

Hearing Date: May 4, 2026
Case Number: Z-26-06
Applicant: GA 1602 Gordon Highway, LLC
Property Owners: GA 1602 Gordon Highway, LLC
Property Addresses: 1602 Gordon Highway
Tax Parcel Nos: 086-2-154-00-0
Current Zoning: B-2 (General Business)
Fort Eisenhower Notification Required: N/A
Commission District 2: Stacy Pulliam
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amending Zoning Conditions	Establish a Convenience Store	Section 22-1

SUMMARY OF REQUEST:

The petition seeks to amend the conditions of Zoning Case Z-22-56 to allow for the development of a convenience store. The request applies to an approximately 2-acre tract located at 1602 Gordon Highway.

The proposed amendment would remove the requirement that the development must substantially conform to the concept plan submitted with the original rezoning application. The previously approved conceptual plan involved the development of a car wash on the subject property.

The plan submitted with the application proposes the following:

- Convenience store (approx. 4,500 sf)
- A total of 56 off-street parking spaces
- Gas canopy with eight (8) fueling stations
- Two driveway entrances
- Drive-thru restaurant (approx. 1,500 sf)

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is in the South Augusta Character Area. The 2023 Comprehensive Plan’s vision for the South Augusta Character Area includes the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended development patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is already the

predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

1. On Tuesday, September 20, 2022, the Augusta Commission approved zoning case Z-22-56, a request to rezone the property from B-1 (Neighborhood Business) and LI (Light Industrial) to B-2 (General Business), subject to the following conditions:
 - The development shall substantially conform to the concept plan filed with this application.
 - The parcel shall be subdivided immediately subsequent to this approval, in accordance with the presented concept plan.
 - This project shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, at the time of development.
2. The development will include entrances along Gordon Highway and Tubman Home Road as a secondary access point.
3. Section 4-2 of the Zoning Ordinance requires a minimum of one (1) parking space per 150 square feet of floor area for a convenience store. Fast food restaurants are required to provide one (1) parking space per 75 square feet of patron use area, plus one (1) space for every four (4) employees. The conceptual plan proposes a total of 56 off-street parking spaces, which appears to satisfy the minimum parking requirements for the proposed uses. However, the plan does not include the required loading zone for this type of development.
4. The rear of the property abuts a single-family residential neighborhood and requires a minimum 50-foot setback. The proposal complies with this minimum setback requirement.
5. The site is served by public water and sanitary sewer services.
6. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
7. Based on Augusta-Richmond County GIS data, no wetlands are identified on the subject property.
8. Public transit service is available approximately 50 feet from the proposed development along Gordon Highway.
9. According to the Georgia Department of Transportation (GDOT) State Functional Classification Map (2026), Tubman Home Road is classified as a Minor Arterial.
10. Adjacent zoning districts include R-1A (One-Family Residential), LI (Light Industrial), and B-2 (General Business), with B-2 being the predominant zoning classification in the area.
11. The proposal is consistent with the Augusta-Richmond County Comprehensive Plan (2023) and is compatible with surrounding zoning districts and existing land uses.
12. At the time of this report, staff have not received inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- "Include interior truck turning diagram."

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the requested amendment with the following conditions:

1. Sidewalks shall be provided along Gordon Highway and Tubman Home Road adjacent to the development.
2. All proposed lighting fixtures shall be fully shielded and directed downward to prevent illumination of adjacent residential properties.
3. Include a minimum 40-foot buffer along the rear of the property, including a double row of trees consistent with the buffer requirements of the Augusta Tree Ordinance. The development shall comply with all other applicable provisions of the Augusta Tree Ordinance.
4. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the application. The proposed development shall obtain site plan approval in accordance with the Site Plan Regulations of Augusta, Georgia, prior to the commencement of any construction on the property.
5. The development shall comply with all applicable development standards and regulations of the City of Augusta-Richmond County, Georgia, as amended, in effect at the time of development.
6. Only a convenience store and/or restaurant shall be allowed

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.*



Current Planning Division
Augusta Planning and Development Department
525 Telfair Street, Suite 300 • Augusta GA • 30901
706- 821-1796 • 706-821-1806 (fax)

Date: 4/8/26

REQUEST FOR PLANNING COMMISSION COMMENTS TRANSMITTAL SHEET

Application #: Z-26-06

Purpose: convenience store

Project Type: (i.e. Grant, Staff Report, Letter, etc.): _____

Originator: Amanda Cruz

Dept./ Division: Engineering / Utilities
(circle one)

Review Comments Due by: 4/22/26

Reviewer's Name: Marques Jacobs Date Commented: 4/16/26

Recommendation (Approve / Approve with Conditions / Deny):

Approve

Deny

Comments: Include interior truck turning diagram



Rezoning Application

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

Application Date: _____

Applicant Information	Owner Information
Name: <u>GA 1602 Gordon Hwy, LLC</u>	Name: <u>GA 1602 Gordon Hwy, LLC</u>
Address: <u>320 1st Street N, Ste. 615</u>	Address: <u>320 1st Street N, Ste. 615</u>
City: <u>Jacksonville Beach</u>	City: <u>Jacksonville Beach</u>
State: <u>FL</u> Zip: <u>32250</u>	State: <u>FL</u> Zip: <u>32250</u>
Phone: _____	Phone: _____
Contact Person: <u>James B. Trotter</u>	Phone: _____
Contact's e-mail: _____	

