

Hearing Date: March 3, 2025

Case Number: Z-25-04

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), R-MH
(Manufactured Home Residential) and LI
(Light Industrial)

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), R-MH (Manufactured Home Residential) and LI (Light Industrial) to B-2 (General Business)	Commercial Development	Section 22-1

SUMMARY OF REQUEST:

This rezoning request consists of five adjacent properties with a combined total of 10.09 acres. The request is to change the zoning from A (Agricultural), R-MH (Manufactured Home Residential) and LI (Light Industrial) to B-2 (General Business) for future commercial development. The property is situated near the intersection of Mike Padgett Highway and Tobacco Road.

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. This rezoning request consists of five adjacent properties with a combined total of 10.09 acres from A, R-MH and LI to B-2 for future commercial development.
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 The zoning request was formally withdrawn by the applicant on April 7, 2023.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. The proposed change in zoning to B-2 would be consistent with the 2023 Comprehensive Plan.
8. The conceptual site plan submitted with the application shows two new entrances along Mike Padgett Highway.
9. 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.

Fire Comments:

- The plan does not show any fire protection features (hydrants). It appears to be acceptable.

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to B-2 (General Business) with the following conditions:

1. The development must substantially conform to the concept plan submitted with this rezoning application.
2. The applicant must comply with all related aspects of the Augusta Tree Ordinance for B-2 zoning.
3. Any proposed lighting fixtures must be directed downward and not toward buildings.
4. 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.
5. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, 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.

Planning Commission
Z-25-04
March 3, 2025

Multiple addresses on
Mike Padgett Highway

Aerial
Legend
 Subject Property



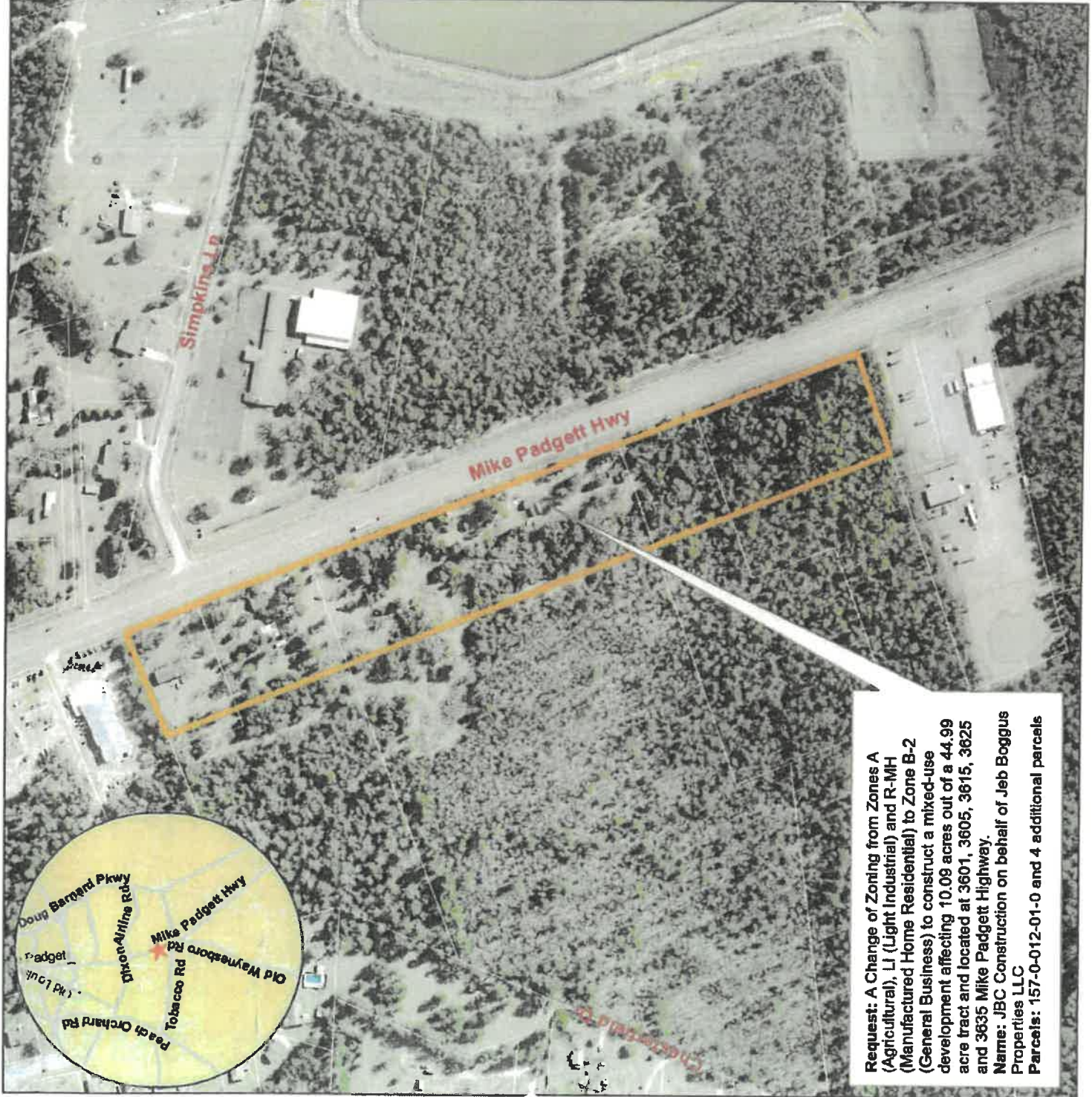
Produced By: City of Augusta
Planning & Development Department
555 Telfair Street Suite 300
Augusta, GA 30901
2/10/2025 MH18072

