

Hearing Date: August 4, 2025

Case Number: Z-25-26

Applicant: Jaymin Patel

Property Owner: Elmeric Investment Properties, LLC

Property Address: 2385 Tobacco Road & 4202

White Pine Court

Tax Parcel No(s): 154-0-281-02-0 &

154-0-281-01-0

Current Zoning: A (Agriculture)

Fort Gordon Notification Required: N/A

Commission District 6: Tony Lewis

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from A (Agriculture) to B-1 (Neighborhood Business)	Convenience Store with Drive-Thru Restaurant, Gas Pumps, and EV Chargers	Section 21-1

SUMMARY OF REQUEST:

This rezoning request consists of two residential parcels totaling 1.9-acres. The applicant seeks to rezone the properties from A (Agriculture) to B-1 (Neighborhood Business) to develop a convenience store with fueling stations, EV chargers, drive-thru restaurant, and an indoor café and meeting area as depicted on the conceptual site plan submitted with the application. The property is located at the intersection of Tobacco Road and White Pine Court. A special exception application, SE-25-09, has been submitted along with this request to establish a convenience store with a drive-thru restaurant on the property.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is located within the South Augusta Character Area. The vision for South Augusta reflects a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency.

FINDINGS:

1. The property is currently vacant land.
2. There is no recent zoning history for the property.
3. A 50-foot setback would be required along the sides and rear of the property adjacent to residentially zoned parcels.
4. A total of 34 off-street parking spaces would be required, where 1 space is required for each 150 square feet of floor area. One loading space will be required with access to a public street.
5. According to the Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that a traffic study is not necessary for the proposed development.
6. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Tobacco Road as a major collector, while White Pine Court is considered a local road.
7. Public transit is not available in the immediate area.
8. The subject property is served by both public water and sanitary sewer.
9. Adjacent zoning: West B-1 (Local Business) | East, South, and North: R-1A (One-Family Residential)
10. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located in a Special Flood Hazard Area.
11. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
12. The proposed rezoning to B-1 would be consistent with the 2023 Comprehensive Plan.
13. At the time of completion of this report, staff have received many notifications of opposition concerning this rezoning application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning & Development staff recommends Denial without prejudice of the rezoning request to B-1 (Neighborhood Business). The applicant was not present at the meeting.

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.



Planning & Zoning Proposal

Address: 2385 Tobacco Road, Augusta, GA Parcel # 154-0-281-01-0 and 154-0-281-02-0

I respectfully submit this concept proposal to initiate the zoning and planning approval process for a forward-thinking development at **2385 Tobacco Road, Augusta, GA.**

As an experienced operator of multiple successful commercial locations throughout Georgia, I am proposing a unique community-based development named **One Leaf** — a multi-use project that aligns with the area's future vision for sustainable growth, economic vitality, and community integration.

Project Vision: One Leaf Community Hub

Our goal is to transform the property into a **modern, mixed-use commercial site** that fosters local engagement while remaining aligned with current planning standards. The project will feature:

- **Two drive-thru lanes** with site circulation that minimizes traffic disruption while maximizing customer convenience.
- **An indoor café and meeting area**, designed as a "third place" for residents, students, and professionals to gather.
- **A solar-powered canopy** covering a portion of the site, demonstrating a long-term commitment to clean energy and reduced utility burden.
- **Gas pumps and EV charging stations**, ensuring infrastructure support for both traditional and electric vehicles, consistent with future transportation trends.
- **Landscaped common areas**, including **plum-peach trees** open to the public when fruit is ripe—contributing to the aesthetic and ecological value of the site.

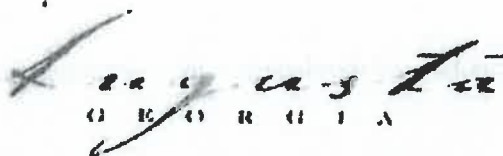
We are requesting guidance on next steps for zoning adjustment, any preliminary approvals required, and feedback on proposed layout and site use.

I look forward to working with your department to bring this vibrant concept to life for Augusta's residents and future economic development.

Respectfully,

Jaymin Patel

Multi-Location Operator | One Leaf Project



ENGINEERING DEPARTMENT

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

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 2385 Tobacco Rd.

Tax Parcel Number: 154-0-281-01-0 | 154-0-281-02-0

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) White Pine Ct.

3) _____

2) Tobacco Rd.

