

Hearing Date: August 4, 2025

Case Number: Z-25-28

Applicant: George Fuller

Property Owner: Georgia Baptist Children's Homes &
The Salvation Army

Property Address: 3630 Windsor Spring Road

Tax Parcel No: 142-0-003-01-0

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

Fort Eisenhower Notification Required: N/A

Commission District 6: Tony Lewis

Super District 10: Wayne Guilfoyle



| REQUEST | PROPOSED USE/ACTIVITY | APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S) |
|--|------------------------------|--|
| Rezone from A (Agricultural) and R-1 (One-family Residential) to R-1C (One-family Residential) | Single-family detached Units | Section 11-1 |

SUMMARY OF REQUEST:

The applicant seeks to rezone a 36.54-acre tract from A (Agricultural) and R-1 (One-family Residential) to R-1C (One-family Residential) to develop a single-family detached residential subdivision. The parcel currently is undeveloped vacant land. The property fronts Windsor Spring Road. The concept plan presented with the rezoning application proposes the following:

- 107 single-family detached homes
- An overall density of 2.93 units per acre
- 2 new public streets with sidewalks on each side
- One stormwater detention pond
- Open space of 11 acres (approximately 30%)

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended development patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is

already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

1. Two recent zoning actions affected the subject property.
 - The Planning Commission considered zoning case, Z-22-57, on November 7, 2022. The petitioner sought to rezone the property from A and R-1 to R-1D (One-Family Residential) to develop a residential subdivision containing 222 lots. This request also included 3047 Manchester Drive and part of 3596 Windsor Spring Road. The petition was withdrawn by the applicant.
 - The Planning Commission considered zoning case, Z-23-03, on January 4, 2023. The petitioner sought to rezone the property from A and R-1 to R-1D to develop a residential subdivision containing 354 lots. This request also included 3047 Manchester Drive, and part of 3596 Windsor Spring Road. The Augusta Commission took no action on the petition.
2. The property has nearby access to public potable water and sanitary sewer systems.
3. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Windsor Spring Road as a major arterial street.
4. There is no public transit available in the immediate area.
5. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
6. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
7. Adjacent zoning districts to the north and south are zoned A (Agricultural) and R-1 (One-Family Residential). Properties immediately to the east are zoned R-1 (One-Family Residential), and to the west are zoned A (Agricultural), R-1 (One-family Residential) and B-2 (General Business).
8. Based on the plans submitted, Traffic Engineering will require a full traffic impact study for the proposed subdivision development.
9. The proposed change in zoning to R-1C would be consistent with the 2023 Comprehensive Plan.
10. At the time of completion of this report, staff have not received any inquiries concerning this rezoning application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- As indicated by Traffic Engineering, a full traffic impact study will be required for the proposed subdivision development.

Engineering Comments:

- "Previous conversations had with submitting engineer's staff about outfall of detention basin being directed into a defined storm system."

Utilities Comments:

- None received at this time

RECOMMENDATION The Planning Commission recommends Approval of the rezoning request to R-1C (One-family Residential) with the following conditions:

1. The development must substantially conform to the concept plan submitted with this rezoning application.
2. The overall density shall not exceed 2.93 units per acre.
3. Sidewalks are required along both sides of all internal streets within the proposed subdivision.
4. The development must have alternating elevations with at least 4 different facades, all alternating, and none with more than 30% vinyl siding for the front facade of the homes.
5. The development must provide at least 25% open space and a covered mail kiosk.
6. Amenities, i.e., walking trails and a playground, pavilion, patio areas, etc., must be included within the development.
7. 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.
8. The proposed development shall obtain development plan approval in compliance with the Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
9. 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.

JAMES G. SWIFT & ASSOCIATES

CONSULTING ENGINEERS

Phone #706-868-8803

Fax #706-868-5464

June 20, 2025

Augusta, Georgia Department of Planning and Development
Planning Division
535 Telfair Street, Suite 300
Augusta, Georgia. 30901

Re: Letter of Intent for Rezoning Request – Parcel 142-0-003-01-0

To the Department of Planning and Development:

On behalf of Mr. George Fuller, the prospective purchaser of parcel 142-0-003-01-0, I respectfully submit this letter of intent in support of a request to rezone the aforementioned property from its current designations of A (Agricultural) and R-1 (One-Family Residential) to R-1C (One-Family Residential).

