



City of Grovetown

103 Old Wrightsboro Road
P.O. Box 120
Grovetown, GA 30813
(706) 863-4576



Planning Commission Thursday, April 16, 2026

AGENDA

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Approval of March 19, 2026, regular meeting minutes
5. Organizational and Procedural Items
 - a. None
6. Unfinished Business
 - a. None
7. New Business
 - a. **Consider approval of Preliminary Plat 310 Ford Avenue / Parcel # G11 046 and G11 046B to relocate the property lines.**
 - b. **Consider request to Annex 769 Chamblin Road (Parcel 062 023)
Consider request to Rezone 769 Chamblin Road from RA (Residential Agricultural Columbia County) to RC- 1 (Residential).**
 - c. **Consider request to Annex 759 Chamblin Road (Parcel 062 023D)
Consider request to Rezone 759 Chamblin Road from RA (Residential Agricultural Columbia County) to RC- 1 (Residential).**
 - d. **Consider request to Annex 0 Chamblin Road (Parcel 062 023C)
Consider request to Rezone 0 Chamblin Road from RA (Residential Agricultural Columbia County) to RC- 1 (Residential).**

8. Staff Comments
9. General Comments
10. Adjourn



City of Grovetown
103 Old Wrightsboro Road
P.O. Box 120
Grovetown, GA 30813
(706) 863-4576



Planning Commission
Minutes of March 19, 2026, Regular Meeting

1. **Call to Order** – The March 19, 2026, regular meeting was called to order by Chair Ms. Shelly Kandain at **6:04 P.M.**
2. **Invocation and Pledge of Allegiance** - The Invocation and Pledge of Allegiance was led by Ms. Shelly Kandian
3. **Roll Call** – Members present for the roll call were Commissioners Ms. Shelly Kandian (Chair), Mr. Dominique Barabino, and Ms. Khristy Murray and Mr. Jacques Palmer, Planning and Development Director, and five (4) members of the public were present.
4. **Approval of January 15, 2026, meeting minutes:** Motion to accept the minutes was made by Mr. Barabino, Ms. Murray seconded. The vote was unanimous, **3-0 in Favor.**
5. **Organizational and procedural items.**
 - a. **None**
6. **Unfinished Business**
 - a. **None**
7. **New Business**
 - a. **Consider Preliminary Plat 1025 Dodge Lane/Parcel # 070 015 to build 66 Attached Single Family Homes.**

The Chair opened the public hearing at 6:06 PM.
Mr. Palmer presented the application for the preliminary plat.
4Site Investment, represented by Mr. Landon Marshall of EMC Eng. spoke to the proposed development. The Chair then invited the public to speak in opposition or in favor of the application. No one coming forward, the public hearing was closed at 6:07 PM.
Ms. Murray moved to approve the preliminary plat. Second, by Mr. Barabino.
The vote was 3 – 0 in favor and the motion passed.
 - b. **Consider Annexation or 0 Lakeview Drive/Parcel# 063 013 into The City of Grovetown.**

The Chair opened the public hearing at 6:08 PM.
Mr. Palmer presented the application for the annexation.
Ms. Tiffany Ricahndson of Clayton Homes, representing Angleica Ortiz spoke to the proposed annexation. The Chair then invited the public to speak in opposition or in favor of the application.

Ms. Sandra Hays spoke in opposition stating several concerns about the proposed annexation. Ms. Hays realizing the proposed annexation would not affect her property she withdrew her objections.

With no other comments the Chair closed the public hearing at 6:22 PM.

Mr. Barabino moved to approve the annexation, seconded by Ms. Murray.

The vote was 3 – 0 in favor and the motion passed.

8. **Staff Comments:** Mr. Palmer then briefed the board members on the resolution to adopt the Comprehensive Plan by city council at their February 9, 2026, meeting.
9. **General Comments:** There were no comments.
10. **Adjourn:** With a motion by Ms. Murray, seconded by Mr. Barabino , and a unanimous vote, **3-0**, Chairwoman Kandian adjourned the meeting at **6:35 PM.**

Respectfully submitted,
Jacques Palmer
Director of Planning and Community Development

**City of Grovetown
Department of Planning and Community Development**

Planning Commission

CASE ANALYSIS

Preliminary Plat Approval

TO: Planning Commission
DATE: April 16, 2026
FROM: Department of Planning and Community Development
RE: 308 and 310 Ford Avenue
Parcel # G11 046 and G11 046B

● Subject Property

The Request:

The applicant is requesting the Planning Commission approve the relocation of the property line between the two parcels to create a buildable lot at 310 Ford Avenue to construct a single-family home at 310 Ford Avenue.



Subject Property Description:

The applicant and owner is Mr. Edgar Chavez.

The proposed development involves a vacant lot with an area of ± 0.310 and ± 0.13 acres respectively, they are currently zoned R-C1 and abuts properties zoned R-C2 on the western side, NC on the northern side R-C2 to the south.

Findings of Fact:

The applicant proposes to relocate the property line between the two parcel to create a buildable lot at G11 046B. Each lot would conform to the R-C1 zoning standards of the City of Grovetown Zoning Ordinance (Appendix “A” to the City Code) and Subdivision Ordinance (Appendix “B” to the City Code). These standards include 25-foot front yard setbacks, 5-foot side yard setbacks, and 10-foot rear yard setbacks, in addition to a minimum of 60-feet of street frontage along Ford Avenue.

Zoning Analysis:

The lots on Ford Avenue are zoned R-C1 as defined in the City of Grovetown Zoning Ordinance (Appendix “A” to the City Code).

The development standards of the R-C1 zoning district as proscribed in the City’s Zoning Ordinance are as follows:

Sec. 2.050. R-C1.

- 2.051. *Permitted uses. In the R-C1 District, the following uses are permitted as a matter of right:*
 - a. *One (1) single-family detached.*
 - b. *Public and private parks and open space, but excluding commercial facilities.*
 - c. *Public elementary and high schools, or private schools with a curriculum the same as ordinarily offered in public elementary and high schools, including dormitories.*
- 2.052. *Accessory uses. In the R-C1 District, the following accessory uses are permitted:*
 - a. *Customary home occupations as permitted in this ordinance (See Article VI, section 6.030 of this ordinance).*
 - b. *The keeping of not more than two (2) nontransient roomers or boarders by a resident family.*
 - c. *Buildings or structures customarily accessory and incidental to a permitted use including garages, storage sheds, barns and greenhouses.*
 - d. *Private recreational facilities, such as swimming pools, basketball courts and tennis courts.*
 - e. *Raising of garden crops, vineyard crops, fruits or plants incidental to the residential use of the land.*
- 2.053. *Conditional uses. The following uses may be permitted in the R-C1 District by the board of zoning appeals (See Article VII of this ordinance):*
 - a. *Public utility uses.*

- b. *Assembly uses.*
- c. *Art galleries or museums.*
- d. *Cemeteries.*
- e. *Childcare centers.*
- f. *Hospitals, mental health facilities and nursing homes.*
- g. *Broadcasting towers and stations.*

2.054. *R-C1 development standards. The following minimum standards shall apply:*

Lot and Density Standards		
<i>Lot area (min)</i>	<i>6,000 sq. ft.</i>	
<i>Lot width (min)</i>	<i>60 ft. (rectangular lot)</i>	<i>40 ft. (radial lot)</i>
<i>Lot width at building line (min)</i>	<i>50 ft.</i>	
<i>Impervious surface coverage (max)</i>	<i>60%</i>	
Setback and Height Standards		
<i>Front (min)</i>	<i>25 ft.</i>	
<i>Rear (min)</i>	<i>10 ft.</i>	
<i>Side (min)</i>	<i>5 ft.</i>	
<i>Building height (max)</i>	<i>40 ft.</i>	

Authority:

Pursuant to Section 202.D. of the City’s Subdivision Ordinance (Appendix “B” to the City Code), it is the responsibility of the Planning Commission to confirm that the preliminary plat meets lot standards as noted by the relevant zoning codes.

Pursuant to Section 402 of the City’s Subdivision Ordinance (Appendix “B” to the City Code), the Planning Commission may authorize variances from the general requirements and minimum standards of design contained in Article III, provided the subdivider makes a specific request and shows to the satisfaction of the Planning Commission that topographical or other conditions peculiar and particular to the site are such that strict adherence to the requirements would cause him unnecessary hardship and would not carry out the intent of the regulations.

Comprehensive Plan Considerations:

The Grovetown Comprehensive Plan states that the subject property is located inside the Residential Infill character area. This can be found on page 64 of the Comprehensive Plan. This area is defined as follows:

General Description

The center city transitional character area includes developed areas within and in close proximity to the central part of the city. The area will promote a

mixture of housing types at medium to high densities while preserving single-family residential character on streets where it is already the predominant land use. Development should be subject to building and site design features that promote a traditional development form. The area may support targeted small-scale office and retail uses that provide services to adjacent residential properties, if such uses are confined to locations along arterial and/or collector streets that are directly adjacent to commercial corridors or the city center.

