

Hearing Date: September 2, 2026

Case Number: Z-26-14

Applicant: Bill Corder/Bluewater Engineering Services

Property Owner: J Mar Builders & Services Inc.

Property Addresses: 1730 Broad Street, 212 Frank Street & 225 Deans Lane

Tax Parcel No(s): 035-2-151-01-0, 035-2-153-00-0 & 035-2-158-00-0

Current Zoning: B-1 (Neighborhood Business), B-2 (General Business) & LI (Light Industrial)

Fort Gordon Notification Required: N/A

Commission District 1: Jordan Johnson

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from B-1 (Neighborhood Business), B-2 (General Business) & LI (Light Industrial) to LI (Light Industrial)	Contracting Business and Laydown Yard	Sections 23-1

SUMMARY OF REQUEST:

This application involves the rezoning request for three parcels that have a combined size of 0.66 acres. These parcels are all adjacent to each other and under the same ownership. The petitioner seeks to rezone the properties from B-1 (Neighborhood Business), B-2 (General Business), and LI (Light Industry) to LI that will cover all three parcels. It is anticipated that the parcels will be combined into a single tract. The petitioner is requesting this rezoning to establish a contracting business and associated laydown yard. The main parcel, 1730 Broad Street, has existing buildings onsite that are intended to be used for the proposed business. The additional parcels provide room for space for parking and the laydown yard.

Furthermore, the proposed development requires approval of a variance to waive the dumpster requirement under the applicable zoning regulations. A variance request has been submitted under Case No. BZA-26-31 and is scheduled for consideration by the Board of Zoning Appeals (BZA) on September 21, 2026.

The concept plan submitted with the rezoning application features the following:

- Existing Metal Warehouse

- Existing Brick Building (Storefront Building)
- 3 parking space located on Tuttle Street
- 8 parking spaces located towards the southern end near Ellis Street

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located within the Old Augusta Character Area, which emphasizes maintaining and enhancing the area's historic character and unique mix of land uses while preserving the stability of established neighborhoods. The Plan encourages redevelopment of underutilized properties in a manner that respects existing development patterns, historic architecture, and the established scale and character of the surrounding area.

The change to LI light industrial zoning allows for a range of industrial and commercial activities that can support employment, services, and economic development within the area. The existing industrial zoning provides an opportunity for continued economic use of the property while recognizing the surrounding development pattern and the character of the Old Augusta area. Any new development or redevelopment should be designed to minimize potential conflicts between industrial uses and nearby residential or historic properties.

The Comprehensive Plan further emphasizes that new development should respect the scale, massing, and architectural character of existing historic structures and acknowledge the stability of established neighborhoods. Accordingly, development of the property should be compatible with the surrounding land uses while allowing the property to continue serving an appropriate industrial or employment-generating function consistent with its LI zoning. This approach supports the Comprehensive Plan's goals of encouraging appropriate redevelopment, maintaining economic activity, and protecting the established character of the Old Augusta Character Area.

FINDINGS:

1. Laydown yards, warehouses, and contracting offices are permitted by right within the LI (Light Industrial) zoning district. The proposed development is consistent with the types of uses intended to be accommodated within the district.
2. The development will include additional parking in the rear of the property, along with paving and other site improvements. The existing buildings will remain intact, and no substantial expansion or replacement of the existing structures is proposed.
3. Section 4-2 requires one parking space per 300 square feet of office space and one space per 2,500 square feet of warehouse space. Based on the existing 2,427-square-foot office and 4,567-square-foot warehouse, 11 parking spaces are required and 11 spaces are proposed, satisfying the applicable parking requirements.
4. Section 21-3 of the Comprehensive Zoning Ordinance requires a two-yard dumpster on the property. The applicant has submitted a Variance Request under Case No. BZA-26-31 seeking to

waive this requirement and allow the use of a standard rolling trash bin. The variance request will be considered separately by the Board of Zoning Appeals.

