

Hearing Date: August 3, 2026
Case Number: SE-26-12
Applicant: G. Curtis Reynolds
Property Owner: DM Property Holdings
Property Address: 927 Molly Pond Road
Tax Parcel No: 073-3-013-00-0
Current Zoning: HI (Heavy-Industrial)
Fort Gordon Notification Required: N/A
Commission District 2: Stacy Pulliam
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Solid Waste Transfer Station	Section 24-2(a)

SUMMARY OF REQUEST:

This special exception request applies to a parcel totaling approximately 5.42 acres located within the HI (Heavy Industrial) zoning district along Molly Pond Road. The property includes additional parking areas, vacant land, a 20,000-square-foot transfer station, and a 3,500-square-foot office building. According to the Augusta-Richmond County Tax Assessor's records, the main building was constructed in 1970, with the office building constructed in 1986. The request seeks approval to establish and operate a Solid Waste Transfer Station at 927 Molly Pond Road.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located within the Old Augusta Character Area. The vision for this area is to maintain and enhance its historic character while supporting a diverse mix of compatible land uses and preserving the stability of established neighborhoods. Redevelopment efforts should encourage the removal of deteriorated and dilapidated structures, rehabilitation and construction of single-family housing, development of medium- and high-density residential uses, expansion of commercial and office opportunities, and investment in civic and institutional facilities. The proposed rezoning is consistent with the goals and objectives of the 2023 Comprehensive Plan.

FINDINGS:

1. Solid Waste Transfer Stations are not permitted by-right in the HI zone but may be granted with the approval of a special exception.
2. A Development of Regional Impact (DRI) review was submitted to the CSRA Regional Commission.
3. Section 24-2(a) of the Comprehensive Zoning Ordinance allows garbage, offal, and dead animal reduction or dumping in the HI zone by Special Exception, subject to general compliance with the following criteria:
 - In no case shall any garbage, offal, dead animal reduction or dumping be allowed within 300 feet of an R-Zone. ***The site is over 1,300 feet from the nearest R-Zone.***
 - The maximum height of a building or structure in the H-I Zone shall be three hundred (300) feet and meet the minimum setback requirements of 40 feet in the front, 10 feet on each side, and 25 feet in the rear. ***The main structure was built in 1970 and stands less than 50 feet in height with setbacks as follows: front ~86 ft., rear ~70 ft., and sides ~95 ft. and ~120 ft. The building complies with the required height and setback requirements.***
 - Off-street parking shall conform to Section 4 of this Ordinance. ***According to the Zoning Ordinance, parking for Industrial Establishments is calculated at one space per each 2,500 square feet of gross floor area. As the floor area is 22,231; this site will require ~9 parking spaces and meets that requirement as the existing site has ample parking.***
 - A plan illustrating compliance with the above requirements shall be submitted to the Planning Commission before the proposal is placed on the agenda. The Planning Commission shall determine that all the foregoing requirements have been satisfied, and further, that the benefits of the proposed indoor waste sorting and transfer facility are greater than any possible depreciating effects and damages to the neighboring properties. ***The proposed site plan meets all requirements for industrial establishments as outlined in the Zoning Ordinance.***
4. A Letter of Consistency was required by the Augusta Engineering Department to confirm that the proposed facility is consistent with the policies, goals, and operational intent of Augusta-Richmond County. The Letter of Consistency requires approval by the Augusta Commission.
5. On Tuesday, June 2, 2026, the Augusta Commission approved issuance of the Letter of Consistency, subject to the following condition:

"All solid waste accepted or collect at the transfer station shall be disposed of at the Augusta Deans Bridge Road Landfill. This condition shall also be included as a zoning exception requirement for the use of this as a transfer station."
6. The properties have nearby access to public potable water and sanitary sewer systems.
7. The Georgia Department of Transportation (GDOT) Function Classification Map, 2026, classifies Molly Pond Road as a local road.
8. The applicant states a permit by rule from the Environmental Protection Division (EPD) will be requested prior to operations commencing on this site.

9. The proposed development must satisfy the minimum off-street parking requirement for an industrial establishment, providing one parking space for every 2,500 square feet of floor area.
10. Transit is not currently available near the subject property.
11. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are located within a Special Flood Hazard Area.
12. According to the Augusta-Richmond County GIS Map Layer there are wetlands located on the properties.
13. The surrounding zoning districts are HI on all sides of the subject property.
14. The property is situated in the Old Augusta Character area; any new construction or exterior improvements are subject to planning and development review and site plan approval.
15. The proposed special exception would be consistent with the 2023 Comprehensive Plan.
16. 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:

- Driveway radii must meet GDOT/City Standards for Trucks

Engineering Comments:

- Detention shall be required
- Water Quality requirements must be met.
- Any ties to the existing Augusta system must be 18" RCP
- Provide a truck turn exhibit
- Provide a copy of the Stormwater Maintenance Agreement
- All existing curb cuts not used for the proposed design must be replaced with curb and gutter
- Concrete valley gutters must be used at all curb openings
- All road cut repairs must be done to Augusta Engineering's standards.

Utilities Comments:

- There is a 12" and 6" water line on Molly Pond Road and an 8" sewer on Molly Pond available for their use.

Fire Comments:

- Access gate must meet the access requirements of International Fire Code 503.6
- Fuel pump area may need to be reviewed and permitted by the State Fire Marshal's Office (contingent on tank size and fueling mechanisms).

RECOMMENDATION: The Planning Commission recommends Denial of this special exception request to establish a Solid Waste Transfer Station.

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.



HARBIN ENGINEERING, P.C.

CIVIL & ENVIRONMENTAL CONSULTANTS

G. Curtis Reynolds, P.E.
President

January 21, 2026

Mr. Kevin Boyd, Development Services Manager
City of Augusta Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901

**Subject: Atlantic Waste Services, Inc. Solid Waste Transfer Station
Letter of Intent for 927 Molly Pond Road, Parcel No. 079-3-013-00-0
Harbin Engineering Project No. 1210-025-01**

Dear Mr. Boyd:

On behalf of Atlantic Waste Services, Inc. (AWS), Harbin Engineering, P.C. is submitting this Letter of Intent along with the Rezoning Application and supporting documents for the referenced property. AWS proposes repurposing the fertilizer building located at 927 Molly Pond Road into a solid waste transfer station and truck maintenance shop through a lease with the property owner DM Property Holdings, LLC. The solid waste transfer station is a complimentary facility to the other industrial in the general vicinity of the proposed site.

The proposed transfer station is designed for 500-tons per day, or more, of municipal solid waste and construction and demolition waste from curbside, front-load and roll off container collection vehicles. The facility will also receive recyclables, such as metals, for processing at the nearby Newell Recycling facility at 960 Molly Pond Road.

The waste will be unloaded inside the structure at a finished-floor elevation above the 100-year floodplain. Routine operations will result in loading the waste into a transfer trailer within one (1) hour, but in no case will waste be allowed to remain on the transfer station floor more than 24 hours based on EPD Rules. The facility will be equipped with a Fire Rover system that is monitored 24 hours a day, seven (7) days a week for fire detection and fire suppression.

The waste will be loaded into semi-trailers for more efficient hauling and disposal of the waste. Each trailer of municipal solid waste will be transported to the Augusta-Richmond County's Deans Bridge Municipal Solid Waste Landfill (Augusta Landfill) for disposal. Each trailer of waste reduces the number of smaller trucks making trips to the landfill by 3-7 trucks per trailer. Fewer trucks travelling to the Augusta Landfill results in less air pollution, and less wear and tear on the roads. The larger 20-ton trailers will greatly reduce traffic, wait times and operational costs at the Augusta Landfill.

