

**AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
STAFF REPORT**

Case Number: Final Plat – Highland Springs – S-987-R1

Hearing Date: Wednesday, April 1, 2026

Applicant: Joel Presley

Property Owner: Highland Springs LLC

Property Address: 421 Pleasant Home Road

Tax Parcel #: 016-0-046-00-0

Present Zoning: R-1E

Neighborhood or Subdivision: Highland Springs

Commission District: 7 (Tina Slendak)

Super District: 10 (Wayne Guilfoyle)

APPROVED FINAL PLAT
(NOT VALID UNTIL SIGNED)
AUGUSTA RICHMOND COUNTY
PLANNING COMMISSION

DATE APPROVED: _____

CHAIRMAN _____

SECRETARY _____

APPROVED FINAL PLAT
(NOT VALID UNTIL SIGNED)
AUGUSTA COMMISSION

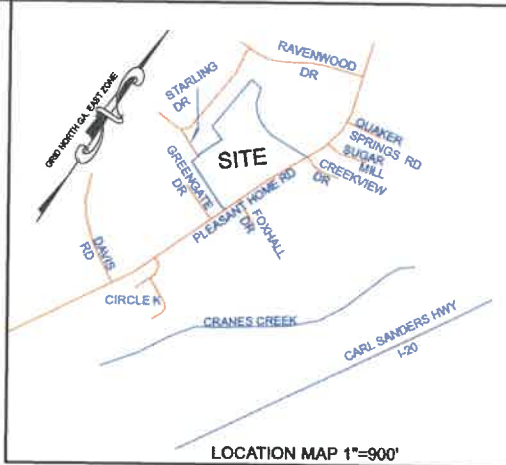
DATE APPROVED: _____

CHAIRMAN - MAYOR _____

CLERK/ COMMISSION _____

LEGEND

4# R# REBAR FOUND
PIN= PARCEL IDENTIFICATION NUMBER
DB= DEED BOOK
PC= PLAT CABINET
MBL= MINIMUM BUILD LINE
JB= JUNCTION BOX
DI= DROP INLET
FM = FIELD MEASUREMENTS
SMH = STORM MANHOLE
SW= STORM WATER
S = SEWER TIE
W = WATER METER
W = WATER LINE
SSMH = SANITARY SEWER MANHOLE
SS= SANITARY LINE
PP = POWER POLE
GW = GUY WIRE
PS = POWER STUB
SWT = SINGLE WING TRAP
DWT = DOUBLE WING TRAP
CTPP = CRIMP TOP PIPE FOUND
OTPP = OPEN TOP PIPE FOUND
18' U.E. = 18' UTILITY EASEMENT



FOR CLERK OF COURT USE ONLY
THIS PLAT SUPERSEDES THE PLAT RECORDED
IN PLAT BOOK 26, PAGE 18

REFERENCE BENCHMARKS

NAD 1983 BM-1 N 17360.00 E 8207.15 ELEVATION #482848	NAD 1983 BM-2 N 17360.00 E 8207.15 ELEVATION #482848
NAD 1983 BM-3 N 17460.00 E 8207.15 ELEVATION #482848	NAD 1983 BM-4 N 17460.00 E 8207.15 ELEVATION #482848

FINAL PLAT OF HIGHLAND SPRINGS SUBDIVISION

PROPERTY LOCATED IN THE 90th G.M.D.
RICHMOND COUNTY, GEORGIA
SCALE 1"=50' DATE 12/01/2025 REV=02/01/2026
REVISED WATER LINE 02/13/2026
COUNTY COMMENTS 03/16/2026
COUNTY COMMENTS 03/21/2026



CENTER LINE ROAD

NUM	BEARING	DISTANCE
L1	N34°48'34"W	104.78'
L2	N62°13'58"W	118.30'
L3	N34°47'18"W	307.17'
L4	N50°11'20"E	128.94'
L5	N63°11'47"E	82.83'
L6	N38°58'49"E	656.41'
L7	S65°11'28"W	654.81'
L8	N50°11'28"E	572.20'
L9	S79°44'56"E	21.19'
L10	S10°11'24"W	21.21'
L11	S80°28'44"W	25.64'
L12	N62°13'58"W	59.89'

SANITARY SEWER EASEMENT

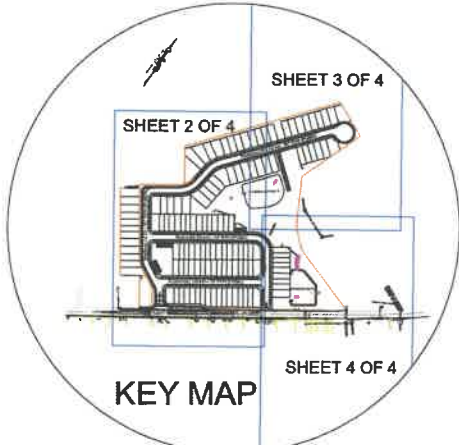
NUM	BEARING	DISTANCE
E1	S10°14'20"E	282.33'
E2	S81°48'45"E	148.50'
E3	S41°20'10"E	65.25'
E4	S41°20'10"E	63.74'
E5	S62°01'35"E	142.18'
E6	S10°14'20"E	265.98'
E7	N68°22'32"E	179.74'
E8	N81°06'58"W	10.96'

CENTER LINE ROAD

C1	BEARING	DISTANCE	C2	BEARING	DISTANCE
C1	25°36'37"	38.62'	C6	48°40'13"	110.43'
C2	25°40'46"	43.08'	C7	32°25'34"	73.57'
C3	89°58'45"	65.17'	C8	89°58'45"	106.98'
C4	48°40'13"	110.43'			
C5	32°25'34"	73.57'			

LOT RW DATA

C7	BEARING	DISTANCE	C8	BEARING	DISTANCE
C7	27°29'03"	47.87'	C13	3°55'41"	10.97'
C8	1°29'27"	9.98'	C14	11°30'40"	32.14'
C9	16°43'48"	36.50'	C15	14°21'43"	40.11'
C10	6°21'00"	15.17'	C16	2°37'31"	7.33'
C11	18°07'32"	31.64'	C17	89°58'41"	65.33'
C12	30°32'20"	53.30'	C18	180°05'21"	191.41'
C13	3°55'41"	10.97'	C19	34°02'58"	34.47'
C14	11°30'40"	32.14'	C20	32°25'36"	56.50'
C15	14°21'43"	40.11'	C21	10°01'14"	27.98'
C16	2°37'31"	7.33'	C22	18°29'06"	46.03'
C17	89°58'41"	65.33'	C23	18°13'04"	45.29'
C18	180°05'21"	191.41'	C24	8°58'20"	18.61'
C19	34°02'58"	34.47'	C25	77°34'09"	136.38'
C20	32°25'36"	56.50'	C26	12°25'51"	21.70'
C21	10°01'14"	27.98'	C27	80°00'00"	62.83'
C22	18°29'06"	46.03'	C28	30°20'58"	28.79'
C23	18°13'04"	45.29'			
C24	8°58'20"	18.61'			
C25	77°34'09"	136.38'			
C26	12°25'51"	21.70'			
C27	80°00'00"	62.83'			
C28	30°20'58"	28.79'			



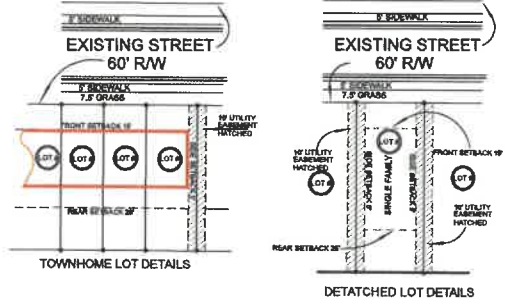
PROJECT DATA:

TAX PARCEL: 016-05-46-000 AND 016-2249-000
TOTAL ACRES: 19.891
LESS 0.115 ACRES NEW RW
REMAINING AREA 19.773 OR 901311.88 SQ.FT
DISTURBED AREA: 20.0 ACRES
TOTAL NUMBER OF LOTS: 131
DENSITY: 8.58 UNITS PER ACRE
CURRENT ZONING: R-IE (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
OPEN SPACE REQUIRED (25%): 4.97 ACRES
OPEN SPACE PROVIDED: 6.1 ACRES

