

Hearing Date: January 5, 2026

Case Number: Z-26-03

Applicant: Piyush Patel

Property Owner: of Garrett H. Fulcher, II

Property Address: 3416, 3430, and 3438 Mike Padgett Highway

Tax Parcel No(s): 134-1-069-01-0, 134-1-121-00-0, & 134-1-001-00-0

Current Zoning: A (Agricultural) and LI (Light Industrial)

Fort Eisenhower Notification Required: N/A

Commission District 6: Tony Lewis

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from A (Agricultural) and LI (Light Industrial) to B-2 (General Business)	Retail Complex with a Drive-Thru	Section 22-1

SUMMARY OF REQUEST:

The applicant is requesting the rezoning of approximately 1.25 acres from an overall 4.52-acre parcel to accommodate a proposed drive-thru restaurant and retail development. The subject area encompasses 3438 Mike Padgett Highway and portions of 3416 and 3430 Mike Padgett Highway. The site is presently occupied by an abandoned restaurant, an existing surface parking area, and undeveloped land. The property maintains frontage along Mike Padgett Highway.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located within the South Augusta Character Area. The Plan's vision for this area describes commercial development characterized by shopping centers, small strip centers, professional offices, and individual commercial establishments arranged in a linear pattern along major streets and highways, with clustering near Interstate 520 (I-520) interchanges. Recommended development patterns for the South Augusta Character Area also includes additional commercial and retail development at major intersections near underserved neighborhoods.

FINDINGS:

1. There is no recent zoning history for the properties.
2. The properties have nearby access to public potable water and sanitary sewer systems.

3. The Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, classifies Mike Padgett Highway as a major arterial road.
4. The proposed development meets the minimum off-street parking requirements. A total of 32 parking spaces are required, and 52 spaces are provided on the concept plan.
5. The nearest bus stop is approximately 180 feet from the subject property.
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
8. Adjacent zoning districts include A (Agricultural) and B-2 (General Business) to the north; A (Agricultural), R-1C (One-Family Residential) and LI (Light Industrial) to the east; A (Agricultural) and LI (Light Industrial) to the south; and A (Agricultural) to the west.
9. According to the Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that a traffic study is not necessary for the proposed development.
10. The proposed change in zoning to B-2 would be consistent with the 2023 Comprehensive Plan.
11. At the time of the completion of this report, staff have not received any inquiries regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- “Ensure driveways meet GDOT standards.”

Engineering Comments:

- “Even with the decrease in impervious, the site must have detention. If existing detention can be definitely proven, it can stand for the new development. If not, detention must be provided in the design.”

Utilities Comments:

- No comments received

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to B-2 (General Business) with the following conditions:

1. The parcels shall be combined into one (1) parcel, and the combination 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 must comply with all aspects of the Augusta Tree Ordinance.
3. 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



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Staff Report**

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

4. The development of the property shall comply with all development standards and regulations set forth by the City 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.*

**JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS**

1206 Interstate Parkway * Augusta, GA 30909
Phone: 706-868-8803

LETTER OF INTENT

3416 3430 3438 MIKE PADGETT HWY – Parcel #'s 134-1-069-01, 121-00, 001-00

Owner: GARRETT H FULCHER, II

Rezone 1.245 Acres from A & LI to B-2.

REZONING

The site is currently developed with an old restaurant site that is not occupied. There are three (3) driveways serving the site from Mike Padgett Hwy. Mike Padgett Hwy is a four-lane paved road with a center turn lane with a 45 MPH speed limit. Water and sanitary sewer are available to this site from Mike Padgett Hwy.

The proposed use of this site will be a 7200 sq ft retail strip with 55 parking spaces with 3 handicap spaces. Runoff from this site will flow towards the existing 20' public drive located on the north end of this parcel. There will be a decrease in impervious area therefore no detention required. Storm water quality and runoff reduction will be handled with grass strips, bio-detention and drop in filters.

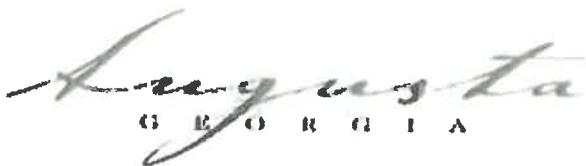
There is no flood plain located here on. There are no wetlands located on this site. The primary receiving water body is Phinizy Swamp which is located 1.4 miles northeast of the site. A GDOT driveway permit will be required for this site. No federal permit is required for this site improvement.

If you should have any questions or comments, please do not hesitate to call. Thank you for your consideration in this matter.

