

SPECIAL EXCEPTION APPLICATION



Department of Planning and Development

Planning Division

535 Telfair Street, Suite 300

Augusta, GA. 30901

706.821.1796

Only Completed Applications will be accepted



Special Exception Application

An application to amend the official Zoning Map of Augusta, GA.

Application Date: _____

Applicant Information	Owner Information
Name: <u>Nolan Martin</u>	Name: <u>Augusta Richmond Co.</u>
Address: <u>735 James Brown #2200</u>	Address: <u>535 Telfair Street</u>
City: <u>Augusta</u>	City: <u>Augusta</u>
State: <u>GA</u> Zip: <u>30901</u>	State: <u>GA</u> Zip: <u>30901</u>
Phone: <u>706 821-2387</u>	Phone: <u>706 826 4790</u>
Contact Person: <u>Nolan Martin</u>	Phone: <u>706 821 2387</u>
Contact's e-mail: <u>nmartin@augustaga.gov</u>	

I hereby request a Special Exception for the purpose of: Juvenile Justice Center
With the full acknowledgement that this exception is for the specified use only and cannot be changed without additional hearings before the Augusta Planning Commission and Augusta Commission.

Applicant is the: ☒ Owner ☐ Petitioner ☐ Contractor ☐ Purchaser ☐ Other

Property Address: <u>1001 Fourth Street, Augusta GA 30901</u>
Present zoning: <u>Light Industry (LI)</u>
Map/ Parcel #: <u>060-1-036-00-0</u>
Proposed Development: <u>Augusta Juvenile Justice Center</u>

I certify that I am the legal owner of the property for which this application is being made and that I have identified all individuals and business entities having an ownership interest in the real property in question in the space below.

Owner's Signature: Augusta Richmond County Date: 07/10/2026

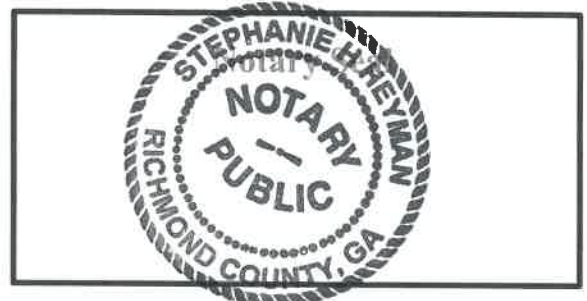
Petitioner's Signature: Alfred Williams Jr Date: 07/10/2026

Subscribed and affirmed before me in the county of Richmond, State of Georgia,

this 10th day of July, 20 26.

Stephanie H Heyman
(Notary's official signature)

Notary Public, Richmond County, Georgia
My Commission Expires March 27, 2027
(Commission Expiration)





Standards Governing the Exercise of the Zoning Power

The following standards are used by staff to determine whether a proposed Special Exception will:

- a) Will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- b) Adversely affect the existing use or usability of adjacent or nearby property;
- c) Will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
- d) Be in conformity with the policy and intent of the Comprehensive Land Use Plan:

Section 26-1 describes additional requirements specific to the proposed use considered for the Special Exception. Other considerations include by are not limited to:

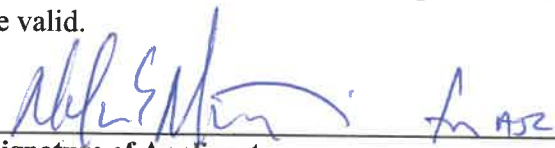
Whether the property to be affected by a proposed exception has reasonable economic use as currently zoned;

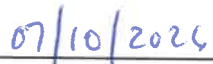
Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed exception.

**In order to make an application to the Planning Commission you must submit the following:
Completed application including all supporting documentation listed in this packet.**

1. The following fees made payable to Augusta Planning and Development Department: \$800.00
2. If you are not the property owner, you must attach a signed statement of consent from the property owner.
3. The Planning Commission meets on the first Monday of each month at 3:00 p.m. unless otherwise advertised due to a holiday. The calendar dates for said meetings are included in this application packet.
4. The Planning Commission is a recommending body and their decision is forwarded to the Augusta Commission for a final decision. The Augusta Commission meets on the third Tuesday of each month at 2:00 p.m. unless otherwise advertised.

Any use, other than churches or church related activities approved under 26-1 (A), established as a result of a Special Exception granted per Subsection 26-1 must be initiated within six (6) months of the granting, or the Special Exception shall no longer be valid. Special Exceptions for churches or church related activities granted per 26-1 shall initiate a use within five (5) years of the granting, or the Special Exception shall no longer be valid. The initiation of a use is established by the issuance of a valid business license by the Planning and Development Department or by other reasonable proof of the establishment of vested rights. If a Special Exception is granted and the use is initiated but later ceases to operate for a period of one (1) year, then the Special Exception shall no longer be valid.


Signature of Applicant


Date


Print Name and Title



Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating **\$250.00** or more to a local government official who will consider this application.

☐ Yes ☒ No

Applicant's Name: Nolan E. Martin

Name and Official position of Government official	Contributions made: (List all which aggregate to \$250 or more)	Date Contribution was Made: (in the last two years)

If necessary, attach additional sheets to disclose or describe all contributions.

