

Hearing Date: May 5, 2025

Case Number: Z-25-14

Applicant: Honesta Real Estate Group, LLC

Property Owner: MPL Construction

Property Address: 1312, 1314, 1408, and 1409 Steiner Avenue, and 1733 Mill Street

Tax Parcel No(s): 059-3-028-00-0, 059-027-00-0, 059-3-029-00-0, 059-3-001-00-0, & 059-3-026-00-0

Current Zoning: PUD (Planned Unit Development)

Fort Eisenhower Notification Required: N/A

Commission District 2: Stacy Pulliam

Super District 9: Fracine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amend PUD (Planned Unit Development) Conditions	Mixed-Use Development	Section 19-1

SUMMARY OF REQUEST:

This case involves 5 vacant parcels covering approximately 24 acres near the Turpin Hill neighborhood. These parcels are identified on the conceptual plan as Tracts A – E. The applicants request to develop a mixed-used development that consists of single-family attached/detached housing, multi-family apartments and various commercial uses. The site directly abuts M L King Jr. Boulevard, Steiner Avenue, Clay Street, Anderson Avenue, Garrett Lane and a portion of Mill Street right-of-way. A mill operated on the site for many years, and it is believed that hazardous materials may have contaminated the soil. The present applicant for the properties envisions an entirely new development and seeks to amend nearly all conditions of the previously approved PUD. As a result, the site requires some environmental cleanup. The concept plan presented with the rezoning application proposes the following:

- 5-story apartment w/ ground floor retail
- 5-story parking garage
- 4-story apartment loft
- 3-story retail/medical office
- 2-story event space (approx. 4,000 sf) and restaurant (approx. 4,000 sf)
- Townhome units
- Single-family lots
- Dining patio

- Wine bar (appx. 4,000 sf)
- Central Park
- Clubhouse w/ café (5,500 sf)
- Office (5,500 sf)
- Detention area
- Pocket and dog parks

The conceptual plan identifies three POD areas:

- POD A – approx. 6.04 acres and allows for mixture of multi-family apartment and commercial development
- POD B – approx. 8.10 acres and allows for mixture of multi-family apartment and light commercial development
- POD C – approx. 9.86 acres and allows for attached and detached single-family residential and light commercial development

COMPREHENSIVE PLAN CONSISTENCY:

The proposed development is located near the Turpin Hill neighborhood area which is part of the Old Augusta character area. This neighborhood was established prior to the 1940s and reflects the major characteristics of a traditional neighborhood. The older city neighborhoods have a predominance of single-family detached units on lots of similar size, residential uses separated from other uses, varied street patterns with sidewalks and limited off-street parking opportunities. The 2018 Comprehensive Plan recommends low-density, single-family development in areas where it is already the predominant land use. The applicant's proposal is compatible with the surrounding development patterns in the area.

FINDINGS:

1. The properties remain vacant, undeveloped land.
2. The Augusta Commission approved the rezoning request from R-1C (One-family Residential) and LI (Light Industrial) to PUD (Planned Unit Development) in January 2024, with the following conditions:
 - Permitted uses of the site be limited to single-family attached/detached housing, multi-family apartments, retail, professional office, restaurants and a fitness or recreational center.
 - The development shall be limited to no more than 47 detached housing units, 64 single-family-attached townhome housing units, 122 multi-family apartments and 5,400 square feet of commercial space.
 - The total height of attached/detached residential buildings cannot exceed 2 ½ stories or 45 feet. The height of the proposed mixed-use building cannot exceed 6 stories or 72 feet.
 - The overall density of the site shall not exceed 10.5 units per acre.
 - The total commercial space shall occupy at least 5,400 gross square feet in area.

- Single-family residential lots shall maintain a minimum front setback of 15 feet, side setbacks of 7.5 feet and a rear setback of 20 feet (townhomes) / 20% lot depth (detached units). The multi-family parcel shall maintain a minimum front setback of 30 feet, side setbacks of 10 feet and a rear setback of 25'.
- 3.99 acres or 18% of the overall site shall be dedicated to public open space.
- The maximum coverage for each lot shall be 70%, which does include parking and similar surface improvements. The residential attached/detached units must adhere to the lot coverage requirements outlined in Section 8-1 of the Comprehensive Zoning Ordinance.
- A fence or screen wall in the required front yard shall not exceed 4 feet in height and no more than 6 feet in any side or rear yards.
- Outdoor storage in the area comprised of attached/detached residential units shall reflect Section 8-1 of the Comprehensive Zoning Ordinance. Any outdoor storage on the mixed-use site shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.
- No signage permitted in the area comprised of residential attached/detached units. No freestanding signs permitted anywhere on the site. Building or wall mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project more than 5 feet from the building wall it is attached except for canopy or awning mounted signs. Window signs may not occupy more than 20 percent of the area of any window.
- Install/improve sidewalks on all new and existing streets adjacent to the site to meet the latest adopted ADA standards.
- New curb cuts must be permitted and comply with the standards of Augusta Traffic Engineering Department.
- The required off-street parking provided for the site must comply with Section 4-2 of the Comprehensive Zoning Ordinance.
- Lighting in the parking lot should be directed away from nearby residences.
- Completion of Environmental Phase II study prior to issuance of a land disturbance/grading permit.
- Final building elevations and materials of the proposed structures are subject to design review.
- Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
- Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
- Building elevations must reflect those presented with this application.
- Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.

3. The applicant seeks rezoning to a PUD to develop a mixture of single-family attached/detached housing, multi-family apartments and various commercial uses.
4. The conceptual site plan identifies the following density requirements:
 1. POD A has a max residential density of 36 units/ac (or 218 units) and a commercial intensity of 7,500 sf/ac (or 45,300 sf)
 2. POD B has a max density of 12 units/ac (or 98 units) and a commercial intensity of 4,500 sf/ac (or 36,450 sf)
 3. POD C shall have a max density of 6 units/ac (or 60 units) and a commercial intensity of 1,000 sf/ac (or 9,860 sf)
5. A total of 549 parking spaces will be provided for this development. Surface parking lots will accommodate much of the required off-street parking for multi-family and commercial uses in the PODs A and B. Many single-family residences will have garages and driveways to provide 2 spaces per dwelling unit. Residential units that do not have garages will have wider, 16-foot-wide driveways. Guest parking required for the townhomes will be available with on-street parking measured within 300 feet of each unit.
6. The plan calls for buffers and 10-foot street yards along some road frontages:
 - a. MLK Jr Boulevard – 10' Street yard
 - b. Steiner Avenue – No Buffer
 - c. Garrett Lane – No Buffer
 - d. Clay Street (POD B) – No Buffer
 - e. Clay Street SFD (POD B) – 10' Street yard
 - f. Clay Street (POD C) – 10' Street yard
 - g. Anderson Avenue – 10' Street yard
 - h. Existing residential – 10' Landscape buffer
 - i. Existing railroad – 10' Landscape buffer
 - j. Commercial to Residential – 10' Landscape buffer
7. Augusta Transit lines run along M L King Jr. Boulevard and Mill Street.
8. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, M L King Jr. Boulevard is identified as a minor arterial street, Mill Street is identified as a collector street and Steiner Avenue, Clay Street and Anderson Avenue are considered local or minor roads.
9. A Phase I Environmental study, which was completed in September 2023, assessed potential contamination levels of the site. Based on the report there was no tangible evidence of contaminants found onsite, however, it is believed that remnants of chemicals used to process cotton at the facility are not easily degraded and possibly remain onsite. A stockpile of broken up asphalt must be removed from the subject property to an appropriate landfill.
10. Results of the Phase II Environmental study found that although numerous contaminants were identified in the soil, none were above levels requiring notification to the State of Georgia by the Hazardous Site Response Act (HSRA).
11. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
12. According to the Augusta-Richmond County GIS Wetlands Layer there are no national wetlands located on the properties.

