

Hearing Date: July 7, 2025

Case Number: Z-25-24

Applicant: Longleaf Manor, LLC

Property Owner: Susan Johnson, Cledous Johnson,
William Glisson, JR., Et al.

Property Address: 831, 833, 835, 837, 839, 841, &
843 Stevens Creek Road

Tax Parcel No(s): 006-0-029-00-0, 006-0-030-00-0,
006-0-031-01-0, 006-0-031-03-0, 006-0-031-04-0,
006-0-031-06-0, & 006-0-033-00-0

Current Zoning: R-1A (One-family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 7: Tina Slendak

Super District 9: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-1A (One-family Residential) to PUD (Planned Unit Development)	Mixed-Use Development (Single family attached/detached, duplexes, multi-family and commercial Uses	Section 19

SUMMARY OF REQUEST:

This request involves seven vacant parcels of approximately 13.03 acres at the intersection of Stevens Creek Road and River Watch Parkway. The applicants seek to develop a Planned Unit Development (PUD) of mixed-uses consisting of 136 residential dwelling units consisting of single-family attached/detached housing, 2-family duplexes, multi-family flats (apartments) and 27,300 gross square feet floor area for commercial uses.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed development is in the West Augusta Character Area. This character area reflexes suburban development patterns of low-density residential subdivisions with apartment complexes along the major thoroughfares. Developable land has become scarcer in recent years attributing to more medium density development such as townhomes. Commercial development is characterized by shopping centers, professional offices and entertainment establishments along major roadways in a linear pattern. The vision for this area is to promote limited development of the remaining tracts while preserving the single-family residential character that dominates the area. Mixed uses development will be encouraged on sites being redeveloped. The applicant's proposal is compatible with the desired development pattern for the West Augusta Character Area.

FINDINGS:

1. The properties are vacant, undeveloped land.
2. The residential portion of the proposed development will be a gated lease community and there will not be any individual fee simple title lots for sale.
3. The proposed PUD will consist of the following:
 - 2.6 acres of commercial area with 27,300 square feet of retail space allowing permitted uses in the B-2 zoning district with some restrictions.
 - 10.4 acres of residential area consisting of 136 single-family homes, townhomes, 2-family duplexes, and multi-family flat (apartments) consisting of the following.
 - Nineteen (19) three-bedroom townhome units
 - Eighty-five (85) two-bedroom detached homes, attached townhome and duplex units
 - Sixteen (16) one-bedroom flats
 - Sixteen (16) two-bedroom flats
 - The proposed one and two-bedroom multi-family building will be 3 stories in height, not to exceed 55 feet in height, with the remaining residential units being 2 stories in height.
 - The initial design of the proposed PUD development has set aside 3.85 acres (approximately 29%) of the development for open space for recreational amenities and landscaping. The minimum required is 15% open space.
 - A 20-foot landscape buffer will be placed around the entire development.
 - Internal streets will be private measuring 27 feet in width curb face to curb face with street parking on one side and sidewalks on both sides of the street.
4. 417 parking spaces are proposed for this PUD development. Surface parking lots will accommodate the required off-street parking for multi-family and commercial uses. Many single-family residences will have garages or driveways to provide 2 spaces per dwelling unit. Residential units that do not have garages or driveways will have parking areas and on-street parking will be available. Required guest parking will be available with on-street parking.
5. Building setbacks will be 8 feet from edge of sidewalk for street facing buildings and 6 feet for buildings facing green space. A minimum of 10 feet will be required between structures to meet fire code compliance.
6. Augusta Transit is not available within half a mile of the proposed PUD development.
7. Access to the PUD will be from Stevens Creek Road and Mayo Road.
8. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, River Watch Parkway is identified as a major arterial street and Steven Creek Road is identified as a collector street. Mayo Road is classified as a local road.
9. The Traffic Engineering Department has reviewed the preliminary traffic impact worksheet submitted with the application and determined that a full traffic impact study will be required.
10. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
11. According to the Augusta-Richmond County GIS Wetlands Layer there are no national wetlands located on the property.
12. This rezoning is consistent with aspects of the 2023 Comprehensive Plan which supports revitalization of vacant and underutilized lots and greater housing opportunities.

13. At the time of completion of this report, staff has received inquiries about the application and a few have expressed opposition concerning this rezoning application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- A full traffic impact study will not be required.

Engineering Comments:

- Approve with Conditions.

Utilities Comments:

- No comments received as of June 30, 2025.

RECOMMENDATION: The Planning Commission recommends Approval of the zoning request with the following conditions:

1. Permitted uses of the site be limited to single-family detached homes, attached townhomes, duplexes, multi-family apartments, and commercial uses allowed in the B-2 zoning district. Flea markets, pawn shops, crematoriums, video game rooms/arcades, recreational vehicle parks, telephone offices and call centers, and automobile service shops are not permitted uses. Drinking establishments (nightclubs), taverns, and liquor stores require approval of a special exception through the process established in the City of Augusta Comprehensive Zoning Ordinance.
2. The total height of proposed buildings within the PUD shall not exceed 3 stories or 55' in height.
3. The development shall substantially conform to the conceptual site plans dated May 8, 2025.
4. The commercial area of the development shall not exceed 27,300 square feet of commercial building use.
5. The overall residential density of the 10.4-acre residential area of the PUD shall not exceed 16 dwelling units per acre.
6. Parking shall be provided for the residential number of units and an overall average of 2.25 parking spaces per unit, and for commercial, 4 parking spaces per 1,000 square footage of gross floor area. Parking requirements not addressed in this PUD development shall comply with the parking requirements in Section 4-2 of the City of Augusta Comprehensive Zoning Ordinance.
7. Building setbacks within the residential portion of the PUD shall be 8 feet from the edge of the sidewalk for street-facing buildings and 6 feet for buildings facing green space. A minimum of 10 feet shall be required between structures to meet all applicable fire code compliance.
8. The development shall provide a twenty (20) foot buffer around the entire development with a ten (10) foot planted area and a ten (10) foot grass area.
9. A minimum of 15% of the overall site shall be for public open space to include recreational amenities.
10. The PUD shall comply with the Augusta Tree Ordinance or obtain variances from the Tree Commission.
11. The commercial area shall comply with the sign requirements in Section 28-B of the City of Augusta Comprehensive Zoning Ordinance. Only directional signage shall be allowed in the residential area.

12. Install/improve sidewalks on all new and existing public streets adjacent to the site to meet the latest adopted ADA standards.
13. The PUD development shall comply with the requirements of Augusta Engineering and Traffic Engineering, including but not limited to the permitting of new curb cuts.
14. Lighting in parking lots shall be directed downward and away from any nearby residences.
15. Building elevations shall generally reflect those submitted with the application, and final building elevations and materials of proposed structures may be subject to design review by the Planning Director or designated staff.
16. Changes determined to be minor to the approved PUD shall be handled administratively by the Planning Director, designated staff in accordance with Section 19-6 of the City of Augusta Comprehensive Zoning Ordinance.
17. Changes determined to be major shall require amending the approved PUD, requiring Augusta Commission approval in accordance with Section 19-8 of the City of Augusta Comprehensive Zoning Ordinance.
18. Site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia, for the actual development is required prior to construction commencing on the property.
19. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.

