

Hearing Date: June 1, 2026
Case Number: SE-26-08
Applicant: Timothy Wright
Property Owner: Faith Tabernacle Covenant Ministries, Inc.
Property Addresses: 3759 Peach Orchard Road
Tax Parcel No(s): 168-0-003-00-0
Current Zoning: A (Agricultural) & R-MH (Manufactured Home Residential)
Fort Gordon Notification Required: N/A
Commission District 6: Tony Lewis
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Church	Section 26-1(a)

SUMMARY OF REQUEST:

This Special Exception request applies to approximately 4.15 acres currently zoned A (Agricultural) and R-MH (Manufactured Home Residential). The applicant is seeking approval to establish a church, which is a use permitted by Special Exception within both zoning districts. The Augusta Commission previously approved a Special Exception for a church on the subject property in 1996. However, development did not occur, and the approval expired after five years, rendering it null and void.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the South Richmond Character Area. This area is primarily rural in character, though some conventional suburban residential development is present. Standalone commercial uses are also scattered throughout the area, generally serving nearby residents and travelers along major highways.

The vision for the South Richmond Character Area is to preserve its predominantly rural atmosphere, characterized by large tracts of forested land, open space, rural residences, farms, and creek corridors. Additional suburban residential and commercial development is intended to be directed to areas specifically designated for such uses.

FINDINGS:

1. On Tuesday, May 21, 1996, the Augusta Commission approved Special Exception, Z-96-39, to establish a church on the property.
2. Section 26-1(a) of the Comprehensive Zoning Ordinance states that churches, or other related activities may be permitted by Special Exception in any zone where such use is deemed essential or desirable to the public convenience or welfare if they generally conform to the following criteria:
 - A tract upon which a church is to be established shall have at least one hundred (100) feet of frontage on a collector street or an arterial street and be at least one-half acre in area. ***Compliant - The property has approximately 200 feet of frontage along Peach Orchard Road.***
 - Structures shall be set back at least twenty-five (25) feet from any property line separating the subject property from residentially zoned or developed properties. ***Compliant – the proposed concept plan shows the required 25 ft side setbacks.***
 - Off-street parking shall conform to Section 4 of this Ordinance. ***Non-compliant – The site plan indicates a total of eleven (11) off-street parking spaces that are paved and an additional fifty-nine (59) in a grassed overflow area. The Ordinance requires one (1) parking space for every three (3) seats in the main sanctuary at maximum capacity. The proposed church design is intended to seat a maximum of two hundred (200) individuals. This would require a total of sixty-seven (67) parking spaces.***
 - 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 church are greater than any possible depreciating effects and damages to the neighboring properties. ***Staff followed up with the applicant to request revisions to the plan to demonstrate general compliance with the applicable provisions of the Zoning Ordinance.***
3. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
4. According to the Augusta-Richmond County GIS mapping layer, no wetlands are identified on the property.
5. According to the Georgia Department of Transportation State Functional Classification GIS map, Peach Orchard Road is classified as a Principal Arterial roadway.
6. The predominant zoning in the surrounding area consists of R-1 (One-Family Residential) and R-MH (Manufactured Home Residential). Additional nearby zoning districts include A (Agricultural), B-2 (General Business), and LI (Light Industrial).
7. This request is consistent with the 2023 Comprehensive Plan.
8. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- “Ensure driveway meets GDOT/City standards”

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends **Approval** of the Special Exception to establish a church with the following conditions:

1. The proposed development must provide a minimum of sixty-seven (67) parking spaces or apply for a parking variance if the intent is to have a maximum of 200 seats in the main sanctuary.
2. The project must comply with all applicable regulations set forth in Section 26-1(a) of the Augusta Comprehensive Zoning Ordinance.
3. The development must comply with all aspects of the Augusta Tree Ordinance.
4. 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. 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.*



Current Planning Division
Augusta Planning and Development Department
525 Telfair Street, Suite 300 • Augusta GA • 30901
706- 821-1796 • 706-821-1806 (fax)

Date: 5/8/26

**REQUEST FOR PLANNING COMMISSION COMMENTS
TRANSMITTAL SHEET**

Application #: SE-26-08

Purpose: new church

Project Type: (i.e. Grant, Staff Report, Letter, etc.): _____

Originator: Amanda Cruz

Dept./ Division: Engineering / Utilities
(circle one)

Review Comments Due by: 5/20/26

Reviewer's Name: Marques Jacobs Date Commented: 5/12/26

Recommendation (Approve / Approve with Conditions / Deny):

Approve

Deny

Comments: _____

Ensure driveway meets GDOT/City Standards.