13. This rezoning is consistent with aspects of the 2023 Comprehensive Plan which supports revitalization of vacant and underutilized lots and greater housing opportunities.
14. At the time of completion of this report, staff have received a few inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- From a traffic point of view, no major issues this proposed design. A traffic will be necessary to determine the improvements for existing roadways.

Engineering Comments:

- From a stormwater perspective, there is no detention proposed for any of the "pods" and since all the space in this area is being used this will pose a problem. For zoning, there may be an issue regarding the street trees as we don't allow planting in the ROW. If those trees become a condition, we then have a conflict. There are a few more items I see, but nothing that would affect the zoning.

Utilities Comments:

- There are multiple water and sewer lines in the area that are available for their use. They need to make sure that when they are laying out the lots that they accommodate AUD requirements on water and sewer service and main locations. Also need to be aware that there will be no phasing of this project they will need to only submit what they want to be built and installed on the plan. Showing an overall site layout is ok but what is shown on the plans will need to be built and accepted before CO or release of the project occurs.

Fire Comments:

- No issues other than showing hydrant locations for fire protection.

RECOMMENDATION: The Planning Commission recommends Approval of the zoning request with the following conditions:

1. Permitted uses of the site be limited to single-family attached/detached housing, multi-family apartments and commercial uses. Liquor stores, self-storage facilities, convenience stores, recreational vehicle parks, pawn shops and automobile service shops are not permitted uses.
2. The total height of proposed buildings and parking garage shall not exceed 72' or 6 stories in POD A, 48' or 4 stories in POD B and 35' or 3 stories in POD C. The height and location of each building must substantially conform with the conceptual site plan submitted with this application.
3. The density requirements of the site are as follows:
 - a. POD A shall have a max residential density of 36 units/ac (or 218 units) and a commercial intensity of 7,500 sf/ac (or 45,300 sf)
 - b. POD B has a max density of 12 units/ac (or 98 units) and a commercial intensity of 4,500 sf/ac (or 36,450 sf)

- c. POD C shall have a max density of 6 units/ac (or 60 units) and a commercial intensity of 1,000 sf/ac (or 9,860 sf)
4. Parking shall be provided at the unit rates defined below:
 - a. Single-family detached residential - 2 spaces per unit
 - b. Multi-family apartments - 1.5 spaces per unit
 - c. Attached townhomes - 2 spaces per unit + 0.25 guest spaces per unit
 - d. All commercial spaces - 1 per 350 square foot gross area
5. The following building separation and setbacks shall apply:
 - a. Single story buildings: 10' from nearest structure
 - b. Two and three story buildings: 15' from nearest structure
 - c. Four story buildings: 20' from nearest structure
 - d. Five story buildings: 30' from nearest structure
 - e. Building setbacks for the development shall be as follows:
 - POD A
 - MLK Jr Boulevard – 30' Front Setback
 - Existing railroad – 15' Setback
 - Steiner Avenue – 5' Front Setback
 - POD A to Existing Residential – 15' Setback
 - Interior property lines to all uses – 0' Setback
 - POD B
 - Townhome – 5' perimeter setback
 - Apartment – 5' perimeter setback
 - Commercial – 5' perimeter setback
 - Single-family detached:
 - 5/15' Front
 - 5' Side
 - 15' Rear
 - POD C
 - Single-family detached:
 - 5/15' Front
 - 5' Side
 - 15' rear
 - Amenity/commercial use: 10' perimeter setback
6. The development must adhere to the following buffer and street yard requirements:
 - a. MLK Jr Boulevard – 10' Street yard
 - b. Steiner Avenue – No Buffer
 - c. Garrett Lane – No Buffer
 - d. Clay Street (POD B) – No Buffer
 - e. Clay Street SFD (POD B) – 10' Street yard
 - f. Clay Street (POD C) – 10' Street yard
 - g. Anderson Avenue – 10' Street yard
 - h. Existing residential – 10' Landscape buffer
 - i. Existing railroad – 10' Landscape buffer

- j. Commercial to Residential – 10' Landscape buffer
7. A minimum of 15% of the overall site shall be dedicated to public open space.
 8. The maximum lot coverage for the single-family lots shall be 50 percent.
 9. A fence or screen wall in the required front yard shall not exceed 4 feet in height and no more than 6 feet in any side or rear yards.
 10. Outdoor storage in the area comprised of attached/detached residential units shall reflect Section 8-1 of the Comprehensive Zoning Ordinance. Any outdoor storage on the mixed-use site shall be limited to enclosed buildings or screening with a 6-foot wood privacy fence or masonry wall.
 11. No signage permitted in the area comprised of residential attached/detached units. No freestanding signs permitted anywhere on the site. Building or wall mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project more than 5 feet from the building wall it is attached except for canopy or awning mounted signs. Window signs may not occupy more than 20 percent of the area of any window.
 12. Install/improve sidewalks on all new and existing streets adjacent to the site to meet the latest adopted ADA standards.
 13. New curb cuts must be permitted and comply with the standards of Augusta Traffic Engineering Department.
 14. Lighting in the parking lot be directed away from nearby residences.
 15. Final building elevations and materials of the proposed structures are subject to design review.
 16. Minor changes to an approved PUD site plan may be handled administratively by the Planning Director.
 17. Any changes deemed major will trigger the need to amend the original PUD site plan and require Augusta Commission approval.
 18. Building elevations must reflect those presented with this application.
 19. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, 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.



CRANSTON

CranstonEngineering.com

452 Ellis Street Augusta, Georgia 30901
PO Box 2546 Augusta, Georgia 30903
706.722.1588

February 24, 2025

Mr. Kevin Boyd
Augusta Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Re: Whitney Park Mixed-Use Development
Request to modify PUD
Augusta, Georgia
Our File No. 2024-0272

Dear Kevin,

We are submitting this letter on behalf of the developer to be placed on the Planning Commission agenda for April's meeting. This application is a request to modify the previously approved PUD for TMPs 059-3-001-00-0, 059-3-029-00-0, 059-3-028-00-0, 059-3-027-00-0 and 059-3-026-00-0. Please find the following documents enclosed:

- Rezoning Application;
- 3 General Development Plan Narratives;
- 4 General Development Plans;
- 4 Master Plans;
- Current Plats;
- Deed;
- Floor Plans;
- Building Elevations;

The proposed development will include single-family residential lots for both detached and attached housing, multi-family apartments, and various commercial uses. The General Development Plan in conjunction with the General Development Plan Narrative outlines the Intent of the project, as well as the standard design requirements. We have also provided a master plan prepared by DLR group that shows a layout of the potential development in compliance with the PUD. The proposed modification to the PUD is in general accordance with the land use previously approved. This includes three various types of residential uses and commercial establishments which permits a zoning of the properties to the PUD district.

We trust that the information provided is suitable for your review and approval. Should you have any questions concerning this matter, please do not hesitate to contact us at your convenience.

Sincerely,

CRANSTON LLC

A handwritten signature in dark ink, appearing to read "Burt Fine", written in a cursive style.

