

**Hearing Date:** May 6, 2024

**Case Number:** SE-24-08

**Applicant:** Coel Development Co., Inc.

**Property Owner:** Coel Development Co., Inc.

**Property Address:** 4477-B Windsor Spring Road &  
2551 Willis Foreman Road Hephzibah, GA

**Tax Parcel No(s):** 179-3-001-00-0 & 179-0-186-00-0

**Current Zoning:** R-1 (One-family Residential)

**Fort Eisenhower Notification Required:** N/A

**Commission District:** District 8: Brandon Garrett

**Super District 10:** Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception in R-1 (One-family Residential) to decrease the minimum lot width requirement of 100 feet	Single-family Detached Residential	Section 8-2(a)

**SUMMARY OF REQUEST:**

This special exception is to the minimum lot width requirements for 2 parcels situated in the R-1 zoning district. Parcel 1 is located at 4477-B Windsor Spring Road and totals 24.69 acres. Parcel 2 is located at 2551 Willis Foreman Road and totals 34.63 acres. The applicant seeks an exception to the density requirements on these tracts to create a single family detached residential neighborhood with varying lot widths with a density not to exceed 3 units per acre. A special exception was previously granted for the properties by the Augusta Commission on July 6, 2020. Under Section 24-7 of the Comprehensive Zoning Ordinance the development has not moved forward within a six (6) month period after approval and therefore the applicant is re-applying for the special exception.

**COMPREHENSIVE PLAN CONSISTENCY:**

The properties are located within the South Augusta Character Area. The vision for South Augusta is to promote a blend of residential and non-residential uses. Congestion and high density are to be avoided. The proposed special exception is consistent with aspects of the 2023 Comprehensive Plan.

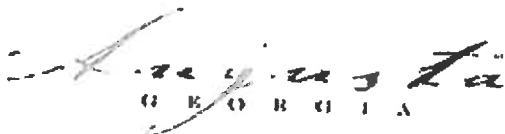
**FINDINGS:**

1. The parcel is adjacent to a few other residential properties.
2. Adjacent zoning: North: R-1C (Single-Family Residential) | South: A mix of A (Agriculture), B1 (Neighborhood Business), B2 (Commercial), and R-1C (Single-Family Residential) | East: A (Agriculture) | West: A mix of R-1C (Single-Family Residential) and R-3B (Multifamily Residential).
3. The property at 2551 Willis Foreman Road contains approximately 2.95 acres within a High-Risk Flood zone and 0.17 acres within a Moderate to Low-Risk Flood zone according to Flood map number 13245C 0205G.
4. The property at 4477-B Windsor Spring Road contains approximately 10.36 acres within a Moderate to Low-Risk flood zone and 0.78 acres within a High-Risk flood zone according to Flood map number 13245C 0205G.
5. Public water and sanitary sewer are not currently available.
6. Public transit is unavailable near the properties.
7. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017 identifies Windsor Springs Road as a minor arterial road and Willis Foreman Road as a collector road.
8. These segments of Willis Foreman Road & Windsor Spring Road are currently at a Level of Service (LOS) A.
9. A special exception was previously approved by the Augusta Commission under zoning case Z-20-34 in July 2020, with the following conditions:
  1. This development shall substantially conform to the concept plan filed with this application.
  2. Sidewalks must be provided on both sides of the street within the development and comply with ADA standards.
  3. Conduct a traffic study to assess whether acceleration / deceleration lanes are needed.
  4. All new streets must meet the minimum specifications of Augusta Engineering and Fire Departments.
  5. This development must meet all open space requirements. These areas do not include stormwater detention.
  6. Provide walking trails or pathways to connect areas of the development.
  7. Extend sidewalk on the side adjacent to the property on Willis Foreman Road.
  8. Conduct a traffic study to assess whether acceleration / deceleration lanes are needed.
  9. This development must meet all open space requirements. These areas do not include stormwater detention.
10. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
11. Streetlights will need to be installed and operating (or bonded) prior to Final Plat approval.
12. Developer will need to coordinate project with AED's widening project along Willis Foreman. Development should account for increased right of way and storm infrastructure.
13. Detention Basin outfall will need to be tied to a defined system.
14. Water Quality will be required and should include one-inch runoff reduction. Existing pond shall not be used for Water Quality Stormwater Maintenance Agreement.
15. At the time of this report, staff has received no inquiries regarding this petition.

