

Hearing Date: June 1, 2026
Case Number: SE-26-09
Applicant: William Buchanan
Property Owner: CBF Foundation, Inc.
Property Address: 3853 & 3863 Bath Edie Road
Tax Parcel No(s): 189-0-045-00-0 & 189-0-006-00-0
Current Zoning: A (Agriculture)
Fort Eisenhower Notification Required: N/A
Commission District 8: Brandon Garrett
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Passive Recreational Facility	Section 26-1(i)

SUMMARY OF REQUEST:

The petition seeks a special exception for a 52.71-acre tract located at 3853 and 3863 Bath Edie Road. The properties are zoned A (Agricultural). The site is currently operated as a business known as “Bath Gardens,” featuring natural springs and a themed garden open to the public for recreation and events.

The applicant intends to continue operating the property as a passive recreational destination and maintain its existing amenities, including outdoor event spaces, cement ponds, fountains, a covered pavilion, and a rental cottage. Additional improvements are proposed, including the immediate construction of a restroom facility to better serve visitors.

COMPREHENSIVE PLAN CONSISTENCY:

The subject properties are located within the South Richmond Character Area. A rural landscape predominates, but some conventional suburban residential development is taking place. Standalone commercial establishments are scattered throughout the area, serving residents and travelers passing through on the major highways. The vision for the South Richmond Character Area is 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.

FINDINGS:

1. Section 26-1(i) of the Comprehensive Zoning Ordinance, recreational facilities are permitted by Special Exception in an A (Agriculture) zone if they generally conform to the following criteria:
 - Structures except fences and walls shall be set back at least fifty (50) feet from property lines separating the property from contiguous properties zoned or developed for residential use. ***Compliant - all structures are set back at least fifty (50) feet from residentially zoned or developed properties.***
 - Lighting shall be designed so that adjacent properties are not adversely affected. ***Compliant - the applicant states all outdoor lighting at the facility is positioned away from adjacent properties.***
 - Outdoor activities shall cease at 11:00 P.M. ***Compliant - hours of operation are limited to Wednesdays 2:30-5:30 PM, Sundays from 1:00-4:00 PM, or by appointment.***
 - Lounges, clubhouses, and similar facilities shall be designed and operated for use by members and their guests, or patrons who are using the club or recreational facility. Lounges, clubhouses and similar facilities shall be located at least one hundred (100) feet from contiguous properties zoned or developed for residential use. ***Compliant - based on details of the site plan, a minimum 100-foot buffer is provided along all sides of the properties.***
 - A plan illustrating compliance with the above requirements shall be submitted to the Staff of the Augusta Planning and Development Department. The Planning Commission shall determine that all of the foregoing requirements have been satisfied, and further, that the benefits of the proposed club, privately owned and operated recreational facility, swimming pool, fishing lake, or similar recreational use are greater than any possible depreciating effects and damages to the neighboring properties. ***Compliant - the applicant submitted a detailed plan.***
2. Proposed improvements to the site were submitted through the E-Plan Review process, and comments from applicable reviewers are included in this report.
3. The Georgia Department of Transportation (GDOT) 2026 Functional Classification Map classifies this segment of Bath Edie Road as a local road.
4. Transit routes are not available in the immediate vicinity of the site.
5. All adjacent zoning districts surrounding the property are A (Agricultural).
6. Approximately 7.73 acres of the site are located within the 100-year floodplain and the 0.2 percent annual chance flood hazard area.
7. No wetlands are present on the property.
8. This request is consistent with the 2023 Comprehensive Plan.
9. At the time of completion of this report, staff have not received any inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No comments

Engineering Comments:

- "Show location of concrete washout and provide detail."

Utilities Comments:

- "There is no County water or sewer on this project."