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.*

Riverwatch at Stevens Creek Rd Planned Unit Development (PUD) District Development Plan Narrative

May 20, 2025

Applicant:	Longleaf Manor, LLC
Location:	831 – 843 Stevens Creek Rd, Augusta, GA
Tax Parcel :	006-O-029-00-O, 006-O-030-00-O, 006-O-031-01-O, 006-O-031-03-O, 006-O-031-04-O, 006-O-031-06-O, 006-O-033-00-O
Size:	13.03 Acres
Current Use:	Undeveloped
Current Zoning:	R-1A Residential Single Family
Proposed Zoning:	PUD (Planned Unit Development)

SUMMARY

The purpose of this Narrative is to describe in writing the factors and characteristics which affect site planning, the existing and proposed infrastructure, the principles utilized in the design of the development and the specific elements of the proposed Development Plan (Plan). It is the intent that this Narrative together with the Plan drawing will fully suffice to meet the requirements for submittal in the re-zoning of the property to a PUD district.

EXISTING SITE

The subject property consists of seven (7) undeveloped parcels comprising 13.03 acres, located at 831 to 843 Stevens Creek Road. In addition to access on Stevens Creek Rd, this project also includes a connection to Mayo Road on the northwest end of the subject property. The property is fronted by Riverwatch Parkway to the south (across from Iron Horse Apartments, Windsong Condominiums, Riverwatch Car Wash and Self Storage), Stevens Creek Road to the east (across from the Piedmont Spine Center, Smile Convenience Store, and Stevens Park Health & Rehabilitation), Brookfield Park to the west, and to the north are Mayo Road, 3 single-family homes, Augusta Land Surveying and Elijah Burroughs Law Firm. Both the subject site and adjacent properties are outside of all overlay districts and corridors.



Figure 1: Aerial view of the subject property

PROPOSED DEVELOPMENT

Vision

This new private gated community will offer peace of mind, security, stability, and strong appreciating property values – ideal for young couples, singles, and empty nesters to enjoy a great quality of life. These new homes will adjoin beautiful, thoughtful and useful amenities, parks, and greenways. They will include several housing types including cottages, semi-detached villas, townhomes, and mansion flats. They will be thoughtfully designed with a rich variety of options and contrasts, while remaining consistently themed in style and quality. Each home will be connected to the neighborhood through a calm and sensible vehicular layout; with the overall design purposeful to encourage human scale interaction with the built environment of the community. In other words it's designed for people – at a scale to encourage them to live, engage, walk, interact comfortably.

The site plan and building architecture are designed together to create a Traditional Neighborhood atmosphere based on timeless, proven principles and relevant New Urbanist ideals. There will be

several different housing options, activated open green space, common courtyards and pathways, and pedestrian-friendly streets. Amenities will include a clubhouse, fitness center, and coworking spaces. Outdoor amenities will be strategically located throughout the community and include features such as dog parks, walking trails, children's play areas, courtyards, and common gathering areas encouraging social interaction and a sense of community. The Plan provides connectivity, encourages walkability, and fosters a sense of place and community, all in order to enhance residents' quality of life.

This community will offer much-needed new residential housing to the Augusta area which suffers from an acute new home shortage. According to the **2023 Comprehensive Economic Development Strategy (CEDS)** adopted by the Central Savannah River Area (CSRA) Regional Commission, Augusta-Richmond County and Columbia County together are projected to become home to an additional 78,200 residents by 2040. Using an average household size of 2.5 people, that means an additional 31,280 units over the next 16 years, or an annual average of 1,840 units. For Augusta alone, growth projections are for an additional 10,700 residents, which would translate to a total of 4,280 new units needed, or an annual average of 251 units. And actually many more new homes are needed than this would indicate because, according to **Envision Augusta**, the City's Comprehensive Plan, some of the existing housing stock is outdated and needs to be replaced with new housing stock in order to appeal to potential residents who are considering where to live. Augusta community leaders have discussed and sought to address the housing shortage crisis, the need for adequate, appealing, attainable housing, and the broad negative effects on the community when people are forced to live elsewhere to find good housing.

CSRA CEDS economic growth and development strategies that this Plan incorporates include:

- mixed-use to improve net tax revenue – commercial vs residential
- attainable housing for smaller households / singles
- downtown district support
- adaptive re-use of key site to ensure highest and best transitional use

The goal of this Plan is to meet shifting market demands with excellent much-needed homes in a walkable community that will grow in value and thus benefit the overall Augusta area.

Missing Middle Housing

Opticos Design, a leading planning firm, has worked successfully for decades to solve this problem in communities around the country. In 2010, as part of the lessons they've learned, they coined the term "Missing Middle Housing". Many communities similar to Augusta, like Athens, GA and Chattanooga, TN have engaged Opticos to conduct studies for potential ways to achieve solutions.

For example, in 2022, Opticos completed a study for the Athens area, which has many findings directly relatable to Augusta. It was titled **"Missing Middle Housing Scan" Analysis**+ Definitions of Barriers to Missing Middle Housing. Below are some highlights from that study that illustrate how our project aligns with its findings and helps meet the goals stated by Augusta leaders:

- Missing Middle types achieve medium-density yields and provide high-quality, marketable options between the scales of single-unit homes and mid-rise apartments. They are designed to meet the specific needs of shifting demographics and new market demands and are a key component in

neighborhoods offering diverse housing choices. They are called “missing” because very few of these housing types have been built since the early 1940s due to regulatory constraints, the shift to auto-dependent patterns of development, and the incentivization of single-unit homeownership by the federal government. (pg. 14–15)

- The solution is not as simple as adding more multi-family housing stock using the same housing typologies that have been built over the past couple of decades. Instead, it will be necessary to shift the way that we design, locate, regulate, and develop homes. As “What’s Next” states, “It’s a time to rethink and evolve, reinvent and renew.” To that end, MMH types such as Duplexes, Fourplexes, Cottage Courts, Multiplexes, Townhouses, and Live/Work units, are a critical part of the solution and should be in the toolbox of every architect, planner, real estate agent, and developer. (pg. 14)
- MMH creates community through the integration of shared community spaces within the types, as is the case for Courtyard Buildings or Cottage Courts, or simply from the proximity they provide to the community within a building and/or the neighborhood. This is an important aspect, in particular within the growing market of single-person households (which is at nearly 30% of all households, nationally) that want to be part of a community. This has been especially true for single women who have proven to be a strong market for these MMH types, particularly Cottage Courts. (pg. 17)
- 56% of millennials and 46% of baby boomers want to live in more Walkable Neighborhoods, and 59% of millennials and 27% of baby boomers are looking for MMH. (Pg 10)
- Due to many factors, including out-moded zoning and restrictions which preclude MMH, typical new residential units now cost beyond the means of most below age 50. Average age of home purchaser is now over 50 nationally, and just a few years ago was just over age 30. One advantage Augusta has over similar regional markets like Savannah, Atlanta, Chattanooga, Charlotte, Greenville, is that housing costs to buy or rent remain significantly lower than most of the competing markets. In Augusta, with thoughtful new plans and projects, there is an opportunity to offer vibrant housing, including MMH types, at prices below competing markets.
- By 2025, 85% of households will not have children, but we are building as if they will. Millennials, baby boomers, and single person households do not need or want a large yard or house to maintain. Further, nearly 30% of them are single-person households.
- This is a call for architects, planners, real estate professionals, and developers to think outside the box and to begin to create immediate, viable solutions to address the mismatch between the housing stock and what the market is demanding: vibrant, sustainable, walkable places. MMH types are an important part of this solution and should be integrated into comprehensive and regional planning, zoning code updates, TOD strategies, and business models for developers and builders who want to be at the forefront of this paradigm shift. (pg. 17)