4) _____

Volume on each existing street (AADT):

1) 1,390 - WP

3) _____

2) 12,100 - TR

4) _____

Level of Service (LOS) on each street:

1) LOS A

3) _____

2) LOS C - 15,000

4) _____

Land Use Type / Code (ITE Trip Generation):

ITE Code 110 - General Light Industrial

Basis for Calculation (sq ft, # units, etc.):

5500 sq ft.

Trips Generated by Proposed Development:

ITE 452 ADT: 2,929

Adjusted street volumes based on trips generated:

1) same WP

3) _____

2) 13,900 TR

4) _____

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

1) LOS A WP

3) _____

2) LOS C - D TR

4) _____

Augusta Engineering Department - Traffic Engineering
452 Walker St, Ste 120 - Augusta, GA 30901
(706) 821-1850 - Fax (706) 796-5045
WWW.AUGUSTAGA.GOV

* 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/publicmultinodemaps.asp> for current volume data.

*** Utilize the website <https://www.fhwa.dot.gov/policinformation/pubs/pl18003/cha00.cfm> for LOS calculations/tables.

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

Official Use Only

Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or (N)

Date of Review: 6/5/25

Signature of Traffic Engineer or Designee: Margues Jacobs

Print Name: Margues Jacobs

Title: Traffic Operations Manager

Augusta Engineering Department – Traffic Engineering
452 Walker St, Ste 120 – Augusta, GA 30901
(706) 821-1850 – Fax (706) 796-5045
WWW.AUGUSTAGA.GOV



TRAVERSE
LAND SERVICES, LLC
10000 W. 100th St., Suite 100
Overland Park, KS 66211
Phone: 913.241.1100
Fax: 913.241.1101
www.traverseland.com



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www.gle.com

CONSTRUCTION DOCUMENTS
JAMIN PATEL - AUGUSTA SITE
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Outlook

[EXTERNAL] case number :SE-25-09 & Z-25-26

From Lonnie Watson <tcbum_98@hotmail.com>

Date Thu 7/17/2025 20:42

To Amanda Cruz <acruz@augustaga.gov>

My Name is Lonnie E. Watson, I Live in the Ridge Forest Sub-Division. My address is 4616 Shadow Moss Court. I writing because I am against the rezoning of this area.
If they are allowed to build a gas station here, it would take down our property value as well as blocking traffic entering our sub division

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Outlook

[EXTERNAL] Opposition for Case numbers: SE-25-09 and Z-25-26 Rezoning

From spiritart@aol.com <spiritart@aol.com>

Date Thu 7/17/2025 23:33

To Amanda Cruz <acruz@augustaga.gov>; Abron Roberson <spiritart@aol.com>

Dear Ma'am/Sir:

Please receive the opposition for Case numbers: SE-25-09 and Z-25-26 Rezoning

From:

Abron Roberson: 4253 White Pine Ct, Augusta, GA 30906, email: spiritart@aol.com phone: 7068310337

Michelle Roberson: 4253 White Pine Ct, Augusta, GA 30906, email: spiritart@aol.com phone: 7068315175

We also received no written notice for this zoning change.
Thanks for your consideration.

Respectfully,
Abron & Michelle Roberson

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Outlook

[EXTERNAL] Rezoning Request Case # SE-25-09

From Cynthia Tanksley <tanksley.cynthia@yahoo.com>

Date Fri 7/18/2025 13:44

To Amanda Cruz <acruz@augustaga.gov>

I am contacting your office regarding the rezoning request for 2385 Tobacco Rd/4202 White Pine Court. It is my understanding that the potential purchaser intends to build a convenience store and a drive-thru restaurant on the property. While I understand the need to increase the tax base and employment opportunities for our area, surely there is a more suitable location for this venture.

The lot in question is small and sits at the only entrance for a residential area. The street, White Pines Court, also serves as an entrance and exit for school buses and parents for the neighboring school (Tobacco Road Elementary). This lot is positioned close to 2 childcare centers, 2 churches, and a public school. All of these places serve children. Keep in mind that there is a methadone clinic within a quarter mile of the lot as well. There is a concern about increased car and foot traffic. The store will serve as a place for people to congregate and increase the likelihood of increased crime.

I am opposed to the rezoning of this lot.

