

Hearing Date: December 1, 2025

Case Number: Z-25-42

Applicant: James Burnon Powell

Property Owner: James Burnon Powell

Property Addresses: 5940 Deans Bridge Road

Tax Parcel No: 286-0-002-12-0

Current Zoning: A (Agricultural) & B-2 (General Business)

Fort Gordon Notification Required: Yes

Commission District 8: Brandon Garrett

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION
Rezoning from A (Agricultural) and B-2 (General Business) to A (Agricultural)	Single-Family Residence	Section 7-1

SUMMARY OF REQUEST:

This rezoning application is a request to rezone a 3-acre property located at 5940 Deans Bridge Road from A (Agricultural) and B-2 (General Business) to A (Agricultural) for residential purposes. No development is proposed with this request.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is within the South Richmond Area. The vision for South Richmond Area reflects its character of a rural atmosphere identified in the Comprehensive Plan. Any development should incorporate conservation easements and promote conservation subdivisions where necessary. This proposal is eliminating an unused and unnecessary commercial zoning district located away from any designated intersections and creating a parcel that has a consistent agricultural zoning. This request supports the vision of the South Richmond Area by maintaining the low-density residential development currently onsite, and therefore, is consistent with the recommendations of the 2023 Comprehensive Plan Update.

FINDINGS:

1. There was a former business at this address that sold golf carts and utility vehicles that was closed by the Licensing and Permitting Division on September 9, 2011. No other businesses have been active at this address since.

2. Section 8-7 for R-1 zoning in the Comprehensive Zoning Ordinance requires a minimum size of 15,000 square feet. Section 7 of the Comprehensive Zoning Ordinance describes the A zone but refers to Section 8 where the R-1 Zoning Development standards apply to A zoning. The 3-acre property exceeds the 15,000 square foot minimum lot size. Therefore, this requirement is met.
3. Section 8-7 for R-1 zoning in the Comprehensive Zoning Ordinance requires a minimum lot width of 100 feet. The property measures 257 feet in width, which exceeds the requirement.
4. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is 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 property.
6. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Deans Bridge Road is classified as a Principal Arterial route.
7. The surrounding properties on this block are mostly zoned Agricultural. The subject site is located across Deans Bridge Road from Fort Gordon.
8. Though there are no development proposals on this property, the proposed rezoning itself would be consistent with the 2023 Comprehensive Plan.
9. At the time of the completion of this report, staff have not received any inquiries regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No comments received.

Engineering Comments:

- No comments received.

Utilities Comments:

- No comments received.

RECOMMENDATION: The Planning Commission recommends **Approval** of the rezoning request as it meets the minimum lot size and lot width requirements for the A (Agricultural) Zone.

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.*

James Burnon Powell. Sr.
5940 Deans Bridge Road
Blythe, GA 30805

October 27, 2025

Tax Commissioner's Office
Augusta-Richmond County
535 Telfair Street, Suite 100
Augusta, GA 30901

Subject: Request to Cancel Commercial Status for Property at 5940 Deans Bridge Rd, Blythe, GA 30805

Dear Tax Commissioner,

I am writing to formally request that the commercial designation on my property located at 5940 Deans Bridge Road, Blythe, Georgia 30805, be canceled. I previously operated a business at this address but closed it some time ago in order to retire.

The business will not be reopening, and I have been in the process of converting and maintaining the property for future residential use. Therefore, I respectfully ask that the property's tax classification be updated to reflect its current and intended residential status.

Please let me know if any additional documentation or forms are needed to complete this change. I appreciate your attention to this matter and your assistance in updating the property records accordingly.

Sincerely,

James Burnon Powell SR

James Burnon Powell. Sr.
(Owner)
Phone: 706-831-5498

mailing address:

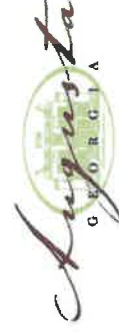
P.O. Box 914
Wrens, GA 30833

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5940 Deans Bridge Road

Aerial

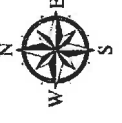
 Subject Property



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
11/19/2025 PE22633

Augusta, GA Disclaimer

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0 500 Feet



Request: A Change of Zoning from zones A (Agricultural) and B-2 (General Business) to zone A (Agricultural) for residential use, affecting property containing approximately 3 acres located at 5940 Deans Bridge Road.
Name: James Burnon Powell
Parcel: 286-0-002-12-0