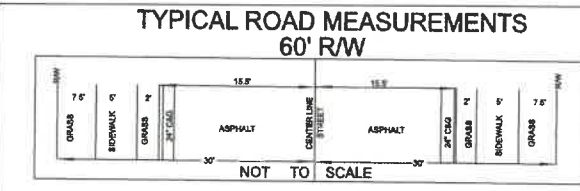
PARKING REQUIREMENTS:
DETACHED LOTS 58 LOTS X 2 SPACES = 116
ATTACHED LOTS: 7222.25 = 142 SPACES
TOTAL SPACES REQUIRED = 260
SPACES PROVIDED:
PARKING SPACES PER LOT (2.64) = 282 SPACES
ON-STREET PARKING PROVIDED: 18 SPACES
TOTAL PARKING PROVIDED: 280 SPACES
ZONING CASE: Z-22-46
MAX BUILDING HEIGHT: 45 FEET / 2 STORY

BUILDING SETBACKS

SETBACK:	SINGLE FAMILY
TOWNSHOMES:	FRONT 15'
FRONT 15'	FRONT 15'
SIDE 5' TO E END UNIT	SIDE 5'
REAR 25'	REAR 25'



- SITE NOTES
- A 10' DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ON THE REAR OF ALL LOTS AND A 5' DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ON THE SIDE LOT LINES, UNLESS OTHERWISE SHOWN. ON TOWNHOME BUILDING THERE WILL BE A 10' UTILITY EASEMENT BETWEEN END UNITS
 - A #4 REBAR TO BE SET AT ALL LOT CORNERS AND CAPPED.
 - NO CERTIFICATE OF OCCUPANCY CAN BE ISSUED UNTIL THE ENTIRE PHASE HAS BEEN APPROVED AND ACCEPTED BY ALL AUGUSTA RICHMOND COUNTY DEPARTMENTS.
 - ALL ROADWAYS SHOWN HEREON ARE PUBLIC, UNLESS NOTED OTHERWISE.
 - SIDEWALKS MUST BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THE DEVELOPMENT AND COMPLY WITH ADA STANDARDS. SIDEWALKS SHALL BE INSTALLED ALONG PLEASANT HOME ROAD IN FRONT OF THE DEVELOPMENT.
 - FINISH FLOOR ELEVATION FOR ALL PROPOSED BUILDINGS SHALL BE A MINIMUM OF 5 FEET ABOVE THE INVERT ELEVATION OF THE WASTEWATER MAIN OR MANHOLE AT THE POINT OF TIE-IN.



OWNER/DEVELOPER: BEECH ISLAND DEVELOPMENT COMPANY, LLC,
HIGHLAND SPRINGS, LLC, AND WINCHESTER HOMEBUILDERS OF GA.
717 WASHBURN # 248 FURY FERRY RD AUGUSTA, GA 30907
706-220-0457 info@winchester.com

SUBDIVIDER= ALFRED BENESECH & COMPANY
1005 BROAD STREET, SUITE 200
AUGUSTA, GA 30901 P 706 722 4114
www.benesech.com
ENGINEER= WILLIAM R. TOOLE
REGISTERED NO. 14468

