

A photograph showing a grassy field in the foreground. A wooden utility pole stands in the center-left. To the right, a paved road with a yellow curb runs into the distance. Large trees are visible in the background under a cloudy sky.

Summary of Request: The request pertains to two properties totaling approximately 30.5 acres, located on the west side of Old Waynesboro Road around one-third of a mile from the road's terminus at Mike Padgett Highway. These properties, if rezoned to R-1E, would be developed into a townhome community connecting to the existing townhomes located to the north. (Currently, most of 3745 Old Waynesboro Road is zoned R-1E, while 3749 and a sliver of 3745 is zoned R-1C.) The concept plan presented with the rezoning application proposes the following:

- Comprehensive Plan Consistency:** The property is located within the South Augusta character area, albeit in close proximity to South Richmond. Augusta’s 2023 Comprehensive Plan update

envision the addition of “medium density residential developments... in a targeted manner to diversify housing options as utility and transportation infrastructure improves.”

Findings:

1. There are no prior zoning actions at the property.
2. Staff emailed the applicant a digital copy of the traffic impact worksheet for the development on 3/13/2024. As of March 20, 2024, completion of that worksheet is pending.
3. Correspondence with the applicant indicates that the developer is considering different amenity options, but these are not reflected on the conceptual site plan presented with the application.
4. The site has access to public water and sewer.
5. Augusta Transit does not provide direct service to this area.
6. The property slopes gradually from around 250 feet above sea level at Old Waynesboro Road to around 220 feet toward the rear of the property.
7. Augusta GIS data (derived from FEMA) show no floodplain or wetlands on the property.
8. The property adjoins the Highborne townhome community to the north, which carries R-1E zoning. To the south, Covington subdivision carries R-1A zoning; property across Old Waynesboro Road to the east carries R-1 zoning. An industrial park, zoned HI, is to the west of the property.
9. As of March 13, 2024, staff have not received any inquiries regarding the petition as it was advertised.

Recommendation: The Planning Commission recommends **Denial** of the rezoning request to R-1E.

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.



February 22, 2024

Mr. Kevin Boyd
Development Services Manager
Augusta – Richmond County Planning Commission
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Re: Old Waynesboro Rd Townhomes – Rezoning Application – Letter of Intent

Dear Mr. Boyd:

Please let this serve as our Letter of Intent for our rezoning request for a proposed residential townhome community located on Old Waynesboro Road.

Current property addresses include 3745 and 3749 Old Waynesboro Rd. The parcel IDs are as follows:

1. parcel ID# 170-0-003-01-0 and
2. parcel ID# 170-2-054-00-0

They are zoned currently as R-1C and R-1E.

Our rezoning request is to zone both parcels for the purpose described above to zoning R-1E.

We are requesting this rezoning for the purpose of developing the property for a residential townhome community.

Sincerely,



Kurt S. Eyring
President and COO

cc: Bill Corder, Bluewater Engineering



PROJECT NAME:	CD WINDSOR ON THORNHILL
LOCAL ISSUING AUTHORITY:	MISSOULA BOARD OF COMMISSIONERS
CURBED LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
OWNER:	HOI PETERSON LLC & DALETT C&T LLC
OWNER ADDRESS:	1001 GREENE ST AUSTIN, GA 30601 (770) 735-1145
PARCEL #, MAP/CD # AND AREA:	12-0-001-00-00-00-0-0-0 37.45 & 37.40 CD WINDSOR ON AUSTIN, GA 30606 17.07 & 15.4 AC R-1-E & R-1-C R-1-E
CURRENT ZONING:	
PROPOSED ZONING:	
ADJACENT ZONING:	
TOTAL AREA(AC):	17.07 & 15.44 AC
	M/A

EXTENDED SCHEDULES (R-12, ONE-FAMILY RESIDENTIAL)	
PROFIT:	40
RENT:	50
SOC:	25
EXTENDED SCHEDULES (COMMERCIAL)	
PROFIT:	40
RENT:	50
SOC:	25
IDENTITY	
R-12 - MAX REQUIRED:	10 UNITS PER ACRES
PRODUCES:	4.0 UNITS PER ACRE

