

**AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION  
STAFF REPORT**

**Case Number:** Z-24-03

**Hearing Date:** Wednesday, January 3, 2024

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**Applicant:** Chuck Warbington

**Property Owner:** Susan Hardwick

**Address of Property:** 2014 and 2020 North Leg Road, 1904 and 1914 Wylds Road and 2041 Gordon Highway, Augusta, GA 30907

**Tax Parcel #:** 055-0-005-00-0, 055-0-005-04-0, 055-0-005-01-0, 055-0-005-02-0 and 069-0-004-00-0

**Present Zoning:** R-1A (One-family Residential), B-2 (General Business) and LI (Light Industrial)

**Commission District:** 2 (S. Pulliam)

**Super District:** 9 (F. Scott)

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

| Request                                | Proposed Use / Activity | Applicable Comprehensive Zoning Ordinance Section |
|----------------------------------------|-------------------------|---------------------------------------------------|
| Rezoning from R-1A, B-2 and LI to R-1E | Townhome Subdivision    | Section 13                                        |

**Summary of Request:**

This petition involves 5 tracts totaling approximately 35.57 acres and is situated at the intersections of North Leg Road with Wylds Road and Wylds Road with Gordon Highway. The properties remain vacant and undeveloped land. The applicant seeks rezoning of the entire tracts to R-1E (One-family Residential) to construct a new townhome subdivision.

**Comprehensive Plan Consistency:**

These properties are in the Belair Character Area. The 2023 Comprehensive Plan's vision for the Belair Character Area includes land uses and development patterns typical of suburban developing areas, rural residential areas, and highway commercial corridors. These development patterns are influenced to one extent or another by the area's proximity to Doctor's Hospital, Fort Gordon, regional shopping centers (Augusta Mall, Augusta Exchange), Interstates 20 and 520 and Jimmie Dyess Parkway.

Suburban commercial development in the area has been steady over the last couple of decades. The area around Doctor's Hospital and along Wheeler Road has been gradually developing with a mix of professional offices, suburban and highway-oriented commercial uses, and service establishments.

**Findings:**

1. The conceptual plan submitted with this application features 240 single-family attached townhome units, a mail kiosk and amenity areas. No clubhouse/community building or walking trails are shown on the plan.
2. 2014 North Leg Road, 1904 and 1914 Wylds Road are situated in the R-1A (One-family Residential) zone, 2020 North Leg Road is situated in the R-1A and LI (Light Industrial) zones and 2041 Gordon Highway is situated in the R-1A and B-2 (General Business) zones.
3. Five new public streets are planned, each will have a minimum 28-foot pavement width and 60-foot right-of-way. Two entrances provide access to the development.
4. Sidewalks will be installed along both sides of the new streets.
5. The property has access to public water and sewer lines.
6. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, North Leg Road is identified as a minor or local road, Wylds Road is considered a minor arterial street and Gordon Highway is considered a major arterial street.
7. No sidewalks currently exist along North Leg, Wylds Road and Gordon Highway, in the vicinity of the subject property.
8. Transit service is available in the immediate area, the nearest transit bus stop measures 89 feet of the subject property.
9. Rocky Creek runs through near the center of the property.
10. According to the FEMA Flood Insurance Rate Maps (FIRM) a portion of the site is situated in the Special Flood Hazard Zone AE of the 100-yr flood zone and 0.2 Pct Annual Chance Flood Hazard area. The Special Flood Hazard Zone extends along the creek within the site.
11. According to the Augusta-Richmond County GIS Wetlands Layer, there are no wetlands on the property.
12. Two stormwater detention ponds will be positioned near the southeast corner of the lot.
13. Based on the information provided on the preliminary traffic impact worksheet, this development is projected to generate 550 additional trips per day. The Augusta Traffic Engineering Department will not require a full traffic study for the project.
14. A minimum of 540 parking spaces are required, however, a total of 797 off-street parking spaces are provided on the plan which includes 77 guest parking spaces.
15. Approximately 59 percent or 21 acres of the site will remain as open space.
16. The proposal is consistent with aspects of the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.
17. The proposed development must meet all applicable standards of the Augusta Tree Ordinance, although no Tree Ordinance compliance was provided on the concept plan.
18. At the time of completion of this report staff has not received any inquiries regarding this application.

