

Hearing Date: April 1, 2026
Case Number: SE-26-04
Applicant: Tom Lewis
Property Owner: Georgia Waste Systems, Inc.
Property Address: 3946 and 3946 A
 Goshen Industrial Boulevard
Tax Parcel No(s): 184-0-082-12-0
 & 185-0-04-00-0
Current Zoning: HI (Heavy-Industrial)
Fort Gordon Notification Required: N/A
Commission District 1: Jordan Johnson
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Indoor Waste Sorting & Transfer Station	Section 24-2(a)

SUMMARY OF REQUEST:

This special exception applies to two parcels totaling roughly 10.33 acres situated in the HI (Heavy Industrial) district. The properties front Goshen Industrial Boulevard. The parcels include additional parking areas, vacant land, a warehouse, and a detention pond. According to the Augusta-Richmond County Tax Office, the main building was constructed in 1995. The request seeks approval to return to the existing Municipal Solid Waste (MSW) Transfer Station located at 3946 Goshen Industrial Boulevard to active operations, as permitted under the Georgia Environmental Protection Division’s Permit by Rule (PBR-121-16 TS).

COMPREHENSIVE PLAN CONSISTENCY:

This property is in the South Richmond Character Area. The 2023 Comprehensive Plan’s vision for the South Richmond Character Area will be to maintain its predominant rural atmosphere characterized by large tracts of forest land, open space, rural residences, some farms, and creeks. Additional suburban residential and commercial development will be located in areas designated for such uses. Industrial development will be limited to existing locations and the Augusta Corporate Park. Public facilities and services will be expanded as necessary to accommodate the growing population. This petition for rezoning is consistent with the 2023 Comprehensive Plan.

FINDINGS:

1. Indoor waste sorting and transfer stations are not permitted by-right in the HI zone but may be granted with the approval of a special exception.
2. In 1995, the Augusta Commission granted a Special Exception to allow the operation of an MSW Transfer Station on the property located at 3946 Goshen Industrial Boulevard.
3. A Development of Regional Impact (DRI) review was submitted to the CSRA Regional Commission. It was determined that because this site was operated as a transfer station previously, the DRI review would not be needed.
4. Section 24-2(a) of the Comprehensive Zoning Ordinance allows garbage, offal, and dead animal reduction or dumping in the HI zone by Special Exception, subject to general compliance with the following criteria:
 - In no case shall any garbage, offal, dead animal reduction or dumping be allowed within 300 feet of an R-Zone. **The site is over 800 feet from the nearest R-Zone.**
 - The maximum height of a building or structure in the H-I Zone shall be three hundred (300) feet and meet the minimum setback requirements of 40 feet in the front, 10 feet on each side, and 25 feet in the rear. **The main structure was built in 1995 and stands less than 50 feet in height with setbacks as follows: front ~612 ft., rear ~530 ft., and sides ~200ft. and ~40ft. The building complies with the required height and setback requirements.**
 - Off-street parking shall conform to Section 4 of this Ordinance. **According to the Zoning Ordinance, parking for Industrial Establishments is calculated at one space per each 40,000 square feet of floor area. As the floor area is 87,120; this site will require ~2 parking spaces and meets that requirement as the existing site has multiple garages.**
 - A plan illustrating compliance with the above requirements shall be submitted to the Planning Commission before the proposal is placed on the agenda. The Planning Commission shall determine that all the foregoing requirements have been satisfied, and further, that the benefits of the proposed indoor waste sorting and transfer facility are greater than any possible depreciating effects and damages to the neighboring properties. **The proposed site plan meets all requirements for industrial establishments as outlined in the Zoning Ordinance.**
5. The properties have nearby access to public potable water and sanitary sewer systems.
6. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Goshen Industrial Blvd as a local road.
7. The proposed development must satisfy the minimum off-street parking requirement for an industrial establishment, providing one parking space for every 40,000 square feet of floor area.
8. Transit is not currently available near the subject property.
9. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are 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 properties.
11. The surrounding zoning districts are HI on all sides of the subject property.
12. The property is situated in the South Augusta Character area; any new construction or exterior improvements are subject to planning and development review and site plan approval.
13. The proposed special exception would be consistent with the 2023 Comprehensive Plan.
14. At the time of the completion of this report, staff have not received any inquiries regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No comments received

Engineering Comments:

- Needs to submit a letter of consistency.
- A copy of the renewed industrial permit shall be provided to the Engineering Department.