Primary Land Uses

Residential
Commercial
Public/Institutional (Office)

Implementation Measures

- Promote single-family residential infill on streets where it is already the predominant land use.
- Permit higher-density single-family housing (via smaller lots and townhouses) on large tracts or via infill.
- Allow multi-family on some tracts where access to can be obtained from arterial or collector streets; but, not via streets bisecting established single-family, townhouse or duplex neighborhoods.
- Allow targeted small-scale neighborhood serving office & retail at collector & arterial street intersections.
- Where applicable, incorporate street extensions as part of new development to promote street grid interconnectivity and traffic dispersal.
- Require new and existing street segments extending from the city center to incorporate curb and gutter, sidewalks, on-street parking and street trees.
- Develop guidelines for residential development to promote traditional building styles, scale and form.
- Incorporate neighborhood parks or play lots into redevelopment sites.

Staff Recommendation:

Staff recommends approval of the preliminary plat with the following conditions:

1. Future development shall be substantially consistent with the plan submitted with the application.
2. All relevant development, zoning, and use standards as outlined in the City of Grovetown Code of Ordinances shall be met unless a variance is requested and granted by the appropriate body. This includes, but is not limited to, all R-C1 standards found in the City's Zoning Ordinance (Appendix "A" to the City Code) and development standards found in the City's Subdivision Ordinance (Appendix "B" to the City Code).
3. Permitted use shall be restricted to one single-family residence per lot.

4. Any home constructed on either of the lots shall be fully compliant with the material standards of Sec. 6.250 of the City's Zoning Ordinance (Appendix "A").

Enclosure:

Preliminary Plat

City of Grovetown
Department of Planning and Community Development
APPLICATION FOR PRELIMINARY PLAT

City of Grovetown
Planning and Community Development Department
103 W. Robinson Avenue
Grovetown, GA 30813
Phone: 706-860-5094

DATE RECEIVED: 2-20-2024

Case #: PP ²⁴25 - 001

Fax: 706-860-5017

www.cityofgrovetown.com

Applicant: is the (check one)

- Owner's Agent
 Contract Purchaser
 Property Owner

Owner (If not the applicant): Check here if there are additional property owners and attach additional sheets.

EMC Engineering Services, Inc. - Robert Titus

Name (Please print)
4424 Columbia Rd., Suite B

Address
Martinez, GA 30907

City, State, Zip Code

Phone Number(s)

Email

Edgar Ivan Chavez

Name (Please print)
774 Hamilton Road

Address
Grovetown, GA 30813

City, State, Zip Code

Phone Number(s)

Email

Contact Person: Edgar Chavez Phone: [REDACTED] Fax: _____

Cell Phone: [REDACTED] Email: [REDACTED]

Present Zoning: R-C1 Parcel #: G11 046

PROPERTY ADDRESS: 310 Ford Ave, Grovetown, GA 30813

I hereby depose and say under penalty of perjury that all of the statement contained in or submitted with this application are true.

[Signature]
Owner Signature

[Signature]
Applicant Signature

Subscribed and sworn to before me on 13th day of FEBRUARY, 2026.

Notary Public Signature: Richard E Baldwin



City of Grovetown
Department of Planning and Community Development
APPLICATION FOR PRELIMINARY PLAT

City of Grovetown
Planning and Community Development Department
103 W. Robinson Avenue
Grovetown, GA 30813
Phone: 706-860-5094

DATE RECEIVED: 2-20-2024

Case #: PP ²⁶25- 001

Fax: 706-860-5017

www.cityofgrovetown.com

Applicant: is the (check one) Owner's Agent
 Contract Purchaser
 Property Owner

Owner (If not the applicant): Check here if there are additional property owners and attach additional sheets.

EMC Engineering Services, Inc. - Robert Titus
Name (Please print)
4424 Columbia Rd., Suite B
Address
Martinez, GA 30907
City, State, Zip Code
[REDACTED]
Phone Number(s)
[REDACTED]
Email

Simon Enriquez Chavez
Name (Please print)
774 Hamilton Road
Address
Grovetown, GA 30813
City, State, Zip Code
[REDACTED]
Phone Number(s)
[REDACTED]
Email

Contact Person: Edgar Chavez Phone: [REDACTED] Fax: _____

Cell Phone: [REDACTED] Email: [REDACTED]

Present Zoning: R-C1 Parcel #: G11 046B

PROPERTY ADDRESS: 0 Ford Ave, Grovetown, GA 30813

I hereby depose and say under penalty of perjury that all of the statement contained in or submitted with this application are true.

[Signature]
Owner Signature

[Signature]
Applicant Signature

Subscribed and sworn to before me on 13th day of FEBRUARY, 2026.

Notary Public Signature: [Signature]



APPLICANT CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized by the owner to make this application.

Robert John 2/13/26
Signature of Applicant Date

RICHARD E. BALDWIN, NOTARY
Notary Seal Type or Print Name and Title

Richard E. Baldwin 2/13/26
Signature of Notary Public Date



OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that approval of the preliminary plat by the planning commission constitutes authorization for the subdivider to develop the subdivision in accordance with the approved preliminary plat and subject to the minimum standards prescribed in Article III and Article IV of the Subdivision Ordinance of the City of Grovetown Cide. However, the subdivider, subdivision owner, or agent of the subdivider or owner shall not transfer, sell, agree to sell, or negotiate to sell any part of the subdivision by reference or exhibition until after the planning commission has approved the final plat and filed the plat of record.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Wm Lee 02/13/2026
Signature of Owner (G11 046) Date

RICHARD E. BALDWIN, NOTARY
Notary Seal Type or Print Name and Title

Richard E. Baldwin 2/13/26
Signature of Notary Date



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LOCATION MAP (NTS)

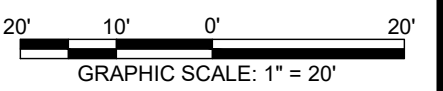
LEGEND	
PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE	- - - -
CHAIN LINK FENCE	—●—●—●—●—
HOGWIRE FENCE	—X—X—X—X—
SANITARY SEWER LINE	—SS—SS—SS—SS—
WATER LINE	—W—W—W—W—
SANITARY SEWER CO	○ CO
WATER METER	○ WM
IRON PIN FOUND	○ IPF
1/2" IRON REBAR FOUND	○ 1/2" RBF
1/2" OPEN TOP FOUND	○ 1/2" OTPF
5/8" REBAR SET	○ 5/8" RBS
1" OPEN TOP FOUND	○ 1" OTPF

OWNER CERTIFICATION:
 "I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT; THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY; THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; AND THAT I ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED."

DATE: _____ OWNER (PIN: G11 046): _____

DATE: _____ OWNER (PIN: G11 046B): _____

NO.	BY	DATE
-	-	-
-	-	-
-	-	-



NOTE

- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYOR CERTIFICATION:
 "IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF GROVETOWN, GEORGIA HAVE BEEN FULLY COMPLIED WITH."



BY: _____
 REGISTERED GEORGIA LAND SURVEYOR : GA RLS #003262

"PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF GROVETOWN, GEORGIA, ALL OF THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS PRELIMINARY PLAT WAS GIVEN APPROVAL BY GROVETOWN PLANNING COMMISSION ON _____, 2026."

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON _____, 2026.

CITY OF GROVETOWN _____ DATE _____

N/F
 BOARD OF EDUCATION
 PIN G11 029A
 ZONING R-C2

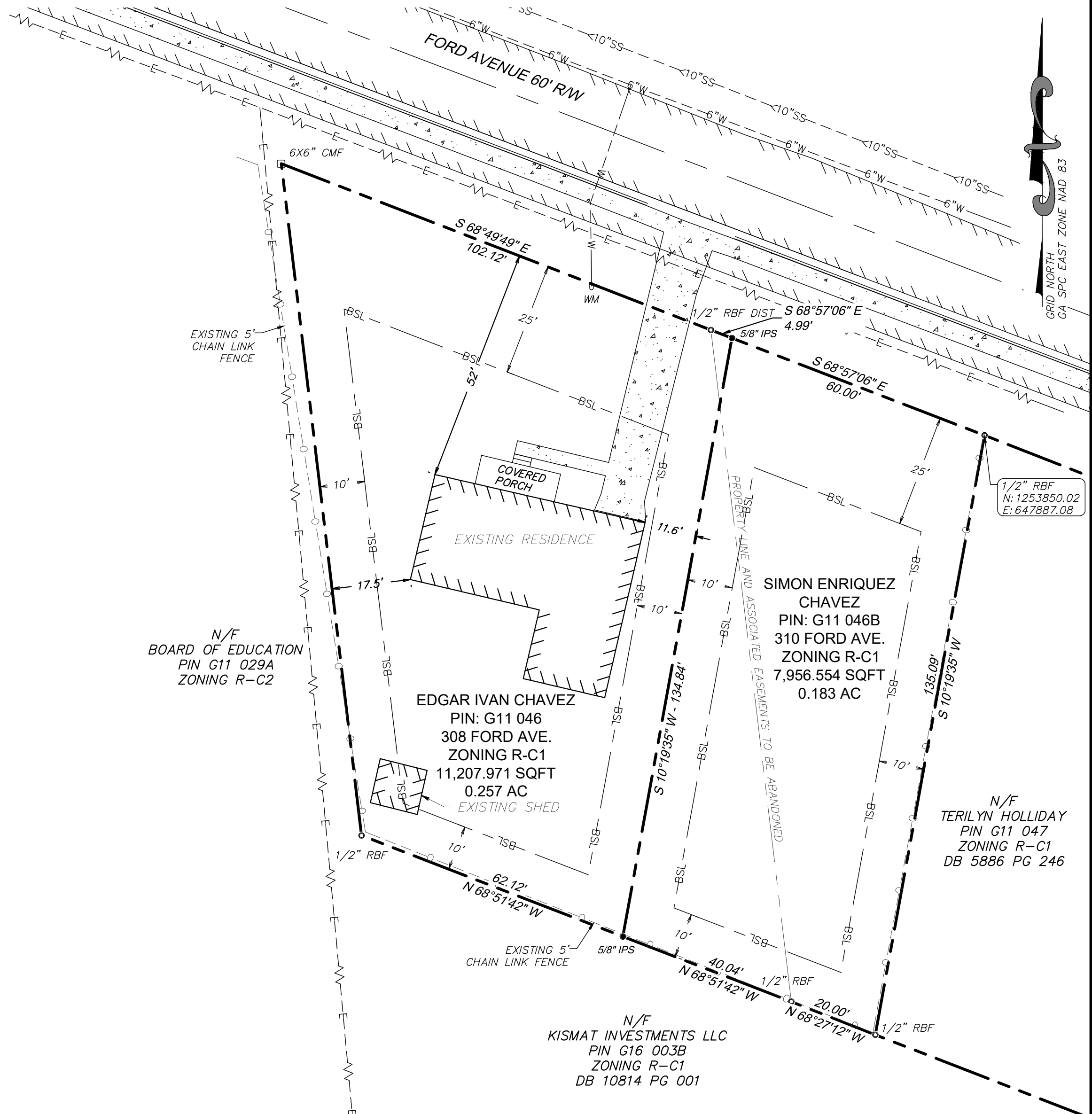
1. Based on monumentation found in the field and plat in reference, property lines are as shown. This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services Inc and are not guaranteed as to accuracy or completeness. This property may be subject to easements, protective covenants and other facts that may be revealed by a complete title search.
2. This property is not located in a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13073C0230E; Effective Date: June 7, 2019.
3. The basis of bearing for this survey is Georgia State Plane Coordinate System, East Zone (NAD83/2011), determined by GPS observations utilizing a eGPS 20II GPS base and rover multi-frequency receivers on the eGPS solutions vrs real-time kinematic network.

