



PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta Georgia 30901

1803 Marvin Griffin Road
Augusta Georgia 30906

MEMORANDUM

TO: Lanetha Pitts,
City Law Department

FROM: Ashley Catterton
Development Services Administrator

DATE: March 28, 2025

SUBJECT: ROW Abandonment of Johns Road from Fitten Street to Gardner Street.

The request for the right-of-way abandonment has been approved by the appropriate departments and is ready to be forwarded to the Augusta Commission for their review and approval. Please process this request as expeditiously as possible for inclusion on the next Augusta Commission agenda.

Should you have any questions, please feel free to contact me at (706) 312-5172.

Thank you for your assistance.

A handwritten signature in blue ink that reads "Ashley Catterton".

Ashley Catterton
Development Services Administrator
Planning & Development

Enclosed: ROW Abandonment Project Application for Johns Road (S-2024-007)



Development Project Inquiry

Search By: Project Review Number ▾

S-2024-007

Find Projects

Johns Road
Abandonment
Transportation - ROW
Abandonment
Review No: S-2024-007
Revision No:

Johns Road
Abandonment
Transportation - ROW
Abandonment
Review No: S-2024-007
Revision No: 1

Johns Road
Abandonment
Transportation - ROW
Abandonment
Review No: S-2024-007
Revision No: 2

Johns Road
Abandonment
Transportation - ROW
Abandonment
Review No: S-2024-007
Revision No: 3

Project Information	Review Status	Additional Review Comments	E-Plan# 893210
P&D - Zoning Comment Sheet	Conditional Approval - No Resubmit	3/7/2025	
For Conditional Approval, the following is required: Depending on approval of the Augusta Commission, if granted, the property owner(s) must file the necessary deed/plat for recording and then provide Planning & Development (P&D) with a copy to ensure that the ROW Abandonment has been appropriately transferred so that Real Estate/Tax Records and GIS maps can be updated accordingly. Copies can be submitted in person to P&D at 535 Telfair Street, Ste 300, Augusta, GA 30901. For questions contact: Ashley Catterton Development Services Administrator Planning & Development Department (706) 821-1796			
P&D - TREE Comment Sheet	Not Applicable	3/7/2025	
P&D - ENG ESPC Comment Sheet	Not Applicable	1/24/2025	
N/A			
P&D - ENG Gen Comment Sheet	Not Applicable	1/24/2025	
Dr Malik shall send comments regarding abandonment to the Planning Department.			
P&D - TE Comment Sheet	Not Applicable	2/5/2025	
P&D - FIRE Comment Sheet	Approved	2/12/2025	
P&D - UTIL Comment Sheet	Approved	2/4/2025	
Review Number: Fourth Date Received: 1-21-25 Date Reviewed: 2-4-25 Sandy-Approved			
P&D - RCHD Comment Sheet	Not Applicable	2/14/2025	
P&D - GIS/Map Comment Sheet	Approved	1/23/2025	
No issues at this time. DWG is spatially accurate.			
P&D - GIS/Addr Comment Sheet	Approved	1/23/2025	
No issues Currently, ROW and Road to be abandoned once approved by Commission and filed with Clerk of Courts.			



September 12, 2024

Augusta-Richmond County
Department of Engineering
38 Hill St, Suite G-30
Roswell, GA 30075

RE: Johns Road Right-of-Way Abandonment
Review No: S-2024-007
B/W Johns Rd, Gardner St, Fitten St