5. The concept plan depicts a 10-foot setback along Frank Street and 30-foot setbacks along Ellis Street, Deans Lane, and Tuttle Street. The existing buildings currently encroach into portions of the required setbacks; however, no building expansion is proposed. The existing building footprint will remain unchanged.
6. According to the FEMA Flood Insurance Rate Maps (FIRM), the subject properties are not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS mapping, there are no identified wetlands located on the subject properties.
8. The nearest public transit stops are located approximately 2,200 feet from the subject site, near the intersection of Broad Street and Greene Street.
9. According to the 2026 Georgia Department of Transportation State Functional Classification Map, Frank Street, Ellis Street, Deans Lane, and Tuttle Street are classified as Local Roads, while Broad Street is classified as a Minor Arterial Road.
10. Based on the submitted Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that a formal traffic study is not necessary for the proposed development. The proposed use is therefore not anticipated to create a level of traffic that would require additional traffic analysis.
11. The surrounding properties include a mix of commercial, residential, and industrial zoning districts. Properties to the north are zoned B-1 (Neighborhood Business). Properties to the east are zoned B-1 (Neighborhood Business) and R-1C (One-Family Residential). Properties to the south are zoned R-1C (One-Family Residential) and LI (Light Industrial). Properties to the west are zoned R-1C (One-Family Residential), B-1 (Neighborhood Business), and LI (Light Industrial). The proposed LI zoning is therefore compatible with the existing mixture of commercial and industrial zoning in the immediate area.
12. The proposed change in zoning to LI would be consistent with the 2023 Comprehensive Plan.
13. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

Fire Comments:

- None received at this time

CRITERIA FOR GRANTING REZONING:

The granting of a rezoning is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision-making relative to amendments to the official zoning map.

Historically, the property was used for industrial purposes and contains an existing warehouse and storefront building. The proposed LI (Light Industrial) zoning is consistent with the existing development pattern and will align the zoning with the established use of the property, reducing potential nonconformities.

2. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property;

The proposed LI zoning is suitable given the property's existing and previous uses and the surrounding development pattern. LI zoning is also present in the surrounding area, supporting the compatibility of the proposed zoning district.

3. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district;

The rezoning is not expected to adversely affect the use or usability of adjacent properties. The proposed development will provide additional parking and site improvements. Prior to issuance of a business license or grading permits, the property will be required to complete the applicable lot combination process.

4. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

The subject properties are currently divided among multiple zoning districts. Establishing a single LI zoning designation would provide greater flexibility in the use and development of the property, while the anticipated lot combination would create a larger, unified development site.

5. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted;

The property has roadway access on all four sides and appears to have adequate existing infrastructure to support the proposed development. Based on the anticipated use and site improvements, no significant deficiencies in public facilities have been identified.

6. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties; and

The proposed LI zoning would provide greater flexibility for a range of commercial and light industrial uses consistent with the property's location and existing development pattern. The rezoning would allow the property to better accommodate future commercial and industrial development.

7. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

The proposed rezoning provides a reasonable balance between allowing appropriate use of the property and protecting the surrounding area. Consolidating the parcels into a single LI-zoned property will provide greater flexibility for future development, while the proposed parking and site improvements are expected to enhance the property and contribute positively to the surrounding area.

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to LI (Light Industry) with the following conditions:

1. The three parcels included in this request (035-2-151-01-0, 035-2-153-00-0, and 035-2-158-00-0) shall be combined into one parcel and shown following the Augusta Commission approval.
2. Approval shall be contingent upon the granting of the Variance (BZA-26-31) by the BZA at their hearing on September 21, 2026.
3. All proposed lighting fixtures shall be fully shielded and directed downward to prevent illumination of adjacent residential properties.
4. The development must comply with all aspects of the Augusta Tree Ordinance.
5. 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.
6. The development of the property shall comply with all development standards and regulations set forth by Augusta, 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.*



1450 Greene Street
Suite 530
Augusta, GA 30901
(706) 821-1800
Fax: (706) 821-3077
www.jmarbuilders.com

July 24, 2026

Kevin Boyd
Augusta – Richmond County Planning Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Re: Zoning Application for
1730 Broad Street
Project #888.2

Dear Mr. Boyd,

I am the owner of properties located at 1730 Broad Street, 212 Frank Street and 225 Deans Lane. Please accept this letter as my letter of intent for the proposed development. I am requesting that both parcels be rezoned to LI (Light Industrial) as outlined in the attached application package for the purpose of constructing a contractor's office and laydown yard.