Rezoning and Special Exception Checklist

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department on behalf of the Planning Commission reserves the right to reject any incomplete applications.

A pre-application meeting is required preceding submission of this application for an application to be deemed complete – call 706-821-1796

☐ Pre-Application Meeting

☒ Application Form

☒ Deed (Legal Description)

☒ Prepared Boundary Survey

☐ (4) Four Site Plans or concept plans 24" x 36" to scale
Requests involving a single family lot must provide a 11" x 17" scale plan
* Note: Additional site plan requirements may be deemed necessary

☐ Letter of Intent

☒ Conflict of Interest Certification / Campaign Contributions

☐ Application Fee – payable to Augusta Planning and Development Department *ARC - waived*

☐ Photographs

☐ Community Meeting (Strongly Recommended)

N/A ☐ Located within local Historic Preservation District (Summerville, Downtown or Olde Town)

Additional Exhibits that may be required (as necessary):

☐ Traffic Study

☐ Review Form for Development of Regional Impact

Signature of Staff Member accepting application: _____

D: DEED B: 1766 P: 1060 Doc #: 2021005728 WD
02/22/2021 03:30:28 PM Total Pages: 3
Recording Fee: \$ 0.00
Transfer Tax: \$0.00
Hattie Holmes Sullivan, Clerk of Court, Augusta-Richmond County

After recording please return to:
Fletcher, Harley & Fletcher, LLP
3529 Walton Way Extension
Augusta, GA 30909

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9th day of February, 2021, by and between the COUNTY BOARD OF EDUCATION OF RICHMOND COUNTY, a political subdivision of the State of Georgia (hereinafter referred to as the "Grantor"), and AUGUSTA, GEORGIA, a political subdivision of the State of Georgia (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alienate, convey and confirm unto said Grantee, all that tract or parcel of land lying and being located in Richmond County, Georgia, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"); and subject to the reservations of easements as hereinafter set forth.

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, Grantor has executed and sealed this Limited Warranty Deed
on the day and year first above written.

GRANTOR

Signed, sealed and delivered this 9th day
of February, 2021, in the presence of:

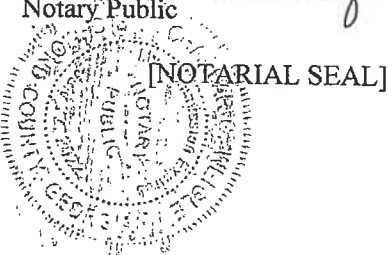
COUNTY BOARD OF EDUCATION OF
RICHMOND COUNTY

[Signature]
Unofficial Witness

By: [Signature] (L.S.)
As its President

[Signature]
Notary Public

Attest: [Signature] (L.S.)
As its Secretary



[SEAL]

STATE OF GEORGIA

COUNTY OF RICHMOND

ACCEPTANCE BY AUGUSTA, GEORGIA

Augusta, Georgia, hereby accepts the herewith and foregoing conveyance by the County
Board of Education of Richmond County through said Limited Warranty Deed.

This 11th day of February, 2021.

AUGUSTA, GEORGIA

By: [Signature]
As its: Mayor

Attest: [Signature]
As its: Clerk

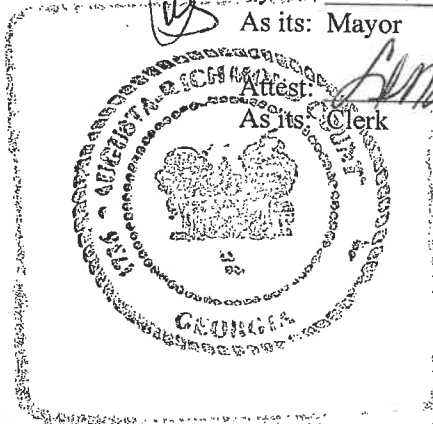


EXHIBIT "A"

Legal Description

ALL that lot and parcel of land, situate, lying and being in Augusta, Richmond County, Georgia, fronting on Fourth Street 333.2 feet; said property is Bounded on the North by Hale Street; on the East by Fourth Street; on the South by Walton Street; and, on the West by property now or formerly of SMP Hospitality LLC. For a more accurate description as to metes, bounds, bearing and distances a plat prepared by the M.W. Hall Company in August, 1950, recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia at Realty Book 17-Y, Page 125, and a plat prepared by M.P. Phillips, C.E., dated June, 1962, recorded in aforesaid Clerk's Office in Realty Book 28-Z, Page 547 are by reference incorporated herein and made a part hereof.

THIS being the same property known as 1001 Fourth Street under the present system of street numbering in Augusta, Richmond County, Georgia.

THIS being the same property conveyed to the County Board of Education of Richmond County by deeds recorded in the aforesaid Clerk's Office as follows: Realty Book 28-Z, Page 545; Realty Book 17-W, Page 193; Realty Book 17-y, Page 194; Realty Book 17-Y, Page 128; Realty Book 17-Y, Page 138; Realty Book 17-Y, Page 156; Realty Book 17-Y, Page 206; Realty Book 17-Y, Page 218; Realty Book 17-W, Page 528; Realty Book 17-X, Page 334; Realty Book 17-Y, Page 76; and Realty Book 17-W, Page 556.

Tax Map and Parcel No.: 060-1-036-00-0.