[illegible]

CONCRETE GRADES

COMPRESSIVE STRENGTH - 2500 psi (a) 2500 psi and less
1-4 2500 psi
5-9 3000 psi
10-14 3500 psi
15-19 4000 psi

REINFORCING STEEL GRADES

180 (GTS - 320A, 320B, 320C)
180 (GTS - 320A, 320B, 320C)
180 (GTS - 320A, 320B, 320C)

PAVING MIXTURES:

180 - PORTLAND CEMENT/AGGREGATES - 180 (GTS - 320A, 320B, 320C)
40 BLENDED WITH 60 PORTLAND CEMENT - 180 (GTS - 320A, 320B, 320C)
50 BLENDED WITH 50 PORTLAND CEMENT - 180 (GTS - 320A, 320B, 320C)
60 BLENDED WITH 40 PORTLAND CEMENT - 180 (GTS - 320A, 320B, 320C)
70 BLENDED WITH 30 PORTLAND CEMENT - 180 (GTS - 320A, 320B, 320C)
80 BLENDED WITH 20 PORTLAND CEMENT - 180 (GTS - 320A, 320B, 320C)
90 BLENDED WITH 10 PORTLAND CEMENT - 180 (GTS - 320A, 320B, 320C)
100 BLENDED WITH 0 PORTLAND CEMENT - 180 (GTS - 320A, 320B, 320C)

SOILS

2000 PSI TO 2500 PSI
2500 PSI TO 3000 PSI
3000 PSI TO 3500 PSI
3500 PSI TO 4000 PSI
4000 PSI TO 4500 PSI
4500 PSI TO 5000 PSI
5000 PSI TO 5500 PSI
5500 PSI TO 6000 PSI
6000 PSI TO 6500 PSI
6500 PSI TO 7000 PSI
7000 PSI TO 7500 PSI
7500 PSI TO 8000 PSI
8000 PSI TO 8500 PSI
8500 PSI TO 9000 PSI
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74500 PSI TO 75000 PSI
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75500 PSI TO 76000 PSI
76000 PSI TO 76500 PSI
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110000 PSI TO 110500 PSI
110500 PSI TO 111000 PSI
111000 PSI TO 111500 PSI
111500 PSI TO 112



BLUEWATER ENGINEERING SERVICES
P. O. Box 617 Evans, Georgia 30809
OFFICE: (706) 364-5220
FAX: (706) 364-5221



GRAPHIC SCALE

(ON FEET)

