

**Hearing Date:** May 5, 2025

**Case Number:** Z-25-07

**Applicant:** Southern Civil Solutions, LLC

**Property Owner:** Property Developers LLC

**Property Addresses:** 3302, 3304, 3306, 3308,  
3310, 3312, 3316, & 3330 Gibson Road, & 3320  
Winn Drive, & 3227 Tate Road

**Tax Parcel No(s):** 069-4-034-00-0, 069-4-033-00-  
0, 069-4-032-00-0, 069-4-031-00-0, 069-4-030-  
00-0, 069-4-029-02-0, 069-4-029-01-0, 084-1-  
013-01-0, 069-3-057-00-0, & 084-1-025-00-0

**Current Zoning:** R-1A (One-Family Residential)

**Fort Eisenhower 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 R1-A (One-Family Residential) to R1-E (One-Family Residential)	Single-Family Attached Development	Section 13-1

#### SUMMARY OF REQUEST:

This application involves 10 adjacent residential parcels totaling 41.5 acres of land. The petition seeks to rezone the properties from R-1A (One-Family Residential) to R-1E (One-Family Residential) to develop single-family-attached townhome development containing 319 lots. The tracts are currently vacant, undeveloped land. The concept plan presented with the rezoning application proposes the following:

- 319 attached townhome units with lot widths of 26ft and an overall density of 7.70 units/acre
- 9.12 acres of open space
- Public streets throughout the development with access points on Gibson Road
- Emergency access points are located off of Winn Drive, Tate Road, and Mason Drive
- Guest parking spaces disbursed throughout the development
- Mail kiosks, club house, and a pool
- Three stormwater detention ponds
- A 15ft buffer surrounding the development on all sides

### **COMPREHENSIVE PLAN CONSISTENCY:**

According to the 2023 Comprehensive Plan the property is located within the South Augusta Character Area. The vision for South Augusta reflects a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency.

### **FINDINGS:**

1. There is no recent zoning history for the property.
2. In an R-1E zone, proposed developments must maintain a minimum of 25% open space. This development offers approximately 22% of open space, which does not satisfy the zoning requirement.
3. The site has access to public water, but not sanitary sewer.
4. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
5. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
6. Public transit is not currently available near the subject properties.
7. According to the Georgia Department of Transportation State Functional Classification Map, Gibson Road, Winn Drive, and Tate Road are all classified as local roads.
8. Based on the preliminary traffic impact assessment, our Traffic Engineering Department has indicated that a traffic study shall be conducted to determine needed improvements to the existing road infrastructure.
9. The development provides 2 parking spaces per driveway, which totals 638 driveway spaces.
10. The development must provide 80 guest parking spaces and has provided 92 spaces.
11. Adjacent zoning districts to the north are R-1A (One-Family Residential) and A (Agriculture). Properties to the south and west are zoned R-1A (One-Family Residential). Properties to the east zoned R-1A (One-family Residential), R-1E (One-Family Residential), and A (Agriculture).
12. The proposed change in zoning to R-1E would be consistent with the 2023 Comprehensive Plan, however, the overall density of the surrounding area is around 4.3 units per acre.
13. At the time of completion of this report, staff have received many inquiries regarding the petition as advertised.

### **ENGINEERING/UTILITIES COMMENTS:**

#### **Traffic Engineering Comments:**

- None received at this time

**Engineering Comments:**

- The interior roads should be realigned at intersections to provide better sightseeing and to be more perpendicular.
- The engineer needs to look into connecting some of the hammerhead road sections to allow for better interior road connectivity.
- Mason Rd is requested by AED to be removed as an access point due to the proximity of it to Gibson Rd. This would conflict with the Subdivision Regulation and the required number of entrances.
- Gibson Rd needs to be improved to meet current Augusta standards.
- Winn Drive would be improved from the new connection point eastward out to Old McDuffie.
- The Tate Road access would be emergency access only and be gated as approved by the fire department.
- The units between Gibson Rd and Mason Rd would have their driveways switched to Mason Rd.

**Utilities Comments:**

- There is a 6" water line that is available for their use on Gibson Road. There is an 8" sewer line that is available for their use on Mason Road that will need to be extended to their site. They need to make sure that when they are laying out the lots that they accommodate AUD requirements on water and sewer service locations. If water and sewer service locations cannot be met on their lots then they will need to look at master metering this site and all sewer will be private once it hits their site.