Vision for West Augusta Character Area set forth in Envision Augusta (p. 81–83)

In keeping with the findings and goals of Envision Augusta, this site is located at a key nodal intersection on a gateway into the City. Thus it meets the criteria for commercial development, for quality residential development, and for buffering, enhancing, and preserving the character of the surroundings. As Envision Augusta states regarding the West Augusta area, “Mixed-use development will be encouraged on sites being redeveloped.” Additionally, in recommended Development Patterns it states “4. Promote mixed-use development at appropriate locations to reduce development footprint, encourage more bicycle-pedestrian trails, create a sense of place. . . Reduce reliance on autos by using sidewalks, bike lanes, and multi-use trails to connect residential

neighborhoods to schools, parks, community centers, greenways, neighborhood businesses and services.” This community will do just that. And per the Comprehensive Plan and CEDS, a mixed-use PUD approach on this site is desirable for several reasons. It assembles seven different parcels with many different owners into one master plan – ensuring ideal highest and best uses, optimal connectivity and access, economic growth, increased net tax revenue, appreciating property values. Otherwise, these same parcels would be limited to a piece-meal, disjointed, uncoordinated approach, yielding far less property value, community benefit and economic impact.

ZONING

Currently, the property is zoned R-1A (Single-Family Residential). The request is to rezone the properties to PUD (Planned Unit Development) following the development characteristics specified below. The surrounding developments are zoned B-2, R-3B, and R-1A, with B-1, R-3A, R-3C and LI nearby. The request to rezone to PUD comes from a desire to broaden the available housing options in keeping with the CSRA CEDS economic strategies and in keeping with the City’s Comprehensive Plan to assemble, plan, and redevelop these strategically-located key properties that currently, as separate parcels, are greatly underutilized. PUD is the zoning needed to assemble, plan, and redevelop the site with commercial uses that generate positive tax revenue along with the requisite residential density to provide attainable housing in a walkable community. If the rezoning is approved, but development does not commence within 18 months of rezoning, then, if owner requests, the property will revert to original zoning.

Development Characteristics

- I. The proposed development includes a mix of residential and commercial uses. Commercial space is no more than 23,000 square feet in total with flexibility for small or larger businesses that support local economic growth. Residential density is no more than 16 units per acre.
 - a) Commercial includes two parcels of approximately 2.1 acres at the corner of Riverwatch Parkway and Stevens Creek Rd and 0.5 acres on Stevens Creek Rd at the development entrance. Commercial development shall comply with restrictions and regulations and requirements (unless otherwise specified in this Narrative or the Plan) applicable to B-2 Zones and shall be approved for B-2 Zone Permitted Uses except for the following uses which shall be prohibited: flea markets, pawn shops, crematoriums, travel trailer parks, video game rooms / arcades, nightclubs or drinking establishments, and taverns and liquor stores other than by Special Exception applicable to B-1 Zones set forth in the Comprehensive Zoning Ordinance of Augusta, Georgia (Ordinance).
 - b) The residential area is approximately 10.4 acres with a main entrance from Stevens Creek Road through the commercial area, and a secondary entrance onto Mayo Rd, as well as access to adjoining Brookfield Park. Residential development shall comply with restrictions and regulations applicable to PUD Zones and minimum general requirements as set forth in the Ordinance other than as described herein or depicted in the Plan. Overall residential shall not exceed approximately 160 units. As shown on the Plan, proposed density is approximately 13 units per acre – 136 units. Residential dwelling types may include a variety of single-family detached and semi-detached, single-family attached (eg. townhomes), two-family (paired villas, duplexes, etc), and multiple-family (mansion flats, multiplex, etc) dwellings.

- II. Building setbacks and separations
 - a) Minimum building setback for street-facing structures is eight(8) feet from the back of sidewalk. For buildings facing green space, minimum set back shall be six(6) feet from closest edge of walkway.
 - b) For fire code compliance, distance between two primary structures shall be no less than ten(10) feet.
- III. The maximum impervious ratio for the entire development shall be no more than 60% of the total site area. Impervious areas include building footprints, streets, alleys, and parking areas. The actual impervious area shown in the site plan is 54.6%.
- IV. Maximum structure heights shall not exceed 52 feet. All the residential structures will be no more than three stories in height. And commercial structures will be primarily one to two stories.
- V. A minimum of 15 percent of the project area shall be permanently allocated to open space. Some 3.85 acres (approximately 29%) of open space has been delineated throughout the Plan. This open space has areas provided for recreational use as well as other areas to be enhanced with amenities and / or landscaping.
- VI. Street standard and traffic calming
New streets proposed in the development will be private and abide by the following design standards:
 - a) Travel lane width: 10'
 - b) On-street parking width: 7'
 - c) Sidewalk width: min. 5'
 - d) Street trees will be planted 40' on center along streets in planting zones or building setback zones.
 - e) The proposed travel lane width and on-street parking will help calm traffic.
- VII. Buffer zone – A twenty (20) feet buffer is proposed along the external 'perimeter' boundaries. No buildings or structures shall be allowed in the buffered area. At least 10' of the buffer area starting from the perimeter boundaries should be kept as original vegetation and trees or be planted with medium or large trees spaced 40 feet on centers with interplanted evergreen plant materials, berms, mounds or combinations thereof to achieve the objective within a maximum three-year period. The other 10' of the buffer zone can be used for landscaping or residential yards for new homes.
- VIII. Parking Standard – Residential shall have minimum 2.25 parking spaces per unit, which can be met with built-in garages, surface parking areas and on-street parking spaces. Minimum commercial parking shall be 4.5 (1) space for each 1,000 square feet of gross floor area.
- IX. Tree Ordinance Compliance - The development shall provide for thirty percent (30%) minimum tree canopy coverage as specified in Title 8, Chapter 4 of the City ordinance.
- X. Signage – Entrance signs can only be located at the at the two entrances at Stevens Creek Road and Mayo Road respectively. An additional monument sign may be located at the corner of Stevens Creek Road and Riverwatch Parkway. See plan for proposed sign locations. Other directional signages can be located within the development for wayfinding purposes.