Please feel free to contact me with any questions regarding this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Barnhart", is written over a horizontal line.

Jonathan Barnhart

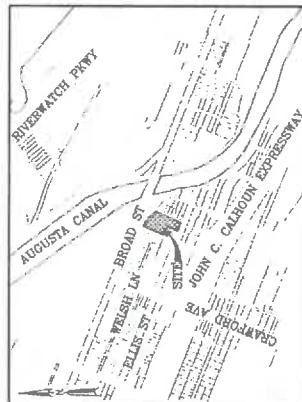
CONCEPTUAL ZONING PLAN

8002 8002

1 OF 1

978

(1997)

[illegible]

REQUIRED SPACES:

WAREHOUSE (4,567 S.F.)

1 SPACE PER 300 S.F.

WAREHOUSE (4,587 S.F.)
1 SPACE PER 2,500 S.F.

E

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROVIDED PARKING SPACES: 11 SPACES (INCLUDES 1

US \$18.95 / W = \$1.95

100

SECRET

AC

AL

AD ST

JOHN

11-11-61

Exp. 11

1

LOCATION MAP

N.7.5

GRAPHIC SC

#1: 14 P: 10
 Date: 12/20/2019 12:05 PM
 Job: 301995686 Pages: 1 Fees: \$8.00
 John Holmes Sullivan
 Clerk of Superior Court, Augusta-Richmond County, GA
 File Participant ID: 163382294

This plat is a re-confirmation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are listed herein.
 Reconfirmation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements or suitability for any use or purpose of the land.
 Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-57.



NOTES

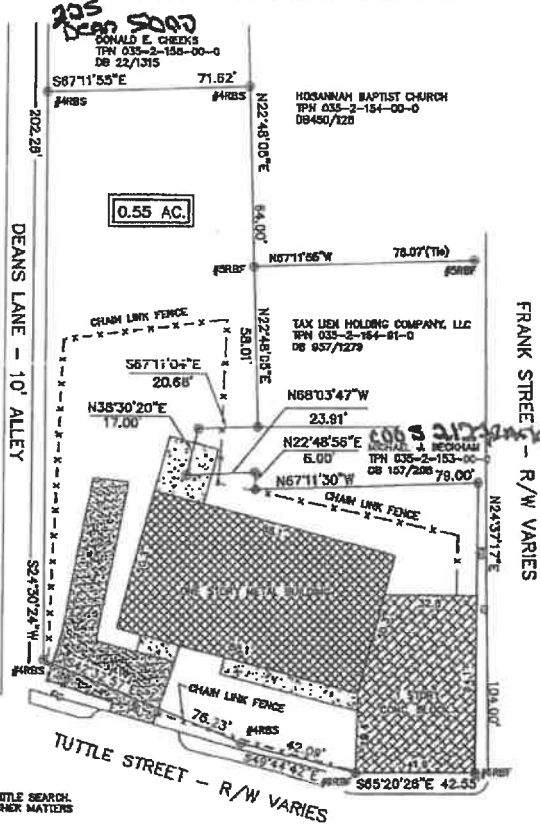
- EQUIPMENT USED: TOPCON GTS-38 AND PRISM.
- INTERPRETATION OF FIRM COMMUNITY-PANEL No. 000000000000 DATED 00-00-00 BY SCALING, INDICATES THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD BOUNDARY.
- DATE OF SURVEY: 12/19/2019
- THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 233.437 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT OR MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 6.865 FEET AND AN ANGULAR ERROR OF PER ANGLE POINT AND WAS ADJUSTED USING THE ADJUSTED RULE.

