

Hearing Date: June 1, 2026
Case Number: Z-26-07
Applicant: Quanecia Pokam
Property Owner: Joel Pokam
Property Addresses: 2933 Deans Bridge Road
Tax Parcel No(s): 085-3-254-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Gordon Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1A (One-Family Residential) to B-1 (Neighborhood Business)	Day Care Center	Section 21-1

SUMMARY OF REQUEST:

The applicant requests to rezone a 0.57-acre parcel located at 2933 Deans Bridge Road from R-1A (One-Family Residential) to B-1 (Neighborhood Business) to allow for the development of a daycare center. The proposed facility would provide early childhood care and educational services for children ranging from three months to six years of age. This petition was previously considered at the May 4th Planning Commission meeting, where it was postponed allowing the applicant additional time to address concerns related to off-street parking, the maximum number of children, and required buffers and separation from adjacent properties.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located within the South Augusta Character Area. Established activity centers are identified as focal points for enhanced recreational and educational opportunities, retail investment, and job creation. Infill development is anticipated to play a key role in the continued growth of South Augusta. Additionally, the plan recommends encouraging commercial development near major intersections near underserved neighborhoods as an appropriate development pattern within this character area.

FINDINGS:

1. The concept plan submitted with the application indicates that the proposed development will include:
 - A total of ten (10) off-street parking spaces
 - A playground area in the rear enclosed by a 4-foot chain link fence
 - A rear 20-foot buffer
 - A side 10-foot buffer adjacent to the Northeast residentially zoned property
 - A side 5-foot buffer adjacent to the Northwest commercially zoned property
 - Two one-way gated access points to the site
2. There is no recent zoning history associated with the subject property.
3. Section 4-2 of the Zoning Ordinance requires a minimum of one (1) parking space for every four (4) children at maximum occupancy for a day care center.
4. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
5. Based on Augusta-Richmond County GIS data, no wetlands are identified on the subject property.
6. The nearest public transit stop is located approximately 400 feet away from the property.
7. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Deans Bridge Road is classified as a Principal Arterial.
8. Per Chapter 8-4-13 of the Augusta Tree Ordinance, a minimum 10-foot side yard buffer and a 20-foot rear yard buffer are required. A minimum 10-foot street yard is required for the site. Based on the submitted plan, the project does not appear to comply with the required buffer standards established by the Augusta Tree Ordinance.
9. Adjacent zoning districts include R-1A (One-Family Residential) to the north and east. The remaining frontages along Deans Bridge Road consist of a mix of B-1 (Neighborhood Business) and B-2 (General Business) zoning districts.
10. The proposed rezoning request to B-1 is consistent with the 2023 Comprehensive Plan and compatible with surrounding land uses along Deans Bridge Road.
11. At the time of completion of this report, staff have received several inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- "Investigate for a right turn lane."

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to B-1 (Neighborhood Business) with the following conditions:

1. All proposed lighting fixtures shall be fully shielded and directed downward to prevent light spillover onto adjacent residential properties.
2. Approval from the Board of Zoning Appeals shall be required for the installation of an 8-foot fence enclosing the property.
3. The development must comply with all provisions of the Augusta Tree Ordinance, including the required buffers and street yard. Any deviations from these requirements would require approval of variances from the Augusta Tree Commission.
4. The development must provide parking in compliance with the requirements of the Zoning Ordinance to avoid the need for a parking variance from the Planning Commission.
5. 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.
6. The development of the property shall comply with all development standards and regulations set forth by Augusta, 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.*



Rezoning Application

An application to amend the official Zoning Map of Augusta, GA.