Design Principles – Consider to delete repeated contents or remove completely if not required for rezoning.

General Principles

- Traditional Neighborhood Design
- Elements of New Urbanism
- Mixed-Use
- Human Scale

Residential Principles and Standards

- Cottages, Townhomes, Mansion Flats
- 1, 2, and 3-story structures with unique floor plans
- Quality, cohesive architecture

Commercial Principles and Standards

- Commercial building architecture will be developed to support the Plan goal to seek highest and best uses and to create lasting value in keeping with Comprehensive Plan goals, CEDS strategies, market demands, and community needs at this key nodal intersection. The Plan includes representative and inspirational imagery depicting several types of uses and associated architectural styles in keeping with the Residential plans and the surrounding Augusta areas.
- Commercial, retail, professional, health and personal care are types of uses that will benefit the residents of this new community and the surrounding existing neighborhoods, reducing commutes to obtain services elsewhere.

Connectivity

The proposed plan includes private gated entrances, with a full-motion intersection on Stevens Creek Rd and a secondary entrance at Mayo Road, as well as extended vehicular, cyclist, and pedestrian interconnectivity opportunities. Pedestrian connectivity is woven through a series of connected green spaces and courtyards throughout the proposed site as well as to Brookfield Park.

Green Space

The Plan, in its current form, reserves some 29 percent of the total site area for open space. It is the intent of the Plan that abundant open space be provided so as to enhance the quality of life for all residents and users in the development. At the time of development, open space will be further defined and calculated to show at least 15 percent of the overall property will be designated to green space to conform to City Standards.

- Public and Private Outdoor Space
- Open Courtyards and Commons
- Homes oriented towards green space
- Connectivity to public park

Landscape Standards

Street Trees

Street Trees will be provided at a rate of one large or medium tree at a maximum of 60' O.C. at all roads within the development. Plant trees a minimum of 5' from the back of curb.

Tree Canopy

Trees will be provided as required to meet the tree canopy requirement of the City of Augusta Tree Ordinance in the commercial use area. The residential area shall be exempt.

Tree Quality

Since Georgia does not have an equivalent standard system, trees will meet the requirements as Specimen, Florida Fancy or Florida #1 grades which are found in the published Florida Grades and Standards 2022. Minimum size at installation shall meet the requirement of the City of Augusta Tree Ordinance.

Tree Rooting Zone

Trees shall be provided with uncompacted root zone based on their expected size at maturity. Care should be taken to provide uncompacted root space by located trees in landscaped areas or in paved areas by employing a modular suspended paving system, or by using a structural soil. Root barriers shall be installed where trees are within 8' of hardscapes.

Tree Rooting Zone

Where no sidewalk or hardscape abuts a building front, a landscaped area no less than 5' wide shall be installed. Either shrubs shall be planted at a minimum of 1 per 5' of building face or groundcover may be planted to provide complete coverage of the landscaped area.

Irrigation System

All landscaped areas shall be provided with centrally controlled automatic irrigation systems. Only grassed areas shall be irrigated with overhead irrigation. All trees, shrubs, and groundcovers shall be irrigated with drip irrigation.

Buffers

Buffers on the perimeter boundary in the Residential area shall be 10' planted and 10' yard area as described in this Narrative and shown on the Plan (and associated details such as the Street section).

Required Infrastructure - Consider to delete repeated contents or remove completely if not required for rezoning.

Roads

The streets will be private and will consist of two lanes and concrete curb and gutter on all sides. Streets will be 27' in width measured from the face of curb. Sidewalks will be required on both sides of the public streets.

Water Service

The water system service will be provided by the City of Augusta. Water service to the development should be readily available at the site through the existing facilities currently onsite or the extensions

of nearby water mains within adjacent public right-of-ways. . Per the City's GIS, there is an existing 12" DIP water main on the west side of Stevens Creek Road as well as 12" AC main located in Mayo Road.

Sanitary Sewer Service

The sanitary sewer service will be provided by the City of Augusta. There is currently an existing 8" unknown material gravity main just north of the site in Mayo Road that leads to a public lift station that discharges towards the neighborhood to the north. There is also an existing 8" PVC main south of the site across Riverwatch Parkway. This project could require a sanitary sewer pump station and force main. The Applicant has discussed the conceptual design and master utility plan with the Department of Public Utilities and agreed to work towards a design seeking to reduce the number of lift stations in the City system, and seeking to make gravity sewer available to additional undeveloped properties in this basin.

Environmental and Stormwater

The property is not located within a Flood Hazard Area, according to FEMA maps. According to the Applicant's environmental consultant, there are wetlands associated with ephemeral and intermittent streams on the property. Stream and wetland locations have been delineated and located through field surveys and are shown on the proposed development layout. A Nationwide Permit will be obtained for the required road crossings.

The development will comply with all state and local stormwater regulations. Stormwater management will be managed with surface detention ponds and shall be designed to protect the watershed from pollution and erosion. The design shall be in accordance with the Georgia Stormwater Management Manual and all Augusta regulations. Additionally, the development will manage water quality and stormwater runoff reduction through LID and green infrastructure Best Management Practices to the greatest extent possible. Final details and design of stormwater structures will be completed during the site development/civil design phase of the project. The general locations of facilities depicted on the Plan are accurate as of the date of this submittal but may need to be moved to accommodate the final grading, soil conditions, or other factors that could impact feasibility.

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The 2023 Comprehensive Plan recommends the following policies, strategies, opportunities (p.59) and goals (p.61) which are implemented and advanced by this proposed new Planned Development.

- Address blight, deterioration and aging housing stock and improve access to goods and services to attract new and diverse residential developments.
- Increase the supply and variety of quality housing units, at multiple price points, in multiple locations, to suit the needs of a variety of households.
- Promote intra- and inter-connectivity within and between neighborhoods.
- Create nodal development tied to transportation, healthcare, schools, jobs, workforce, and housing.

- Improve infrastructure such as regional water and sewer
- Mitigate blight
- Conscious (thoughtful) development and redevelopment
- Incorporate Mixed-Use Housing as a standard
- Housing to attract and retain young adults
- Provide activity centers beyond downtown

CONCLUSION

The proposed Planned Development uses innovative and thoughtful design to provide missing housing to the Augusta area in a community with features that residents value the most. It will improve a large, undeveloped property adjacent to a major roadway where the utility infrastructure can support needed growth. With its proximity to surrounding residential and commercial development, the new community will be an attractive option for Augustans looking for a place to call home.