The southern portion of the building will be repurposed for a truck maintenance and dispatch facility for the collection vehicles. Three (3) bays will be available for collection truck maintenance with roll-up doors. Other areas of the site will be used for employees, collection trucks and semi-trailer parking. A future shop, truck maintenance and office building may be constructed onsite. Due to a proposed ramp into the north side of the building for the transfer station, a floodplain replacement area will be constructed to contain offsetting or greater flood volume from Oates Creek.

Atlantic Waste Services, Inc. Solid Waste Transfer Station
927 Molly Pond Road, Augusta, Georgia 30901
Harbin Engineering Project No. 1210-025-01

Mr. Kevin Boyd
January 21, 2026
Page 2

Contact us should you have any questions or would like to review the project or project site.

Sincerely,
HARBIN ENGINEERING, P.C.

A handwritten signature in black ink, appearing to read "G. Curtis Reynolds", with a stylized flourish at the end.

G. Curtis Reynolds, P.E.
Principal Engineer

cc: Mr. Ben Wall, Atlantic Waste Services, Inc.



Special Exception Application

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

Application Date: _____

Applicant Information	Owner Information
Name: <u>G. Curtis Reynolds</u>	Name: <u>DM Property Holdings</u>
Address: <u>41 W Johnston Street</u>	Address: <u>1223 George C Wilson Dr</u>
City: <u>Forsyth</u>	City: <u>Augusta</u>
State: <u>GA</u> Zip: <u>31209</u>	State: <u>GA</u> Zip: <u>30909</u>
Phone: <u>478-992-9122</u>	Phone: _____
Contact Person: <u>Bo Slaughter</u>	Phone: <u>706-868-8803</u>
Contact's e-mail: <u>bo@jgswift.com</u>	_____

I hereby request a Special Exception for the purpose of: Use of property for solid waste transfer station
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: 927 Molly Pond Rd
Present zoning: HI/Heavy Industrial
Map/ Parcel #: 073-3-013-00-0
Proposed Development: Solid Waste Transfer Station

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 on the space below.

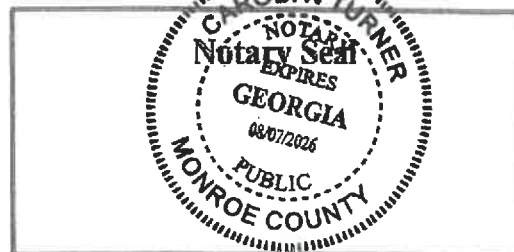
Owner's Signature: [Signature] Date: 4-8-26
Petitioner's Signature: G. Curtis Reynolds Date: 4-8-26

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

this 8th day of April, 20 26.

Carolyn Turner
(Notary's official signature)

8-7-26
(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

4-8-24
Date

G. Curtis Reynolds, President, Harbin Engineering, P.C.
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:

G. Curtis Reynolds

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.

☒ Pre-Application Meeting

☒ Application Form

☒ Deed (Legal Description)

☒ Recorded Plat or Recorded Boundary Survey

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

☒ Letter of Intent (explanation of proposed use)

☒ Conflict of Interest Certification/ Campaign Contributions

☒ Application Fee—payable to Augusta Planning and Development Department

☒ Photographs

NA Building Compliance Inspection (if needed)

NA 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:

R. M. Adams



ATLANTIC WASTE SERVICES, INC.

3000 W. 10TH AVE. SUITE 100

ATLANTA, GA 30349

404.525.1234

SPECIAL USE PERMIT

CONCEPTUAL SITE PLAN

WITH FLOOD PLAIN

ATLANTIC WASTE SERVICES, INC.

3000 W. 10TH AVE. SUITE 100

ATLANTA, GA 30349

404.525.1234

ATLANTIC WASTE SERVICES, INC.

3000 W. 10TH AVE. SUITE 100

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404.525.1234

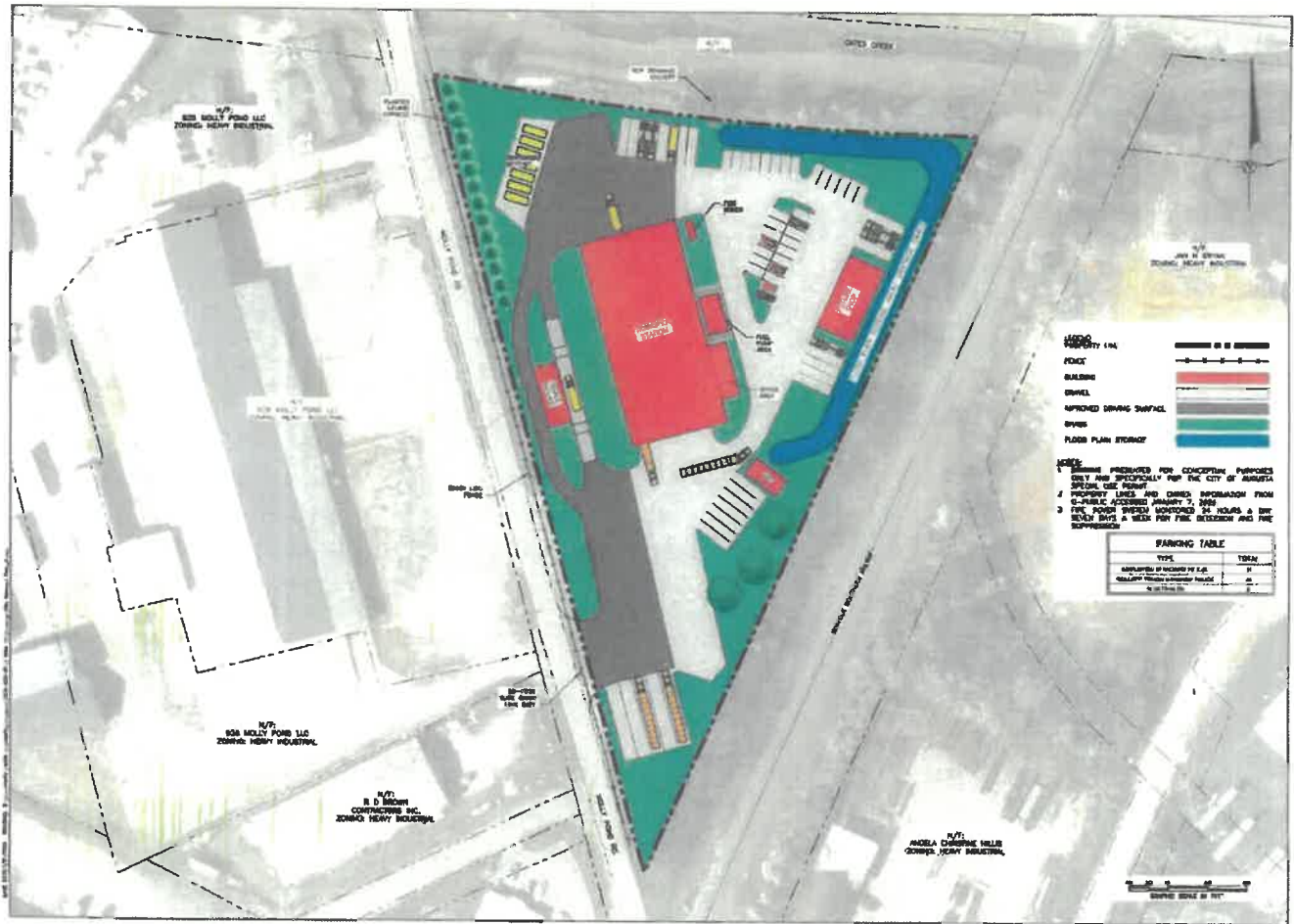


ATLANTIC WASTE SERVICES INC.