**Recommendation:** The Planning Commission recommended Approval of the rezoning request to zone R-1E with the following condition(s):

1. The proposed development shall substantially conform to the concept plan submitted with the rezoning application.
2. Sidewalks must be installed along both sides of the street and meet all standards of the Augusta Traffic Engineering Department, including handicap access, where required.
3. Provide a clubhouse/community building and a series of walking trails that connect points in the development. Other amenities shall include a dog park, fire pit, grilling area, and open field.
4. Provide the minimum required off-street parking spaces for the development.
5. The engineering plans cannot have any buildings located in the 100-year or 1% annual chance floodplain, as delineated on the current Flood Insurance Rate Map (FIRM).
6. If fill is brought into the site to elevate a building, a No Rise Certification will need to be performed for this new construction.
7. The preliminary traffic impact study shall be approved by Augusta Traffic Engineering prior to the issuance of a land disturbance or grading permit.
8. Approval of the rezoning request shall not constitute approval of the conceptual subdivision plan submitted with the rezoning application. Subdivision Development Plan approval, in compliance with the Land Subdivision Regulations of Augusta-Richmond County, is required prior to the commencement of any improvements to the property.
9. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.
10. No vinyl siding will be used and the developer must alternate the front façade of the homes.

**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.



November 13, 2023

City of Augusta GA  
Department of Planning and Development  
535 Telfair Street, Suite 300  
Augusta, GA 30901

To whom it may concern:

This letter shall serve as the letter of intent for a rezoning of parcels as follows:

055-0-005-00-0

055-0-005-01-0

055-0-005-02-0

055-0-005-04-0

069-0-004-00-0

The current zoning of the parcels are all R1-A and one parcel is R1-A & B-2. The Proposed zoning we are looking to obtain is R3-A and B-2. The parcel is currently undeveloped. Our plan is to take this parcel and place a townhome development. The proposed townhomes are of a 25'x50' footprint. The development will include new roadways, paving, amenity areas, underground utilities, and landscaping.

Thank you for your consideration in this matter,

Ryan D. Jones, PE  
Hussey Gay Bell  
3100 Breckinridge Blvd, Bldg. 300  
Duluth, GA 30096  
770-923-1600  
rjones@husseygaybell.com