The subject parcel is currently undeveloped, as are the adjoining parcels to the north and southeast. The property immediately south is developed as a church. Windsor Spring Road forms the western boundary. The Cambridge subdivision, located just east of the site, is zoned R-1C.

The property lies just north of a key commercial node at the intersection of Windsor Spring Road and Tobacco Road and is in proximity to the commercial corridor that extends to Fort Gordon. The proposed development will be a low-density urban residential subdivision, consistent with the intended land use for the South Augusta Character Area as outlined in the Comprehensive Plan. The project is anticipated to yield 107 single-family lots with a residential density of approximately 2.93 lots per acre, with roughly 30% of the developable area designated as green space.

A zoning sketch with a development summary is included for your review and consideration.

Mr. Fuller and I greatly appreciate your attention to this request and your continued commitment to thoughtful community planning.

Respectfully submitted,

 6/20/25
Chandler Cooper, PE Date

1206 Interstate Parkway • Augusta, Georgia 30909



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**

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) _____

4) _____

Volume on each existing street (AADT):

1) 33,955

3) _____

2) _____

4) _____

Level of Service (LOS) on each street:

1) B

3) _____

2) _____

4) _____

Land Use Type / Code (ITE Trip Generation): 1) Single-family Detached Housing (210)

Basis for Calculation (sq ft, # units, etc.): 2) Units (107 * 9.57)

Trips Generated by Proposed Development: 3) 1024

Adjusted street volumes based on trips generated:

1) 34,9479

3) _____

2) _____

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

1) B

3) _____

2) _____

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/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 full Traffic Impact Study/Analysis (TIS/TIA): ☒ Y or N

Date of Review: 7/17/25

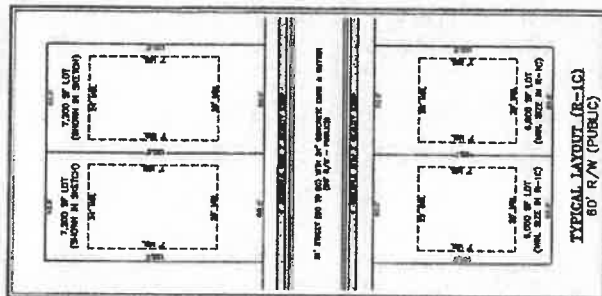
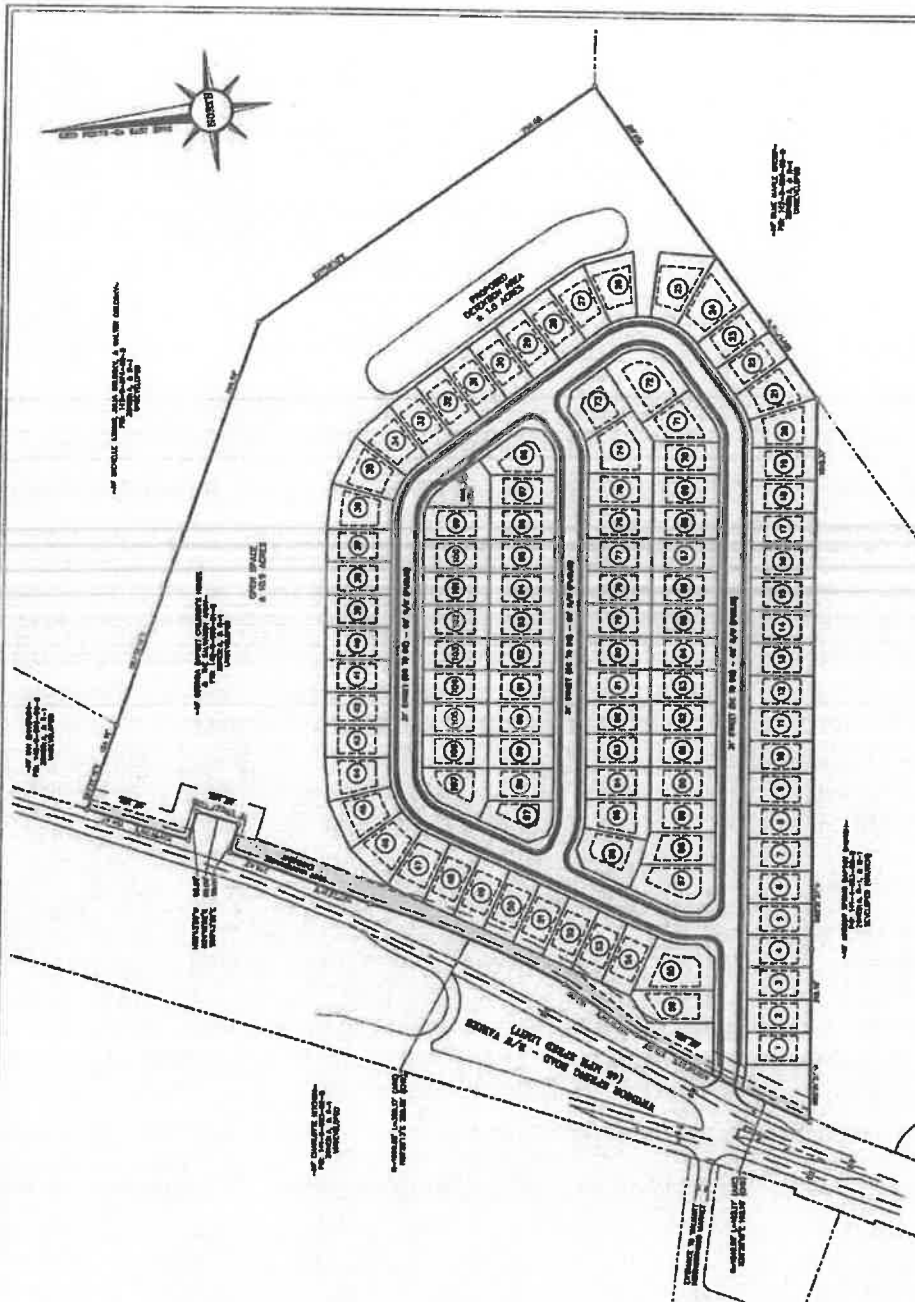
Signature of Traffic Engineer or Designee:



Print Name: Marques 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



GEORGE FULLER
PROPERTY LISTED IN THE UNITED STATES PATENT OFFICE
AUGUSTA-ROSEMUND COUNTY, GEORGIA
MADE IN U.S.A.
SERIAL 1" x 10"

JAMES G. SMITH & ASSOCIATES
CONSULTING ENGINEERS
1005 PINEHURST AVENUE - SUITE 100
PLACENT, CALIF 90065
Phone: (213) 906-0000 Fax: (213) 906-0000
Telex: 900000 JSMITH
Cable: 900000 JSMITH

Planning Commission
Z-26-28
August 4, 2025

3630 Windsor Spring Road

Aerial

Subject Property



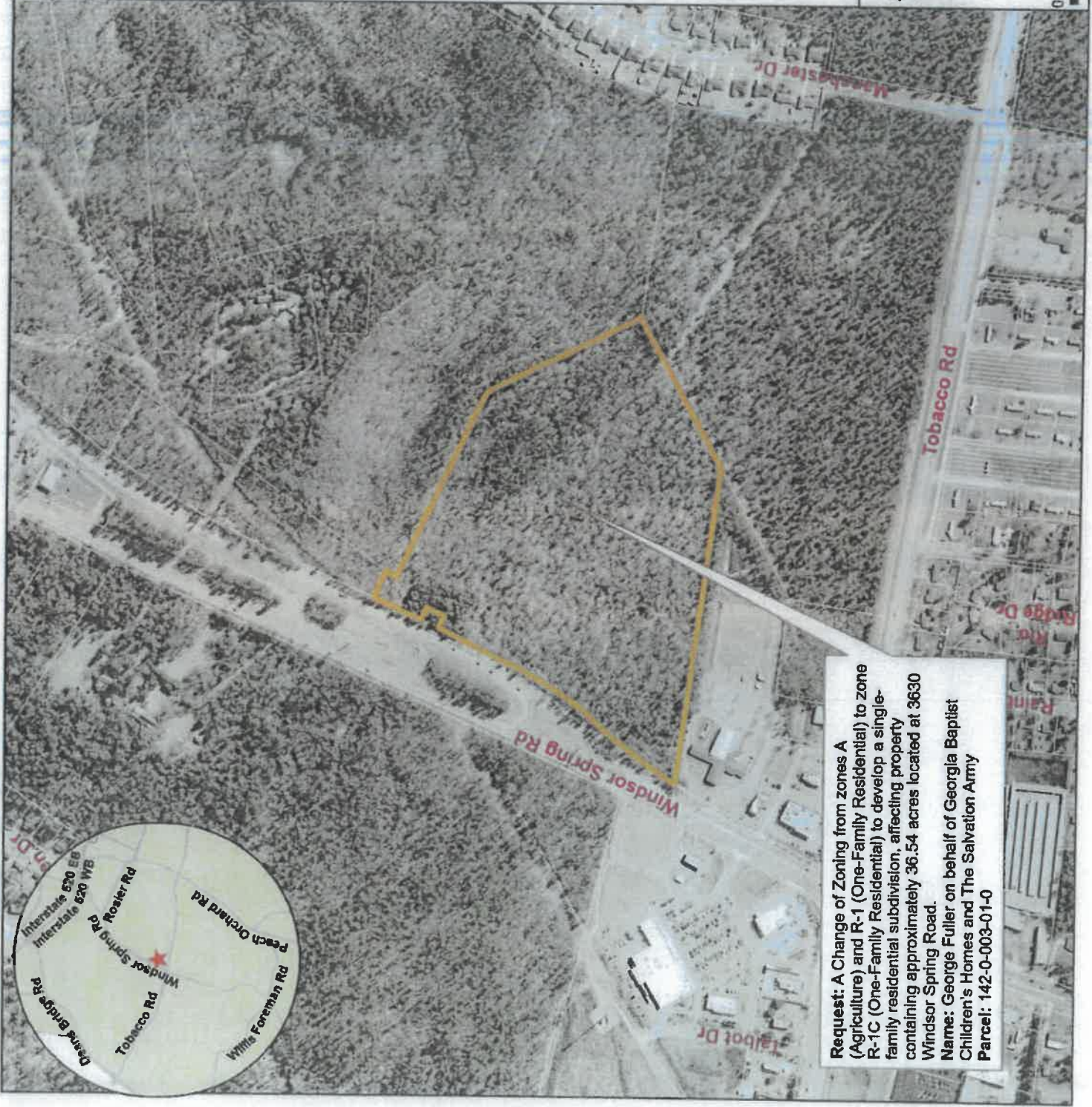
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/21/2025 PE22633

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1,000 Feet



Request: A Change of Zoning from zones A (Agriculture) and R-1 (One-Family Residential) to zone R-1C (One-Family Residential) to develop a single-family residential subdivision, affecting property containing approximately 36.54 acres located at 3630 Windsor Spring Road.
Name: George Fuller on behalf of Georgia Baptist Children's Homes and The Salvation Army
Parcel: 142-0-003-01-0

Planning Commission
Z-25-28
August 4, 2025

3630 Windsor Spring Road

Current Zoning

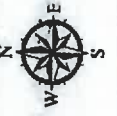
- Subject Property**
- Zoning Classification**
- A: Agriculture
 - B-1: Neighborhood Business
 - B-2: General Business
 - R-1: One Family Residential
 - R-1A: One Family Residential
 - R-1C: One Family Residential
 - R-1D: One Family Residential
 - R-1H: Manufactured Home Residential



