

Hearing Date: August 4, 2025
Case Number: Z-25-29
Applicant: Purpose Holdings, LLC
Property Owner: Good News Church, Inc.
Property Address: 400 Warren Road
Tax Parcel No: 017-0-026-00-0
Current Zoning: R-1 (One-Family Residential) and R-1A (One-Family Residential)
Fort Eisenhower Notification Required: N/A
Commission District 5: Tina Slendak
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1 (One-Family Residential) and R-1A (One-Family Residential) to R-1E (One-Family Residential)	Single-family Detached Modern Style Cottages	Section 11-1

SUMMARY OF REQUEST:

The applicant seeks to rezone the eastern portion consisting of 4.08 acres of a larger property totaling 7.47 acres from R-1 (One-Family Residential) to R-1E (One-Family Residential) to develop a residential subdivision consisting of 30 detached two-and three-bedroom cottages consisting of 800 to 900 square feet with proposed green space and common areas. The property is situated between Warren Road, Clay Hill Road and Warren Bridge Road with Interstate I-20 being adjacent to the south.

COMPREHENSIVE PLAN CONSISTENCY:

The property is located within the West Augusta Character Area. The vision for West Augusta is to promote limited development of the remaining vacant properties while preserving the single-family residential character that dominated the area. Commercial development should be confined to existing locations and any additional redevelopment of commercial sites will be buffered from adjoining residential area. Mixed-use development will be encouraged on sites being redeveloped.

FINDINGS:

1. The property has a previously approved special exception for a telecommunications tower.
2. The proposed subdivision will gain access off Warren Road.
3. The proposed residential subdivision would consist of 30 detached two-and three-bedroom cottage style homes on approximately 1,980 square feet fee simple title lots.

4. The 2-and 3-bedroom cottages would range in size from 800 to 900 square feet meeting the minimum square footage requirement for single-family dwellings.
5. The subdivision proposes to have green space and common areas of approximately 25 percent to include a dog park.
6. Public potable water and sanitary sewer are available to the property.
7. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Warren as a local road.
8. There is no public transit available within half a mile of the property.
9. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
10. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
11. The property across Warren Road at the intersection of Waren Road, Clay Hill Road, and Crane Ferry Road is zoned B-1 (Neighborhood Business). The remaining properties across Warren Road are zoned R-1 (One-family Residential). Properties to the east and west are zoned R-1A (One-Family Residential). Interstate I-20 is directly to the south of the property.
12. The proposed change in zoning to R-1E with single-family detached dwellings would be consistent with the 2023 Comprehensive Plan.
13. At the time of completion of this report, staff have not received any inquiries concerning this rezoning application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No comments have been received at this time

Engineering Comments:

- Detention outfall must have approval of GDOT if sent into the I-20 corridor. Entrance road should come into Warren Road as close to 90 degrees as possible.

Utilities Comments:

- No comments have been received at this time

RECOMMENDATION: With the need to provide a variety of single-family detached homes, especially starter homes, the Planning Commission recommends **Approval** of the rezoning request to R-1E (One-family Residential) with the following conditions:

1. The development must substantially conform to the concept plan for single-family detached homes submitted with this rezoning application.
2. Provide sidewalks along both sides of the internal streets within the proposed subdivision.
3. No dwellings shall be located within a 150-foot radius of the telecommunications tower.
4. Approval of this rezoning request does not constitute approval of the conceptual subdivision plan submitted with the rezoning application. The proposed development shall obtain final plat

approval in compliance with the Land Subdivision Regulations of Augusta, Georgia prior to construction commencing on the property.

5. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, 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.

DRAFT



400 WARREN ROAD • AUGUSTA, GA 30907
www.GoodNewsAugusta.com

February 24, 2025

Brian Kepner
Department of Planning and Development
City Of Augusta
525 Telfair Street
Augusta, GA 30901

RE: Rezoning for Good News Church

Dear Mr. Kepner,

Please be advised that Mr. Nick Teske has my permission to act on behalf of Good News Church for the purpose of rezoning of the proposed subdivided property at 400 Warren Road. This subdivided property consists of 4.08 acres as shown on the most recent survey documents dated September 5, 2024. If you have questions, please contact me at (706)836-0816. Thank you for your assistance in this matter.

Sincerely Yours,

Matthew S. Judd
Senior Pastor

PURPOSE HOLDINGS, LLC
LETTER OF INTENT FOR 400 WARREN RD REZONING

June 30, 2025

Purpose Holdings proposes a development of two- and three-bedroom cottages located on a subdivided plot comprising 4.08 acres on the current Good News Church property at 400 Warren Rd. The goal of the community is to provide a modern housing solution comprised of 800-900 square foot homes. There is a significant need for housing in Augusta Richmond County, especially starter homes, and we seek to provide a sustainable solution on the Warren Road site. Purpose Holdings will extend the dream of home ownership to those who are currently priced out of the market by rising home prices.

Per section 13 of the Residential Zoning Document, we are applying for R-1E zoning. Based on our preliminary sketch, the development will consist of 800-900SF homes (Conceptual plans are attached to the Rezoning packet). The development will consist of approximately 32 homes and will include a green space and common areas consisting of 25% of the total acreage (1.02 acres minimum). The houses will be two story on slabs with at least 800SF under roof with the 2-BDRM floorplans having an outdoor living and entertainment area under roof.