I hereby request a Rezoning for the purpose of: Convenience Store

I hereby request a Variance for: _____

Applicant is the: Owner Petitioner Contractor Purchaser Other

Property Address: <u>1602 Gordon Highway</u>
Present zoning <u>B-2, with Conditions</u> Requested Zoning <u>B-2</u>
Map/ Parcel #: <u>086-2-154-00-0</u>
Proposed Development: <u>Convenience Store</u>

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: 3/19/26

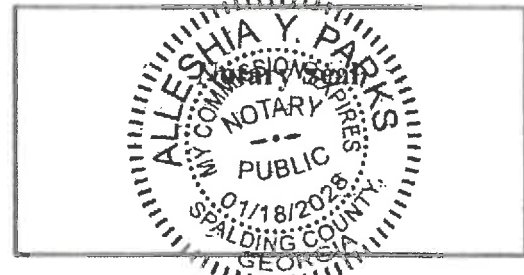
Petitioner's Signature: [Signature] Date: 3/19/26

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

this 19th day of March 2024

[Signature]
(Notary's official signature)

1/18/2028
(Commission Expiration)





Standards Governing the Exercise of the Zoning Power

The following standards are used by staff to determine whether a proposed rezoning 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;
- e) Are there 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 rezoning:

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. A pre-application meeting is required preceding submission of this application or the application will be deemed incomplete – call 706-821-1796

- 1. The following fees made payable to Augusta Planning and Development Department as of March 24, 2014

a) Rezoning A (Agriculture) and R-1 (One-family Residential) Zones	\$800.00
b) All other Zones for applications under 10 acres	\$1000.00
c) All other Zones for applications over 10 acres	\$1,250.00
d) Special Exceptions	\$800.00
e) Subdivision Variance	\$500.00
f) Parking Variance	\$300.00

- 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.

The undersigned below is authorized to make this application. Section 35-8 states if the zoning decision of a local government is for the rezoning of property and the amendment to the Zoning Ordinance to accomplish the rezoning is defeated by the local government, then the same property may not again be considered for rezoning until the expiration of at least six (6) months immediately following the defeat of the rezoning by the local government pursuant to O.C.G.A. 36-66-4-(c) (2012).

 _____ 3/19/2028
 Signature of Applicant Date

TUSHAR PATIL Member
 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: _____

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
- Building Compliance Inspection (if needed)
- 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: _____



William A. Trotter, III
James B. Trotter
David C. Jones
Michael L. Downing, Jr.

March 23, 2026

Mr. Kevin Boyd
Development Services Manager
Augusta Richmond County Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901
Via Hand Delivery

RE: Rezoning Application
Tax Map & Parcel Nos.: 086-2-154-00-0; 1602 Gordon Highway (the "Property")

Dear Kevin:

Enclosed please find an application to rezone the above-referenced Property from B2 with conditions restricting it to a certain concept plan to B2, with appropriate conditions for a convenience store. The Property was rezoned in 2022 from B-1 and LI to B-2 (Z-22-56), but had to substantially conform to the concept plan that was part of that 2022 application. That applicant chose not to develop the car wash, and sold the Property to my client, the current applicant and owner.

Please let me know if you or the other members of the staff have any questions regarding this application, or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be 'James B. Trotter', is written over a light blue horizontal line.

James B. Trotter

Enclosure – Rezoning Application
\$1,000 Application Fee



PLANNING & DEVELOPMENT DEPARTMENT

535 Telfair Street • Suite 300
Augusta Georgia 30901

1803 Marvin Griffin Road
Augusta, Georgia 30906

November 4, 2022

Lauren Burleson
440 S. Church Street Suite 700
Charlotte, NC 28202

Greetings,

At its meeting on Tuesday, September 20, 2022, the Augusta Georgia Commission considered the following petition:

Z-22-56 – A petition by Lauren Burleson on behalf of OM Shiv Shakti LLC – requesting a rezoning from Zone B-1 (Neighborhood Business) and Zone LI (Light Industrial) to Zone B-2 (General Business) affecting property containing approximately 2 acres out of a 4.69-acre tract located at 1602 Gordon Highway. Portion of Tax Map #078-0-005-00-0.

It was the decision of the Commission to APPROVE the petition. with the following condition(s):

1. This development shall substantially conform to the concept plan filed with this application.
2. The parcel shall be subdivided immediately subsequent to this approval, in accordance with the presented concept plan.
3. This project shall comply with all development standards and regulations set forth by the City of Augusta, Georgia at the time of development.

Enclosed is an ordinance verifying this change and a zoning restriction agreement. The zoning restriction agreement must be properly signed and returned to our office for recording.