Application Date: 1/20/26

Applicant Information		Owner Information	
Name:	<u>Quaneia Pokam</u>	Name:	<u>Joel Pokam</u>
Address:	<u>3857 Crest Dr</u>	Address:	<u>2933 Deans Bridge Rd</u>
City:	<u>Hephzibah</u>	City:	<u>Augusta</u>
State:	<u>Georgia</u> Zip: <u>30815</u>	State:	<u>Georgia</u> Zip: <u>30906</u>
Phone:	<u>---</u>	Phone:	<u>---</u>
Contact Person:	<u>Quaneia Pokam</u>	Phone:	<u>---</u>
Contact's e-mail:	<u>---</u>		

I hereby request a Rezoning for the purpose of: D-7A to B-1

I hereby request a Variance for: Childcare Center

Applicant is the: Owner Petitioner Contractor Purchaser Other

Property Address: 2933 Deans Bridge Road

Present zoning D-7A Requested Zoning B-1

Map/ Parcel #: 085-3-254-00-0

Proposed Development: Childcare Center

I certify that I am the legal owner of the property for which this application is being made and that I have identified all individuals and business entities having an ownership interest in the real property in question on the space below.

Owner's Signature: [Signature] Date: 1/20/26

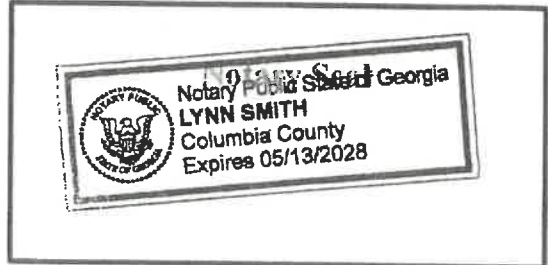
Petitioner's Signature: [Signature] Date: 1/20/26

Subscribed and affirmed before me in the county of Richmond, State of Georgia,

this 2 day of Feb, 2026

[Signature]
(Notary's official signature)

05/13/2028
(Commission Expiration)





Standards Governing the Exercise of the Zoning Power

The following standards are used by staff to determine whether a proposed rezoning will:

- a) Will permit a use that is suitable in view of the use and development of adjacent and nearby property;
b) Adversely affect the existing use or usability of adjacent or nearby property;
c) Will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
d) Be in conformity with the policy and intent of the Comprehensive Land Use Plan;
e) Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning;

In order to make an application to the Planning Commission you must submit the following: Completed application including all supporting documentation listed in this packet. A pre-application meeting is required preceding submission of this application or the application will be deemed incomplete - call 706-821-1796

- 1. The following fees made payable to Augusta Planning and Development Department as of March 24, 2014

Table with 2 columns: Fee Category and Amount. Rows include: a) Rezoning A (Agriculture) and R-1 (One-family Residential) Zones (\$800.00), b) All other Zones for applications under 10 acres (\$1000.00), c) All other Zones for applications over 10 acres (\$1,250.00), d) Special Exceptions (\$800.00), e) Subdivision Variance (\$500.00), f) Parking Variance (\$300.00)

- 2. If you are not the property owner, you must attach a signed statement of consent from the property owner.
3. The Planning Commission meets on the first Monday of each month at 3:00 p.m. unless otherwise advertised due to a holiday. The calendar dates for said meetings are included in this application packet.
4. The Planning Commission is a recommending body and their decision is forwarded to the Augusta Commission for a final decision. The Augusta Commission meets on the third Tuesday of each month at 2:00 p.m. unless otherwise advertised.

The undersigned below is authorized to make this application. Section 35-8 states if the zoning decision of a local government is for the rezoning of property and the amendment to the Zoning Ordinance to accomplish the rezoning is defeated by the local government, then the same property may not again be considered for rezoning until the expiration of at least six (6) months immediately following the defeat of the rezoning by the local government pursuant to O.C.G.A. 36-66-4-(c) (2012).

Signature of Applicant

Date

Print Name and Title

Quanecia Pokam Owner

1/20/26



Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a local government official who will consider this application.

Yes No

Applicant's Name: Joel Poksm

Name and Official position of Government official	Contributions made: (List all which aggregate to \$250 or more)	Date Contribution was Made: (in the last two years)

If necessary, attach additional sheets to disclose or describe all contributions.