3 OADR TRANSFER STATION

SPECIAL USE PERMIT

CONCEPTUAL SITE PLAN

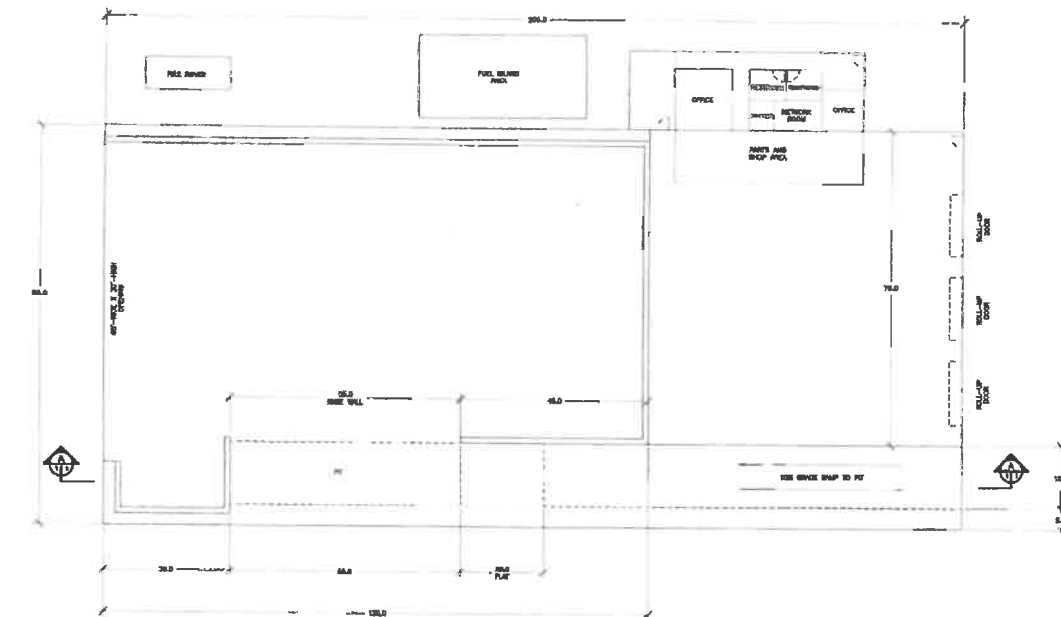


ATLANTIC WASTE SERVICES INC.
3-AXIS TRANSFER
STATION

SPECIAL USE PERMIT
CONCEPTUAL SITE PLAN



1000 1st Avenue



FLOOR PLAN
1" = 10'



SECTION A-A
1" = 10'