Established 1958

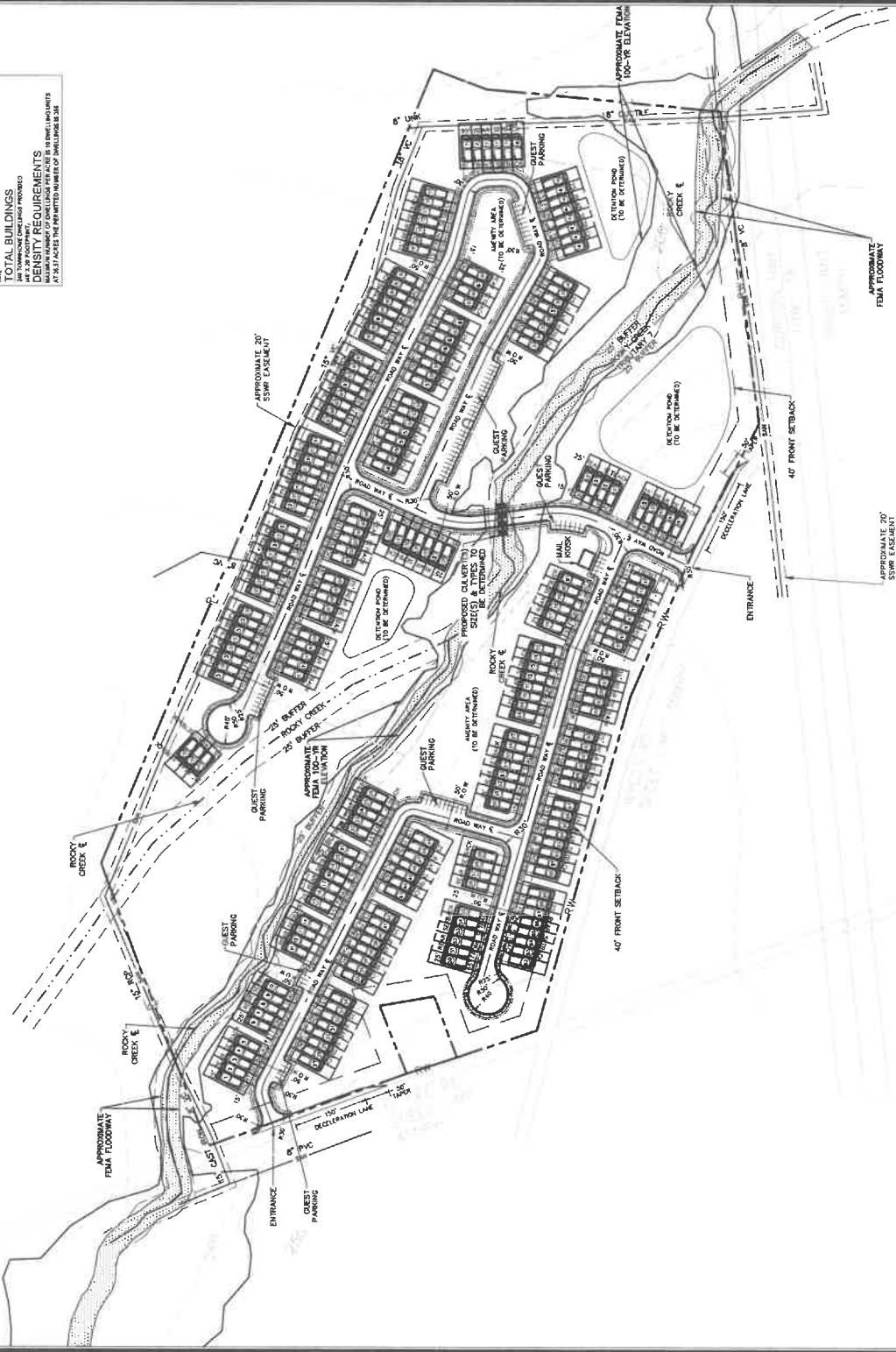
DRAWING NUMBER

C1

[illegible]

GRAPHIC SCALE  
1" = 100'

**ZONING**  
R-1C  
**TOTAL BUILDINGS**  
246  
**DENSITY REQUIREMENTS**  
MAXIMUM NUMBER OF DWELLINGS PER ACRE IS 10 DUE TO 1.640 UNITS  
AT 76.37 ACRES THE PERMITTED NUMBER OF DWELLINGS IS 356



- NOTES:**
1. GREEN CENTER LINE SHOWN FROM INSETTY. ACTUAL CENTER LINE OF FOOT COUNTER NOT FIELD LOCATED.
  2. CENTER LINE OF FOOT COUNTER NOT FIELD LOCATED. AN ENLIGHTENMENT IS ASSUMED TO BE IN PLACE. SATELLITE LINES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LINES ARE NOT TO BE USED FOR CONSTRUCTION.
  3. 50' PUBLIC ROW PROMISED.
  4. 2" LUMBER AND 1/2" STEEL PLATE BEHIND BACK OF CURB.
  5. CONCRETE SIDEWALK PROMISED.
  6. DRIVEWAY EQUIPPED WITH A DISCREET DRIVEWAY AND 18" WIDE DRIVEWAY WITH 18" SLOPE TO CURB.
  7. DRIVEWAY EQUIPPED WITH 18" SLOPE TO CURB.