Utilities Comments:

- No comments received

RECOMMENDATION: The Planning Commission recommends **Approval** of the special exception to establish an Indoor Waste Sorting & Transfer Station with the following conditions:

1. Waste Management must submit a letter of consistency to the Augusta Engineering Department for review. The letter must be approved by the Augusta Commission before any permits or licenses can be applied for. **The special exception would not be valid until the Augusta Commission approves the letter of consistency.**
2. The development must comply with all aspects of the Augusta Tree Ordinance.
3. Approval of this Special Exception request does not constitute approval of the conceptual site plan submitted with the Special Exception 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.
4. 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.
5. Outdoor trash and/or storage items shall not be left outside the building.

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.*



December 3, 2025

City of Augusta
Planning Commission
535 Telfair Street, Suite 300
Augusta, GA 30901

Dear Commission Chair:

As the City of Augusta continues its commercial and manufacturing growth and development in the southern portion of the City, the necessity for additional solid waste disposal capacity becomes a valuable resource to the City and its residents and businesses in order to maintain public health and environmental services. Given the current increase and projected growth of solid waste generation in the surrounding areas, Georgia Waste Systems requests a Special Exception Permit to return to the existing Municipal Solid Waste (MSW) Transfer Station located at 3946 Goshen Industrial Blvd, Augusta, Georgia 30906 to active operations, as permitted under the Georgia Environmental Protection Division's Permit by Rule (PBR-121-16 TS). This facility was initially permitted and operated as an MSW Transfer Station in the late 1990's and has most recently been leased to the City for use as a transload Single Stream recycling operation since 2007. The opportunities presented by this application will increase the available MSW post-collections opportunities for the City, will enhance the efficiencies of solid waste management collections of commercial and manufacturing businesses, and may promote reductions in the potential for traffic congestion of several major transportation corridors within the City. As further detailed below, the proposed use of the property as a MSW Transfer Station is consistent with zoning standards and appropriate as a Special Exception.

Pursuant to the zoning map of Augusta-Richmond County, Georgia, tax parcel map number 185-0-004-00-0 is zoned Heavy Industrial. Pursuant to Section 24-2(a)(8), the Comprehensive Zoning Ordinance of Augusta-Richmond County, Georgia authorizes use of a Heavy Industrial property for "garbage, offal, dead animal reduction, or dumping" by special exception; and Section 24-2(a)(16) authorizes use of a Heavy Industrial property for "storage, collecting, or baling of rags, paper, metal or other items not usable in their current state" so long as the operation is enclosed on all sides by a solid wall or fence of at least six (6) feet in height. As such, use of the property as a transfer station would be permitted under the Zoning Ordinance so long as a Special Exception permit is issued.

According to the application packet, the Planning Commission considers six factors in deciding whether to issue a Special Exception permit. In this case, Georgia Waste Systems, LLC can establish that all factors support the issuance of a Special Exception permit.

Will the Special Exception permit a use that is suitable in view of the use and development of adjacent and nearby property?

Use of the property as a transfer station is a suitable use in light of the other surrounding uses. The property is currently completely surrounded by other Heavy Industrial zoned properties with at least two other waste services businesses operating nearby. In addition, there are trucking companies, warehouses, and a machine parts business as well as the Augusta Regional Airport located less than half a mile away. Further, until earlier this year, this property was used by the City of Augusta for sorting recyclables for over 15 years, and prior to that, it was used by Georgia Waste Systems as a transfer station. As such, return to use as a transfer station is a suitable use for the property.