GRAPHIC SCALE IN FEET

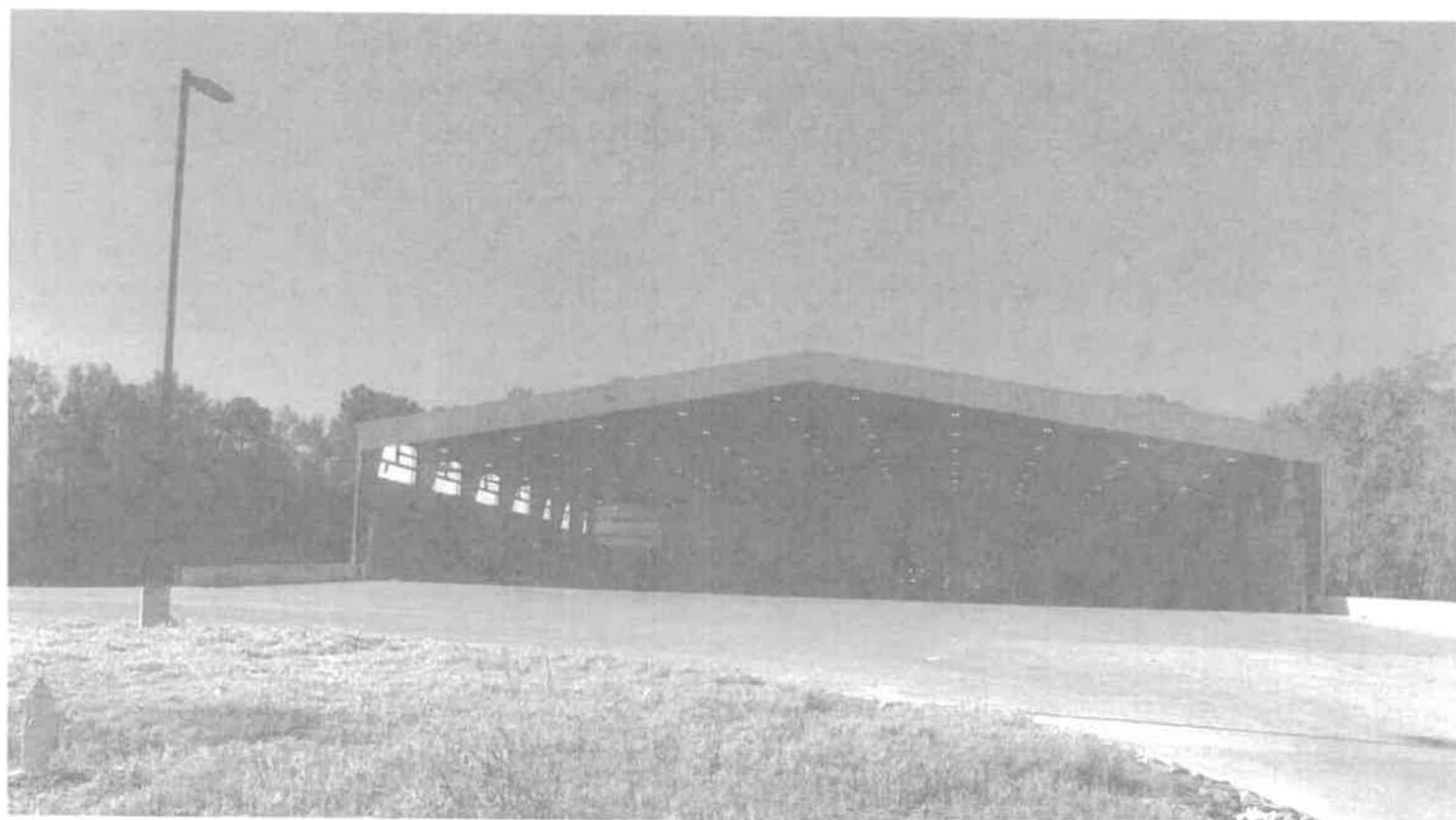


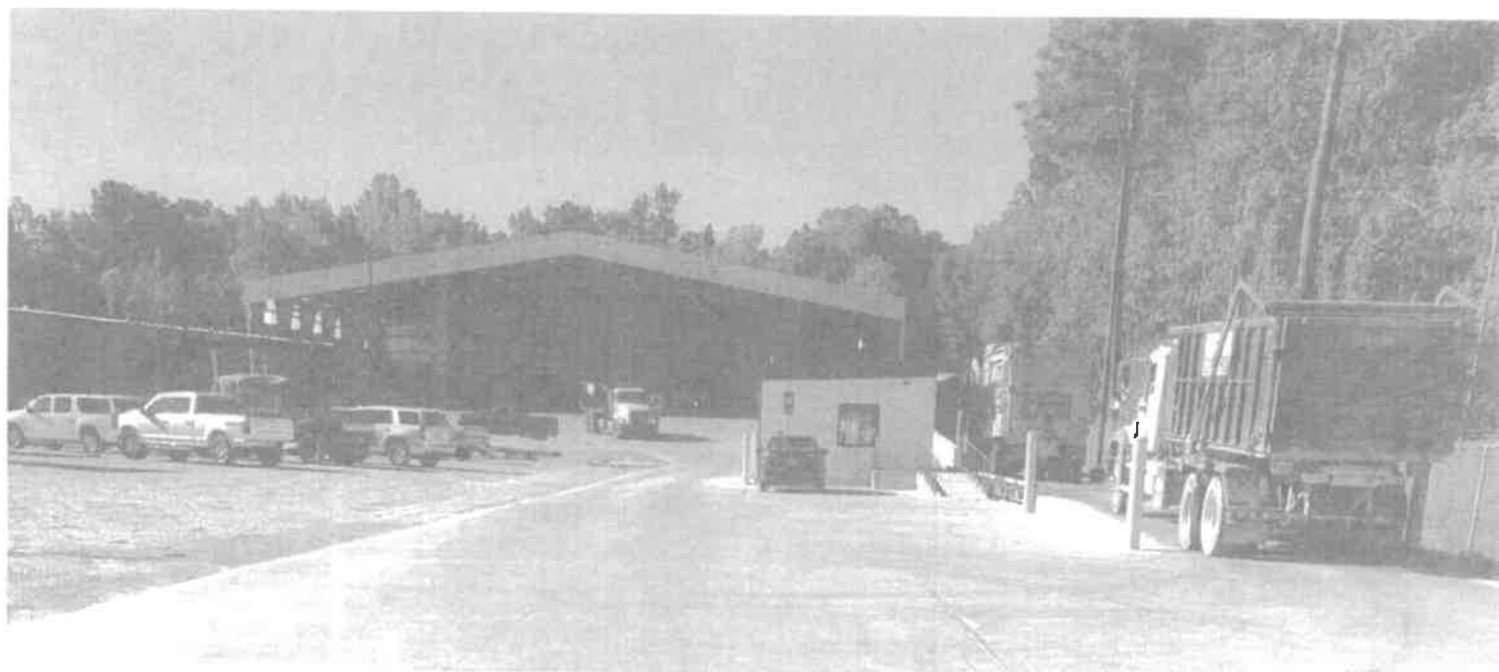
ATLANTIC WASTE SERVICES INC.
3 DMS TRANSFER STATION

TRANSFER STATION
FLOOR PLAN

DATE	11/11/11
BY	J. J. J.
CHECKED BY	J. J. J.
APPROVED BY	J. J. J.
SCALE	1" = 10'

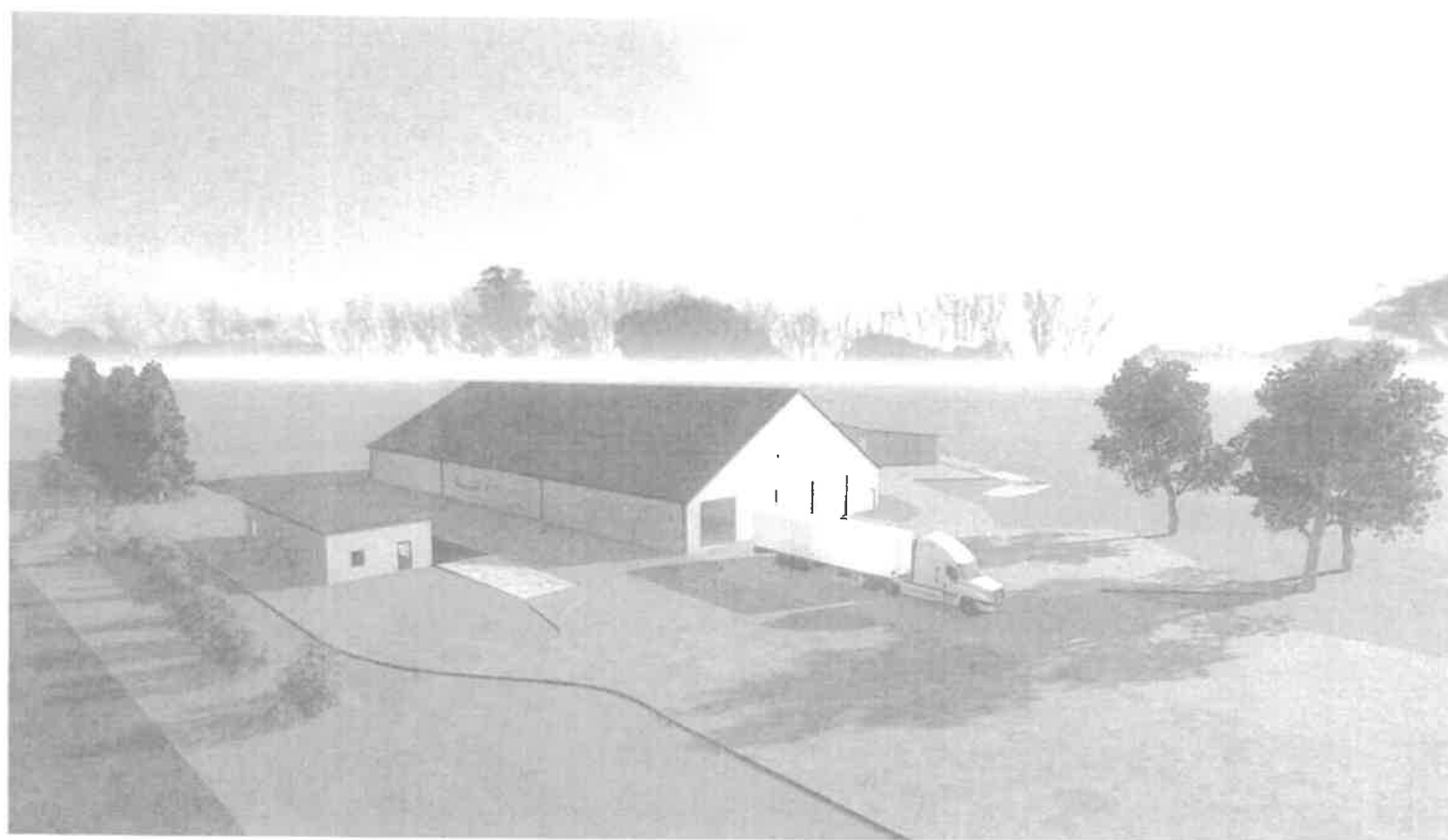
GRAPHIC SCALE IN FEET













ENGINEERING & ENVIR. SVCS. DEPARTMENT

Hameed Mallk, Ph.D., P.E., Director

June 22, 2026

VIA Email

Ben Wall
Atlantic Waste Services, Inc.
125-B Pine Meadow Drive
Pooler, Georgia 31322

**Re: Solid Waste Management Plan Consistency
Three Oaks Solid Waste Transfer Station at 927 Molly Pond Road
Atlantic Waste Services, Inc.**

Dear Mr. Wall:

Atlantic Waste Services, Inc. (AWS), through Harbin Engineering, P.C., submitted documentation to the Augusta Engineering & Environmental Services Department (AE) on March 12, 2026, requesting issuance of a Letter of Consistency with the current Augusta, Georgia Solid Waste Management Plan (SWMP).

AE reviewed the submitted documentation and requested additional information (RFI) necessary to make a consistency determination. AWS submitted responses to AE's review comments and provided the requested additional information on April 29, 2026. In its response, AWS committed to transporting 100 percent of the municipal solid waste collected at the proposed transfer station to the Augusta Deans Bridge Road MSW Landfill for disposal.

The information provided by AWS demonstrated that the proposed waste transfer station facility is consistent with the Augusta SWMP. Accordingly, on May 26, 2026, AE presented its recommendation to the Augusta-Richmond County Commission Engineering Services Committee (Committee) for discussion and conditional approval. The Committee subsequently forwarded its recommendation for conditional approval to the Augusta-Richmond County Commission (Commission) for final action on June 2, 2026.