Planning Commission  
Z-24-03  
January 3, 2024

Multiple addresses  
on North Leg Road,  
Wyldes Road, and  
Gordon Highway

Aerial

Legend

 Subject Property



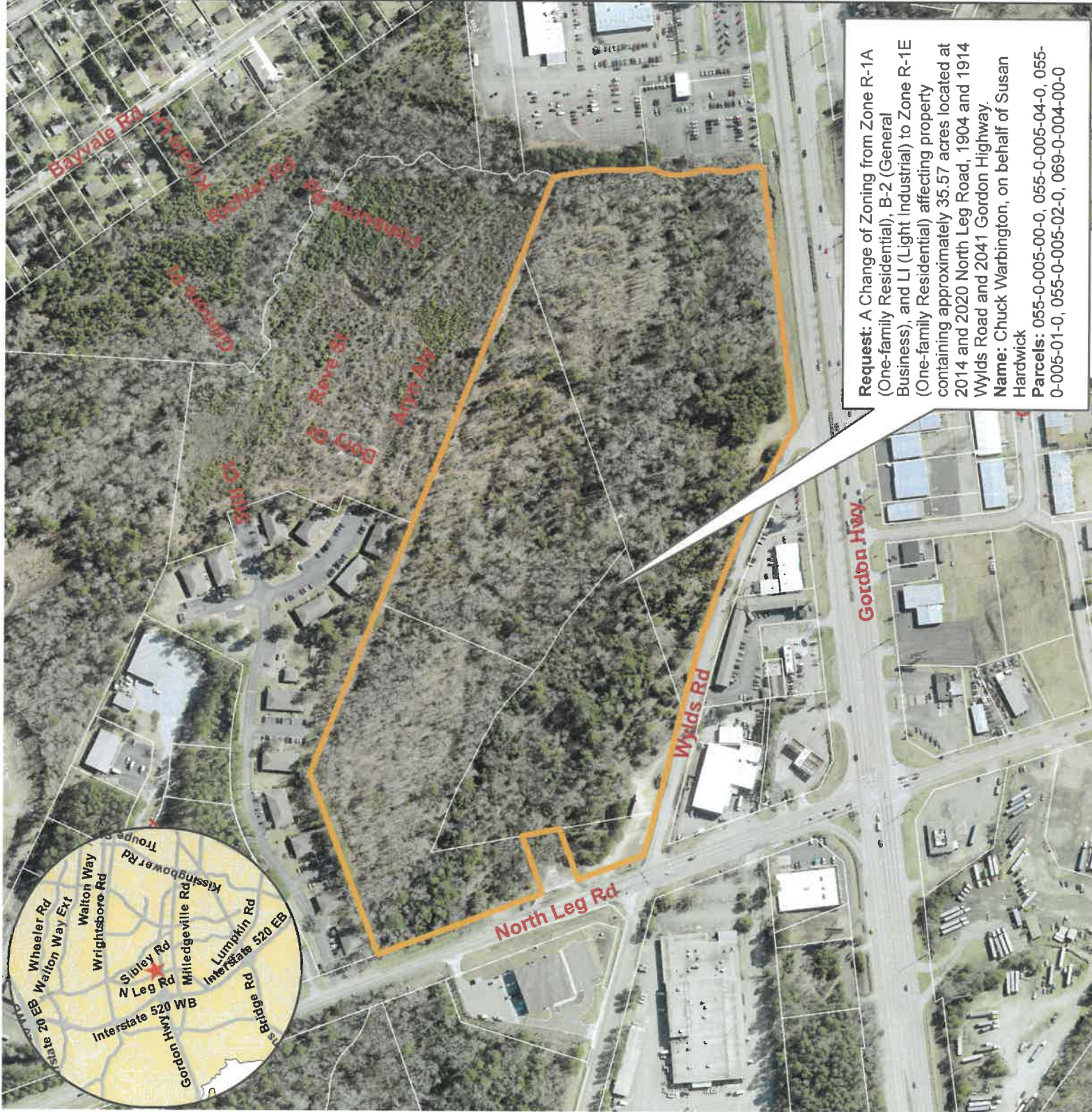
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535 Telfair Street Suite 300  
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12/18/2023 MH18072

Augusta, GA Disclaimer

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0 400 Feet



**Request:** A Change of Zoning from Zone R-1A (One-family Residential), B-2 (General Business), and LI (Light Industrial) to Zone R-1E (One-family Residential) affecting property containing approximately 35.57 acres located at 2014 and 2020 North Leg Road, 1904 and 1914 Wyldes Road and 2041 Gordon Highway  
**Name:** Chuck Warbington, on behalf of Susan Harwick  
**Parcels:** 055-0-005-00-0, 055-0-005-04-0, 055-0-005-01-0, 055-0-005-02-0, 069-0-004-00-0



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**Multiple addresses**  
**on North Leg Road,**  
**Wyldes Road, and**  
**Gordon Highway**