Cynthia Tanksley

4341 White Pine Court

Augusta, GA 30906

706-793-1650

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Arthur & Lisa Dean III
4235 Black Oak Court
Augusta, GA 30906
(706) 830-3675

July 19, 2025

Augusta Planning Commission
Municipal Building
535 Telfair Street
Augusta, Georgia 30901

Subject: Opposition to Case SE-25-09 (Special Exception)
Opposition to Case Z-25-26 (Rezoning)

To Whom It May Concern:

I do not want, or do we need any kind of business on the corner of White Pine Court and Tobacco Rd. We have school buses that use this intersection to drop-off and pickup kids daily at Tobacco Rd Elementary School. This is not an Elementary School that kids walk home every day. Parents and guardians add to the traffic at White Pines Court and Tobacco Rd to pick up their children as well.

This is not that kind of neighborhood that warrant a convenience store/restaurant/drive up order window and maybe gas pumps, EV charging station, and God forbid they start selling alcohol!! Even Tho it is one hundred and fifty feet from the school and a hundred feet from Restoration Ministries Church and right next door to a Day Care Center. What kind of neighborhood store does not sell beer?

The demographics of this Neighborhood is a one way to enter the Subdivision and the same way out. This neighborhood is made up of people who are married with children, retired elderly folks and average two to three means of transportation. There is no need for a Neighborhood store for that location. We are 1.4 miles to two Major Grocery Stores and all the restaurants we need and transportation is not a problem; therefore, we do not need all that added congestion at this intersection. I do not know why a business person would want to place a store there in the first place and to be asking to have it rezoned from Agriculture to Business for a store that will never sell alcohol or will they? This will be a major negative impact on Ridge Forest Subdivision and all surrounding businesses.

Please do not allow this business to be built at the corner of White Pine Court and Tobacco Rd.

Sincerely,

Arthur & Lisa Dean III



Outlook

[EXTERNAL] Opposition to Case # SE-25-09 & Z-25-26

From KIMBERLY WRIGHT <klwright84@yahoo.com>
Date Sun 7/20/2025 15:48
To Amanda Cruz <acruz@augustaga.gov>
Cc Kimberly Wright <ridgeforestofaugusta@gmail.com>

Hello,

My name is Kimberly Wright. I am a resident at 4311 White Pines Ct Augusta, GA 30906. I am also the President of the Ridge Forest Homeowners Association.

This email is to express my opposition to petition case #SE-25-09 and #Z-25-26, that relates to the development of 2385 Tobacco Rd and 4202 White Pine Ct.

Placing a convenience store with a drive-thru restaurant will affect the safety and esthetics of the neighborhood. When it comes to boosting the economy in the southern area of Richmond County, we look for dining and retail establishments that resemble those in the western area of Richmond County. A convenience store with a drive-thru restaurant does not equate that. It is safe to say that having such a development would invite unwanted loitering at the store and thus may cause an uptick in crime. Our neighborhood is composed of individuals that take tremendous pride in where we live. We have more than enough convenience stores and drive-thru restaurants that are very short driving distances from our neighborhood and we are not in need to have that right outside our neighborhood.

I implore to please side in favor of this opposition to the development of that property. We want the drastic increase of our property values to reflect in the property around us and not to have something to potentially bring down the value of our property.

Thank you for your time and consideration.

Sincerely,

Kimberly L. Wright, President
Ridge Forest Homeowners Association
klwright84@yahoo.com
(706) 627-7227

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Outlook

[EXTERNAL] REZONING CASE #SE-25-09 AND CASE #Z-25-26

From ALMAND ALLEN <a.allen4229@comcast.net>

Date Mon 7/21/2025 15:03

To Amanda Cruz <acruz@augustaga.gov>

We Armand and Marieta Allen who lives at 4229 white pine court in Ridge Forest subdivision, we oppose of the case 3Z-25-26 rezoning from agriculture to B-1 neighborhood business, and Case # SE-25-09 special exception. We are asking if you would help us out and oppose as well. Thanks in advance the Allen family.

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[EXTERNAL] Total opposition

From burbineweb@comcast.net <burbineweb@comcast.net>

Date Mon 7/21/2025 19:54

To Amanda Cruz <acruz@augustaga.gov>

Hello, My name is William Burbine my address is 4328 White Pine CT.