RECOMMENDATION: The Planning Commission recommends **Approval** of the special exception request with the following conditions:

1. All future site improvements shall be reflected on the submitted conceptual site plan.
2. A minimum 100-foot undisturbed buffer shall be maintained on all sides of the property.
3. All proposed lighting fixtures shall be fully shielded and directed downward to prevent illumination of adjacent residential properties.
4. Hours of operation shall be limited to 7:00 A.M. to 11:00 P.M.
5. The development shall comply with all applicable provisions of the Augusta Tree Ordinance.
6. Approval of this special exception request does not constitute approval of the submitted conceptual site plan submitted with the application. Approval in compliance with the Site Plan Regulations of Augusta, Georgia, is required prior to construction commencing on the property.
7. Development of the property shall comply with all development standards and regulations set forth by Augusta, 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.*



Special Exception Application

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

Application Date: 04/14/2026

Applicant Information	Owner Information
Name: <u>William Buchanan</u>	Name: <u>CBF Foundation Inc.</u>
Address: <u>1296 Broad Street</u>	Address: <u>3855 Bath Edie Road</u>
City: <u>Augusta</u>	City: <u>Augusta</u>
State: <u>Georgia</u> Zip: <u>30901</u>	State: <u>Georgia</u> Zip: <u>30805</u>
Phone: <u>776</u>	Phone: _____
Contact Person: <u>William Buchanan</u>	Phone: _____
Contact's e-mail: _____	

I hereby request a Special Exception for the purpose of: Bath Gardens Improvements
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: 3855 Bath Edie Road, Augusta, Georgia 30805

Present zoning A

Map/ Parcel #: 189-0-006-00-0

Proposed Development: Bath Gardens Improvements

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.

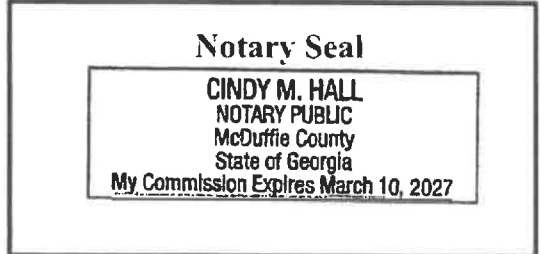
Owner's Signature: _____ Date: 4/22/26
Petitioner's Signature: William T. Buchanan Date: 4/22/2026

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

this 22nd day of April, 2026.

Cindy M. Hall
(Notary's official signature)

3/10/2027
(Commission Expiration)





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.

William T. Buchanan 4/22/2026
 Signature of Applicant Date
 William Buchanan (Petitioner for CBF Foundation Inc.)
 Print Name and Title



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: William Buchanan

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: _____

TO: Augusta-Richmond County Planning Commission
FROM: Catherine B. Fleming, Chairman CBF Foundation
RE: Request for Zoning Approval / Special Exception – Bath Gardens
DATE: April 23, 2026

Bath Gardens is a historic property located in Richmond County that has been restored and reopened to the public on a limited basis as a passive, educational, and horticultural resource. The property remains agriculturally zoned and continues to function primarily as open space, gardens, and wildlife habitat.

Since reopening, Bath Gardens has operated on a limited schedule (currently Sundays and Wednesdays) with small, controlled visitor groups averaging approximately 15 individuals. These visits are focused on education, horticulture, and passive recreation. The property has also hosted small group activities such as garden clubs, artists, and community organizations.

As public interest in Bath Gardens has grown, the lack of restroom facilities has become a practical limitation to safe and reasonable use of the property. The proposed improvement is a small, accessory restroom structure, designed to be architecturally consistent with the existing character of the property and to serve visitors during these limited hours of operation.

Importantly:

- The proposed structure will not increase the intensity of use of the property;
- No change in hours, traffic patterns, or scale of operations is proposed;
- The use will remain low-impact and consistent with the surrounding agricultural and rural character; and
- The improvement is necessary to support existing, already-established use of the property in a safe and sanitary manner.

Under Augusta's permitting requirements, facilities of this nature require zoning approval prior to issuance of a building permit . This request is therefore limited to enabling a code-compliant, ADA-accessible restroom facility to support the current use of the property.

Bath Gardens has been recognized as a community asset by organizations including Historic Augusta and The Georgia Trust for Historic Preservation. It serves as a place for education, conservation, and quiet enjoyment of a historic landscape.