Reserved for Clerk of Court



225 Deans Lane

REFERENCE PLAT
 PLAT FOR LARRY LESSEN BY AYERCORP
 DATED 2/7/1992 (UNRECORDED).



NOTE:
 THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 THERE MAY BE ENCUMBRANCES, EASEMENTS OR OTHER MATTERS
 OF RECORD THAT A TITLE SEARCH WOULD REVEAL.

PLAT FOR MAYO PLACE PROPERTIES LLC		STATE: GEORGIA
RECOMBINATION OF TPN'S 035-2-159-00-0 & 035-2-151-01-0, A.K.A. 1730 BROAD STREET & 221 DEANS LANE		COUNTY: RICHMOND
AYERCORP ENGINEERS • SURVEYORS • PLANNERS 305 Broad Street Augusta, Georgia 30901 Tel. - (706) 722-8808 Fax - (706) 722-6198 email: ayercorp@aol.com		JOB NO.: 19-13573
		SCALE: 1" = 30'
REV.		FILE: JCA DRW BIA CRG_JAW
		DATE: 12/20/2019
		FILE: T-STREET/AYER

SB

14/10
 PB



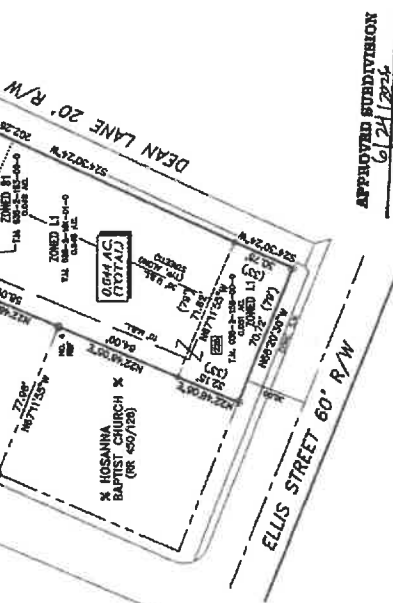
SURVEYOR CERTIFICATION
AS BOUND BY SURVEYOR (S) OF GEORGIA, SECTION 14-4-2, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND CONFORMS TO THE APPLICABLE LAWS, REGULATIONS AND STANDARDS OF THE SURVEYING PROFESSION IN THE STATE OF GEORGIA. I, THE SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA.
George A. Bailey
No. 2280, State of Georgia

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	ADDED M.B.L. AND ZONING	AMB

LINE TABLE		
Line #	DIRECTION	LENGTH
L1	N23°03'37"E	22.00
L2	S22°46'56"W	6.00
L3	S60°03'47"E	23.91
L4	S30°02'20"W	17.00
L5	N67°10'41"W	20.88



LOCATION MAP
NO. 104



- NOTES:**
- DATE OF FIELD SURVEY FEB. 18, 2020.
 - ACCORDING TO FINAL 15-1-2020, APPROXIMATE DATE NOV. 18, 2019, THIS PROPERTY IS LOCATED IN ZONE L, AN AREA NOT AFFECTED BY THE 1% ANNUAL CHANCE FLOOD.
 - THE EXISTING SURVEY WAS PERFORMED USING TOPCON KIT GPS EQUIPMENT AND SONIC IN ROBUST TOTAL STATION.
 - ALL HORIZONTAL MEASUREMENTS ARE BASED ON U.S. SURVEY FEET.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE ALL UNDERGROUND UTILITIES IN THE AREA.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPREHENSIVE TITLE EXAMINATION, THEREFORE ALL MATTERS AFFECTING THE PROPERTY MAY NOT BE ADDRESSED ON THIS SURVEY.
 - THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.
 - DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL APPLICABLE COUNTY AND STATE CODES AND ORDINANCES.
 - THE INTENT OF THIS SURVEY IS TO COMBINE TAX PARCELS 036-8-151-01-0, 036-2-153-00-0 AND 036-2-156-00-0 INTO ONE PARCEL.