Augusta, Ga. 30906

I am in total opposition of the following cases,

Case # SE-25-09

Case # Z-25-26

Thank you,

William Burbine

706-691-6689

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[EXTERNAL] Rezoning Concerns

From KATHY MADDOX <katadvise@yahoo.com>

Date Tue 7/22/2025 09:59

To Amanda Cruz <acruz@augustaga.gov>

Kathy L. Maddox

4243 Black Oak Court

Augusta Georgia 30906

katadvise@yahoo.com

706-373-7307

July 21, 2025

Subject: Opposition to SE-25-09 and Z-25-26 Due to Traffic and Congestion Concerns

Dear Augusta Richmond County Board of Commission,

I am writing to express my strong opposition to proposals SE-25-09 and Z-25-26. As a resident who has lived peacefully in my home for the past twenty-seven years, I am deeply concerned about the significant increase in traffic and congestion that these developments would bring, particularly at the entrance of my subdivision.

The proposed projects threaten to disrupt the tranquility and safety of my neighborhood, which I have cherished for nearly three decades. The added traffic will not only cause congestion and safety hazards but will also substantially increase the time I spend commuting daily. This

disruption would negatively impact my quality of life and the peaceful environment I have valued for so many years.

I urge you to reconsider these proposals or to implement measures that mitigate their impact on existing residents. Preservation of the community's character and safety should be a priority.

Thank you for your attention to this matter.

Sincerely,

Kathy L. Maddox

[**NOTICE:** This message originated outside of the City of Augusta's mail system -- **DO NOT CLICK** on **links**, open **attachments** or respond to **requests for information** unless you are sure the content is safe.]



[EXTERNAL] RE: Opposition Letter to Rezoning, and Special Exception | SE-25-09 and Z-25-26

From Linda G. Roberts <lroberts9197@comcast.net>
Date Wed 7/23/2025 20:50
To Amanda Cruz <acruz@augustaga.gov>
Cc Linda G Roberts <lroberts9197@comcast.net>

Greetings,

My name is Linda G. Roberts, and I reside at 4604 Shadow Moss Ct, Augusta, GA 30906 in the Ridge Forest subdivision.

Please allow this email to serve as my opposition to the following:

- SE-25-09 [Location: 2385 Tobacco Road and 4202 White Pine Court] [Map #'s 154-0-281-02-0 & 154-0-281-01-0] [Case Type: Special Exception]
- Z-25-26 [Location: 2385 Tobacco Road and 4202 White Pine Court] [Map #'s 154-0-281-02-0 & 154-0-281-01-0] [Case Type: Rezoning]

Sincerely,
Linda G. Roberts
706-831-2558 [Mobile]
Lroberts9197@comcast.net [E-Mail]

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Planning Commission
Z-25-26
August 4, 2025

2385 Tobacco Road and
4202 White Pine Court

Aerial
Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/21/2025 PE22633

Augusta, GA Birdseye

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200 Feet



Request: A Change of Zoning from zone A (Agriculture) to zone B-1 (Neighborhood Business) to develop a convenience store with a drive-thru restaurant, affecting properties containing approximately 1.9 acres located at 2385 Tobacco Road and 4202 White Pine Court.
Name: Jaymin Patel on behalf of Elmeric Investment Properties, LLC
Parcels: 154-0-281-02-0, 154-0-281-01-0



Planning Commission
Z-25-26
August 4, 2025

2385 Tobacco Road and
4202 White Pine Court

Current Zoning

Subject Property

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



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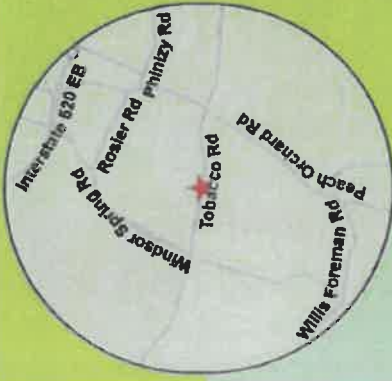
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0 200 Feet



Request: A Change of Zoning from zone A (Agriculture) to zone B-1 (Neighborhood Business) to develop a convenience store with a drive-thru restaurant, affecting properties containing approximately 1.9 acres located at 2385 Tobacco Road and 4202 White Pine Court.
Name: Jaymin Patel on behalf of Elmeric Investment Properties, LLC
Parcels: 154-0-281-02-0, 154-0-281-01-0



Planning Commission
Z-25-26
August 4, 2025

2385 Tobacco Road and
4202 White Pine Court

Future Zoning

 **Subject Property**


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**



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Augusta, GA Mapmaker

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0 200 Feet