1 inch = 100 ft

AUGUSTA-RICHMOND COUNTY, GEORGIA

CONCEPTUAL PLAN

DRYAN BY: ODR
JOB NO: 101.36

1 OF 1

REV.	DESCRIPTION
A	RELEASED FOR REVIEW BY AUGUSTA-RICHMOND COUNTY

DATE
01/10/2024

DRAFT

CERT. #000600009H



Planning Commission
Z-24-16
April 1, 2024
3745 and 3749
Old Waynesboro Road

Aerial

Legend

 Subject Property



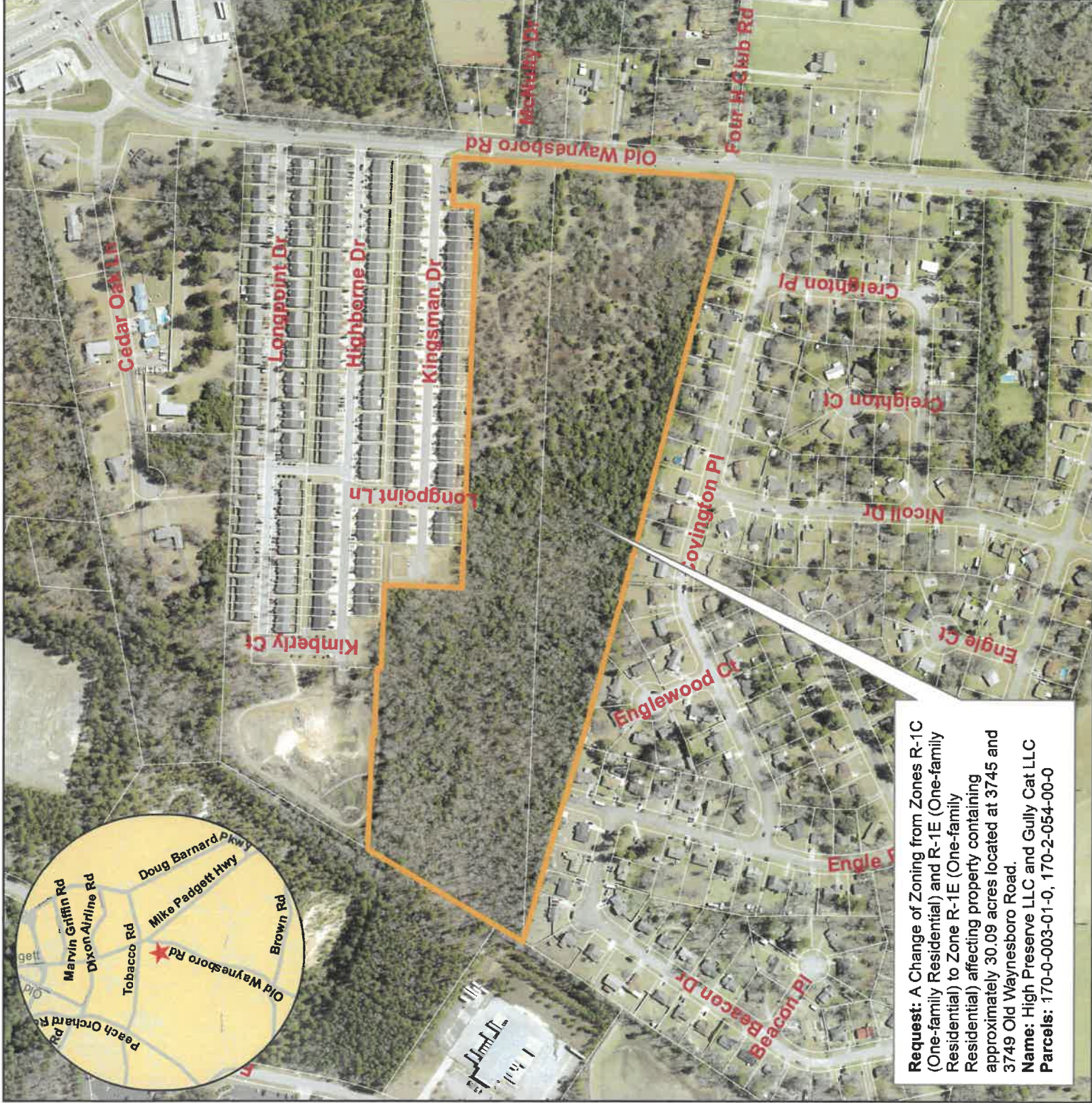
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
3/11/2024 MH18072

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0 500 Feet



Request: A Change of Zoning from Zones R-1C (One-family Residential) and R-1E (One-family Residential) to Zone R-1E (One-family Residential) affecting property containing approximately 30.09 acres located at 3745 and 3749 Old Waynesboro Road.
Name: High Preserve LLC and Gully Cat LLC
Parcels: 170-0-003-01-0, 170-2-054-00-0