Rezoning and Special Exception Checklist

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department on behalf of the Planning Commission reserves the right to reject any incomplete applications.

- Pre-Application Meeting
- Application Form
- Deed (Legal Description)
- Recorded Plat or Recorded Boundary Survey
- (4) Four Site Plans or concept plans 24" x 36" drawn to scale
Requests involving a single family lot must provide an 11" x 17" scale plan
Note: Additional site plan requirements may be deemed necessary
- Letter of Intent (explanation of proposed use)
- Conflict of Interest Certification/ Campaign Contributions
- Application Fee-payable to Augusta Planning and Development Department
- Photographs
- Building Compliance Inspection (if needed)
- Located within local Historic Preservation District (Summerville, Downtown or Olde Town)

Additional Exhibits that may be required (as necessary):

- Traffic Study
- Review Form for Development of Regional Impact

Signature of Staff Member accepting application: R. Martin

Quanecia Pokam and Joel Pokam
Clever Start Childcare
2933 Deans Bridge Road
Augusta, GA, 30906

February 20, 2026

Planning & Development Department
535 Telfair St. Suite 300
Augusta, GA 30901

Dear Planning & Development Department,

We request a zoning change for our residential property from R-1A to B1 to establish and operate a licensed childcare center under the name Clever Start Childcare in Richmond County, Georgia.

The childcare center will provide high-quality early childhood education and care for children ages 3 months to 6 years. The center's mission is to offer an affordable, safe, nurturing, and developmentally appropriate environment that supports the social, emotional, physical, and cognitive growth of young children while meeting the needs of working families in the community.

The childcare center will operate in compliance with all Georgia Department of Early Learning regulations and all applicable local zoning, health, and safety requirements. Services may include full-day childcare, early learning programs, meals and snacks, and age-appropriate enrichment activities.

When the property was purchased, there was no way to exit and very little parking space. We have made the necessary adjustments to ensure safe entry and exit for customers and have expanded the parking area. We are willing to make any other changes if needed.

This Letter of Intent is submitted in good faith to outline our commitment to moving forward with the planning, licensing, and development of the childcare center. It is not intended to be legally binding but rather to demonstrate serious interest and purpose.

Thank you for your time and consideration. Please feel free to contact me if additional information or documentation is required.

Sincerely,

Quanecia Pokam and Joel Pokam
Owners
Clever Start Childcare

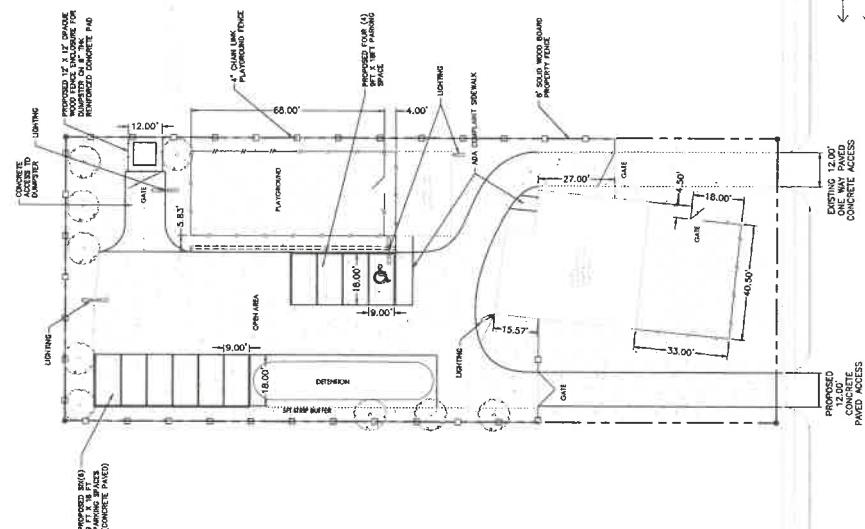


LOCALITY MAP
SCALE: N.T.S.