This request does not seek to alter the fundamental character of the property, but rather to provide a necessary and minimal improvement that allows the property to continue serving the community in a responsible and sustainable way. The request is the minimum necessary to comply with health, safety, and accessibility standards.

Thank you for your consideration.

Respectfully submitted,


Catherine B. Fleming

TO: Augusta-Richmond County Planning Commission
FROM: Catherine B. Fleming, Chairman CBF Foundation
RE: Request for Zoning Approval / Special Exception – Bath Gardens
DATE: April 23, 2026

I, Catherine B Fleming, CBF Foundation Chairman, consent and approve to be represented by William Buchanan as the petitioner for the Bath Gardens Zoning Special Exception application and approval process.

Thank you for your attention to this important matter.



Catherine B Fleming

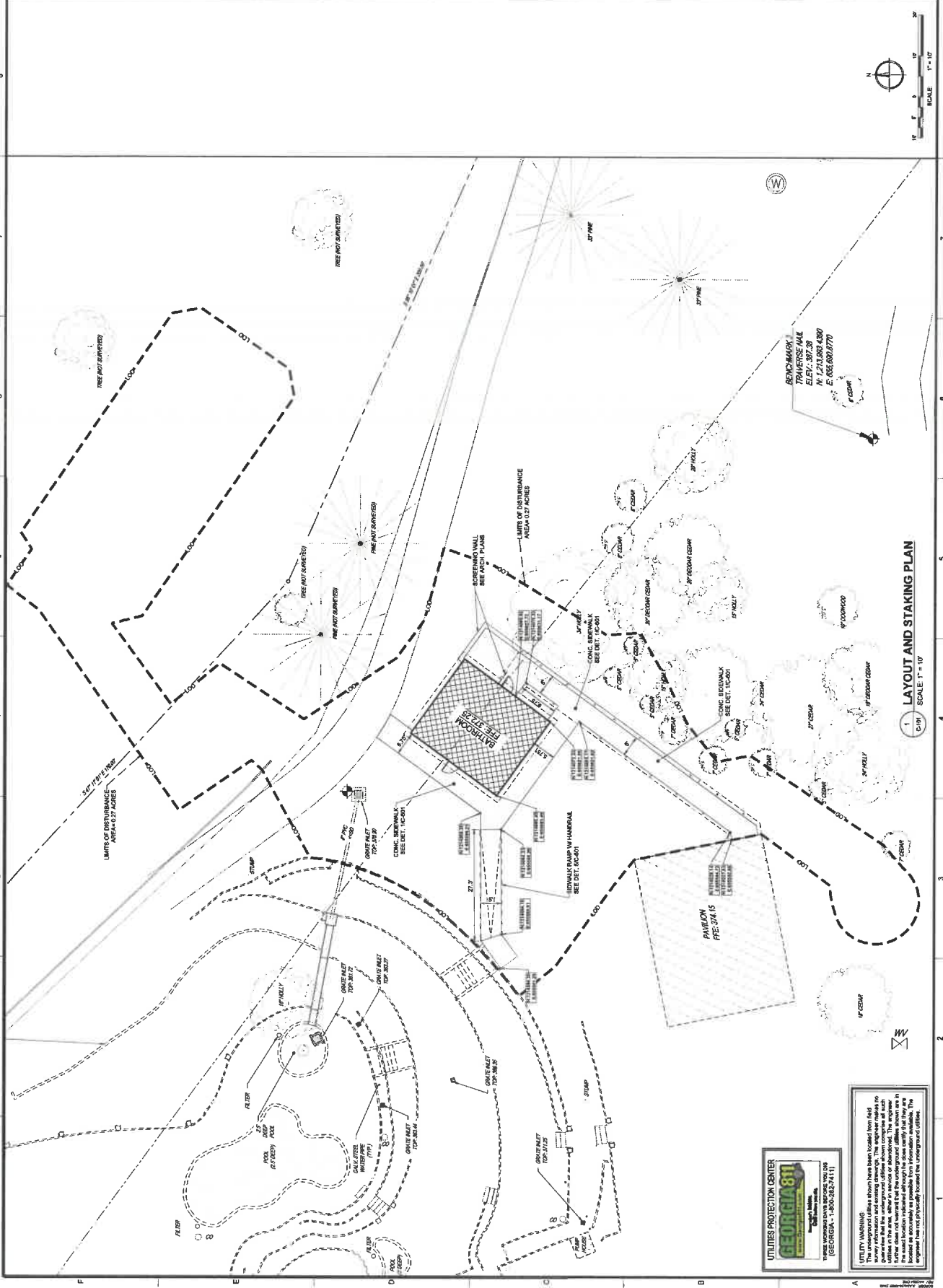
JOHNSON, LASCHNER & ASSOCIATES, P.C.
 ARCHITECTS - ENGINEERS - LANDSCAPE ARCHITECTS
 1115 W. BROADWAY, SUITE 1000
 ATLANTA, GA 30309
 TEL: (404) 525-1111 FAX: (404) 525-1112
 WWW.JLA-PC.COM

