

**Hearing Date:** March 3, 2025

**Case Number:** Z-25-03

**Applicant:** JBC Construction

**Property Owner:** Jeb Boggus Properties LLC

**Property Address:** 3601, 3605, 3615, 3625,  
and 3635 Mike Padgett Highway

**Tax Parcel No(s):** 157-0-012-01-0, 157-0-  
012-00-0, 157-0-011-00-0, 157-0-011-01-0,  
& 157-0-009-00-0

**Current Zoning:** A (Agricultural), LI (Light  
Industrial), and R-MH (Manufactured Home  
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), LI (Light Industrial), and R-MH (Manufactured Home Residential) to zone R-1D (One-Family Residential)	Single-family detached Units	Section 12-1

#### SUMMARY OF REQUEST:

The applicant requests to rezone five adjacent tracts with a combined total of 34.99 acres from A (Agricultural), R-MH (Manufactured Home Residential) and LI (Light Industrial) to R-1D (One-family Residential) to develop a single-family detached residential subdivision. The property is situated near the intersection of Mike Padgett Highway and Tobacco Road. The concept plan presented with the rezoning application proposes the following:

- 159 single-family detached homes
- 3 public streets throughout the development with two entry/exit points
- A stormwater detention pond
- 3.55 acres or 17% of open space/common area
- 1.53 acres or 4.4% of recreational area

#### 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. The applicant requests to rezone five adjacent tracts with a combined total of 34.99 acres from A, R-MH and LI to R-1D to develop a single-family detached residential subdivision.
2. The properties are occupied by single-family detached stick-built homes.
3. There was a previous zoning cases (Z-23-05) for a rezoning from A and LI to R-MH to develop a manufactured home subdivision. The zoning request was formally withdrawn by the applicant on April 7, 2023.
4. The properties can be served by both a public potable water system and a public sanitary sewer system.
5. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Mike Padgett Highway as a major arterial road. There are no transit routes or stops located within a half mile of the properties.
6. The properties are located outside of the 100-year Special Flood Hazard Area and there are no wetlands located on the properties.
7. A series of buffers are provided along the required side and rear boundaries of the tract.
8. The proposed change in zoning to R-1D would be consistent with the 2023 Comprehensive Plan.
9. The conceptual site plan submitted with the application shows two new entrances along Mike Padgett Highway.
10. At the time of completion of this report, staff has received inquiries regarding this application.

**ENGINEERING/UTILITIES COMMENTS:**

**Traffic Engineering Comments:**

- The proposed entrances are on the top of the hill and with the speed limit being 50 mph there may not be enough site distance to safely get onto the road. Coordination for any work in the road shall be with GDOT; AED being copied on all plans and permits to that regard.

**Engineering Comments:**

- No stormwater issues.

**Utilities Comments:**

- There is a 12" water line that is available for their use on Mike Padgett. There is an 8" sewer line that is available for their use on Mike Padgett. They need to make sure that when they are laying out the lots that they accommodate AUD requirements on water and sewer service locations.

**RECOMMENDATION** The Planning Commission recommends Approval of the rezoning request to R-1D (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 4.6 units per acre.
3. The development must have alternating elevations with at least 9 different facades, all alternating, and none with more than 30% vinyl siding.
4. Sidewalks are required along both sides of all internal streets within the proposed subdivision.
5. The development must provide at least 17% open space and a covered mail kiosk.
6. Amenities i.e., walking trails and a playground, pavilion, patio areas, etc. must be completed within the development at 50% of completion before a Certificate of Occupancy is issued.
7. 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.
8. 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.*

**JEB BOGGUS PROPERTIES LLC**  
**44.99 ACRES ON MIKE PADGETT HWY**  
**EXISTING: ZONED A & R-MH**  
**PROPOSED: R-1D (SINGLE FAMILY HOMES) & B-2 (GENERAL BUSINESS)**

The existing land consist of five (5) parcels (total area 44.99 acres). The front four hundred feet running parallel with Mike Padgett Hwy is zoned A and the remaining property is zoned R-MH. There are five (5) residential structures located on the overall property. These structures will be removed prior to the development of the subdivision and commercial lots.

The property is abutted by light industrial to the north and south. There is heavy industrial located along a small portion of the southwest corner of the property. There is one lot in the Northview Subdivision (Zoned R-1A) that abuts the property in the northwest corner. All remaining parcels located to the west are zoned R-MH.

The proposed residential subdivision will consist of 159 lots with a minimum lot size of 4000 SF. The lots will have a 15' front setback, 20' rear setback, and 5' side setbacks. Each lot will have a padded area of approximately 28' x 50' for the proposed homes.

There will be a recreational area (1.53 acres) centrally located in the subdivision. The area will consist of passive adult recreation, a fenced in toddler play area, a playground for older children, and a fenced-in dog park. These areas will have access from the internal road system and be maintained by the homeowner's association.