Respectfully,



Bo Slaughter



ENGINEERING DEPARTMENT

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

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 3416, 3430, 3438 Mike Reddett Hwy / S.R. 56

Tax Parcel Number: MAR 134-1 PARCELS: 069-01, 121-00, 001-00

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) Mike Reddett Hwy / S.R. 56
2) _____

3) _____
4) _____

Volume on each existing street (AADT):

1) 26,600
2) _____

3) _____
4) _____

Level of Service (LOS) on each street:

1) A
2) _____

3) _____
4) _____

Land Use Type / Code (ITE Trip Generation):

Specialty Retail / S14

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

1000 SQ. FT.

Trips Generated by Proposed Development:

(44.32 x 7200) / 1000 = 320 TTPD

Adjusted street volumes based on trips generated:

1) 26,600 3) _____
2) _____ 4) _____

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

1) No Change 3) _____
2) _____ 4) _____

* 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://gdottrafficdata.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/TIA): Y or N

Date of Review: 12/12/2025

Signature of Traffic Engineer or Designee: Marques Jacobs

Print Name: Marques Jacobs

Title: Traffic Operations Manager

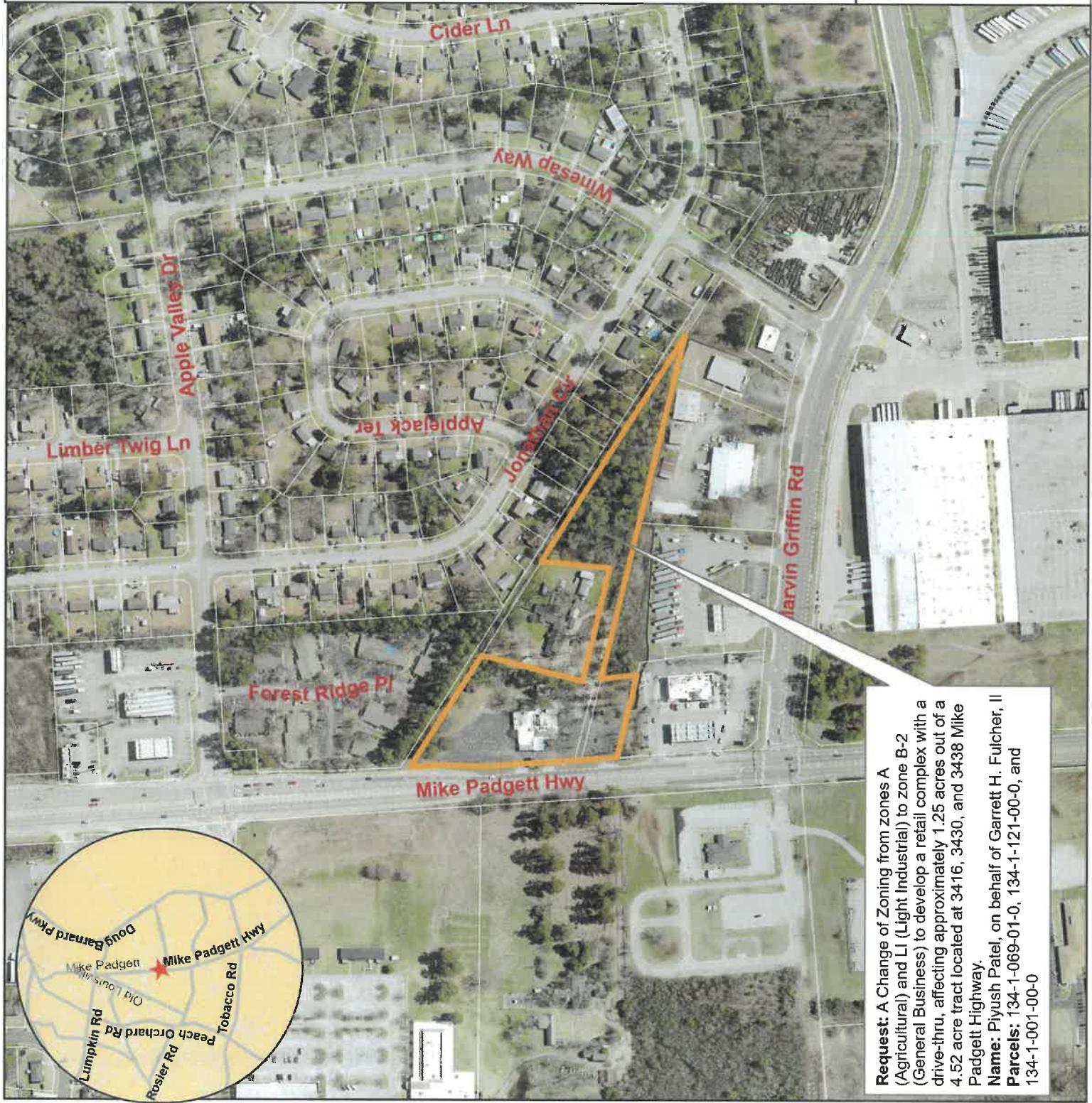
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3416, 3430, and 3438 Mike
Padgett Highway

