



Hearing Date: July 1, 2024 Case Number: SE-24-12

Applicant: Stryten Energy

Property Owner: 3662 Mike Padgett

Highway, LLC

Property Address: 3464 Mike Padgett Highway

Tax Parcel No.: 045-1-234-00-0 Current Zoning: HI (Heavy 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
Special Exception	Receiving, Storage and Processing of Sulfuric Acid	Section 24-2(21)

SUMMARY OF REQUEST:

The applicant is requesting a special exception for the receiving, storing, and processing of diluted sulfuric acid for use in the creation of a vanadium electrolyte chemical to be used in a vanadium redox flow battery. A vanadium redox flow battery is classified as long-duration energy storage. The applicant will be utilizing the southern portion of the existing building previously occupied by Proctor and Gamble years ago which was initially built in 1962 and is situated on approximately 212.65 acres. The property is in the southeast quadrant of the intersection of Marvin Griffin Road and Mike Padgett Highway.

COMPREHENSIVE PLAN CONSISTENCY:

The property is located within the East Augusta Character Area. The vision for East Augusta is to create a vibrant and sustainable community that balances residential and industrial needs while preserving the natural environment. Recommended development patterns are to develop new businesses and industries encompassing the Augusta Regional Airport and surrounding area and locate new industrial uses in areas appropriately distanced from established residential neighborhoods. The proposed special exception within an existing industrial facility and is consistent with the 2023 Comprehensive Plan.

FINDINGS:

1. The applicant will utilize 74,784 square feet of the existing 522,720 square foot building.



- 2. The proposed use does not require Development of Regional Impact (DRI) review as it is utilizing square footage in an existing building.
- 3. Section 24-2(a) of the Comprehensive Zoning Ordinance states that no special exceptions within a Heavy Industrial zoning district are allowed within 300 feet of a residential zoning district.
- 4. The property line along Marvin Griffin Road to the closest residential zoning district is approximately 392 feet.
- 5. The southern portion of the existing building Stryten Energy will be utilizing is situated approximately 1,210 feet from the closest residential zoning district.
- According to the Georgia Department of Transportation State Functional Classification Map, 2017, Mike Padgett Highway is a major arterial and Marvin Griffin Road is a collector road.
 Public transit is available along Mike Padgett Highway with a transit stop just north of Marvin Griffin Road.
- 7. Public water and sanitary sewer are available to the property and building.
- 8. According to the FEMA Flood Insurance Rate Maps (FIRM) the southern portion of the 212-acre property is located within a Special Flood Hazard Area Zone AE which has a 1 percent annual chance of flooding. This flood zone is approximately 2,120 feet south of the building where the batteries will be assembled.
- 9. According to the Augusta-Richmond County GIS Wetlands Layer there are wetlands located on the southern portion of the 212-acre property basically in conjunction with the flood zone being approximately 2,120 feet south of the building where the batteries will be assembled.
- 10. Surrounding land uses include commercial and industrial to the north, industrial to the east and south, with a state juvenile detention center across Mike Padgett Highway to the west.
- 11. The use of 74,784 square feet of the existing building will require 30 parking spaces. Currently, there is available parking for the proposed use of that portion of the existing building.
- 12. The proposed development is to be phased and could potentially employ up to 1,000 employees after a 5-year period.
- 13. Stryten held a community meeting on Wednesday, June 26, 2024, which staff attended and approximately 8 people attended. There was a positive reaction, and no negative comments were made.
- 14. Stryten has in place standards and procedures for the response to sulfuric acid release and clean up in place as with their other facilities.
- 15. The proposal is consistent with aspects of the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.
- 16. At the time of completion of this report, staff has not received any inquiries concerning this application.



RECOMMENDATION: The Planning Commission recommends <u>APPROVAL</u> of the special exception request with the following conditions:

- 1. 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.
- 2. The facility shall comply with all local, state, and federal environmental regulations.
- 3. Prior to issuance of a building permit the applicant shall consult with the Augusta Engineering Department to address all concerns pertaining to environmental issues.
- 4. Approval of this special exception request does not constitute approval of the concept site plan submitted with the special exception application.
- 5. Development of the property shall comply with all building, and fire department regulations and standards as set forth by the City of Augusta-Richmond County, Georgia along with any additional departments at the time of development.
- 6. The applicant must be compliant with the Georgia EPD safety requirements and shall submit the required safety data sheets at the time of site plan and building plan submittal. Prior to the approval of the certificate of completion and/or occupancy satisfaction of the Georgia EPD and safety requirements must be met.

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.



Special Exception Application Narrative

Stryten Energy, a U.S.-based battery manufacturer requests a special exception to allow receiving, storage, and processing of sulfuric acid in support of its commercial production of vanadium redox flow battery (VRFB) electrolyte at 3464 Mike Padget Highway, Augusta, GA. The VRFB production will repurpose an existing industrial site using existing infrastructure and site access. The site itself is located in an area with a high concentration of industrial manufacturing sites and is near other battery warehousing and manufacturing organizations. The setup and operation of the vanadium electrolyte production will occur in two phases. In Phase 1, Stryten will establish manufacturing capacity of 50 MWh/year, or approximately 2.5 million liters per year of vanadium electrolyte with the potential for 24/7/365 operations at maturity. The production capacity with receive and install production skids produced and validated by third party vendors as well as an acid tank farm directly adjacent to the facility in the covered area near Warehouse #2. In Phase 2, the production will expand to 250 MWh/year, or approximately 12 million liters per year. The expansion from Phase 1 to Phase 2 will involve mainly the addition of additional a larger number of production skids and could involve installation of additional tank farms/storage silos for the incoming raw materials as well as storage of the final products prior to shipment of customers. As indicated in the accompanying maps, the vanadium electrolyte production will be located in a portion of the existing 3464 Mike Padget Highway facility, referred to as Warehouse 2 and adjacent covered areas, delivery stations, etc.

The vanadium electrolyte is produced from water, sulfuric acid, vanadium oxides, and electricity with a composition and safety rating similar to the electrolyte used in Stryten's existing lead acid battery manufacturing at several of its sites throughout the United States. Stryten's core competency in the scaled, safe production of acidic electrolytes has been established over many years at multiple sites throughout the United States where Stryten currently produces approximately 70 million liters per year of electrolyte in support of 14 GWh of lead acid batteries produced and shipped to customers throughout the U.S. In support of the lead electrolyte and battery manufacturing, Stryten has established strong safety protocols, protecting its workforce, first responders, the environment, and the local community, in the receiving, processing, and production using sulfuric acid across a range of specific gravity from 1400 to 1800.

The established processes include a concentrated sulfuric acid pumping procedures for transfer of concentrated acid from incoming tanker trucks or rail cars into the on-site acid tank farm storage facility. To this end, the facility will include a custom design of tanker truck and railcar

unloading station supported by durable acid brick tank farms with spill control and/or secondary containment designs as well as any necessary air handling system required to contain any acid release from displaced air in the unloading process. All the designs and procedures will be developed in compliance with local codes to prevent impact on adjacent properties in the unlikely event of a spill. In Phase I, the plant will employ 1400 specific gravity sulfuric acid, but will be designed to be in compliance with best practices to allow for the receiving, unloading and dilution of 1800 specific gravity in Phase 2 or future phases.

Stryten also has developed sulfuric acid release and cleanup procedures and integrated contingency plans. While these events have been extremely rare, the procedures have proven to contain all materials on site and prevent impact on adjacent properties, the workforce, or environment in the few instances it was engaged. We will work closely with the local AHJ to ensure the procedures are updated to comply with any special local requirements. It is recognized that these procedures are specific to each location where they are deployed. Thus, all the procedures and plans will be reviewed and updated as necessary to be in compliance with local codes as well as EPA regulations, Superfund Amendment and Reauthorization Act (SARA), and OSHA requirements. Finally, Stryten has on-going discussions with the Georgia EPD to ensure the site development and operations will be compliant with all required permitting requirements.

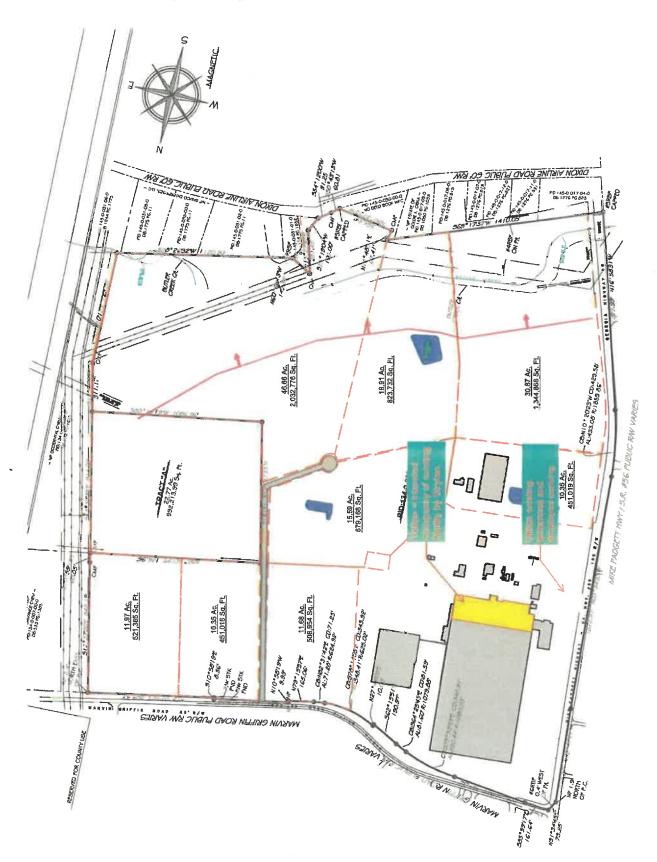
The U.S. is now confronting an important inflection point with a rapidly growing nationwide demand for electricity. As the historic incentive programs embodied in the CHIPS Act, Infrastructure Act, and Inflation Reduction Act catalyze unprecedented growth in manufacturing, the stress on the U.S. electrical grid will be crippling. New and emerging LDES technologies that are rapidly scalable, sustainable, safe, and resilient will be required to serve America's power needs. While Li-ion has dominated grid storage, the technology falls short in longer duration, high cycling applications; pumped hydro and compressed air are geographically limited. To fill this gap, VRFB systems have garnered attention for LDES applications in recent years.

In response to a strong market demand, Stryten Energy plans to deploy its battery manufacturing expertise to build a domestic manufacturing facility to rapidly scale the U.S.-based production and commercialization of vanadium redox flow battery (VRFB) electrolytes. Stryten energy employs over 2,500 people and operates 10 manufacturing plants and 2 R&D centers across the United States and Canada. Our VRFB developments and prototype systems are produced in our Advanced Manufacturing Plant in Alpharetta, GA. We are planning our first VRFB production expansion, the scaled production of vanadium electrolyte, in Augusta, GA based on its status as

one of the key U.S Workforce hubs recently established and its rapidly emerging status as a major battery manufacturing corridor in support of the electric vehicle and the clean energy revolution.

Stryten prides itself on using U.S. based labor force and supply chains in support of its battery manufacturing efforts. The planned large scale production of vanadium electrolyte for vanadium redox flow batteries (VRFB) is crucial for the United States to help secure a steady and domestically produced supply to support the growing U.S. Long Duration Energy Storage (LDES) market. VRFB and other non-lithium batteries are critical to help manage the mismatch in supply and demand for intermittent renewable generators such as solar and wind in support of a clean, carbon-free, reliable electric grid. No other entity in the U.S. or elsewhere is as well-positioned, prepared, and commercially mature to undertake this initiative as Stryten. Stryten has an existing vertically integrated, cradie-to-grave support infrastructure for lead batteries, selling lead batteries made in the U.S. to U.S. markets. Stryten's recent award from the U.S. Department of Energy's MAKE IT Prize funding will accelerate efforts to reproduce this strategy for the VRFB industry.

Stryten's novel electrolyte manufacturing process employs a proven, proprietary continuously stirred tank reactor-plug flow reactor (CSTR-PFR) pair that uses a single vanadium oxide input with a goal to improve energy efficiency by 10%. Combined with Stryten's high volume logistics experience (we manage rail carloads of acid in support of lead battery electrolyte production in our other U.S. manufacturing plants), our process is expected to provide a transformational change in the initial cost, O&M costs, and manufacturing rate of vanadium electrolyte, resulting in a dramatically lower levelized cost of storage (LCOS) for VRFB systems while also enhancing the ability to build such a system using domestically sourced materials, labor, and technology. Vanadium electrolyte is highly recyclable, allowing for a decreased reliance on non-domestic sources, reduced mining activity, and reduction in the amount of waste generated by the long-duration energy storage (LDES) industry.





4760 Richmond Road, Suite 200, Cleveland, OH 44128 Phone: 440-349-900

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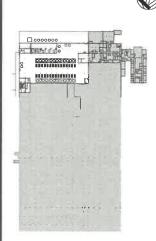
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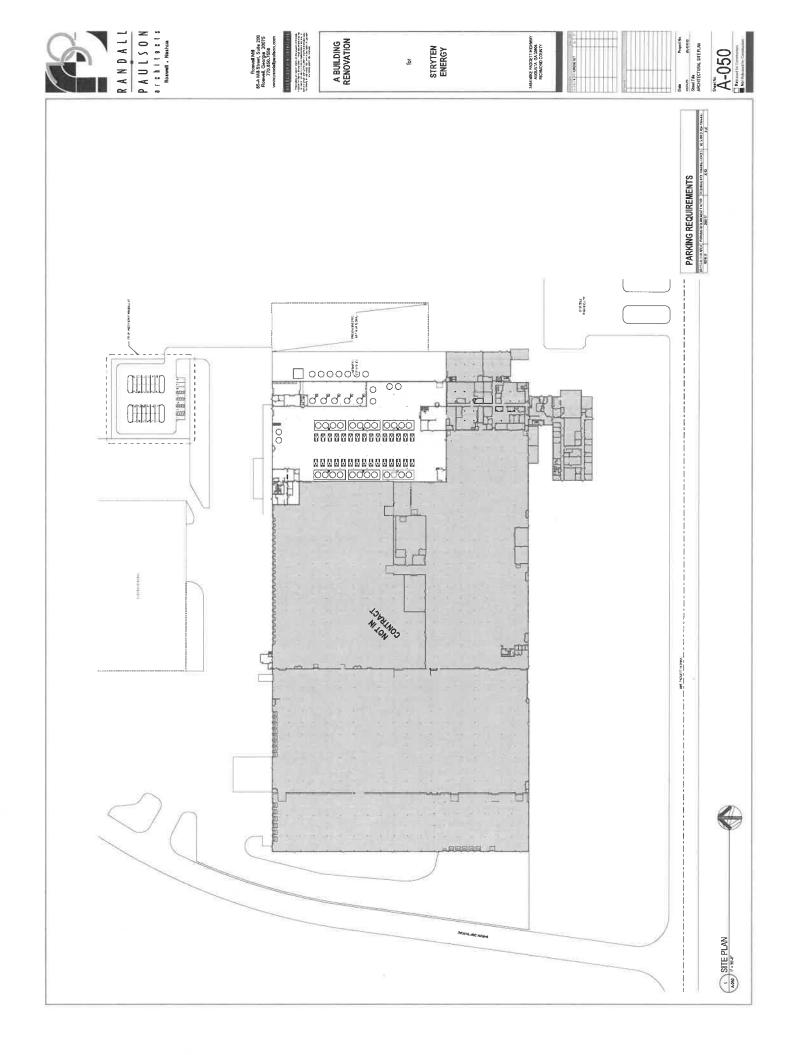
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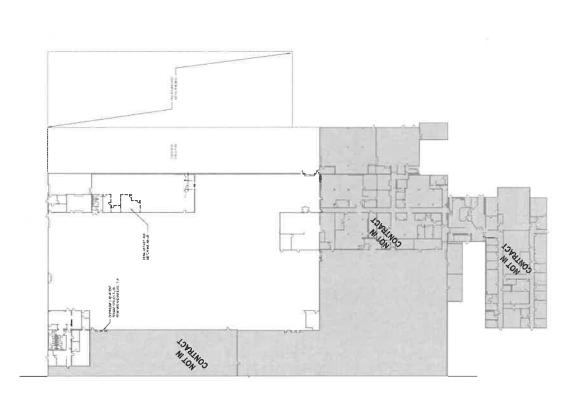
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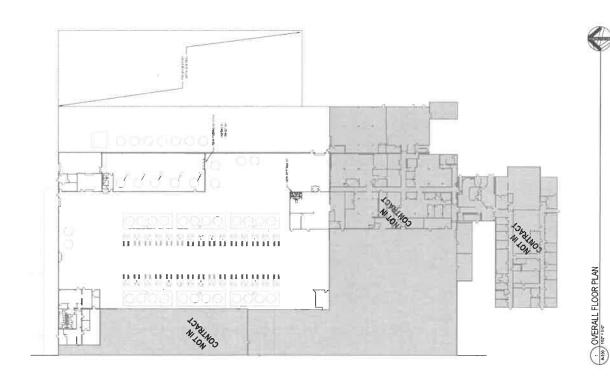
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GENERAL NOTES	1. WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWNINGS AND SPECIFICATIONS, NOTIFY THE ENGINEER PROPERTO BID, FOR BIDDING PURPOSES THE MORE STRINGENT SHALL APPLY.	2. THE CONTRACTOR SHALL EXAMINE THE COMPLETE SET OF CONTRACT DOCUMENTS FOR ALL	INVESTS ASSISTED BY THE ANCHETECT AND PROTECT HEADONIS SANCE REQUIREMENT SAND POINT OF COMMECTION OF EQUIPMENT MAKE ANYMEROR AND SHEETS RECORSING TO ANDID COMPLICIS WITH THE BULLOME STRUCTURE AND THE WORK OF OTHER TRADES.	3. UNLESS INSTRUCTED OTHERMISE, THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERAITS,	LICENSES, AND FEES RECURRED FOR INSTALLATION OF THE MECHANGOL, WORK, TURNISH PINAL, CERTIFICATE OF INSPECTION OR WRITTEN EMBENCE OF ACCEPTANCE BY INSPECTION AUTHORITIES	FOR ALL WORK INSTALLED.	 REFER TO COMPLETE DRAWING PACKAGE FOR EXTENT OF CONSTRUCTION. AND EXACT LOGATION OF PIXTURES, EQUIPMENT, DEVICES, ETC. 	5 CONTRACTOR SHAFT COORDINATE WITH ALL TRACES TO FINGUES AN UNDERSTANDING OF THE	COMPLETE SCOPE OF PROJECT PRIOR TO START OF WORK,	6. ALL EQUINMENT & MATERIALS SHALL MATCH DESIGN SPECIFICATIONS AND MANUFACTURER'S DECOMMENDED MATERIAL STRUCKS IN THE STRUCKS	ACCOMMISSION OF THE WASHINGTON	 LDCATKRY OF DUCTIWORS IS APPROXIMATE ALL DRAWINGS AND LAYOUT ARE DIAGRAMMATE. TO SHOW DESIGN INTENT ONLY, CONTRACTOR TO COORDINATE ALL DUCTIWORK MID PPING WITH ALL 	OTHER WARK IF HELD CONDITIONS OFF ER SCHIFFICANTLY FROM THOSE SHOWN ON THE DRAWINGS AND AFFECT WORK, INFORM ARCHITECT DIAMEDIATELY BEFORE PROCEEDING WITH THAT	MEA	 INSTALL FIRE DAMPER OR COMBINATION FIRE/SALDKE DAMPER ON ALL DUCTS FEMETRATING FIRE RATED ENCLOSURES AND PARTITIONS. AND RATED CELLINGS OF HORIZONTAL EXITS. THE 	CONTRACTOR SHALL INTERLOCK ALL COMBRANTON FRESSACKE DALIPERS WITH LISTED AREA TITE SAKKE DETECTORS IN THE BULLDING FRELIFE SAFETY SYSTEM, VERIFY WITH LIFE SAFETY SYSTEM	CONTRACTOR, SEE FIRE ALARM SPECIFICATION AND SMOKE CONTROL NOTES FOR ADDITIONAL INSCORDANT TION	AS HAND ING. INT. FAIL CALL INTS SHALL BE PROUNDED WITH INC. SACKED DETECTIONS AT	THE UMIS OUTLET WHEN THE UNITS CAPACITY EQUALS 2000 CHAIN OR GREATER.	10. A MINIMAN, OF 38" CLEAR WORKING SPACE, NOT LESS THAN 30" WIDE, SHALL BEMANTAINED IN SPACET ACE ALL CAMPAIGE ANISD HIS BOOKES AND TO PASSA CAMPAN, CAMPAIGN THE	WORKING SPACE SHALL BE CLEAR AND EXTEND FROM THE DRADE. FLOOR OR PLATFORM TO	MINIMUM OF SHETT, WHERE THE ELECTRICAL, ELOUPMENT EXCEEDS SHIZET, INTELLIGING THE MINIMUM HEADROOM SHULL NOT BELLESS THAN THE HEIGHT OF THE EQUIPMENT	11. A MINIMAN, OF 24" CLEAR WORKING SPACE SHALL BE PROVIDED IN FRONT OF THE ACCESS PANELS.	12. THE SMOKE DETECTORS LOCATED AT AIR MOVING EQUIPMENT SHALL SHUT DOWN ALL AIR	NANOLING EGNINALENT VAR THELLFE SAFETY SYSTEM. WHEN SAKOKE IS DETECTED AT EGNINALDY ALL OTHER ARRINOVING EGNINALENT LOCATED IN OR CONNECTED TO COMMON PLENTAL OR SANOKE.	ZONE SHALL SHUT DOWN.	13. ALL ELECTRICAL CONTROLS FOR THE SMOKE CONTROL SHALL BERATED FOR SACH USE.	14. PROVIDE ACCESS PAYIELS (MATCH WALL OR CELLING RATINO) IN ALL WALLS OR CELLINGS WHERE ACCESS TO DIAMPERS, CONTROLS. ETC ARE REQUIRED BY CODE, COORDINATE LOCATIONS WITH	ARCHITECT.	15. CONTRACTOR SHALL MOTE THE CRITICAL SPACE AVALABLE ABOVE CRILIKOS. PROVIDE TRANSITION PROFES AT CROSSOVERS. IMPER REALS, OVERSLANDED PRES, AS REQUIRED TO ACCOMMENTED.	DUCTS WITHIN SPACE ANALABLE, PROVIDING EQUIVALENT DUCT SIZE TO THE DIAMETER SHOWN. COODMANTE OF DEEL YARTH OTHER THANKS TO BE SHOWN.	ANNUALIM. NO ADDITIONAL COSTS WILL BRADD FOR APPRECIATIONS OF INFORMATION OF OTHER	SPECIAL CHANGE SHAPE PIECES, ALL DUCTMORK SHALL BE SUPPORTED AND SEISMICALLY RESTRAINED PER THE LOCAL BULLDING CODES AND SMACHA STANDARD.	16. THERE SHALL BE WO PIPING AND/OR DUCTWORK RUN THRIDUGH BLECTRICAL ROOMS UNLESS THAT	DUCTWORK AND/OR PIPING IS SERVING THAT ELECTRICAL SPACE.	17. ALL FLEXIBLE DUCT COMPECTIONS TO AIR DISTRIBUTION DEVICES TO BE MAX, 5-2" ACDUSTICAL. RECK DUCT PER SPECIFICATIONS.	18. NOTALL SYMBOLS, NOTES, DETAILS AND EQUIPMENT IN SCHEDULES ON GENERAL SHEETS WILL	APRLY TO EACH BUILDING. THEY ARE TO COVER ALL BUILDINGS AND WILL APRLY BASED ON SCOPE IN BULLDING.	19, LOCATE EXISTING REINFORCING STEEL UTILIZING ANY SUITABLE METAL DETECTION SYSTEM, DO	NOT CUT ANY EXISTING STEEL REINFORCEMENT, SHIFT ANCHOR OR CORE TO MISS THE REBAR	29. BOLTS MUST BE INSTALLED TO ANDIO DAMAGING EXISTING STE'EL REINFORCEMENT. IN CASE OF CONFLACT, ADJUST BOLT LOCATION, ALLOMING FOR I'C CONGRETE, COVER BETWEEN REBARAND.	BOLT. M. BOOMER TRANSPER NIVER AS HER RESEARCH REVIEW FOR INVIEWE BY INDIA 40 DAYLOW 410	NAME OF THE PROPERTY OF THE PR																						
			SGALISO 1778 SDEWALL SUPPLY REGISTER.		1236 RETURN FEMBET				R ROOF RECESTER		SWALEDUCT		Т	WAVBOX WITH	SMOLE DISCLAN	DOX WITH REHEAT		WITH HYDRONIC	HEATING COLL AND CULLET BOX	DAMPERS AND CONTROLS	SALOKE/FIRE DAMPER	→ SMOKE DAMPER	D— BACK ORAFT	T VOLUME DAMPER	① INERMOSTAT	PIPMG	SEE ABBREATION	FOR PIPE ID.			ŝ	VW VEX	DI BALL WLVE				FUSIBLE LINK					A RESSURE		SOLEHOD VALVE		PREVENTER	J	-6- BEOW DOWN TO			-O- TEE UP	1													
SYMBOLS LEGEND		SCALE NTS PLANTILE NO. 1	1 TITLE TITLE OR PLAN NO -1		(M-501) DETAIL NO1	В	(M-S01) SECTION NO1	((BOUNDARY B) (- 1	REVISION CLOUD	EOUPMENT 7AG	ACT-I DESIGNATION AC		LOUVER IN DOOR		PONT OF CONNECTION	POINTOF			(MEW)	(G) DUCTWORK	4	FILE DISTRICTION OF THE PROTOCOL OF THE PROTOC	~ T	DUCTWORK WITH	ACOUSTICLINING	DUCT UNDER		DUCT UNDER				ON- ON OR DESCRIPTION OF ARE		REMEAT COR.	HHH REXONCT	L			MOREO CIRON	<u>-</u> -≺	F	T T		DACT FITTING			-HHHH-	TRANSFER AR BOOT	SE SCHEDLE REQUIREMENTS	TDANCED AD	B.BOW.WTH ACOUSTICLNING			ACCESS PARE.		THROW PATTERN 4-WAY, 100 CFM	CRAN CRAING REGISTER (GRULE).		WITH BLANKING PLATE (3-WAY)	EXISTING TO REMAIN	EXISTING TO BE	
	C HEATING, VENTILATION, & AIR CONDITIONING			INSIDE DIMENSION	NOT NEED AND N			UNED				LEAMING WATER TEMPERATURE	MIXED AIR TEMPERATURE		MECHANICAL		MANUFACTURER			MEAN TEMP DIFFERENCE			NOT IN CONTRACT NORMALLY OPEN, NUMBER		OUTSIDE AIR	OUISBEDIAM		PHASE		PRESSURE REDUCING VALVE		RBNOVE EGSTING						IT REFRIGERANT REATIVE HUMIDITY									STATIC PRESSURE C SPECIFICATION				TEMPERATURE TSTAT THERMOSTAT			VOLUME DAMPER				S WRE MESH SCREEN MEATHERPROOF, WORIGHG	PRESSURE						
ABBREVIATIONS	TWO-WAY	THREE-WAY	AUR CONDITION ACCESS DOOR	AMERICAN DISABLITIES ACT +	ADJUSTABLE IN	AUTHORITY HAVING JURISDICTION -45	ARENCAN INSTITUTE OF ARCH	AMPERE	AMERICAN SOCIETY OF HEATING	REPRICERATION & AR CONDITIONING PACINEERS	AUTOMATIC	AVERAGE	BACKORAFT DAMPER	BULDING BULDING	BELOW / UNDERGROUND	BRITISH THERMAL UNIT/HOUR	DOWNERS TABLETON	COOLING COL	CELING DIFFUSER, CONSTRUCTION DOCUMENT	CUBIC FEET PER MINUTE	CHILLER	CHILLED WATER PUMP CHILLED WATER RETURN	CHILLED WATER SUPPLY NO	CELING CLOSE CLOSET	CONDENSATE DRAIN	COMDENSER	CONNECT, CONNECTION CONTROL PANEL, CHROME PLATED	CONSTANT VOLUME	CONDENSER WATER PURP CONDENSER WATER RETURN	CONDENSER WATER SUPPLY	EXISTING TO BE DEMOUSHED	DRY BULB	DECRET. UNIT OF SOUND LEVE.	DRY BULB TEMPERATURE	DEOREE	DAMPER	DOWN	DEW POINT TEMPERATURE DRAIN	DRAWING	EXISTING TO REMAIN	EXHAUST AIR	ENTERMIST AIR REGISTER BATERIMS AIR TEMPERATURE -S-	ENTERING DRY BULB TEMP ENERGY FERCIFICATION	EXHAUST FAN	B.ECTRIC / B.ECTRICAL	EXTERNAL STATIC PRESSURE	BNTERING WET BULB TEMP BNTERING WATER TEMP	EXISTING	FAVRENHEIT, FIRE SERVICE, FEUALE	FACE, FREE AREA, SIRE ALARM	FINE DAMPER FINESH PLOOR	FULLIOAD AMPERES	FLTER FEET DEC MINITE	FOOT, REET	CMTON	GALLONS PER MINUTE	GRILLE	HEAD HORIZONTAL	HORSEPOWER						
ABB	# SWAY	3447	Ş Q	404 400	ADJ.	NAU.	AFF.	AMP	ASHR		AUTO	AVS 4	008	BLDG	BLW	BTUM	ې څ	8	8	NHO CHA	8 8	CHWE	CHWS	៩ ទី	CND	Owo	MICO D	2	CARR	SWS	\$ 60	28	¥ 25	780	DEG	DVA	DN	DP RO	DWd	(E)/E	[®] ដ	3 13 3	1803 EE	Ébe	300	2 23	EWI	EXE	4	₫	FINER	P.A.	E S	E 4	3	N-MO	GRQ +	CH CHECK	호						



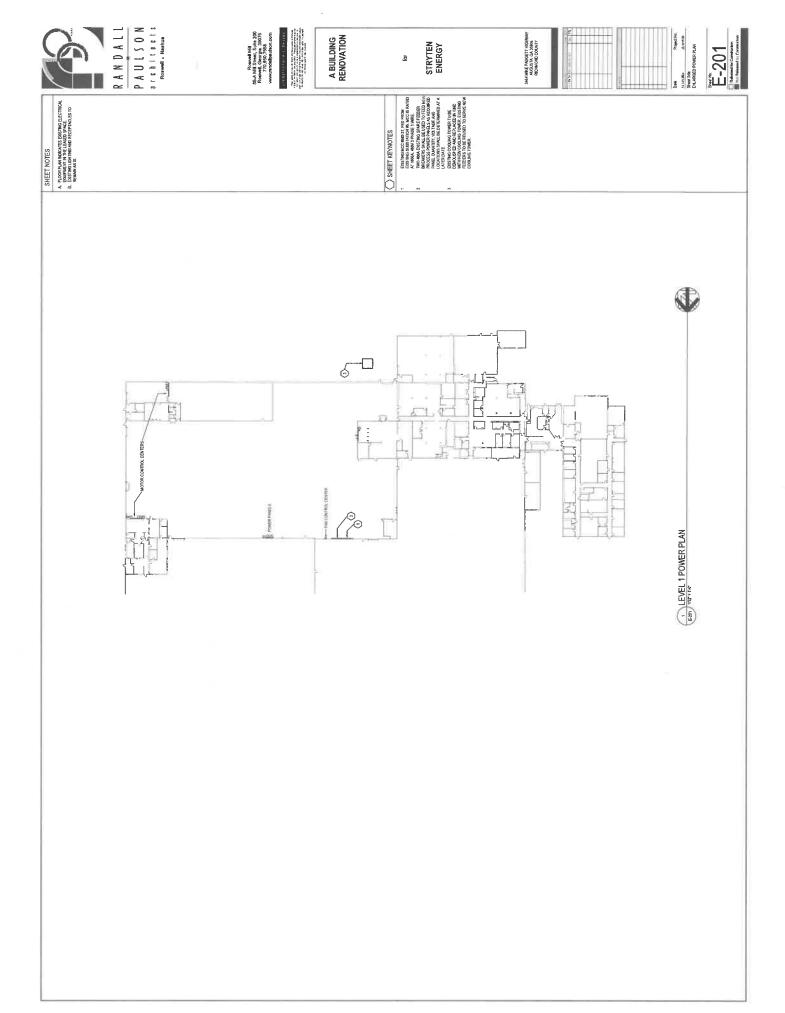
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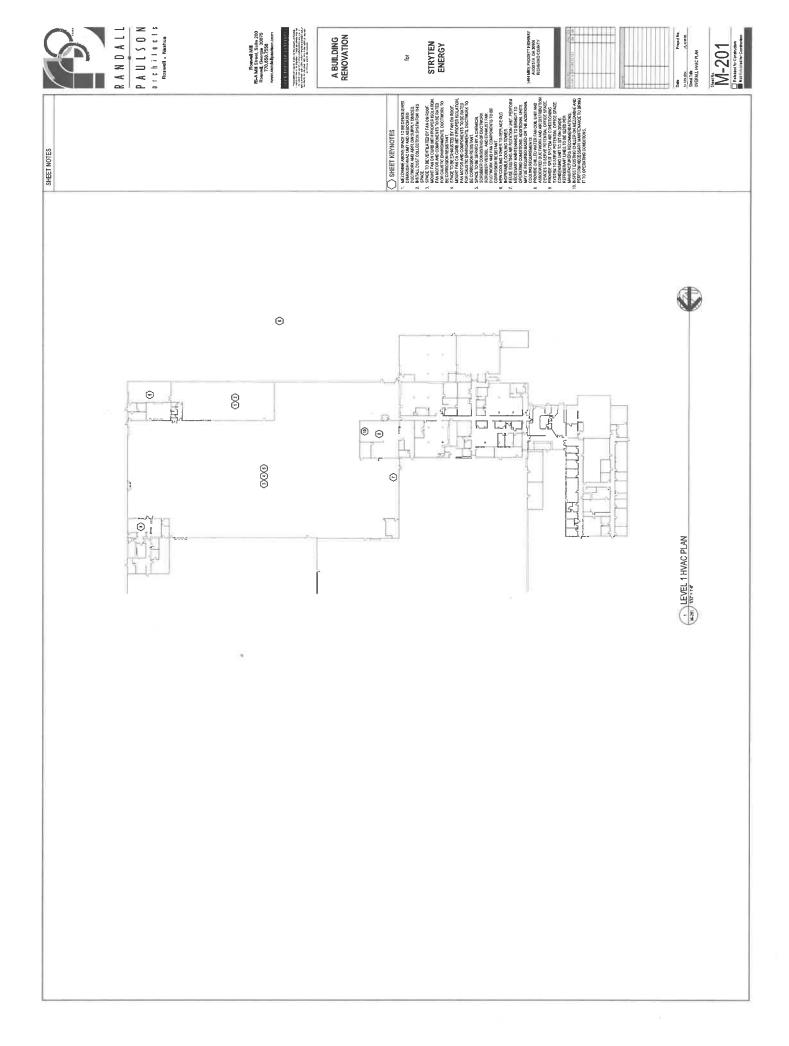
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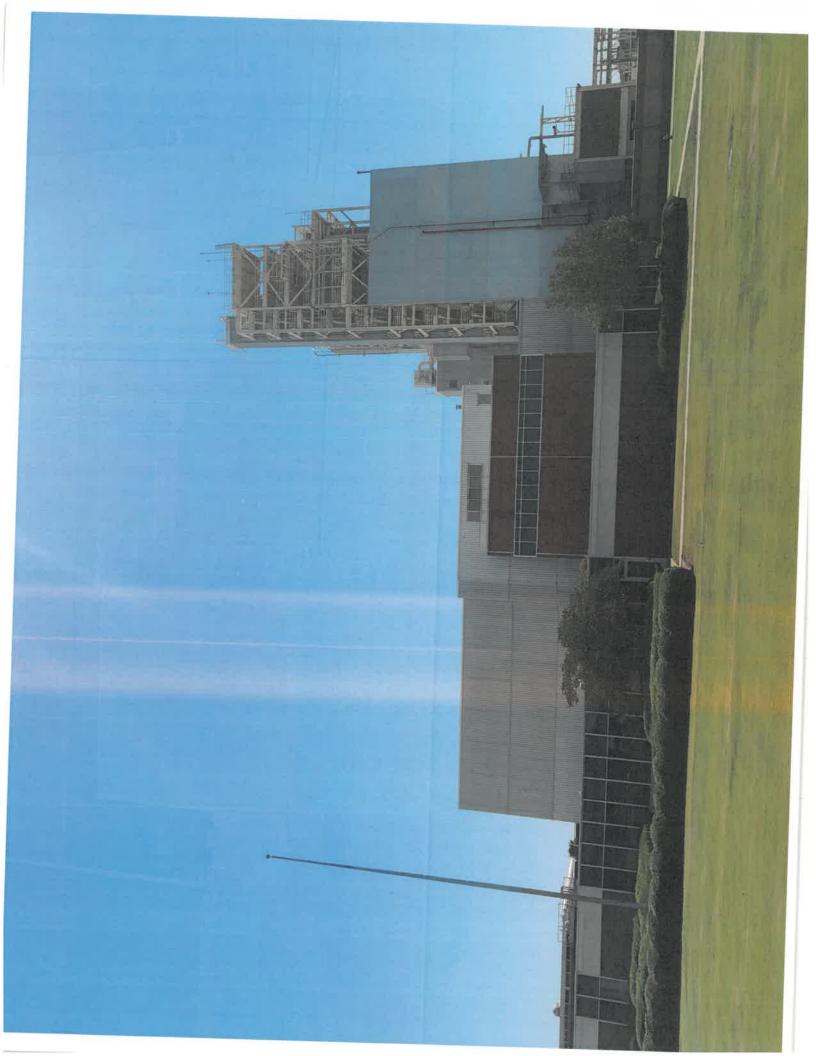
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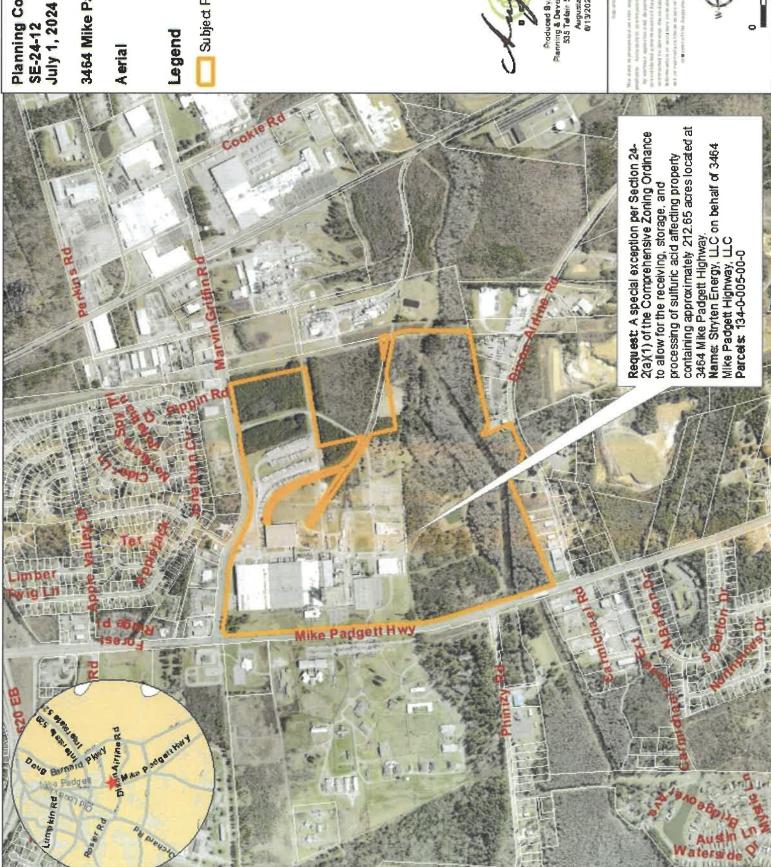
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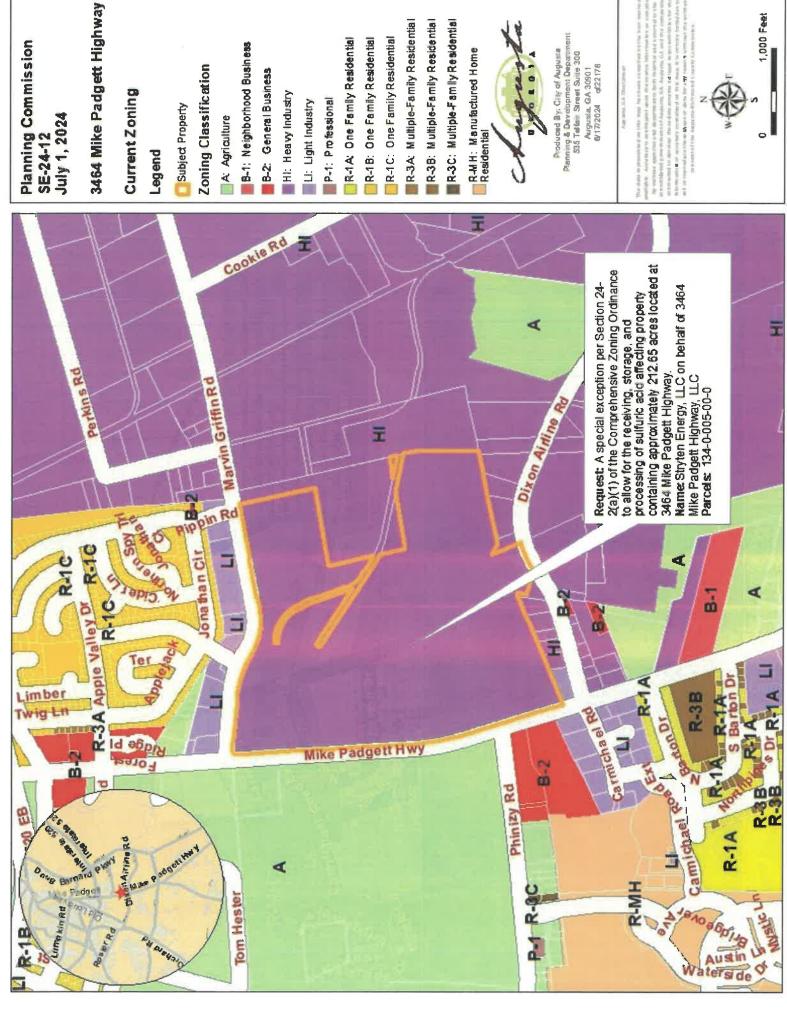
Planning Commission SE-24-12