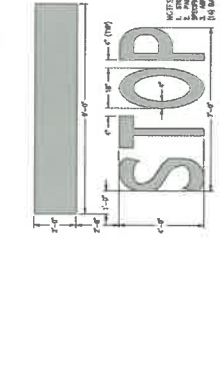
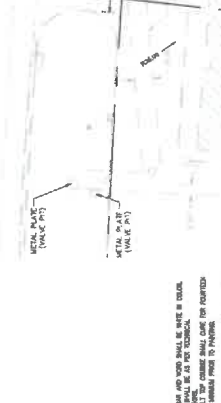
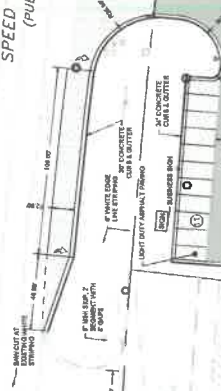
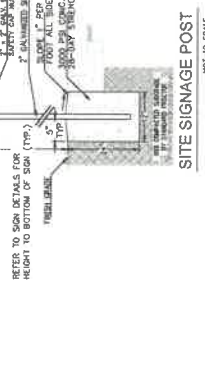
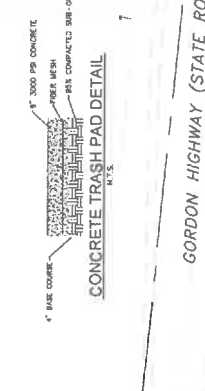
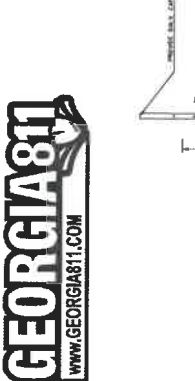
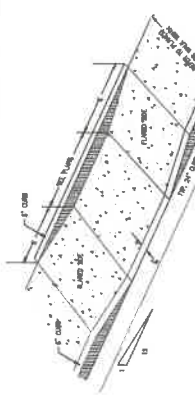
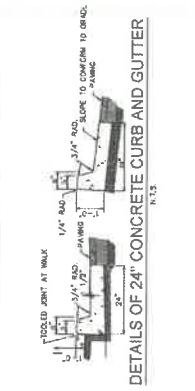
Until the agreement is received and recorded, the zoning does not become official. This decision is final.

Sincerely,

Carla Delaney, Director

PARKING SPACES
FOR PARKING REGULATIONS FROM LOCAL OR SURROUNDING COUNTY THE REQUIRED NUMBER OF PARKING SPACES FOR CATEGORIES:

MINIMUM CONVENIENCE STORE = 4000 SF: PARKING SPACES FOR 150 (P) 300 PARKING SPACES
MINIMUM RESTAURANT = 10000 SF: PARKING SPACES FOR 500 (P) 1000 PARKING SPACES
MINIMUM OFFICE BUILDING = 10000 SF: PARKING SPACES FOR 500 (P) 1000 PARKING SPACES
MINIMUM RETAIL STORE = 10000 SF: PARKING SPACES FOR 500 (P) 1000 PARKING SPACES
MINIMUM MULTIFAMILY RESIDENTIAL = 10000 SF: PARKING SPACES FOR 500 (P) 1000 PARKING SPACES
MINIMUM COMMERCIAL BUILDING = 10000 SF: PARKING SPACES FOR 500 (P) 1000 PARKING SPACES
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MINIMUM APARTMENT BUILDING = 10000 SF: PARKING SPACES FOR 500 (P) 1000 PARKING SPACES



CAUTION
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PRIVATE UTILITY LOCATOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL REVIEW ALL ADDITIONAL COPIES TO THE OWNER/ENGINEER.

THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PRIVATE UTILITY LOCATOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REVIEW ALL ADDITIONAL COPIES TO THE OWNER/ENGINEER.

CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIAL AND LABOR TO COMPLETE THE UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PRIVATE UTILITY LOCATOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REVIEW ALL ADDITIONAL COPIES TO THE OWNER/ENGINEER.

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HATCHING LEGEND:

- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- GRAVEL
- CONCRETE

NOT FOR CONSTRUCTION

THIS PLAN IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PRIVATE UTILITY LOCATOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REVIEW ALL ADDITIONAL COPIES TO THE OWNER/ENGINEER.

REVISIONS:

DATE: 08/20/2018
BY: J. MOORE
REVISION: 1. CORRECTED THE LOCATION OF THE HANDICAP PARKING SPACES TO BE IN ACCORDANCE WITH THE ADA REQUIREMENTS.

DATE: 08/20/2018
BY: J. MOORE
REVISION: 2. CORRECTED THE LOCATION OF THE HANDICAP PARKING SPACES TO BE IN ACCORDANCE WITH THE ADA REQUIREMENTS.

24 HOUR CONTACT
MOORE CIVIL
1602 GORDON HWY
AUGUSTA, GA 30906
PHONE: 706.724.1129

OWNER INFORMATION:
GA 1602 GORDONS HWY LLC
1602 GORDON HWY
AUGUSTA, GA 30906
PHONE: 706.724.1129

PROJECT:
GAS STATION + QSR
AUGUSTA, RICHMOND COUNTY, GA 30906

SHEET NUMBER:
C.200

SHEET TITLE:
SITE PLAN

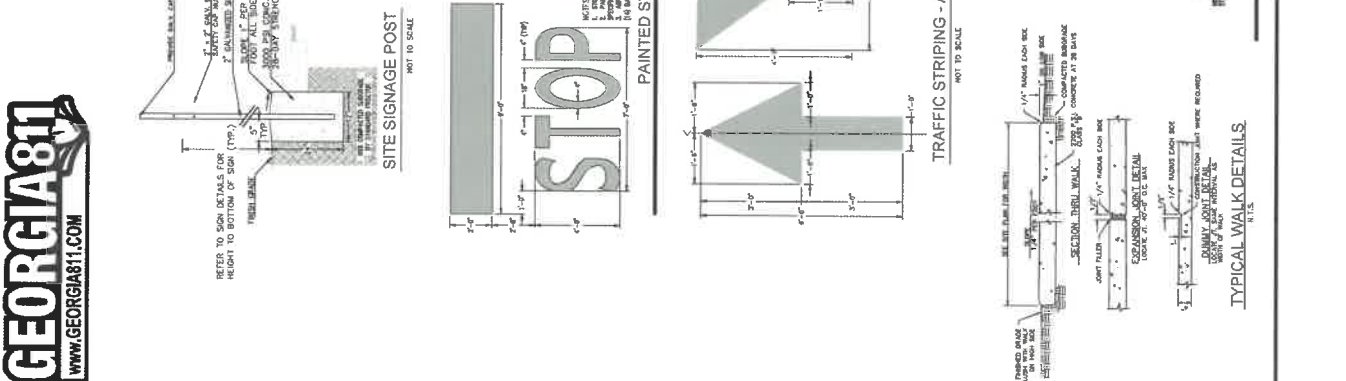
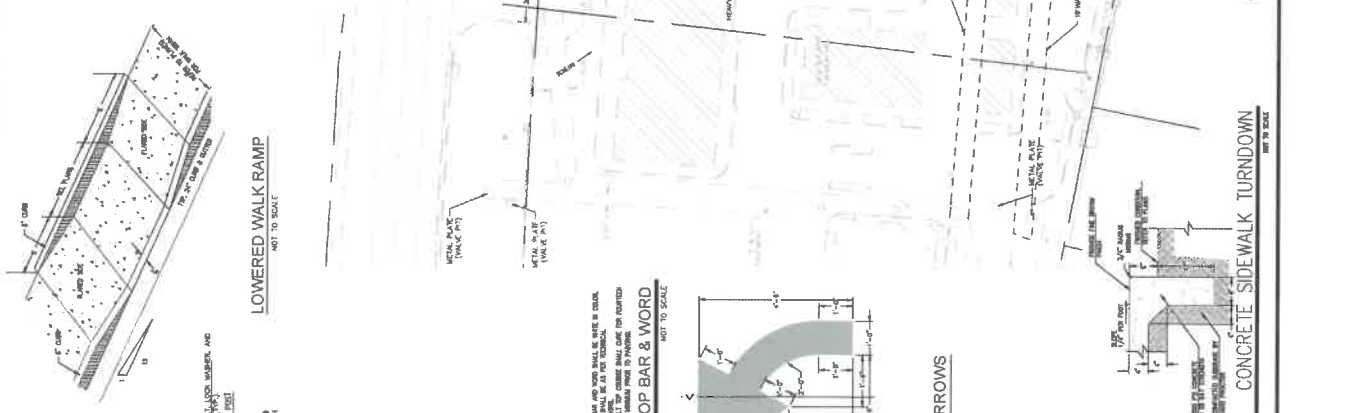
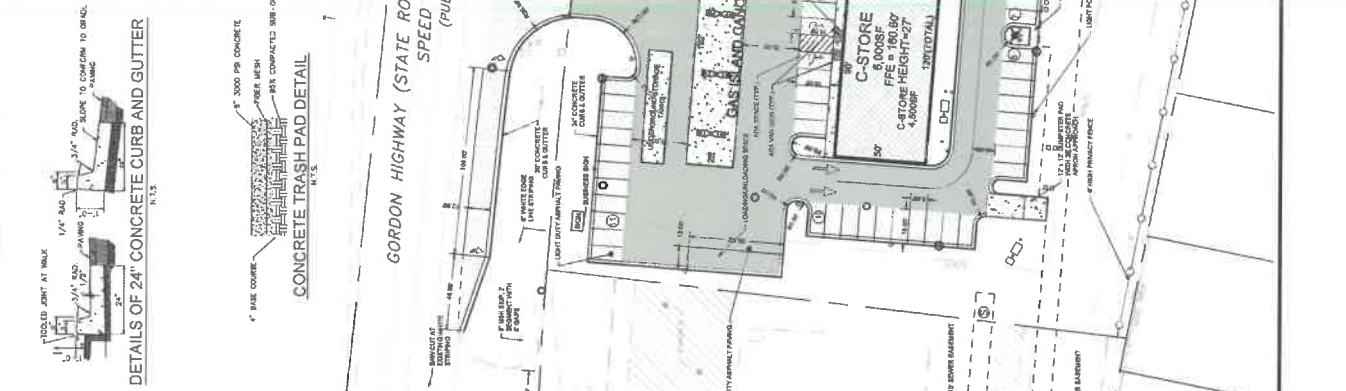
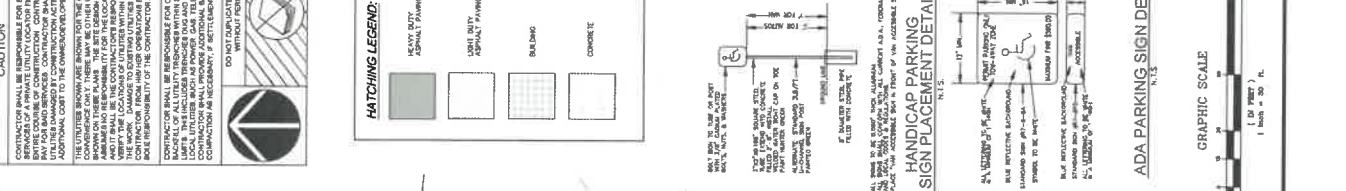
GRAPHIC SCALE:
1 inch = 50 feet