LEGEND:

PROPERTY LINE	4" FENCE CHAIN LINK
EXISTING BUILDING OUTLINE	EDGE OF CONCRETE
EXISTING WOOD HORSE FENCE	8" SOLID WOOD BOARD FENCE
GRASS MECH.	CONCRETE PAVEMENT
CONCRETE PAVEMENT	CONCRETE FIN
CONCRETE FIN	DRPAQUE WOOD FENCE
DRPAQUE WOOD FENCE	LIGHTING



DEANS BRIDGE RD
100' R.O.W.

SITE SUMMARY:
PROPOSED 10,000 SQ. FT. LOT WITH 10,000 SQ. FT. OF CONCRETE PAVED AREA AND 10,000 SQ. FT. OF PLAYGROUND.

DESCRIPTION:
PROPOSED 10,000 SQ. FT. LOT WITH 10,000 SQ. FT. OF CONCRETE PAVED AREA AND 10,000 SQ. FT. OF PLAYGROUND.

EXISTING UTILITIES:
EXISTING UTILITIES ARE SHOWN ON THE ATTACHED UTILITY MAP.

CONCRETE PAVED AREA:
CONCRETE PAVED AREA IS TO BE 10,000 SQ. FT. WITH 10,000 SQ. FT. OF PLAYGROUND.

PLAYGROUND:
PLAYGROUND IS TO BE 10,000 SQ. FT. WITH 10,000 SQ. FT. OF CONCRETE PAVED AREA.

DETAILED DESCRIPTION:
DETAILED DESCRIPTION OF THE PROJECT AND ITS FEATURES.

CONCRETE PAVED AREA:
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DETAILED DESCRIPTION OF THE PROJECT AND ITS FEATURES.

REV. DESCRIPTION	BY	DATE
STATUS: FOR CONSTRUCTION		
 Aytken Engineers AYTKEN ENGINEERS LLC WWW.AYTKENENGINEERS.COM 1000 W. BROADWAY, SUITE 1000 ATLANTA, GA 30309 TEL: 404.525.1655 INFO@AYTKENENGINEERS.COM		
CLIENT:	-	
DESIGNED/ ARCHITECT:	C.E. TUMA	
TITLE: 3950 DEANS BRIDGE RD, AUGUSTA, GA, 30906 PRELIMINARY SITE PLAN SCALE: 1"=20' AS SHOWN DATE: 10/15/2008 DRAWING NO: C-0 PROJECT NO: - SHEET NO: CT CHECKED: CT REVISION: - DO OF XX		

PRELIMINARY SITE PLAN

SCALE: 1"=20'

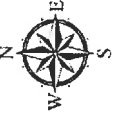
Planning Commission
Z-26-07
June 1, 2026
2933 Deans Bridge Road

Aerial
 **Subject Property**



Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 5/21/2026 PE22633

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0  350 Feet



Request: A Change of Zoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop a day care center, affecting property containing approximately 0.57 acres located at 2933 Deans Bridge Road.
Name: Quanecia Pokam, on behalf of Joel Pokam
Parcel: 085-3-254-00-0