Will the Special Exception permit adversely affect the existing use or usability of adjacent or nearby property?

Given the other industrial uses discussed above, including but not limited to other waste services business, return of this property to use as a transfer station will not affect the existing use or usability of any adjacent or nearby property.

Will the Special Exception permit result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Return of this property to use as a transfer station will not cause additional burden on streets, transportation facilities, utilities, or schools. Goshen Industrial Boulevard is already appropriate-sized for vehicles and equipment

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www.wm.com



utilized by recycling and/or waste services businesses, and there is no anticipated increase in public utility utilization as a result of this use. Rather, resumption of transfer station operations at this property is anticipated to facilitate more efficient services delivery to customers of Georgia Waste Systems.

Will the Special Exception permit be in conformity with the policy and intent of the Comprehensive Land Use Plan?

As the efficient provision of waste disposal services, including appropriate siting of transfer stations, is a key component of successful land use planning, return of this property to transfer station usage in a pre-existing Heavy Industrial zoned property is consistent with the policy and intent of Augusta-Richmond's Comprehensive Plan.

Does the property at issue have reasonable economic use as currently zoned?

As demonstrated by more than 15 years' of use as a recyclable sorting station and use before that as a transfer station, it is well established that the reasonable economic use of this property is as a transfer station under its current Heavy Industrial zoning classification.

Are there other existing or changing conditions affecting the use and development of the property that supports or opposes the proposed Special Exception?

Georgia Waste Systems is not aware of any existing or changing conditions that affect the resumption of use of the property as a transfer station.

I trust the information supplied in this Letter of Intent meets the requirements of the Planning Commission for our application of Special Exception Use. If the Commission has any additional questions or requests additional information, please feel free to contact me at (904)504-8559 or mstowe@wm.com directly.

Sincerely,

A handwritten signature in blue ink that reads "Michael B. Stowe".

Michael B. Stowe
Area Environmental Protection Manager

Cc: William Price (w/ enclosures)
Tracey Shrader
Tom Lewis



3946 Goshen Industrial Blvd Photograph Log



Photo 1: Entrance to Facility at 3946 Goshen Industrial Blvd.



Photo 2: Front of existing Transfer Station Building



Photo 3: Side of existing Transfer Station Building, including Truck Pit Entrances.

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3946 and 3946 A
Goshen Industrial Boulevard

