

**Hearing Date:** May 5, 2025  
**Case Number:** SE-25-05  
**Applicant:** Ken Rayburn  
**Property Owner:** Ken Rayburn  
**Property Address:** 5250 Mike Padgett Hwy  
**Tax Parcel No(s):** 355-0-004-00-0  
**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	Recreational Area for Paintball Fields	Section 26-1(i)

#### SUMMARY OF REQUEST:

The petition seeks a special exception for a 28.1-acre tract located at 5250 Mike Padgett Highway. The property is in the A (Agriculture) zone. The parcel is currently vacant and remains undeveloped land. The applicant has plans to develop a recreational area which includes paintball fields for the sport of paintball.

#### COMPREHENSIVE PLAN CONSISTENCY:

The subject property is 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. Recreational areas are not allowed by right in the A (Agriculture) zone but may be granted with approval of a special exception.
1. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Mike Padgett Highway as a major arterial road.

2. Transit routes are not available in the immediate area.
3. Adjacent zoning districts surrounding the property include A (Agriculture) to the north, south and east and a mixture of B-1 (Neighborhood Business) and B-2 (General Business) zoned properties immediately to the west.
4. Section 26-1(j) 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:
  - The minimum size tract for a Recreational Area shall be fifty (50) acres. ***Does not comply, as the parcel is approximately 28.1 acres.***
  - A tract upon which a Recreation Area 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 acre in area. ***Complies, the property has approximately 658 feet of frontage along Mike Padgett Highway (right-of-way) and measures approximately 28.1 acres in total area.***
  - Structures shall be set back at least fifty (50) feet from any property line separating the subject property from residentially zoned or developed properties. ***Complies, the applicant does not intend to construct permanent structures. Limited changes are planned for the site, tents will be used but activities will largely occur out on the open field.***
  - Lighting shall be designed so that adjacent properties are not adversely affected. ***Complies, the applicant states paintball will only be played during daylight hours and there will be no need for outdoor lighting at the facility.***
  - Outdoor activities shall cease at 11:00 P.M. ***Complies, hours of operation are limited to 7:00 A.M. to 8:00 P.M.***
  - Recreational Areas and similar facilities shall be located at least one hundred (100) feet from contiguous properties zoned or developed for residential use. ***Complies, based on details of the site plan, a minimum 100-foot buffer is provided along all sides of the property.***
  - A plan illustrating compliance with the above requirements shall be submitted to Planning and Development. ***Complies, a detailed site plan was submitted to Planning and Development and all the above requirements have been met except that the parcel is less than 50 acres. However, given the rural nature of the area and lack of recreational opportunities in the South Richmond Character Area staff has determined that the proposed recreational area is compatible with the surrounding area.***
5. Nearly half of the property is located within the 100-year flood zone and 0.2 percent flood hazard area.
6. Roughly a third of the property is in the wetlands, extending from McBean Creek.
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 this application.

**ENGINEERING/UTILITIES COMMENTS:**

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- "No county water or sewer is available for this site."

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

1. Must comply with all related aspects of the Augusta Tree Ordinance.
2. A minimum 100-foot undisturbed buffer shall be maintained on all sides of the property.
3. Only the shooting of paintball guns is permitted on the property.
4. All patrons of the recreational area playing paintball must wear protective gear.
5. Any proposed lighting fixtures must be directed downward and not towards residential buildings.
6. Hours of operation shall be limited to 7:00 A.M. to 8:00 P.M.
7. 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.
8. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.
9. There shall be a fence installed along the side property line adjacent to the railroad.
10. All paint and paintball materials shall not be cleaned or discharged on land or any of the waterways adjacent to or on the property.
11. An environmental impact review must be completed by the Planning & Development Code Enforcement Division.

*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.*

The intent for use of my property located at 5250 Mike Padgett Highway would be as a recreational area specifically for the playing of paintball. This area would be open for use on Saturdays and Sundays with appointments. Having participated in the sport of paintball since 1982,(having been a member of teams that represented this area in the paintball world cup numerous times), I have the experience to operate this paintball field safely with strict rules and regulations. There will be proper equipment available to be rented by the participants. There will be no need to build permanent structures; tents will be sufficient when structures are used. There will be hardly any need for changes in the physical appearance of the area since paintball is played on open fields, which already exists on the property.