There will be a 40' minimum building line from the right-of-way of Mike Padgett Hwy and a 25' minimum building line from all the subdivisions' exterior property lines. There will be a 10' buffer with an 8' wooden privacy fence along the property lines which abut the industrial zonings. There will be 6.08 acres of open space surrounding the proposed residential subdivision.

The subdivision will be accessed by two (2) GA DOT approved driveways from Mike Padgett Hwy (State Route #56). These driveways will have the required right turn decel lanes and 35' radii at the entrance drives. There is an existing

center turn lane to accommodate left turns into the park. Safe site distances will be met at both entrances.

The proposed commercial area will consist of 10.09 acres divided into three parcels as shown. The lots will have a 40' front setback from Mike Padgett Hwy, a 30' front setback from internal roads, a 50' rear setback, and 3' side setbacks. Individual site plans will be submitted for the development of the commercial area.

The internal streets will be 31' wide paved road with 24" rolled concrete curb and gutter. There will be a 4' concrete sidewalk located on the both sides of the proposed road. All internal intersections will have 25' pavement radii.

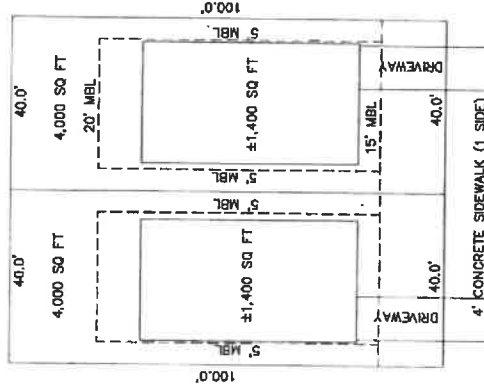
Water will be provided from an existing 12" water main located on the east side of Mike Padgett Hwy. Sanitary sewer will be extended to the property from an existing sanitary sewer line located on the north side of Tobacco Rd, thence installed up Tobacco Rd and Chesterfield Dr. All lots will have an individual water service and an individual clean out for sanitary sewer.

The site will be graded to accommodate the proposed home sites and direct stormwater to a regional detention pond located in the southwest corner of the property. All soil erosion and sediment control, water quality and runoff reduction will be accomplished by utilizing the existing terrain and installing multiple BMP's and runoff reduction methods.

There are no known flooding issues existing down stream from this site. There are no state waters or 100-year floodplain located on this site.

# SUMMARY

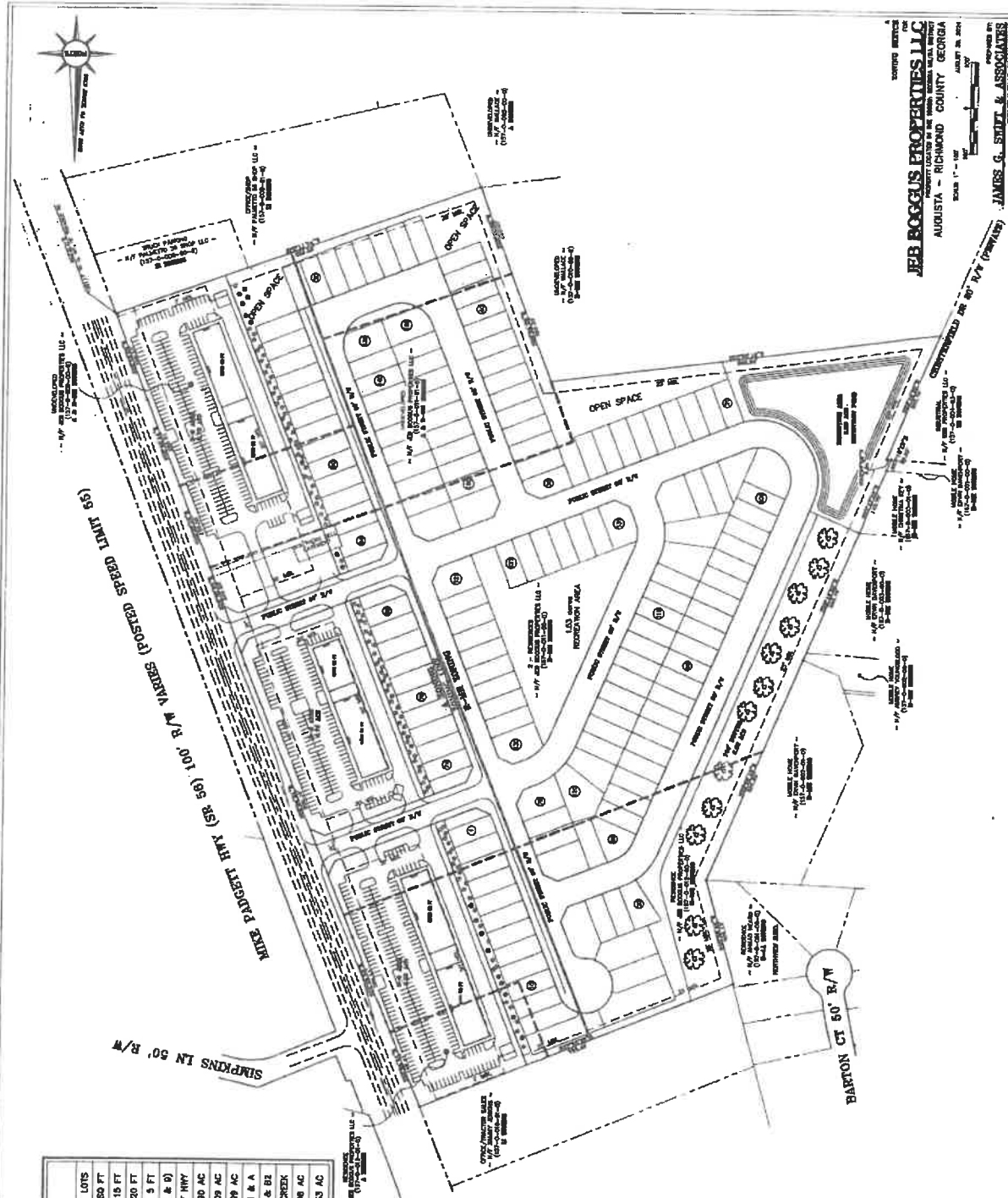
NUMBER OF LOTS	159	LOTS
MINIMUM LOT SIZE	4,000 SQ FT	
FRONT SETBACK LOT	15 FT	
REAR SETBACK LOT	20 FT	
SIDE SETBACK LOT	5 FT	
PARTIAL IDS	157-B (12, 12-01, 11, 11-01 & 0)	
PHYSICAL ADDRESS	3601, 3603, 3613, 3623 & 3633 MIKE PADGETT HWY	
R-10 ACREAGE	34.80 AC	
B2 ACREAGE	10.09 AC	
TOTAL ACREAGE	44.89 AC	
EXISTING ZONING	R-10M & A	
PROPOSED ZONING	R-10 (SINGLE FAMILY HOMES) & B2	
RECREATING WATERS	BUTLER CREEK	
OPEN SPACE/GUTTER (17%)	3.58 AC/263 AC	- 8.08 AC
RECREATION AREA (4.4%)		1.83 AC



31' STREET (BC TO BC) WITH 24' CONCRETE CURB & GUTTER

60' R/W (PUBLIC)

TYPICAL 4000 SQ FT LOT



**JEB ROGUS PROPERTIES LLC**  
PROPERTY LOCATED IN THE TOWN OF BUTLER, RICHMOND COUNTY, GEORGIA  
AUGUSTA - RICHMOND COUNTY, GEORGIA  
SCALE 1" = 100'  
JANUARY 20, 2014

DESIGNED BY  
**JAMES G. SMITH & ASSOCIATES**  
CONSULTING ENGINEERS  
1208 AVENUE D, SUITE 100  
AUGUSTA, GEORGIA 30904  
TEL: 706.725.1111  
FAX: 706.725.1112  
WWW.JGSA-GE.COM

### GENERAL NOTES

[illegible]

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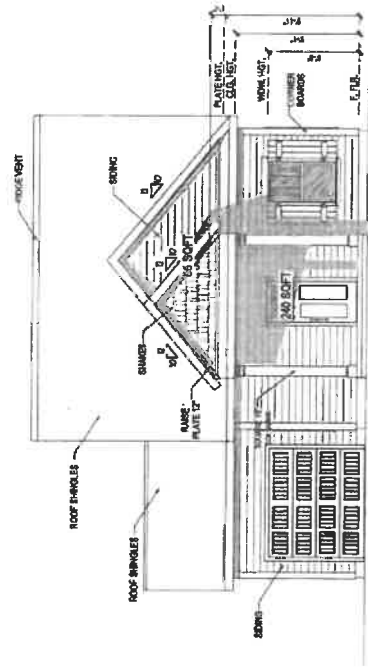
JBC DEVELOPMENT  
CLIENT - COMPANY NAME  
TOWN/HOME UNITS  
ADDITIONAL DATA

— — — — —

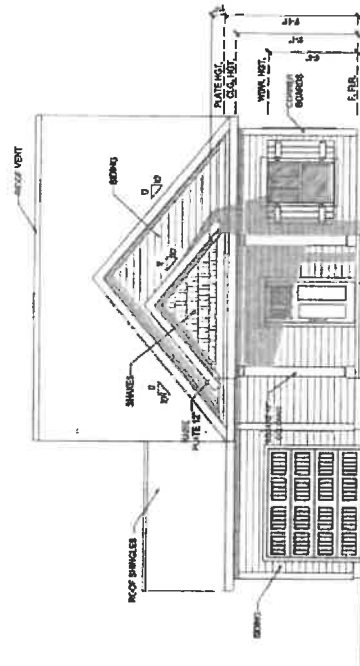
Requisition \_\_\_\_\_ Date \_\_\_\_\_  
☐ ☐ ☐ ☐  
 986-A Outboard Dr.  
 Evans, G.A. 20009  
 Office 706-544-8554  
 Fax 706-506-7945  
 Date Printed \_\_\_\_\_  
 State of GA \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Pay Grade \_\_\_\_\_  
 Problem Number \_\_\_\_\_  
 - 53G -  
 A-1  
 Sheet # 1 OF 4