To Whom It May Concern,

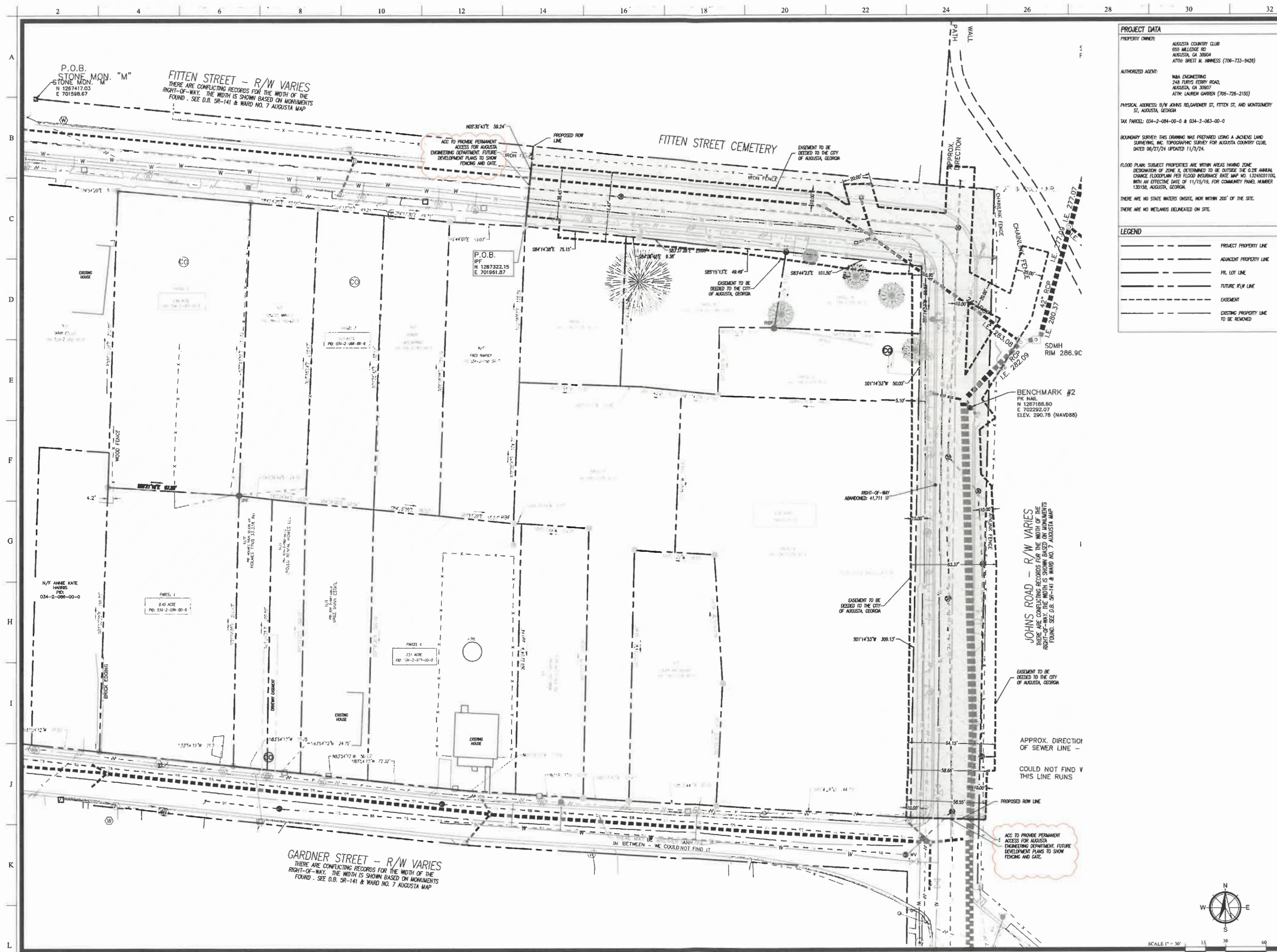
Please accept this letter as a "Letter of Request" to the Engineering Department of Augusta-Richmond County, Georgia for the ROW Abandonment application for Johns Road. A portion of Johns Road right-of-way between Fitten Street and Gardner Street is proposed to be abandoned and deeded to the Augusta Country Club. The purpose of the abandonment is to replace the existing pavement with grass and trees.