MOORE CIVIL
CONSULTING ENGINEER
706.724.1129
ROBERT@MOORECIVIL.COM

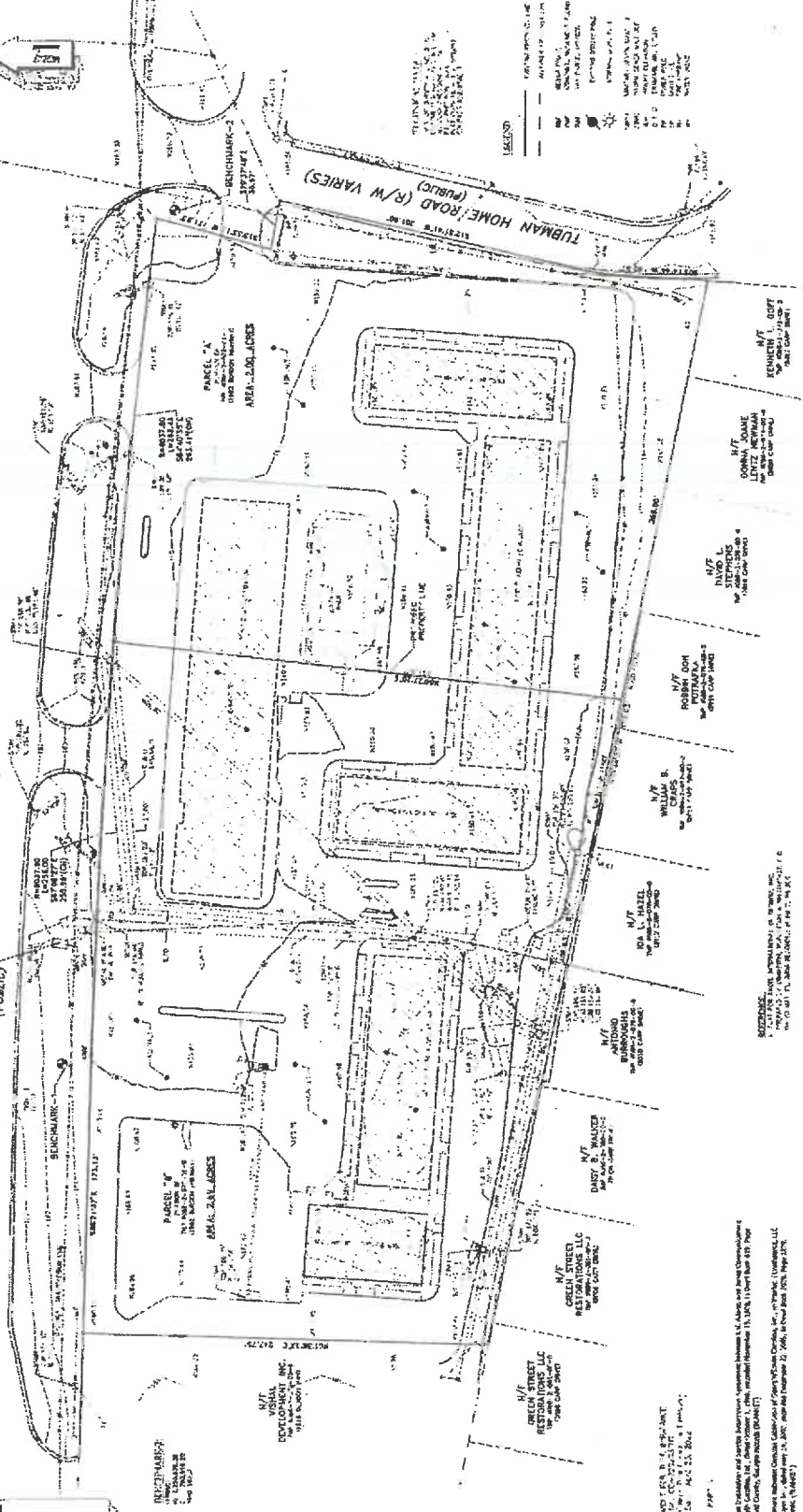
LEVEL 1 CERTIFIED
PROFESSIONAL ENGINEER
EXPIRATION: 08/31/2028

NOT FOR CONSTRUCTION

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GORDON HIGHWAY (GA HWY. 11/78/278 - 200' R/W)
(PUBLIC)



ALTA SURVEY AND TITLE SURVEY
TAKE 5 EXPRESS CARWASH
AUGUSTA, RICHMOND COUNTY, GEORGIA
DATE: 11-14-2017

PREPARED BY
CRANSTON
485 BRIDGE STREET, SUITE 200
AUGUSTA, GA 30901
CRANSTONENGINEERING.COM

SPECIAL NOTES:
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1977 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND GEODYSY, STATE OF GEORGIA.
2. THE SURVEY WAS CONDUCTED USING THE FOLLOWING INSTRUMENTS:
- TOTAL STATION: SOKKIA TS-10
- DISTANCE MEASUREMENT SYSTEM (DMS): SOKKIA DM5-10
- ELECTRONIC LEVEL: SOKKIA NA-2
3. THE SURVEY WAS CONDUCTED ON THE FOLLOWING DATE: 11/14/2017.
4. THE SURVEY WAS CONDUCTED BY THE FOLLOWING SURVEYORS: [Signatures]