BATH GARDENS FOUNDATION, INC.
 P.O. BOX 2727 AUGUSTA, GA 30914
BATH GARDENS IMPROVEMENTS
 PROJECT LOCATION:
 2555 BATH EDIE ROAD BLYTHE, GA 30805



NO.	DATE	BY	DESCRIPTION

PROJECT NO. B223.2401
 DRAWN BY: SCG
 CHECKED BY: WTB
 SCALE TITLE: 0/10/2025
LAYOUT AND STAKING PLAN
 SCALE: 1" = 10'
C-101 REV. A




UTILITY WARNING
 This drawing shows the location of existing and proposed utility lines. The engineer makes no warranty, representation or assumption as to the accuracy of the utility information shown on this drawing. It is the responsibility of the user to verify the location of all utility lines before any excavation or construction. The engineer is not responsible for any damage to utility lines or other property caused by excavation or construction. For more information, contact the Georgia Public Service Commission at (404) 651-2000.

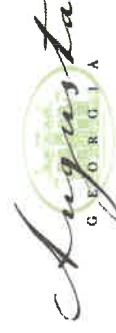


Planning Commission
SE-26-09
June 1, 2026

3853 and 3863 Bath
Eddie Road

Aerial

 Subject Property



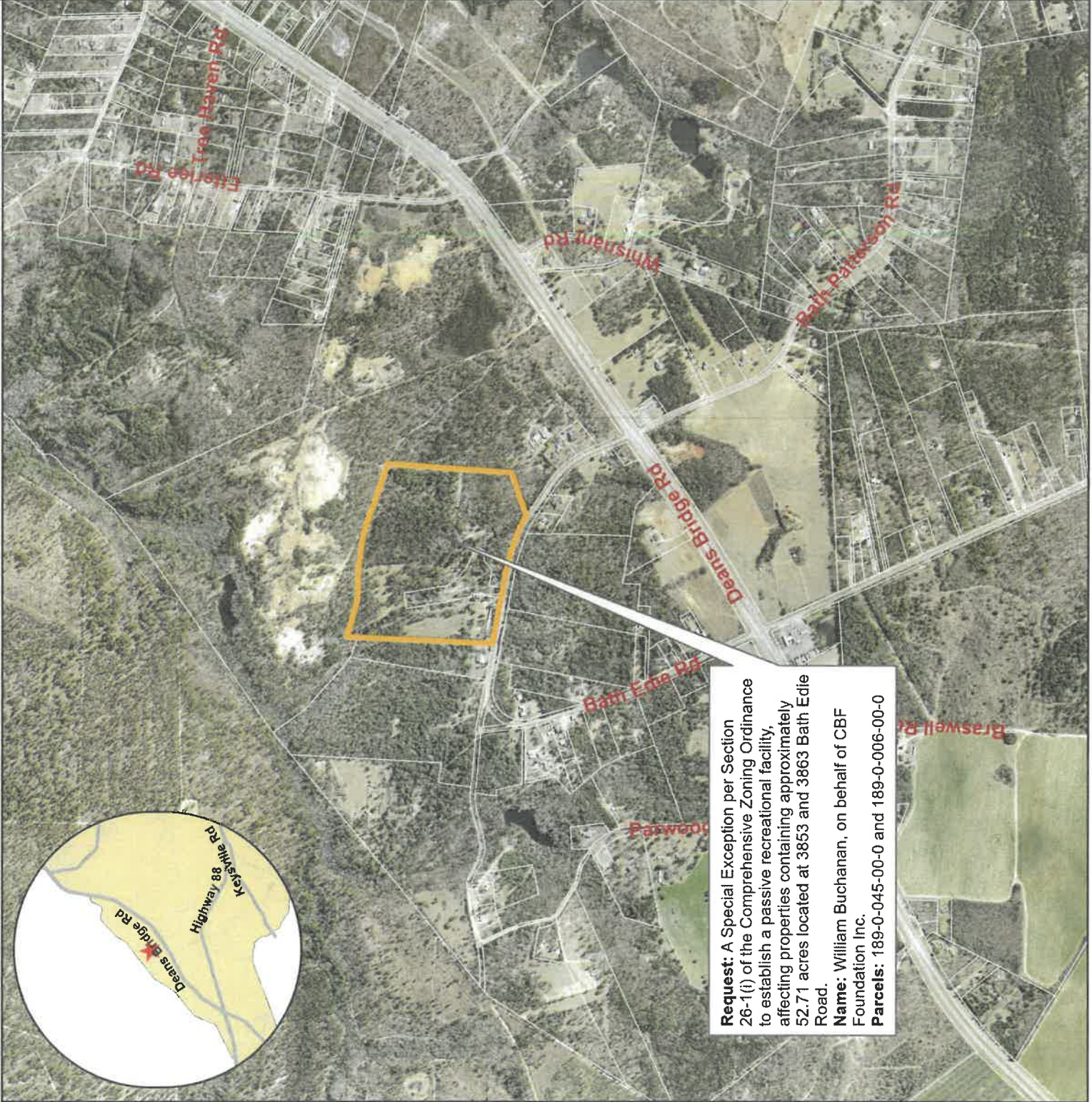
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
5/22/2026 PE22633

Augusta, GA Disclaimer

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0  2,000 Feet



Request: A Special Exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a passive recreational facility, affecting properties containing approximately 52.71 acres located at 3853 and 3863 Bath Eddie Road.
Name: William Buchanan, on behalf of CBF Foundation Inc.
Parcels: 189-0-045-00-0 and 189-0-006-00-0