Planned amenities include a dog park, a prayer garden, community garden, walking trail around the perimeter of the property. With its proximity to the Warren Road Community Center, Warren Rd Elementary School, and Good News Church all within walking distance, we believe this is an ideal location for development.

DRAKE ENGINEERING GROUP, LLC

500 NORWICH ROAD, STE. 39
 AUGUSTA, GA. 30909
 TEL: (706) 495 - 0893

GOOD NEWS CHURCH
 400 WARRIOR ROAD

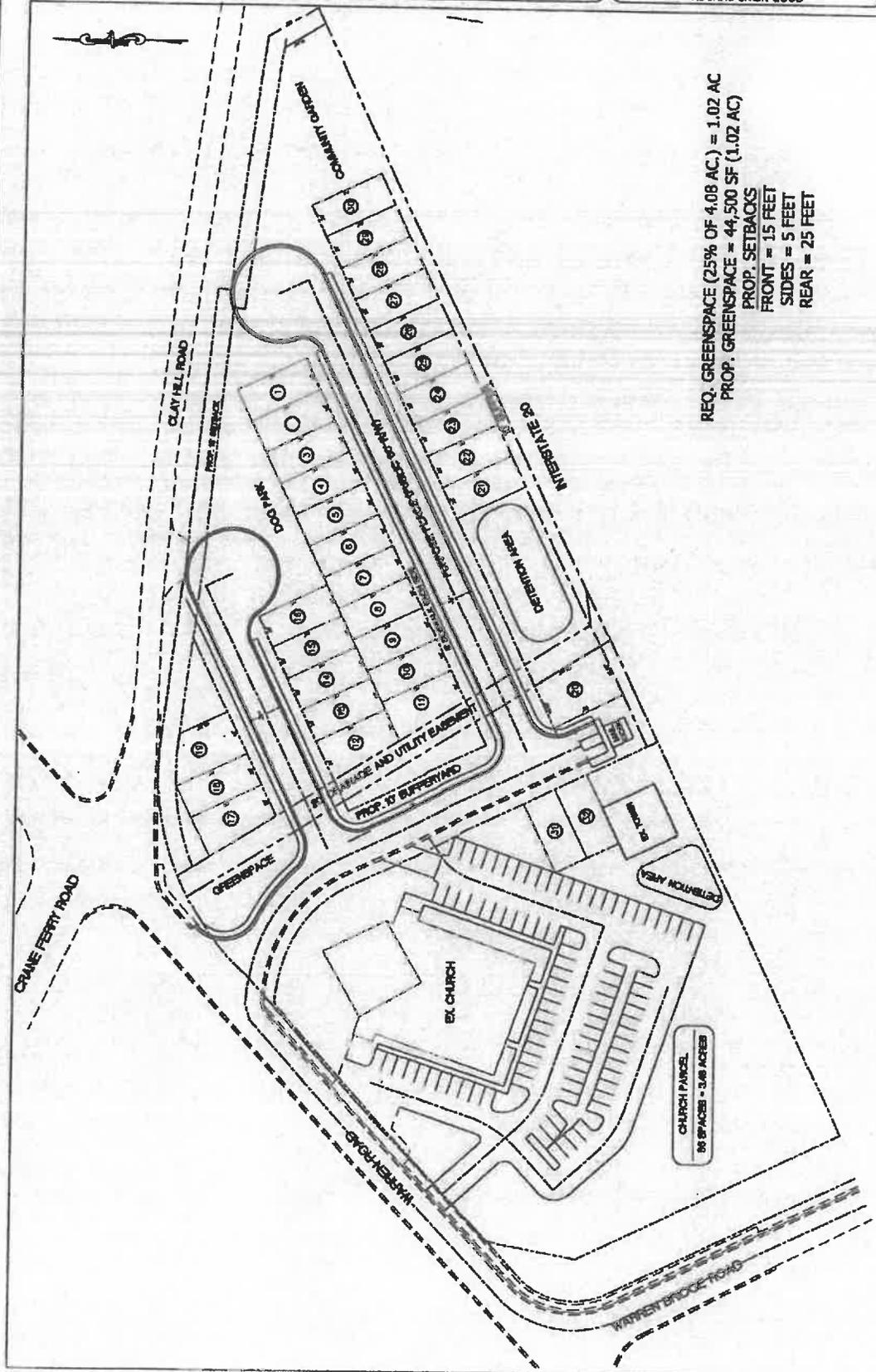
PURPOSE PLACE

CONCEPT PLAN

DRAWING INFORMATION

DRAWING NUMBER

C1

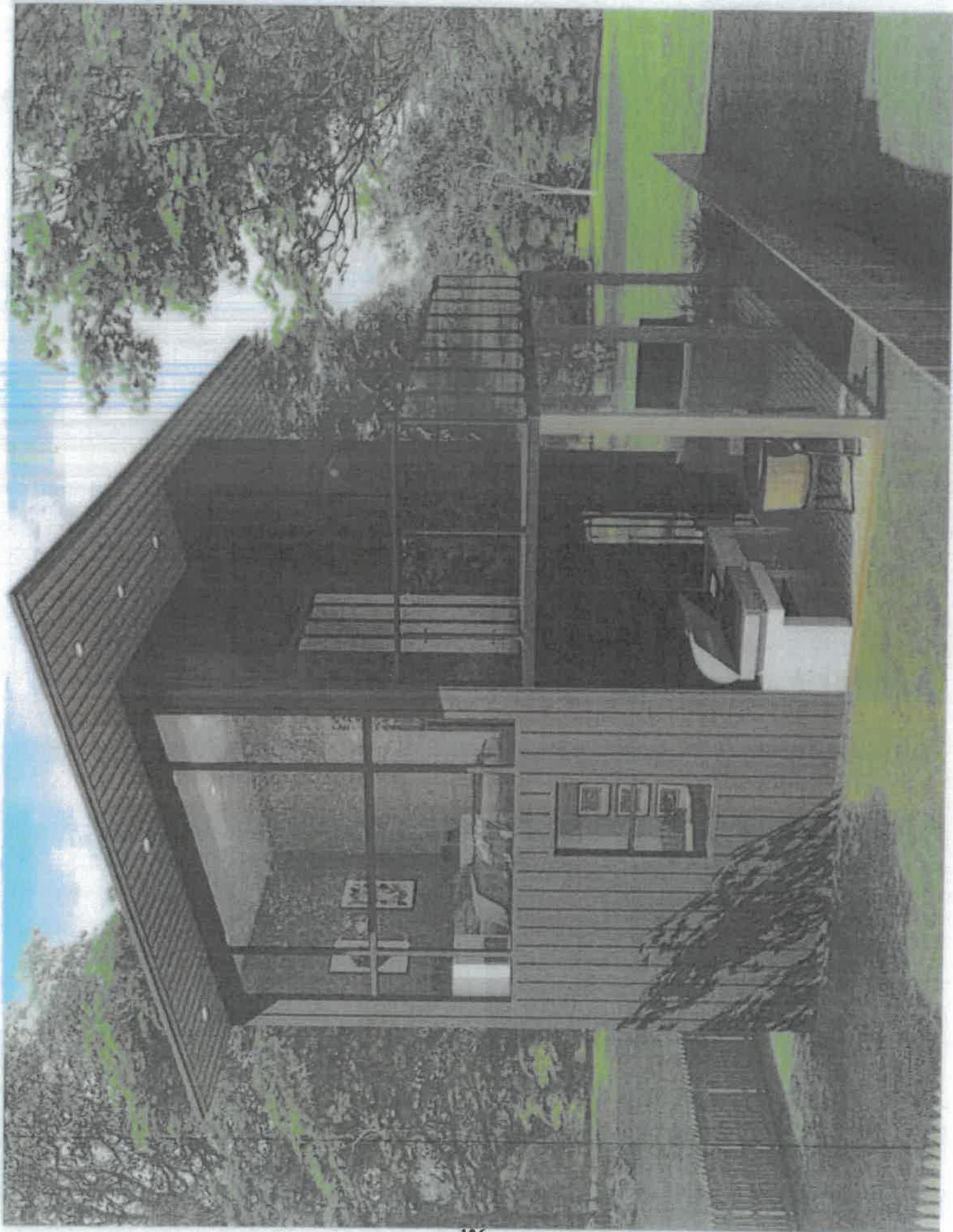


REQ. GREENSPACE (25% OF 4.08 AC.) = 1.02 AC
 PROP. GREENSPACE = 44,500 SF (1.02 AC)
 PROP. SETBACKS
 FRONT = 15 FEET
 SIDES = 5 FEET
 REAR = 25 FEET