PROPERTY OWNERS:
1. GREEN STREET RESTORATIONS LLC
2. DART B. MAUDER
3. ANTHONY ANTHONY
4. DAVID L. HAZEL
5. NIT & CRANES
6. ROBERT DON
7. NIT STEPHENS
8. GONNA JOHNS
9. NIT ROBERT
10. NIT ROBERT

SCALE: 1" = 40'

DATE: 11/14/2017

PROJECT: TAKE 5 EXPRESS CARWASH

CLIENT: TAKE 5 EXPRESS

PROJECT NO.: 17-001

PROJECT ADDRESS: 1111 GREEN STREET, AUGUSTA, GA 30901

PROJECT CONTACT: [Phone Number]

PROJECT EMAIL: [Email Address]

PROJECT WEBSITE: [Website URL]

PROJECT SOCIAL MEDIA: [Social Media Links]

PROJECT BLOG: [Blog URL]

PROJECT NEWSLETTER: [Newsletter Sign-up]

PROJECT PRESS RELEASE: [Press Release Text]

PROJECT VIDEO: [Video URL]

PROJECT PHOTO GALLERY: [Photo Gallery URL]

PROJECT MAP: [Map URL]

PROJECT CONTACT FORM: [Contact Form URL]

PROJECT FAQ: [FAQ URL]

PROJECT TERMS AND CONDITIONS: [Terms and Conditions URL]

PROJECT PRIVACY POLICY: [Privacy Policy URL]

PROJECT ABOUT US: [About Us URL]

PROJECT CONTACT US: [Contact Us URL]

PROJECT CAREERS: [Careers URL]

PROJECT PARTNERS: [Partners URL]

PROJECT INVESTORS: [Investors URL]

PROJECT BOARD OF DIRECTORS: [Board of Directors URL]

PROJECT ADVISORS: [Advisors URL]

PROJECT LEGAL: [Legal URL]

PROJECT FINANCIALS: [Financials URL]

PROJECT GOVERNANCE: [Governance URL]

PROJECT COMPLIANCE: [Compliance URL]

After recording return to:
Calloway Title and Escrow, LLC
2100 Riveredge Parkway, Suite 1025
Atlanta, GA 30328
2-44053

Return to:

c/o Land Ventures LLC
Attn: Jacqueline Fahcy, COO
320 First Street North #615
Jacksonville Beach, FL 32250

D: DEED B: 1951 P: 87 WD
12/23/2024 03:24 PM
Doc # 2024031832 Pages: 4 Rec Fees: \$25.00
Transfer Tax: \$650.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 6405611603,

STATE OF GEORGIA
COUNTY OF RICHMOND

LIMITED WARRANTY DEED

THIS INDENTURE, made on this 20 day of December, 2024, between

BOING US HOLDCO, INC., a Delaware corporation

(hereinafter referred to as "Grantor") and

GA 1602 GORDON HWY LLC, a Georgia limited liability company

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;

WITNESSETH:

THAT Grantor, for and in consideration of the sum of SIX HUNDRED FIFTY THOUSAND DOLLARS (\$650,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee that certain real property with a street address of 1602 Gordon Highway, Augusta, Georgia all as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Property").

See Exhibit "A" Legal Description

TOGETHER WITH all and singular the rights, members, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road or avenue, open, closed, or proposed in front of or adjoining the Property, to the center line.

THIS CONVEYANCE and the warranties herein contained are expressly made subject to the matters shown on Exhibit "B" attached hereto and incorporated herein by reference (collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Permitted Exceptions, warrant and forever defend the right and title to the Property unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

Z. Colfax
Unofficial Witness

[Signature]
Notary Public
Commission expires: 1-6-2028

BOING US HOLDCO, INC.,
a Delaware corporation

[Signature]
By: Anthony Winchester
Its: Vice President - Legal, Real Estate

CRYSTAL M. CAMPBELL
NOTARY PUBLIC
Middlebury County, North Carolina
Commission Number: 18070450077
My Commission Expires January 6, 2028



EXHIBIT "A"

All that tract or parcel of land lying and being located in the 85th G.M.D. of Augusta, Richmond County, Georgia and being more particularly described as follows:

BEGINNING at #4 rebar and cap set at the intersection of the southerly right-of-way of Gordon Highway (U.S. HWY 1/78/278 HAVING 200' R/W) and westerly right-of-way of Tubman Home Road (R/W varies),

From the **POINT OF BEGINNING**; Thence, run along the westerly right-of-way of Tubman Home Road following courses and distances:

South 15 degrees 33 minutes 12 seconds West for a distance of 71.93 feet to a concrete monument found,

Thence: South 79 degrees 37 minutes 46 seconds East for a distance of 30.97 feet to PK nail set,

Thence: South 12 degrees 51 minutes 41 seconds West for a distance of 201.60 feet to a #4 rebar set,

Thence: South 03 degrees 14 minutes 44 seconds East for a distance of 65.67 feet to a #4 rebar set,

Thence, throning and leaving said westerly right-of-way of Tubman Home Road North 78 degrees 44 minutes 37 seconds West for a distance of 265.00 feet to a #4 rebar set,

Thence, North 06 degrees 27 minutes 20 seconds East for a distance of 311.67 feet to a #4 rebar set at the intersection of said common line and the southerly right-of-way of Gordon Highway (U.S. HWY. 1/78/278 having 200' R/W),

Thence, turning and running along said right-of-way of Gordon Highway along a curve to the right having a radius of 6037.80 feet and arc length of 263.43 feet, subtended by a chord South 84 degrees 40 minutes 35 seconds East and a distance of 263.41 feet to the **POINT OF BEGINNING**.