Burt Fine

BSF/bsf
Enclosures

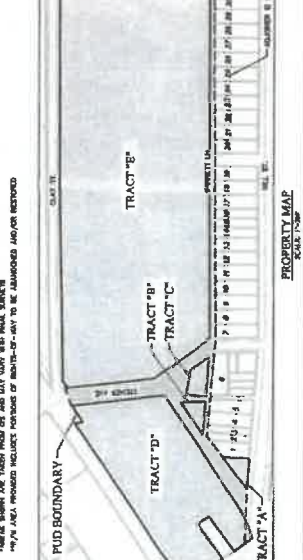


LAND USE TABLE

TRACT	AREA (AC)	PERMITTED USE	MAX. RESIDENTIAL DENSITY	MAX. COMMERCIAL DENSITY
TRACT A	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT B	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT C	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT D	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC

PROPERTY DATA

TRACT	AREA (AC)	PERMITTED USE	MAX. RESIDENTIAL DENSITY	MAX. COMMERCIAL DENSITY
TRACT A	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT B	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT C	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT D	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC



PROJECT DATA

TRACT	AREA (AC)	PERMITTED USE	MAX. RESIDENTIAL DENSITY	MAX. COMMERCIAL DENSITY
TRACT A	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT B	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT C	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT D	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC

ADJOINING PROPERTY DATA

TRACT	AREA (AC)	PERMITTED USE	MAX. RESIDENTIAL DENSITY	MAX. COMMERCIAL DENSITY
TRACT A	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT B	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT C	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC
TRACT D	10.0	RESIDENTIAL	10 UNITS/AC	2000 SF/AC



LEGEND

- PROJECT BOUNDARY
- LAND USE BOUNDARY
- PROPOSED PAV
- PROPOSED LOT LINE

PROJECT DATA

TRACT A: 10.0 AC, RESIDENTIAL, 10 UNITS/AC, 2000 SF/AC

TRACT B: 10.0 AC, RESIDENTIAL, 10 UNITS/AC, 2000 SF/AC

TRACT C: 10.0 AC, RESIDENTIAL, 10 UNITS/AC, 2000 SF/AC

TRACT D: 10.0 AC, RESIDENTIAL, 10 UNITS/AC, 2000 SF/AC

ADJOINING PROPERTY DATA

TRACT A: 10.0 AC, RESIDENTIAL, 10 UNITS/AC, 2000 SF/AC

TRACT B: 10.0 AC, RESIDENTIAL, 10 UNITS/AC, 2000 SF/AC

TRACT C: 10.0 AC, RESIDENTIAL, 10 UNITS/AC, 2000 SF/AC

TRACT D: 10.0 AC, RESIDENTIAL, 10 UNITS/AC, 2000 SF/AC

GENERAL DEVELOPMENT PLAN

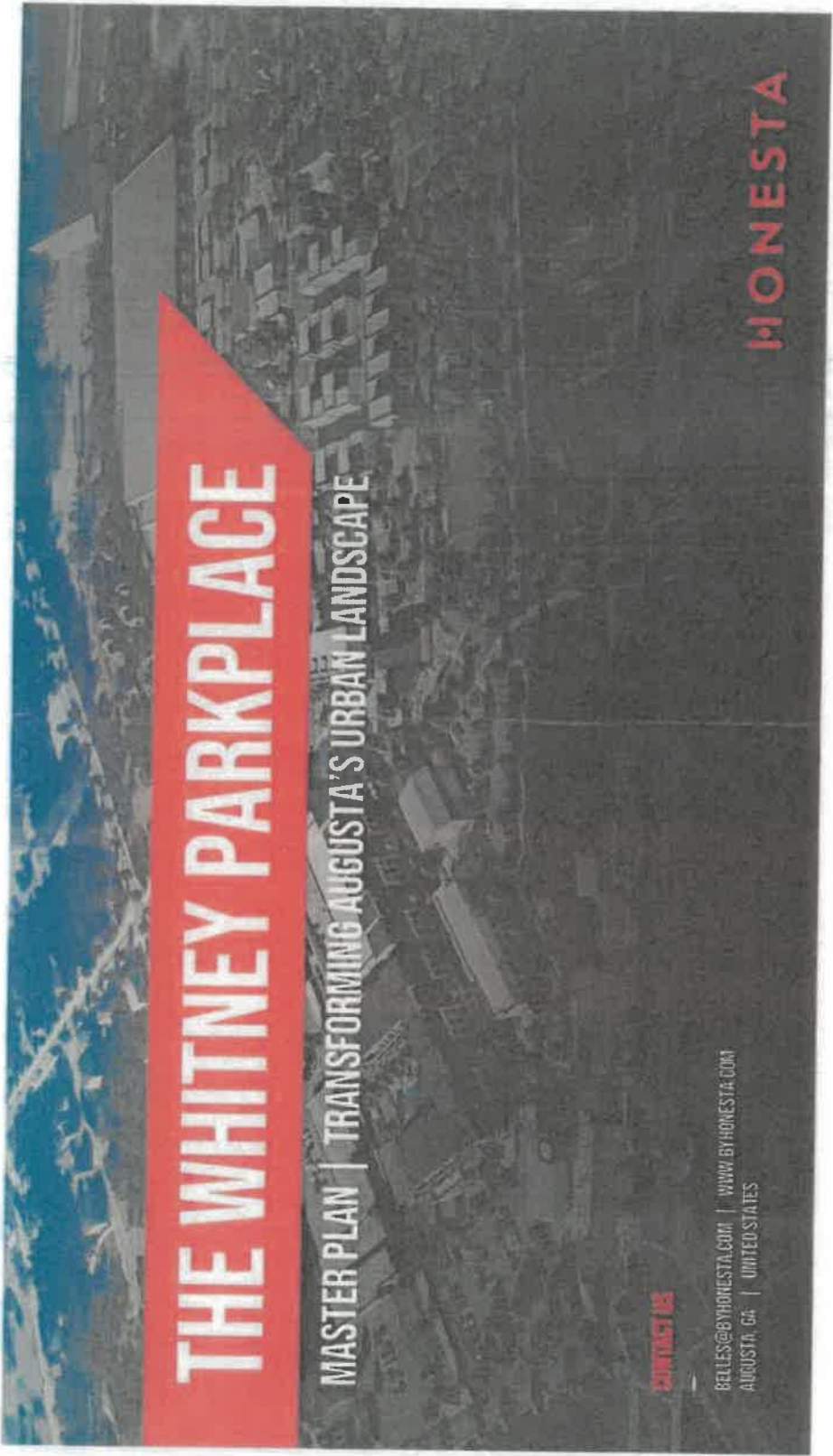
WHITNEY PARK PLANNED DEVELOPMENT

AUGUSTA, GA

SCALE: 1" = 40'

PREPARED BY: [Signature]

CRANSTON



THE WHITNEY PARKPLACE

MASTER PLAN | TRANSFORMING AUGUSTA'S URBAN LANDSCAPE

CONTACT US

BELLES@BYHONESTA.COM | WWW.BYHONESTA.COM
AUGUSTA, GA | UNITED STATES

HONESTA



THE WHITNEY PARK PLACE

Whitney Park Place represents a transformative vision for urban development in Augusta, Georgia. This project is a response to the growing demand for a community-centric approach to urban living, where residents can thrive in a thoughtfully designed environment that blends modern convenience with a sense of belonging.

ECONOMIC GROWTH THRIVING ECONOMY

Whitney Park Place will generate jobs during construction and long-term operations, providing opportunities for local workers and businesses. The development will also boost local tax revenues, contributing to Augusta's economic sustainability.

SOCIAL IMPACT INCLUSIVE LIVING

This community offers diverse housing options making it accessible for families and individuals from all walks of life. By prioritizing inclusivity, Whitney Park Place strengthens the fabric of the neighborhood.