Planning Commission
Z-26-07
June 1, 2026

2933 Deans Bridge Road

Current Zoning

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1A: One Family Residential

 R-3B: Multiple-Family Residential

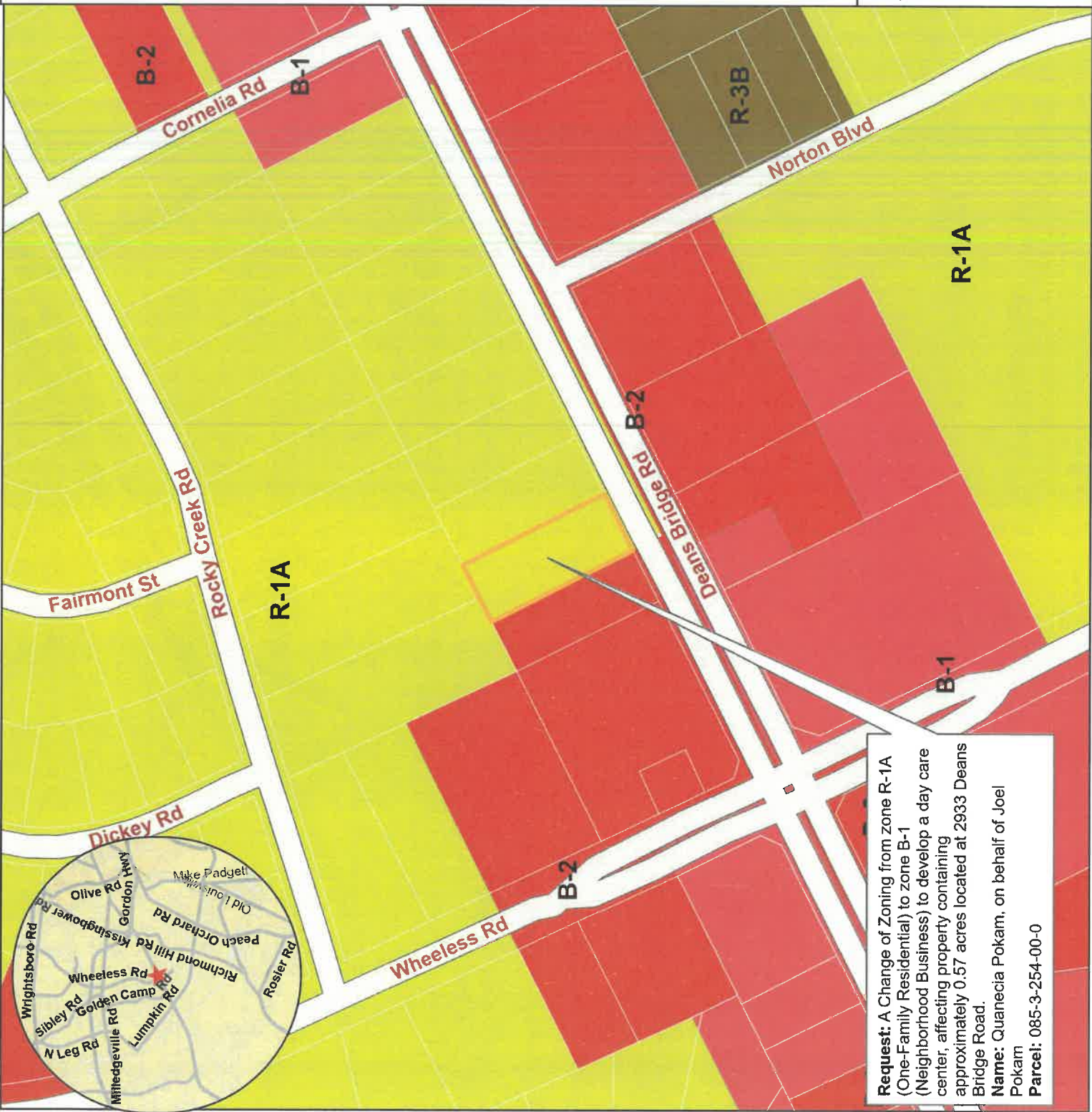


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0  350 Feet



Request: A Change of Zoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop a day care center, affecting property containing approximately 0.57 acres located at 2933 Deans Bridge Road.
Name: Quanecia Pokam, on behalf of Joel Pokam
Parcel: 085-3-254-00-0