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5940 Deans Bridge Road

Current Zoning



Subject Property

Zoning Classification



A: Agriculture



B-1: Neighborhood
Business



B-2: General Business



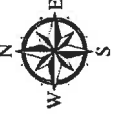
FT GORDON



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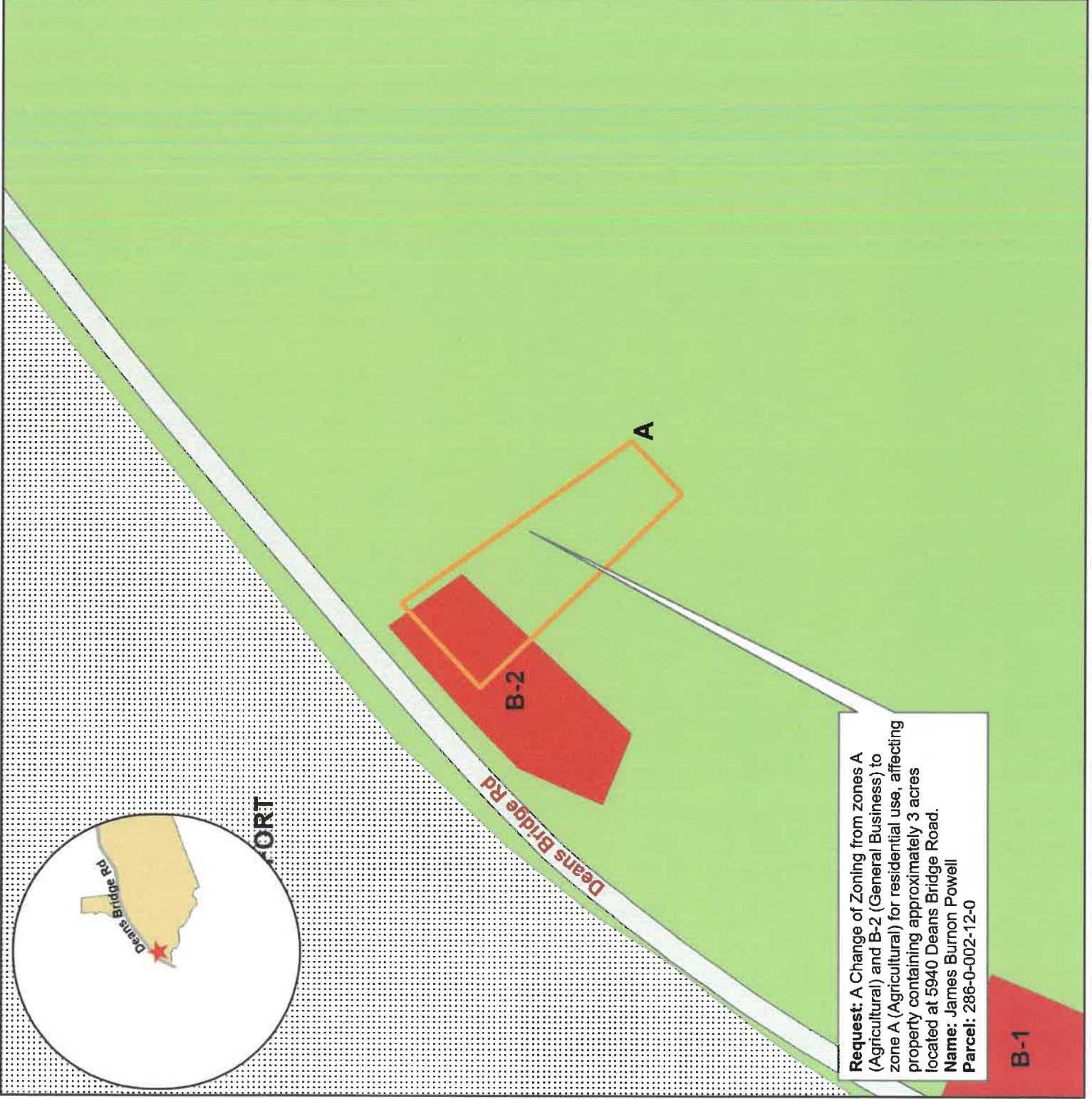
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B-1

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5940 Deans Bridge Road

Future Zoning

 Subject Property

 Zoning Classification

 A: Agriculture

 B-1: Neighborhood
Business

 B-2: General Business

 FT GORDON



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