Total Area: New Area (PIN: G11 046) 11,207.971 SF 0.257 - Acres
 New Area (PIN: G11 046B) 7,956.554 SF 0.183 - Acres

E.O.C. Plat: 1 in 115,800.94
 E.O.C. Field: 1 in 52,823.7
 Angular Error: 12" per angle point
 Adjusted by: Compass Rule Adjusted
 Equipment used: Geomax Zoom95 Series TOTAL STATION
 eGPS 20II GPS base and rover on multi-frequency receivers on the eGPS Solutions, LLC VRS Network

Field Work Completed on: February 3, 2026

- REFERENCES:**
- PLAT AA392 PG 2
 - DEED 15773 PG 12
 - DEED 15436 PG 126



EMC ENGINEERING SERVICES, INC.
 4424 Columbia Road, Suite B
 Martinez, GA 30907
 Ph: (706) 863-8010
 Fax: (706) 863-8011
 augusta@emc-eng.com
 www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK
 COLUMBUS • GREENVILLE • SAVANNAH
 STATESBORO • THOMASTON

PRELIMINARY PLAT
310 FORD AVENUE
 1285TH G.M.DISTRICT
 GROVETOWN, COLUMBIA COUNTY, GEORGIA
 Prepared for:
EDGAR CHAVEZ

PROJECT NO.:	26-8014
DRAWN BY:	LTM
DESIGNED BY:	LTM
SURVEYED BY:	NB
SURVEY DATE:	2/3/26
CHECKED BY:	REB
SCALE:	1" = 20'
DATE:	2/13/26

SHEET
1
 OF 1

O:\2026\26-8014\EDGAR CHAVEZ - 310 FORD AVE.DWG\26-8014V_T01.DWG 3/2/2026 8:46 AM

**City of Grovetown
Department of Planning and Community Development**

Planning Commission

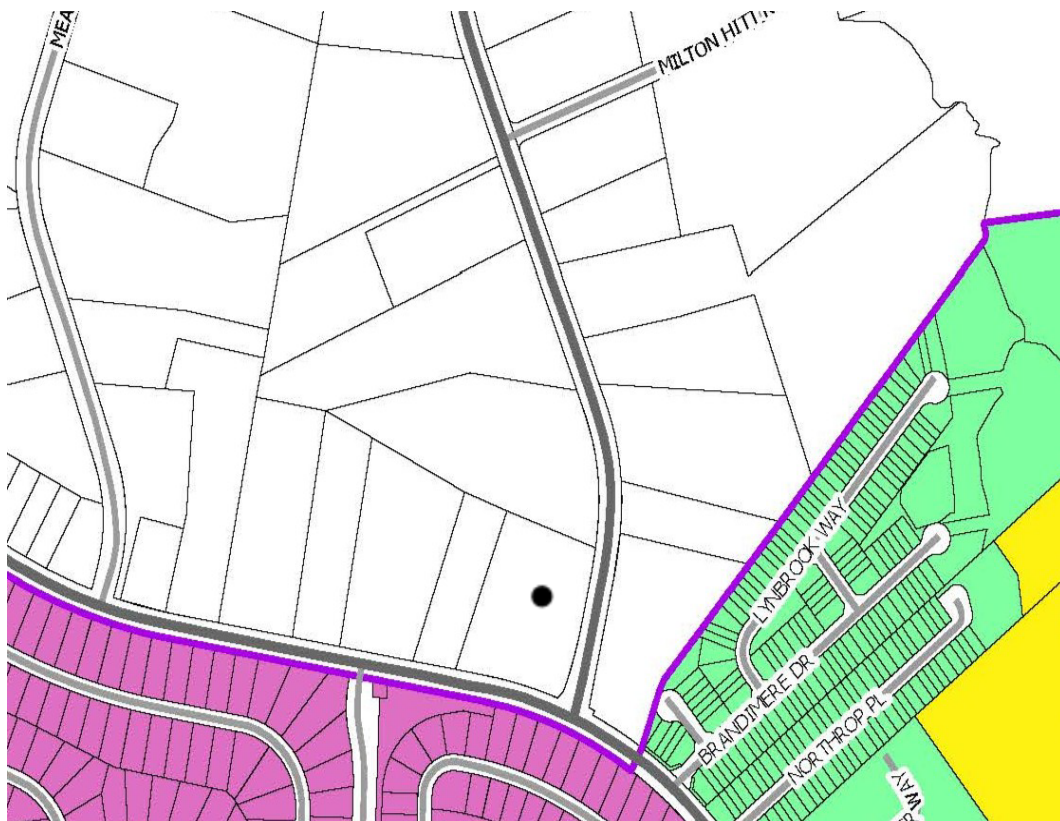
CASE ANALYSIS

Annexation Request

Rezoning Request

TO: Planning Commission
DATE: April 16, 2026
FROM: Department of Planning and Community Development
RE: 769 Chamblin Road Parcel (062 023)
Case #: ANX 26 – 001 and RZ 26 - 001

● 769 Chamblin Road



The Request:

The applicant is requesting to annex the subject property into the city limits of Grovetown using the 100% method. The applicant is requesting to rezone the property to R-C1 (Residential) for future development of detached single-family homes.

Subject Property Description:

The applicant is Mr. Frank Goodwin and owner is Ms. Connie Willaims and Mr. Allen Williams.

The subject parcel is located at 769 Chamblin Road. The parcel number is 062 023. The subject property is ± 4.25 acres in area and is in Columbia County’s jurisdiction. The entire parcel has approximately 371-feet of road frontage along Wrightsboro Road, and 490-feet along Chamblin Road. The subject property currently has one single family home on the property. The property is in Columbia County and is zoned RA (Residential Agricultural).

To the north and west of the property are properties zoned RA (Residential Agricultural Unincorporated Columbia County). The property to the north is vacant and to the west has a single-family home on it. To the south the property fronts Wrightsboro Road and to the east fronts Chamblin Road.

Findings of Fact:

The applicant is requesting the entire ± 4.52 acres of Parcel (062 023) of the property in Columbia County be annexed into the City of Grovetown and, upon annexation, that it be rezoned to R-C1 (Residential) from RA (Residential Agricultural Unincorporated Columbia County).

The city has received a concept plan to develop 57 detached single-family homes across this parcel. Each lot would be approximately 6,000 sf in area with 60-feet of road frontage and fully compliant with R-C1 zoning standards. Such a development is permitted by right in the R-C1 district. Any such future development would require approval of a preliminary and final plat by the City of Grovetown Planning Commission.

Analysis:

Annexation:

This annexation is being pursued at the request of the property owner via an amicable method known as the “100% method.” The 100% method allows property owners of contiguous land in an area to seek to have their property annexed into an adjacent city by signing a petition (O.C.G.A. § 36-36-20, et seq.). The City Council determines whether to annex the property or not.

Note: Newly annexed properties are automatically zoned R-1 (Residential) unless and until action is taken by the Planning Commission to rezone the property, pursuant to the section of the Grovetown Zoning Ordinance referenced below.

Sec. 11.090- Zoning of newly annexed areas.

a. Uses in all areas annexed to the city shall be subject to the regulations of the lowest density residential district until the zoning for such areas are established by the mayor and council.

b. The planning commission shall, as soon as practical after the annexation of any area, institute proceedings on its own motion to establish zoning districts throughout the newly annexed area, and the procedure to be followed shall be the same as is provided by law for the adoption of original zoning districts governing other parts of the municipality.