Thank you for your efforts on this matter. Please let us know if there is anything you would like to discuss further.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lauren Garren', is written over a light blue circular stamp.

Lauren Garren, P.E.
Applicant
W&A Engineering
706-726-2155
lgarren@waengineering.com



PROJECT DATA

PROPERTY OWNER:
AUGUSTA COUNTRY CLUB
655 MILLEDGE RD
AUGUSTA, GA 30904
ATTN: BRETT M. HANNESS (706-733-9426)

AUTHORIZED AGENT:
W&A ENGINEERING
248 FURYS FERRY ROAD
AUGUSTA, GA 30907
ATTN: LAUREN GARREN (706-726-2155)

PHYSICAL ADDRESS: 81/11 JOHN'S RD, GARDNER ST, FITTEN ST, AND MONTGOMERY ST, AUGUSTA, GEORGIA

TAX PARCELS: 034-2-084-00-0 & 034-2-063-00-0

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A JACKSON LAND SURVEYING, INC. TOPOGRAPHIC SURVEY FOR AUGUSTA COUNTRY CLUB, DATED 06/27/24, UPDATED 11/5/24.

FLOOD PLANE: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 1324500110G, WITH AN EFFECTIVE DATE OF 11/15/16, FOR COMMUNITY PANEL NUMBER 130150, AUGUSTA, GEORGIA.

THERE ARE NO STATE WATERS ON-SITE, NOR WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

LEGEND

- PROJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PR. LOT LINE
- FUTURE R/W LINE
- EASEMENT
- EXISTING PROPERTY LINE TO BE REMOVED

W&A ENGINEERING

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
LAND SURVEYING / TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

248 Furys Ferry Road,
Augusta, GA 30907
waengineering.com

MONTGOMERY STREET ROW ABANDONMENT

AUGUSTA, GA

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

ISSUE PURPOSE

INITIAL SUB. DATE: --/--

ISSUANCE DATE: 01/14/2025



W&A PROJECT #: 240191

ROW AND
EASEMENT PLAN

C212

Project: 240191 - Montgomery Street ROW Abandonment Design Construction C212 ROW C212.dwg 11:25 11/06/2024



Plans Review and Comment Response Narrative for:

ROW ABANDONMENT

Address: 2334 Fitten Street

Date: 01/15/2025

Submittal: 3rd

Comments	Responses
COMMENTS	
Engineering	
We discussed my concern of access major storm line running through Johns Road. They agreed to providing City gate and access to this line.	<i>We have added a note stating permanent access to be provided.</i>



Outlook

RE: Johns Road Abandonment (S-2024-007) - 3rd Resubmittal/Review

From Hameed Malik <HMalik@augustaga.gov>**Date** Thu 2/13/2025 12:38 PM**To** Ashley Catterton <acatterton@augustaga.gov>**Cc** Walt Corbin <WCORBIN@augustaga.gov>

1 attachment (785 KB)

S-2024-007-0_ProjPDF.pdf;

Ashley –

Added clouded two notes address my concern with respect to maintaining permanent access for maintenance of storm sewer system. I have no further comments.

You can proceed with abandonment if no pending objection from other reviewers.

Thanks

*Hameed Malik, Ph.D., PE**Director Engineering & Environmental Services**Engineering Administration**452 Walker Street, Suite 110, Augusta, GA 30901**(706)796-5040***From:** Ashley Catterton <acatterton@augustaga.gov>**Sent:** Thursday, February 13, 2025 10:34 AM**To:** Hameed Malik <HMalik@augustaga.gov>**Cc:** Walt Corbin <WCORBIN@augustaga.gov>**Subject:** Johns Road Abandonment (S-2024-007) - 3rd Resubmittal/Review**Importance:** High

Good Morning Dr. Malik,

My apologies for just now sending this over to you, I believe this was one Kevin has pushed through our portal when I was out of town so I wasn't aware it hadn't gone to you yet. I've attached the application and site plan for your review and let me know if you need anything else.