A-1

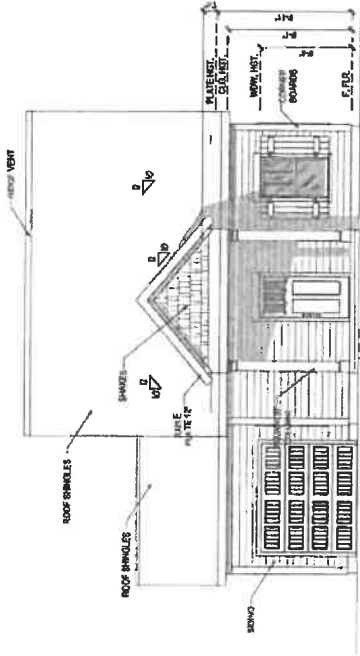
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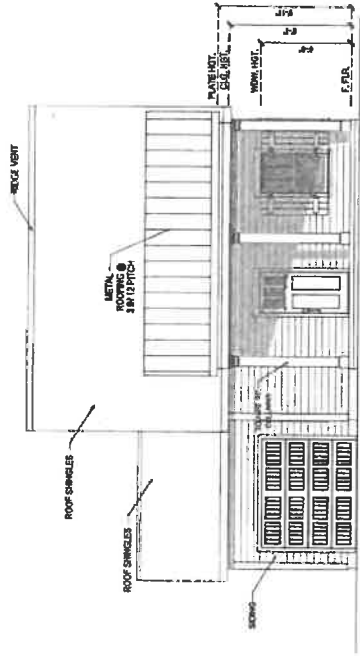
**OPTION A**  
**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**OPTION C**  
**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**OPTION B**  
**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**OPTION D**  
**FRONT ELEVATION**  
SCALE 1/8" = 1'-0"

## GENERAL NOTES

[illegible]

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UBC DEVELOPMENT  
DIRECTOR, PLANT MAINT

TOWNHOME UNITS  
APPROXIMATE INPS

4. HNF 1X814X14

Date: \_\_\_\_\_

9-A Culbourn Dr.  
229A, C.A. 30809  
Tel: 706-394-3534  
Fax: 706-353-7945  
City Printed:  
Qty: as noted

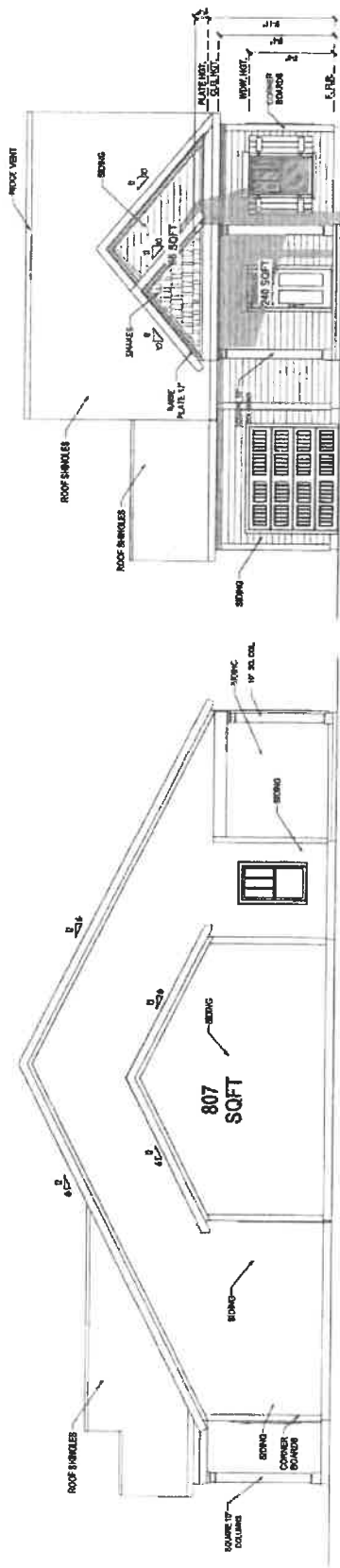
Drawn by:  
G.B. R.C.