Include



Special Exception Application

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

Application Date: 3/25/2026

Applicant Information	Owner Information
Name: <u>Timothy Wright</u>	Name: <u>Faith Tabernacle Covenant Ministries, Inc.</u>
Address: <u>6006 Story Mill Rd.</u>	Address: <u>3759 Peach Orchard Rd.</u>
City: <u>Keysville</u>	City: <u>Augusta</u>
State: <u>GA</u> Zip: <u>30816</u>	State: <u>GA</u> Zip: <u>30906</u>
Phone: _____	Phone: _____
Contact Person: <u>Anthony E. Williams Sr.</u>	Phone: <u>+</u>
Contact's e-mail: _____	

I hereby request a Special Exception for the purpose of: New Church
 With the full acknowledgement that this exception is for the specified use only and cannot be changed without additional hearings before the Augusta Planning Commission and Augusta Commission.

Applicant is the: Owner Petitioner Contractor Purchaser Other

Property Address: 3759 Peach Orchard Rd.
 Present zoning R-MH / A
 Map/ Parcel #: 168-0-003-00-0
 Proposed Development: New Church

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: 3/25/26

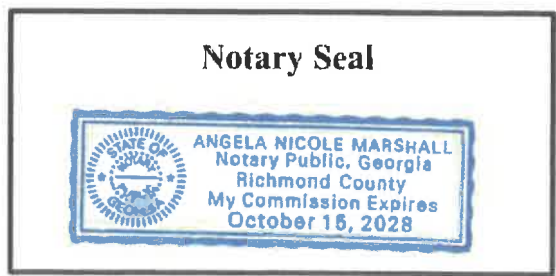
Petitioner's Signature: _____ Date: _____

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

this 25th day of March, 2026.

Angela Nicole Marshall
 (Notary's official signature)

October 15th 2028
 (Commission Expiration)



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: Anthony E Williams For FAITH TABERNACLE COVENANT MIN. INC

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.

A pre-application meeting is required preceding submission of this application for an application to be deemed complete – call 706-821-1796

Pre-Application Meeting

Application Form

Deed (Legal Description)

Recorded Plat or Recorded Boundary Survey

(4) Four Site Plans or concept plans 24" x 36" to scale
Requests involving a single family lot must provide a 11" x 17" scale plan
Note: Additional site plan requirements may be deemed necessary

Letter of Intent

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: _____





Standards Governing the Exercise of the Zoning Power

The following standards are used by staff to determine whether a proposed Special Exception 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;

Section 26-1 describes additional requirements specific to the proposed use considered for the Special Exception. Other considerations include by are not limited to:


Whether the property to be affected by a proposed exception has reasonable economic use as currently zoned;

Whether there are 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 exception.

**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.**

1. The following fees made payable to Augusta Planning and Development Department: \$800.00
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.

Any use, other than churches or church related activities approved under 26-1 (A), established as a result of a Special Exception granted per Subsection 26-1 must be initiated within six (6) months of the granting, or the Special Exception shall no longer be valid. Special Exceptions for churches or church related activities granted per 26-1 shall initiate a use within five (5) years of the granting, or the Special Exception shall no longer be valid. The initiation of a use is established by the issuance of a valid business license by the Planning and Development Department or by other reasonable proof of the establishment of vested rights. If a Special Exception is granted and the use is initiated but later ceases to operate for a period of one (1) year, then the Special Exception shall no longer be valid.



 Signature of Applicant 3/25/24

 Date
 Timothy Wright Foster

 Print Name and Title





**Infrastructure
Systems
Management, LLC**
SPECIALIZED CONSULTING SERVICES

April 16, 2026

Kevin T. Boyd (Development Services Manager-Current Planning)
Augusta Georgia Planning & Development Department
535 Telfair Street – Suite 300
Augusta, GA 30901

**Subject: Broad of Zoning Appeals (Letter of Intent)
For a Special Exception Application at 3759 Peach Orchard Road (T.P.N. 168-0-003-00-0)**

Dear Mr. Boyd:


Faith Tabernacle Covenant Ministries, Inc., is writing this letter of intent to apply for a Special Exception application. The purpose of this request is to construct a new church at 3759 Peach Orchard Road (T.P.N. 168-0-003-00-0).

Note: This parcel of land was approved by the Augusta Commission at its regular meeting on 5/21/1996. To construct a new church.