PROGRAM

Commercial		
Site Area	2.55 acres	
Floor Area	22,500 sf	
Parking Provided	111 spaces	4.93 per 1,000sf
Residential		
Site Area	10.48 acres	
1-Br unit	16	
2-Br unit	101	
3-Br unit	19	
Total Units	136	
Parking Provided	306 spaces	2.25 per unit
Garage space	122	
Between buildings	52	
Surface and on-street	132	
Impervious Area	308,976	54.6%
Tree Canopy	173,338	30.5%

SITE INFORMATION

Current Address	831-843 Stevens Creek Road
Site Area	13.03 acres
Current Zoning	R-1A
Proposed Zoning	PUD

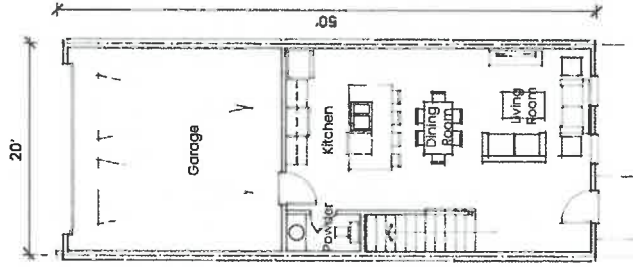
Typical Street Section



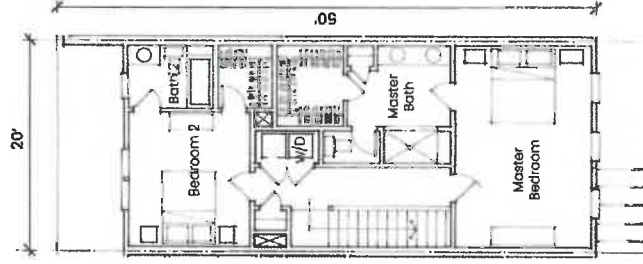
Typical Townhouse Plan

20' TOWNHOUSE

Heated	1,702 s.f.
Garage	480 s.f.
Total	2,182 s.f.



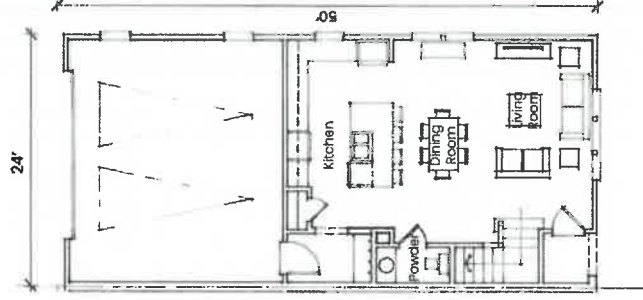
FIRST FLOOR PLAN



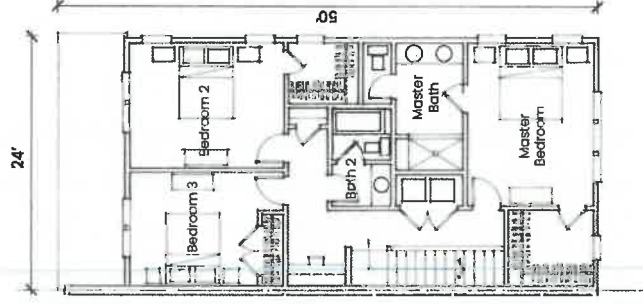
2ND FLOOR PLAN

24' TOWNHOUSE (Typical end unit)

Heated	1,434 s.f.
Garage	400 s.f.
Total	1,834 s.f.



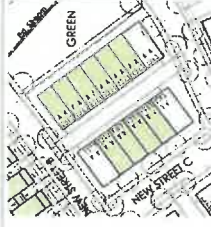
FIRST FLOOR PLAN



2ND FLOOR PLAN

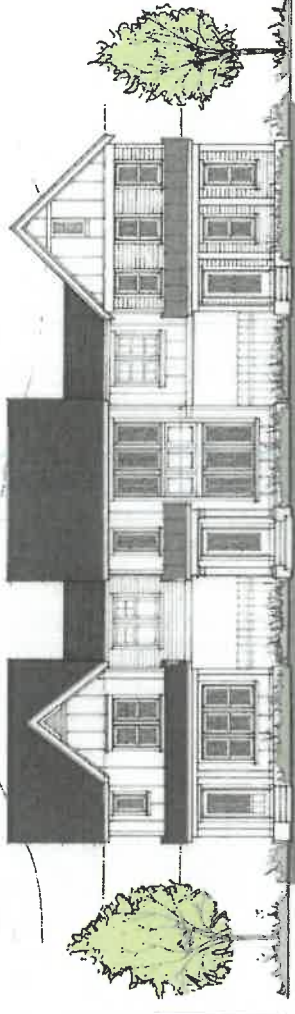
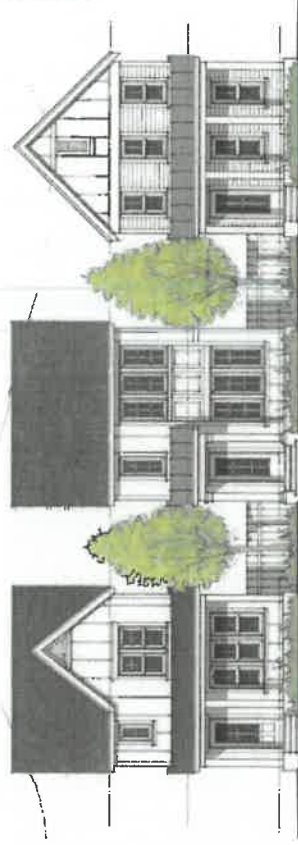
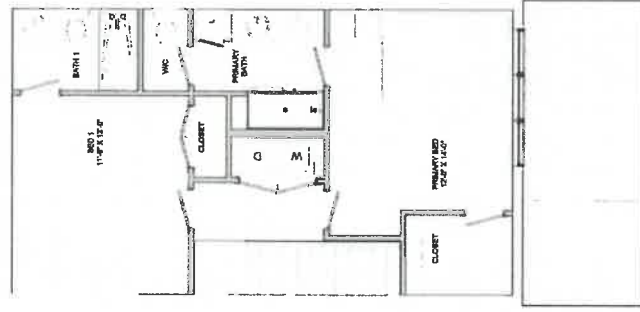
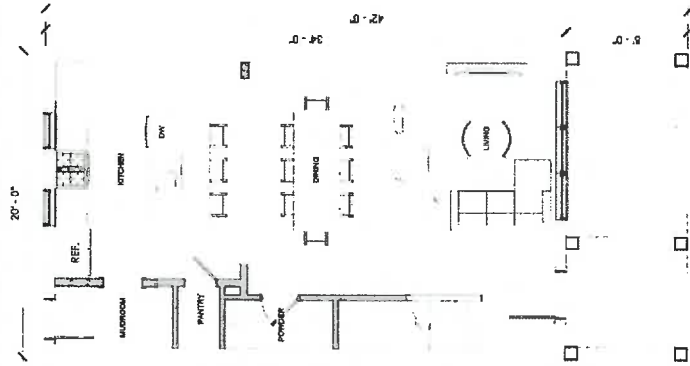