Planning Commission
SE-26-09
June 1, 2026

3853 and 3863 Bath
Edie Road

Current Zoning

 Subject Property

Zoning Classification

 A: Agriculture

 B-2: General Business

 FT GORDON

 HI: Heavy Industry

 LI: Light Industry

 R-1A: One Family Residential

 R-MH: Manufactured Home Residential



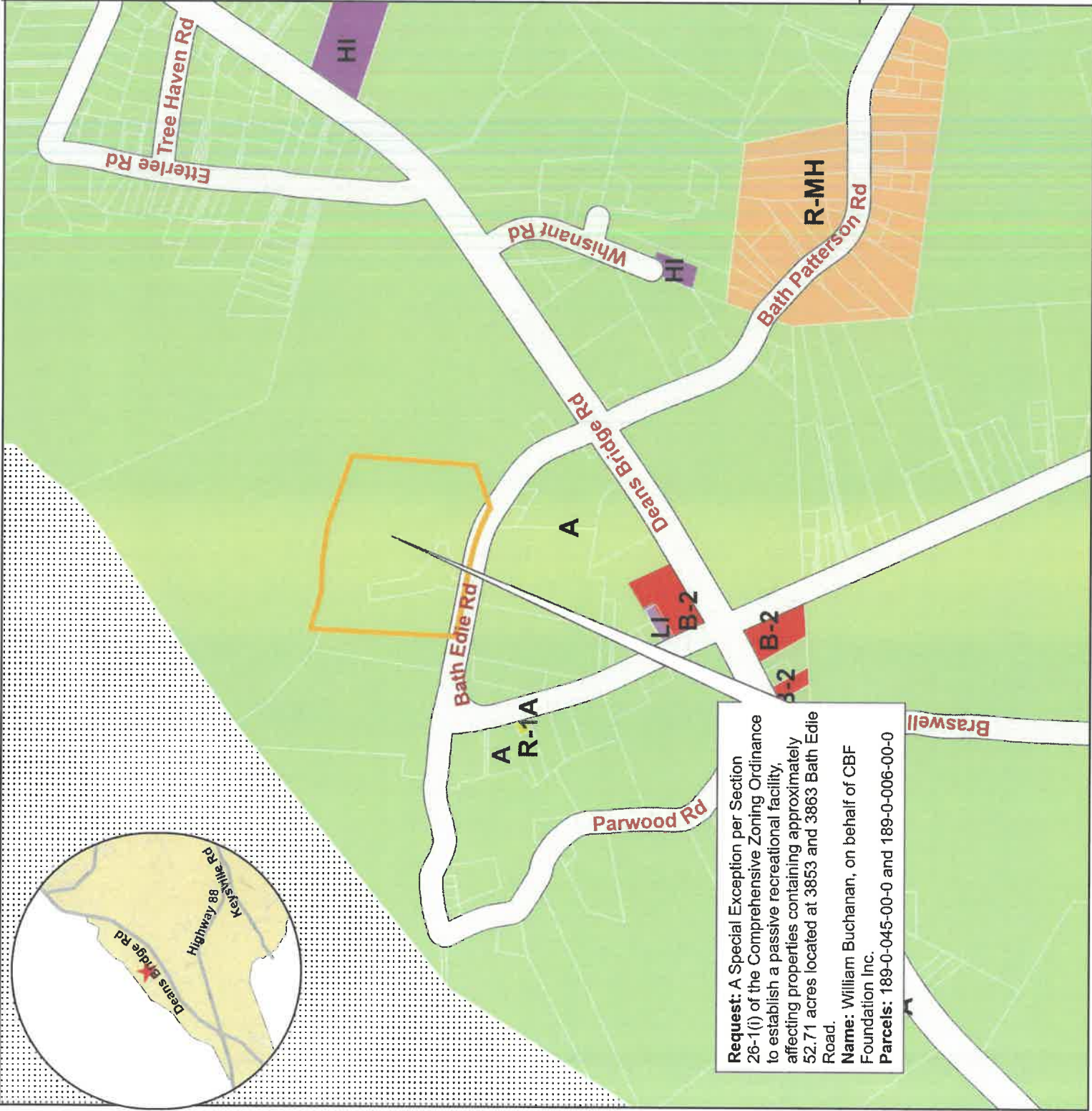
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0  2,000 Feet



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3855 Bath Edie Road Site Photos

