



Commission Meeting

November 18, 2025

Item Name: Z-25-40

Department:	Planning & Development
Presenter:	Chyvatee Vassar, Interim Director
Caption:	<u>Z-25-40</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by SGPB Holdings, LLLP on behalf of The Nixon Trusts, requesting a rezoning from zone A (Agricultural) to zone HI (Heavy Industrial) to develop a manufacturing warehouse, affecting approximately 100 acres out of a 281.26-acre tract located at 1550 Four H Club Road. Tax Map # 158-0-006-07-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. The parcel shall be subdivided into two (2) separate parcels and the subdivision plat shall be recorded with the Clerk of Superior Courts Office prior to submittal for site plan approval. The property owner(s) must file the necessary deed/plat for recording and then provide Planning & Development with a copy to ensure that the property has been appropriately transferred so that Real Estate/Tax Records and GIS maps can be updated accordingly. 2. The development shall provide a minimum 50-foot natural vegetative buffer on the southern property line along Four H Club Road. 3. The development shall provide a minimum 25-foot buffer from wetlands. 4. The proposed development will obtain USACE concurrence or permitting, whichever is applicable, under Section 404 of the Clean Water Act of 1977, in order to obtain site plan approval. 5. The facility shall provide confirmation to the Planning and Development Department that it will meet all parking requirements for the property prior to any additional phases commencing. 6. All Zoning Ordinances, including Section 28 Airport Regulations and the Augusta Tree Ordinance, must be met in order to obtain site plan approval. 7. FAA Form 7460-1 “Notice of Proposed Construction or Alteration” must be completed prior to submitting for site plan review. 8. The development shall comply with all applicable local, state, and federal environmental regulations. 9. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development

shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.

10. The development of the property shall comply with all building, development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

Funds are available in N/A
the following accounts:

REVIEWED AND N/A
APPROVED BY: