

Hearing Date: October 6, 2025
Case Number: Z-25-34
Applicant: Matt Mills
Property Owner: Cyber Housing, LLC
Property Address: 2384 Gordon Highway
Tax Parcel No(s): 082-0-003-00-0
Current Zoning: R-1E (One-family Residential)
Fort Eisenhower Notification Required: Yes
Commission District 4: Tanya Barnhill-Turnley
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1E (One-family Residential) to PUD (Planned Unit Development)	Mixed Residential Community (Single-family detached, townhomes, duplexes, triplexes)	Section 19

SUMMARY OF REQUEST:

This application involves 25.71 acres of land out of a 111.4-acre tract. The applicants seek to develop a Planned Unit Development (PUD) for a mixed residential community consisting of 117 residential dwelling units consisting of single-family detached housing, townhomes, duplexes, and triplexes.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed development is in the South Augusta Character Area. This character area reflects a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversity housing options as utility and transportation infrastructure improves. Underserved neighborhoods are revitalized through infrastructure improvements and public-private partnerships in new and rehabilitated housing. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency. Infill will be instrumental in the future development of South Augusta. The applicant's proposal is compatible with the desired development pattern for the South Augusta Character Area.

FINDINGS:

1. The property is vacant, undeveloped land. However, this development will be part of a phased community, Miller's Crossing.
2. Previous rezoning action, Z-21-44, requested to change the zoning from R-MH (Manufactured Home Residential) to R-1E (One-Family Residential) to develop townhomes. This was approved

by The Augusta Commission in June 2021 with conditions. The conditions with approval of the previous rezoning, Z-21-44 are;

- a. The proposed development shall substantially conform to the concept plan submitted with the rezoning application.
 - b. The proposed subdivision shall not contain more than 117 townhome lots.
 - c. Provide sidewalks along at least one side of the street throughout the proposed development.
 - d. A minimum 10-foot undisturbed buffer must be provided along the side and rear boundaries of the entire tract.
 - e. The site requires a minimum of 25 percent open space.
 - f. Development shall include an amenity area which may require the removal of some lots within the overall development. The amenity area shall include grill areas by the pond, a clubhouse, splash pad and/or pool, and walking trails all to be jointly accessible to residents of all phases of the development.
 - g. Augusta Traffic Engineering will require a traffic assessment, possibly a traffic study, to determine whether existing roadways need additional improvements.
 - h. The project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
3. The proposed development will not have any individual fee simple title lots for sale. The development will feature a "Build-to-Rent (BTR)" management style.
 4. The proposed PUD will consist of the following:
 - 25.71 acres of residential area consisting of 117 single-family homes, townhomes, 2-duplexes, and triplexes consisting of the following.
 - Twenty (20) 24'x28' single family homes
 - Twenty (20) 18'x34' single family homes
 - Fourteen (14) 22'x38' single family homes
 - Fifteen (15) 22'x44' single family homes with garages
 - Six (6) 22'x38' townhouses
 - Two (2) town home buildings
 - Twenty (20) 22'x44' townhouses with garages
 - Five (5) townhome buildings
 - Sixteen (16) 19'x32' duplex units
 - Eight (8) duplex buildings
 - Six (6) 19'x32' triplex units
 - Two (2) triplex buildings
 - The maximum height proposed for the units will be 2 stories
 - The initial design of the proposed PUD development has set aside 15% of the development for green space, which is the minimum requirement for the zoning district.
 - Buffers and a 6 ft privacy fencing are proposed where the PUD development adjoins future single-family zoning/uses.
 - Large natural buffer between Gordon Highway and the proposed development due to the wetlands that are located on the site.
 - Internal streets will be private with street parking disbursed throughout and sidewalks on internal streets.
 4. 326 parking spaces are proposed for this PUD development. Surface parking lots will accommodate the required off-street parking for multi-family use. Some single-family residences will have garages or driveways to provide additional spaces per dwelling unit. Residential units that do not

have garages or driveways will have parking areas and on-street parking will be available. Required guest parking will be available with on-street parking.

5. The overall PUD development will have a 50 ft front setback off of Gordon Highway and 40 ft rear setback(s).
6. Augusta Transit is not available within half a mile of the proposed PUD development.
7. Access to the PUD will be from Gordon Highway.
8. According to the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, Gordon Highway is classified as a principal arterial route.
9. A complete Traffic study from 2023 was submitted with the rezoning application. The results from the study stated the following recommendations:
 - A traffic signal be installed at the study intersection
 - There should be one entering lane and two exiting lanes at the site driveway (one exiting left and one right)
 - An eastbound right turn lane on SR 10 is warranted for traffic entering the site
 - “Leading protected + permissive” signal phasing is recommended for the northbound and westbound left-turn movements
10. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
11. According to the Augusta-Richmond County GIS Wetlands Layer there are wetlands located on the property.
12. This rezoning is consistent with aspects of the 2023 Comprehensive Plan which supports planned unit developments at infill sites for greater housing opportunities.
13. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- “Drainage system cannot tie into Miller’s Crossing Pond, should it be dedicated. Road system will not be dedicated to Augusta, GA”.

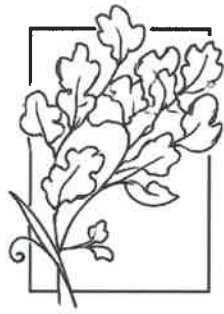
Utilities Comments:

- “There is currently no water or sewer available for this project. The water and sewer are in Phase 1 and have not been installed. Phase 1 will need to be completed before we can approve Phase 2 plans. It appears that there are no property lines within this phase. This phase will need to be master metered and can have private submeters at each residence and internal sewer will be private. This will allow for cleanout and submeters to be placed anywhere on the lot they would like for each residence. There will not be a water inter connection with phase 1 other than the master meter. The sewer connection can tie into the proposed county sewer in Phase 1 to make the public and private connection”.

RECOMMENDATION: The Planning Commission recommends Approval of the zoning request with the following conditions:

1. Permitted uses of the site be limited to single-family detached homes, townhomes, duplexes, and triplexes.
2. The total height of proposed buildings within the PUD shall not exceed 2 stories.
3. The development shall substantially conform to the conceptual site plan dated July 30, 2025.
4. The overall residential density of the 25.71-acre residential area of the PUD shall not exceed 4.55 dwelling units per acre.
5. Parking shall be provided for the residential number of units and an overall average of 2.25 parking spaces per unit. Parking requirements not addressed in this PUD development shall comply with the parking requirements in Section 4-2 of the City of Augusta Comprehensive Zoning Ordinance.
6. Sidewalks shall be included on both sides of the street within the development except for the main entrance. Sidewalks are required along the side of the street with the mail kiosk.
7. The development shall provide a minimum forty (40) foot rear buffer where the proposed PUD adjoins commercial zoning along the eastern property line.
8. The development shall provide a minimum twenty (20) foot side buffer where the proposed PUD adjoins future single-family zoning and uses.
9. The development shall install 6 ft privacy fencing where the PUD adjoins future single-family zoning and uses.
10. A minimum of 15% of the overall site shall be for green space.
11. The PUD shall comply with the Augusta Tree Ordinance or obtain variances from the Tree Commission.
12. The PUD development shall comply with the requirements of Augusta Engineering and Traffic Engineering, including but not limited to the permitting of new curb cuts.
13. Lighting in parking lots shall be directed downward and away from any nearby residences.
14. Development shall include an amenity area within the overall development. The amenity area shall include grill areas by the pond, splash pad and/or pool, and walking trails, all to be jointly accessible to residents of all phases of the development.
15. Building elevations shall generally reflect those submitted with the application, and final building elevations and materials of proposed structures may be subject to design review by the Planning Director or designated staff.
16. Changes determined to be minor to the approved PUD shall be handled administratively by the Planning Director, designated staff in accordance with Section 19-6 of the City of Augusta Comprehensive Zoning Ordinance.
17. Changes determined to be major shall require amending the approved PUD, requiring Augusta Commission approval in accordance with Section 19-8 of the City of Augusta Comprehensive Zoning Ordinance.
18. Site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia, for the actual development is required prior to construction commencing on the property.
19. Development of the property shall comply with all development standards and regulations 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.*



COTTAGES

AT MILLERS CROSSING



SOUTHEASTERN

DEVELOPMENT • BROKERAGE • CONSULTING

Zoning Narrative & Rationale

Request: Rezone a section of Miller's Crossing (Approximately 26 acres) from **R-1E** (single-family) to **PUD** (Planned Unit Development) to allow a purpose-built **Build-to-Rent (BTR)** neighborhood featuring a mix of **townhomes, duplexes, cottages, and detached single-family dwellings**.

Executive Summary

This request advances the County's housing goals by introducing a high-quality, professionally managed BTR neighborhood that broadens attainable housing choices for Richmond County's workforce while maintaining neighborhood character and enhancing property maintenance standards. The site's proximity to Fort Eisenhower and major employment centers positions it to serve military families, cyber/defense personnel, healthcare and education workers, and households who prefer renting over owning without sacrificing space, privacy, or design quality. The **PUD** designation is the appropriate tool to deliver this missing-middle mix within a unified, place-based plan that is compatible with surrounding development and infrastructure.

Planning Context & Consistency

- **Land Use Fit:** The proposed mix (townhomes/duplexes/cottages/detached units) is a classic "missing-middle" housing typology that bridges detached single-family and larger apartments. It supports a graduated density pattern and offers a gentle transition where single-family neighborhoods meet collectors/arterials and employment nodes.
- **Policy Alignment:** The request advances common comprehensive plan objectives: diversify housing options; support workforce housing near jobs; encourage context-sensitive infill; and promote fiscally efficient growth patterns that leverage existing utilities, streets, and public services.
- **Location Efficiency:** Near Fort Eisenhower and other regional employers, the site reduces commute distances, supports transportation choice, and helps retain military-adjacent households in Richmond County.

The Product: A Distinctive, Purpose-Built BTR Neighborhood

1) Cohesive Master Plan

- A single ownership/operator model ensures consistent maintenance, professional on-site management, and a uniform architectural language across all unit types.
- Internal street network and short blocks promote walkability; a connected sidewalk system ties homes to amenities, mail, and open spaces.

2) Architectural Character & Materials (proposed conditions)

- *Façade Articulation*: Varied massing with front porches, and stoops; vertical and horizontal modulation on attached fronts.
- *Materials Palette*: Fiber-cement siding with board-and-batten accents, quality masonry at base elements, architectural shingles; façade articulation on street-facing elevations.
- *Roof Forms*: Varied gables/dormers for visual rhythm
- *Entries*: Covered entries; garage doors recessed or side-loaded on select lots to reduce curb-appeal impacts.

3) Site & Landscape Design (proposed conditions)

- *Green Framework*:
 - Central green with play lawn
 - Street trees
 - Large natural buffer between Gordon Hwy and the subject site
- *Edges & Buffers*: Evergreens/deciduous buffers and 6' privacy fencing where the plan adjoins future single-family.
- *Pedestrian Priority*: 5' sidewalks on internal streets

4) Community Amenities & Services

- Centralized park accessible by sidewalk network
- Integrated landscape maintenance and exterior upkeep included in rent; single point of contact for repairs and compliance.
- Centralized mail location
- Guest Parking
- 24 hour Emergency Maintenance

5) Parking & Mobility

- A mix of driveway and distributed on-street and off-street parking; emphasis on safe on-street design speeds.
- EV-ready conduit in garages and at select surface spaces

Meeting Evolving Housing Preferences

Demand Drivers in Richmond County & the Fort Eisenhower Area

- **Military & Civilian Defense Workforce:** Fort Eisenhower's rotational cycles and mission-driven relocations favor flexible, high-quality rentals with professional maintenance and predictable monthly costs.
- **Cyber/Tech & Healthcare Growth:** Early-career professionals, medical residents, traveling nurses, and contractors value location, time savings, and hassle-free living over long-term ownership commitments.
- **Millennials & Gen Z Households:** Many prefer mobility and financial flexibility, choosing to rent single-family-like homes (yards, private entries) without large down payments or long commutes.
- **Empty Nesters/Right-sizers:** Desire to shed maintenance while staying in neighborhood-scale homes with porches and ground-floor bedrooms.
- **Local Workforce:** Teachers, first responders, retail and logistics employees gain access to attainable, well-managed homes near jobs and services.

How the Product Meets These Preferences

- **Choice of Home Types:** Townhomes and duplexes for value and space; cottages for privacy and one-level living; detached BTR homes for families who need a yard but not a mortgage.
- **Predictable Costs:** One bill covers exterior upkeep, lawn care, and amenity access.
- **Lifestyle & Community:** Walkable blocks, front-porch design, and shared greens foster community—without the transience associated with large garden-style complexes.

Infrastructure, Services & Fiscal Considerations

- **Utilities & Stormwater:** The plan will connect to existing utility networks with capacity confirmations at construction plan stage. Best-practice stormwater controls (detention, water-quality treatment, and downstream outfall checks) will be engineered to County standards.
- **Public Safety:** Clear addressing, adequate hydrant spacing, and compliant fire access loops will be incorporated.
- **Schools:** Student generation for BTR mixed-types is typically modest relative to for-sale detached neighborhoods of similar unit counts.
- **Fiscal Impact:** Higher unit yield per acre on existing infrastructure supports a stronger tax base per linear foot of street and per acre of utility network than conventional large-lot zoning.

Neighborhood Benefits & Mitigation

- **Quality by Design:** House-scale architecture, varied rooflines, and porches elevate curb appeal well above typical multifamily projects.
- **Stability Through Management:** Single operator ensures consistent rules, landscaping, and exterior standards—reducing code enforcement burdens.
- **Attainable Options Near Jobs:** Provides choices for households that would otherwise face long commutes or be priced out of new for-sale product.
- **Traffic Management:** Internal circulation designed for low speeds and clear pedestrian priority; driveway spacing and sight distance will meet County standards.

Why PUD Here? Land Use & Compatibility

- **Form, Not Just Density:** The plan focuses on house-scaled buildings (1-2 stories) rather than large apartment blocks, preserving the visual rhythm and privacy expectations of Millers Crossing.
- **Managed Tenancy:** Centralized BTR management typically yields higher and more consistent property standards than dispersed rentals in for-sale subdivisions.
- **Buffering & Transitions:** Natural and structural buffers will create gentle transition between the BTR product and the future single-family.
- **Lower Impact Profile:** Mixed-housing BTR neighborhoods often exhibit lower vehicle ownership per household and fewer school-aged children than for-sale single-family counterparts, reducing peak demands on roads and schools (general industry pattern).

Proposed Development Standards (Offered as Conditions)

1. **Maximum Height:** 2 stories (per subdistrict) to maintain neighborhood scale.
2. **Architectural:** Materials, transparency, porch/stoop requirements as outlined above; no vinyl siding.
3. **Landscaping:** Street trees; buffers to adjacency; enhanced entry landscaping.
4. **Connectivity:** Sidewalks network connecting greenspaces to housing inventory
5. **Management:** On-site leasing/management office; 24-hour maintenance; property-wide covenant on exterior standards.
6. **Open Space:** Minimum 15% of site as green space

Conclusion

Re-zoning the Millers Crossing section from R-1E to PUD enables a distinctive, design-forward Build-to-Rent neighborhood that:

- Expands attainable, high-quality housing choices for Richmond County's workforce and military-adjacent households
- Delivers architectural excellence and consistent high maintenance standards
- Fits the scale and character of surrounding neighborhoods via missing-middle forms, buffers, and walkable block structure
- Optimizes public investment by leveraging existing infrastructure and strengthening the tax base.

For these reasons, the requested PUD zoning is the most appropriate and responsible path to deliver a unique, high-quality community that meets today's housing preferences while respecting Millers Crossing's neighborhood character.