Aerial

 Subject Property



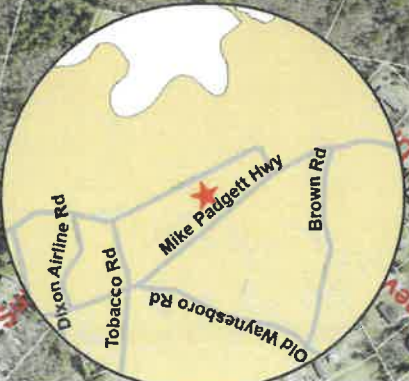
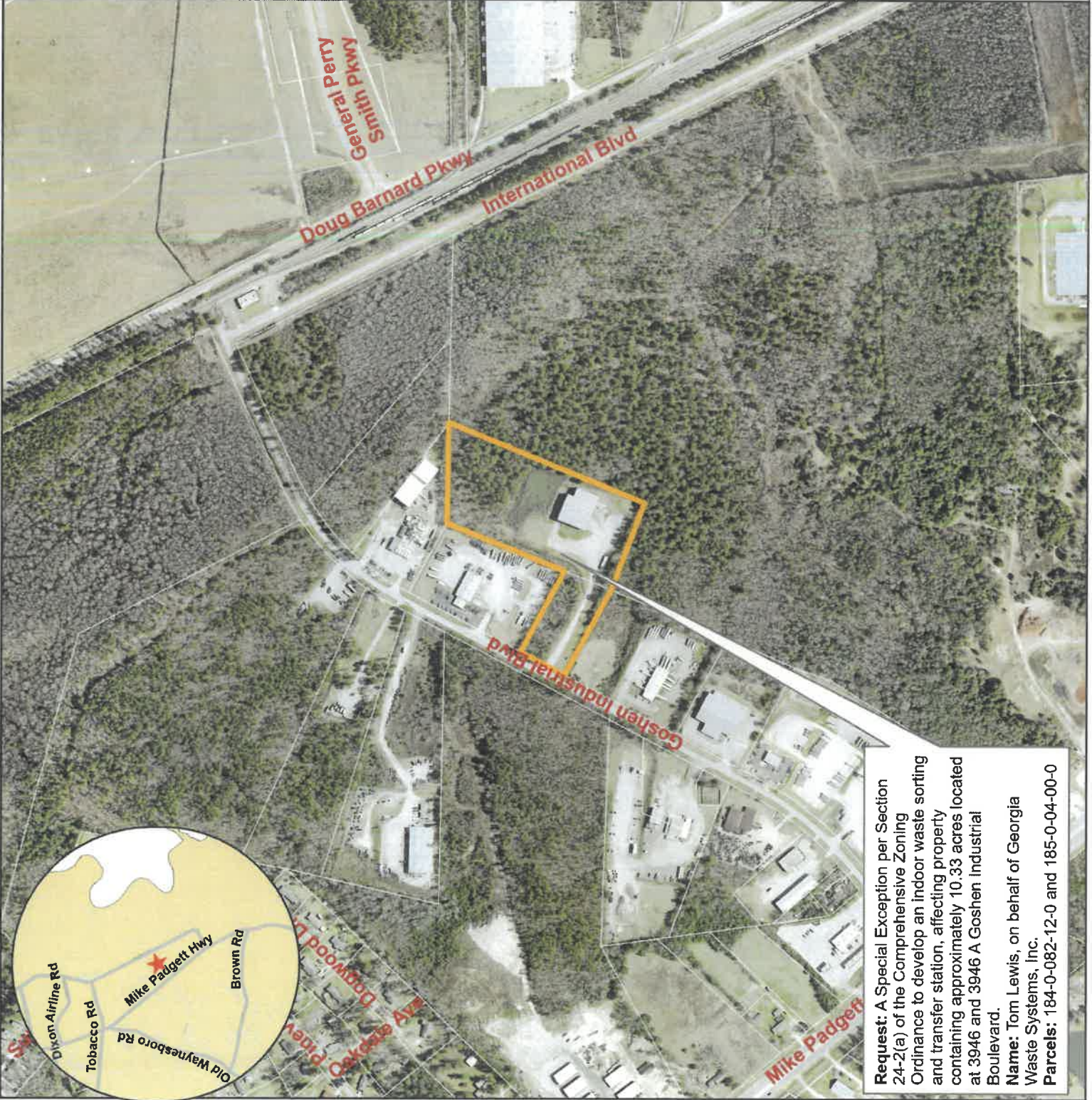
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3/11/2026 PE22633

Augusta, GA Disclaimer

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Request: A Special Exception per Section 24-2(a) of the Comprehensive Zoning Ordinance to develop an indoor waste sorting and transfer station, affecting property containing approximately 10.33 acres located at 3946 and 3946 A Goshen Industrial Boulevard.
Name: Tom Lewis, on behalf of Georgia Waste Systems, Inc.
Parcels: 164-0-082-12-0 and 185-0-04-00-0







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3946 and 3946 A
Goshen Industrial Boulevard

Current Zoning

 Subject Property

Zoning Classification

-  A: Agriculture
-  HI: Heavy Industry
-  LI: Light Industry
-  R-1: One Family Residential
-  R-1A: One Family Residential
-  R-MH: Manufactured Home Residential