View of Cabin on Property



View of Pavilion & Gardens from Cabin



3855 Bath Edie Road Site Photos

View of Gardens looking towards Cabin

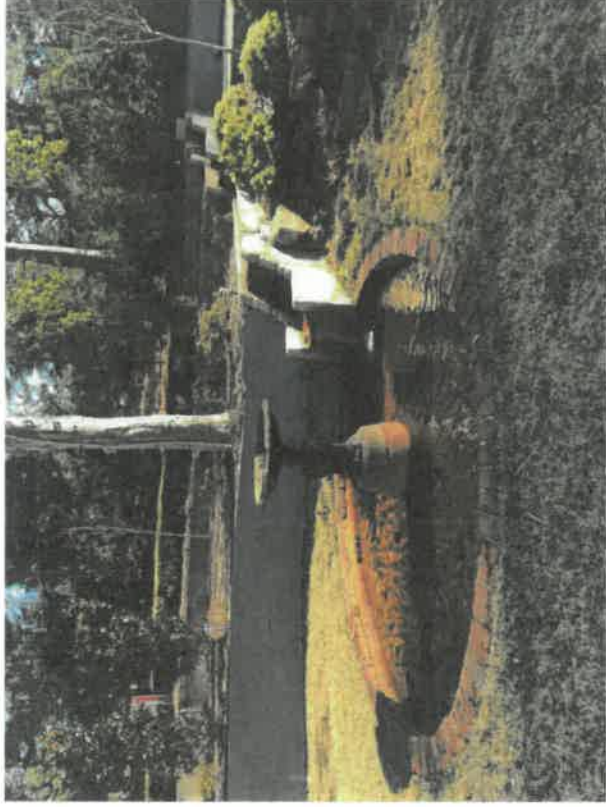


View of Reflection Pool & Lodge

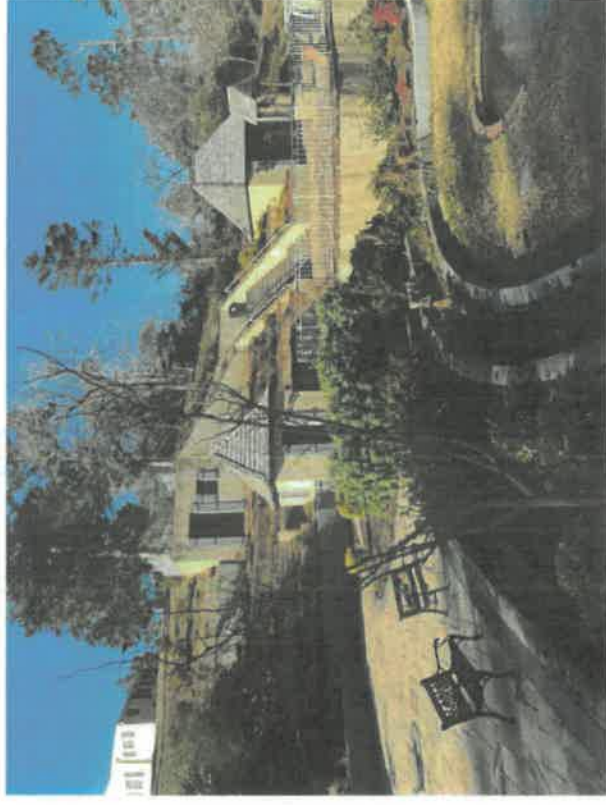


3855 Bath Edie Road Site Photos

View of Fountain within Gardens



View of Structures within Gardens



3955 Bath Edie Road Site Photos

View of Project Site where Bathroom Building is proposed.



View of Fountain behind Pavilion



3855 Bath Edie Road Site Photos

View of Gardens from Pavilion



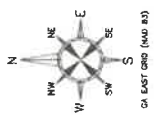
View of Pavilion & Gardens looking toward Cabin





