

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

Case Number: Final Plat – Haynes Station Section 16A – S-1002

Hearing Date: Monday, June 2, 2025

Applicant: Cranston, LLC

Property Owner: Coel Development Co Inc. & Stephen Beazley Builders Inc.

Property Address: 1004 Goodale Drive

Tax Parcel #: 064-0-008-00-0

Present Zoning: R-1A

Neighborhood or Subdivision: Haynes Station

Commission District: 3 (Catherine Smith-Rice)

Super District: 10 (Wayne Guilfoyle)

PLAT OF

Hayne's Station - Section 16A

RICHMOND COUNTY, GEORGIA
AUGUSTA, RICHMOND COUNTY, GEORGIA
MARCH 12, 2025

SCALE 1" = 40'
RECYCLED PAPER

PREPARED FOR

Coel Development Company, Inc.

7000 YORK CENTER BOULEVARD, EVANS, GEORGIA 30809

PREPARED BY



CRANSTON

400 Ellis Street, Augusta, Georgia 30601
CRANSTON PROFESSIONAL SERVICES, INC.

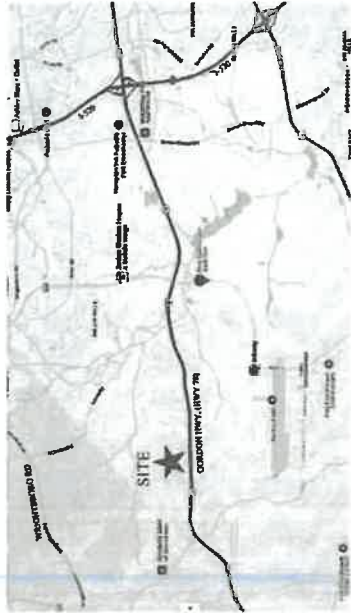
PROJECT DATA:

1. ACREAGE OF PROPERTY: 22.53 ACRES
2. ACREAGE OF DEVELOPMENT: 19.80 ACRES
3. OWNER/DEVELOPER: COEL DEVELOPMENT COMPANY, INC.
7000 YORK CENTER BOULEVARD
EVANS, GA 30809
PHONE: 706-883-4888
4. TAX MAP & PARCEL NUMBER: 084-0-008-00-0
5. ZONING: R-3, WITH SPECIAL EXCEPTIONS & VARIATIONS, SEE ZONING CODES 110-11 AND 210-12
6. SECTION 16A LOTS: 53 LOTS
7. TOTAL OPEN SPACE: 45 FT. (NOT TO EXCEED 2.0 STORIES)
8. MAX BUILDING HEIGHT: 7.17 AC.
9. PARKING SPACES PER LOT: 2 SPACES

HAYNE'S STATION 16A LOTS				
(SECTIONS 14, 15A & 16B)				
Tract Area	Acres	Open Space (Ac)	Total Area (Ac)	Lot Density (Lots/Ac)
1	2.13	0.07	2.20	1.00
2	2.13	0.07	2.20	1.00
3	2.13	0.07	2.20	1.00
4	2.13	0.07	2.20	1.00
5	2.13	0.07	2.20	1.00
6	2.13	0.07	2.20	1.00
7	2.13	0.07	2.20	1.00
8	2.13	0.07	2.20	1.00
9	2.13	0.07	2.20	1.00
10	2.13	0.07	2.20	1.00
11	2.13	0.07	2.20	1.00
12	2.13	0.07	2.20	1.00
13	2.13	0.07	2.20	1.00
14	2.13	0.07	2.20	1.00
15	2.13	0.07	2.20	1.00
16	2.13	0.07	2.20	1.00
17	2.13	0.07	2.20	1.00
18	2.13	0.07	2.20	1.00
19	2.13	0.07	2.20	1.00
20	2.13	0.07	2.20	1.00
21	2.13	0.07	2.20	1.00
22	2.13	0.07	2.20	1.00
23	2.13	0.07	2.20	1.00
24	2.13	0.07	2.20	1.00
25	2.13	0.07	2.20	1.00
26	2.13	0.07	2.20	1.00
27	2.13	0.07	2.20	1.00
28	2.13	0.07	2.20	1.00
29	2.13	0.07	2.20	1.00
30	2.13	0.07	2.20	1.00
31	2.13	0.07	2.20	1.00
32	2.13	0.07	2.20	1.00
33	2.13	0.07	2.20	1.00
34	2.13	0.07	2.20	1.00
35	2.13	0.07	2.20	1.00
36	2.13	0.07	2.20	1.00
37	2.13	0.07	2.20	1.00
38	2.13	0.07	2.20	1.00
39	2.13	0.07	2.20	1.00
40	2.13	0.07	2.20	1.00
41	2.13	0.07	2.20	1.00
42	2.13	0.07	2.20	1.00
43	2.13	0.07	2.20	1.00
44	2.13	0.07	2.20	1.00
45	2.13	0.07	2.20	1.00
46	2.13	0.07	2.20	1.00
47	2.13	0.07	2.20	1.00
48	2.13	0.07	2.20	1.00
49	2.13	0.07	2.20	1.00
50	2.13	0.07	2.20	1.00
51	2.13	0.07	2.20	1.00
52	2.13	0.07	2.20	1.00
53	2.13	0.07	2.20	1.00

MINIMUM OPEN SPACE REQUIRED PER ZONING SECTION 110-11 IS 45.00 ACRES.