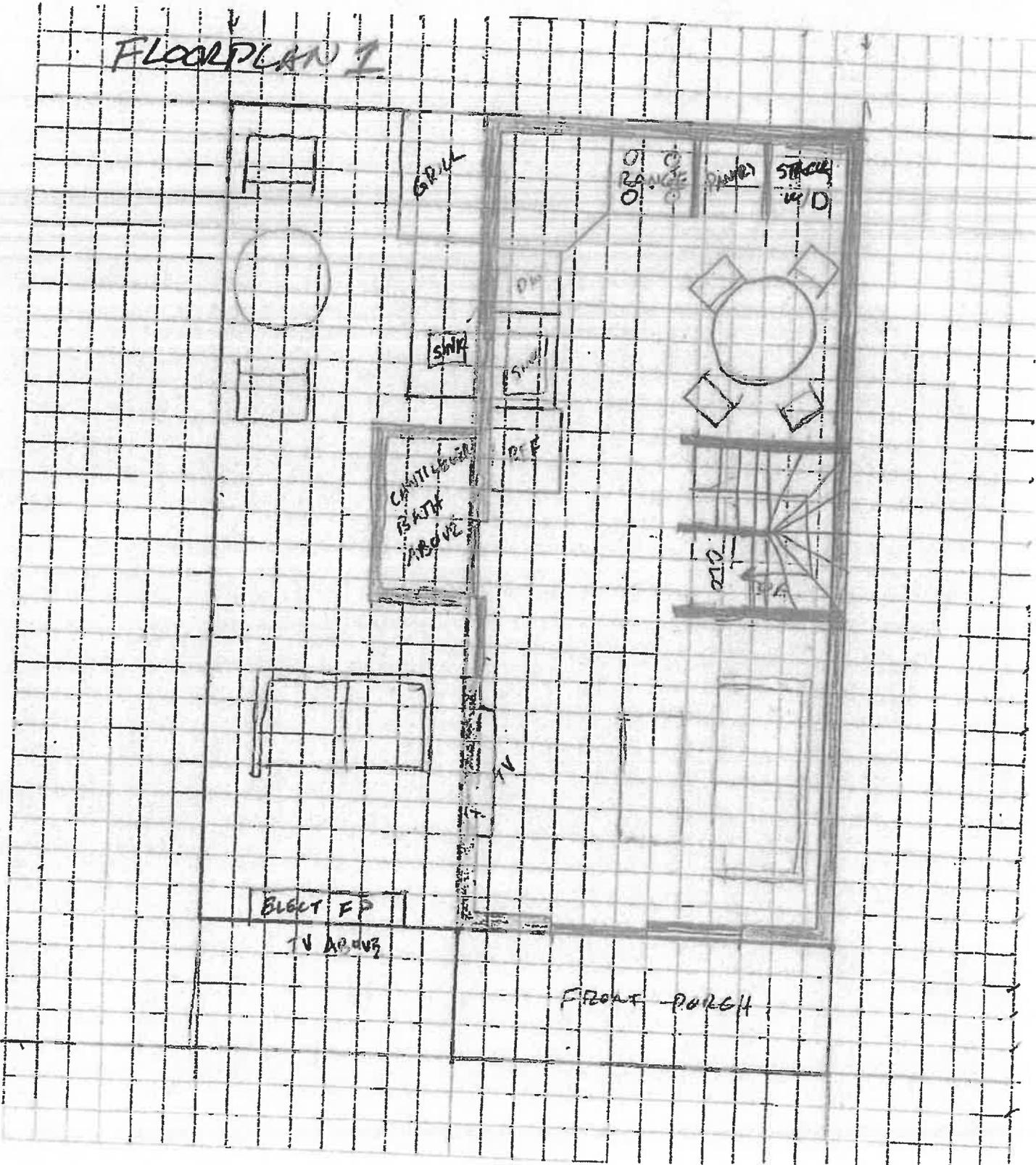


CHURCH PARCEL
 86 SPACES - 5.48 ACRES

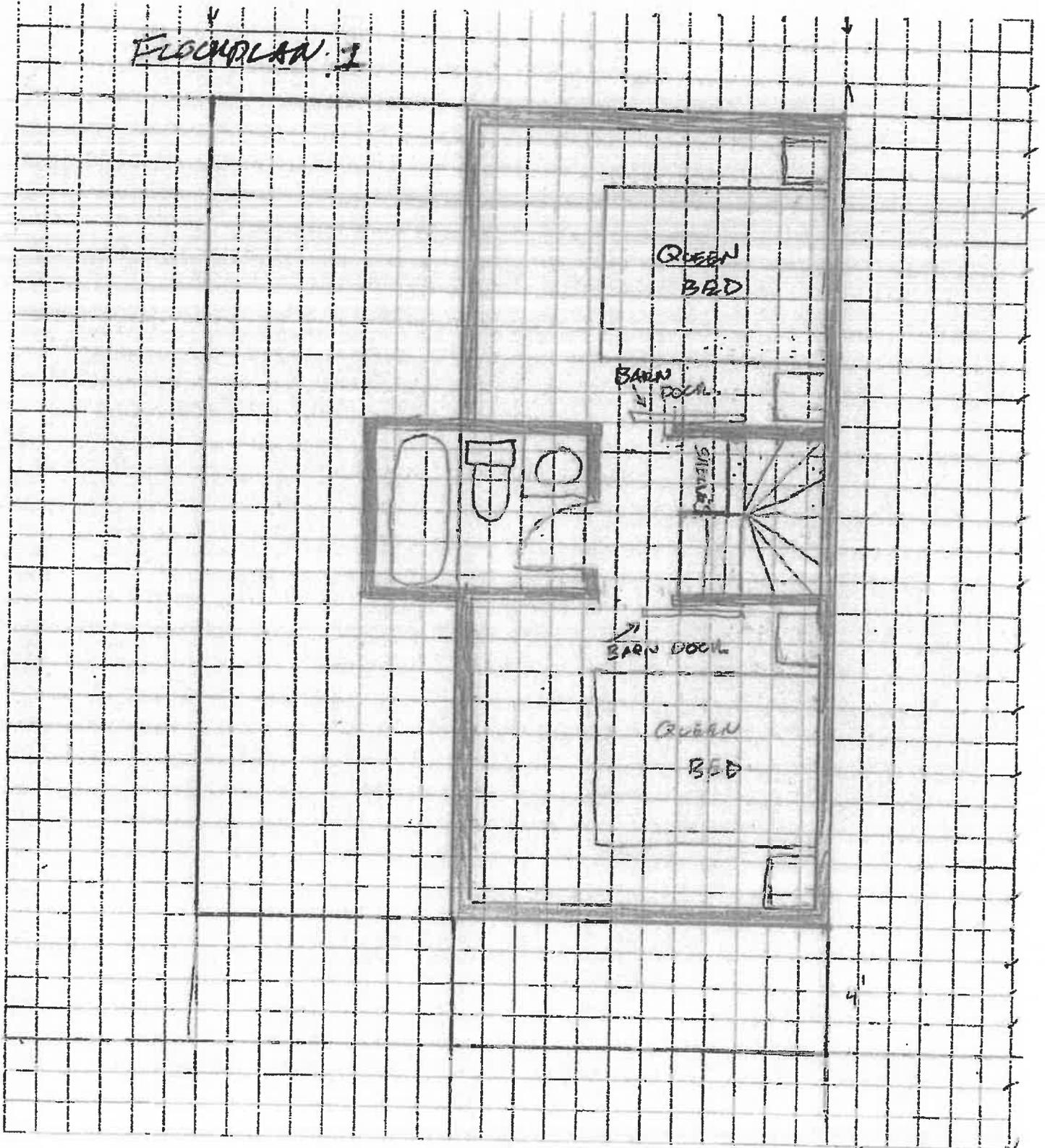


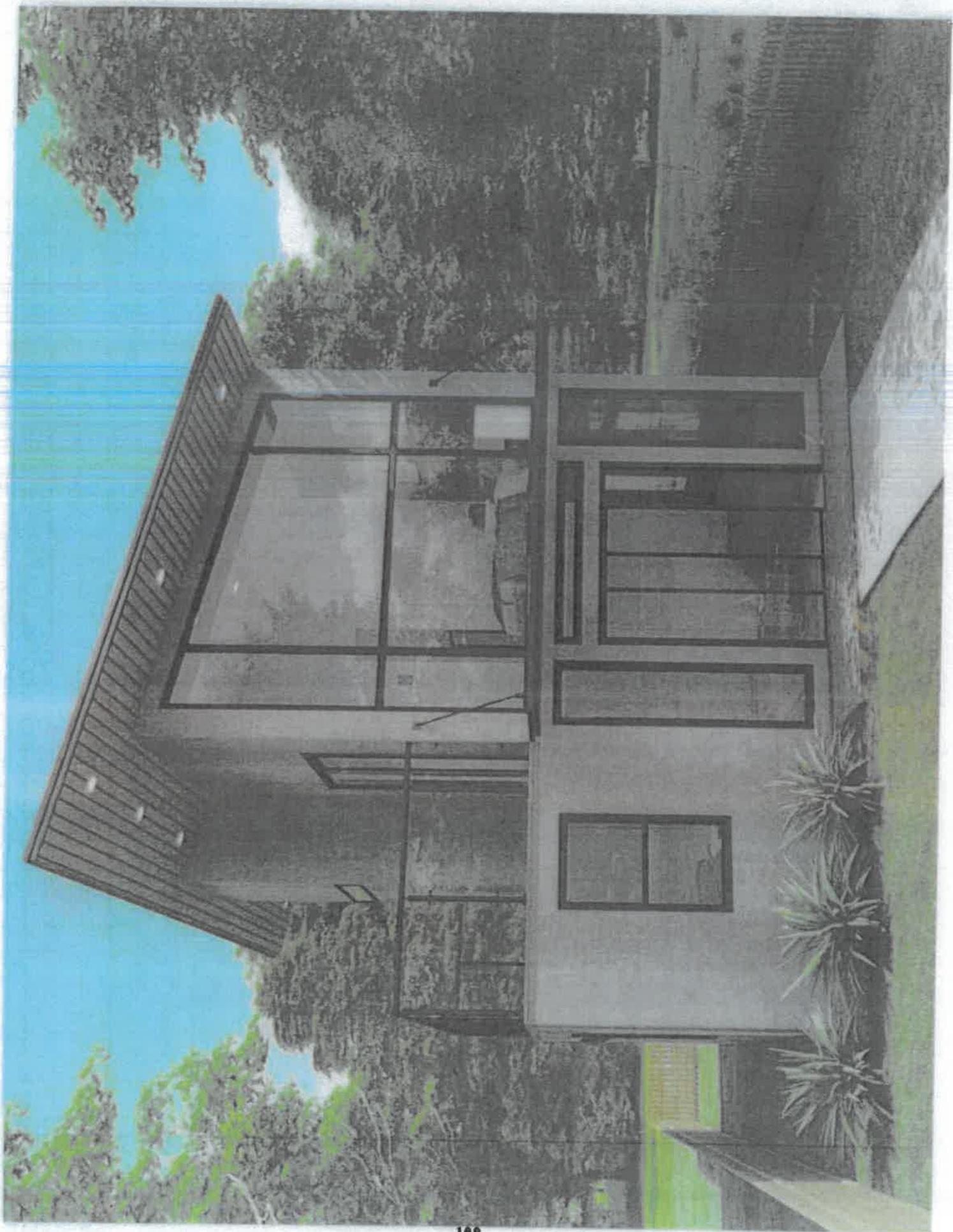


FLOOR PLAN I



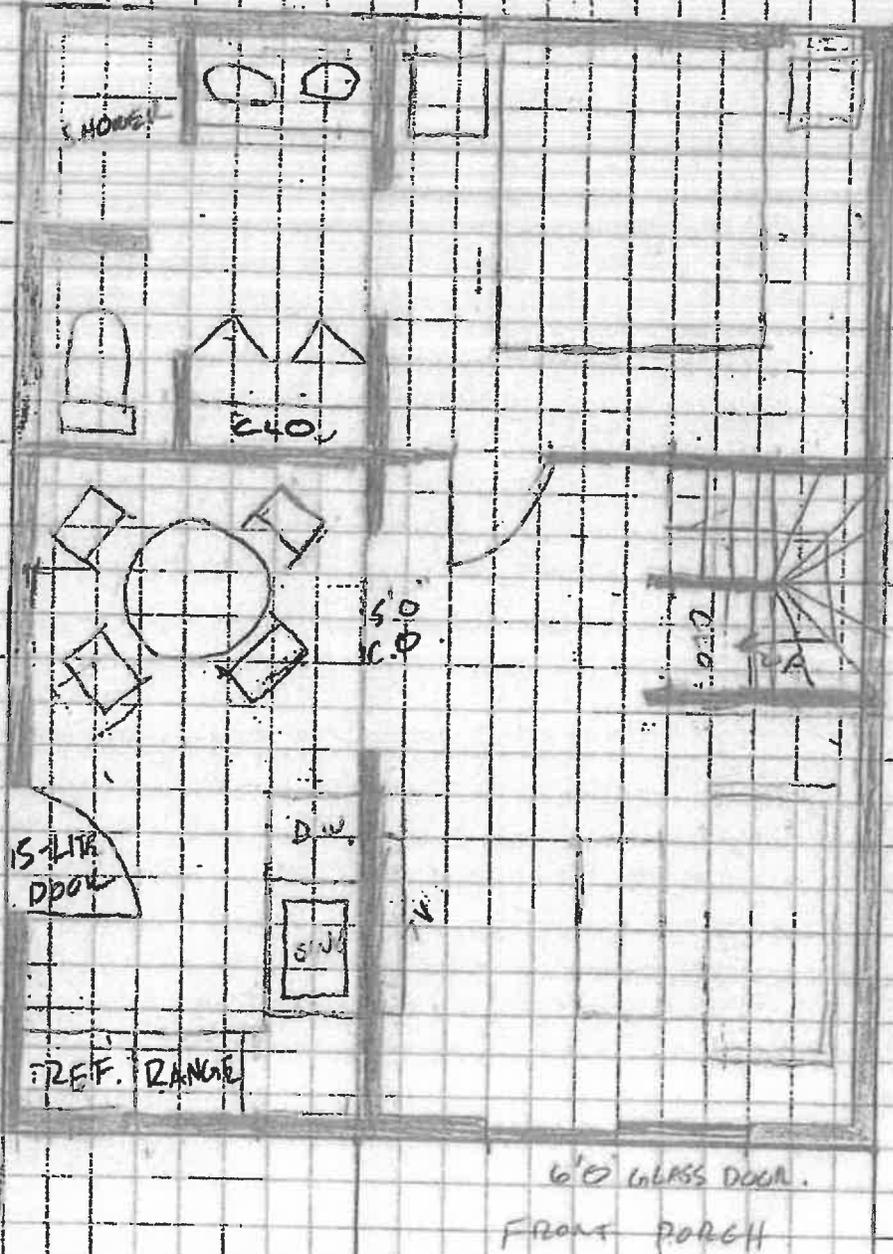
FLOORPLAN I



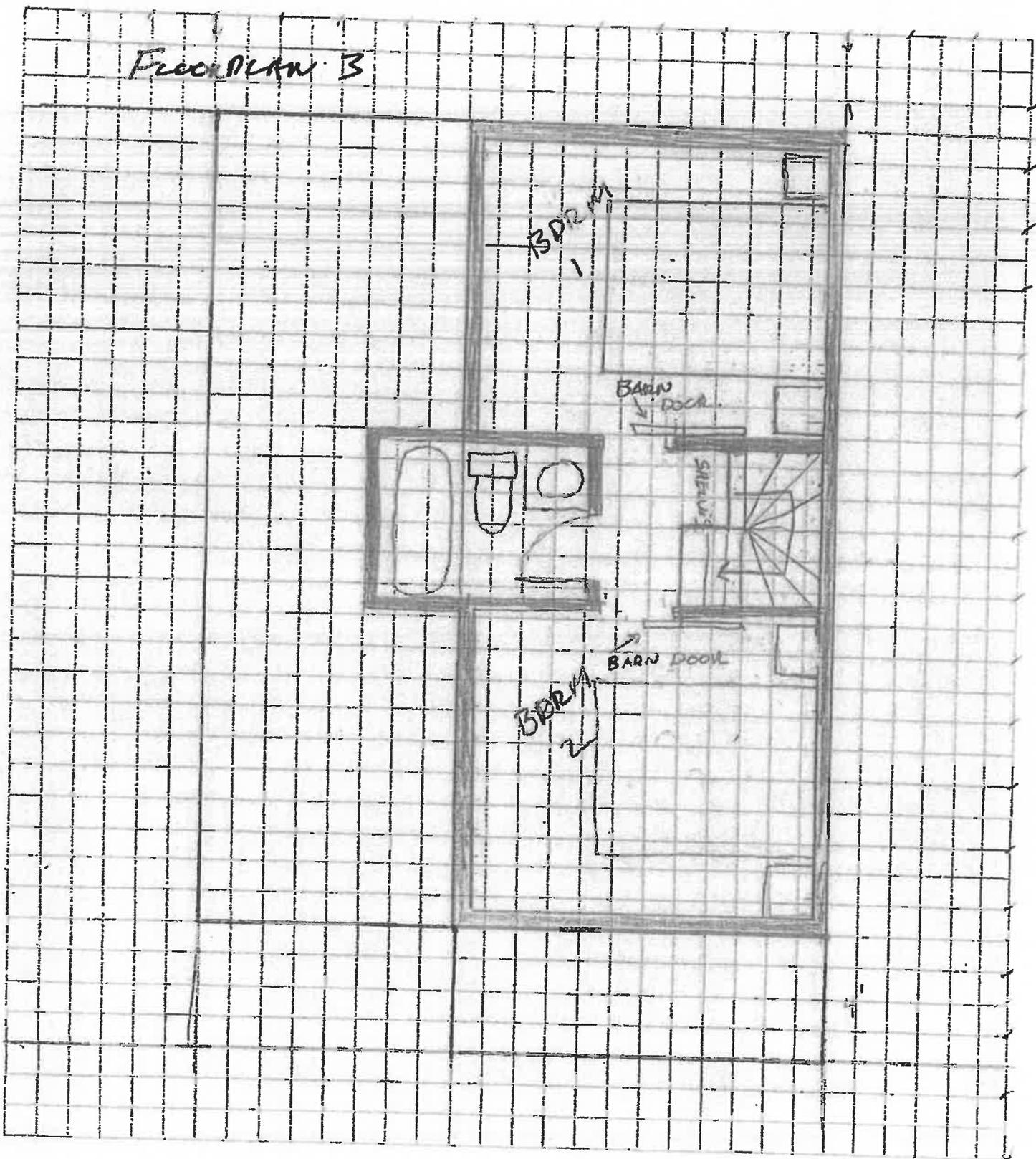




FLOOR PLAN 3



FLOOR PLAN B



Planning Commission
Z-25-29
August 4, 2025

400 Warren Road
Aerial

 Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/22/2025 PE22653

Augusta, GA District

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0  400 Feet



Request: A Change of Zoning from zones R-1 (One-Family Residential) and R-1A (One-Family Residential) to zone R-1E (One-Family Residential) to develop a single-family residential subdivision, affecting approximately 4.08 acres out of a 7.47-acre tract located at 400 Warren Road
Name: Purpose Holdings, LLC on behalf of Good News Church Inc
Parcel: 017-0-026-00-0



Planning Commission
Z-26-29
August 4, 2025

400 Warren Road

Current Zoning

- Subject Property
- Zoning Classification
- B-1: Neighborhood Business
- B-2: General Business
- R-1: One Family Residential
- R-1A: One Family Residential
- R-1B: One Family Residential



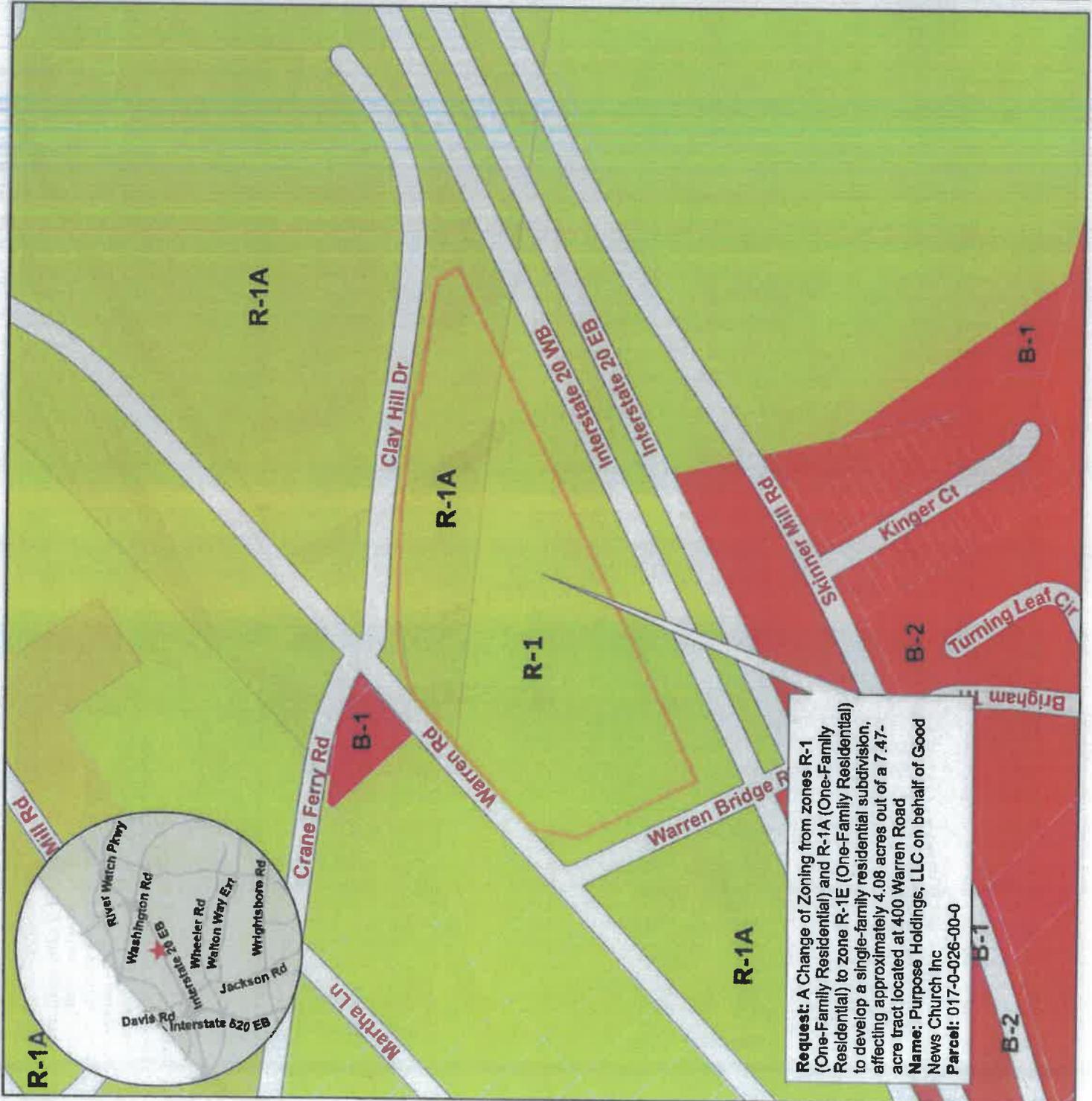
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Augusta, GA 30901
7/22/2025 PE22633