Thank you!

**Ashley Catterton****Development Services Administrator**

535 Telfair Street - Suite 300

Augusta, Georgia 30901

Phone: (706)312-5172 | Fax: (706)821-1806

Email: acatterton@augustaga.gov | Website: www.augustaga.gov



Development Project Inquiry

Search By: Project Review Number ▾

S-2024-007

Find Projects

Johns Road
Abandonment
Transportation - ROW
Abandonment
Review No: S-2024-007
Revision No:

Johns Road
Abandonment
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Abandonment
Review No: S-2024-007
Revision No: 1

Johns Road
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Transportation - ROW
Abandonment
Review No: S-2024-007
Revision No: 2

Johns Road
Abandonment
Transportation - ROW
Abandonment
Review No: S-2024-007
Revision No: 3

Project Information Review Status Additional Review Comments E-Plan# 875532

P&D - Zoning Comment Sheet Not Applicable 12/26/2024

Review #: 1 (2nd Resubmittal) / Date Reviewed: 12-26-24 Addressed comments for previous disapproval submitted on 10-18-24

P&D - TREE Comment Sheet ----- -----

P&D - ENG ESPC Comment Sheet Not Applicable 11/21/2024

Dr. Malik will send Engineering's comments directly to the Planning Department.

P&D - ENG Gen Comment Sheet Not Applicable 11/21/2024

Dr Malik will send Engineering's comments directly to the Planning Department

P&D - TE Comment Sheet Not Applicable 12/18/2024

N/A

P&D - FIRE Comment Sheet Approved 11/20/2024

P&D - UTIL Comment Sheet Approved 12/10/2024

Review Number: Third Date Received: 11-19-24 Date Reviewed: 12-10-24 Sandy-Approved

P&D - RCHD Comment Sheet Not Applicable 1/6/2025

P&D - GIS/Map Comment Sheet Approved 11/20/2024

No issues at this time. DWG is spatially accurate.

P&D - GIS/Addr Comment Sheet Approved 11/19/2024

No Issues Currently



Plans Review and Comment Response Narrative for:

ROW ABANDONMENT

Address: 2334 Fitten Street

Date: 11/13/2024

Submittal: 2nd

Comments	Responses
COMMENTS	
Planning	
1. The plans submitted include a new road being proposed. The new road being proposed should be a separate site plan on its own for review and not be included with the request for road right-of-way abandonment.	<i>This has been removed from the ROW Abandonment plan.</i>
Planning	
1. All water lines/mains are not shown on plat.	<i>Water lines have been surveyed and added to the ROW Abandonment plan.</i>
2. Easements need to state that they are to be deeded to Augusta, Georgia.	<i>Note has been added to ROW Abandonment plan.</i>
3. Required easements are not shown over all water and sanitary sewer lines/mains: See pages 17 and 18 of the Augusta Utilities Department's WATER STANDARDS FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS (Minimum Standards), which state: PART 3: PLATS AND EASEMENTS 3. Permanent easements shall be a minimum of 20-feet wide with the water main or sanitary sewer main installed in the center of the easement, allowing 10-feet from center of pipe to each edge of easement. No off centering of the pipeline is allowed within the easement. Where water and sanitary sewer are in a combined easement, the minimum width shall be 30-feet. It shall maintain 10-feet from the center of pipe to the outside edge of the easement while also maintaining 10-feet of separation between the water main and sanitary sewer main.	<i>Easements now shown over all existing water, sewer and storm lines. Due to proximity of existing lines, the easement is mainly one large combined easement.</i> <i>These are existing lines, so separation between water and sewer mains are as they were installed.</i>



FW: Johns Road ROW Abandonment - 2nd Resubmittal/Review (S-2024-007)

From Hameed Malik <HMalik@augustaga.gov>

Date Wed 12/4/2024 10:12 AM

To Ashley Catterton <acatterton@augustaga.gov>

Cc Walt Corbin <WCORBIN@augustaga.gov>; Kevin Boyd <KBoyd@augustaga.gov>; Brian Kepner <BKepner@augustaga.gov>

 3 attachments (1 MB)

2024.11.13_ROW Plan.pdf; 2024.11.13 Comment Response.pdf; S-2024-007_2nd Resubmittal_ePlan Application.pdf;

Good morning Ashley:

Sorry for delay. Finally I was able to review this resubmittal. My comment is "denied" for following reason. Requester needs to address my primary concern.

I provided initial response not to abandon it. As a follow with representative from the Design Engineering firm & ACC met with me (I think Walt was in that meeting too). We discussed my concern of access to major storm line running through Johns Road. They agreed to providing City gate and access to this line. Resubmittal does not address it.

Walt – you can add to my comment, if needed

Thanks

Hameed Malik, Ph.D., PE

Director Engineering & Environmental Services

Engineering Administration

452 Walker Street, Suite 110, Augusta, GA 30901

(706)796-5040

From: Ashley Catterton <acatterton@augustaga.gov>

Sent: Monday, November 18, 2024 5:52 PM

To: Hameed Malik <HMalik@augustaga.gov>

Cc: Walt Corbin <WCORBIN@augustaga.gov>; Kevin Boyd <KBoyd@augustaga.gov>; Brian Kepner <BKepner@augustaga.gov>

Subject: Johns Road ROW Abandonment - 2nd Resubmittal/Review (S-2024-007)

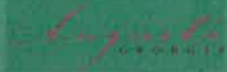
Importance: High

Hello Dr. Malik,

I've attached the following documents for review regarding the above referenced project. Please let me know if you need anything else or have any additional questions.

Thank you!

All the best,



Development Project Inquiry

Search By: Project Review Number ▾

S-2024-007

Find Projects

Johns Road
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Johns Road
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Revision No: 2

Johns Road
Abandonment
Transportation - ROW
Abandonment
Review No: S-2024-007
Revision No: 3

Project Information	Review Status	Additional Review Comments	E-Plan# 861281
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P&D - Zoning Comment Sheet	Disapproved	10/18/2024	
The plans submitted include a new road being proposed. The new road being proposed should be a separate site plan on its own for review and not be included with the request for road right-of-way abandonment.			

P&D - TREE Comment Sheet	Not Applicable	10/15/2024	
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P&D - ENG ESPC Comment Sheet	Not Applicable	10/21/2024	
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All Engineering Comments will be directly sent in by Dr. Malik.

P&D - ENG Gen Comment Sheet	Not Applicable	10/21/2024	
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All Engineering Comments will be sent in directly by Dr. Malik.

P&D - TE Comment Sheet	Approved	10/14/2024	
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No issues

P&D - FIRE Comment Sheet	Approved	10/30/2024	
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P&D - UTIL Comment Sheet	Disapproved	9/24/2024	
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Review Number: Second Date Received: 9-16-24 Date Reviewed: 9-24-24 Sandy-Disapproved 1. All water lines/mains are not shown on plat. 2. Easements need to state that they are to be deeded to Augusta, Georgia. 3. Required easements are not shown over all water and sanitary sewer lines/mains: See pages 17 and 18 of the Augusta Utilities Department's WATER STANDARDS FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS (Minimum Standards), which state: PART 3: PLATS AND EASEMENTS 3. Permanent easements shall be a minimum of 20-feet wide with the water main or sanitary sewer main installed in the center of the easement, allowing 10-feet from center of pipe to each edge of easement. No off centering of the pipeline is allowed within the easement. Where water and sanitary sewer are in a combined easement, the minimum width shall be 30-feet. It shall maintain 10-feet from the center of pipe to the outside edge of the easement while also maintaining 10-feet of separation between the water main and sanitary sewer main.