SURVEYORS NOTES

- 1) References:
a) Deed Book: DB 369 PG 2092, Deed Book: 1298 PG 1322
b) REALTY REEL 66 PAGE 292
- 2) Record North and All Readings Show Reflect Reference Plat.
- 3) The field data upon which this plat is based has a new closure of one foot in 65,421 feet, and was adapted using a least squares routine yielding a closure of one foot in 1,112,645.0
- 4) This survey was performed with the benefit of a complete and thorough Title Abstract.
- 5) Referring to FEMA "FIRM: FIRM" Map 130643001S' Dated 07/25/2009. This lies within Zone X is NOT IN THE 100 YEAR FLOOD PLAIN
- 6) Boundary Survey of existing parcel being Tax Parcel ID #016-046-000 AND 016-2249-000
- 7) Field Equipment Used : TOPCON GTS-G7/ROKKA DC TOPCON GIS-RTK
- 8) ALL STORM PIPES OUT SIDE PUBLIC RIGHT OF WAY WILL HAVE A 20' EASEMENT AND DEDICATED TO RICHMOND COUNTY.
- 9) ALL SANITARY SEWER PIPES OUT SIDE PUBLIC RIGHT OF WAY WILL HAVE A 20' EASEMENT AND DEDICATED TO RICHMOND COUNTY.
10. BASIS OF BEARING IS GEORGIA STATE PLANE ORDEAST ZONE, NORTH AMERICAN DATUM (NAD 83).
11. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
12. FIELD MEASUREMENTS FOR THIS SURVEY WERE OBTAINED WITH A TOPCON ROBOTIC TOTAL STATION AND TOPCON OSHA RECEIVER WITH AN ACCURACY OF 2 CM.
13. THE ELEVATIONS AS SHOWN ARE BASED ON NAVD83.

The field work for this survey was done DECEMBER 2025
All Iron pins PLACED are 1/2" Rubber CAP unless otherwise noted.
- This plat subject to all assessments public and private
- This plat may be based on a recorded plat from iron pins referenced on said plat for closure tie.

SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-8-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS ENDSIGNED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OF AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A.

Ken Toole
GEORGIA REGISTERED LAND SURVEYOR NO. 2104



Perimeter Surveying Co., Inc.
260 ASA WAY EVANS, GEORGIA 30809
Phone: (770) 425-6824
Phone: (706) 246-5850
kencoper@aol.com
Kenneth L. Nutt, Ga., R.L.S. # 2104
COA# LSF001223

BLM-1 N 1274800.446 E 80' 371.233 BAREBAR	BLM-2 N 1275288.852 E 884.771 E 1323.82 BAREBAR
BLM-3 N 1274467.104 E 851283.740 E 13432.66 BAREBAR	BLM-4 N 1274560.809 E 863890.443 E 1317.77 BAREBAR

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 IN PLAT BOOK 24, PAGE 39

BEECH ISLAND DEVELOPMENT
 COMPANY, LLC.
 DB 1947 PG 2382

N 1274890.556
 E 80238.553
 GA. EAST ZONE

AREA IN NEW RW 0.118 ACRES

270.2' TO RW OF
 GREENGATE DRIVE
 50' RW

21.16' (TOTAL)
 S10°23'06"W

S10°23'06"W
 10.91'

29.91'
 S79°44'56"E

149.14'
 S55°11'05"W

54.15'
 S70°51'42"W

688.57' (TOTAL)
 S66°11'04"W

FINAL PLAT OF HIGHLAND SPRINGS SUBDIVISION

PROPERTY LOCATED IN THE 08th G.M.D.
 RICHMOND COUNTY, GEORGIA
 SCALE 1"=50' DATE 10/19/2025 REV#02/10/2026
 WATER LINE LOCATION 02/10/2026
 COUNTY COMMENTS 03/16/2026
 COUNTY COMMENTS 03/21/2026

50 25 0 50 100
 GRAPHIC SCALE
 18"X24" SHEET SHEET 2 OF 4

SURVEYOR'S CERTIFICATION
 AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 45-1-62, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS SHOWN BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVAL OF AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE UNIFORM TECHNICAL STANDARDS FOR PROPERTY SURVEYING IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A.