Checked By:  
May Good

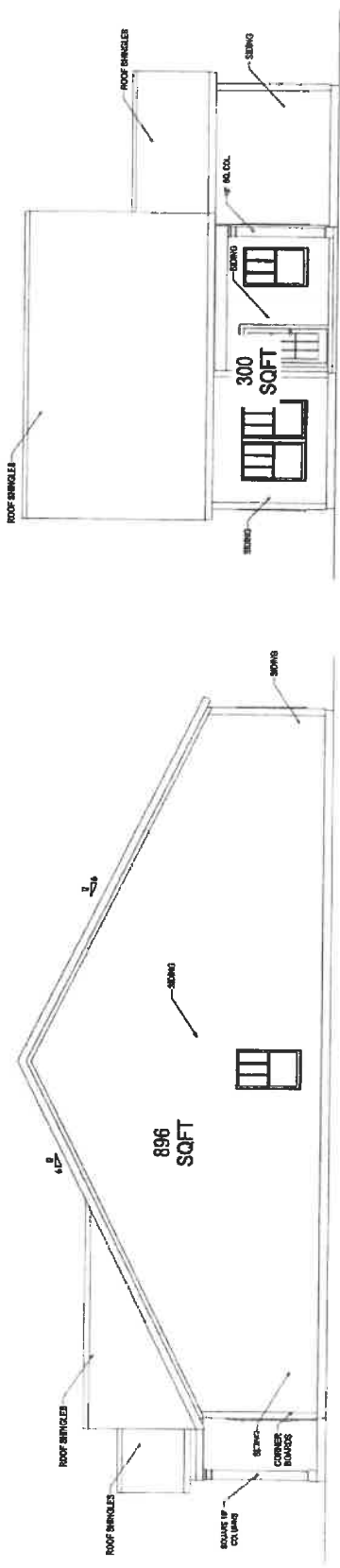
-53C-1-  
Project Number

AC

Sheet of 2 Op 4  
A-2



**SIDE ELEVATION**  
**SCALE 1/4" = 1'-0"**



**RIGHT ELEVATION**  
SCALE 1/4" = 1'-0"

**OPTION A**  
**FRONT ELEVATION**

# 2309 SQFT SIDING

**REAR ELEVATION**  
SCALE 1/4" = 1'-0"



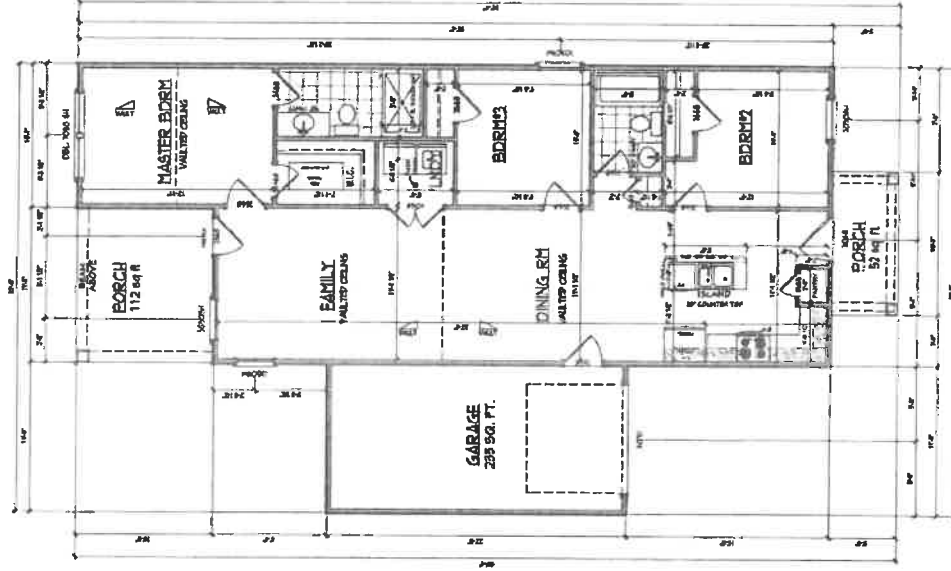
## GENERAL NOTES

TO ALL VITAL, SUFFERED IN PLAIN MOUNTAIN  
I AM PROUD WITH A  
NEW SET OF ACTIONAL  
BROTHERS. I LOVE  
TO LIVE.

JBC DEVELOPMENT  
CLIENT COMPANY NAME  
TOWNHOME UNITS  
ADDITIONAL INFO

Revisions:	Date:
Δ	--
Δ	--
Δ	--
Δ	--
BSA-C, Columbus Dr. Columbus, Ohio 43260 Phone: 614/291-4444 Cable: 704-255-2495 Dave Pritchard Scale as noted	
Drawn By:	C.B. R.C.
Checked By:	Ray Good
Project Number	
-S3G--	