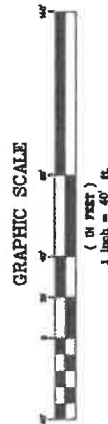
APPROVED SUBDIVISION
6/24/2020
BY *George A. Bailey*
SURVEYOR OF GEORGIA PLANNING & DEVELOPMENT DEPARTMENT

J-MAR BUILDERS & SERVICES, INC.
PROPERTY LOCATED IN THE UNINCORPORATED COUNTY IN THE 1800S OLD AND IS LOCALLY KNOWN AS 1150 BRADSHAW STREET, 212 FOUR STREET AND 220 DEAN LANE
COUNTY OF: RICHMOND STATE OF: GEORGIA
SOURCE: 15-1-2020, DWM, BY: *George A. Bailey* DATE: 20 FEB. 2020



PREPARED BY
John M. Bailey & Associates, P.C.
101 LACROSSE AVENUE, NORTH AUGUSTA, S.C. 29841
(803)278-4721

CURRENT ZONING - B1 (LOCAL BUSINESS)
- U1 (LIGHT INDUSTRIAL)



- REFERENCES:**
- DEED OF WAYO PLACE PROPERTIES, LLC TO J-MAR BUILDERS & SERVICES INC. RECORDED IN DEED BK. 1925, PG. 2766.
 - DEED OF CO-OWNERSHIP INVESTMENTS, LLC TO J-MAR BUILDERS & SERVICES INC. RECORDED IN DEED BK. 1837, PG. 1077.
 - DEED OF CO-OWNERSHIP INVESTMENTS, LLC TO J-MAR BUILDERS & SERVICES INC. RECORDED IN DEED BK. 1837, PG. 1044.
 - PLAT RECORDED IN REALTY BK. 15-1, PG. 508.
 - PLAT RECORDED IN REALTY BK. 3-4, PG. 420.
 - PLAT RECORDED IN PLAT BK. 14, PG. 10.

- LEGEND:**
- 1/2" OPEN TOP PIPE FOUND
 - NO. 5 RE-BAR FOUND
 - NO. 4 RE-BAR FOUND
 - PROPERTY CORNER P.O. (DESCRIBED)
 - NO. 6 RE-BAR SET (U.N.G.)
 - CALCULATED CORNER
 - DEED DIMENSION
 - BOUNDARY LINE TO BE ABANDONED
 - PROPERTY BOUNDARY
 - ADJOINING BOUNDARY

TECHNICAL DATA:
LINEAR P.O.C. (LINE & 20' VERTICAL CHAINING)
BALANCED: 1/2" x 3"
PLAT P.O.C. TO ELIMINATE
EQUIPMENT USED: TOPCON KIT GPS EQUIPMENT
SONIC & ROBUST TOTAL STATION

NOTES:
THIS PLAT IS BASED ON A SURVEY OF THE EXISTING SURVEY RECORDS OF THE RECORDS OF THE PLANNING & DEVELOPMENT DEPARTMENT. IT IS THE SURVEYOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Planning Commission
Z-26-14
September 2, 2026