Augusta, GA Bishamer

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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 B-2 (General Business) to construct a mixed-use development affecting 10.09 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-25-04
March 3, 2025

Multiple addresses on
Mike Padgett Highway

Current Zoning
Legend

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood
Business

B-2: General Business

HI: Heavy Industry

LI: Light Industry

R-1A: One Family
Residential

R-3B: Multiple-Family
Residential

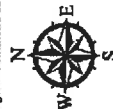
R-MH: Manufactured Home
Residential

Augusta
G E O R G I A

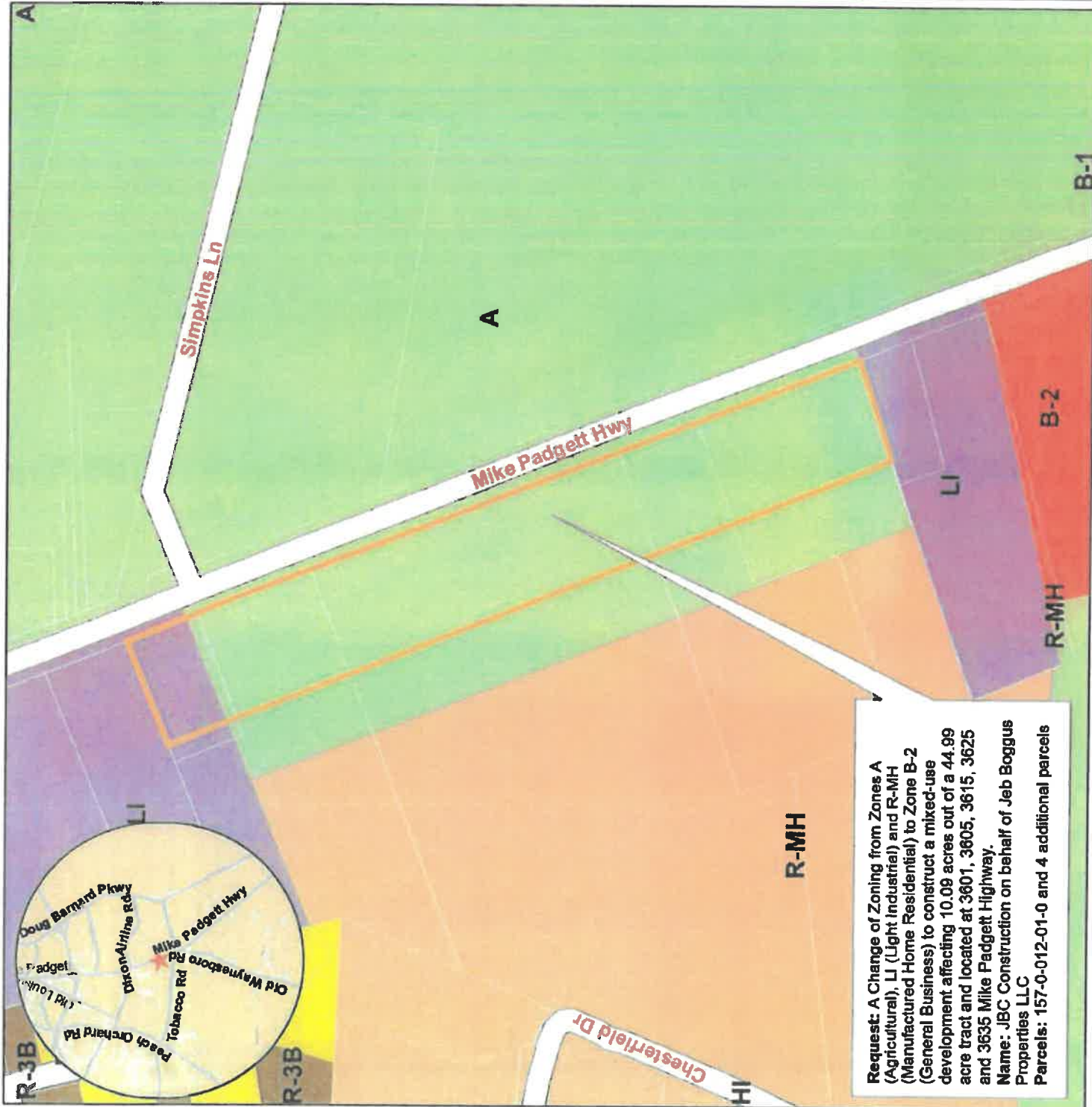
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Augusta, GA Duckner