OPEN SPACE SHALL BE MAINTAINED AND COMPLETED BY THE LOTOWNER BEFORE ANY LOT IS SUBMITTED FOR RECORD.



LOCATION MAP

FLOOD NOTE:
ACCORDING TO THE OFFICIAL FLOOD INSURANCE RATE MAP (FIRM) L16000000A, EFFECTIVE NOVEMBER 1, 2019, THE PROJECT SITE IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA. HOWEVER, THE FLOODING RISK IS LOW AND THE SPECIAL FLOOD HAZARD AREA IS NOT A MAJOR CONCERN.

UTILITY NOTE:
THE PROJECT SITE IS LOCATED WITHIN THE SERVICE AREA OF THE AUGUSTA WATER UTILITY. THE PROJECT SITE IS NOT LOCATED WITHIN THE SERVICE AREA OF THE AUGUSTA SEWER UTILITY. THE PROJECT SITE IS NOT LOCATED WITHIN THE SERVICE AREA OF THE AUGUSTA GAS UTILITY.

NOTES:
1. THE PROJECT SITE IS LOCATED WITHIN THE SERVICE AREA OF THE AUGUSTA WATER UTILITY. THE PROJECT SITE IS NOT LOCATED WITHIN THE SERVICE AREA OF THE AUGUSTA SEWER UTILITY. THE PROJECT SITE IS NOT LOCATED WITHIN THE SERVICE AREA OF THE AUGUSTA GAS UTILITY.

APPROVED FINAL PLAT
 Approved by:
 Signature: _____
 Title: _____
 Date: _____

APPROVED FINAL PLAT
 Approved by:
 Signature: _____
 Title: _____
 Date: _____

REMARKS:

AS SHOWN BY THE PLAT, THE PROJECT SITE IS LOCATED WITHIN THE SERVICE AREA OF THE AUGUSTA WATER UTILITY. THE PROJECT SITE IS NOT LOCATED WITHIN THE SERVICE AREA OF THE AUGUSTA SEWER UTILITY. THE PROJECT SITE IS NOT LOCATED WITHIN THE SERVICE AREA OF THE AUGUSTA GAS UTILITY.



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Fax: 404.525.1235
Email: info@thomasattorney.com

PLAT
FOR

Hayne's Station - Section 16A

ING PROPERTY LOCATED NORTH OF GORDON HIGHWAY, IN THE 80TH Q.U.D.,
AUGUSTA, RICHMOND COUNTY, GEORGIA

Dr. J. J. O'Brien

FOR CLERK OF COURT'S USE ONLY

PREPARED BY

 **CRANSTON**
483 Ellis Street, Augusta, Georgia 30901
Telephone 706-723-7858
CranstonEngineering.com

CURVE NO	LENGTH	RADIUS	BEARING	CHORD
C8	11.48'	130.00'	N35°40'40"W	11.48
C9	80.00'	130.00'	N61°54'41"W	96.47
C10	88.00'	130.00'	W77°30'00"	18.87
C11	80.00'	130.00'	S78°30'00"W	18.87
C12	18.45'	130.00'	S60°00'00"W	10.40

- HAYNE'S STATION
(SECTION 14)
PB:18 PG:10-113
~ N/F ~
COEL DEVELOPMENT CO.
INC 90% INT
AND
STEPHEN BEAZLEY
BUILDERS, INC 10% INT
TRAF 064-0-449-00-0

COLLISTER COURT
607 PUBLIC B/WY
S1' BC-803

OPEN SPACE #1
(3.13 AC.)

OPEN SPACE #3
(0.29 AC.)

BREMEN DRIVE

~ M/T ~
CORL DEVELOPMENT CO.
RNC 90% INT
AND
STEPHEN BEAZLEY
BUILDERS, INC 10% INT
TAP # 004-0-008-00-0

SURVEYOR CERTIFICATION:

[illegible]

J. Thomas Attorneys
 1005 THOMAS ATTORNEY, 60000 REGISTERED LAND SURVEYOR 3553
 MAY 05 2015 DATE

2015