Zoning:

The intent, standards, and uses of the R-C1 zoning district as proscribed in the City's Zoning Ordinance are as follows:

Sec. 2.050. R-C1.

2.051. *Permitted uses. In the R-C1 District, the following uses are permitted as a matter of right:*

- a. One (1) single-family detached.*
- b. Public and private parks and open space, but excluding commercial facilities.*
- c. Public elementary and high schools, or private schools with a curriculum the same as ordinarily offered in public elementary and high schools, including dormitories.*

2.052. *Accessory uses. In the R-C1 District, the following accessory uses are permitted:*

- a. Customary home occupations as permitted in this ordinance (See Article VI, section 6.030 of this ordinance).*
- b. The keeping of not more than two (2) nontransient roomers or boarders by a resident family.*
- c. Buildings or structures customarily accessory and incidental to a permitted use including garages, storage sheds, barns and greenhouses.*
- d. Private recreational facilities, such as swimming pools, basketball courts and tennis courts.*
- e. Raising of garden crops, vineyard crops, fruits or plants incidental to the residential use of the land.*

2.053. *Conditional uses. The following uses may be permitted in the R-C1 District by the board of zoning appeals (See Article VII of this ordinance):*

- a. Public utility uses.*

- b. *Assembly uses.*
- c. *Art galleries or museums.*
- d. *Cemeteries.*
- e. *Childcare centers.*
- f. *Hospitals, mental health facilities and nursing homes.*
- g. *Broadcasting towers and stations.*

2.054. *R-C1 development standards. The following minimum standards shall apply:*

<i>Lot and Density Standards</i>		
<i>Lot area (min)</i>	<i>6,000 sq. ft.</i>	
<i>Lot width (min)</i>	<i>60 ft. (rectangular lot)</i>	<i>50 ft. (radial lot)</i>
<i>Lot width at building line (min)</i>	<i>50 ft.</i>	
<i>Impervious surface coverage (max)</i>	<i>60%</i>	
<i>Setback and Height Standards</i>		
<i>Front (min)</i>	<i>25 ft.</i>	
<i>Rear (min)</i>	<i>10 ft.</i>	
<i>Side (min)</i>	<i>5 ft.</i>	
<i>Building height (max)</i>	<i>40 ft.</i>	

Comprehensive Plan Considerations:

The Grovetown Comprehensive Plan does not speak to properties that are not in the city limits. However, according to the Grovetown Comprehensive Plan, the subject property is located adjacent to the Suburban Residential Character Area. This can be found on page 71 of the Comprehensive Plan. This area is defined as follows:

Suburban Residential

General Description

The suburban residential character area includes developed and undeveloped areas of the city intended for low to medium density residential land uses including single-family dwellings, duplexes and townhouses; and small-scale non-residential uses that are directly associated with and support residents. Opportunities for the creation of additional senior housing in the area are being explored. This area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.



Primary Land Uses

Residential
Commercial
Parks/Recreation/Conservation



Implementation Measures

- Promote low to moderate density housing options (single-family, duplex, townhouses).
- Allow for varying housing types contained within separate development tracts or streets.
- Promote a variety of architectural styles.
- Require street linkages between arterials and adjacent development tracts.
- Develop collector street standards for large developments and in targeted areas.
- Develop bicycle and pedestrian features with direct linkages to greenways and community facilities.
- Incorporate self-contained neighborhood parks or recreation space.



Rezoning Considerations:

The City of Grovetown's Zoning Ordinance empowers the Planning Commission to evaluate the rezoning request in light of the following criteria:

Sec. 11.020. Planning commission review and report.

All amendments shall first be submitted to the planning commission for its review and recommendations. The planning commission shall have thirty (30) days from the date of the public hearing in which to conduct its review and submit its recommendation to the mayor and council. If the planning commission fails to submit a report within thirty (30) days, it

shall be deemed to have recommended the adoption of the proposed amendments. In reviewing and evaluating a requested zoning change, the planning commission shall consider the following factors:

- a. Whether the uses to be permitted by the proposed change would be appropriate in the area concerned based on declaration of zoning change policy identified in section 11.010.
- b. Whether adequate public school facilities and other public services exist or can be provided to serve the needs of additional residences likely to be constructed as a result of such change, and the consequences of such change.
- c. Whether the proposed change is in accord with any existing or proposed plans for providing public water and sanitary sewerage to the area.
- d. The factors listed in Article I, Section 1.060 of this ordinance.

Sec. 1.060. Standards Governing the Exercise of Zoning Power.

The exercise of the zoning power of the City shall constitute an effort to balance the interest of the community in promoting the public health, safety, morality and general welfare against the right of property owners to the unrestricted use of their property. The following factors shall be considered by the planning commission when reviewing and making its written recommendation and by the City Council when making a decision whether to approve or deny a requested amendment. These factors are determined to be relevant in balancing the interest in promoting the public health, safety, morality and general welfare against the right to the unrestricted use of the property:

- a. Whether the proposed zoning would allow a use that is generally suitable for the property compared to other possible uses and the uses and zoning of adjacent and nearby properties;
- b. Whether the proposed zoning would adversely affect the economic value or the uses of adjacent and nearby properties;
- c. Whether the property to be affected by the proposed zoning can be used as currently zoned;
- d. Whether the proposed zoning, if adopted, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection or other utilities;
- e. Whether there are other conditions or transitional patterns affecting the use and development of the property sought to be rezoned, if applicable, which give ground for either approval or disapproval of the proposed amendment;
- f. Whether the proposed zoning is in conformance with the Comprehensive Plan insofar as the plan is current in its application to the specific property that is the subject of the zoning decision;

- g. Whether the proposed zoning or use will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage areas, soil erosion and sedimentation and flooding;
- h. Whether the proposed zoning improves the overall zoning scheme and helps carry out the purposes of this ordinance.

Commission Action:

The Planning Commission is tasked with taking action on two items:

1. Should the property be annexed into the Grovetown City Limits? And, if yes,
2. Should the property be rezoned to R-C1, as requested?

Staff Recommendation:

Staff recommends approval of the request for annexation of the parcel number 062 023.

Staff recommends approval of the rezoning of the annexed tract to R-C1 with the following conditions:

1. Future development shall be substantially consistent with the concept plan submitted with the application.
2. All relevant development, zoning, and use standards as outlined in the City of Grovetown Code of Ordinances shall be met unless expressed otherwise in the conditions below. This includes, but is not limited to, all R-C1 standards found in the City's Zoning Ordinance (Appendix "A" to the City Code) and development standards found in the City's Subdivision Code (Appendix "B" to the City Code).
3. Permitted use shall be restricted to one single-family dwelling per lot and/or public and private parks and open space only, in addition to allowable accessory uses and properly permitted conditional uses.
4. Building elevations shall be submitted for each individual unit when applying for building permits.
5. Any home constructed on either of the lots shall be fully compliant with the material standards of Sec. 6.250 of the City's Zoning Ordinance (Appendix "A").
6. Any development plan shall provide for a mail kiosk area location of which to be approved by the Director of Planning and Community Development.
7. Any development plan shall be compliant with the landscaping standards of the City's Zoning Ordinance (Appendix "A"), including but not limited to Sec. 6.210.
8. Streetlighting shall be installed and paid for by developer consistent with the comprehensive lighting design provided by Georgia Power. Proposed locations shall be indicated on any development plan.

9. The future development shall establish a homeowners' association consistent with the requirements of Sec. 6.190 of the City's Zoning Ordinance (Appendix "A").
10. Developer will be financially responsible for any improvements to City infrastructure, including but not limited to adjacent street rights-of-way, water lines, and sewer lines, deemed necessary by the City during the development review process to accommodate the proposed development.
11. Prior to development, developer will be required to meet all fire safety requirements of the City of Grovetown Fire Department, including but not limited to installing additional fire hydrants and installing a cul-de-sac or hammerhead that meets IFC standards at the existing Pinetree St dead end.
12. The developer will protect the existing natural pond.
13. The developer will conduct a Traffic Study.
14. The developer shall install a right turn lane on Chamblin Road into proposed development.

Public Notice:

Public notice was provided by advertising the application and public hearing in the legal organ. Public notice signs were posted on the site. The applicant was notified of the public notice and hearing. Public notice was posted on the city website and city Facebook.

Enclosure:

Application

Public Notice

Public Notice Sign Picture

Thank you.

APPLICATION FOR ANNEXATION

APPLICATION TO ANNEX TO THE CORPORATE BOUNDARIES OF GROVETOWN, GEORGIA

City of Grovetown
Planning and Community Development Department
103 W. Robinson Avenue
Grovetown, GA 30813
Phone: 706-860-5094 Fax: 706-860-5017

DATE RECEIVED: 2-4-2024

Case #: ANX ²⁶25- 001

www.cityofgrovetown.com

Applicant: is the (check one) Owner's Agent
 Contract Purchaser
 Property Owner

FRANK GOODWIN BY:
Gordon Renshaw
Name (Please print)
5126 Copse Drive
Address
Augusta, GA 30909
City, State, Zip Code
[Redacted]
Phone Number(s)
[Redacted]
Email
[Redacted]

Owner (If not the applicant): Check here if there are additional property owners and attach additional sheets.