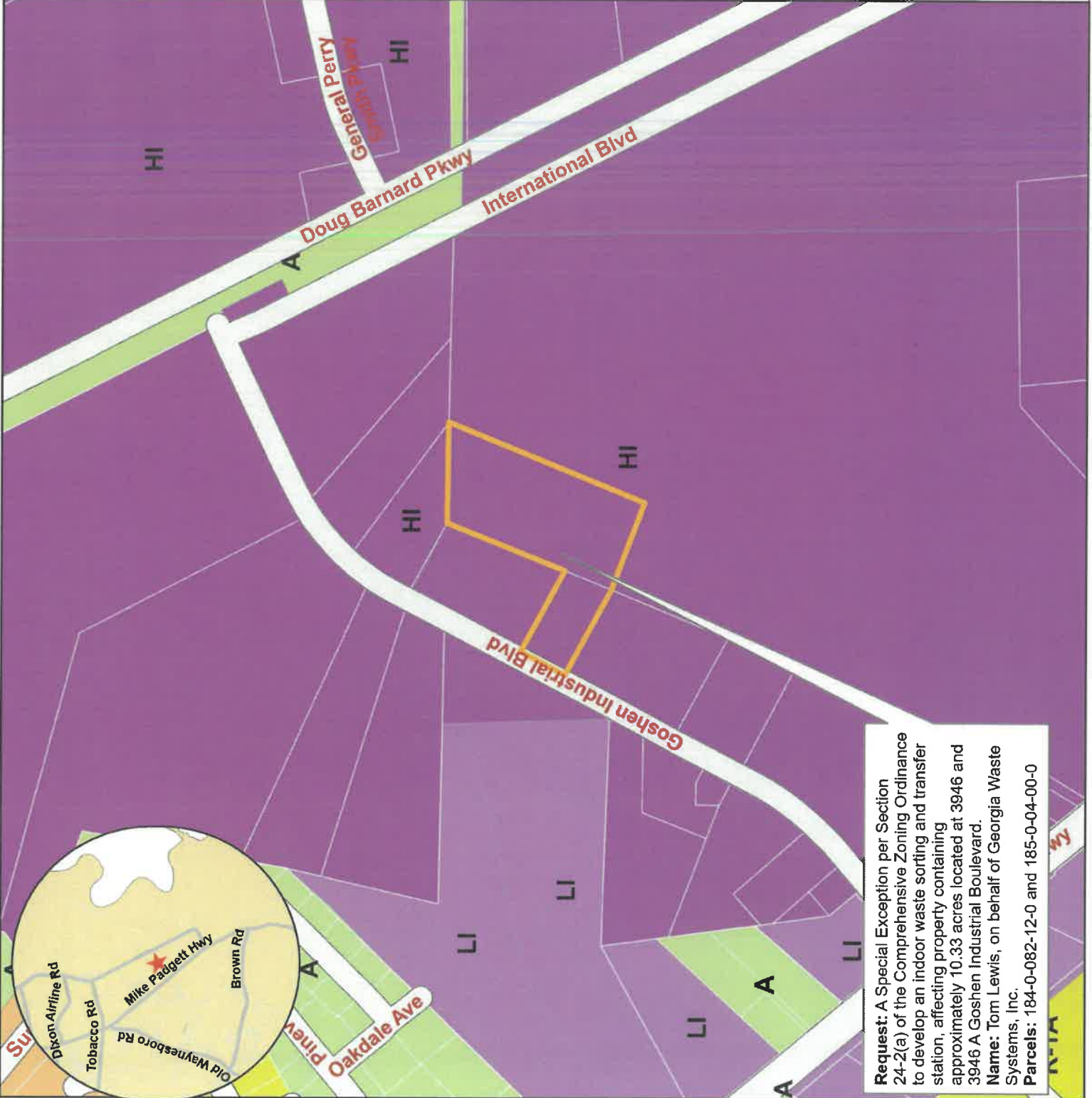
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Request: A Special Exception per Section 24-2(a) of the Comprehensive Zoning Ordinance to develop an indoor waste sorting and transfer station, affecting property containing approximately 10.33 acres located at 3946 and 3946 A Goshen Industrial Boulevard.
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