On June 2, 2026, the Commission approved issuance of the requested Letter of Consistency, subject to the following condition:

"All solid waste accepted or collected at the transfer station shall be disposed of at the Augusta Deans Bridge Road Landfill. This condition shall also be included as a zoning exception requirement for the use of this site as a transfer station."

As required by the SWMP, a public meeting was held on June 8, 2026, at the Carrie J. Mays Community Center. The meeting was coordinated in conjunction with a representative of the Richmond County Neighborhood Alliance.



ENGINEERING & ENVIR. SVCS. DEPARTMENT

Hameed Malik, Ph.D., P.E., Director

Based on Augusta Engineering & Environmental Services Department's review of the Solid Waste Management Plan consistency documentation, presentation to the Engineering Services Committee on May 26, 2026, and the decision of the Augusta-Richmond County Commission on June 2, 2026, the proposed Three Oaks Solid Waste Transfer Station, located at 927 Molly Pond Road, is determined to be consistent with the current Solid Waste Management Plan for Augusta, Georgia, subject to the condition stated above.

If you have any questions concerning this correspondence, please feel free to contact me at hmalik@augustaga.gov or (706)796-508.

Regards

Hameed Malik, Ph.D., PE
Director Engineering & Environmental Services
Augusta, GA

CC: Augusta Planning & Development Department – Director
Augusta Planning Commission
Augusta Engineering Manager, Senior



CENTRAL SAVANNAH RIVER AREA REGIONAL COMMISSION



3626 Walton Way Extension, Suite 300
Augusta, GA 30909
(706) 210-2000 • fax (706) 210-2006
www.csrarc.ga.gov



Counties
Served:

MEMORANDUM

Burke

To: Local Governments, State Agencies and Other Affected Parties

Columbia

From: April Young – Regional Planner, CSRA RC

Glascock

RE: DRI #4614 – Final Report – Solid Waste Transfer Station
(Augusta/Richmond County)

Hancock

Date: February 27, 2026

Jefferson

Jenkins

Lincoln

McDuffie

The CSRA Regional Commission (RC) has completed its review of "Solid Waste Transfer Station", Development of Regional Impact. Pursuant to Chapter 110-12-3-.02 (DRI Communication Procedures) of the Rules of the Georgia Department of Community Affairs, the RC has assembled a DRI report. This report contains the RC's assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regionally Important Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties during the comment period.

Richmond

Taliaferro

Warren

Washington

The final attached report does not address whether the DRI is or is not in the best interest of the host local government. The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries. Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

Wilkes

April Young
Regional Planner
CSRA Regional Commission



For information on the Area Agency on Aging (AAA), a division of the CSRA Regional Commission, call (706) 210-2018 or toll free (and TDD) 1-888-922-4464. The AAA is your "Gateway to Community Resources" for senior citizens and those with disabilities. Auxiliary aids and services available upon request to individuals with disabilities.

The CSRA Regional Commission is an Equal Opportunity Employer and Provider.

**Developments of Regional Impact
Potential Impacts – Final Report
DRI#4614: Solid Waste Transfer Station
Richmond County**

Background

This DRI review was initiated following a special exemption request in Augusta/Richmond County for the development of a new solid waste transfer station, truck maintenance facility and solid waste collections office. The subject parcel is zoned Heavy Industrial (HI). Approximately 500 tons of solid waste per day or more will be unloaded from collection vehicles inside the transfer station for loading into semi-trailers to haul waste more efficiently to solid waste handling facilities. This will include a 20,000 square foot transfer station and 3,500 square foot offices/shop.

Potentially affected parties were asked to submit their comments about the proposed development during the 15-day comment period February 10, 2026 – February 25, 2026. Further unresolved concerns will be addressed directly to the county, the applicant, and other parties.

The following potentially interested parties were notified:

Augusta-Richmond County
City of Grovetown
City of Blythe
City of Hephzibah
McDuffie County
Fort Gordon
Jefferson County
Burke County
Columbia County
Georgia Department of Community Affairs
Georgia Department of Transportation
Georgia Soil & Water Conservation Commission
Savannah-Upper Ogeechee Regional Water Planning Council

Project Description

The full development of this project is expected to be complete by 2028.

The proposed property to be developed is located at 927 Molly Pond Road, in Augusta/Richmond County. The nearest government entities are City of Blythe, City of Grovetown, City of Hephzibah, Columbia County, McDuffie County, Jefferson County, and Burke County.

COMPATIBILITY WITH EXISTING PLANS

This project appears to be located within the “Old Augusta” Character Area of the Augusta-Richmond County Comprehensive Plan update 2023, Future Land Use Map. The vision for the Old Augusta character area is to Maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Continue to reflect the predominant characteristics of a historic Downtown core business district, while at the same time adapting to the changing environment around it. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. Redevelopment should include the removal of deteriorated and dilapidated structures, construction or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities. Adaptive reuse of historic buildings will be a key component. New development should respect the scale, massing, architecture, of the existing historic structures and acknowledge stable neighborhoods with long term property ownership.

Recommended development patterns for the “Old Augusta” character area are:

1. New residential, commercial, and institutional development built in accordance with established design guidelines and with respect for the historic character, traditional development patterns and scale of the neighborhood involved.
2. Medium and high-density housing in both new structures and existing buildings.
3. Infill residential development at densities compatible with the surrounding area. Site design should reflect traditional neighborhood patterns and existing architectural styles.
4. Office and commercial development in both new and existing structures. Effort should be made to provide needed services to the underserved neighborhoods.
5. Enhanced arts, entertainment, and sports facilities.
6. Stronger physical connections between the Downtown core, including the riverfront, and the remainder of the Old Augusta character area.
7. Public infrastructure (public buildings, streets, landscaping, parks, sidewalks, etc.) that support and complement other developments.
8. Transportation system that accommodates all modes of travel and is accessible to all.

The full text of the Augusta-Richmond County comprehensive plan can be found on the Georgia Department of Community Affairs website at:

<https://dca.georgia.gov/augusta-richmond-county-comprehensive-plan>

The proposed project site is in the “Developed” section of the regional land use map of the CSRA Regional Plan 2040. Developed areas are those exhibiting increasingly dense development patterns and where higher levels of public services (ie., water, sewer, etc.) are already being provided at the time of planning preparation. This project site is also located in the “Conservation” area of the Conservation and Development Map. “Conservation” on this map represents important natural and cultural resources and environmentally sensitive areas of the region, including wetlands and groundwater recharge areas. These conservation areas include those identified in the CSRA’s Regionally Important Resource Plan, adopted by the CSRA Regional Commission board in 2011.

The full text of the CSRA-RC Regional Plan can be found on the CSRA RC's website at <https://cstarc.ga.gov/regional-planning>.

ECONOMIC DEVELOPMENT

The proposed project's estimated value at build-out is \$2 million; estimated annual local tax revenues are likely to be generated is \$25K property tax.

The regional workforce is sufficient to fill employment demand generated by the development, with an estimated generation of 25 full-time jobs.

NATURAL AND HISTORIC RESOURCES

The placement of buildings, percentage of impervious surface, and plans for stormwater management should be examined during the site plan and development review process. Consideration of significant site features (water features, wetlands, etc.) as amenities for the development is encouraged.

According to the applicant, the site will not affect any water supply watersheds, groundwater recharge areas, wetlands, or other environmentally sensitive resources.

Project site is located downstream from the surface water intakes on the Augusta Canal. Wetlands are found within the bed and banks of the adjacent Oates Creek but will not be impacted.