Connie and Allen Williams
Name (Please print)
3572 Deerfield Road
Address
Deerfield Dearing, GA 30808
City, State, Zip Code
[Redacted]
Phone Number(s)
[Redacted]

Contact Person: Same as Applicant. Phone: _____ Fax: _____

Cell Phone: _____ Email: _____

Address of Property to be Annexed: 769 Chamblin Road, Grovetown, GA 30813

Tax Parcel ID #: 062 023 Total Acreage: 4.25

Road Frontage: 370 feet on Wrightsboro Road, 472 feet on Chamblin Road

Existing Zoning: RA1 Requested Zoning: RC1

Disclosure: Does any local governmental official or member of the family have an interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two (2) years to any local government official?
Yes _____ No _____

FRANK GOODWIN BY:
I hereby depose and say under penalty of perjury that all of the statements contained in or submitted with this application are true.

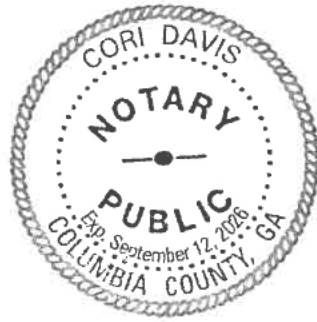
[Signature]
Applicant Signature

Connie and Allen Williams
Owner Signature

Subscribed and sworn to before me on 20 day of Jan

Meghan Muxlock


Notary Public Signature: Cori Davis Notary Seal



**Annexation Application
Attachment A**

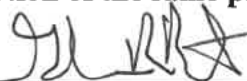
ANNEXATION CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

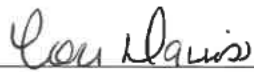
Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

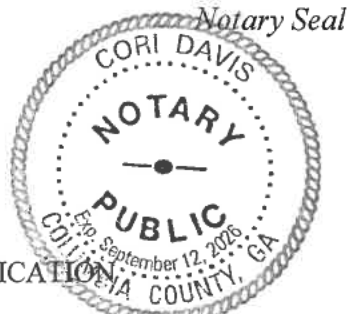
APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should a rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve (12) months from the date of denial.

 2/3/26 *FRANK GOODMAN BY:*
Signature of Applicant Date

Gordon Renshaw, Partner
Print Name and Title


 2-3-26
Signature of Notary Public Date



OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. I hereby authorize the Grovetown Mayor and City Council, the Planning Commission and City Staff to inspect the property which is the subject of this annexation application. The undersigned is aware that, should a rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve (12) months from the date of denial. Property Owner/Co-Owner is the (check one):

Landowner (only); Applicant (only); or Landowner and Applicant (both) of the area to be annexed.


Signature of Applicant Date 1-20-2026

Connie Riner Williams / Lessie Allen Williams ^{Owner}
Print Name and Title Date 1-20-2026

 1/20/2026
Signature of Notary Public Date



**Annexation Application
Attachment B**

PETITION REQUESTING ANNEXATION

100 PERCENT (100%)

METHOD OF ANNEXATION

(Must be completed by the property owner(s) for each parcel subject to the annexation petition)

To: The Mayor and City Council of Grovetown, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Grovetown, Georgia, and extend the corporate boundaries to include the same; and

2. The territory to be annexed is unincorporated and contiguous to the existing corporate limits of Grovetown, Georgia, and identified as tax parcel 062 023 per the current Columbia County Tax Parcel system and having the legal description of such territory is as follows:

(Attach Complete Legal Description of all Land to be Annexed as "Attachment C")

Connie Riner Williams /

Signature of Owner/Co-Owner Date 1-20-2026

Connie Riner Williams (Owner)

Print Name and Title

769 Chamblin Road Grovetown, GA 30813

Street Address City State and Zip

Magdalene Murdock 1/20/2026

Signature of Notary Public Date



Lessie Allen Williams (Owner)

Signature of Owner/Co-Owner Date 1-20-2026

Lessie Allen Williams

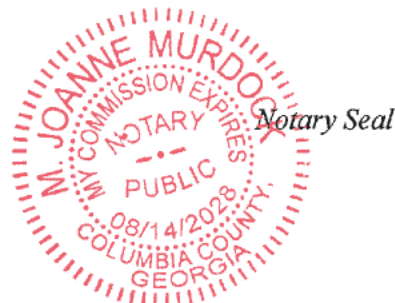
Print Name and Title

769 Chamblin Road Grovetown, GA 30813

Street Address City State and Zip

Magdalene Murdock 1/20/2026

Signature of Notary Public Date



Letter of Intent/Project Narrative
769 Chamblin Road (Parcel #: 062 023) Grovetown Annexation Application

TO: City of Grovetown Planning Department and Planning Commission
FROM: Gordon Renshaw, Frank Goodwin – Chamblin Road Gateway Development, LLC
DATE: February 3, 2026

Dear City of Grovetown Planning Department and Planning Commission:

We are pleased to submit the attached Grovetown Annexation Application for the annexation of the 769 Chamblin Road location (Parcel #: 062 023). As we have shared, our vision, intent, and plans are to build a high-quality residential development of single dwelling residential homes at the corner of Chamblin Road and Wrightsboro Road. This is a highly desirable and high-profile residential development for the City of Grovetown to both annex the 17 acres proposed development into the City as well as favorably rezone the land into your RC1 Zoning (from Columbia County's RA1 Zoning).

Summary of the 3 Parcels of Land that make up the Chamblin Road Gateway Development, LLC:

- 769 Chamblin Road (Corner Parcel Chamblin & Wrightsboro Road), Parcel #: 062 023, 4.25 acres
- 759 Chamblin Road (Middle Parcel between 769 and 0 Chamblin), Parcel #: 062 023D, 6.36 acres
- 0 Chamblin Road (Northern Parcel above 759 Chamblin), Parcel #: 062 023C, 6.37 acres
- Total 17 acres

Our Chamblin Road Gateway Development will emphasize and highlight the proximity and location of the corner of Chamblin Road and Wrightsboro Road that provides an ideal first impression of the new outer boundary for the City of Grovetown coming east on Wrightsboro Road, and the future new outer boundary for the City coming south along Chamblin Road. As a result, we will work with the City of Grovetown Administrator and Director of Planning and Development to construct a "Welcome to Grovetown" sign and plant related shrubbery to enhance the signage. Our community will provide also highlight sidewalks and line of trees on the corner parcel of 769 Chamblin Road to reflect quality and beauty, with trees lining both Chamblin and Wrightsboro Roads.

Our digital file including site plans will help visualize and capture the community development at this true "Gateway" location that reflects anticipated growing traffic and focus along the Chamblin Road and Wrightsboro Road City entry points. We believe that our community development with 2 entrances on Chamblin Road is both timely and the ideal development as Grovetown continues to grow in demand for new purchasers related to expanding middleclass homeowner families reflecting growth of cybersecurity and medical employment, 3 to 4 new planned data centers, and the soon-to-be constructed extended Gateway Boulevard from Horizon South Parkway to Chamblin Road that will bring planned increased focus and traffic to Chamblin Road heading into Grovetown.

We look forward to working with you and your leadership teams over the coming weeks and months ahead.

Sincerely,



Gordon Renshaw
Partner
Chamblin Road Gateway Development, LLC

**City of Grovetown
Department of Planning and Community Development
ZONING MAP AMENDMENT APPLICATION**

City of Grovetown
Planning and Community Development Department
103 W. Robinson Avenue
Grovetown, GA 30813
Phone: 706-860-5094

DATE RECEIVED: 2-4-2024

Case #: RZ ²⁴~~23~~ - 001

Fax: 706-860-5017

www.cityofgrovetown.com

Applicant: is the (check one)
 Owner's Agent
 Contract Purchaser
 Property Owner

Owner (If not the applicant): Check here if there are additional additional property owners and attach additional sheets.

FRANK GOODWIN BY: Gordon Renshaw

Connie R. Williams

Name (Please print)
5126 Copse Drive

Name (Please print)
3572 Deerfield Road

Address
Augusta, GA 30909

Address
Dearing, GA 30808

City, State, Zip Code
[Redacted]

City, State, Zip Code
[Redacted]

Phone Number(s)
[Redacted]

Phone Number(s)
[Redacted]

Email
[Redacted]

Email
[Redacted]

X Contact Person: Same as Applicant Phone: _____ Fax: _____

Cell Phone: _____ Email: _____

X Address: 769 Chamblin Road, Grovetown, GA 30813

Tax Parcel ID #: 062 023 Acreage: 4.25

Road Frontage: 370 feet on Wrightsboro Road, 472 feet on Chamblin Road

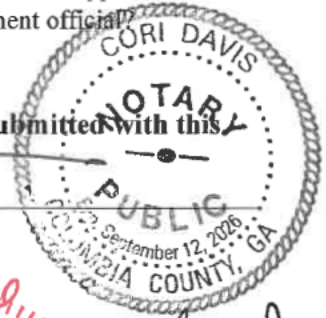
Existing Zoning: RA 1 Requested Zoning: RC 1

X Disclosure: Does any local governmental official or member of the family have an interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two (2) years to any local government official?
Yes _____ No

I hereby depose and say under penalty of perjury that all of the statement contained in or submitted with this application are true.