Aerial

Subject Property



Planning Commission

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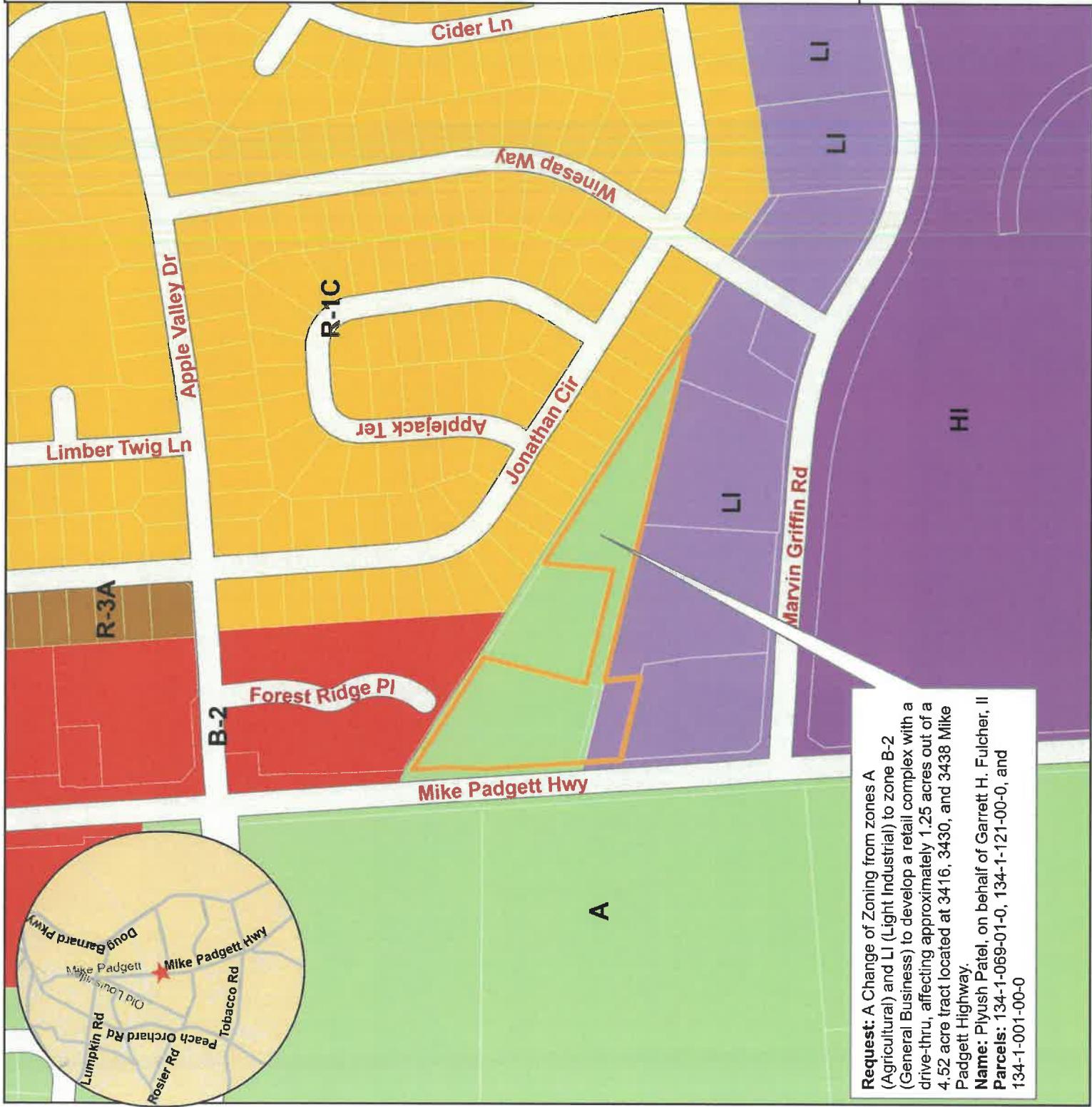
3416, 3430, and 3438 Mike Padgett Highway

Current Zoning

Subject Property

Zoning Classification

	A: Agriculture
	B-2: General Business
	HI: Heavy Industry
	LI: Light Industry
	R-1C: One Family Residential
	R-3A: Multiple-Family Residential



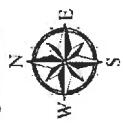
Request: A Change of Zoning from zones A (Agricultural) and LI (Light Industrial) to zone B-2 (General Business) to develop a retail complex with a drive-thru, affecting approximately 1.25 acres out of a 4.52 acre tract located at 3416, 3430, and 3438 Mike Padgett Highway.