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

1. The special exception shall allow for various lot widths with an overall density of the development not to exceed 3 dwelling units per acre.
2. Sidewalks must be improved and/or installed along both streets adjacent to the properties and meet all standards of the Augusta Traffic Engineering Department, including handicap access, where required. Sidewalks are required on both sides of internal streets within the subdivision.
3. A traffic study shall be submitted to Augusta Traffic Engineering Department to determine whether acceleration / deceleration lanes are needed prior to submittal for site plan approval.
4. All new streets must meet the minimum specifications of Augusta Engineering and Fire Departments.
5. Provide walking trails or pathways to connect areas of development and amenities such as a small playground and/or a covered pavilion.
6. This development must meet all open space requirements. These areas do not include stormwater detention.
7. Streetlights will need to be installed and operating (or bonded) prior to Final Plat approval.
8. Developer will need to coordinate project with AED's widening project along Willis Foreman. Development should account for increased right of way and stormwater infrastructure.
9. Detention Basin outfall will need to be tied to a defined system.
10. Water Quality will be required and should include a one-inch runoff reduction. The existing pond shall not be used for Water Quality Stormwater Maintenance Agreement.
11. Approval of the special exception request shall not constitute approval of the conceptual subdivision plan submitted with this application. The proposed development shall substantially conform to the concept plan submitted with the special exception application. Subdivision Development Plan approval in compliance with the Land Subdivision Regulations of Augusta, Georgia, as amended for the actual development is required prior to construction commencing on the property to include elevations and a mix of no less than 3-4 alternating facades.
12. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
13. The breakdown of lot percentages is as follows: 4% of lots are 33 feet wide, 48% of lots are 40 feet wide and 48% of lots are 60 feet wide.

*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.*



## ENGINEERING DEPARTMENT

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

### PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 2551 Willis Foreman & 4477 B Windsor Spring Rd

Tax Parcel Number: 179-3-001-00-0 & 179-0-186-00-0

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) Willis Foreman
- 2) Windsor Spring

- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

Volume on each existing street (AADT):

- 1) 2663
- 2) 4499

- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

Level of Service (LOS) on each street:

- 1) A
- 2) A

- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

Land Use Type / Code (ITE Trip Generation):

Single Family Homes (210)

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

Number of Dwelling Units (161)

Trips Generated by Proposed Development:

1533 (split 50/50)

Adjusted street volumes based on trips generated:

- 1) 3429
- 2) 5266

- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

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

- 1) A
- 2) A

- 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/TA): ☒ Y or N

Date of Review: 4/12/2024

Signature of Traffic Engineer or Designee: 

Print Name: Marques Jacobs

Title: Traffic Operations Manager

**Coel Beazley Joint Venture**  
**7009 Evans Town Center Blvd**  
**Evans, GA 30809**  
**706-863-4888**

March 19, 2024

Augusta Planning & Development Department  
535 Telfair Street  
Suite 300  
Augusta, GA 30901

Attn.: Kevin Boyd  
Re.: Special Exception Application, parcels 179-3-001-00-0 and 179-0-186-00-0

Mr. Boyd;

Coel Beazley Joint Venture is hereby requesting a special exception for parcel # 179-3-001-00-0 formerly 179-0-186-00-0 and #179-0-186-00-0 formerly 194-0-001-08-0 which is located on the northern side of Willis Foreman Road.

A special exception was previously granted at the commission meeting dated July 21, 2020 under petition Z-20-34.

Our intent is to create a single family detach residential neighborhood with varying lot widths and a density of not to exceed 3 units per acre.

Thank you for your consideration in this matter. If you have any questions, please feel free to contact me.

Sincerely,

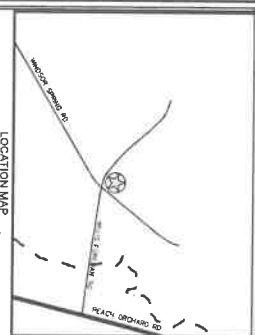
Coel Beazley Joint Venture

A handwritten signature in blue ink, appearing to read 'J. Gulino', with a long horizontal flourish extending to the left.

Joseph F. Gulino  
Vice President of Land Development.

Enclosures





WETLANDS  
(PER NATIONAL WETLANDS INVENTORY)

WETLANDS

FEMA DELINEATED  
FLOODWAY

LOCATION MAP  
SCALE: 1" = 2000'

SPECIAL FLOOD HAZARD AREA  
(100-YR FLOOD) WITH BFE  
PER FIRM MAP 17015B 0205 C

SPIRIT CREEK

PROPOSED  
DETENTION  
BOND ONE

WILLIS FOREMAN RD  
GHOST PROJECT # STR-707-00061

161 TOTAL  
LOTS

SPECIAL FLOOD  
HAZARD ARE  
ZONE

EX WET POWER  
OPEN SPACE -

CURRENT  
ZONING: R-1B

INDSOR, SPRING RD  
GDUT PROTECT # SPRING 2002 (M 2002)

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www.Georgia811.com

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SHEET INDEX	
COVER SHEET	
SITE PLAN	
GRADING PLAN	
STORM SEWER PLAN	
SEWER SERVICE PLAN	
MAINT. PLAN	
SECS. PLAN	2-1
PROFILES	10-1
NOTES/DETAILS	12-1
DETAILS	14-1
WALLS SHEET	5

[illegible]

