

Hearing Date: March 2, 2026
Case Number: Z-26-05
Applicant: DDG Land Investments, LLC
Property Owners: DDG Land Investments, LLC
Property Addresses: 2355 Windsor Spring Road
Tax Parcel Nos: Portion of 120-0-266-00-0
Current Zoning: R-1A (One-Family Residential) & B-2 (General Business)
Fort Eisenhower Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amending Zoning Conditions	One-Family Detached Residential Development	Section 9-1

SUMMARY OF REQUEST:

The petition seeks to amend Conditions 1, 6, 8, and 9 of Zoning Case Z-24-34 to allow for the development of a single-family residential subdivision consisting of 174 detached dwelling units. The request applies to approximately 4.5 acres of a 6.95-acre tract located at 2355 Windsor Spring Road. The overall development encompasses four (4) tracts totaling approximately 62.6 acres.

The requested amendments pertain to open space requirements, parking standards, and guest parking. Specifically, the applicant proposes maintaining a minimum of 25% open space and eliminating the guest parking requirement, as the previously proposed townhomes have been removed from the revised concept plan.

The proposed development includes the following components:

- 174 single-family detached lots
- Public streets throughout the development, including two access points
- Two (2) stormwater detention ponds
- Amenity areas, including a playground and picnic cabana; 8 guest parking spaces
- Approximately 33.03% (20.68 acres) of open space provided throughout the development
- Remaining commercial tract

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is 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. On November 19, 2024, the Augusta Commission approved zoning case Z-24-34, a request to rezone the property from B-2 (General Business) to R-1A (One-Family Residential), subject to the following conditions:
 - There shall be a minimum lot width of 26 ft for the single-family attached portion (townhomes) of this development.
 - Maximum number of dwelling units cannot exceed 4 units per acre (a total of 207 units were proposed for the development).
 - The development must have alternating elevations with at least 3 different facades, all alternating and with more than 30% vinyl siding.
 - Sidewalks are required on both sides of the street.
 - The development must provide appropriate buffers on all sides and comply with the Augusta Tree Ordinance.
 - The development must provide at least 25% open space and a covered mail kiosk.
 - Amenities, i.e., a park, walking trails, pool, etc. must be included within the development and installed before 50% of the development receives a Certificate of Occupancy.
 - The development must comply with the minimum parking requirements.
 - The development must provide “guest” parking spaces in the townhome section of the development.
 - 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.
 - No vinyl siding shall be used on the single-family detached portion of the development.
2. The property owner is also requesting modifications to Special Exception SE-24-15, as townhomes are no longer proposed in the revised concept plan. However, a reduction in lot width is still required in accordance with the Comprehensive Zoning Ordinance.
3. The development will create a new main entrance on Windsor Spring Road and utilize the existing roadway, Lucie Street, as a secondary access point within the development.
4. The site has access to public water and sanitary sewer services.
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 layers, no wetlands are located on the subject property.
7. Public transit service is not currently available in the vicinity of this section of Windsor Spring Road.

8. According to the Georgia Department of Transportation (GDOT) State Functional Classification Map (2017), Windsor Spring Road is classified as a major arterial street.
9. Previously, the Traffic Engineering Division indicated that a full traffic impact study would be required. The study has been completed, and the project's engineer is working with the city to complete necessary upgrades.
10. Adjacent zoning districts include R-1A (One-Family Residential), R-3B (Multiple-Family Residential), and B-2 (General Business), with R-1A being the predominant zoning district.
11. The proposal is consistent with the Augusta-Richmond County Comprehensive Plan 2023 and is compatible with surrounding zoning districts and existing land uses.
12. At the time of this report, staff have received inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time – This project is currently under e-plan review and comments have already been given from this department directly

Engineering Comments:

- None received at this time – This project is currently under e-plan review and comments have already been given from this department directly

Utilities Comments:

- None received at this time – This project is currently under e-plan review and comments have already been given from this department directly

RECOMMENDATION: The Planning Commission recommends Approval of the requested amendment with the following conditions:

1. There shall be a minimum lot width of 45ft.
2. Maximum number of dwelling units cannot exceed 4 units per acre.
3. The single-family attached portion of the development must have alternating elevations with at least 3 different facades, all alternating.
4. Sidewalks are required on both sides of the street.
5. The development shall provide a minimum 10-foot buffer along the side and rear boundaries of the original tract and shall comply with the Augusta Tree Ordinance.
6. The development must provide at least 25% open space and a covered mail kiosk.
7. Recreational amenities, including but not limited to a park, a gazebo, and picnic areas, shall be provided within the development and installed prior to the issuance of Certificates of Occupancy for 50% of the dwelling units. Walking trails must be integrated throughout the development to ensure connectivity.
8. All single-family driveways shall be wide and long enough to provide two driveway spaces per lot, and all homes shall have 2-car garages.

9. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
10. 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.*

Previous Zoning Background:

The subject property consists of five tracts of land with a combined acreage of 61.39-acres. The separate tracts consist of the following TMPs with the respective zonings:

- 120-0-267-00-0 (B-2)
- 120-0-266-00-0 (B-2 & R-1A w/ SE-24-15)
- 120-0-231-00-0 (R-1A w/ SE-24-15)
- 120-0-262-00-0 (R-1A w/ SE-24-15)
- 120-0-261-03-0 (R-1A w/ SE-24-15)

In December of 2024, the property went to the Augusta Commission for rezoning of one of the tracts and a Special Exception on all properties zoned R-1A. The rezoning (Z-24-34) included a request for split zoning on TMP 120-0-266-00-0 to allow for contiguous residential use toward the rear of the parcel. Simultaneously with the rezoning, a special exception (SE-24-15) was requested in accordance with section 9-2(a) of the Zoning Ordinance. Both requests were approved by the Commission and the developer is entitled to the zoning with the applicable conditions.

We have provided the exhibits and applicable documents from the original application for reference. The concept originally proposed 119 detached lots as a continuation of the existing neighborhood, and 115 single-family attached townhouse lots as a transition to the future commercial area fronting Windsor Spring Road. This concept was generated based on common land planning practices and prior to a builder being selected for the project. The concept provided a maximum density layout at 4 units/acre as permitted by section 9-2(a) of the ordinance.

Project Due Diligence and Revisions:

Following approval of the zoning, we began coordinating additional due diligence while the owner/developer worked to secure a builder for the project. In our due diligence coordination, we determined it would be beneficial to remove the townhomes from the plan for the following reasons:

- The Augusta Utilities Department indicated they were enforcing new requirements for townhouse lots, making it difficult to provide utility service to this mixed residential project for various reasons.
- A builder was selected for the project and their recent experience in the Augusta market was not favorable of townhomes.
- Conditions 1 and 9 of SE-24-15 and ZE-24-34 would have reduced density, increased infrastructure costs, and impacted aesthetics of the neighborhood.

Following our due diligence coordination, we sent a revised concept plan and the enclosed email to Planning staff on March 27, 2025 to satisfy section 9-3 of the zoning ordinance regarding special exception expiration. This concept proposed removal of the townhome section, 174 single-family detached lots and no guest parking. Staff showed no concerns on the plan at this time and we proceeded with full design of the site.

Design and Permitting:

A full design of the site was submitted to the City for permit review in June of 2025. In August, we received a review comment from Planning Staff that guest parking must be provided for the development per the zoning conditions. We then met with Staff to discuss this comment followed by several emails provided for reference.

Interpretation of Ordinance and Zoning Conditions:

The owner/developer and Engineer believe that the plan is currently in compliance with the City's Zoning Ordinance and the zoning conditions. Below is our interpretation of the Ordinance and Zoning conditions:

- We originally applied for a Special Exception from 9-2(a) of the Zoning Ordinance that reads:
 - *"The following may be permitted in an R-1A Zone by Special Exception: Single-family attached and detached dwellings and condominiums **developed in accordance with Section 13**, provided that the density of dwellings shall not exceed four (4) units per acre."*
- ZE-24-34 and SE-24-15 conditions 8 and 9 read:
 - Condition 8: the development must comply with the minimum parking requirements.
 - Section 13-10(a) of the zoning ordinance for off-street parking regulations reads: "A minimum of two (2) parking spaces for each dwelling unit shall be provided in the R-1E Zone."
 - We feel this should be the code requirement for this development as is stated in Section 13.
 - Condition 9: The development must provide "guest" parking in the **townhome section** of the development.
 - We believe this condition was intended to be applied to the attached housing originally proposed as it was a defined section of the development.
- Condition 6 of ZE-24-34 does not align with condition 6 of SE-24-15 regarding minimum open space requirements.
 - During the previous public hearing, the final conditions read for approval were in line with SE-24-15 requiring 25% open space.

Proposal to Revise Conditions

We would like to propose the following revisions to the zoning conditions:

- That item 9 be removed from the zoning conditions since the townhome section is no longer part of the plan.
- That item 8 be revised to read: "All single-family driveways shall be 16' wide to provide two driveway spaces per lot and all homes shall have 2 car garages."
- That item 6 of ZE-24-34 be revised to require 25% open space.

We have provided a typical lot layout for review that shows the parking configuration, and this detail will be provided on the plan. We believe this parking configuration is sufficient for the development and do not believe common surface parking lots would benefit the development. Common surface parking takes away from the character of the neighborhood, affecting its aesthetics and marketability of the lots. They have also proven to be rarely utilized in other surrounding developments and often attract undesirable activities and problems for the community.

We trust that the information provided is suitable for your review and approval. Should you have any questions concerning this matter, please do not hesitate to contact us at your convenience.

Sincerely,
CRANSTON LLC



Burton Fine, PE

BSF/bsf
Enclosures



CRANSTON

JOB NAME

ROSIER FARMS

SHEET TITLE

TYPICAL PARKING DETAIL

JOB NO.

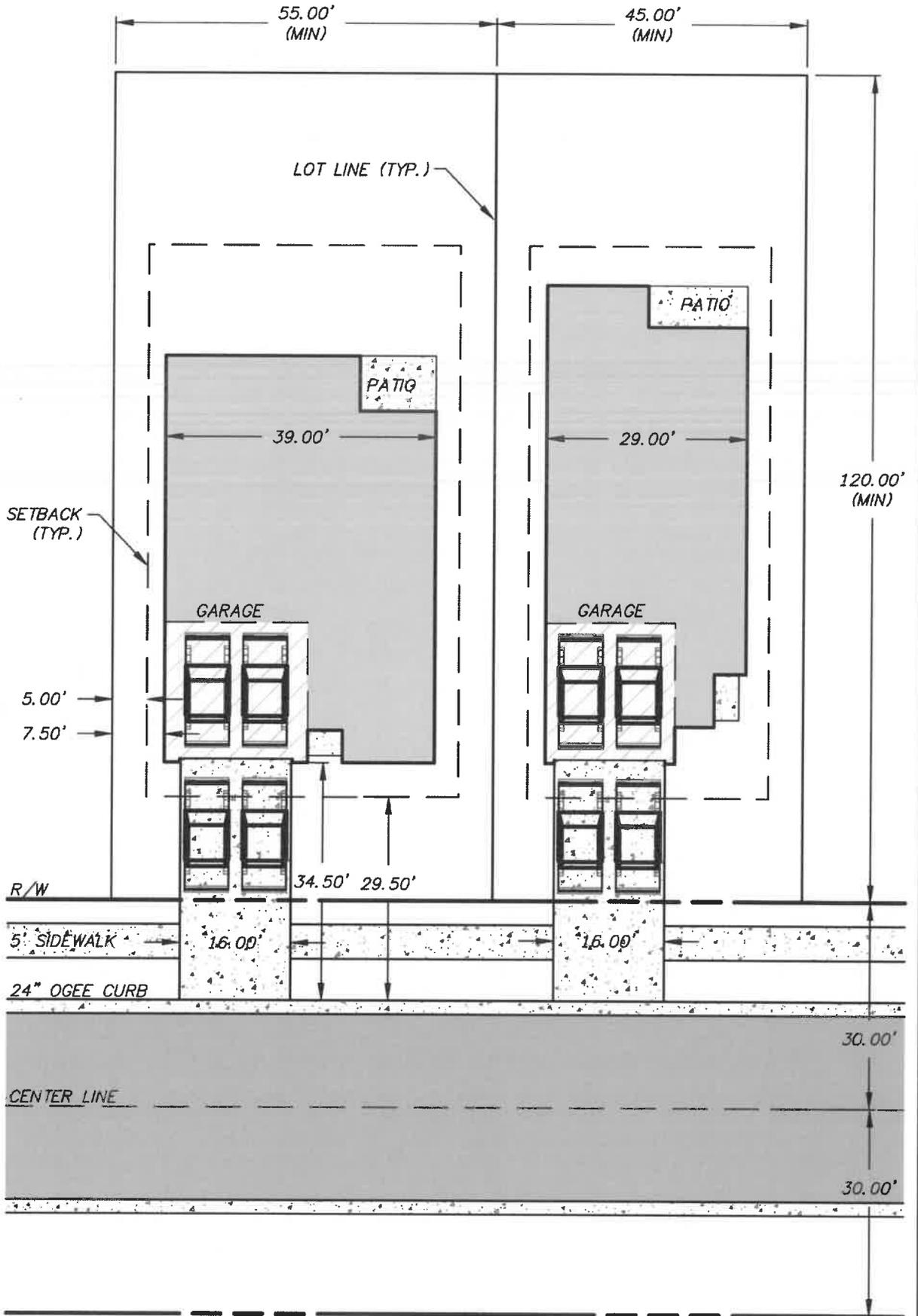
2024-0202

DATE

12/22/2025

SHEET NO.