Connie R. Williams
Owner Signatures

[Signature]
Applicant Signature



Subscribed and sworn to before me on 3 day of Feb, 2024

Notary Public Signature: Joanne Murdock Notary Seal



Cori Davis
2.3.26

Zoning Map Amendment Application Attachment A

Rezoning

It is the responsibility of the applicant to provide the Planning Commission a letter of intent with attached evidence (if applicable) that addresses the information solicited below as outlined in the City of Grovetown's Code of Ordinances. It is incumbent upon the applicant to request any information needed from the city to answer any of the following questions:

Chapter 13, Section 13-6 (e), City of Grovetown Code of Ordinances

- What are the existing uses and zoning of the surrounding properties?
- Are property values diminished by the proposed zoning's restrictions?
- Does the proposed zoning promote the health, safety, morals, or general welfares of the public?
- What does the general public gain by the proposed zoning change as compared to the hardship placed on the landowner by the current land zoning?
- Is the subject property suitable for the proposed zoning/land use?
- How long has the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property?
- Is the proposed zoning compatible with and/or diverge from the City's land use plan (i.e. Comprehensive Plan)?

Article XI, Section 11.020, City of Grovetown Base Zoning Ordinance

- Does the proposed zoning change meet one of the criteria listed in section 11.010:
 - To correct a manifest error in the regulations or map; or
 - To recognize changed or changing conditions or circumstances in a particular area; or
 - To recognize changes in technology, the style of living, or the manner of business
- Are there adequate public-school facilities to service the needs of additional residences likely to be constructed because of such a zoning change?
- Is there adequate water and sewer capacity to service the needs of the additional residences likely to be constructed because of such a zoning change?

**Zoning Map Amendment Application
Attachment B**

ZONING MAP AMENDMENT CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

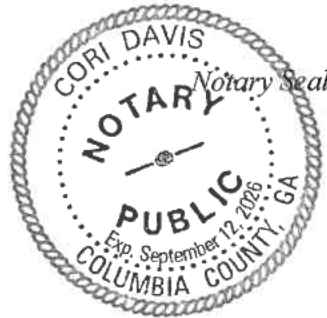
APPLICANT'S CERTIFICATION

X The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

FRANK GOODWIN BY: 2/3/26
Signature of Applicant Date

Gordon Renshaw, Partner
Print Name and Title Date

X *Cori Davis 2.3.26*
Signature of Notary Public Date



OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, in granting any zoning map amendment, the City Council may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance and/or Development Regulations. Violation of such conditions and safeguards, when made a part of the terms under which the zoning map amendment is granted, shall be deemed a violation of the Zoning Ordinance and/or Development Regulations and punishable. The undersigned hereby authorizes the Grovetown Mayor and City Council, Planning Commission, and City Staff to inspect the property which is the subject of this application. The undersigned is aware that, should this rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Connie R. Williams 2-3-2026
Signature of Applicant Date

Connie R. Williams (Owner) 2-3-2026
Print Name and Title Date

X *M. Joanne Murdock 2/3/2026*
Signature of Notary Public Date



**Zoning Map Amendment Application
Attachment C**

CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

The undersigned below, making application for rezoning has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information pursuant to Georgia statute.

Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

X
FRANK GOODWILL BY:
[Signature] 2/3/26
Signature of Applicant Date

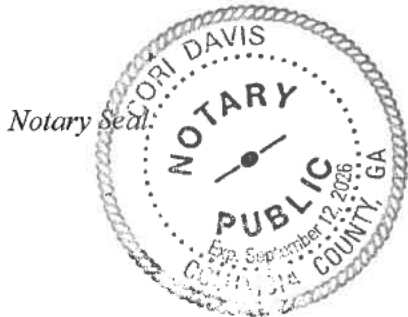
Gordon Renshaw, Partner
Print Name and Title Date

Connie R. Williams 2-3-2026
Signature of Owner Date

Connie R. Williams (owner) 2-3-2026
Print Name and Title Date

X
Cori Davis 2.3.26
Signature of Notary Public Date

Joanne Murdock 2/3/2026
Signature of Notary Public Date



Letter of Intent/Project Narrative
769 Chamblin Road (Parcel #: 062 023) Grovetown Rezoning Application

TO: City of Grovetown Planning Department and Planning Commission
FROM: Gordon Renshaw, Frank Goodwin – Chamblin Road Gateway Development, LLC
DATE: February 3, 2026

Dear City of Grovetown Planning Department and Planning Commission:

We are pleased to submit the attached Grovetown Rezoning Map Amendment Application for the rezoning of the 769 Chamblin Road location (Parcel #: 062 023) into your RC1 Zoning (from Columbia County's RA1 Zoning). As we have shared, our vision, intent, and plans are to build a high-quality residential development of single dwelling residential homes at the corner of Chamblin Road and Wrightsboro Road. This is a highly desirable and high-profile residential development for the City of Grovetown to both rezone and annex the 17 acres proposed development into the City.

Summary of the 3 Parcels of Land that make up the Chamblin Road Gateway Development, LLC:

- 769 Chamblin Road (Corner Parcel Chamblin & Wrightsboro Road), Parcel #: 062 023, 4.25 acres
- 759 Chamblin Road (Middle Parcel between 769 and 0 Chamblin), Parcel #: 062 023D, 6.36 acres
- 0 Chamblin Road (Northern Parcel above 759 Chamblin), Parcel #: 062 023C, 6.37 acres
- Total 17 acres

Our Chamblin Road Gateway Development will emphasize and highlight the proximity and location of the corner of Chamblin Road and Wrightsboro Road that provides an ideal first impression of the new outer boundary for the City of Grovetown coming east on Wrightsboro Road, and the future new outer boundary for the City coming south along Chamblin Road. As a result, we will work with the City of Grovetown Administrator and Director of Planning and Development to construct a "Welcome to Grovetown" sign and plant related shrubbery to enhance the signage. Our community will provide also highlight sidewalks and line of trees on the corner parcel of 769 Chamblin Road to reflect quality and beauty, with trees lining both Chamblin and Wrightsboro Roads.

Our digital file including site plans will help visualize and capture the community development at this true "Gateway" location that reflects anticipated growing traffic and focus along the Chamblin Road and Wrightsboro Road City entry points. Our community development will be approximately 69 single dwelling family homes that will meet the RCI Zoning specs of 60-foot-wide lot with setbacks of 25 feet on the front, and 10 feet on both the back and sides. We believe that our community development with 2 entrances on Chamblin Road is both timely and the ideal development as Grovetown continues to grow in demand for new purchasers related to expanding middleclass homeowner families reflecting growth of cybersecurity and medical employment, 3 to 4 new planned data centers, and the soon-to-be constructed extended Gateway Boulevard from Horizon South Parkway to Chamblin Road that will bring planned increased focus and traffic to Chamblin Road heading into Grovetown.

We look forward to working with you & your leadership teams over the coming weeks and months ahead.

Sincerely,



Gordon Renshaw

Partner

Chamblin Road Gateway Development, LLC

Ad Preview

PUBLIC NOTICE TO THE CITIZENS OF GROVETOWN, GEORGIA

The public is hereby notified that the **City of Grovetown Planning Commission** will hold a public hearing in the Council Chambers of Grovetown City Hall, 103 Old Wrightsboro Road, on **Thursday, April 16, 2026, at 6:00 PM** to consider the following agenda items:

- Preliminary Plat 310 Ford Avenue/Parcel # G11 046 and 0 Ford Avenue/Parcel G11 047.
- Annexation of ± 4.254 Acres at 769 Chamblin Road/Parcel # 062 023.
- Rezoning of ± 4.254 Acres at 769 Chamblin Road/Parcel # 062 023 from R-A (Columbia County Zoning) to R-C1 (Residential)
- Annexation of ± 6.360 Acres at 759 Chamblin Road/Parcel # 062 032D.
- Rezoning of ± 6.360 Acres at 759 Chamblin Road/Parcel# 062 023D from R-A (Columbia County Zoning) to R-C1 (Residential)
- Annexation of ± 6.370 Acres at 0 Chamblin Road/Parcel # 062 023C.
- Rezoning of ± 6.370 Acres at 0 Chamblin Road/Parcel # 062 032C from R-A (Columbia County Zoning) to R-C1 (Residential)

All those in favor of or objecting to this proposed annexation and rezoning should be present to voice their support or objections at the Public Hearing. You may submit your comments in writing to Jacques Palmer, Director of Planning and Community Development, 103 W. Robinson Avenue, Grovetown, GA 30813 or email jpalmer@cityofgrovetown.com. You may also submit your comments at the Help Desk/Public Information Officer, lobby of City Hall.

If you have any questions, please contact the Planning and Community Development Department at 706-860-5094.

Persons with special needs relating to disability access may use the Georgia Relay Service for the hearing impaired at 1-800-255-0056 or contact the Planning and Community Development Department at (706) 860-5094 prior to April 16, 2026.