Planning Commission
Z-26-07
June 1, 2026

2933 Deans Bridge Road

Future Zoning

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1A: One Family Residential

 R-3B: Multiple-Family Residential



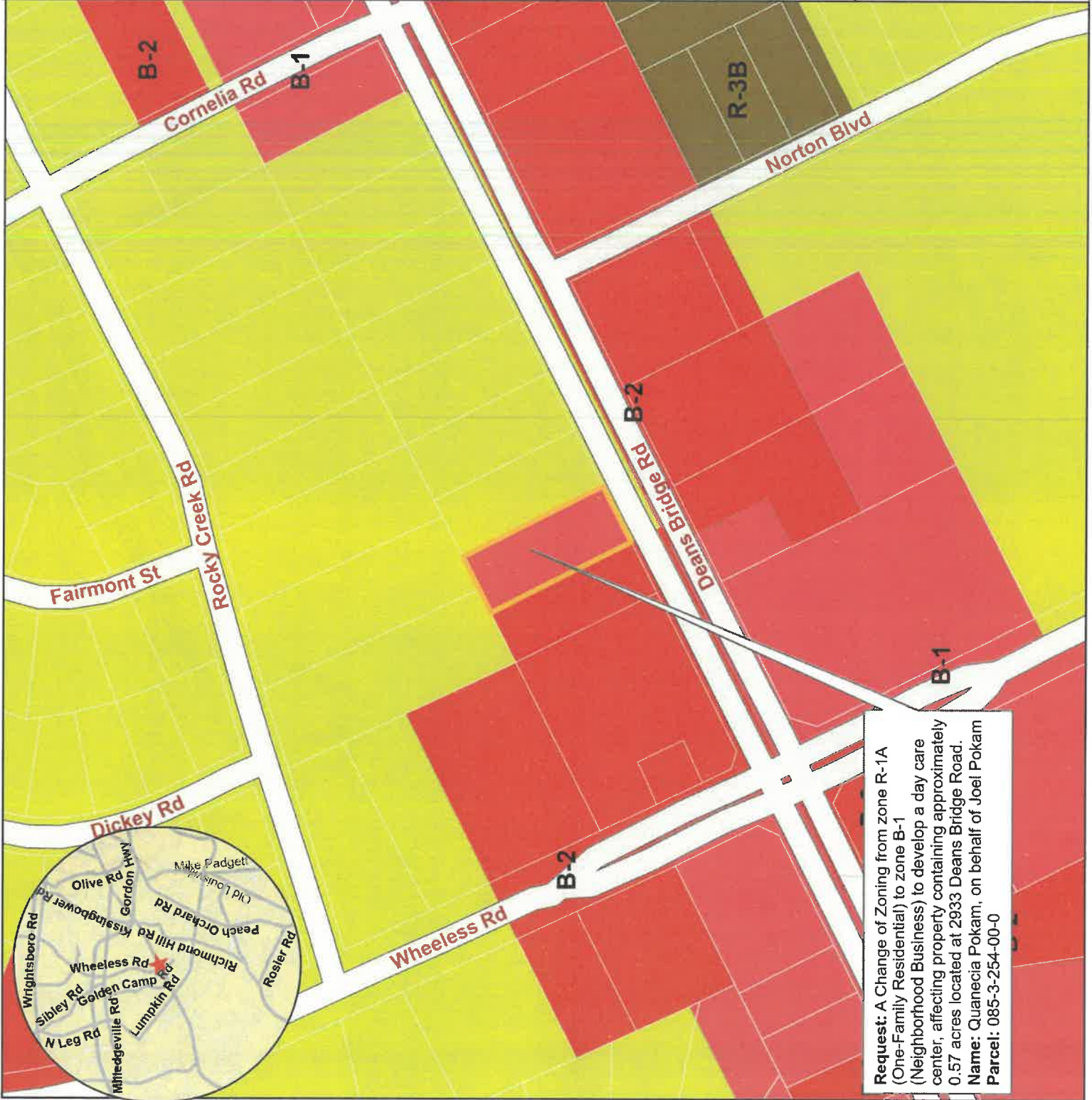
Produced By: City of Augusta
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Augusta, GA 30901
5/21/2026 PEZ2633