**WILLIS FOREMAN  
PROPERTY**

PROJECT DESCRIPTION  
PROJECT LOCATED WITHIN XXXXXXXX COUNTY, CITY STATE



**ST**  
**SOUTHERN PARTNERS INC.**  
1755 SOUTH 156th WEST, SUITE 100  
AURORA, CO 80010  
7818 858-8000



Planning Commission

SE-24-08

May 6, 2024

4477-B Windsor Spring Road  
and 2551 Willis Foreman Road

Aerial

Legend



Subject Property



Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
4/5/2024 MH18072

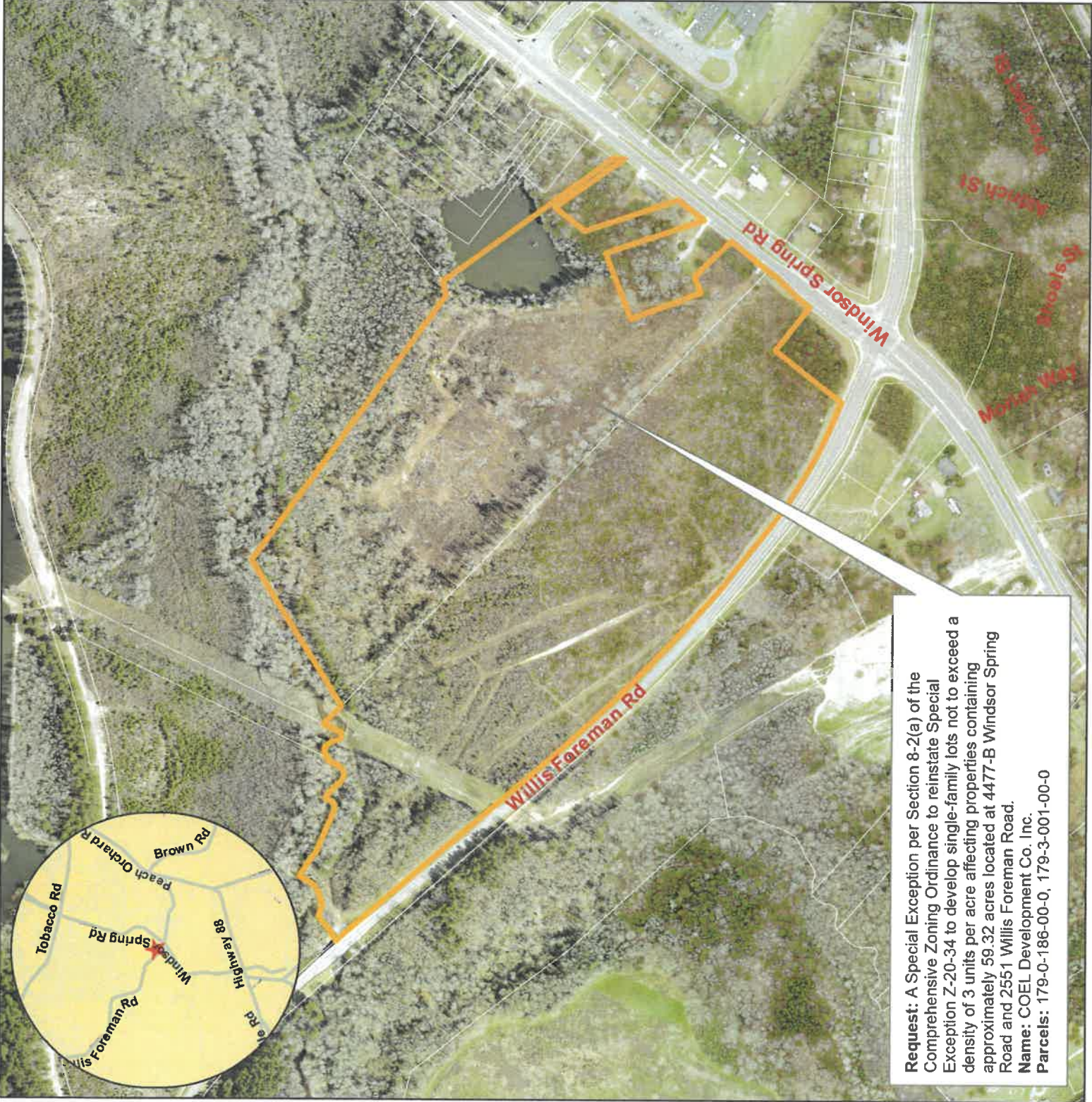
Augusta, GA Disclaimer

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0

500 Feet



**Request:** A Special Exception per Section 8-2(a) of the Comprehensive Zoning Ordinance to reinstate Special Exception Z-20-34 to develop single-family lots not to exceed a density of 3 units per acre affecting properties containing approximately 59.32 acres located at 4477-B Windsor Spring Road and 2551 Willis Foreman Road.  
**Name:** COEL Development Co. Inc.  
**Parcels:** 179-0-186-00-0, 179-3-001-00-0



Planning Commission  
SE-24-08  
May 6, 2024

4477-B Windsor Spring Road  
and 2551 Willis Foreman Road

Current Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood Business

B-2: General Business

HEPHZIBAH

LI: Light Industry

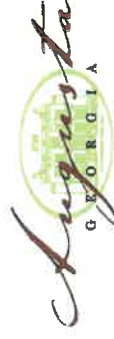
R-1: One Family Residential

R-1B: One Family Residential

R-1C: One Family Residential

R-1E: One Family Residential

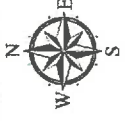
R-3B: Multiple-Family  
Residential



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Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
4/5/2024 MH18072

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