Augusta, GA Disclaimer

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0 400 Feet



Request: A Change of Zoning from zones R-1 (One-Family Residential) and R-1A (One-Family Residential) to zone R-1E (One-Family Residential) to develop a single-family residential subdivision, affecting approximately 4.08 acres out of a 7.47-acre tract located at 400 Warren Road
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400 Warren Road

Future Zoning

Subject Property

Zoning Classification

- B-1: Neighborhood Business
- B-2: General Business
- R-1: One Family Residential
- R-1A: One Family Residential
- R-1B: One Family Residential
- B-2: General Business



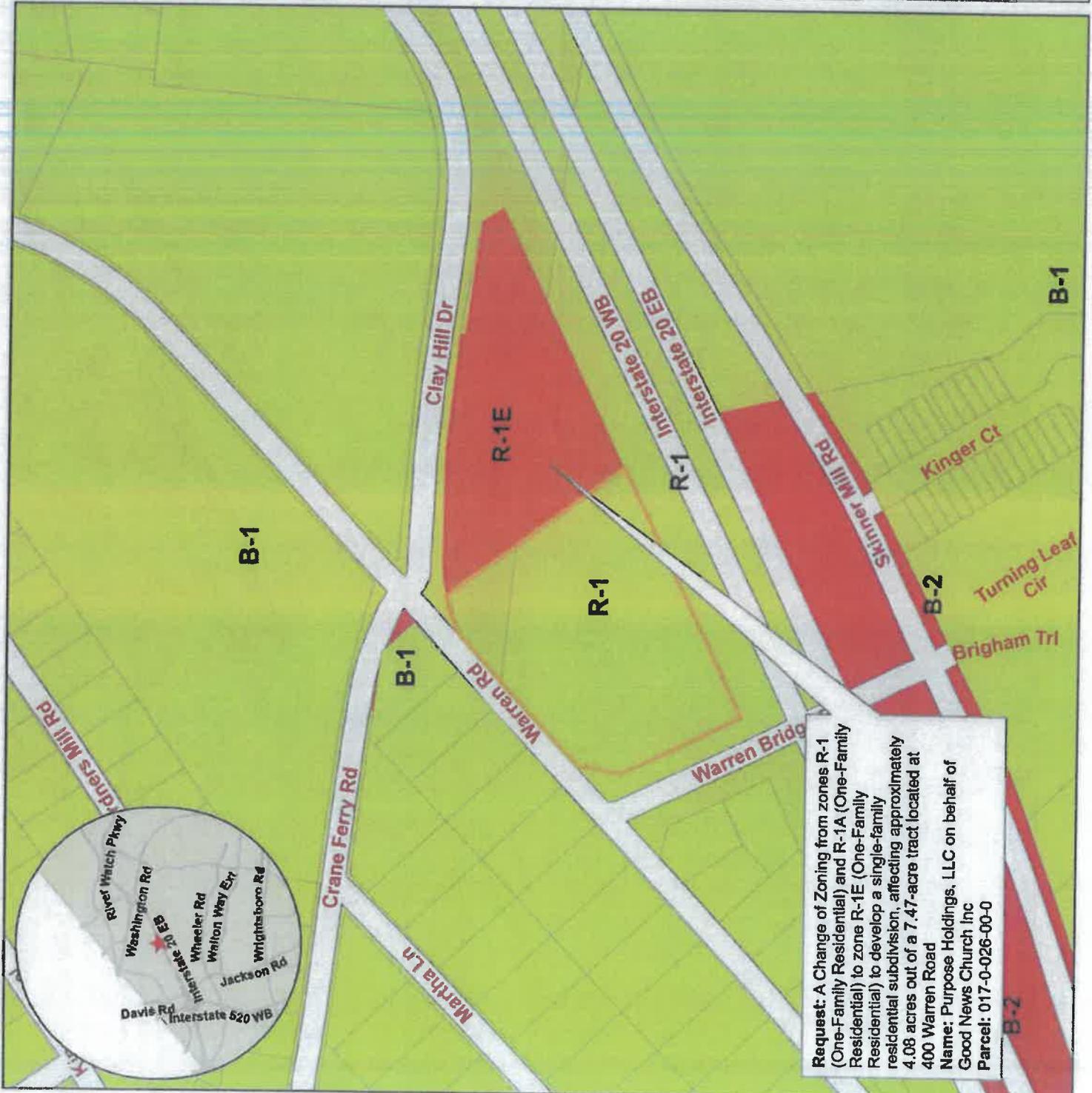
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Augusta, GA District

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