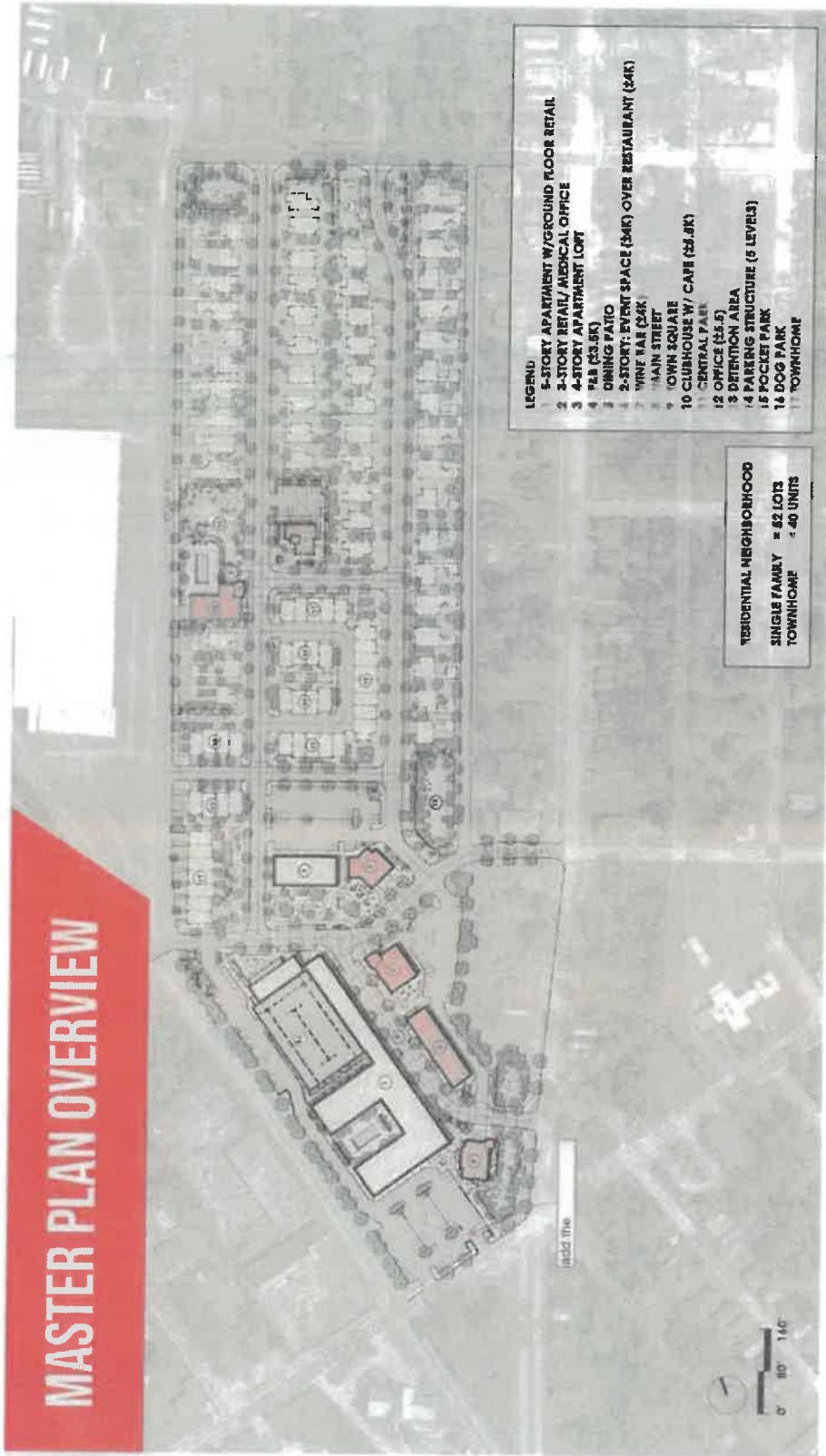
COMMUNITY PRIDE CONNECTED SPACES

Public art and communal gathering areas will create a vibrant environment where residents feel a sense of belonging. These thoughtful designs will inspire engagement and enrich the neighborhood's identity.

ENHANCED SAFETY SECURE NEIGHBORHOOD

The addition of a police substation ensures proactive safety measures, fostering a secure environment for all residents and visitors. This commitment to safety builds trust and peace of mind within the community.

MASTER PLAN OVERVIEW



WHITNEY SQUARE

A VIBRANT HUB OF CONNECTIVITY & COMMUNITY

Whitney Square is more than just a development—it's a thoughtfully designed, pedestrian-friendly destination that reimagines connectivity and urban vitality. Anchored by activated public space, flowing walkways, and seamless transit integration, this dynamic mixed-use hub creates a sense of place where people gather, explore, and engage. With a blend of retail, residential, and transit-oriented uses, Whitney Square is designed to enhance walkability, encourage social interaction, and create a vibrant cultural zone—one that not only serves its community but also becomes a regional draw through economic and cultural growth.

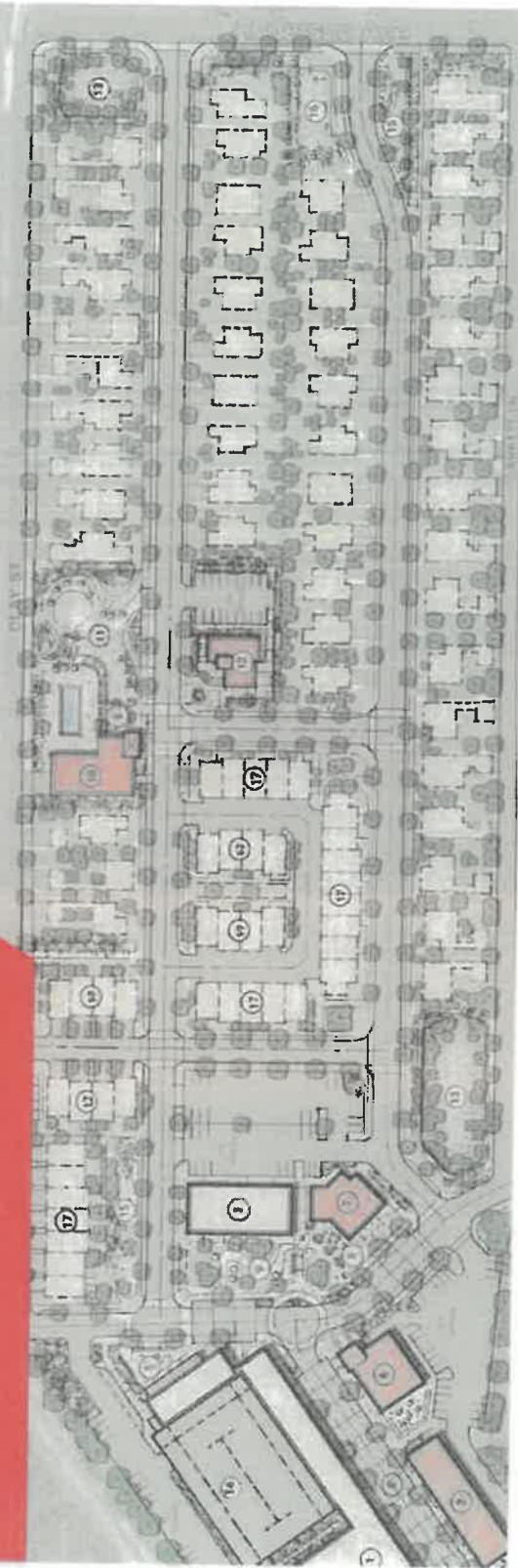
Total Residential Units : 220
Total Commercial : 57,000 GSF
Police-Sub Station : 1,600 GSF
Total Parking Provided: 549

- LEGEND:
- 1 4-STORY APARTMENT W/GROUND FLOOR RETAIL
 - 2 3-STORY RETAIL / MEDICAL OFFICE
 - 3 4-STORY APARTMENT LOFT
 - 4 F&B (\$3.5K)
 - 5 DINING PATIO
 - 6 2-STORY EVENT SPACE (\$4K) OVER RESTAURANT (\$4K)
 - 7 WINE BAR (\$4K)
 - 8 MAIN STREET
 - 9 TOWN SQUARE
 - 10 CLOTHING W/ CAFE (\$5.5K)
 - 11 OFFICE (\$5.5K)
 - 12 OFFICE (\$5.5K)
 - 13 DETENTION AREA
 - 14 PARKING STRUCTURE (8 LEVELS)
 - 15 POCKET PARK
 - 16 DOG PARK
 - 17 TOWNHOME



WHITNEY PARKSIDE

A WALKABLE, CONNECTED COMMUNITY



SINGLE FAMILY LOTS: 52 LOTS
TOWNHOMES: 40 UNITS

Interwoven with walking pathways, the neighborhood fosters seamless connectivity to Whitney Square, ensuring residents can easily access vibrant retail, dining, and social spaces. At the heart of the community lies a scenic park, complete with a children's play area and open spaces for neighborly gatherings and events. Nestled within the park, a charming café serves as a local gathering spot, while the Honesta Office and Sales Center provides a welcoming gateway for future homeowners.

AERIAL VIEW



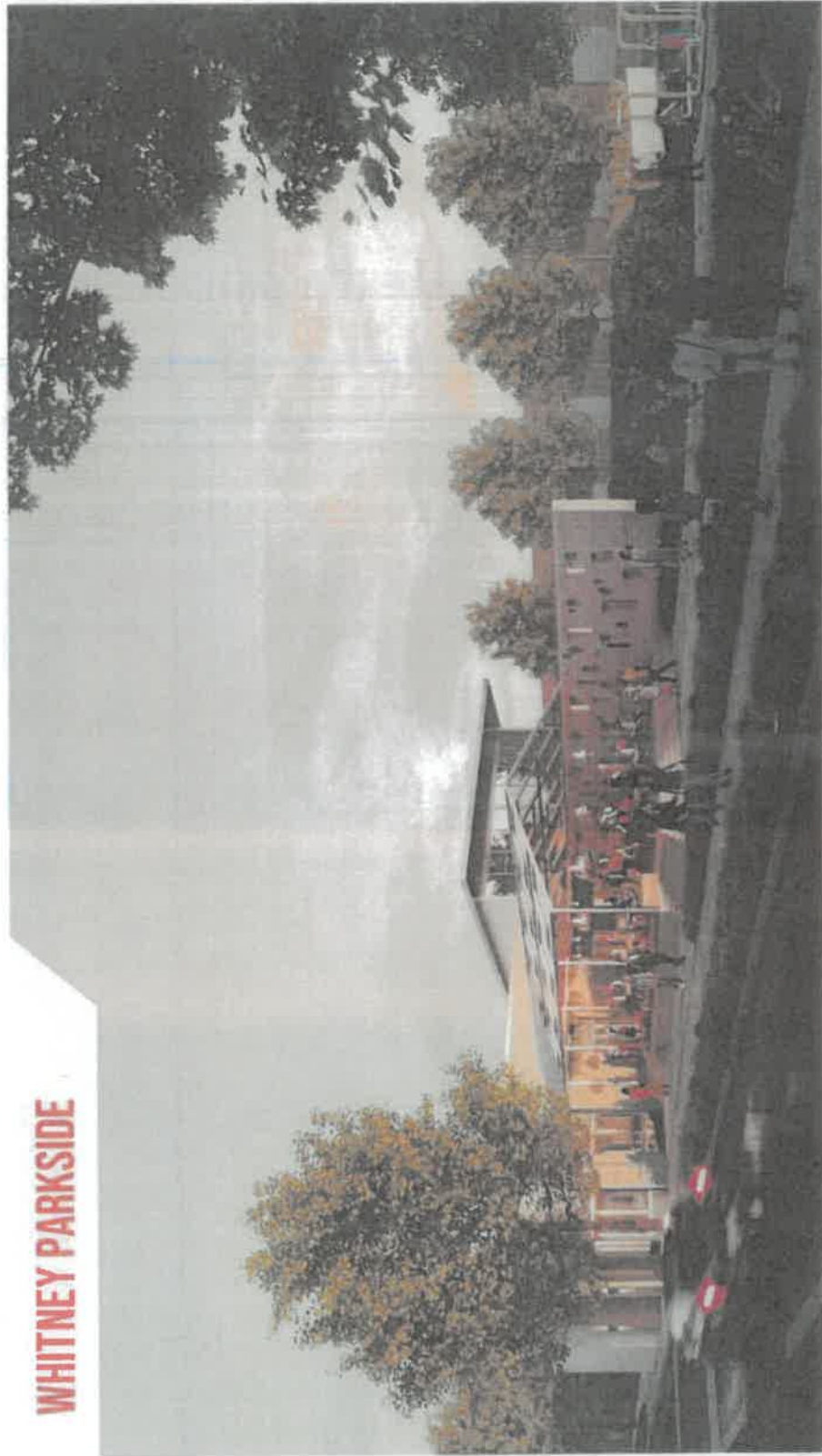


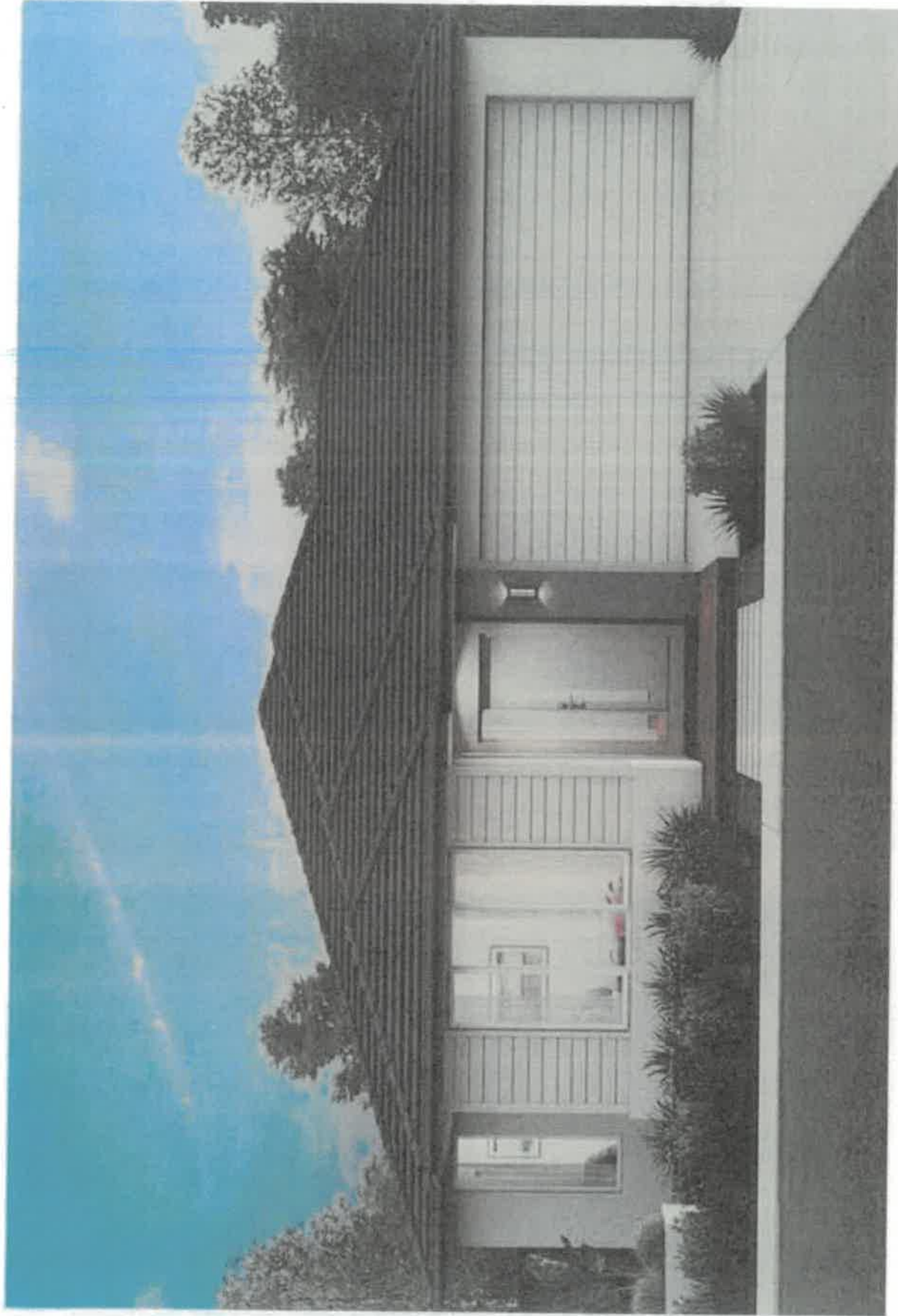
WHITNEY SQUARE

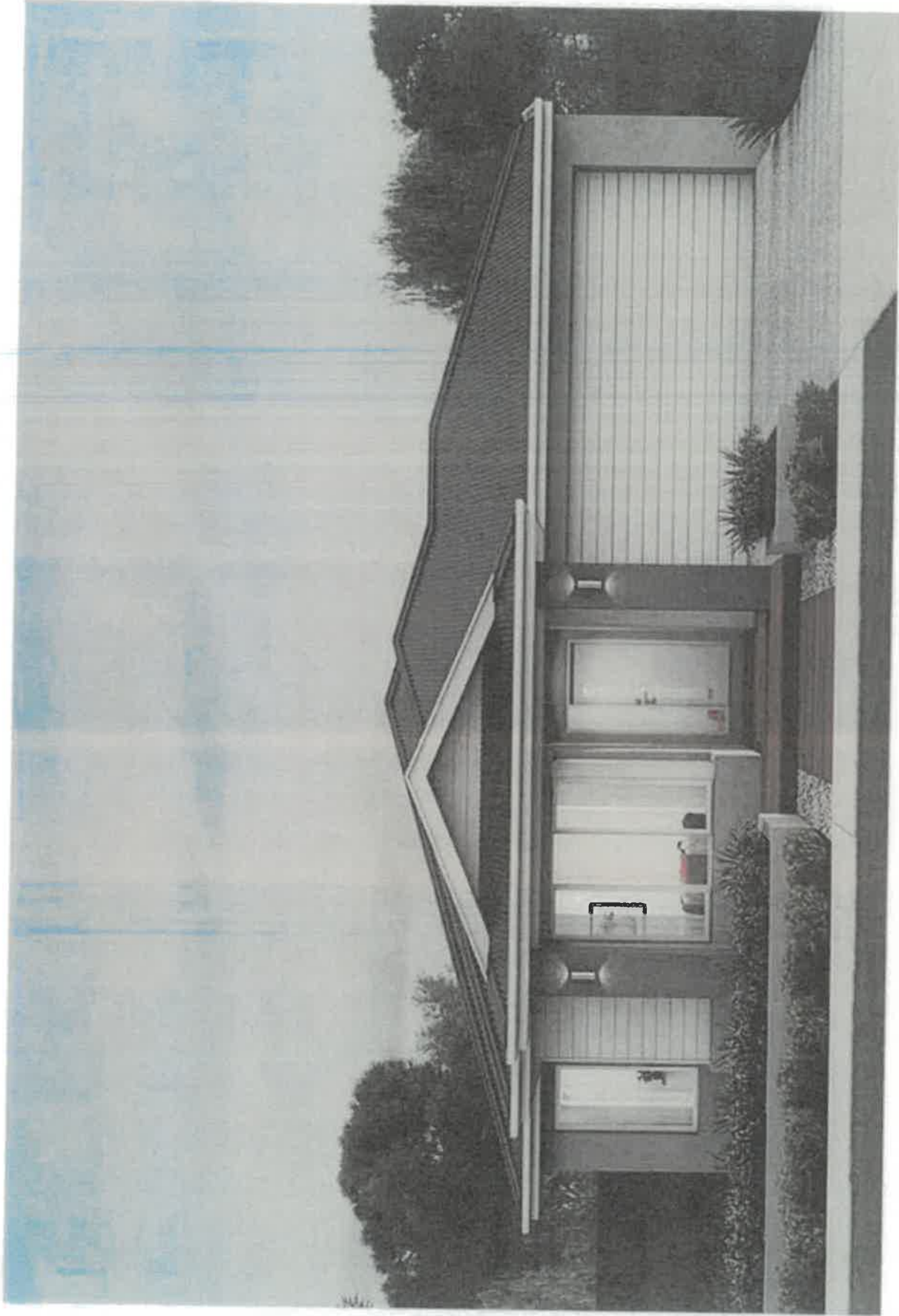
WHITNEY SQUARE

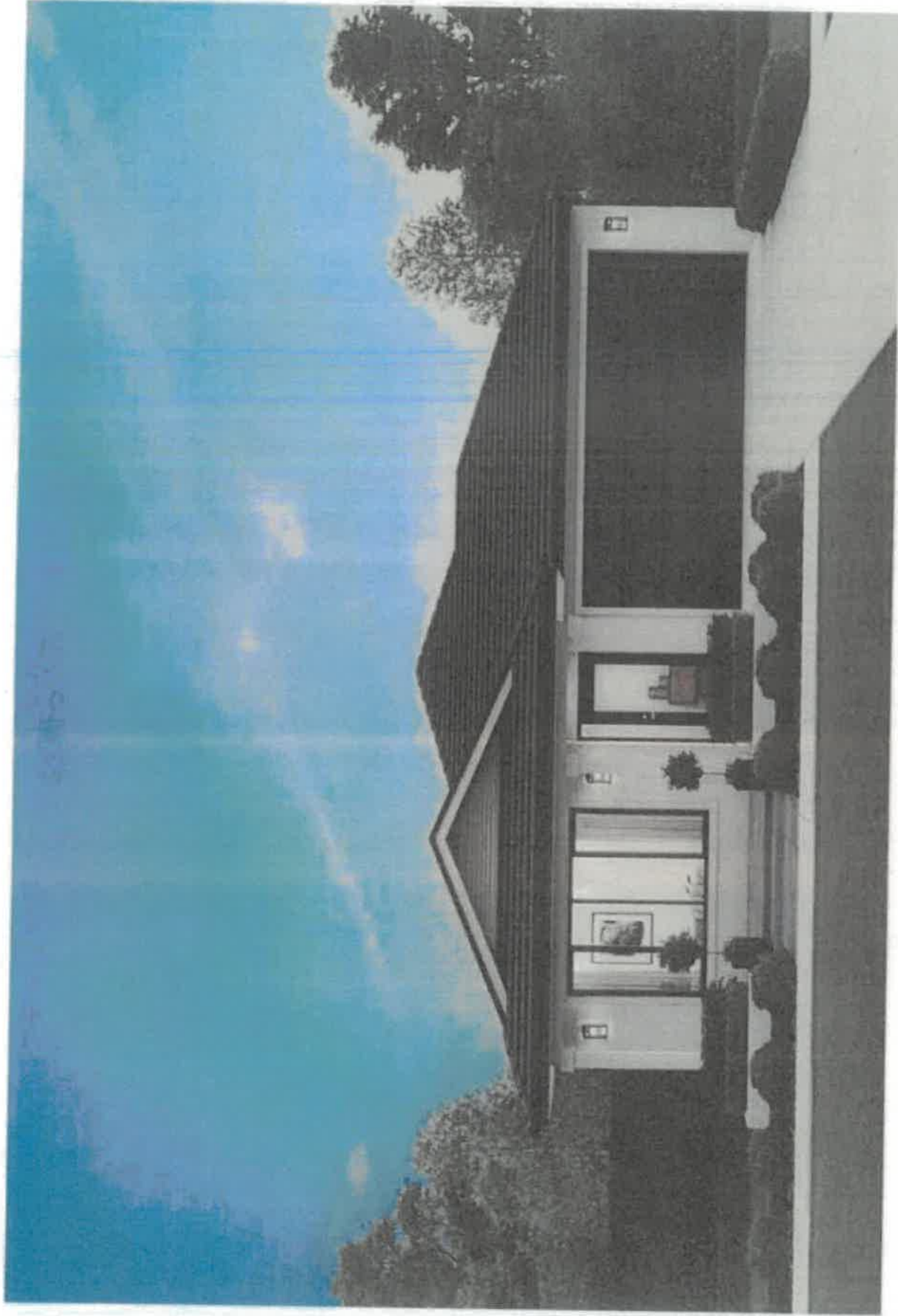


WHITNEY PARKSIDE

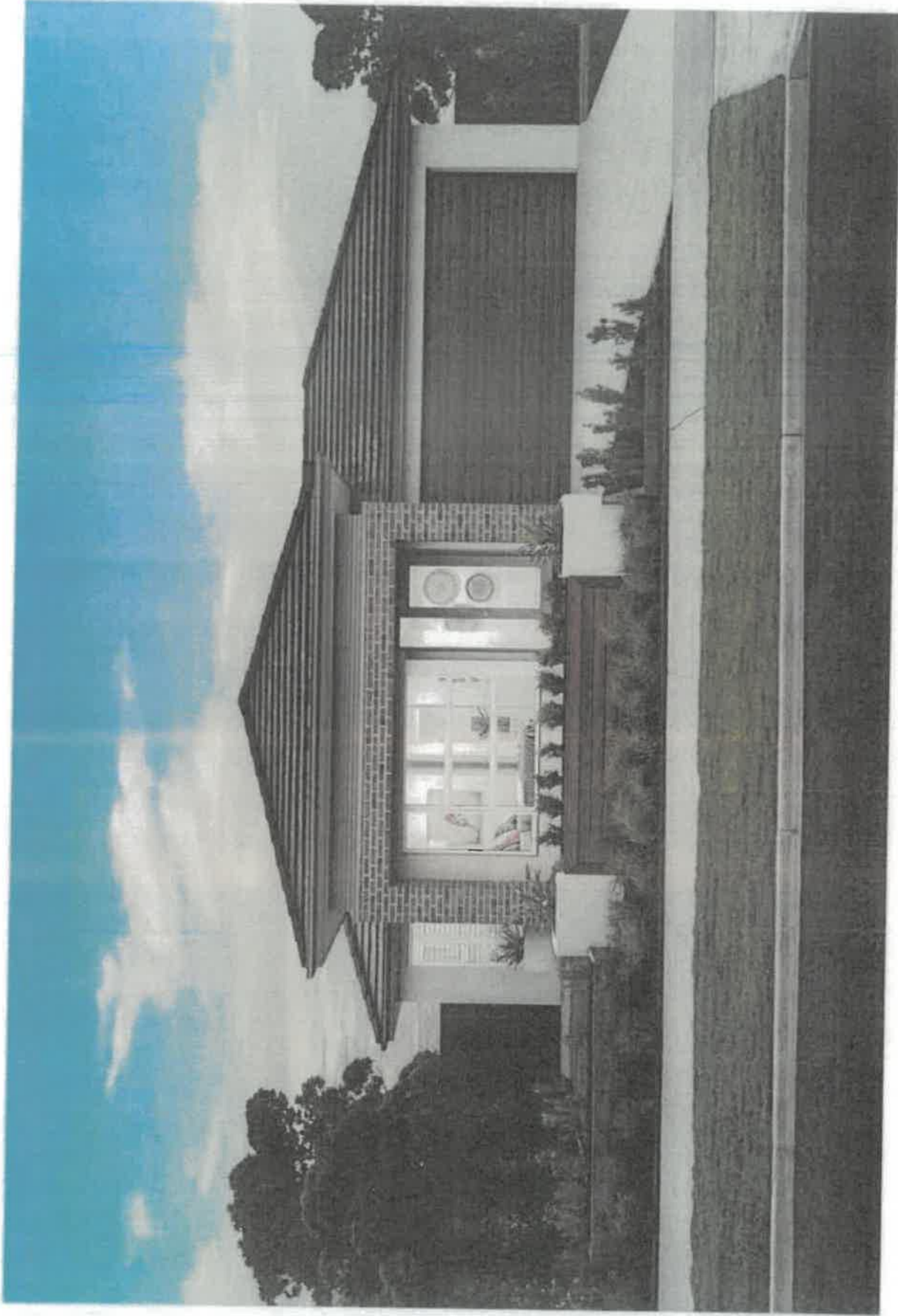






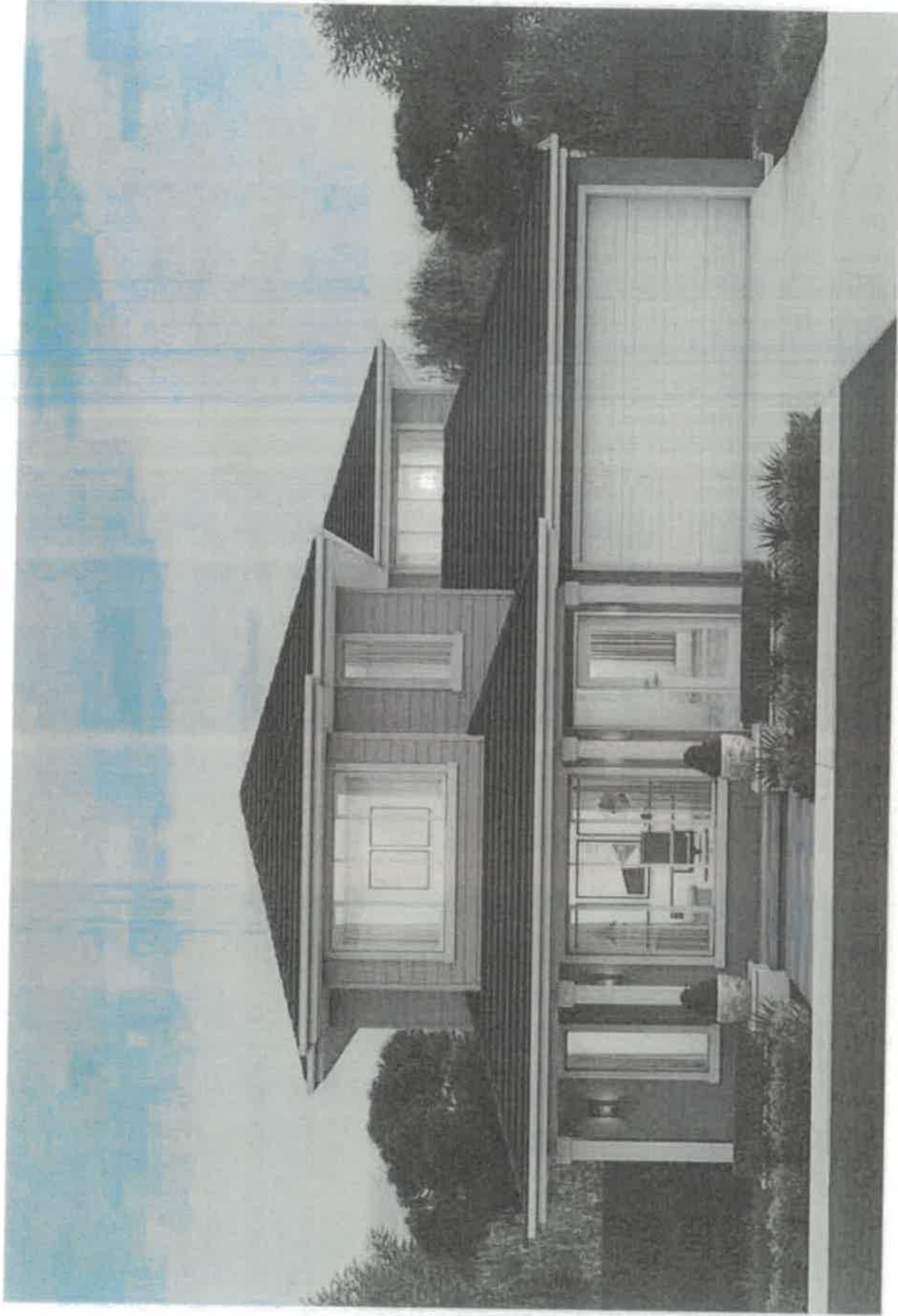






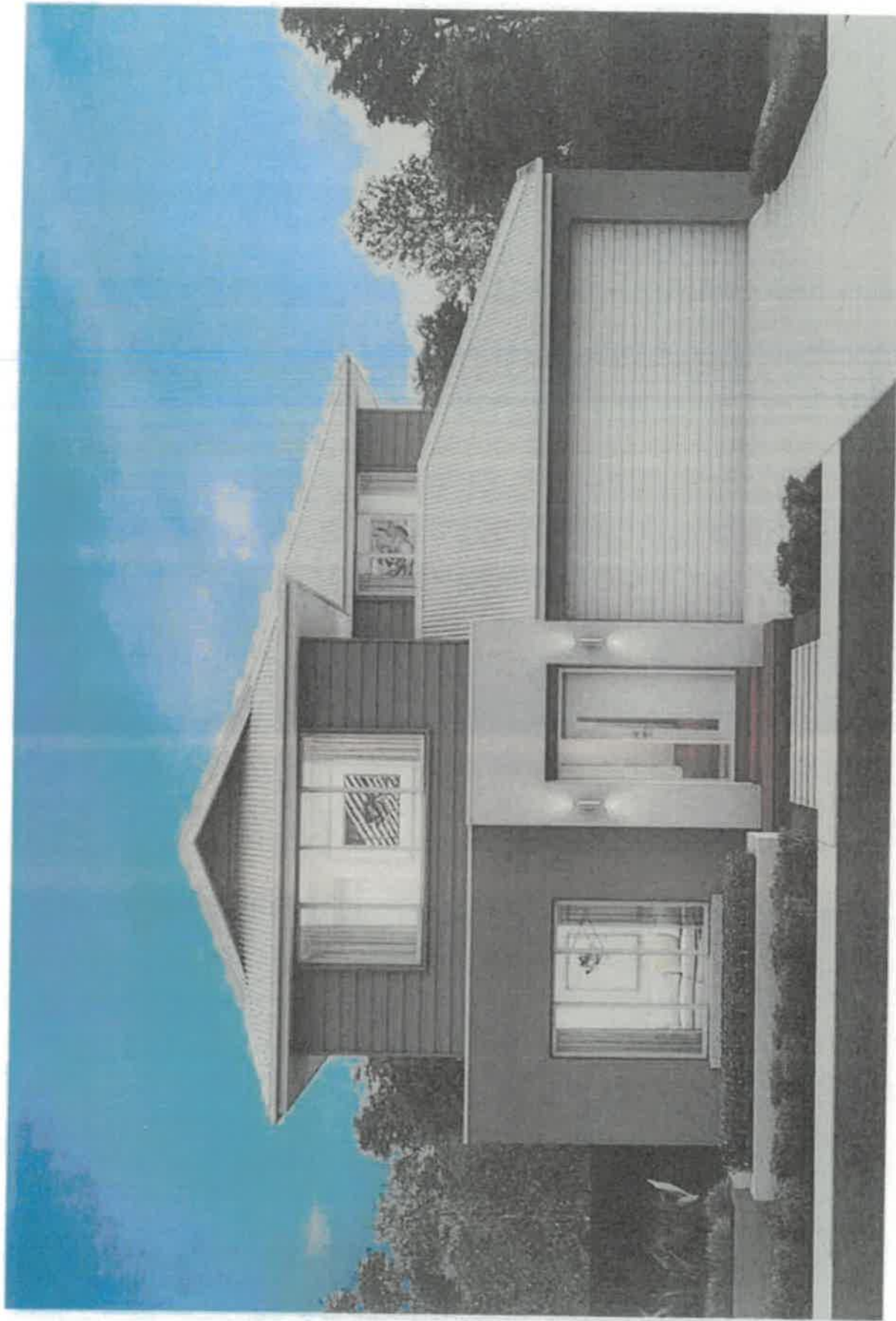














**Planning Commission
Z-25-14
May 5, 2025**

