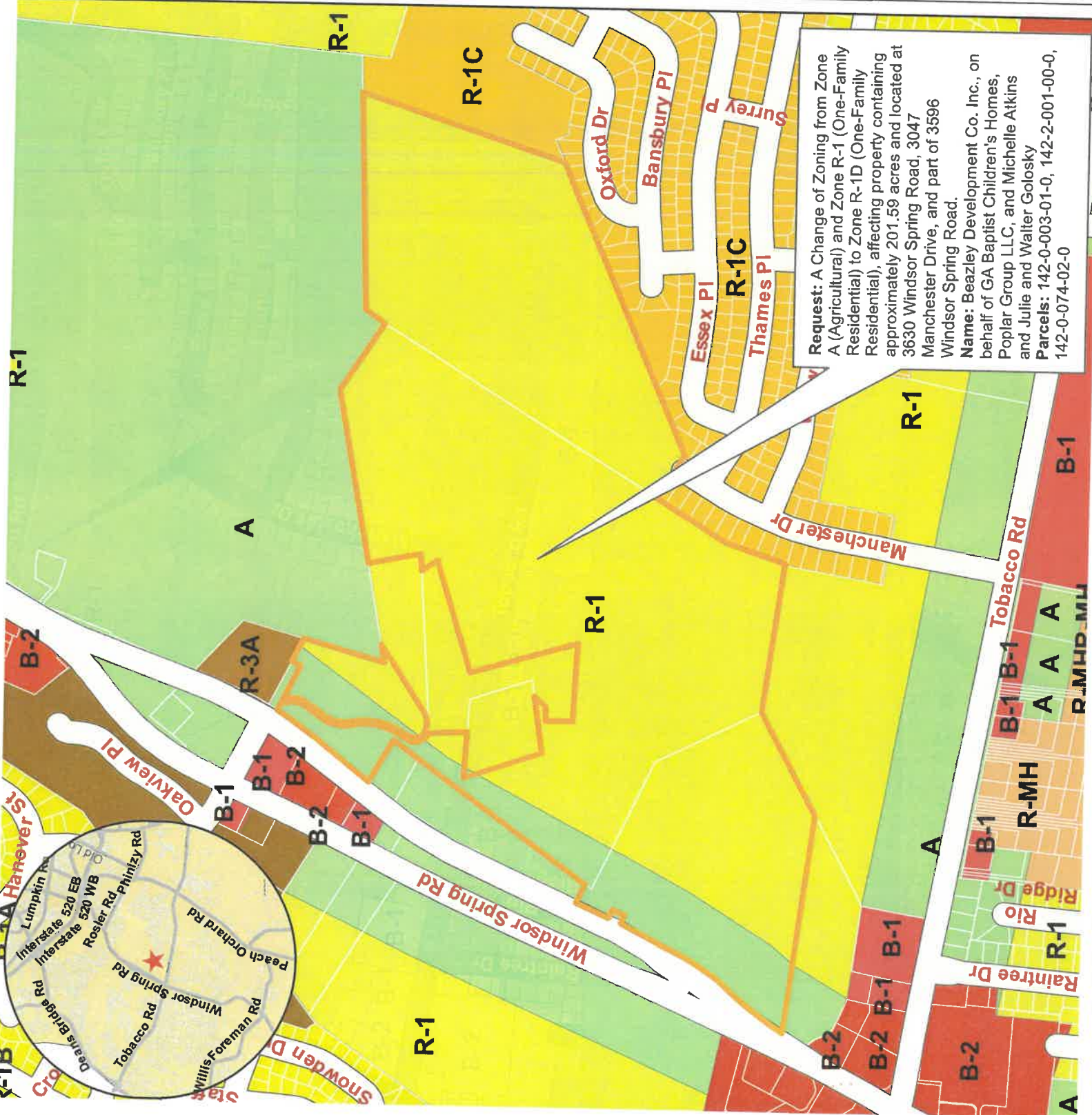
Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
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**Planning Commission**  
**Z-23-03**  
**January 4, 2022**

**Multiple addresses**













**Change of Zoning**  
**from A and R-1 to R-1D**

**Future Zoning**

**Legend**

 Parcels of Interest

**Zoning Classification**

-  A: Agriculture
-  B-1: Neighborhood Business
-  B-2: General Business
-  P-1: Professional
-  R-1: One Family Residential
-  R-1A: One Family Residential
-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-3A: Multiple-Family Residential
-  R-3B: Multiple-Family Residential
-  R-MH: Manufactured Home Residential
-  R-1D: One-Family Residential



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