A 100-year floodplain is on the property within the existing driving and parking areas. The existing finished floor elevation of the structure is above the 100-year flood elevation and is proposed to be raised. The proposed concrete ramp to be added into the transfer station will be offset by cutting a floodplain replacement area for stormwater management in the northeast portion of the site.

The percentage of impervious surface for the entire project is 30% (pavement and buildings), 30% gravel areas, 6% stormwater management and the remaining 34% will be grassed or planted with other vegetation or trees. Gravel or other pervious pavements will be applied where possible (pending local approvals). A stormwater management swale and floodplain replacement area will be graded in the northeast portion of the site.

No known historic resources are known to be present on the proposed site.

INFRASTRUCTURE

Energy

Georgia Power will supply this site. Estimated energy supply demand to be generated by this site is 1 megawatt per day. Sufficient energy supply is available to serve this project.

Transportation

At 500 tons/day, 63 collection trucks per day will be diverted from the landfill and redirected to the transfer station. Waste is unloaded on the tipping floor and loaded into semi-trailers carrying

20 tons/load for an additional 25 ADT. Including some office and shop staff, an additional 110 ADT will be added to Molly Pond Road.

A traffic study has not been conducted. No transportation improvements are reported to be needed for this development.

Wastewater and Sewerage

The site will be served by the City of Augusta. The proposed project will generate an estimated up to 0.001375 MGD based on 35 employees, 35 gpd/employee and 150 gpd washdown. Sufficient wastewater treatment capacity is available to serve the project. Gravity sewer service lines will be installed onsite to the gravity sewer manhole in the Molly Pond Road right-of-way. A pump station will be installed to pump water from the transfer trailer pit into the sewer system.

Water Supply and Treatment

The site will be served by the City of Augusta/Savannah River. The estimated water supply demand to be generated by the project is 0.0012 (MGD) millions of gallons per day. Sufficient water supply capacity is reported to be available to serve the project. A Fire Rover thermal camera fire detection system with an automatic foam suppression system will be installed for fire protection. Waterlines are accessible in the right-of-way of Molly Pond Road.

Solid Waste

The facility is expected to handle 500 or more tons of solid waste each day to be transferred to the Richmond County Landfill. This facility will generate very little solid waste. Sufficient landfill capacity is reported to be available to serve this project. No hazardous waste will be generated by this development.

Comments from notified Parties Attached

None



PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta Georgia 30901

1803 Marvin Griffin Road
Augusta, Georgia 30906

Development Review Committee

Address: 927 Molly Pond Road

Deadline: 2/03/2026

Department	Review Date	Reviewer	Comments
Zoning	1/30/2026	Kevin Boyd	• The proposed development triggers the need for approval of a Special Exception for waste collection, sorting, and storage. • The nature of the request triggers a DRI review. • Planning staff recommends that the lot be fully paved; Engineering will make the final determination. • Include parking calculations. • Provide dimensions for all parking spaces, driveways, and drive aisles. • Indicate the overall height of the proposed building. • Dumpster enclosure is missing; please include details. • Include fencing details, including the total fence height. • Any new signage must be permitted separately through the appropriate review process.
Trees	1/30/2026	Kevin Boyd/Ashley Catterton	• All trees being utilized based on the recommended tree list in the IGO (found in the Tree Ordinance). • A minimum of 30 percent tree canopy area is required for the site. • All tree islands must contain a tree. • There shall be no more than 12 consecutive parking spaces in any row between planting islands. • A minimum 10-foot street yards are required along Molly Pond Road.
GIS	1/22/2026 1/23/2026	Michael Moeller GIS Staff	<u>GIS-Mapping:</u> • No issues currently. <u>GIS-Addressing:</u> • No issues currently.