**Current Zoning**

**Legend**

 Subject Property

**Zoning Classification**

 A: Agriculture

 B-2: General Business

 HI: Heavy Industry

 LI: Light Industry

 R-1A: One Family Residential

 R-2: Two Family Residential

 R-3B: Multiple-Family Residential

 R-MH: Manufactured Home Residential

 R-MH: Manufactured Home Residential



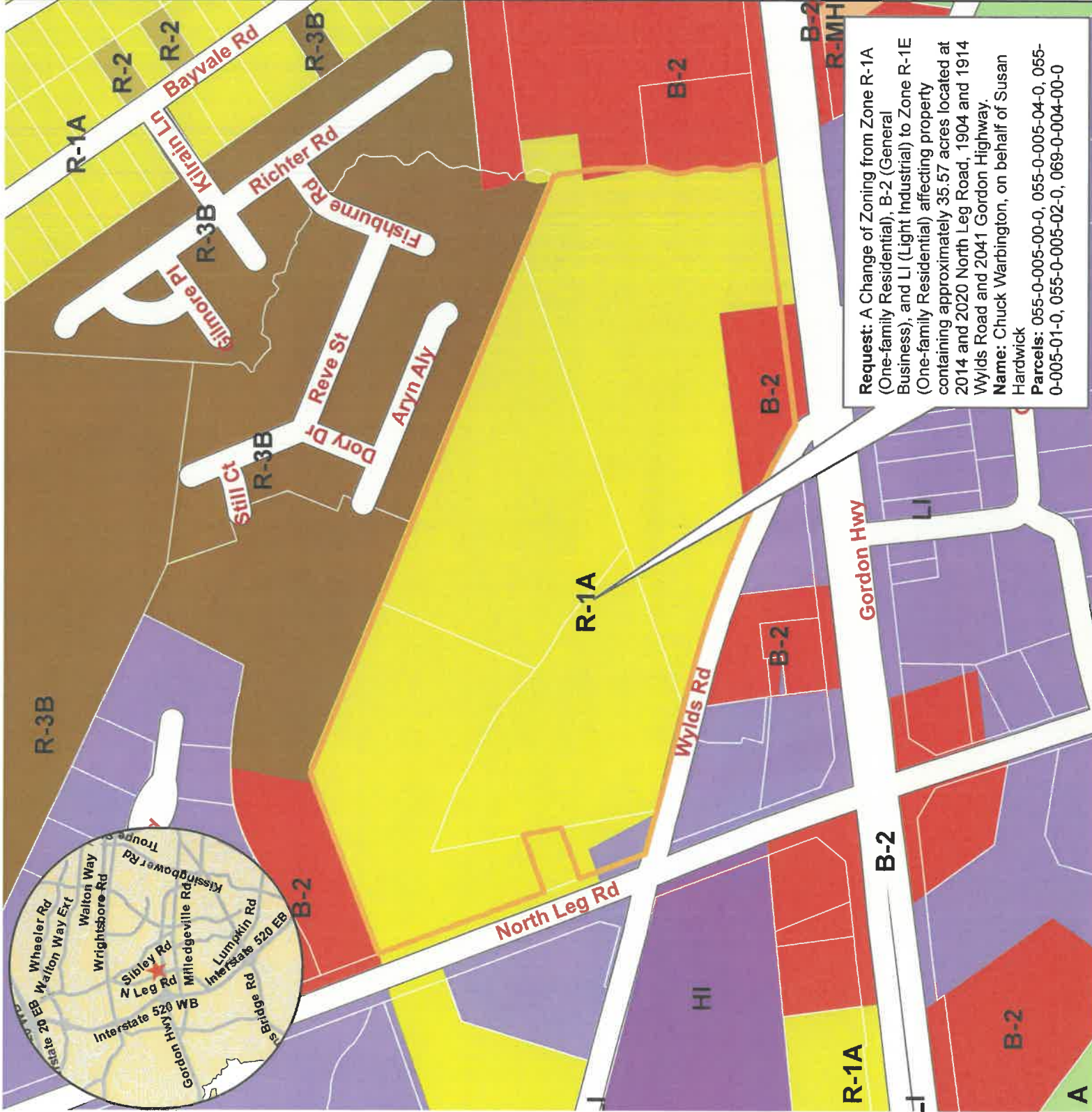
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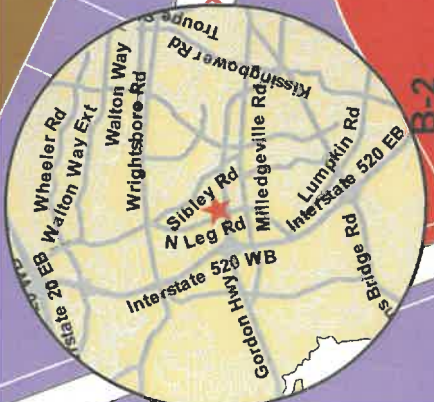
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on North Leg Road,  
Wylde Road, and  
Gordon Highway**