1730 Broad Street, 212 Frank
Street, and 225 Deans Lan

Aerial

Subject Property



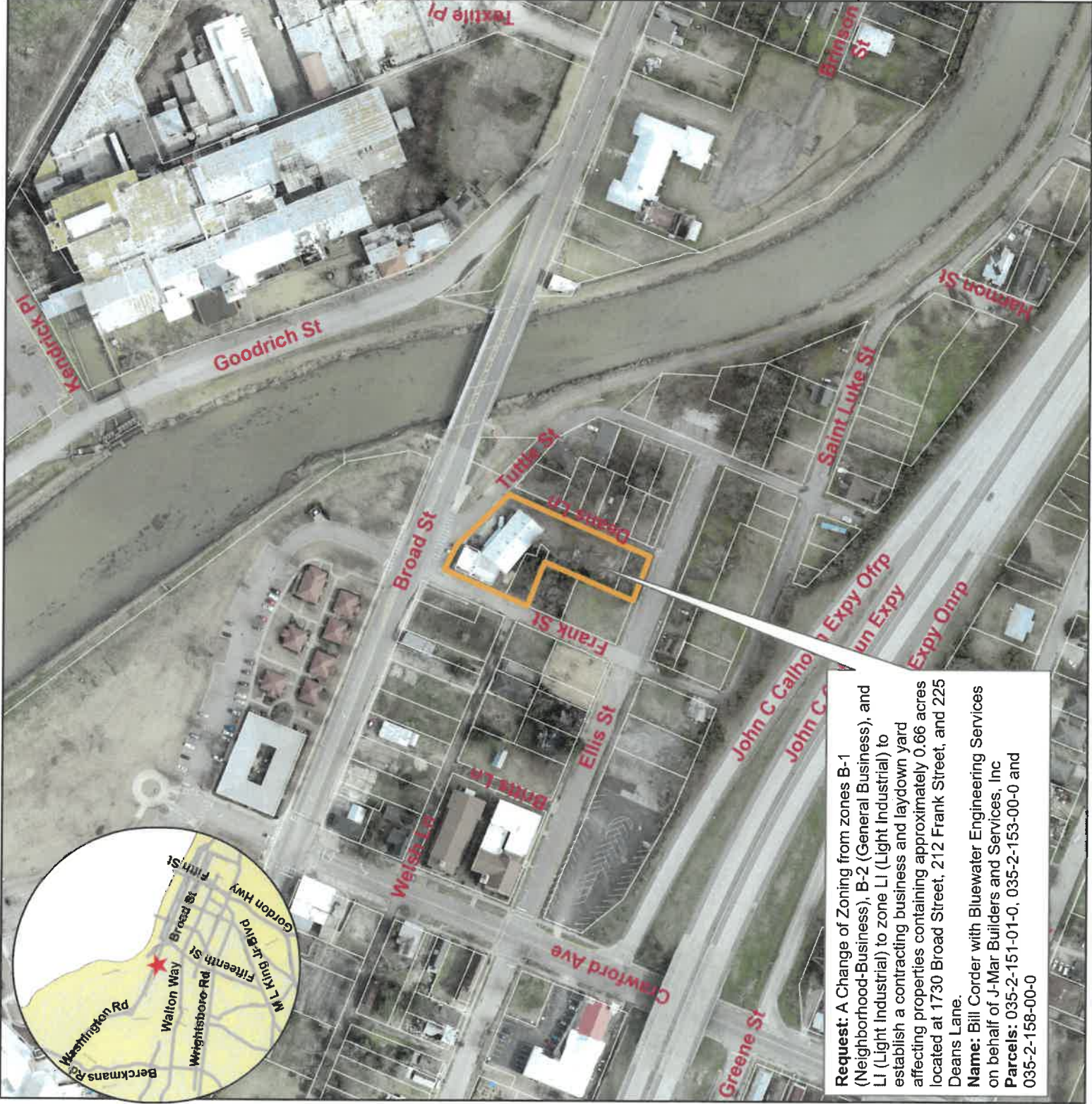
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
8/19/2026 PE22633

Augusta, GA Disclaimer

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0 350 Feet



Request: A Change of Zoning from zones B-1 (Neighborhood-Business), B-2 (General Business), and LI (Light Industrial) to zone LI (Light Industrial) to establish a contracting business and laydown yard affecting properties containing approximately 0.66 acres located at 1730 Broad Street, 212 Frank Street, and 225 Deans Lane.

Name: Bill Corder with Bluewater Engineering Services on behalf of J-Mar Builders and Services, Inc

Parcels: 035-2-151-01-0, 035-2-153-00-0 and 035-2-158-00-0

**Planning Commission
Z-26-14
September 2, 2026**

**1730 Broad Street, 212 Frank
Street, and 225 Deans Lan**

Current Zoning

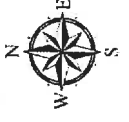
- Subject Property**
- Zoning Classification**
- B-1: Neighborhood Business
 - B-2: General Business
 - LI: Light Industrial
 - P-1: Professional Residential
 - R-1C: One Family Residential
 - R-2: Two Family Residential
 - R-3B: Multiple-Family Residential
 - R-3C: Multiple-Family Residential