01











Planning Commission
Z-26-05
March 2, 2026

2355 Windsor Spring Road

Aerial



Subject Property



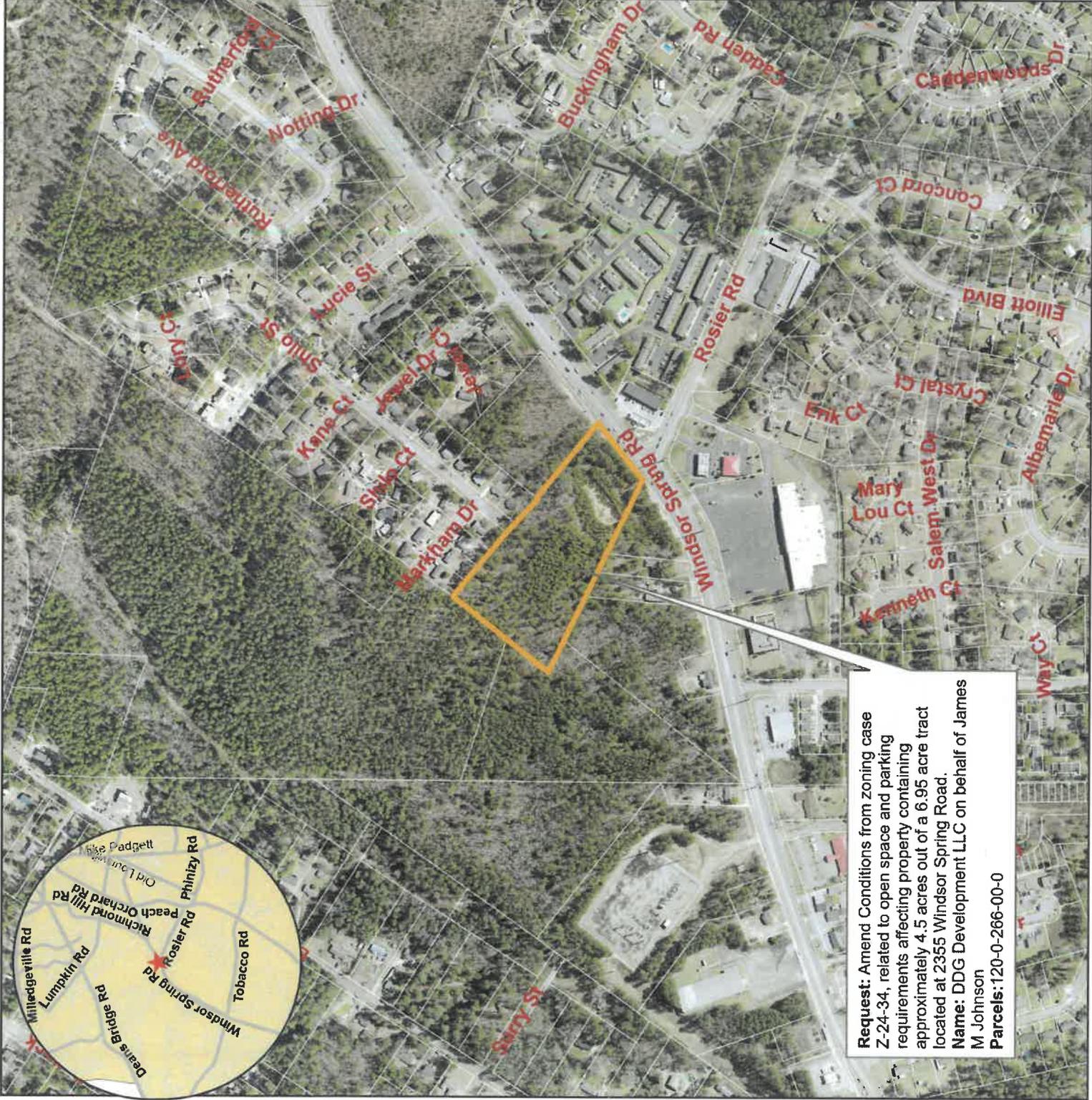
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/16/2026 PE22633