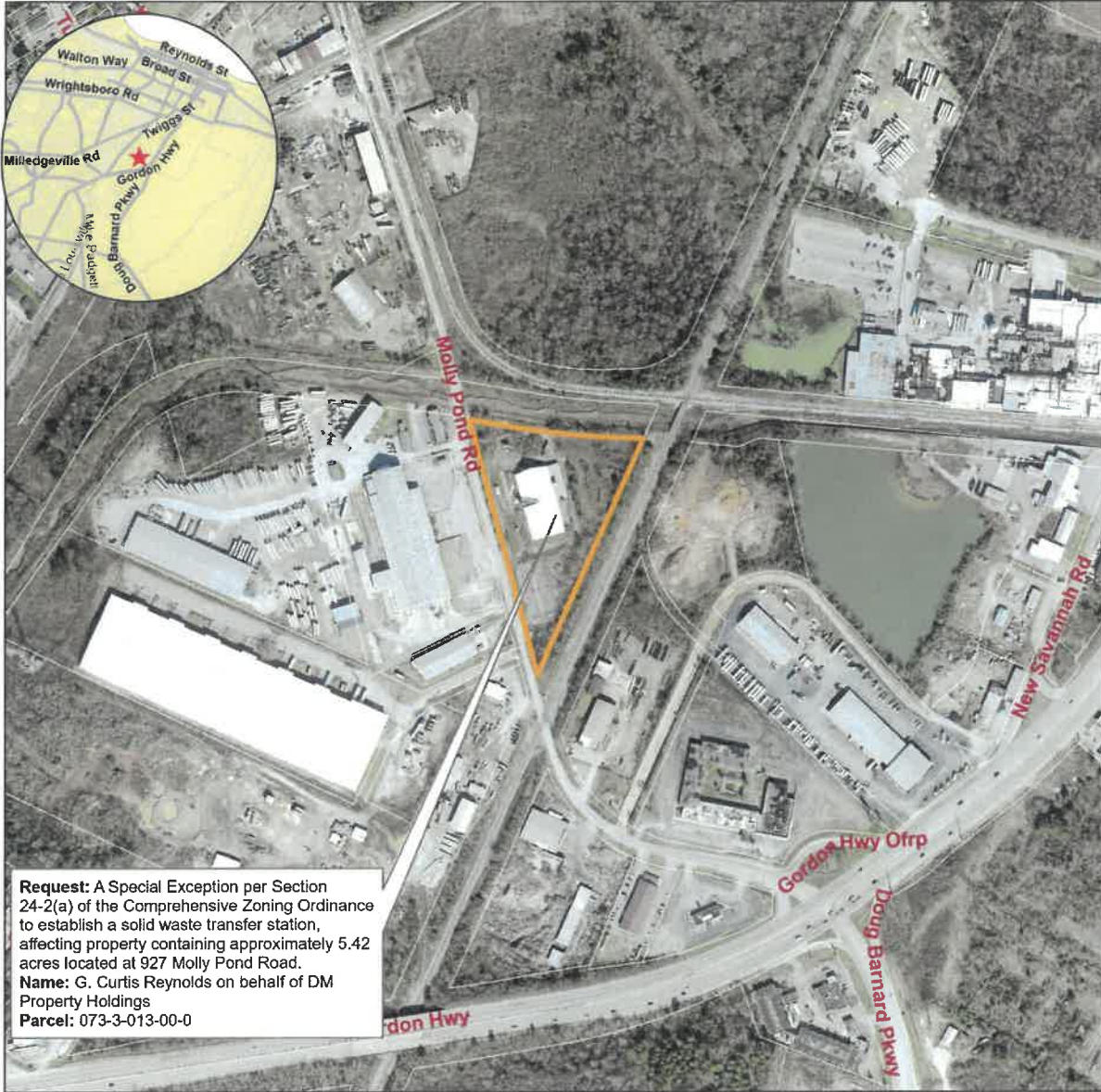


PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta Georgia 30901

1803 Marvin Griffin Road
Augusta, Georgia 30906

			For any questions, please reach out to gisaddressing@augustaga.gov.
Engineering AE & ESD	2/3/2026	Brett Parsons	- Detention shall be required - Water Quality requirements must be met. - Any ties to the existing Augusta system must be 18" RCP - Provide a truck turn exhibit - Provide a copy of the Stormwater Maintenance Agreement - All existing curb cuts not used for the proposed design must be replaced with curb and gutter - Concrete valley gutter must be used at all curb openings - All road cut repairs must be done to Augusta Engineering's standards
Eng. & Env. Services AED-Construction	1/22/2026	Alexander Sanchez	Any road work within public right of way shall be per AED and GDOT.
AUD Backflows	1/22/2026	Jemal Stukes	AUD Backflow requires a reduced pressure (RPZ) backflow device on the domestic and irrigation service lines.
Utilities	2/17/2026	Steve Weathersbee	There is a 12" and 6" water line on Molly Pond Road and an 8" sewer on Molly Pond available for their use.
Traffic Engineering	2/3/2026	Marques Jacobs	Driveway radii must meet GDOT/City standards for trucks
Fire			No comments
Health	1/29/2026	Jasmine Anderson	No comments if municipal sewer is available.



Request: A Special Exception per Section 24-2(a) of the Comprehensive Zoning Ordinance to establish a solid waste transfer station, affecting property containing approximately 5.42 acres located at 927 Molly Pond Road.
Name: G. Curtis Reynolds on behalf of DM Property Holdings
Parcel: 073-3-013-00-0

Planning Commission
SE-26-12
August 3, 2026

927 Molly Pond Road

Aerial

 **Subject Property**

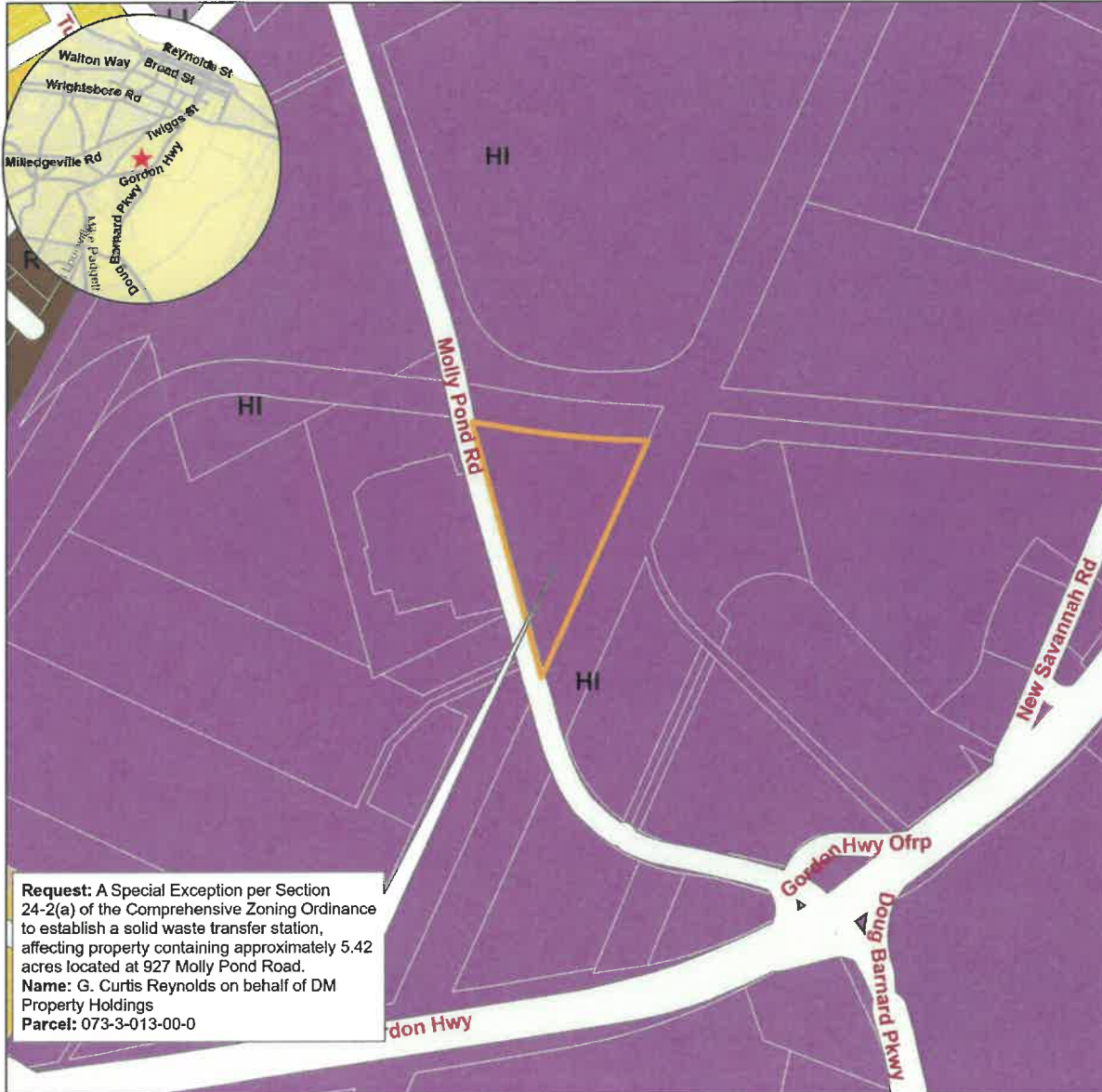
Augusta
GEORGIA

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/23/2026 PE22633

Augusta, GA Disclaimer:
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the company contracted to develop these data assume no legal responsibility for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 700 Feet



Planning Commission
SE-26-12
August 3, 2026

927 Molly Pond Road

Current Zoning

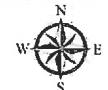
-  Subject Property
- Zoning Classification**
-  B-1: Neighborhood Business
 -  HI: Heavy Industry
 -  LI: Light Industry
 -  R-1B: One Family Residential
 -  R-1C: One Family Residential
 -  R-3C: Multiple-Family Residential
 -  R-MH: Manufactured Home Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/23/2026 PE22633

Augusta, GA Disclaimer

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0 700 Feet

Request: A Special Exception per Section 24-2(a) of the Comprehensive Zoning Ordinance to establish a solid waste transfer station, affecting property containing approximately 5.42 acres located at 927 Molly Pond Road.
Name: G. Curtis Reynolds on behalf of DM Property Holdings
Parcel: 073-3-013-00-0



**SPECIAL
EXCEPTION**
**PLANNING
COMMISSION**
Establish a Solid Waste
Transfer Station
per Section 24-2(a)
927 Muddy Pond Road
August 3 @ 2:00pm
Lee Board Room
Harrison County Courthouse
Harrison, Mississippi 39235
Harrison County Planning Commission
Harrison, Mississippi 39235

REALTY
RECORD
NO. 44

909

(485.80 TOTAL)
415.80

AUGUSTA HARDWOOD CO.

PLAT

for

INTERNATIONAL MINERAL CORP.

PROPERTY LOCATED PARTLY WITHIN AND WITHOUT THE CITY LIMITS OF AUGUSTA
RICHMOND COUNTY, GEORGIA

SCALE: 1"=100'

JANUARY 6, 1978
REV. 1/1/78

BALDWIN & CRANSTON ASSOCIATES, Inc.

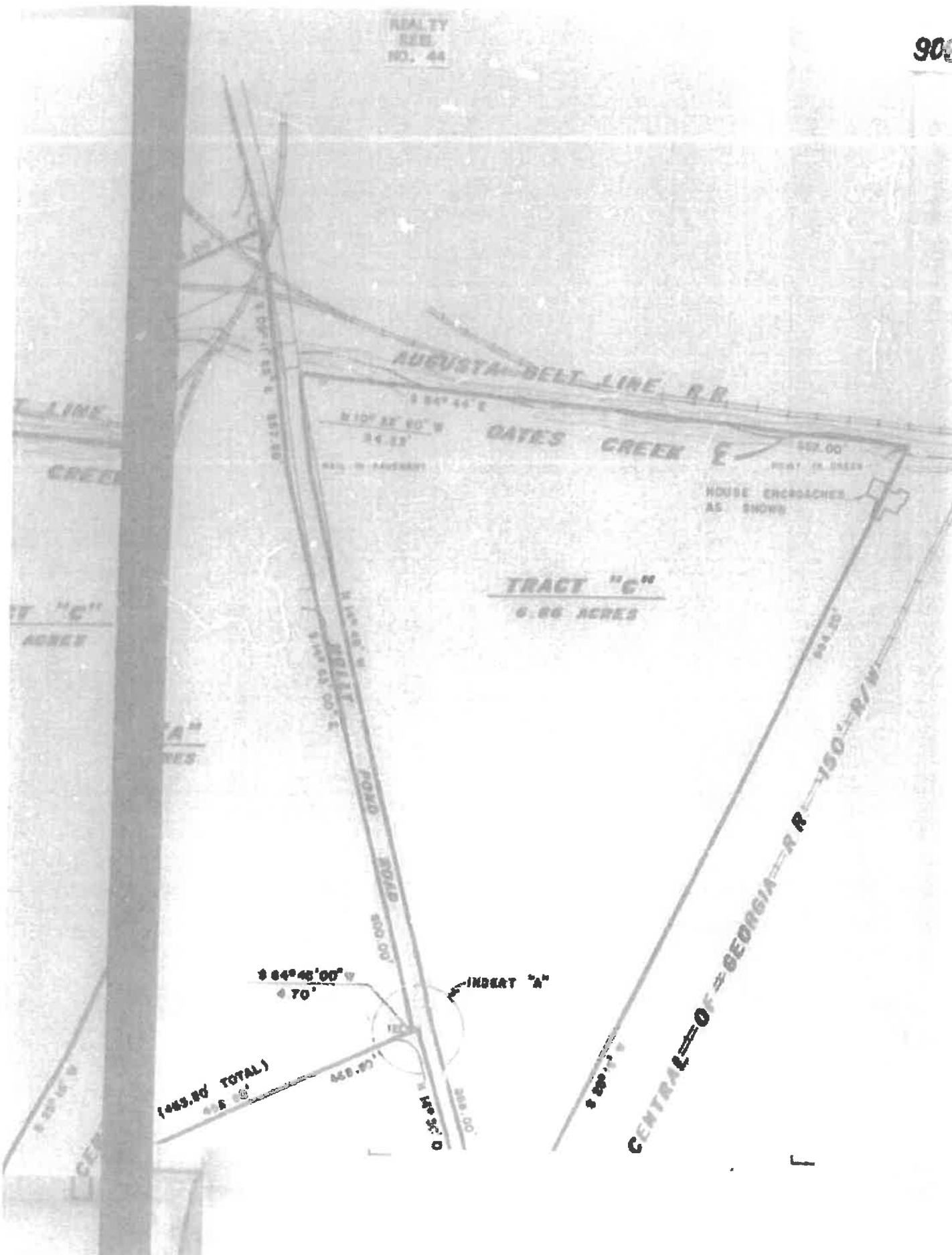
1103 GREENE ST.

AUGUSTA, GEORGIA

ENGINEERS - PLANNERS - CONSULTANTS

REALTY
SEE
NO. 44

903



REALTY
REEL
46

911



INSERT "A"

S.T.B.

IN WITNESS WHEREOF, This Plat is A Correct Representation
Of The Land Platted And Has been Prepared in Ac-
cordance With The Statutes Standards Of The

S. C. Carter

RLC No 1407

GA FE No 6418

GEORGIA: Richmond County, Clerk Superior Court
Filed for Record 10/21/1925 at 9:41
Recorded 10/21/1925



OLY POND RD.
R/W VARIES

C.S.X. RAILWAY

CENTRAL OF GA RAILWAY
150' R/W

TRACT 107 144 ACRES
AREA TO BE ACQUIRED
FROM IMC FERTILIZER, INC.

TRACT 107 E-1
0.07 ACRES

IMC FERTILIZER, INC.
(5.42 AC.)

P.O. B.J.
N:2537.4 3794
E:53412 2820

COMPLETED
R/W ACQUISITION
&
EASEMENT
- PLAT FOR -

Richmond County
Board of Commissioners

LOCATED IN THE 151ST S.W.C.

RICHMOND COUNTY, GEORGIA

SEPTEMBER 12, 1983

PREPARED BY W. R. TOOLE ENGINEERS, INC.

22-414 AUGUSTA, GA 30604



LEGEND

OLD R/W LINE
REQUIRED R/W LINE

PLAT CLOSURE IN 71.785
59.513 (T.C.E.)

Record and Return to:
David L. Huguenin, P.C.
4070 Columbia Road
Martinez, GA 30907
File Number: R24-012

D: DEED B: 1968 P: 161 QCD
05/19/2025 12:23 PM
Doc # 2025019205 Pages: 3 Rec Fees: \$25.00
Transfer Tax: \$0.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

TITLE NOT EXAMINED
QUIT CLAIM DEED

THIS INDENTURE is made this 16th day of May, 2025 by and between BAMCO Enterprises, LLC, a Georgia Limited Liability Company, organized and existing under the laws of the State of Georgia, hereinafter referred to as "Grantor", and DM Property Holdings, LLC, hereinafter referred to as "Grantee". The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and plural and include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby remise, convey and forever quit claim unto the said Grantee the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION

TOGETHER WITH all the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's heirs, successors and assigns, forever, in FEE SIMPLE.

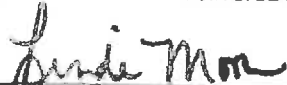
TO HAVE AND TO HOLD, the said Property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said Property or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed,
under seal, the day and year first above written.

BAMCO Enterprises, LLC,
a Georgia Limited Liability Company

Signed, sealed and delivered in the presence of:

By:  (Seal)
Benjamin E. Cadle
As: Managing Member


Unofficial Witness


Notary Public

My Commission Expires:

(NOTARY SEAL)

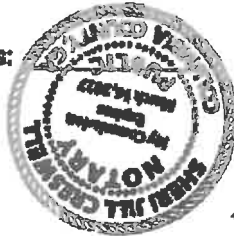


EXHIBIT "A"
Legal Description

ALL that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, in the City of Augusta, being identified and designated as Tract "C", containing 6.86 acres, more or less, on a plat of survey recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 44, pages 898-910; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

LESS AND EXCEPT:

ALL that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, in the City of Augusta, being identified and designated as Tract 107, containing 1.44 acres, more or less, and a temporary construction easement identified and designated as Tract 107.E.1, containing 0.07 acres, more or less, on a plat of survey recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 318, page 1210; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Said property is conveyed subject to and with notice of the following matters: a) drainage easements, building setback lines, and all other matters shown on the plat of record; b) general utility easements and road right-of-way grants and easements, including, but not limited to, easements recorded in Realty Book 13-D, page 448; Reel 44, page 898, Realty Book 33-N, page 883 and Realty Book 37-E, page 341, aforesaid records.

Said property is hereby conveyed subject to any and all other easements, restrictions and rights of way of record in the aforesaid Clerk's Office.

Tax map & parcel number: 073-3-013-00-0