NOTICE TO THE PUBLIC

A PETITION HAS BEEN FILED REQUESTING
THAT THIS PROPERTY BE:

ANNEXED - INTO CITY OF GROVETOWN

REZONED FROM RA TO RC-1

A PUBLIC HEARING WILL BE HELD AT
103 OLD WRIGHTSBORO ROAD,
GROVETOWN, GA 30813

DATE: APRIL 16, 2024 TIME: 6:00 PM

PROPERTY OWNER: CONNIE + ALLEN WILLIAMS

ADDRESS: 769 CHAMBLIN ROAD (PARCEL # 062 023)

FOR MORE INFORMATION CONTACT
THE CITY DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT
AT 706-860-5094
103 WEST ROBINSON AVE.
GROVETOWN, GA 30813

**City of Grovetown
Department of Planning and Community Development**

Planning Commission

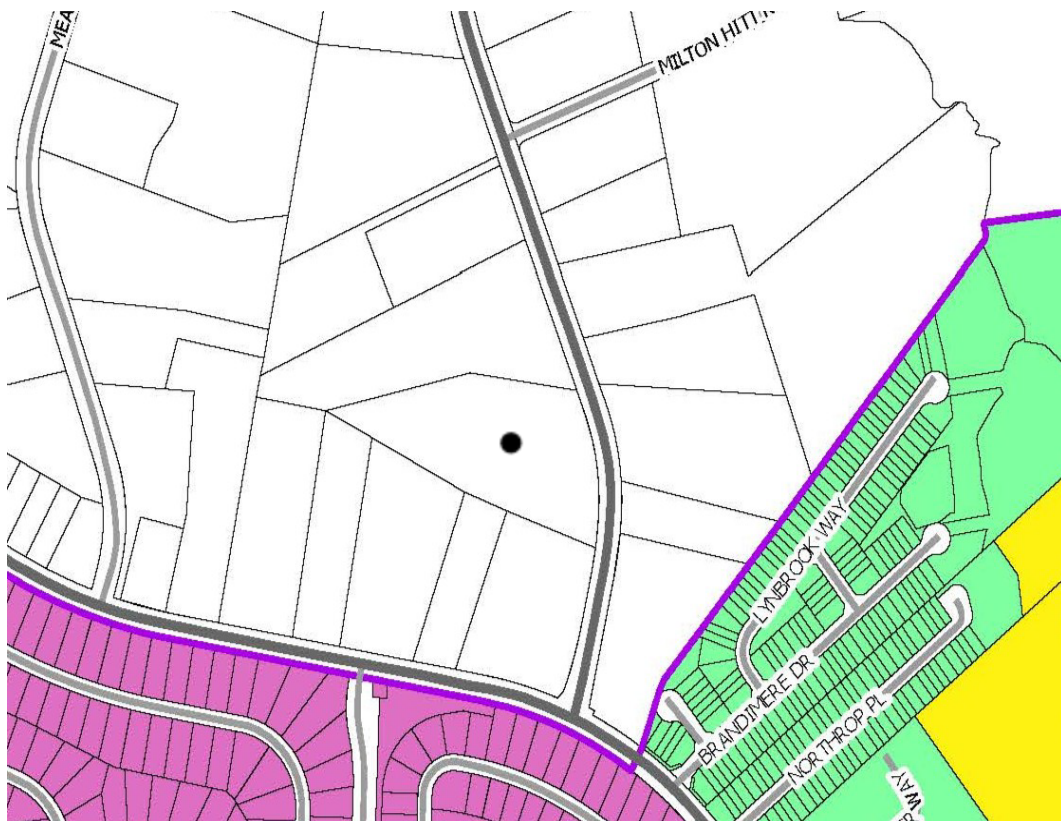
CASE ANALYSIS

Annexation Request

Rezoning Request

TO: Planning Commission
DATE: April 16, 2026
FROM: Department of Planning and Community Development
RE: 759 Chamblin Road Parcel (062 023D)
Case #: ANX 26 – 002 and RZ 26 - 002

● 759 Chamblin Road



The Request:

The applicant is requesting to annex the subject property into the city limits of Grovetown using the 100% method. The applicant is requesting to rezone the property to R-C1 (Residential) for future development of detached single-family homes.

Subject Property Description:

The applicant is Mr. Frank Goodwin and owner is Ms. Connie Willaims and Mr. Allen Williams.

The subject parcel is located at 759 Chamblin Road. The parcel number is 062 023D. The subject property is ± 6.36 acres in area and is in Columbia County’s jurisdiction. The entire parcel has approximately 492-feet along Chamblin Road. The subject property currently has no structures on the property. The property is in Columbia County and is zoned RA (Residential Agricultural).

To the north, west and south are properties zoned RA (Residential Agricultural Unincorporated Columbia County). The property to the north is vacant and to the west and south has a single-family homes on it. To the east the property fronts Chamblin Road.

Findings of Fact:

The applicant is requesting the entire ± 6.36 acres of Parcel (062 023D) of the property in Columbia County be annexed into the City of Grovetown and, upon annexation, that it be rezoned to R-C1 (Residential) from RA (Residential Agricultural Unincorporated Columbia County).

The city has received a concept plan to develop 57 detached single-family homes across this parcel. Each lot would be approximately 6,000 sf in area with 60-feet of road frontage and fully compliant with R-C1 zoning standards. Such a development is permitted by right in the R-C1 district. Any such future development would require approval of a preliminary and final plat by the City of Grovetown Planning Commission.

Analysis:

Annexation:

This annexation is being pursued at the request of the property owner via an amicable method known as the “100% method.” The 100% method allows property owners of contiguous land in an area to seek to have their property annexed into an adjacent city by signing a petition (O.C.G.A. § 36-36-20, et seq.). The City Council determines whether to annex the property or not.

Note: Newly annexed properties are automatically zoned R-1 (Residential) unless and until action is taken by the Planning Commission to rezone the property, pursuant to the section of the Grovetown Zoning Ordinance referenced below.

Sec. 11.090- Zoning of newly annexed areas.

a. Uses in all areas annexed to the city shall be subject to the regulations of the lowest density residential district until the zoning for such areas are established by the mayor and council.

b. The planning commission shall, as soon as practical after the annexation of any area, institute proceedings on its own motion to establish zoning districts throughout the newly annexed area, and the procedure to be followed shall be the same as is provided by law for the adoption of original zoning districts governing other parts of the municipality.

Zoning:

The intent, standards, and uses of the R-C1 zoning district as proscribed in the City's Zoning Ordinance are as follows:

Sec. 2.050. R-C1.

2.051. *Permitted uses. In the R-C1 District, the following uses are permitted as a matter of right:*

- a. One (1) single-family detached.*
- b. Public and private parks and open space, but excluding commercial facilities.*
- c. Public elementary and high schools, or private schools with a curriculum the same as ordinarily offered in public elementary and high schools, including dormitories.*

2.052. *Accessory uses. In the R-C1 District, the following accessory uses are permitted:*

- a. Customary home occupations as permitted in this ordinance (See Article VI, section 6.030 of this ordinance).*
- b. The keeping of not more than two (2) nontransient roomers or boarders by a resident family.*
- c. Buildings or structures customarily accessory and incidental to a permitted use including garages, storage sheds, barns and greenhouses.*
- d. Private recreational facilities, such as swimming pools, basketball courts and tennis courts.*
- e. Raising of garden crops, vineyard crops, fruits or plants incidental to the residential use of the land.*

2.053. *Conditional uses. The following uses may be permitted in the R-C1 District by the board of zoning appeals (See Article VII of this ordinance):*

- a. Public utility uses.*

- b. *Assembly uses.*
- c. *Art galleries or museums.*
- d. *Cemeteries.*
- e. *Childcare centers.*
- f. *Hospitals, mental health facilities and nursing homes.*
- g. *Broadcasting towers and stations.*

2.054. *R-C1 development standards. The following minimum standards shall apply:*

Lot and Density Standards		
<i>Lot area (min)</i>	<i>6,000 sq. ft.</i>	
<i>Lot width (min)</i>	<i>60 ft. (rectangular lot)</i>	<i>50 ft. (radial lot)</i>
<i>Lot width at building line (min)</i>	<i>50 ft.</i>	
<i>Impervious surface coverage (max)</i>	<i>60%</i>	
Setback and Height Standards		
<i>Front (min)</i>	<i>25 ft.</i>	
<i>Rear (min)</i>	<i>10 ft.</i>	
<i>Side (min)</i>	<i>5 ft.</i>	
<i>Building height (max)</i>	<i>40 ft.</i>	

Comprehensive Plan Considerations:

The Grovetown Comprehensive Plan does not speak to properties that are not in the city limits. However, according to the Grovetown Comprehensive Plan, the subject property is located adjacent to the Suburban Residential Character Area. This can be found on page 71 of the Comprehensive Plan. This area is defined as follows:

Suburban Residential

General Description

The suburban residential character area includes developed and undeveloped areas of the city intended for low to medium density residential land uses including single-family dwellings, duplexes and townhouses; and small-scale non-residential uses that are directly associated with and support residents. Opportunities for the creation of additional senior housing in the area are being explored. This area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.



Primary Land Uses

Residential
Commercial
Parks/Recreation/Conservation



Implementation Measures

- Promote low to moderate density housing options (single-family, duplex, townhouses).
- Allow for varying housing types contained within separate development tracts or streets.
- Promote a variety of architectural styles.
- Require street linkages between arterials and adjacent development tracts.
- Develop collector street standards for large developments and in targeted areas.
- Develop bicycle and pedestrian features with direct linkages to greenways and community facilities.
- Incorporate self-contained neighborhood parks or recreation space.



Rezoning Considerations:

The City of Grovetown's Zoning Ordinance empowers the Planning Commission to evaluate the rezoning request in light of the following criteria:

Sec. 11.020. Planning commission review and report.