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0 900 Feet



Request: Amend Conditions from zoning case Z-24-34, related to open space and parking requirements affecting property containing approximately 4.5 acres out of a 6.95 acre tract located at 2355 Windsor Spring Road.
Name: DDG Development LLC on behalf of James M Johnson
Parcels: 120-0-266-00-0

Planning Commission
Z-26-05
March 2, 2026

2355 Windsor Spring Road

Current Zoning

- Subject Property
- Zoning Classification**
- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- R-1A: One Family Residential
- R-1C: One Family Residential
- R-1E: One Family Residential
- R-3A: Multiple-Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential
- R-MH: Manufactured Home Residential

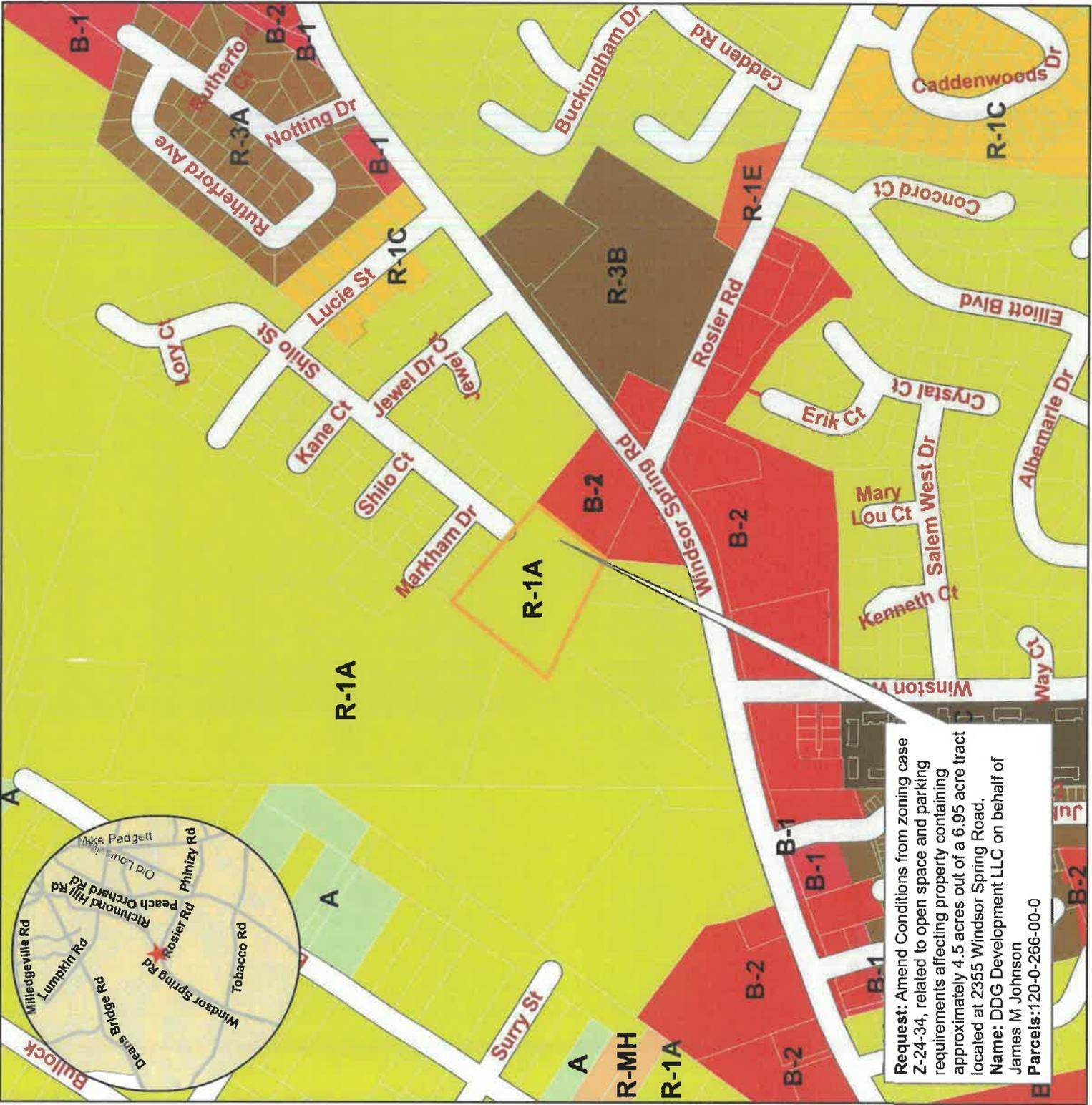


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 2/18/2026 PEZ2633

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