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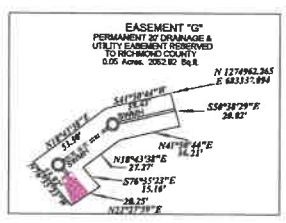
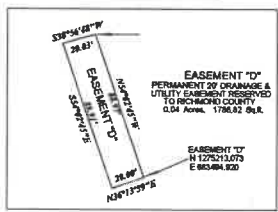
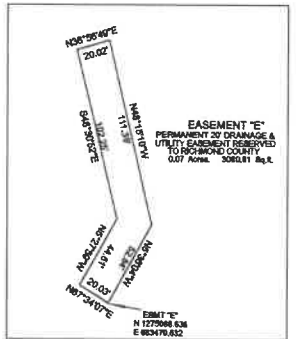
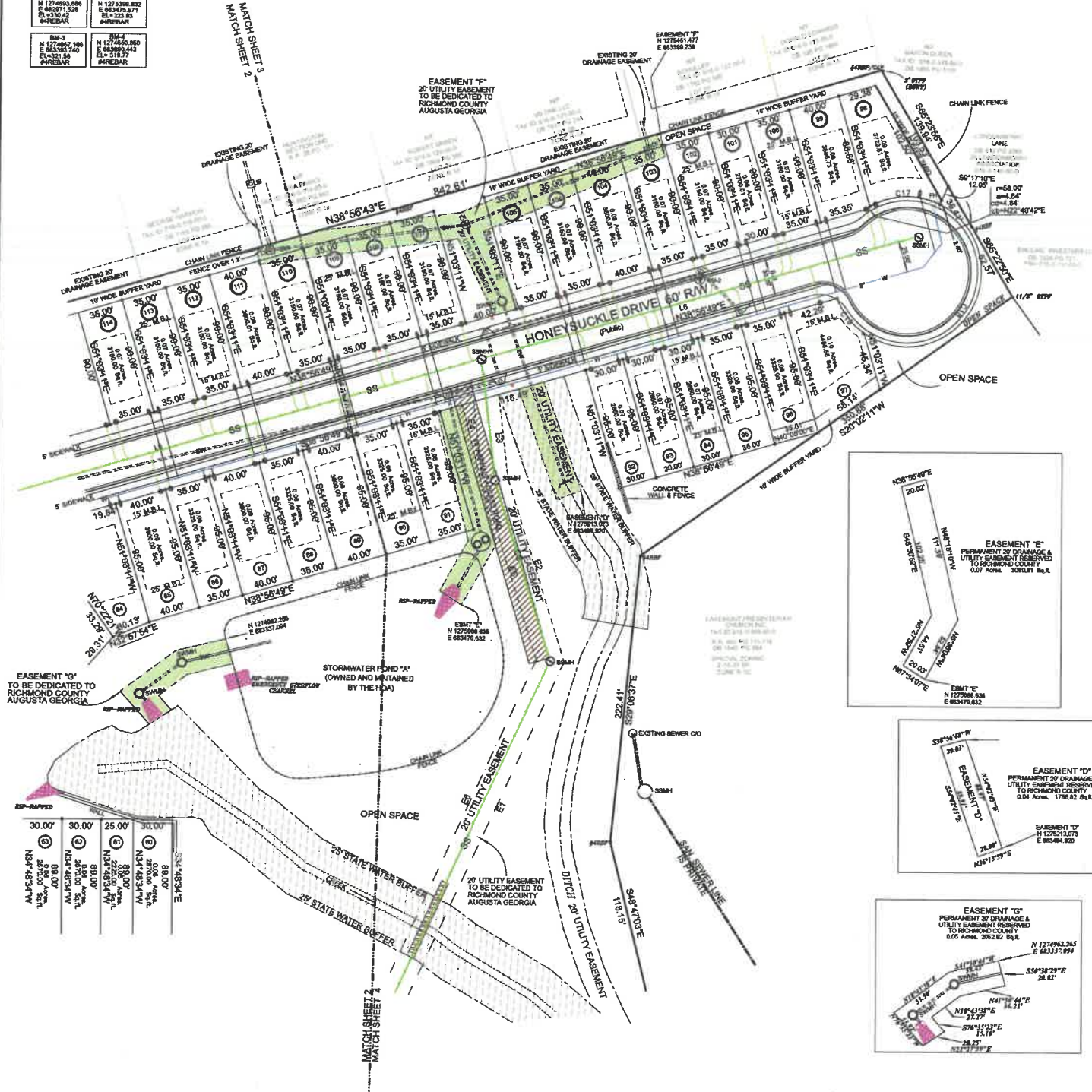
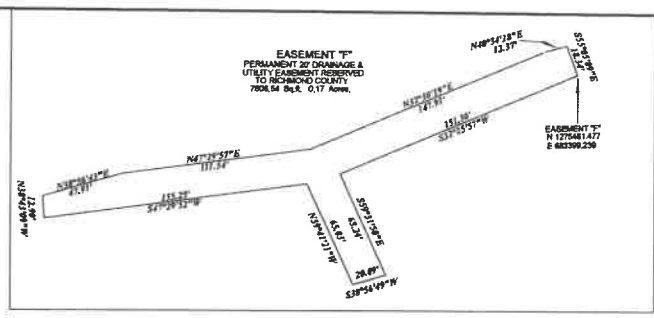
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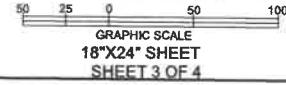
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BM-3 N 127493.086 E 862323.740 E 4335.84 #4REBAR	BM-4 N 127493.080 E 862992.443 E 4335.77 #4REBAR



