

Hearing Date: July 7, 2025

Case Number: Z-25-22

Applicant: Southern Civil Solutions, LLC

Property Owner: Property Developers LLC

Property Addresses: 3330 Gibson Road, 2346, 2358,
& 4342 Old McDuffie Road

Tax Parcel No(s): 084-1-013-01-0, 084-1-001-01-0,
084-1-001-02-0, & 084-1-001-00-0

Current Zoning: R-1A (One-Family Residential) & A
(Agriculture)

Fort Eisenhower Notification Required: N/A

Commission District 5: Don Clark

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1A (One-Family Residential) & A (Agriculture) to R-1E (One-Family Residential)	Single-Family Attached Townhome Development	Section 13-1

SUMMARY OF REQUEST:

This application involves four (4) adjacent residential parcels totaling 49.22 acres of land. The petition seeks to rezone the properties from R-1A (One-Family Residential) and A (Agriculture) to R-1E (One-Family Residential) to develop a single-family-attached townhome development containing 299 lots. The tracts are currently vacant, undeveloped land. The concept plan presented with the rezoning application proposes the following:

- 299 attached townhome units with lot widths of 26ft and an overall density of 6.07 units/acre
- 15.4 acres of open space
- Public streets throughout the development with access points on Mason Road and Old McDuffie Road
- Guest parking spaces disbursed throughout the development
- Mail kiosks, club house, and a pool
- Four (4) stormwater detention ponds
- A 15ft buffer surrounding the development on three (3) sides

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is located within the South Augusta Character Area. The vision for South Augusta reflects a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency.

FINDINGS:

1. There is no recent zoning history for the properties.
2. In an R-1E zone, proposed developments must maintain a minimum of 25% open space. This development offers approximately 31% of open space, which satisfies the zoning requirement.
3. The site has access to public water, but not sanitary sewer.
4. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
5. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
6. Public transit is not currently available near the subject properties.
7. According to the Georgia Department of Transportation State Functional Classification Map, Mason Road is classified as a local road and Old McDuffie Road is classified as a Major Collector.
8. According to the Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that a traffic study is not necessary for the proposed development.
9. The development provides 2 parking spaces per driveway, which totals 598 driveway spaces.
10. The development must provide 75 guest parking spaces and has provided 80 spaces.
11. Adjacent zoning districts to the north are R-1A (One-Family Residential) and A (Agriculture). Properties to the south are zoned R-1A (One-Family Residential) and R-1E (One-Family Residential). Properties to the east and west are zoned R-1A (One-family Residential).
12. The proposed change in zoning to R-1E would be consistent with the 2023 Comprehensive Plan. However, the overall density of the surrounding area is approximately 4.3 units per acre, with this development exceeding the average density by 1.77 units per acre.
13. At the time of completion of this report, staff have received many inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- "With the shift of the main entrance, there may be some congestion issues with another single-family development across Old McDuffie Rd that is being looked at."

- “Perpendicular on-street parking must follow the city’s standard practice.”

Utilities Comments:

- “There is a 6” water line that is available for their use on Mason Road and an 8” sewer line that is available for their use on Mason Road that will need to be extended to their site. They need to make sure that when they are laying out the lots that they accommodate AUD requirements on water and sewer service locations. If water and sewer service locations cannot be met on their lots, then they will need to look at master metering for this site, and all sewer will be private once it hits their site.”

RECOMMENDATION: The Planning Commission recommends **Approval** of the rezoning request to R-1E (One-Family Residential) with the following conditions:

1. There shall be a minimum lot width of 26 feet.
2. There shall be a 40-foot front setback along Old McDuffie Road.
3. The development shall not exceed 225 lots and an overall density of 4.57 units per acre.
4. The development must have alternating elevations with at least 9 different facades, all alternating and none with more than 30% vinyl siding.
5. Parking spaces should be evenly disbursed throughout the development, with no more than 5 spots in a row.
6. Sidewalks are required on both sides of the streets within the subdivision. Additionally, sidewalks must be extended to Mason Road, and along Old McDuffie Road, ending at the intersection of Old McDuffie Road and Winn Drive.
7. A 10-foot street yard is required along Old McDuffie Road.
8. The 15-foot undisturbed tree buffer shall encompass the overall site along the side and rear boundaries.
9. The development must comply with all aspects of the Augusta Tree Ordinance.
10. The development must provide at least 25% open space. Such space may include common areas, buffers, landscaped yards, water feature areas and any natural areas. However, detention ponds do not count towards this requirement.
11. All amenities, i.e., dog park, playground, etc. must be included within the development, installed, and fully operational prior to the 150th Certificate Occupancy being issued.
12. Mason Drive must be improved to meet the current roadway specifications of Augusta Engineering to support the proposed traffic for this development.
13. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
14. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development. This includes compliance with dead-end streets, turn-around requirements, perpendicular on-street parking, and street length requirements.