Planning Commission
Z-24-16
April 1, 2024

3745 and 3749
Old Waynesboro Road

Current Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood Business

B-2: General Business

HI: Heavy Industry

R-1: One Family Residential

R-1A: One Family Residential

R-1C: One Family Residential

Residential

R-1E: One Family Residential



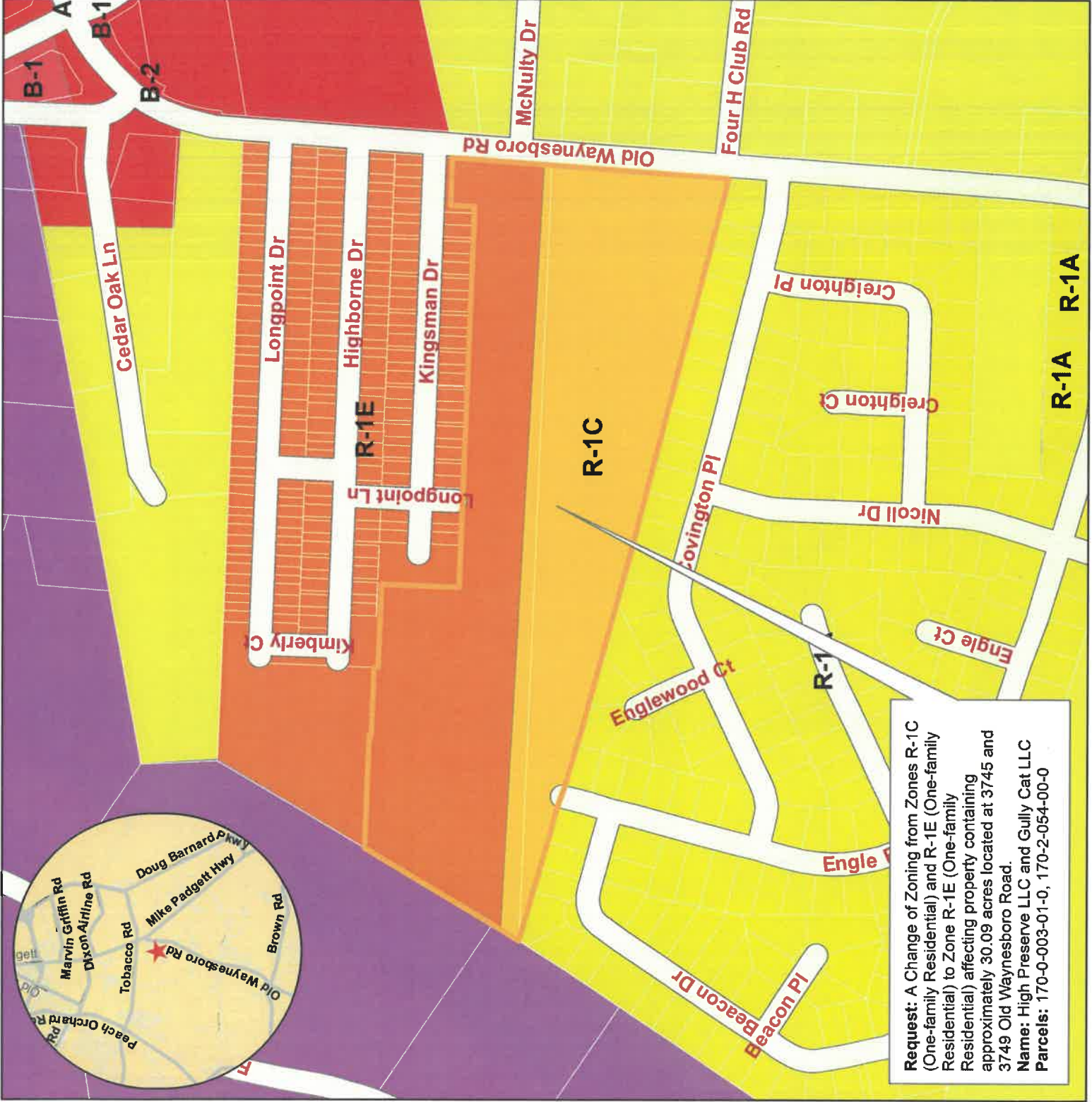
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Planning Commission
Z-24-16
April 1, 2024