**RECOMMENDATION:** The Planning Commission recommends Denial of the rezoning request to R-1E (One-Family Residential).

*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.*

February 21, 2025

City of Augusta  
Department of Planning and Development Planning Division  
535 Telfair Street – Suite 300  
Augusta, Georgia 30901

Subject: Letter of Intent for Davidson Road Townhome Development

To Whom It May Concern,

Property Developers LLC is proposing to develop the following parcels into a townhome community:

Address	Tax Map #	Acreage
1) 3302 Gibbson Drive	069-4-034-00.0	0.22
2) 3304 Gibbson Drive	069-4-033-00.0	0.26
3) 3306 Gibbson Drive	069-4-032-00.0	0.28
4) 3308 Gibbson Drive	069-4-031-00.0	0.32
5) 3310 Gibbson Drive	069-4-030-00.0	0.35
6) 3316 Gibbson Drive	069-4-029-01.0	0.50
7) 3330 Gibbson Drive	084-1-013-01.0	38.12
8) 3327 Tate Road	084-1-025-00.0	0.40
9) 3320 Win Drive	069-3-057-00.0	0.63

The proposed development will include the extension of a public road, a stormwater management facility, a community common area, and extensions of water and sewer infrastructure, in addition to fee-simple townhomes.

The subject property is currently zoned R-3 and R-4, which does not permit townhomes. We respectfully request the rezoning of the property to R-1E, which is more suitable for this type of development and aligns with the Comprehensive Land Use Plan. A 10-foot buffer will be incorporated into the design, which will mitigate any potential impact on adjacent or nearby properties. We do not anticipate that the proposed development will have a negative impact on the existing streets, transportation facilities, utilities, or local schools.

Should you have any questions or require further information, please do not hesitate to contact us.

Sincerely,  
Authorized  
For Property Developers LLC

Vinesh S Danak

February 21, 2025

City of Augusta  
Department of Planning and Development Planning Division  
535 Telfair Street – Suite 300  
Augusta, Georgia 30901

Subject: Letter of Intent for Davidson Road Townhome Development for 3312

To Whom It May Concern,

Property Developers LLC is proposing to develop the following parcels into a townhome community:

Address	Tax Map #	Acreage
1) 3312 Gibbson Drive	069-4-029-02.0	0.42

The subject property is currently zoned R-3 and R-4, which does not permit townhomes. We respectfully request the rezoning of the property to R-1E, which is more suitable for this type of development and aligns with the Comprehensive Land Use Plan. A 10-foot buffer will be incorporated into the design, which will mitigate any potential impact on adjacent or nearby properties. We do not anticipate that the proposed development will have a negative impact on the existing streets, transportation facilities, utilities, or local schools.

Should you have any questions or require further information, please do not hesitate to contact us.

Sincerely,

For Property Developers LLC

  
Vinesh S Danak  
Title: Project Manager  
864 283 5434







## ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director  
John Ussery, PE, Assistant Director of Traffic

### PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 3330 Gibson Road (main address)

Tax Parcel Number: 084-1-013-01-0 (main parcel)

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No

Proposed Development Less Than 20 Lots (Circle One): Yes or No. If "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property:

1) Mason Road

2) Old McDuffie Road

3) \_\_\_\_\_

4) \_\_\_\_\_

Volume on each existing street (AADT):

1) 150

2) 4700

3) \_\_\_\_\_

4) \_\_\_\_\_

Level of Service (LOS) on each street:

1) A

2) C

3) \_\_\_\_\_

4) \_\_\_\_\_

Land Use Type / Code (ITE Trip Generation):

230

Basis for Calculation (sq ft, # units, etc.):

384 dwelling units

Trips Generated by Proposed Development:

2,232 (1,116 to each existing street)

Adjusted street volumes based on trips generated:

1) 1,266

2) 5,816

3) \_\_\_\_\_

4) \_\_\_\_\_

Projected Level of Service (LOS) on each street based on trips generated:

1) A

2) C

3) \_\_\_\_\_

4) \_\_\_\_\_

Augusta Engineering Department – Traffic Engineering  
452 Walker St, Ste 120 – Augusta, GA 30901  
(706) 821-1850 – Fax (706) 796-5045  
WWW.AUGUSTAGA.GOV

\* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

\*\* Utilize the website <https://dottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

\*\*\* Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

\*\*\*\* Use current edition of the ITE Trip Generation Manuals.

### Official Use Only

Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or N

Date of Review: 2-12-25

Signature of Traffic Engineer or Designee: John Ussery

Print Name: John Ussery

Title: Assistant Director

Augusta Engineering Department – Traffic Engineering  
452 Walker St, Ste 120 – Augusta, GA 30901  
(706) 821-1850 – Fax (706) 796-5045  
WWW.AUGUSTAGA.GOV



Planning Commission  
Z-25-07  
May 5, 2025

Multiple addresses on  
Gibson Road, Winn Drive  
and Tate Road

Aerial

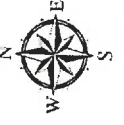
 Subject Property



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
4/8/2025 PE22633

Augusta, GA Disclaimer

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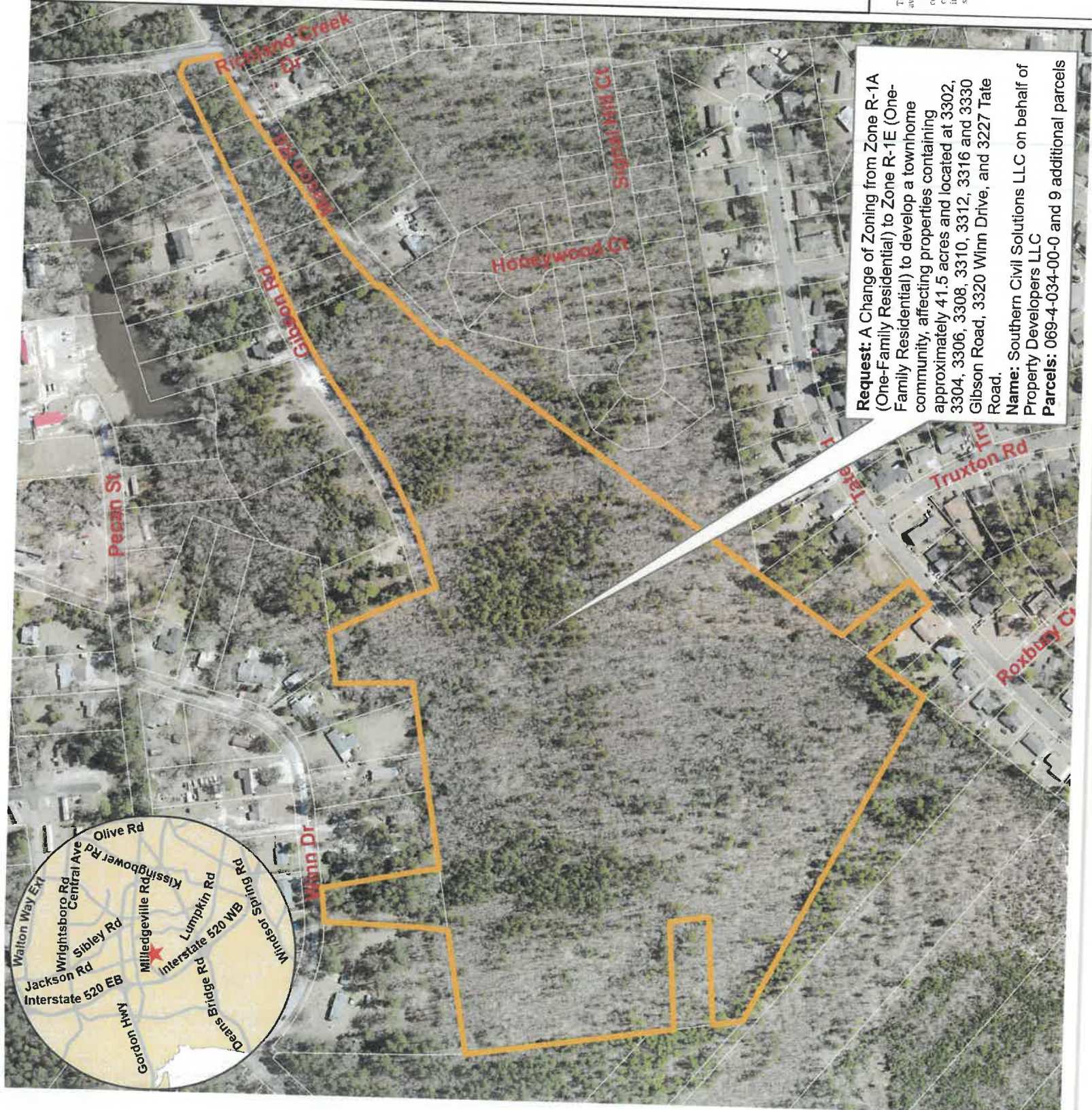


0 500 Feet

**Request:** A Change of Zoning from Zone R-1A (One-Family Residential) to Zone R-1E (One-Family Residential) to develop a townhome community, affecting properties containing approximately 41.5 acres and located at 3302, 3304, 3306, 3308, 3310, 3312, 3316 and 3330 Gibson Road, 3320 Winn Drive, and 3227 Tate Road.

**Name:** Southern Civil Solutions LLC on behalf of Property Developers LLC

**Parcels:** 069-4-034-00-0 and 9 additional parcels





Planning Commission  
SE-25-07  
May 5, 2025

2059 Central Avenue

Current Zoning

 Subject Property  
Zoning Classification

 B-1: Neighborhood  
Business

 P-1: Professional

 R-1: One Family  
Residential

 R-1C: One Family  
Residential



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0 150 Feet



**Request:** A Special Exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store affecting property containing approximately 0.52 acres located at 2059 Central Avenue.  
**Name:** N K Patel, LLC  
**Parcel:** 044-2-157-00-0

Planning Commission  
Z-25-07  
May 5, 2025

Multiple addresses on  
Gibson Road, Winn Drive  
and Tate Road

Future Zoning

 Subject Property

Zoning Classification

 A: Agriculture

 HI: Heavy Industry

 R-1A: One Family  
Residential

 R-1E: One Family  
Residential

 R-3C: Multiple-Family  
Residential

 R-MH: Manufactured  
Home Residential



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535 Telfair Street Suite 300  
Augusta, GA 30901  
4/8/2025 PE22633

Augusta, GA Dickinson

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0

500 Feet