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.

DATE: 5/22/2025

City of Augusta
Department of Planning and Development Planning Division
535 Telfair Street - Suite 300
Augusta, Georgia 30901

Subject: Letter of Intent for Davidson Road Townhome Development

To Whom It May Concern,

Property Developers LLC is proposing to develop the following parcels into a townhome community:

Tax Map #	Address	Owner	Acre
084-1-001-01-0	2346 Old Mcduffie Rd	DISNEY BETTY J	4.04
084-1-001-02-0	2358 Old Mcduffie Rd	DISNEY BETTY J & WEISS MARY J	3.01
084-1-001-00-0	4342 Old Mcduffie Rd	WEISS MARY J	4.05

The proposed development will include the extension of a public road, a stormwater management facility, a community common area, and extensions of water and sewer infrastructure, in addition to fee-simple townhomes.

The subject property is currently zoned R-4, which does not permit townhomes. We respectfully request the rezoning of the property to R-1E, which is more suitable for this type of development and aligns with the Comprehensive Land Use Plan. A 10-foot buffer will be incorporated into the design, which will mitigate any potential impact on adjacent or nearby properties. We do not anticipate that the proposed development will have a negative impact on the existing streets, transportation facilities, utilities, or local schools.

Should you have any questions or require further information, please do not hesitate to contact us.

Sincerely,

Authorized Owner/ agent:

GLEN DISNEY

Title: Glen Disney

Ky W. Dwyer

Ky Whoea



ENGINEERING DEPARTMENT

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

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 3330 Gibson Road (main address)

Tax Parcel Number: 084-1-013-01-0 (main parcel)

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

Any new public roadways? (Circle One): Yes or No

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) Mason Road 3) _____
2) Old McDuffie Road 4) _____

Volume on each existing street (AADT): 1) 150 3) _____
2) 4700 4) _____

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

Land Use Type / Code (ITE Trip Generation): 230

Basis for Calculation (sq ft, # units, etc.): 299 dwelling units

Trips Generated by Proposed Development: 1,738 (869 to each existing street)

Adjusted street volumes based on trips generated:

1) 1,019 3) _____
2) 5,569 4) _____

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

1) A 3) _____
2) C 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: 6/5/25

Signature of Traffic Engineer or Designee: Marques Jacobs

Print Name: Marques Jacobs

Title: Traffic Operations

Planning Commission

Z-25-22

July 7, 2025

3330 Gibson Road, 2346,
2358, and 4342 Old McDuffie
Road

Aerial

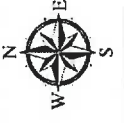
Subject Property



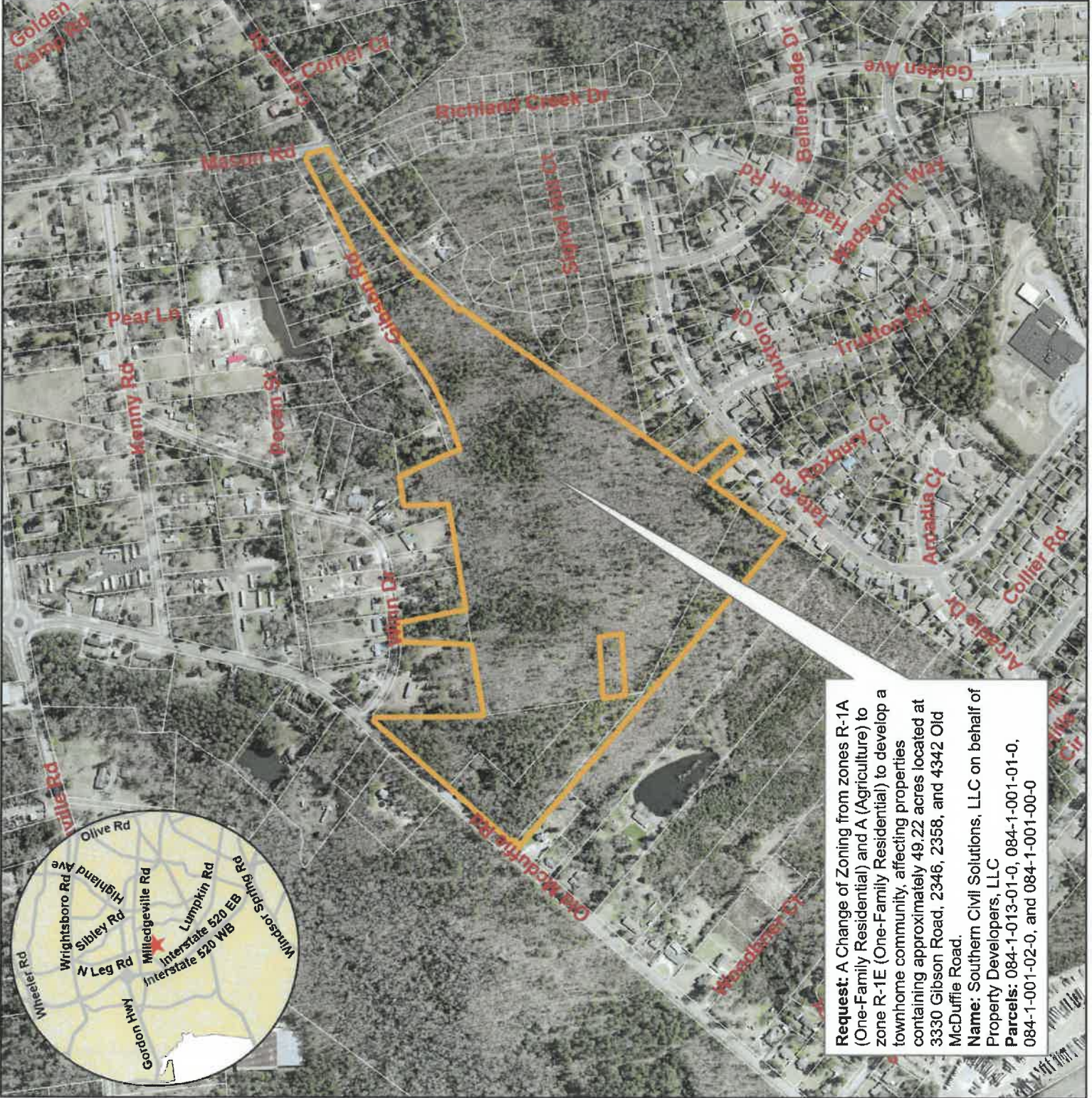
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
6/11/2025 PE22633

Augusta, GA Disclaimer

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0 1,000 Feet



Request: A Change of Zoning from zones R-1A (One-Family Residential) and A (Agriculture) to zone R-1E (One-Family Residential) to develop a townhome community, affecting properties containing approximately 49.22 acres located at 3330 Gibson Road, 2346, 2358, and 4342 Old McDuffie Road.
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Planning Commission
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**3330 Gibson Road, 2346,
 2358, and 4342 Old McDuffie
 Road**

Current Zoning

- Subject Property**
- Zoning Classification**
- A: Agriculture
 - B-1: Neighborhood Business
 - B-2: General Business
 - HI: Heavy Industry
 - LI: Light Industry
 - R-1A: One Family Residential
 - R-1B: One Family Residential
 - R-1C: One Family Residential
 - R-1E: One Family Residential
 - R-3B: Multiple-Family Residential
 - R-3C: Multiple-Family Residential
 - R-MH: Manufactured Home Residential