3745 and 3749
Old Waynesboro Road

Future Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood Business

B-2: General Business

HI: Heavy Industry

R-1: One Family Residential

R-1A: One Family Residential

R-1C: One Family
Residential

R-1E: One Family Residential



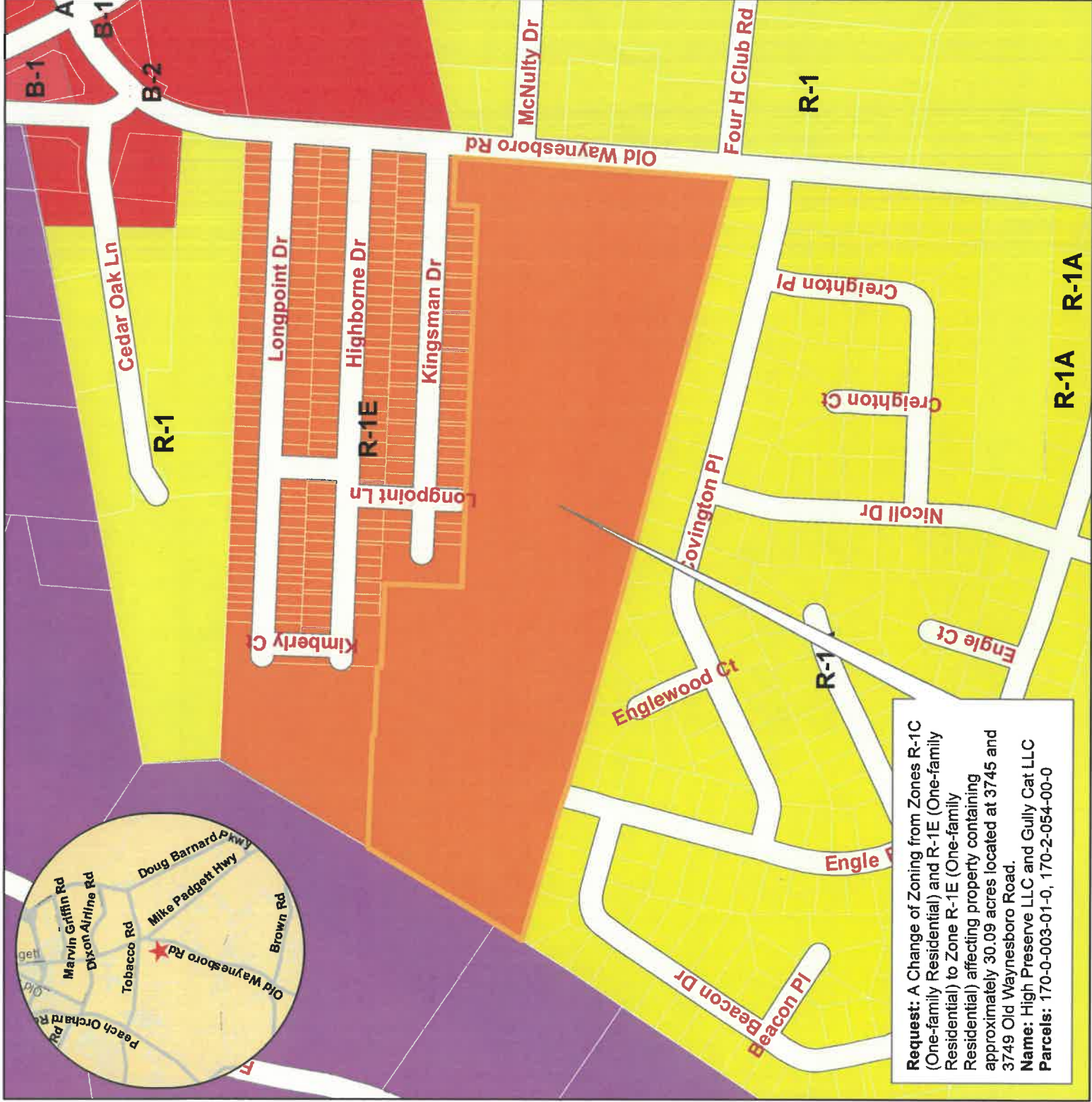
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