Name: Plyush Patel, on behalf of Garrett H. Fulcher, II
Parcels: 134-1-069-01-0, 134-1-121-00-0, and 134-1-001-00-0



Produced By: City of Augusta
Planning & Development Department
535 Telair Street, Suite 300
Augusta, GA 30901
12/17/2025 PE22633

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Planning Commission

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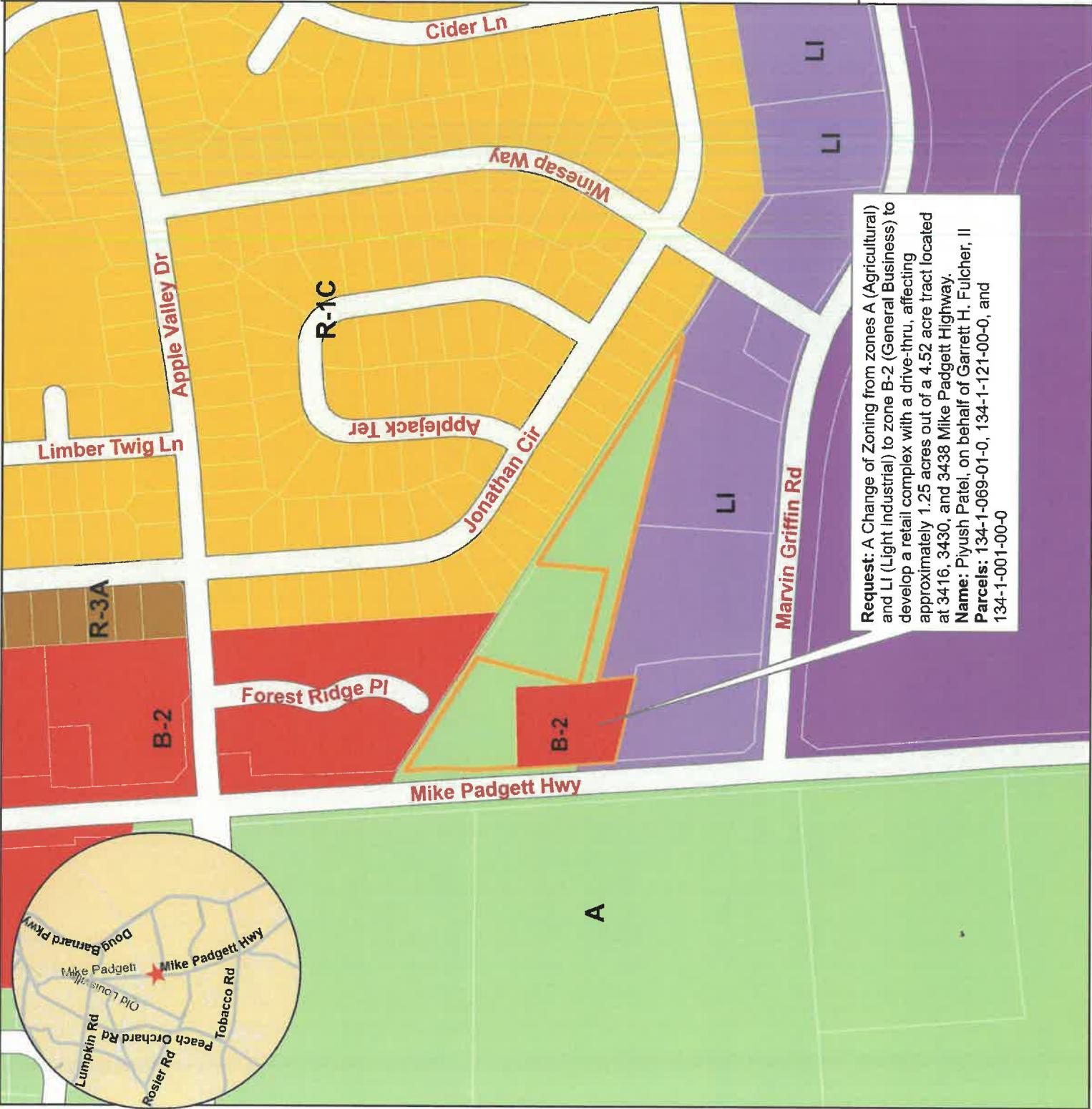
3416, 3430, and 3438 Mike
Padgett Highway

Future Zoning

Subject Property

Zoning Classification

A: Agriculture	B-2: General Business
Hi: Heavy Industry	Li: Light Industry
R-1C: One Family Residential	R-3A: Multiple-Family Residential



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12/17/2025 PE22633

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