Said tract or parcel of land contains 2.00 acres.

Being the same property conveyed to Boing US Holdco, Inc. from OM Shiv Shakti, LLC by Limited Warranty Deed dated March 2, 2023 and recorded in Deed Book 1878, page 841 in the records of the Clerk of the Superior Court for Augusta-Richmond County, Georgia.

Tax Map and Parcel No. 0862154000

TOGETHER WITH: easements appurtenant to the subject property as contained in that certain Access Easement and Restrictive Use Agreement by and between OM Shiv Shakti, LLC and Boing US Holdco, Inc. dated March 2, 2023 and recorded in Deed Book 1878, page 828 in the records of the Clerk of the Superior Court for Augusta-Richmond County, Georgia.

EXHIBIT "B"

Permitted Exceptions

1. Matters that would be reflected on an accurate and current land title survey of the land.
2. Taxes for the year 2024, which are a lien, not yet due and payable, and subsequent years.
3. Easement from L.E. Adams to Georgia Power Company, dated April 20, 1993, recorded June 2, 1993, in Reel 421, Page 763, Records of Richmond County, Georgia.
4. Access Easement and Restrictive Use Agreement by and between OM SHIV SHAKTI, LLC, a Georgia limited liability company and BOING US HOLDCO, INC., a Delaware corporation, dated effective as of March 2, 2023, filed for record March 10, 2023 at 3:24p.m., recorded in Deed Book 1878, Page 828, aforesaid Records.
5. All those matters as disclosed by that certain plat recorded in Plat Book 2, Page 366, aforesaid Records.
6. All those matters as disclosed by that certain plat recorded in Plat Book 18, Page 26, aforesaid Records.

Planning Commission
Z-26-06
May 4, 2026
1602 Gordon Highway

Aerial

 Subject Property



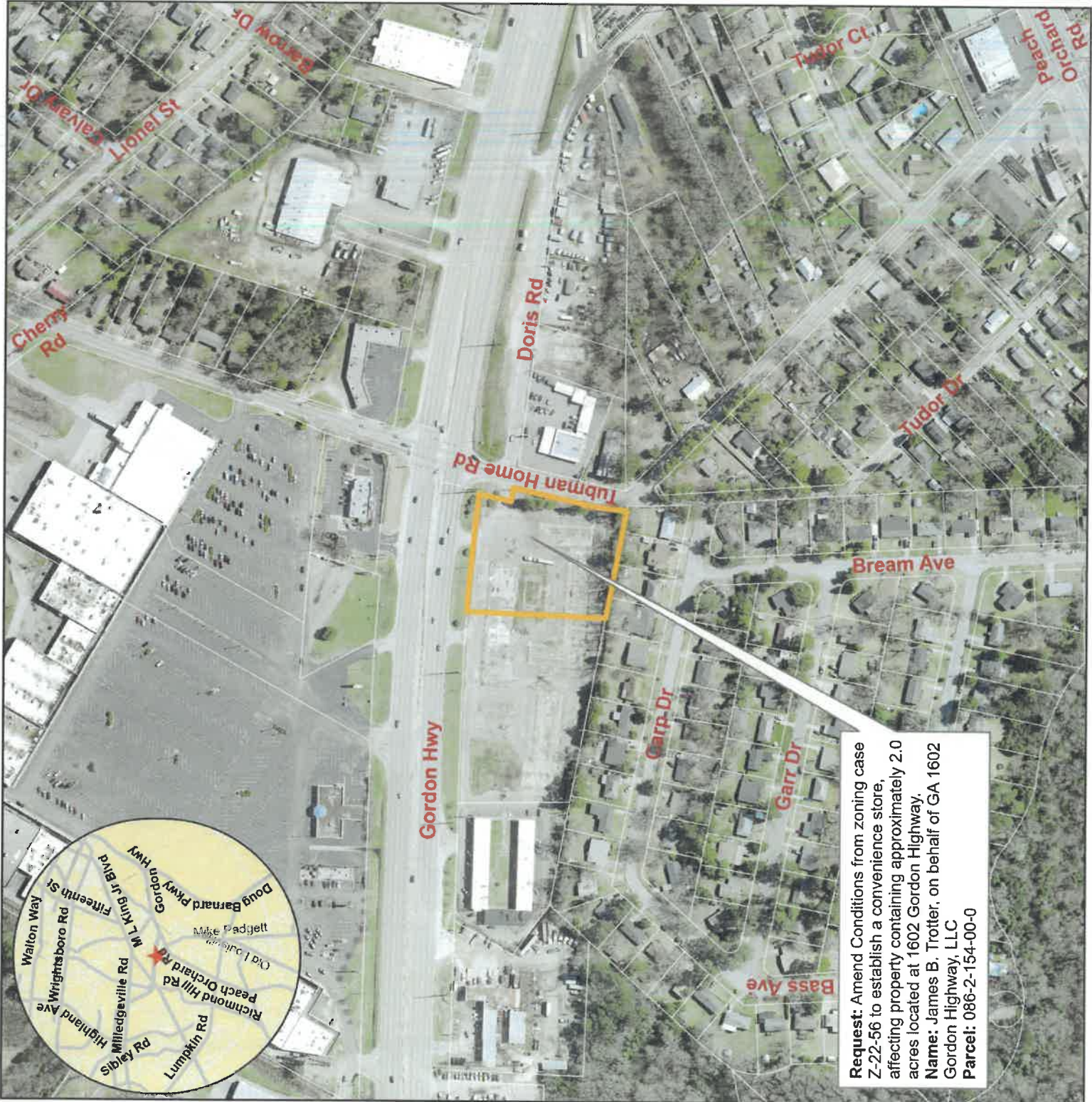
Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 4/21/2026 PE22633