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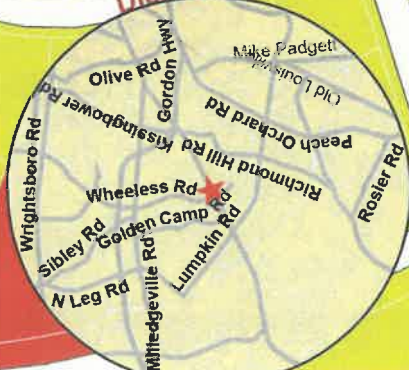
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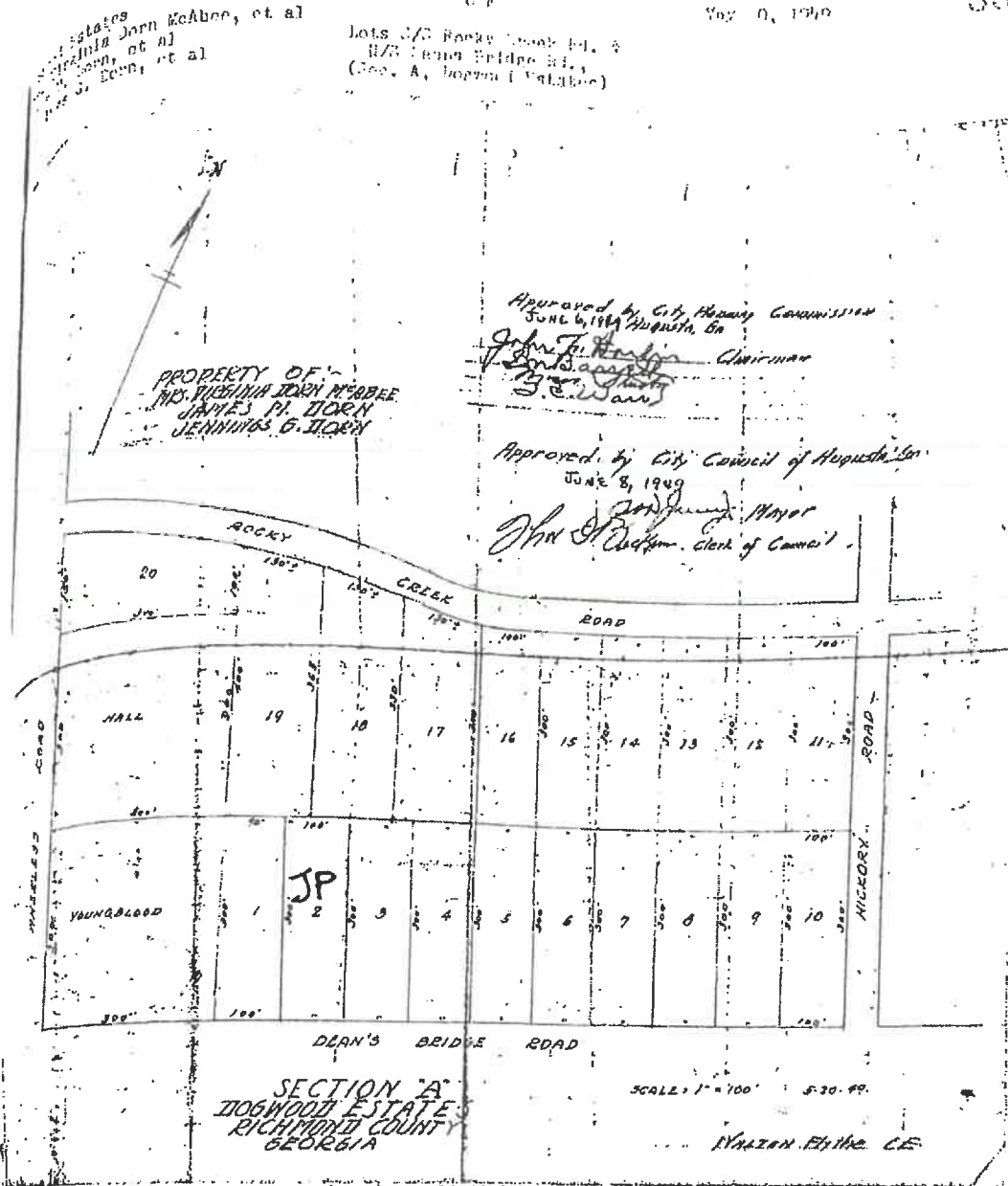
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Request: A Change of Zoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop a day care center, affecting property containing approximately 0.57 acres located at 2933 Deans Bridge Road.
Name: Quanecia Pokam, on behalf of Joel Pokam
Parcel: 085-3-254-00-0