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Multiple addresses on
Mike Padgett Highway

Future Zoning

Legend

 **Subject Property**

Zoning Classification

 **A: Agriculture**

 **B-1: Neighborhood Business**

 **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**



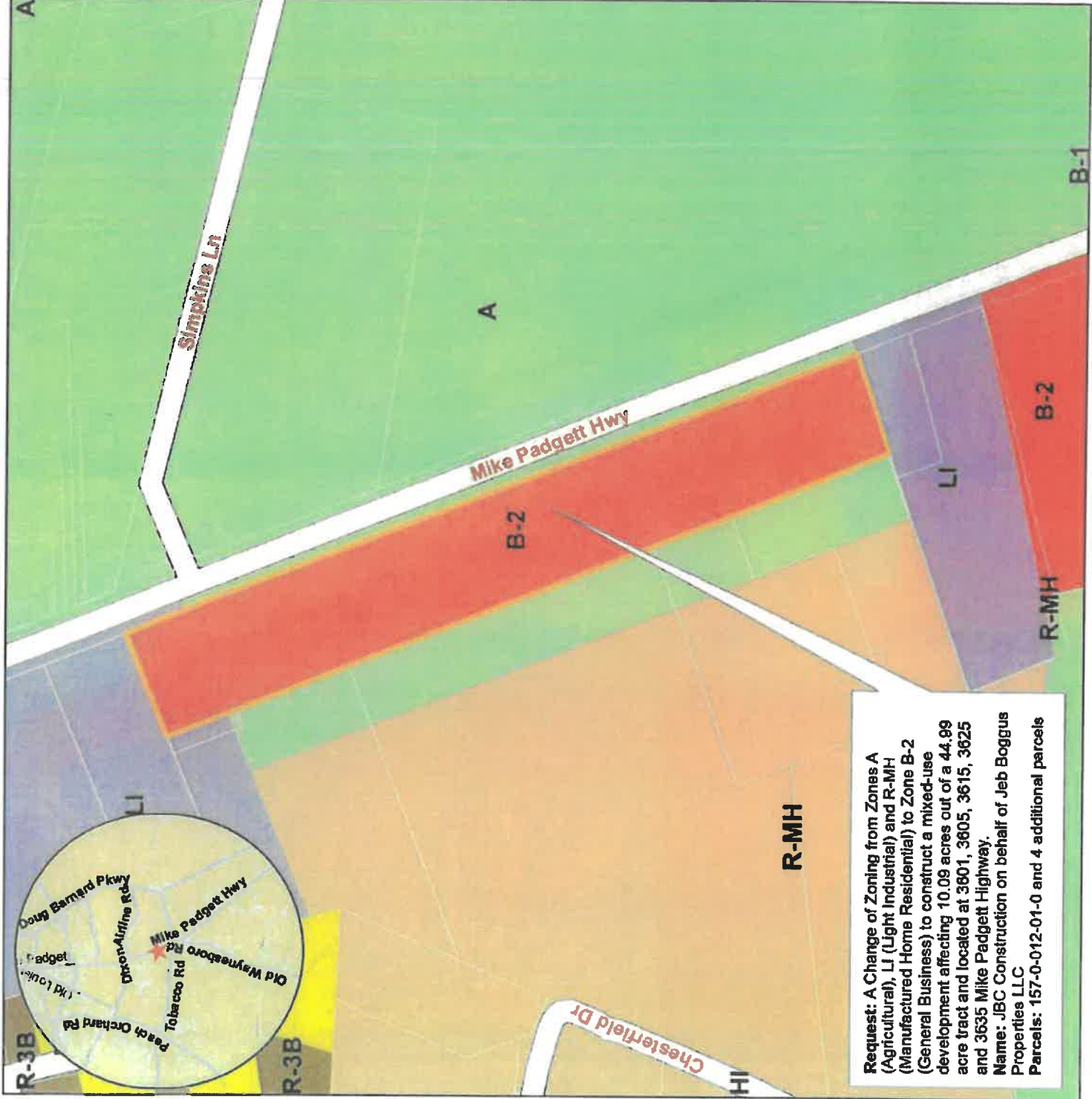
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Augusta, GA Declaration

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