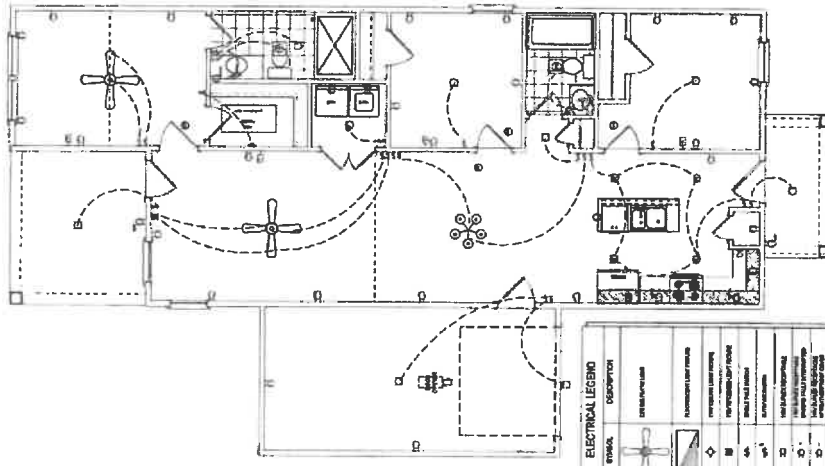
A-3  
Sheet # 3 OF 4



**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
1119 sq ft

**NOTE:**  
ALL DIMENSIONS ARE TO STUD WALL

ESTIMATED SQUARE FOOTAGE	
PREP FLOOR LTD.	180 SQ. FT.
TOTAL LTD.	115 SQ. FT.
NET FLOOR/LOOP	57 SQ. FT.
BACK PORCH	12 SQ. FT.
GARAGE	25 SQ. FT.
TOTAL	94 SQ. FT.



**ELECTRICAL PLAN**  
SCALE 1/4" = 1'-0"

SYMBOL	DESCRIPTION
	Earthed Running cable
	Unearthed cable products
	Intermediate cable running
	Intermediate cable duct
	Main feed section
	Cable
	Cable tray
	Cable tray support
	Lockable electrical enclosure
	Electrical cabinet
	Electrical panel
	Electrical switch
	Electrical meter



Planning Commission  
2-25-03  
March 3, 2025

Multiple addresses on  
Mike Padgett Highway

Aerial

Legend

 Subject Property



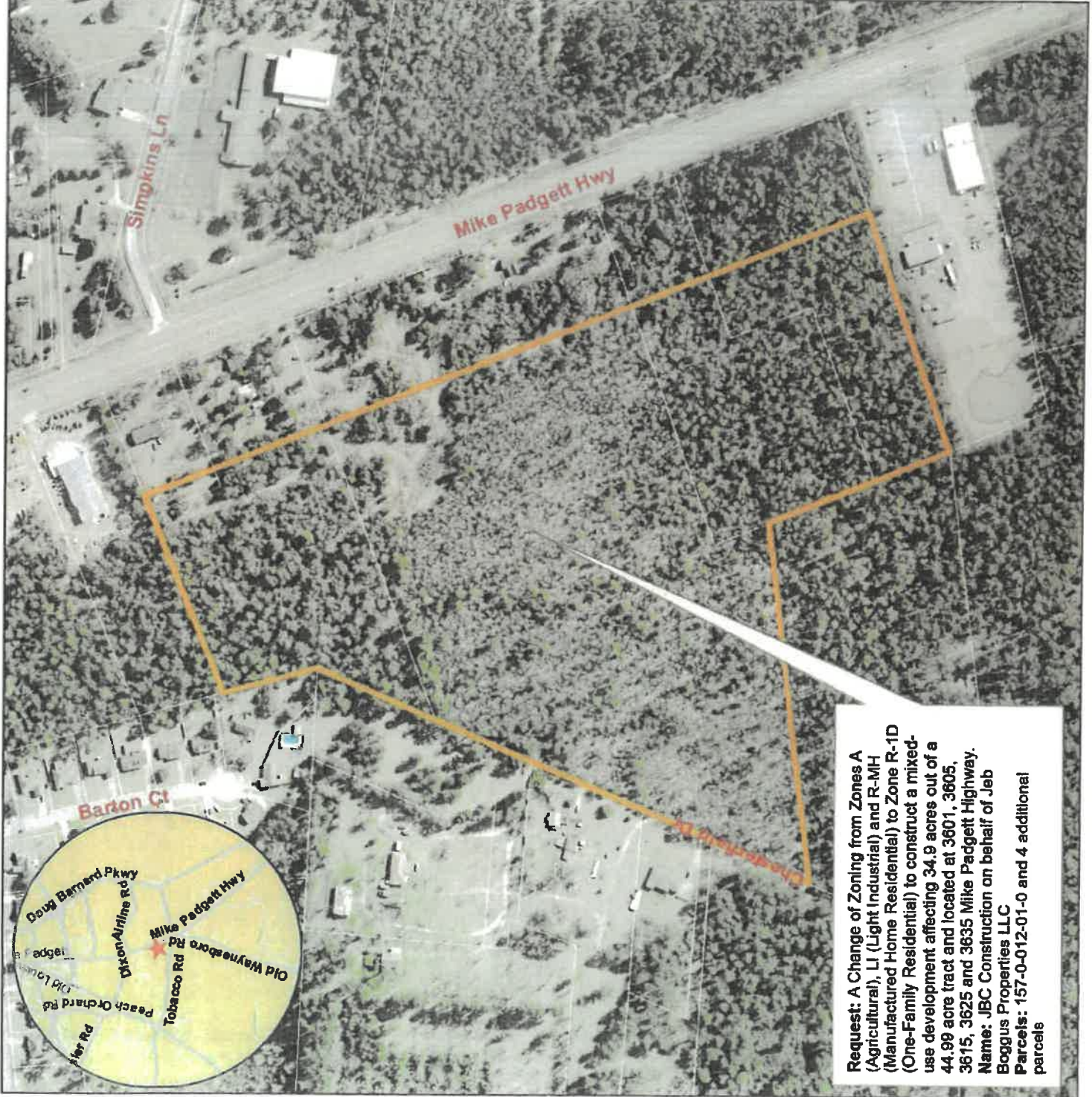
Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
2/10/2025 MH18072