[EXTERNAL] Re: 3759 Peach Orchard Rd - Special Exception Application

From Anthony Williams <>
Date Wed 5/20/2026 17:25
To Amanda Cruz <acruz@augustaga.gov>
Cc Kevin Boyd <KBoyd@augustaga.gov>

 1 attachment (584 KB)
FAITH TABERNACLE CONCEPT 05-20-26.pdf;

Amanda,
The proposed design church will seat 200 people. Please see the attached revised concept plan. Please let me if any more changes are needed. I will be out of the office 5/22/26 returning on 5/27/26

Thank you,
Anthony E. (Tony) Williams Sr.
ISM Sr. Project Manager/Utility Coordinator
100 Peach Orchard Rd, Office



From: Amanda Cruz <acruz@augustaga.gov>
Sent: Tuesday, May 19, 2026 12:41 PM
To: Anthony Williams <...@augustaga.gov>
Cc: Kevin Boyd <KBoyd@augustaga.gov>
Subject: 3759 Peach Orchard Rd - Special Exception Application










Good Afternoon, Tony,

I wanted to follow-up with you regarding the Special Exception application for the property located at 3759 Peach Orchard Road. Our Comprehensive Zoning Ordinance regulates parking requirements for churches and other places of worship at one (1) space for each three (3) seats per maximum capacity of the main sanctuary. Would you be able to update the concept plan that was submitted to show how many

Planning Commission
SE-26-08
June 1, 2026

3759 Peach Orchard Road

Current Zoning

-  Subject Property
- Zoning Classification**
-  A: Agriculture
-  B-1: Neighborhood Business
-  B-2: General Business
-  HI: Heavy Industry
-  LI: Light Industry
-  R-1: One Family Residential
-  R-1D: One Family Residential
-  R-MH: Manufactured Home Residential

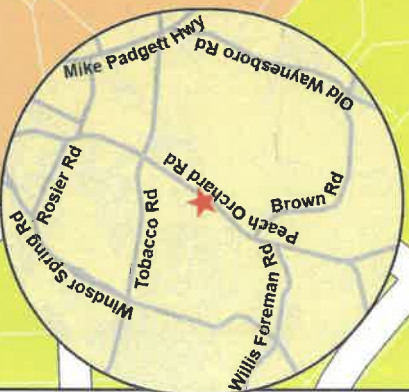
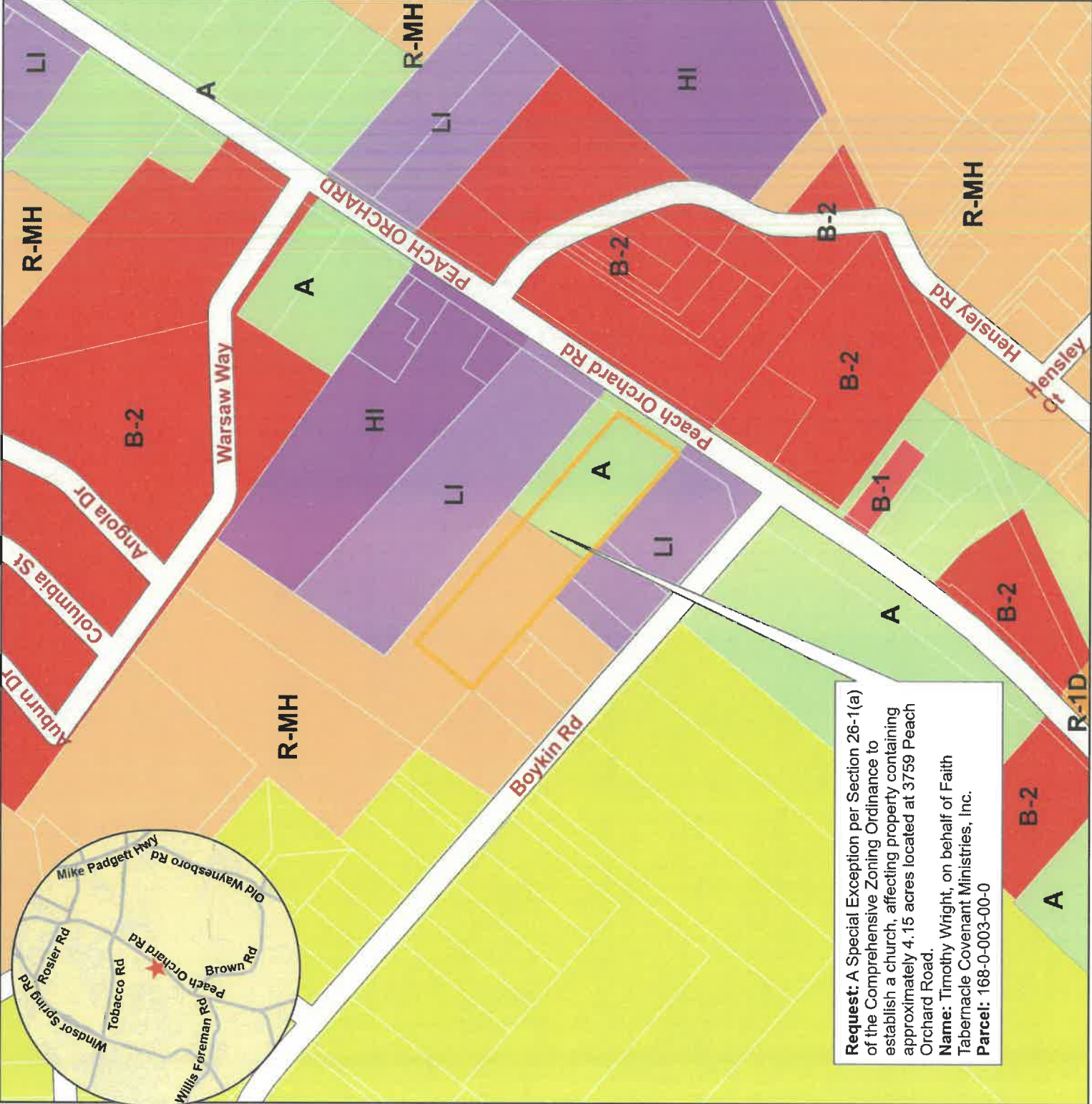


Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
572.17.2026 PE22633

Augusta, GA Developer
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0 600 Feet



Request: A Special Exception per Section 26-1(a) of the Comprehensive Zoning Ordinance to establish a church, affecting property containing approximately 4.15 acres located at 3759 Peach Orchard Road.
Name: Timothy Wright, on behalf of Faith Tabernacle Covenant Ministries, Inc.
Parcel: 168-0-003-00-0



D: DEED B: 1902 P: 342 WD
09/29/2023 12:31 PM
Doc # 2023025105 Pages: 2 Rec Fees: \$25.00
Transfer Tax: \$125.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA

Return to:
Wright McLeod, Attorneys at Law
6004 Evans Town Center Blvd
Evans, GA 30809
File No.: Z23-351

STATE OF GEORGIA)
)
)
COUNTY OF COLUMBIA)

LIMITED WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made September 22, 2023, between Pioneer Community Church, Inc. FKA Pioneer Outreach Church of Augusta, Inc., a Georgia non-profit corporation, Party of the First Part, and Faith Tabernacle Covenant Ministries Inc., a Georgia non-profit corporation, Party of the Second Part. The terms "Party of the First Part" and "Party of the Second Part" to include their respective heirs, successors, assigns, or legal representatives, where the context requires or permits.

WITNESSETH:

First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto Second Party, the following described property, to-wit:

All that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, being shown and designated as fronting 210 feet, more or less, on the West side of Peach Orchard Road and extending back of even width a distance of 900 feet, more or less, which lot is bounded as follows: on the North by land owned now or formerly by Harry M. Wall; on the East by said Peach Orchard Road; on the South by land owned now or formerly by C. C. Boykin, and on the West by land owned now or formerly by Harry M. Wall, as shown on a plat recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Book 15 Y, Page 452-453. The additional 10 foot frontage on said Peach Orchard Road immediately North of the 200 foot above referred to was conveyed to Grace Fuller Jones by Harry M. Wall by deed recorded in Clerk's Office in Realty Book 16-B, Page 181. Reference being made to said plat for a more complete and accurate description of the metes, bounds and location of said property.

Said property conveyed subject to any applicable easements, restrictions, covenants and rights-of-way of record in aforesaid Clerk's Office.

Tax Map and Parcel: 168-0-003-00-0

Property Address: 3759 Peach Orchard Rd

Derivation: 549/2106

Note: Address is for informational purposes only

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto Second Party, FOREVER IN FEE SIMPLE.

Party of the First Part, will warrant and forever defend the right and title to the above-described property unto the said Party of the Second Part, against the claims of all persons owning, or claiming by, through, or under the said Party of the First Part, but not as against any exception hereinabove set forth.

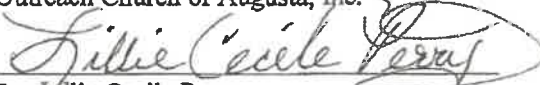
The phrase "Party of the First Part" and "Party of the Second Part", as used in the singular herein, shall, when appropriate, be construed to read as if written in the plural, and the pronouns and relative words used herein shall, when appropriate, be construed to read as if written in the feminine or neuter, respectively.

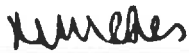
IN WITNESS WHEREOF, First Party has hereunto caused these presents to be executed by and through its duly authorized officer and its seal affixed the day and year first above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness

Pioneer Community Church, Inc. FKA Pioneer
Outreach Church of Augusta, Inc.

By: Lillie Cecile Perry
As its: President



Notary Public
My commission expires:
(Notarial Seal)



(Company Seal)