Appendix: Architectural Renderings
COTTAGE PLAN



THE RICHMOND

3 Bedroom / 2.5 Bath

1,167 SF

Appendix: Architectural Renderings
COTTAGE PLAN



THE CHARLESTON

2 Bedroom / 2.5 Bath

1,174 SF

Appendix: Architectural Renderings
SINGLE FAMILY PLAN



THE SAVANNAH

3 Bedroom / 2.5 Bath

1,620 SF

Appendix: Architectural Renderings
SINGLE FAMILY PLAN



THE ATHENS

2 Bedroom / 2.5 Bath

1,569 SF

Appendix: Architectural Renderings
SINGLE FAMILY PLAN



THE OCONEE

2 Bedroom / 2.5 Bath

1,280 SF

Appendix: Architectural Renderings
DUPLEX PLAN



THE BEAUFORT

2 Bedroom / 2 Bath

PLAN A: 909 SF / PLAN B: 929 SF

Appendix: Architectural Renderings
TOWNHOUSE PLANS



THE GEORGETOWN

PLAN A

3 Bedroom / 2.5 Bath
1,434 SF

PLAN B

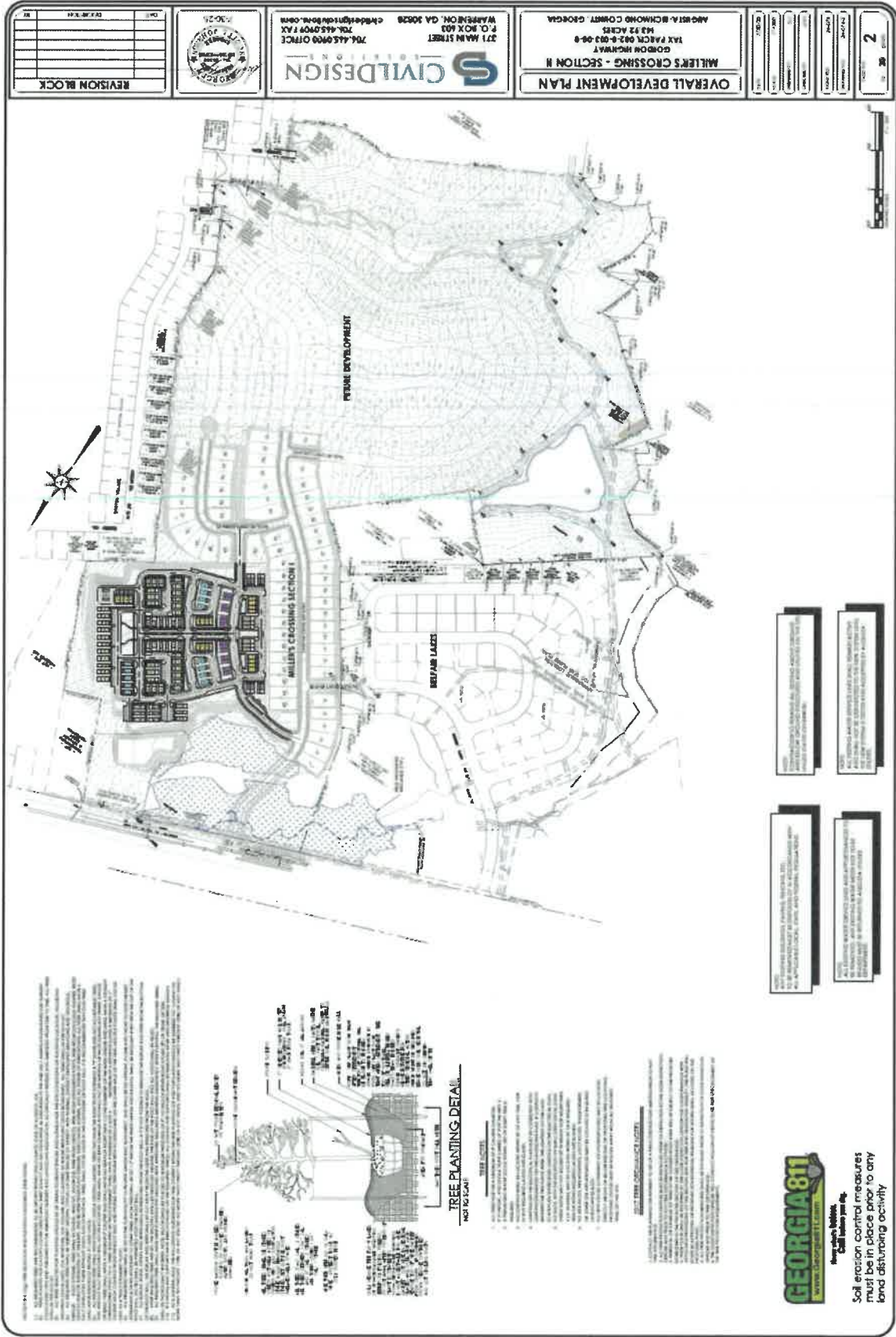
3 Bedroom / 2.5 Bath
1,140 SF



THE BLUFFTON

3 Bedroom / 2.5 Bath
1,614 SF



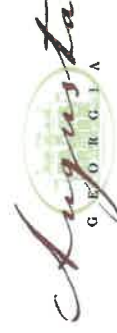


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2384 Gordon Highway

Aerial