Typical Townhouse Elevation



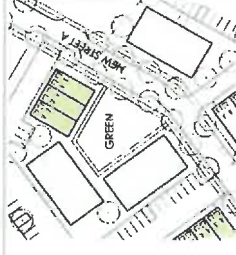
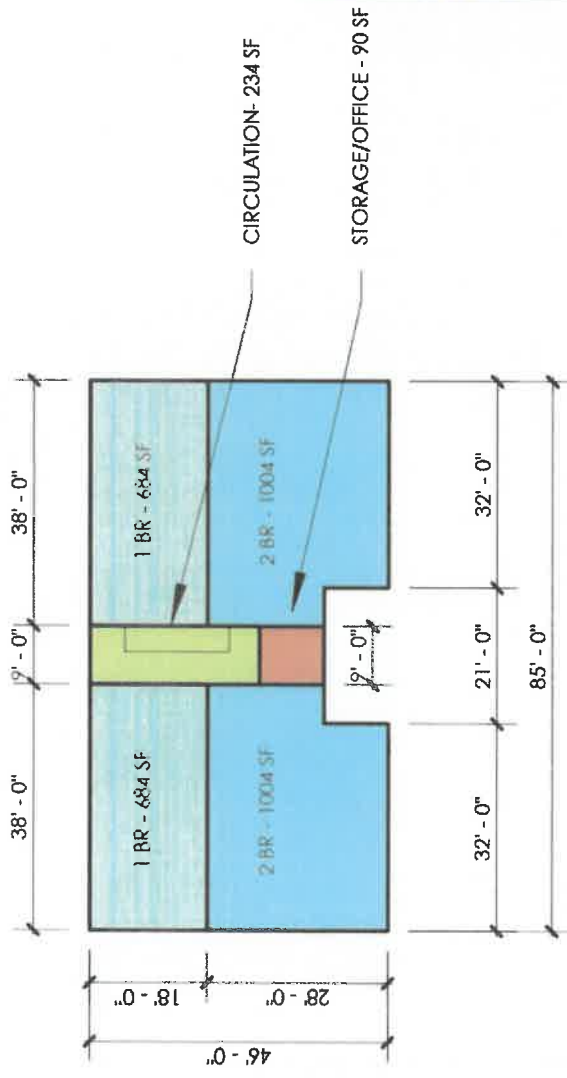
Typical Detached House Plan & Elevation

Heated area: 1,313 sf
2 Bedroom/2.5 Bath



Plans, elevations, and images in this package are representative for concept illustration only and are subject to change.

12-Unit Flats Building Plan and Elevation



Plans, elevations, and images in this package are representative for concept illustration only and are subject to change.

Inspirations – Detached Houses



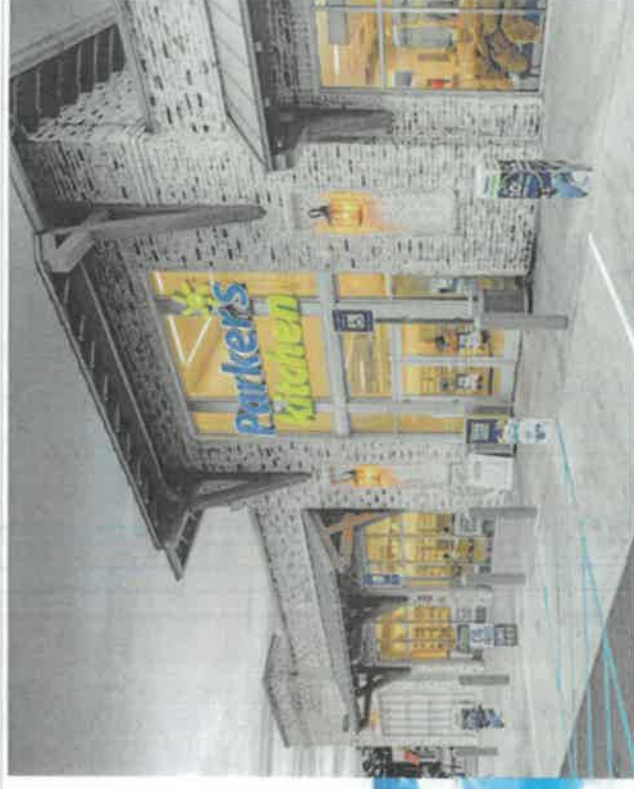
Inspirations - Townhouse



Inspirations - Flats

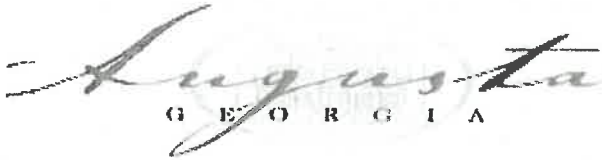


Inspirations – Convenience Retail



Inspirations – Village Retail





ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director
John Ussery, PE, Assistant Director of Traffic

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 831 - 843 Stevens Creek Road

Tax Parcel Number: 006-0-029-00-0; 006-0-030-00-0; 006-0-031-01-0;
006-0-031-03-0; 006-0-031-04-0; 006-0-031-06-0; 006-0-033-00-0

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No Proposed Roads shall be Private

Proposed Development Less Than 20 Lots (Circle One): Yes or No; if "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property: 1) Stevens Creek Road (2 Lane-Urban) 3) _____
2) Riverwatch Parkway (4 Lane-Urban) 4) _____

Volume on each existing street (AADT): 1) 12,500 3) _____
2) 30,000 4) _____

Level of Service (LOS) on each street: 1) B 3) _____
2) A 4) _____

Land Use Type / Code (ITE Trip Generation): LUC = 136; 945; 712

Basis for Calculation (sq ft, # units, etc.): 136 Townhome Units; 5800 sf w/ 16 pumps; 3x1750 sf office bldgs

Trips Generated by Proposed Development: Daily = 5106; AM = 496; PM = 445

Adjusted street volumes based on trips generated:

1) 14,100 3) _____
2) 33,100 4) _____

Projected Level of Service (LOS) on each street based on trips generated:

1) B 3) _____
2) A 4) _____

* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

** Utilize the website <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

***Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

**** Use current edition of the ITE Trip Generation Manuals.

Official Use Only

Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or **N**

Date of Review: 6/10/25

Signature of Traffic Engineer or Designee: Marques Jacobs

Print Name: Marques Jacobs

Title: Traffic Operations Manager

Planning Commission
Z-25-24
July 7, 2025

831, 833, 835, 837, 839, 841,
and 843 Stevens Creek Road

Aerial

Subject Property



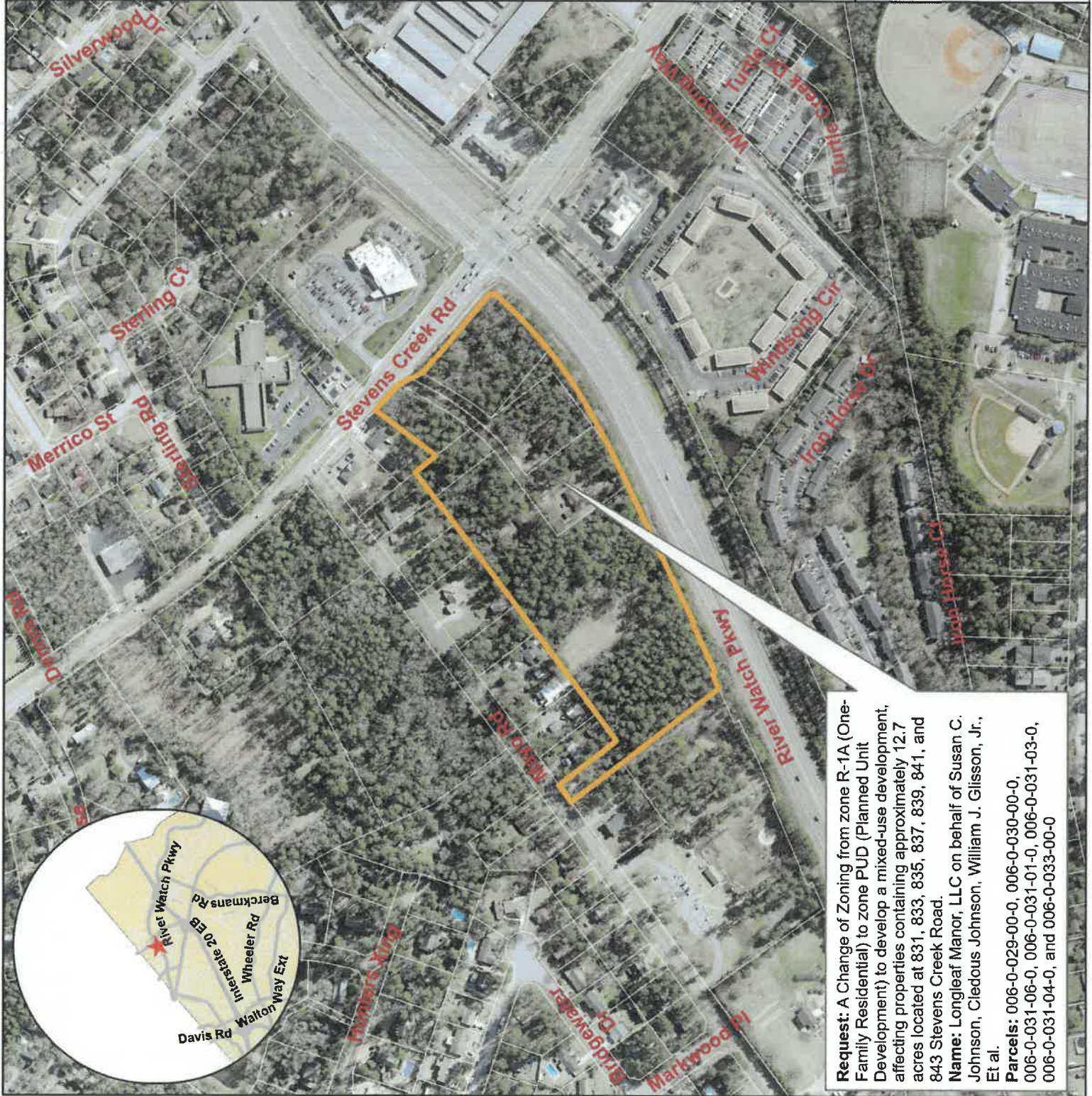
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
6/12/2025 PE22633

Augusta, GA Birdairmer

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0 600 Feet



Request: A Change of Zoning from zone R-1A (One-Family Residential) to zone PUD (Planned Unit Development) to develop a mixed-use development, affecting properties containing approximately 12.7 acres located at 831, 833, 835, 837, 839, 841, and 843 Stevens Creek Road.

Name: Longleaf Manor, LLC on behalf of Susan C. Johnson, Cledous Johnson, William J. Glisson, Jr., Et al.

Parcels: 006-0-029-00-0, 006-0-030-00-0, 006-0-031-06-0, 006-0-031-01-0, 006-0-031-03-0, 006-0-031-04-0, and 006-0-033-00-0

Planning Commission
Z-25-24
July 7, 2025

**831, 833, 835, 837, 839, 841,
 and 843 Stevens Creek Road**

Current Zoning



Zoning Classification

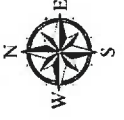
- A: Agriculture**
- B-1: Neighborhood Business**
- B-2: General Business**
- R-1: One Family Residential**
- R-1A: One Family Residential**
- R-3B: Multiple-Family Residential**
- R-3C: Multiple-Family Residential**



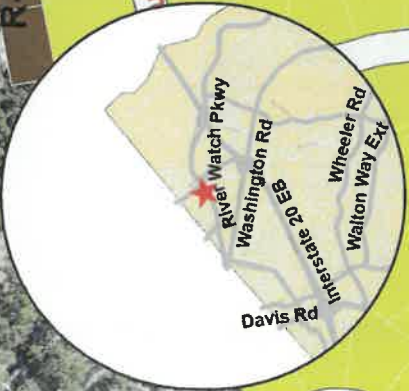
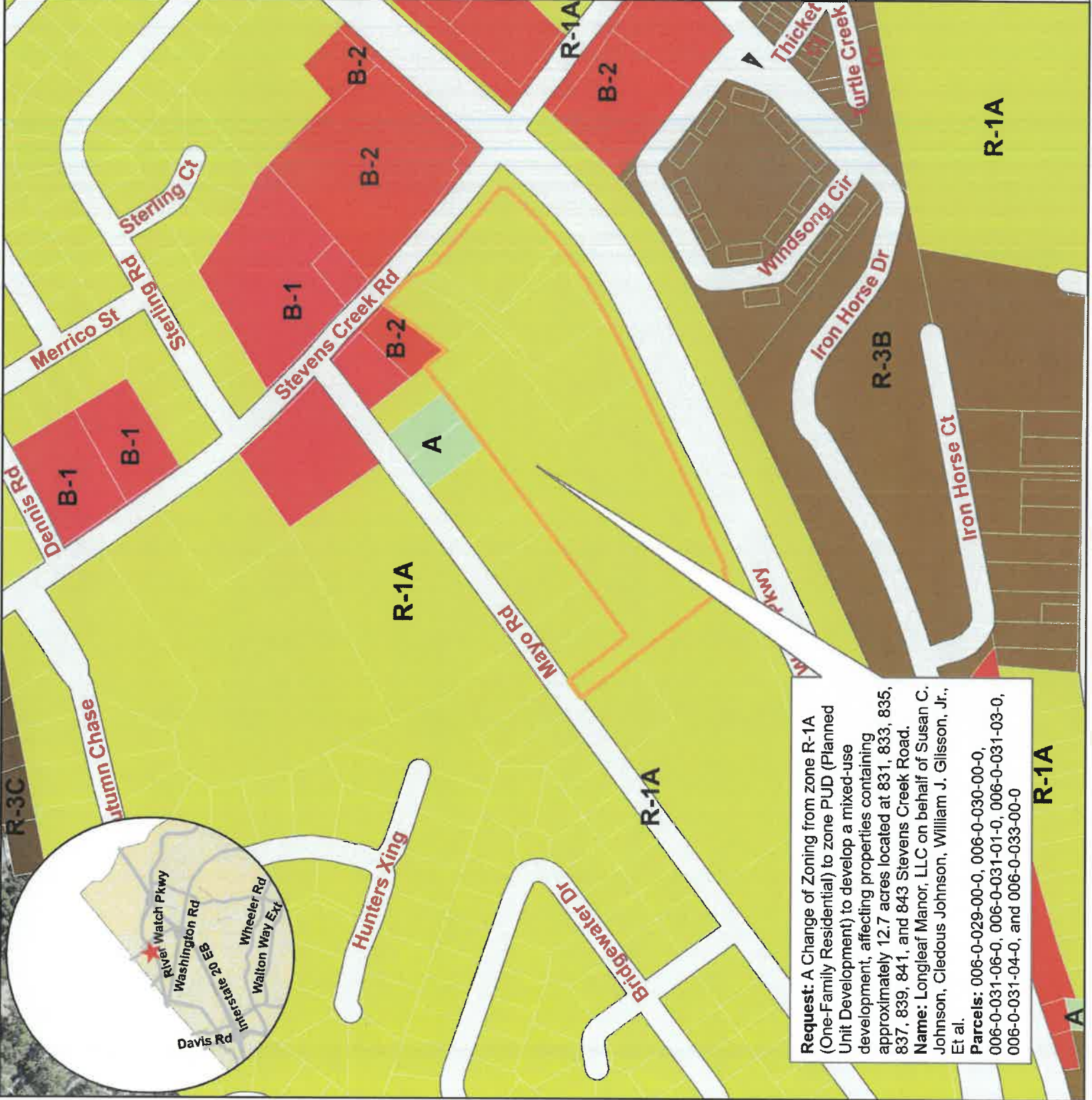
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Augusta, GA Decaliner