Augusta, GA Durlinger

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0 400 Feet



**Request:** A Change of Zoning from Zones A (Agricultural), LI (Light Industrial) and R-MH (Manufactured Home Residential) to Zone R-1D (One-Family Residential) to construct a mixed-use development affecting 34.9 acres out of a 44.99 acre tract and located at 3601, 3605, 3615, 3625 and 3635 Mike Padgett Highway.  
**Name:** JBC Construction on behalf of Jeb Boggus Properties LLC  
**Parcels:** 157-0-012-01-0 and 4 additional parcels



Planning Commission  
Z-25-03  
March 3, 2025

Multiple addresses on  
Mike Padgett Highway

Current Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-2: General Business

HI: Heavy Industry

LI: Light Industry

R-1A: One Family  
Residential

R-3B: Multiple-Family  
Residential

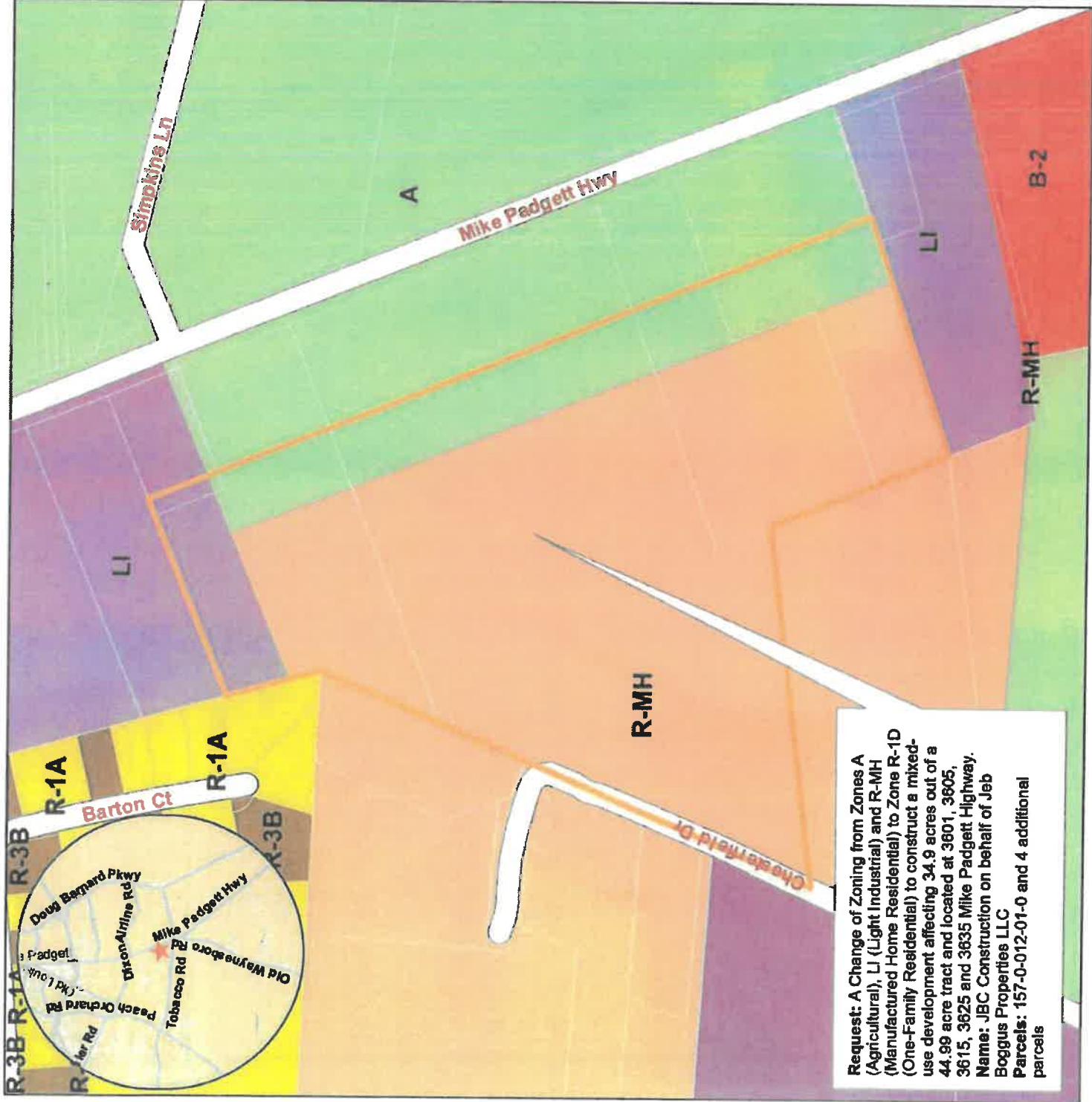
R-MH: Manufactured Home  
Residential

*Augusta*  
Georgia

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Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
2/10/2025 MH18072