30.00'	30.00'	25.00'	30.00'
10% ASPHALT PAVEMENT	10% ASPHALT PAVEMENT	10% ASPHALT PAVEMENT	10% ASPHALT PAVEMENT
88.00' SQ. FT.	88.00' SQ. FT.	88.00' SQ. FT.	88.00' SQ. FT.
10% ASPHALT PAVEMENT	10% ASPHALT PAVEMENT	10% ASPHALT PAVEMENT	10% ASPHALT PAVEMENT
88.00' SQ. FT.	88.00' SQ. FT.	88.00' SQ. FT.	88.00' SQ. FT.

FINAL PLAT OF HIGHLAND SPRINGS SUBDIVISION

PROPERTY LOCATED IN THE 80th G.M.D.
RICHMOND COUNTY, GEORGIA
DATE 12/01/2025 REV# 02/01/2026
SCALE 1"=60'
DATE 12/01/2025 REV# 02/01/2026
WATER LINE LOCATION 02/13/2026
COUNTY COMMENTS 02/13/2026
COUNTY COMMENTS 02/13/2026



SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-9-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS INDUCED BY APPROVED CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY THE PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A.

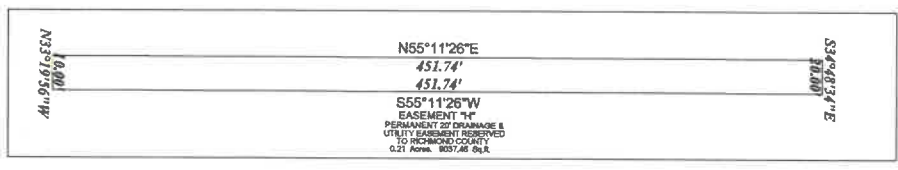
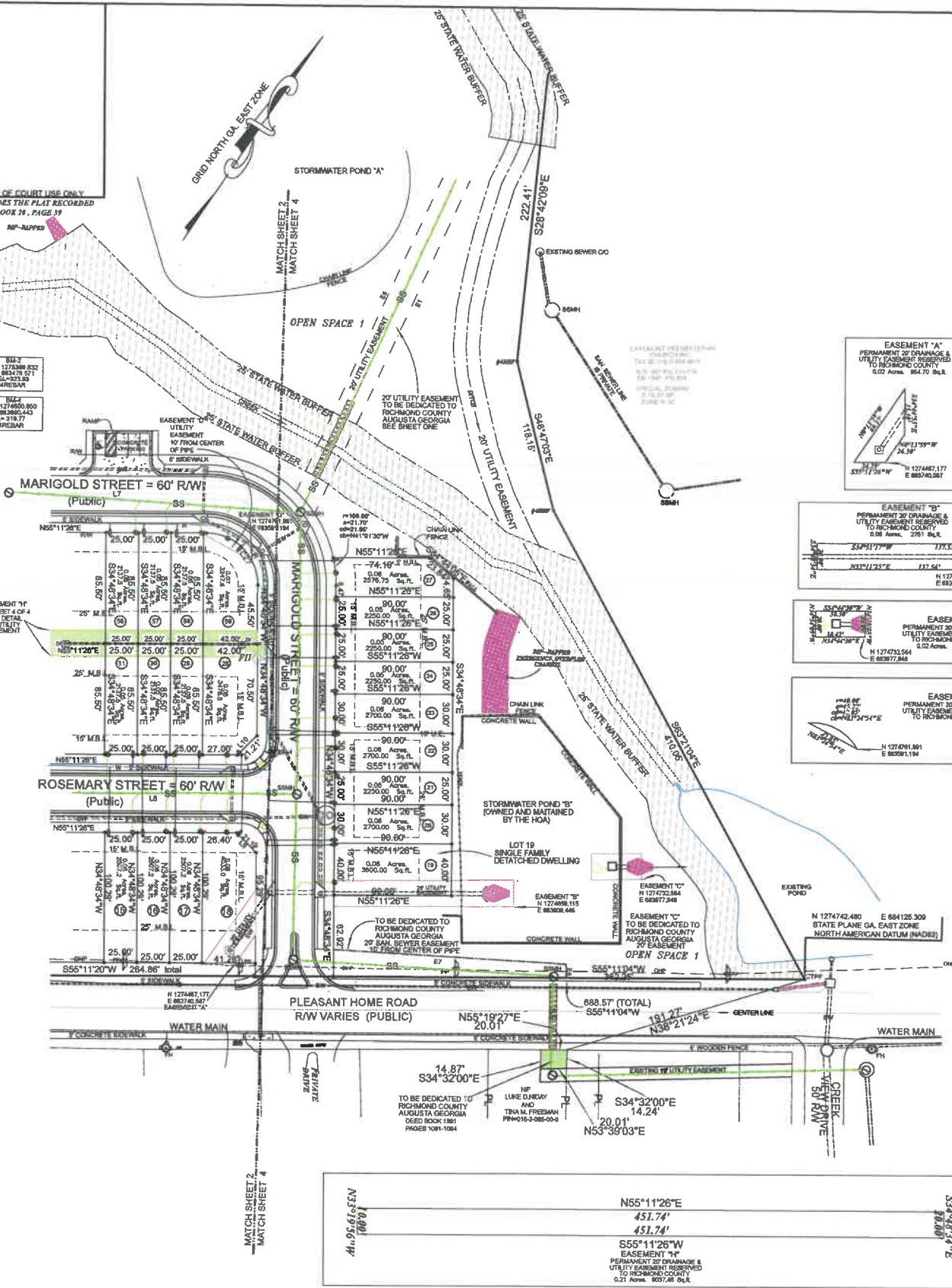
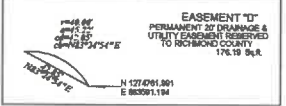
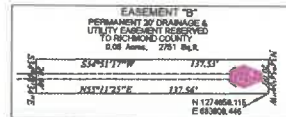
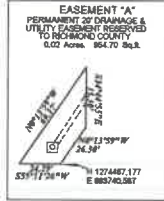


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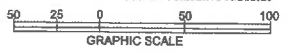
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BM-1 N 127480.686 E 96377.128 E 535.42 #4REBAR	BM-2 N 127589.832 E 983479.571 E 435.93 #4REBAR
BM-3 N 127480.198 E 963503.740 E 432.58 #4REBAR	BM-4 N 127480.850 E 98389.443 E 431.77 #4REBAR



FINAL PLAT OF HIGHLAND SPRINGS SUBDIVISION

PROPERTY LOCATED IN THE 906, G.M.D.
RICHMOND COUNTY, GEORGIA
DATE 12/10/2025 REV=02/12/2026
SCALE 1"=50'
WATER LINE LOCATION 02/13/2026
COUNTY COMMENTS 02/16/2026
COUNTY COMMENTS 02/16/2026



SHEET 4 OF 4 18"x24" SHEET

SURVEYOR'S CERTIFICATION
AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 45-4-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS ENDED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OF AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A.



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Georgia Registered Land Surveyor No. 2104