3464 Mike Padgett Highway

Subject Property

Produced 8y; City of Augusta Panning & Development Departm SSS Takin Street Suite 300 Augusta, GA 30901 8/13/2024 df22178





Planning Commission SE-24-12

Current Zoning

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood Business

Li: Light Industry

P-1: Professional

R-1A: One Family Residential

R-1B: One Family Residential

R-1C: One Family Residential

R-3A: Multiple-Family Residential

R-3B: Multiple-Family Residential

R-3C: Multiple-Family Residential

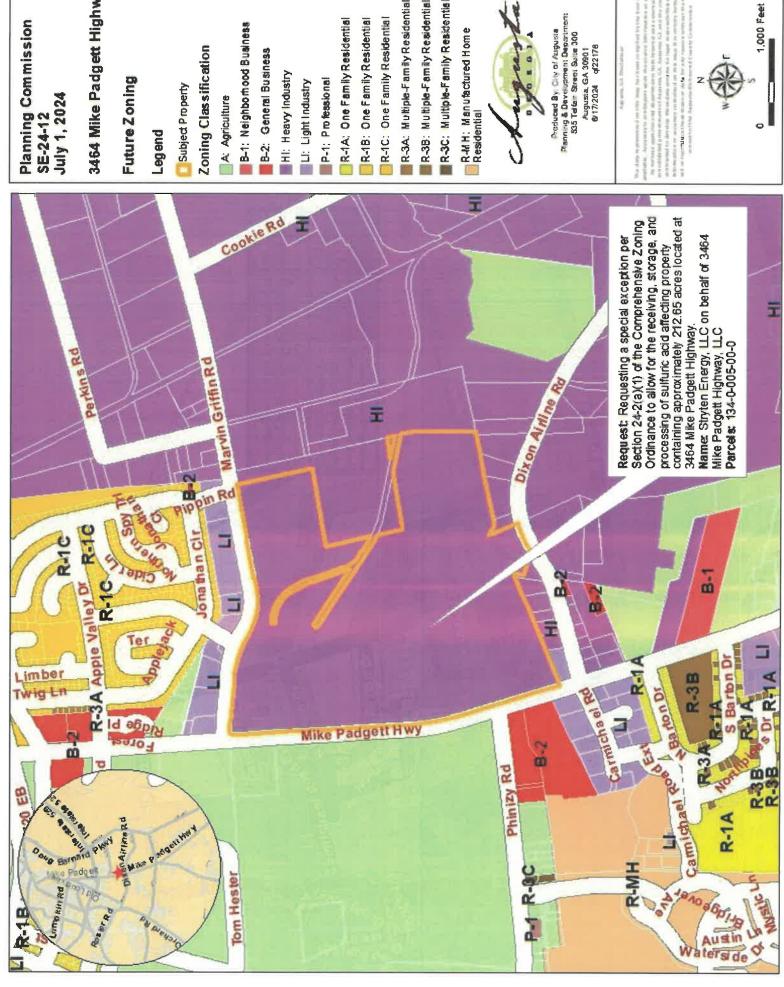
R-MH: Manufactured Home Residential



Planning & Development Departm 535 Telfan Street Suise 300 Produced By: Clivial Augusta Augusta, GA 30901



1,000 Feet



Planning Commission SE-24-12

3464 Mike Padgett Highway

Subject Property

A: Agriculture

B-2: General Business

HI: Heavy Industry

R-1A: One Family Residential

R-1B: One Family Residential

R-1C: One Family Residential

R-3A: Multiple-Family Residential

R-3B: Multiple-Family Residential

R-M H: Manufactured Home Residential

Produced By: City of Augusta Reporting & Development Department 535 Telen Street Sure 300 Augusta, GA 30901 6/17/2024 qf22178



1,000 Feet