P&D - RCHD Comment Sheet	Not Applicable	10/23/2024	
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P&D - GIS/Map Comment Sheet	Approved	9/17/2024	
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No issues at this time. DWG is spatially accurate.

P&D - GIS/Addr Comment Sheet	Approved	9/17/2024	
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No Issues Currently.



RE: Johns Road Abandonment - ROW Abandonment Application

From Hameed Malik <HMalik@augustaga.gov>

Date Fri 8/16/2024 5:37 PM

To Ashley Catterton <acatterton@augustaga.gov>

Cc Walt Corbin <WCORBIN@augustaga.gov>; Brian Kepner <BKepner@augustaga.gov>

Engineering will not support this abandonment for following reason.

There is storm system within John Road that carries all upper of the Walton way. That line enters Augusta County club (ACC) around John Rd /Fitten Rd corner and goes through ACC to overton road and ultimate outfalls at Morningside drainage ditch/tributary.

This storm system is already stressed and will not handle any new development discharges unless line capacity is increased.

Thanks

Hameed Malik, Ph.D., PE

Director Engineering & Environmental Services

Engineering Administration

452 Walker Street, Suite 110, Augusta, GA 30901

(706)796-5040

From: Ashley Catterton <acatterton@augustaga.gov>

Sent: Friday, August 16, 2024 11:07 AM

To: Hameed Malik <HMalik@augustaga.gov>

Cc: Walt Corbin <WCORBIN@augustaga.gov>; Brian Kepner <BKepner@augustaga.gov>

Subject: Johns Road Abandonment - ROW Abandonment Application

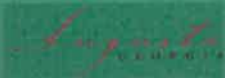
Importance: High

Good Morning Dr. Malik,

I hope all is well and Happy Friday! I have another ROW abandonment project application for you and provided the required attachments for your review. The project location is 2334 Fitten Street (034-2-063-00-0) which include additional parcels listed in the project narrative and site plan (see attachments).

If you have any additional questions please feel free to contact me directly.

All the best,



Development Project Inquiry

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S-2024-007

Find Projects

Johns Road
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Johns Road
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Revision No: 2

Johns Road
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Transportation - ROW
Abandonment
Review No: S-2024-007
Revision No: 3

Project Information	Review Status	Additional Review Comments	E-Plan# 849599
P&D - Zoning Comment Sheet	Not Applicable	9/24/2024	
P&D - TREE Comment Sheet	Not Applicable	9/18/2024	
P&D - ENG ESPC Comment Sheet	Not Applicable	8/16/2024	
P&D - ENG Gen Comment Sheet	Not Applicable	8/16/2024	
Dr Malik will send comments on the abandonment directly to the Planning Department.			
P&D - TE Comment Sheet	Not Applicable	9/16/2024	
No Comments			
P&D - FIRE Comment Sheet	Approved	9/15/2024	
P&D - UTIL Comment Sheet	Disapproved	8/22/2024	
Review Number: First Date Received: 8-16-24 Date Reviewed: 8-22-24 Sandy-Disapproved 1) The public roads shown as "Existing ROW To Be Abandoned" must have actually gone through the official abandonment process and been approved and deeded out of Augusta prior to any development plans being considered. 2) This is actually the Site Development Plans for Johns Road Abandonment B/W Johns Rd, Gardner St, Fitten St. and Montgomery St. (Montgomery St. being the one we disapproved previously see Augusta Country Club WO#843748).			
P&D - RCHD Comment Sheet	Not Applicable	9/6/2024	
P&D - GIS/Map Comment Sheet	Approved	8/20/2024	
No issues at this time. DWG is spatially accurate. Should you wish for affected parcels (034-2-063-00-0, 034-2-084-00-0, 034-2-066-00-0) to be combined this can be done with a recorded final plat with Clerk of Courts or with a combination request through Tax Assessors' Office. GIS to complete parcel edits after either are done.			
P&D - GIS/Addr Comment Sheet	Approved	8/20/2024	
No Issues Currently			