Filed for record June 16, 1949 at 10:00 A. M. recorded June 16, 1949

D F E D
T O

et Nixon, et al
for Huxley Nixon, et al
w/els Cobbs Nixon, Esq. Atty., et al
Margaret Nixon Mobley, By Atty., et al

Cicero Lowe, et al
Ophelia Lowe, et al

\$2.00

Lot No. 9, Blk. 8,
P. Bk. 4 C, pgs. 772-773
Turpin Hill

June 14, 1949

STATE OF GEORGIA
RICHMOND COUNTY

This Indenture, made this 14th day of June 1949, between Scott Nixon, personally; Huxley Nixon, personally; Margaret Nixon Mobley, of Thomas County, Georgia and Francis Cobbs Nixon, of Duval County, Florida, by and through their Attorney-in-fact, Gwinn Huxley Nixon, as parties of the first part, and CICERO LOWE and OPHELIA LOWE, of the County of Richmond of the second part,

Witnesseth, that the said parties of the first part for and in consideration of the sum of Two Hundred (\$200.00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, and convey, unto the said parties of the second part,

D: DEED B: 1986 P: 1203 WD
10/06/2025 10:19 AM
Doc # 2025031319 Pages: 3 Rec Fees: \$25.00
Transfer Tax: \$165.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA

Prepared by and Return to:
Newsome Shearouse, LLC
7007 Evans Town Center Boulevard
Evans, GA 30809
(706) 970-4105
File No. NS-2025-744
Parcel #: 085-3-254-00-0

LIMITED WARRANTY DEED

THIS INDENTURE, made this 3rd day of October, 2025, between **William Steven Chappell**, hereinafter collectively called Grantor, and **Joel Pokam**, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, align, convey and consign unto the Grantee, the following described real estate:



See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the Grantee forever in fee simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee against the lawful claims and demands of all persons claiming by through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor have signed and sealed this deed, the 3rd day of
October, 2025.


William Steven Chappell 

STATE OF GEORGIA
COUNTY OF COLUMBIA

Signed, sealed and delivered before me, this
3rd day of October, 2025.


Unofficial Witness


Notary Public

(Seal)

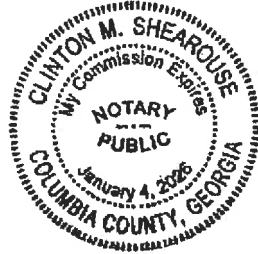


Exhibit "A"

All that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, and being shown and designated as Lot 2, Section A of Dogwood Estates, as shown on a plat recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Book 17F, Page 369. Reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property, be all measurements a little more or less.

Said property is conveyed subject to and with notice of the following matters: a) drainage easements, building setback lines, and all other matters shown on the plat of record; b) general utility easements and road right-of-way grants and easements.

Said property is hereby conveyed subject to any and all other easements and restrictions of record in the aforesaid Clerk's office.

Tax Map & Parcel: **085-3-254-00-0**

JP