Augusta, GA Disclaimer

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Planning Commission  
Z-25-03  
March 3, 2025

Multiple addresses on  
Mike Padgett Highway

Future Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-2: General Business

HI: Heavy Industry

LI: Light Industry

R-1A: One Family  
Residential

R-3B: Multiple-Family  
Residential

R-MH: Manufactured Home  
Residential

R-1D: One Family  
Residential



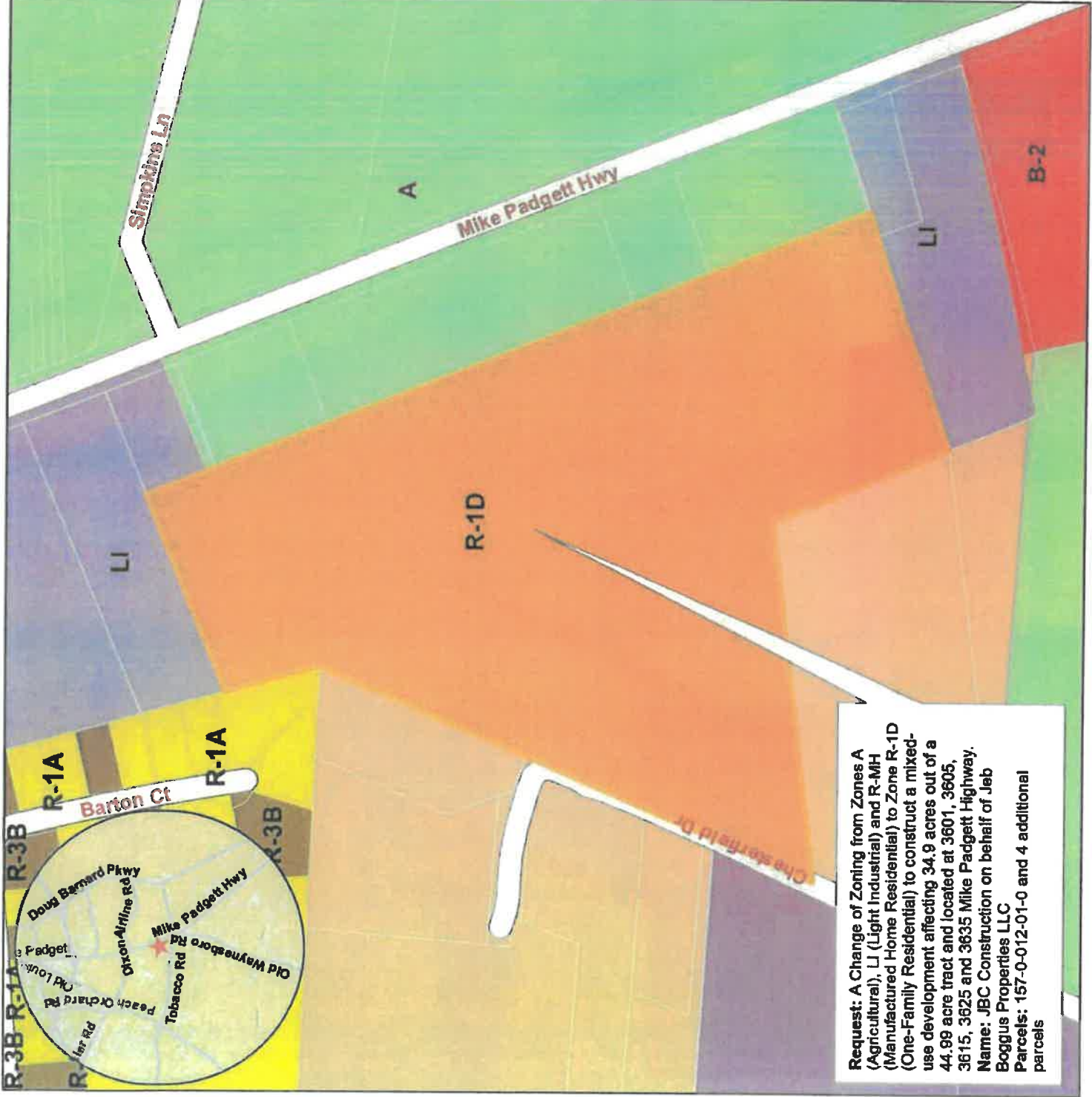
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2/10/2025 MH18072

Augusta, GA, Disclaimer

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