Entrance to property - 5250 Mike Pedgett Hwy



Temporary Structure for Storage



North View - possible location of paintball field



South View - toward Mike Padgett Hwy





possible location of speedball field



Possible location of a paintball field  
trees are boundary



Current Zoning

 Subject Property

Zoning Classification

-  A: Agriculture
-  B-1: Neighborhood Business
-  B-2: General Business



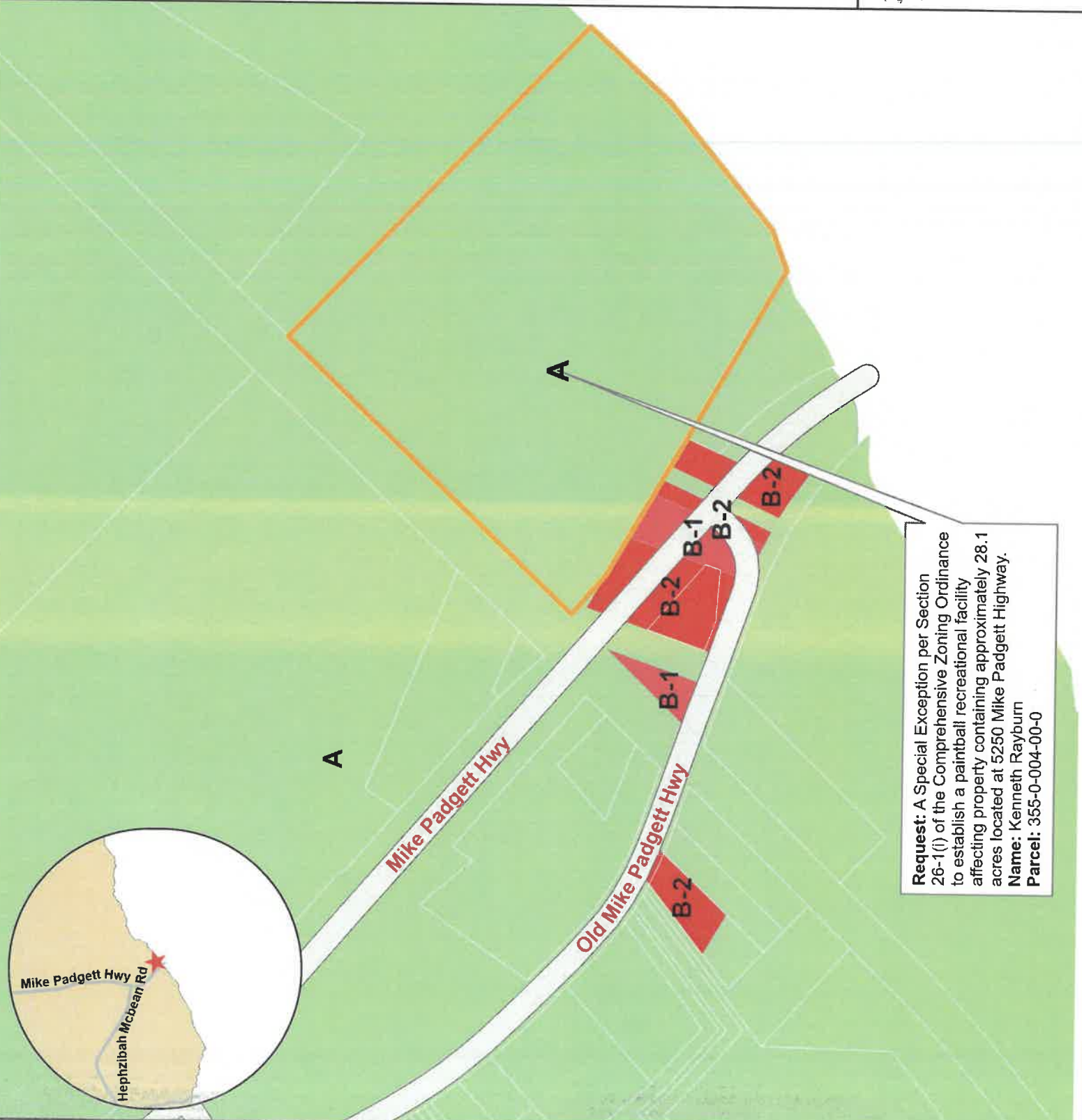
Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
4/8/2025 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 500 Feet




**Request:** A Special Exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a paintball recreational facility affecting property containing approximately 28.1 acres located at 5250 Mike Padgett Highway.  
**Name:** Kenneth Rayburn  
**Parcel:** 355-0-004-00-0