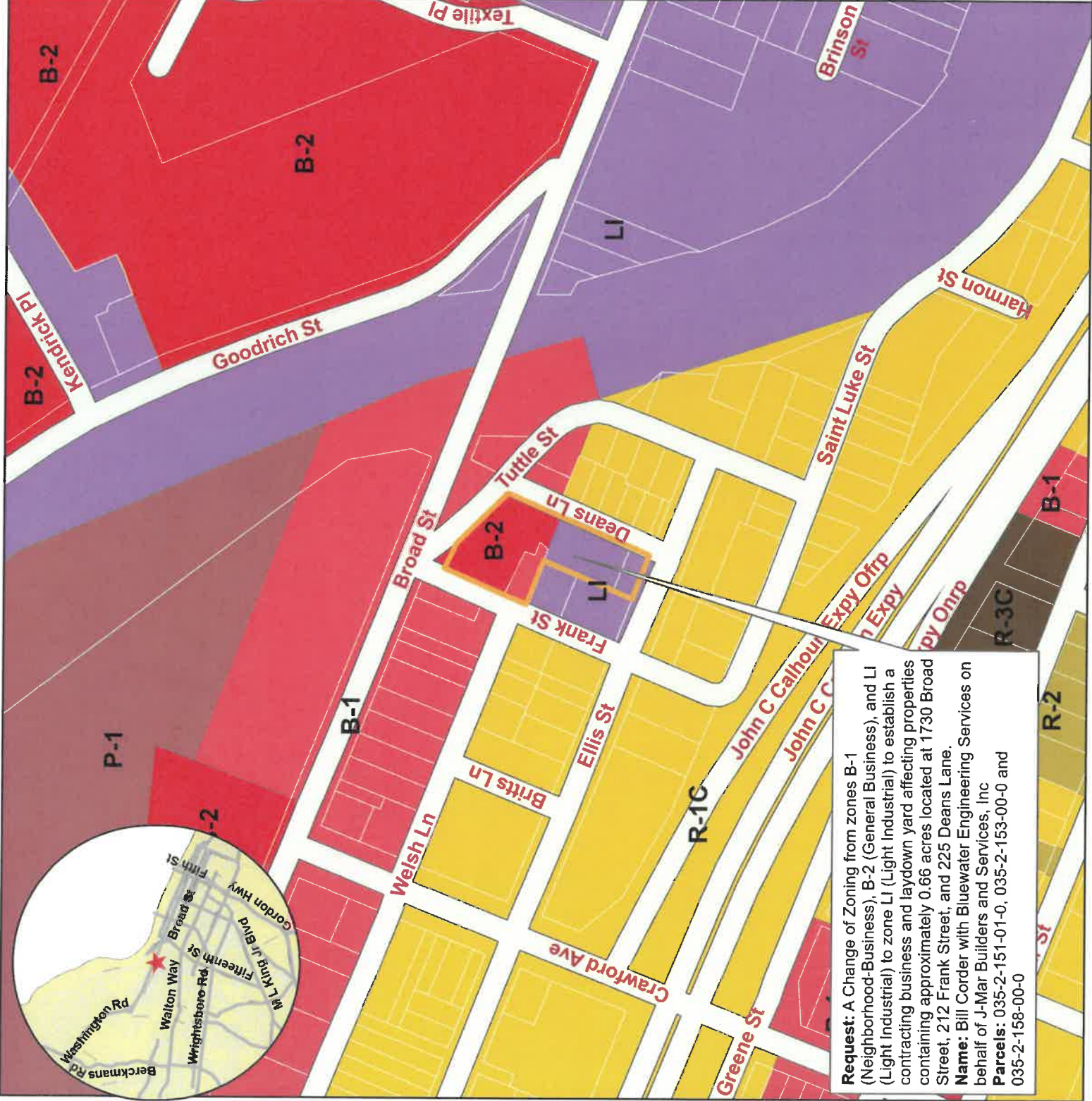
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