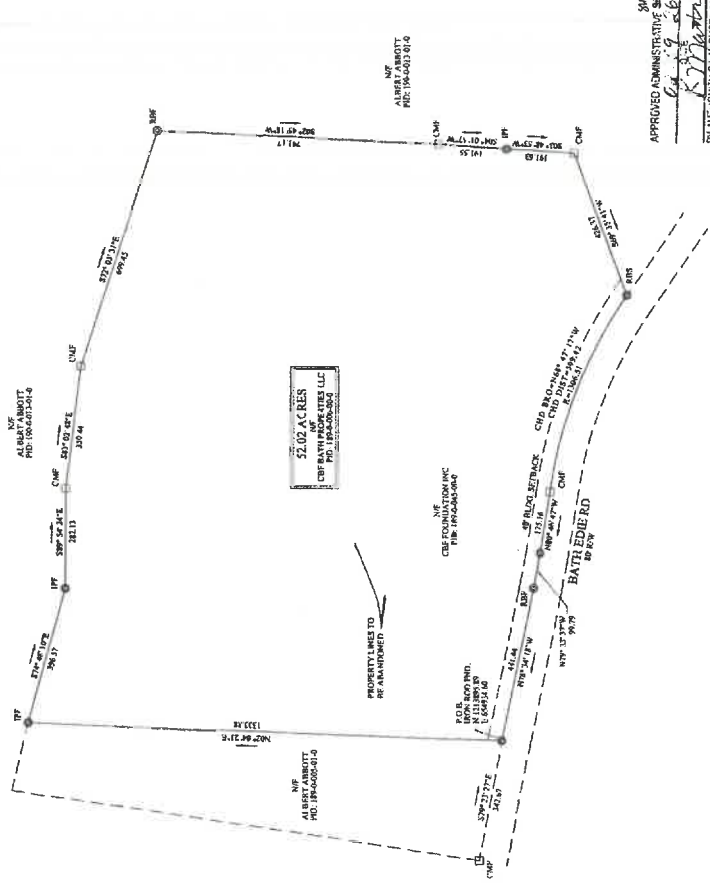
VICINITY MAP NOT TO SCALE

PLAT B: 21 P: 111
 RECORD # 027102018 08:57 AM
 # 308003232 Page#: 1 Fees: \$10.00
 City of Superior Court, Augusta Richmond County, GA
 THE BLOCK MAPS ARE FOR THE CITY OF SUPERIOR COURT



LEGEND:

SYMBOL	DESCRIPTION
○	TELEPHONE JUNCTION BOX
○	WATER VALVE
○	GAS VALVE
○	STORM SEWER MANHOLE
○	OVERHEAD UTILITY POLE
○	HYDRANT
○	WATER METER
○	TELEPHONE MANHOLE
○	UNDERGROUND GAS LINE
○	UNDERGROUND SWEET LINE
○	UNDERGROUND FILL/PHONE LINE
○	OVERHEAD POWER LINE
○	STORM DRAIN
○	REINFORCED CONCRETE PIPE
○	BRICK SET
○	CONCRETE MONUMENT FOUND
○	IRON PIPE FINDING
○	IRON REBAR FOUND
○	AXLE FOUND



A RE-COMBINATION PLAT OF:
 52.02 ACRES TOTAL
 COMBINING PID: 189-0-006-00-0
 & PID: 189-0-045-00-0
 3855 Bath Edle Road
 AUGUSTA, GA 30605 - RICHMOND COUNTY, GEORGIA
 PREPARED FOR:
CBF FOUNDATION, INC.

JACNENS
LAND SURVEYING, INC.
 Professional Land Surveying - GIS Mapping
 P.O. BOX 18
 1700 W. 10th Street
 P.O. BOX 297231
 COVINGTON, LA 70029
 EMAIL: jacnens@jacnens.com
 WWW.JACNENS.COM
 PROJECT No: 25087
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 FIELD DATE: 01/20/24
 SHEET 1 OF 1

APPROVED ADMINISTRATIVE SIGNATURE
 [Signature]
 SUPERVISOR
 CIVIL ENGINEER
 STATE OF GEORGIA
 PROFESSIONAL ENGINEERING BOARD



DATE OF SURVEY: 01/20/24
 E.O.C. FILE NO.: [Number]
 ADJ. FILE NO.: [Number]
 EQUIPMENT USED: [List]
 SURVEYOR'S CERTIFICATION:
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 14-4-1, THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA. I HEREBY CERTIFY THAT THIS PLAT COMPLETES THE FINAL SURVEY OF THE LAND SHOWN HEREON AND THAT I AM NOT PROVIDING ANY OTHER SERVICE OR OPINION TO ANY PARTY OTHER THAN THE CLIENT. I AM NOT PROVIDING ANY OTHER SERVICE OR OPINION TO ANY PARTY OTHER THAN THE CLIENT. I AM NOT PROVIDING ANY OTHER SERVICE OR OPINION TO ANY PARTY OTHER THAN THE CLIENT.

NOTES:
 1. THIS PLAT MAY AFFECT ALL RECORDS OF UNDEVELOPED LANDS. THE PLAT DOES NOT AFFECT ALL IMPROVEMENTS OR BUILDING STRUCTURES. CONTACT YOUR LOCAL GOVERNING AGENCIES FOR MORE INFORMATION. THE LANDSHOWN HEREON IS THE RESPONSIBILITY OF THE LANDOWNER TO VERIFY ALL UTILITIES AND RECORDS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE RECORDS OF OTHER ENGINEERS.
 2. THE CERTIFICATION, AS SHOWN HEREON, IS MERELY A STATEMENT OF THE SURVEYOR'S BELIEF IN THE ACCURACY OF THE INFORMATION AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OR GUARANTEE.