 Subject Property



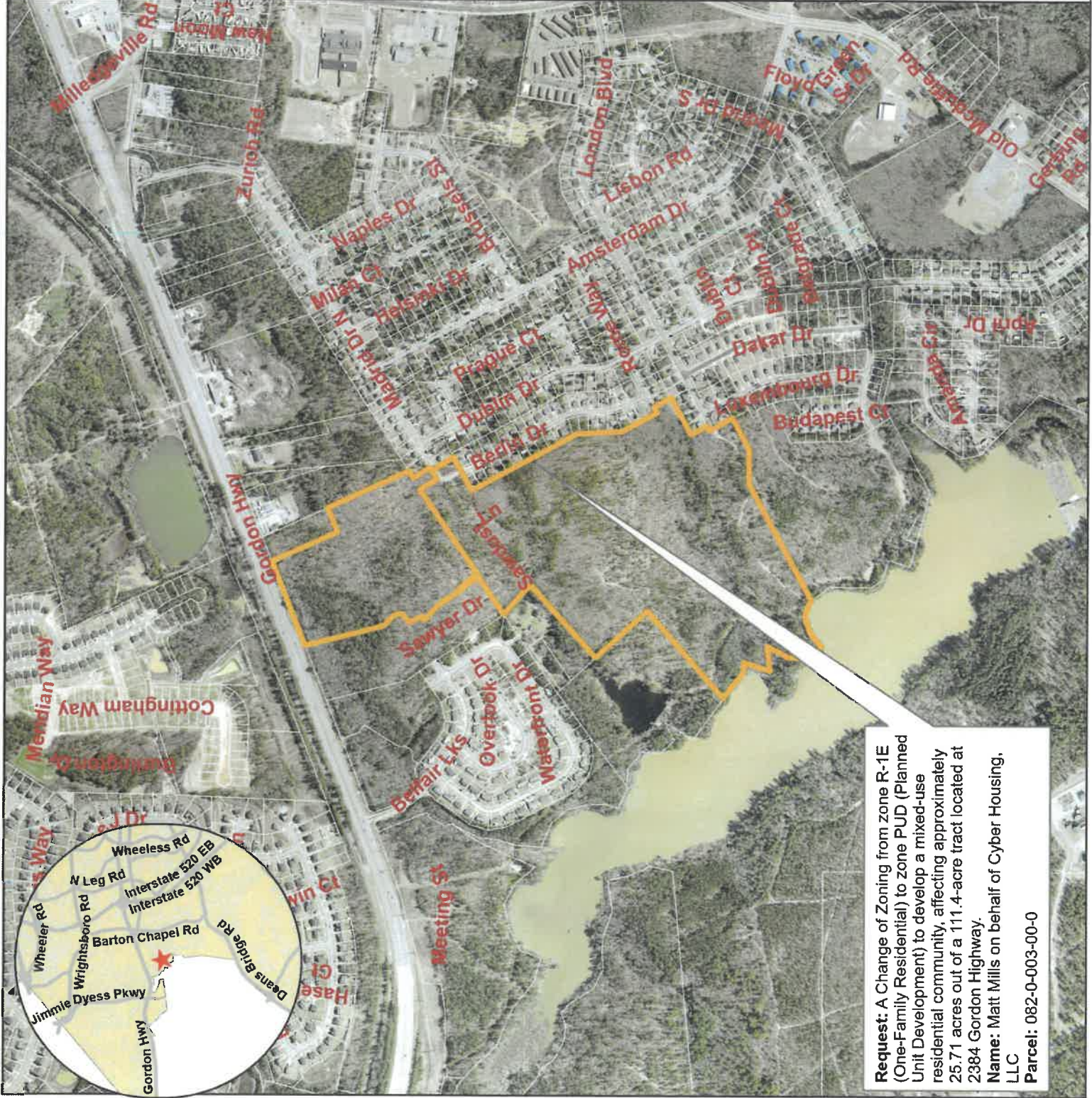
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Augusta, GA Disclaimer

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0 1,800 Feet



Request: A Change of Zoning from zone R-1E (One-Family Residential) to zone PUD (Planned Unit Development) to develop a mixed-use residential community, affecting approximately 25.71 acres out of a 111.4-acre tract located at 2384 Gordon Highway.
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2384 Gordon Highway

Current Zoning

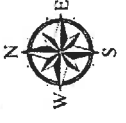
- Subject Property
- Zoning Classification
- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- FT GORDON
- HI: Heavy Industry
- LI: Light Industry Residential
- R-1: One Family Residential
- R-1A: One Family Residential
- R-1C: One Family Residential
- R-1E: One Family Residential
- R-3A: Multiple-Family Residential
- R-3C: Multiple-Family Residential
- R-MH: Manufactured Home Residential