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Planning Commission
Z-25-24
July 7, 2025

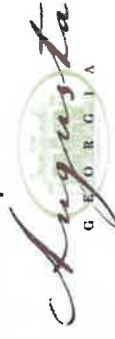
831, 833, 835, 837, 839, 841,
and 843 Stevens Creek Road

Future Zoning



Zoning Classification

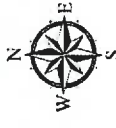
- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- R-1: One Family Residential
- R-1A: One Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential
- PUD: Planned Unit Development



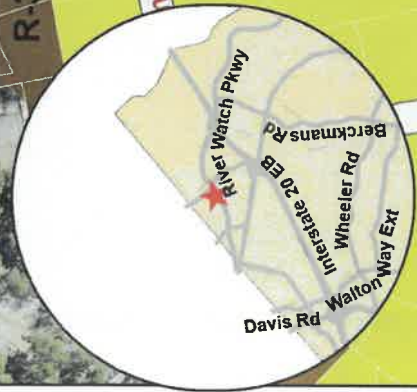
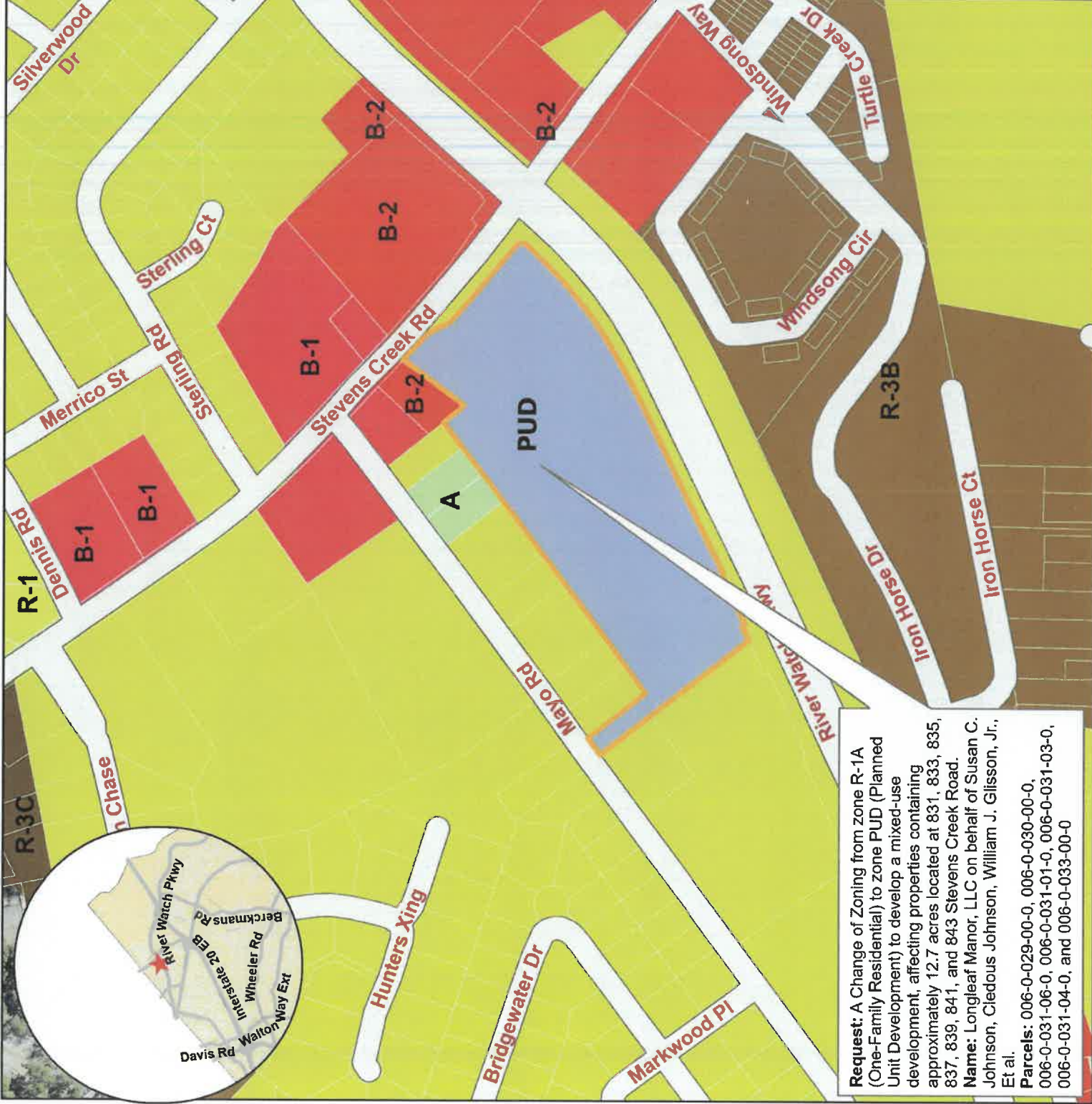
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Augusta, GA 30901
6/12/2025 PE22633

Augusta, GA Placemaker

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