**Future Zoning**

**Legend**

 Subject Property

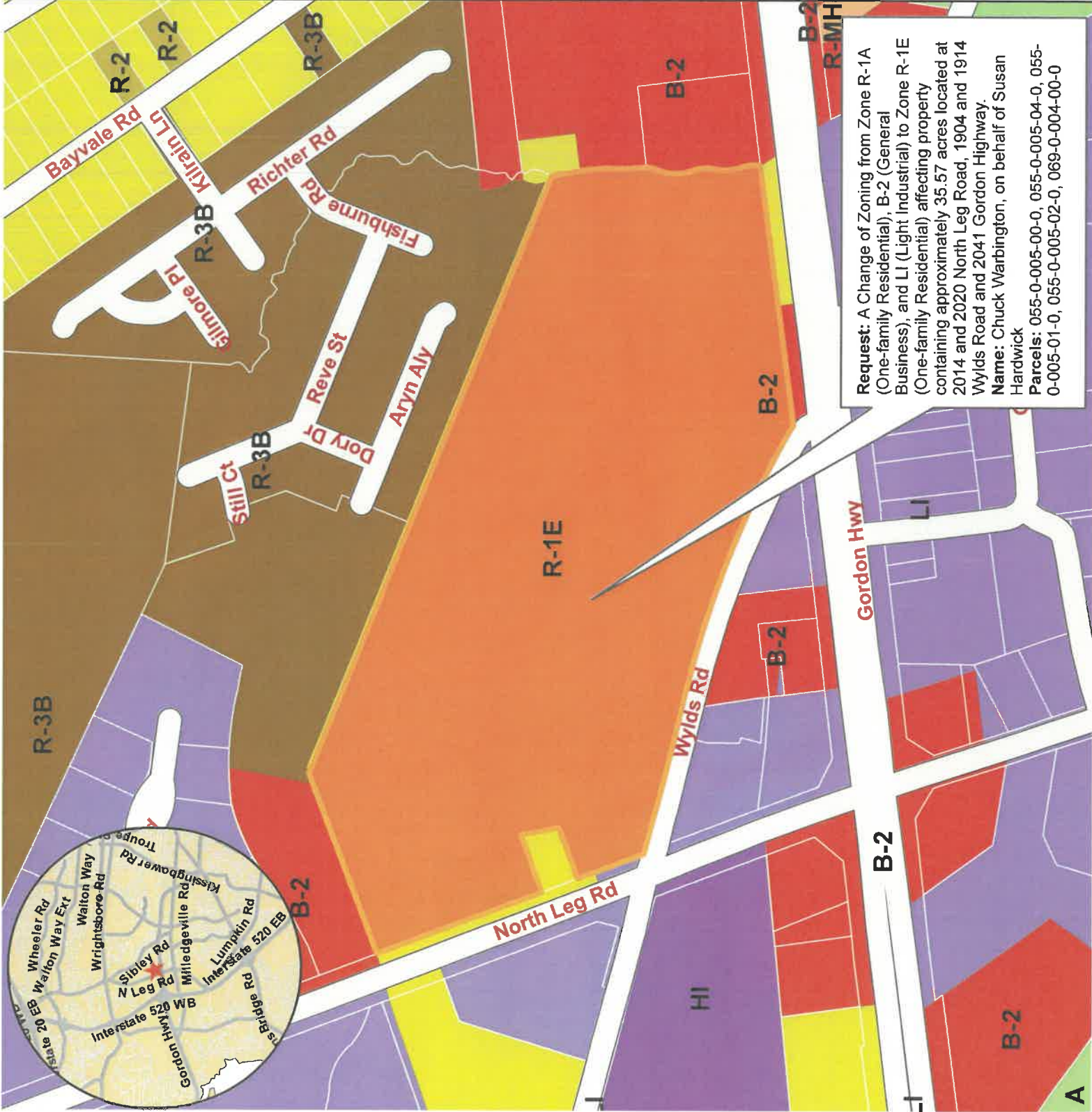
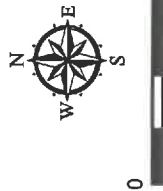
**Zoning Classification**

-  A: Agriculture
-  B-2: General Business
-  HI: Heavy Industry
-  LI: Light Industry
-  R-1A: One Family Residential
-  R-2: Two Family Residential
-  R-3B: Multiple-Family Residential
-  R-MH: Manufactured Home Residential
-  R-1E: One Family Residential

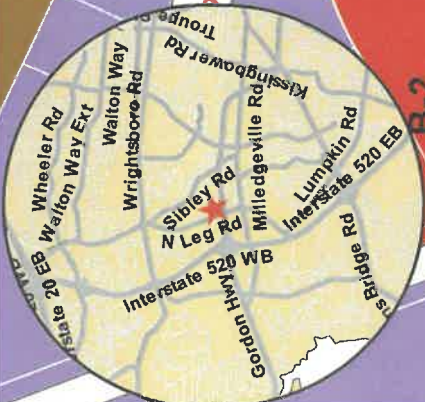


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