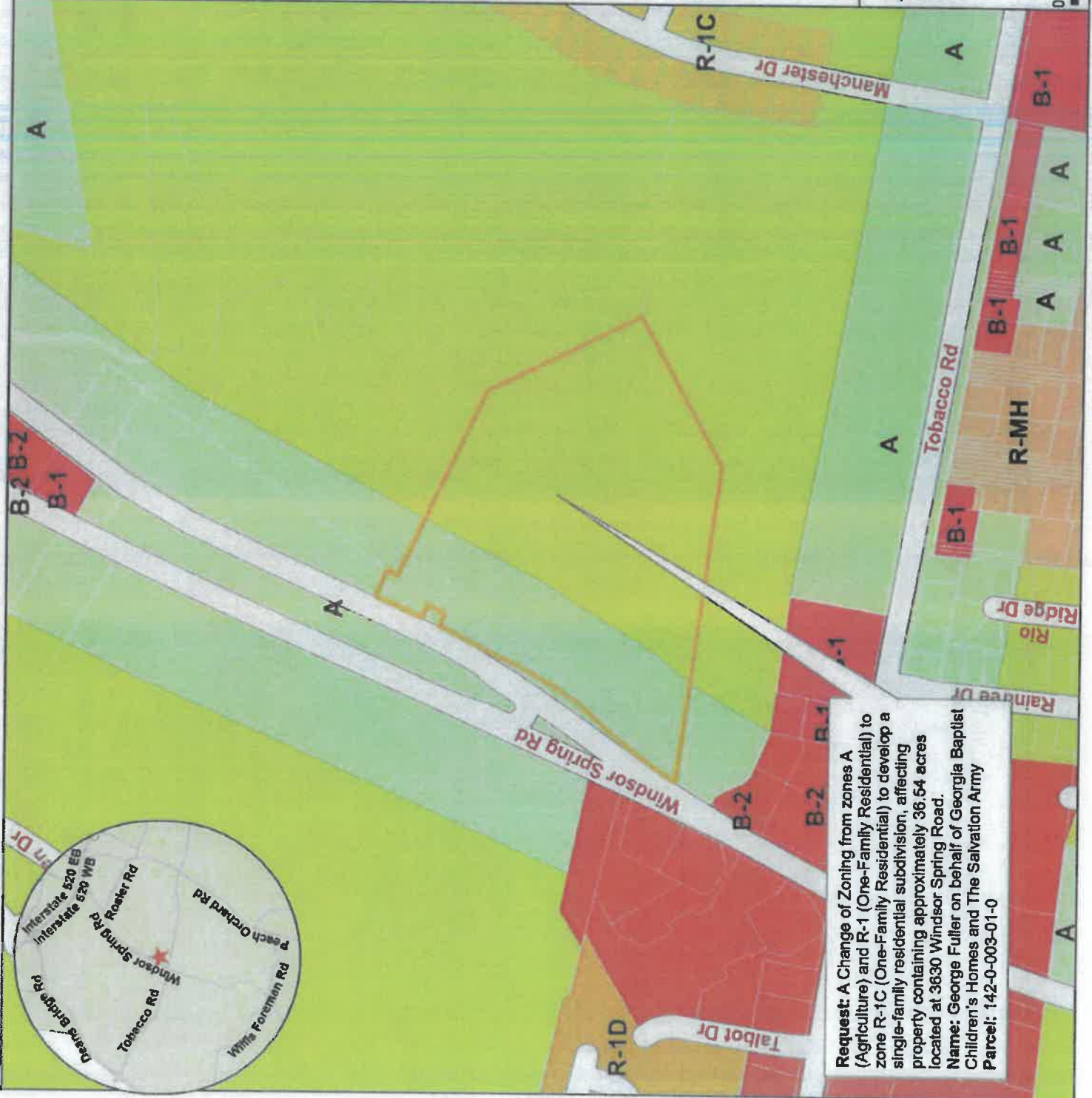
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535 Telfair Street Suite 300
Augusta, GA 30901
7/21/2025 PEZ2633

Augusta, GA Disclaimer

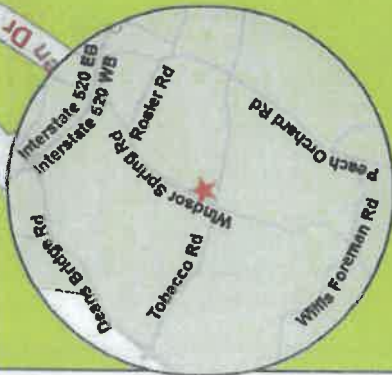
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1,000 Feet



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R-MH: Man
President

1,000 Feet