**1312, Steiner Avenue and
Multiple addresses**

Current Zoning



Subject Property

Zoning Classification

- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- LI: Light Industry
- P-1: Professional
- PUD: Planned Unit Development
- R-1A: One Family Residential
- R-1B: One Family Residential
- R-1C: One Family Residential
- R-1E: One Family Residential
- R-2: Two Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential



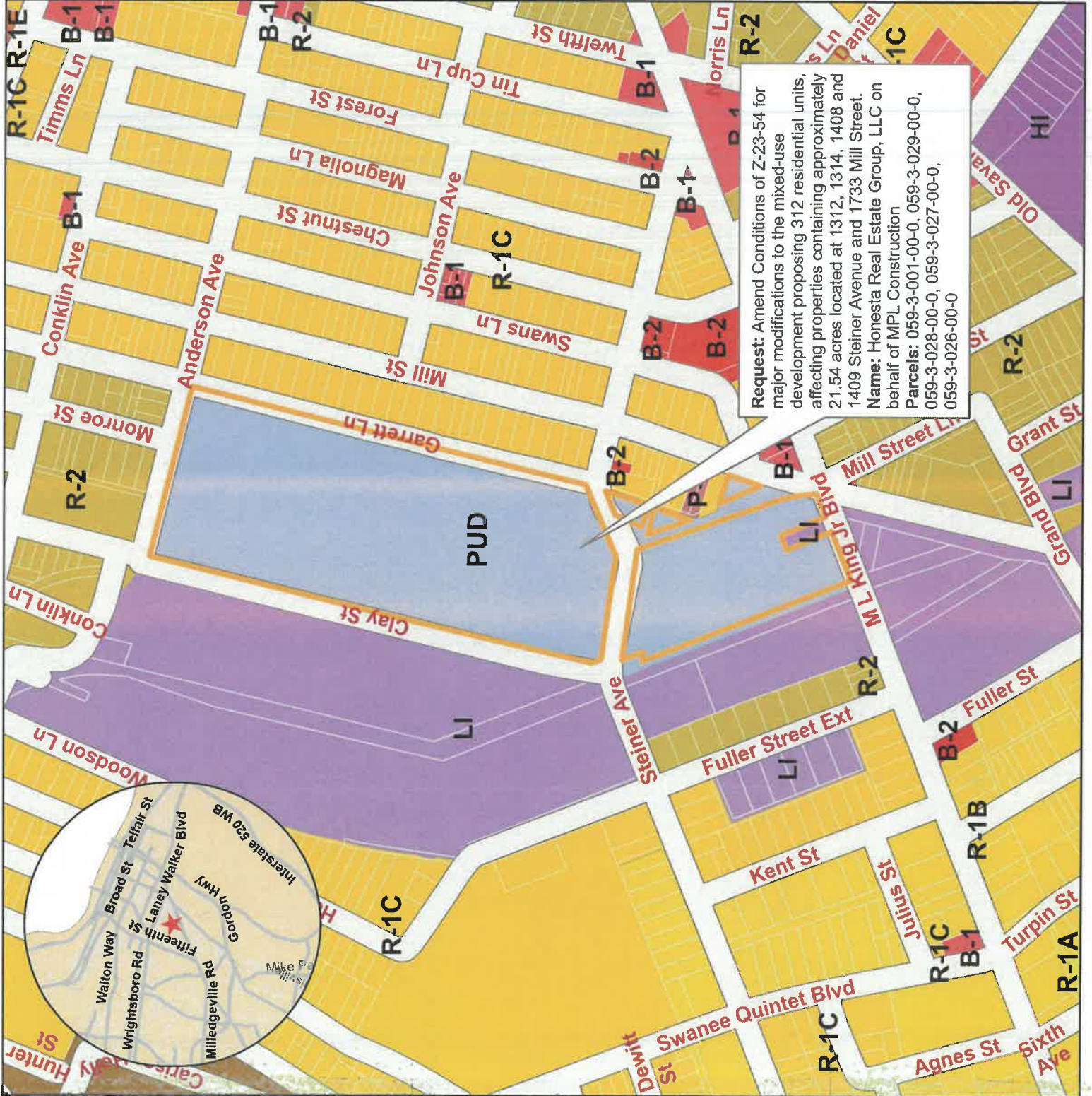
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/8/2025 PE22633

Augusta, GA Disclaimer

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0 500 Feet



Planning Commission
Z-25-14
May 5, 2025

1312, Steiner Avenue and
Multiple addresses

Aerial

Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/7/2025 PE22633

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0 500 Feet



Request: Amend Conditions of Z-23-54 for major modifications to the mixed-use development proposing 312 residential units, affecting properties containing approximately 21.54 acres located at 1312, 1314, 1408 and 1409 Steiner Avenue and 1733 Mill Street.
Name: Honesta Real Estate Group, LLC on behalf of MPL Construction
Parcels: 059-3-001-00-0, 059-3-029-00-0, 059-3-028-00-0, 059-3-027-00-0, 059-3-026-00-0