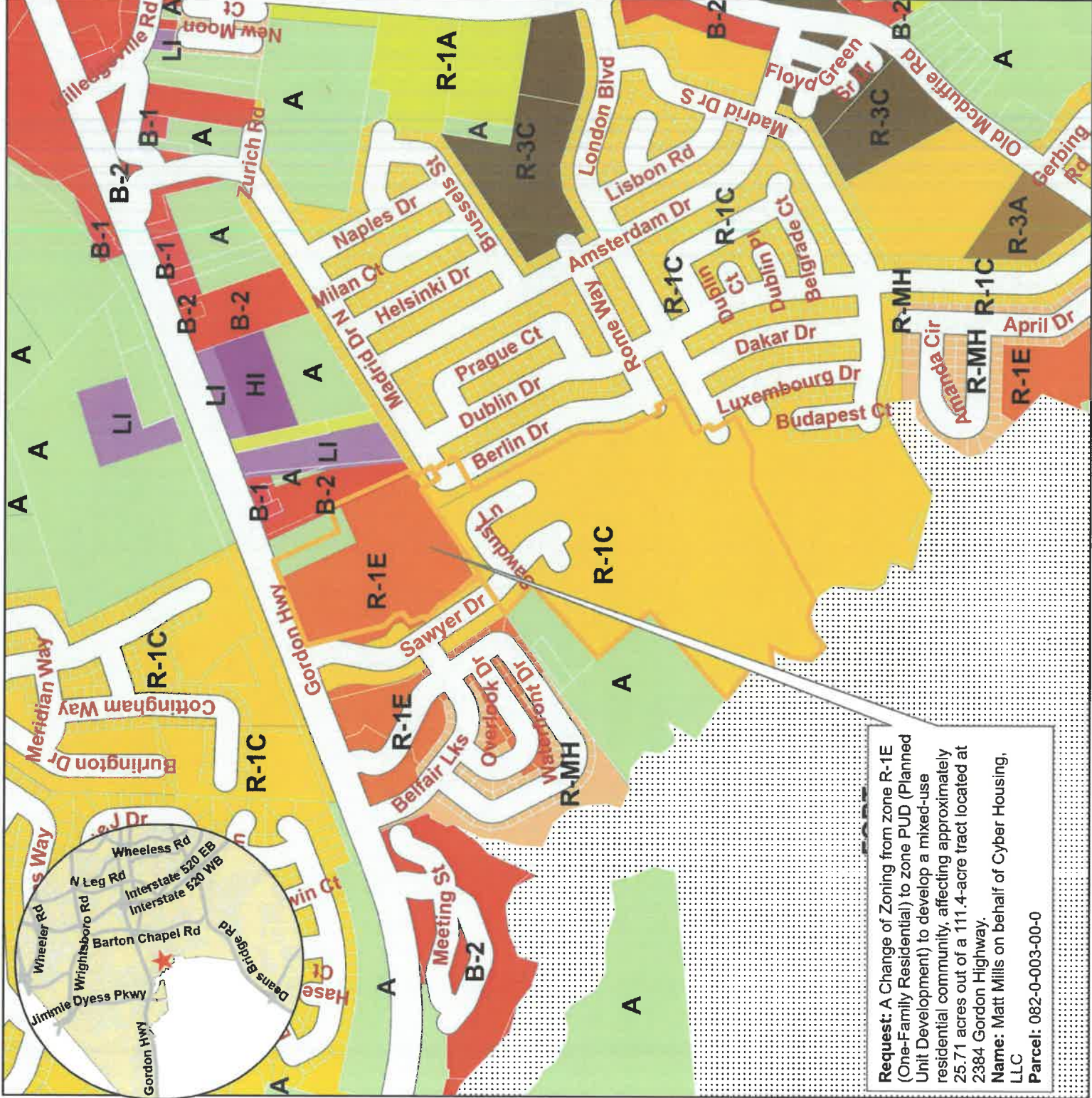
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Augusta, GA Decidimeter

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2384 Gordon Highway

Future Zoning

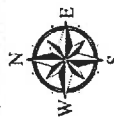
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- R-1C: One Family Residential
- R-1E: One Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential
- R-MH: Manufactured Home Residential
- PUD



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Augusta, GA Daedalus

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