Planning Commission  
SE-25-05  
May 5, 2025  
5250 Mike Padgett Highway

Aerial

 Subject Property



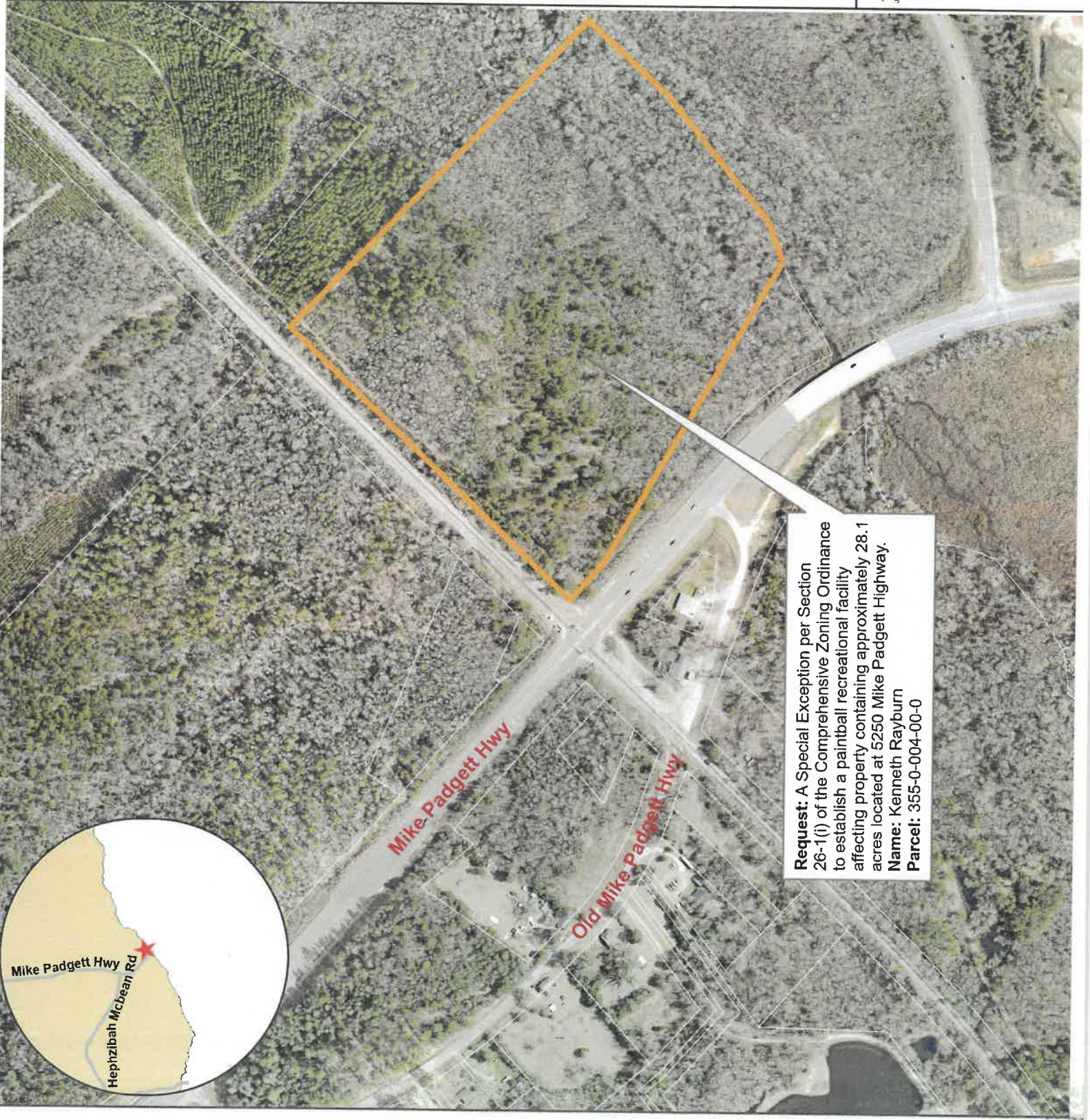
Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
4/8/2025 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and is not guaranteed. The City of Augusta and the consolidated government of Augusta, GA, disclaims all liability for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any purpose without the written consent of the Augusta-Richmond County Commission.



0 500 Feet



**Request:** A Special Exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a paintball recreational facility affecting property containing approximately 28.1 acres located at 5250 Mike Padgett Highway.  
**Name:** Kenneth Rayburn  
**Parcel:** 355-0-004-00-0