Augusta, GA Disclaimer

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0  500 Feet











Request: Amend Conditions from zoning case Z-22-56 to establish a convenience store, affecting property containing approximately 2.0 acres located at 1602 Gordon Highway.
Name: James B. Trotter, on behalf of GA 1602 Gordon Highway, LLC
Parcel: 086-2-154-00-0

Planning Commission
Z-26-06
May 4, 2026

1602 Gordon Highway

Current Zoning

-  Subject Property
- Zoning Classification**
-  B-1: Neighborhood Business
-  B-2: General Business
-  HI: Heavy Industry
-  LI: Light Industry
-  P-1: Professional
-  R-1A: One Family Residential
-  R-MH: Manufactured Home Residential

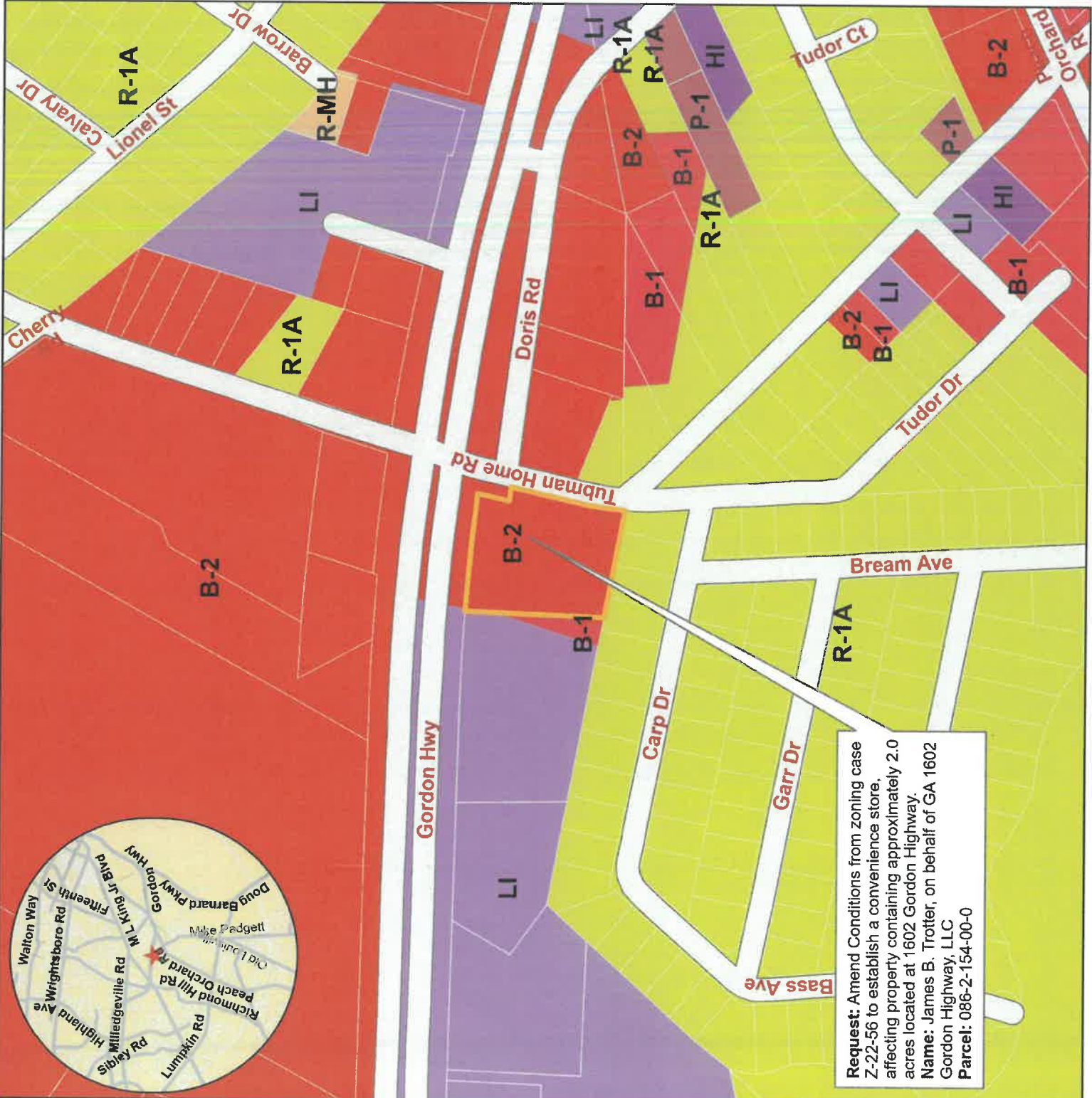


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0 500 Feet



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