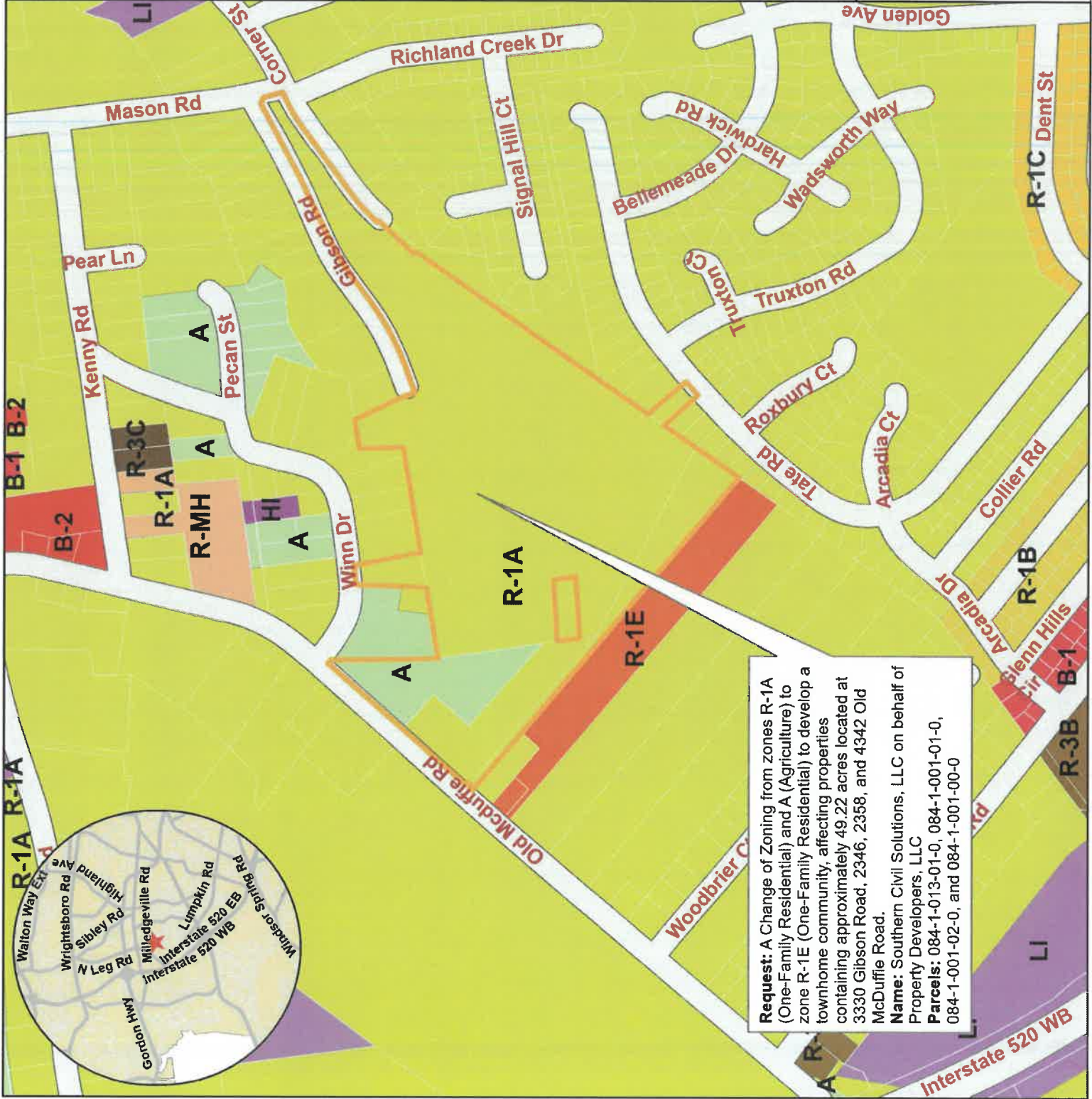
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3330 Gibson Road, 2346,
2358, and 4342 Old McDuffie
Road

Future Zoning

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood
Business

B-2: General Business

HI: Heavy Industry

LI: Light Industry

R-1A: One Family
Residential

R-1B: One Family
Residential

R-1C: One Family
Residential

R-1E: One Family
Residential

R-3B: Multiple-Family
Residential

R-3C: Multiple-Family
Residential

R-MH: Manufactured
Home Residential



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535 Telfair Street Suite 300
Augusta, GA 30901
6/11/2025 PE22633

Augusta, GA Ordinance

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