All amendments shall first be submitted to the planning commission for its review and recommendations. The planning commission shall have thirty (30) days from the date of the public hearing in which to conduct its review and submit its recommendation to the mayor and council. If the planning commission fails to submit a report within thirty (30) days, it

shall be deemed to have recommended the adoption of the proposed amendments. In reviewing and evaluating a requested zoning change, the planning commission shall consider the following factors:

- a. Whether the uses to be permitted by the proposed change would be appropriate in the area concerned based on declaration of zoning change policy identified in section 11.010.
- b. Whether adequate public school facilities and other public services exist or can be provided to serve the needs of additional residences likely to be constructed as a result of such change, and the consequences of such change.
- c. Whether the proposed change is in accord with any existing or proposed plans for providing public water and sanitary sewerage to the area.
- d. The factors listed in Article I, Section 1.060 of this ordinance.

Sec. 1.060. Standards Governing the Exercise of Zoning Power.

The exercise of the zoning power of the City shall constitute an effort to balance the interest of the community in promoting the public health, safety, morality and general welfare against the right of property owners to the unrestricted use of their property. The following factors shall be considered by the planning commission when reviewing and making its written recommendation and by the City Council when making a decision whether to approve or deny a requested amendment. These factors are determined to be relevant in balancing the interest in promoting the public health, safety, morality and general welfare against the right to the unrestricted use of the property:

- a. Whether the proposed zoning would allow a use that is generally suitable for the property compared to other possible uses and the uses and zoning of adjacent and nearby properties;
- b. Whether the proposed zoning would adversely affect the economic value or the uses of adjacent and nearby properties;
- c. Whether the property to be affected by the proposed zoning can be used as currently zoned;
- d. Whether the proposed zoning, if adopted, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection or other utilities;
- e. Whether there are other conditions or transitional patterns affecting the use and development of the property sought to be rezoned, if applicable, which give ground for either approval or disapproval of the proposed amendment;
- f. Whether the proposed zoning is in conformance with the Comprehensive Plan insofar as the plan is current in its application to the specific property that is the subject of the zoning decision;

- g. Whether the proposed zoning or use will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage areas, soil erosion and sedimentation and flooding;
- h. Whether the proposed zoning improves the overall zoning scheme and helps carry out the purposes of this ordinance.

Commission Action:

The Planning Commission is tasked with taking action on two items:

1. Should the property be annexed into the Grovetown City Limits? And, if yes,
2. Should the property be rezoned to R-C1, as requested?

Staff Recommendation:

Staff recommends approval of the request for annexation of the parcel number 062 023.

Staff recommends approval of the rezoning of the annexed tract to R-C1 with the following conditions:

1. Future development shall be substantially consistent with the concept plan submitted with the application.
2. All relevant development, zoning, and use standards as outlined in the City of Grovetown Code of Ordinances shall be met unless expressed otherwise in the conditions below. This includes, but is not limited to, all R-C1 standards found in the City's Zoning Ordinance (Appendix "A" to the City Code) and development standards found in the City's Subdivision Code (Appendix "B" to the City Code).
3. Permitted use shall be restricted to one single-family dwelling per lot and/or public and private parks and open space only, in addition to allowable accessory uses and properly permitted conditional uses.
4. Building elevations shall be submitted for each individual unit when applying for building permits.
5. Any home constructed on either of the lots shall be fully compliant with the material standards of Sec. 6.250 of the City's Zoning Ordinance (Appendix "A").
6. Any development plan shall provide for a mail kiosk area location of which to be approved by the Director of Planning and Community Development.
7. Any development plan shall be compliant with the landscaping standards of the City's Zoning Ordinance (Appendix "A"), including but not limited to Sec. 6.210.
8. Streetlighting shall be installed and paid for by developer consistent with the comprehensive lighting design provided by Georgia Power. Proposed locations shall be indicated on any development plan.

9. The future development shall establish a homeowners' association consistent with the requirements of Sec. 6.190 of the City's Zoning Ordinance (Appendix "A").
10. Developer will be financially responsible for any improvements to City infrastructure, including but not limited to adjacent street rights-of-way, water lines, and sewer lines, deemed necessary by the City during the development review process to accommodate the proposed development.
11. Prior to development, developer will be required to meet all fire safety requirements of the City of Grovetown Fire Department, including but not limited to installing additional fire hydrants and installing a cul-de-sac or hammerhead that meets IFC standards at the existing Pinetree St dead end.
12. The developer will protect the existing natural pond.
13. The developer will conduct a Traffic Study.
14. The developer shall install a right turn lane on Chamblin Road into proposed development.

Public Notice:

Public notice was provided by advertising the application and public hearing in the legal organ. Public notice signs were posted on the site. The applicant was notified of the public notice and hearing. Public notice was posted on the city website and city Facebook.

Enclosure:

Application

Public Notice

Public Notice Sign Picture

Thank you.

APPLICATION FOR ANNEXATION

APPLICATION TO ANNEX TO THE CORPORATE BOUNDARIES OF GROVETOWN, GEORGIA

City of Grovetown
Planning and Community Development Department
103 W. Robinson Avenue
Grovetown, GA 30813
Phone: 706-860-5094

DATE RECEIVED: 2-4-2026

Case #: ANX ²⁶ ~~25~~ - 002

Fax: 706-860-5017

www.cityofgrovetown.com

Owner's Agent

Applicant: is the (check one) Contract Purchaser

FRANK GOODWIN BY: Property Owner

Owner (If not the applicant): Check here if there are additional property owners and attach additional sheets.

Gordon Renshaw

Name (Please print)

5126 Copse Drive

Address

Augusta, GA 30909

City, State, Zip Code

Phone Number(s)

Email

Connie and Allen Williams

Name (Please print)

3572 Deerfield Road

Address

Dearing, GA 30808

City, State, Zip Code

Phone Number(s)

Contact Person: Same as Applicant Phone: _____ Fax: _____

Cell Phone: _____ Email: _____

Address of Property to be Annexed: 759 Chamblin Road, Grovetown, GA 30813

Tax Parcel ID #: 062 023 D Total Acreage: 6.36

Road Frontage: 510 feet on Chamblin Road

Existing Zoning: RA1 Requested Zoning: RC1

Disclosure: Does any local governmental official or member of the family have an interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two (2) years to any local government official?
Yes _____ No _____

FRANK GOODWIN BY
I hereby depose and say under penalty of perjury that all of the statements contained in or submitted with this application are true.

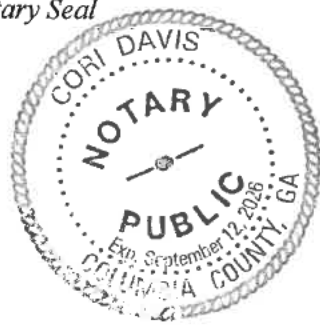
Applicant Signature

Connie Renee Williams / Allen Allen Williams
Owner Signature

Subscribed and sworn to before me on February day of 3, 2026.

Notary Public Signature: Cori Davis

Notary Seal



**Annexation Application
Attachment A**

ANNEXATION CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

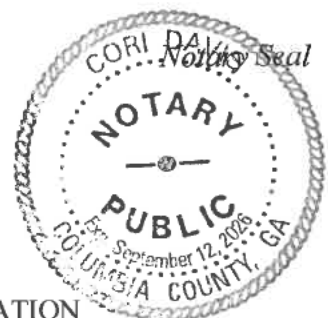
APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should a rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve (12) months from the date of denial.

Frank Goodwin *FRANK GOODWIN BY:*
2/3/26
Signature of Applicant Date

Gordon Renshaw, Partner
Print Name and Title

Cori Davis 2.3.26
Signature of Notary Public Date



OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. I hereby authorize the Grovetown Mayor and City Council, the Planning Commission and City Staff to inspect the property which is the subject of this annexation application. The undersigned is aware that, should a rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve (12) months from the date of denial. Property Owner/Co-Owner is the (check one):

Landowner (only); Applicant (only); or Landowner and Applicant (both) of the area to be annexed.

Connie Kiner Williams / Sherie Allen Williams
Signature of Applicant Date 1-20-2026

Connie Kiner Williams ^{Owner} *Sherie Allen Williams*
Print Name and Title Date 1-20-2026

Margaret Murdock 1/20/2026
Signature of Notary Public Date



**Annexation Application
Attachment B**

PETITION REQUESTING ANNEXATION

100 PERCENT (100%)

METHOD OF ANNEXATION

(Must be completed by the property owner(s) for each parcel subject to the annexation petition)

To: The Mayor and City Council of Grovetown, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Grovetown, Georgia, and extend the corporate boundaries to include the same; and

2. The territory to be annexed is unincorporated and contiguous to the existing corporate limits of Grovetown, Georgia, and identified as tax parcel 062 023 D per the current Columbia County Tax Parcel system and having the legal description of such territory is as follows:

(Attach Complete Legal Description of all Land to be Annexed as "Attachment C")

Connie Riner Williams / Owner

Signature of Owner/Co-Owner Date 1-20-2026

Connie Riner Williams / Owner

Print Name and Title

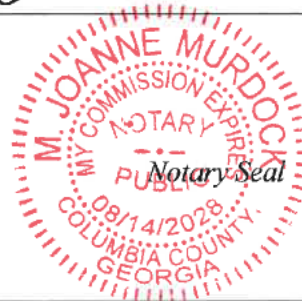
759 Chamblin Road Grovetown, GA 30813

Street Address City State and Zip

Joanne Murdock 1/20/26

Signature of Notary Public

Date



Leslie Allen Williams

Signature of Owner/Co-Owner

Date 1-20-2026

Leslie Allen Williams

Print Name and Title

759 Chamblin Road Grovetown, GA 30813

Street Address City State and Zip

Joanne Murdock 1/20/26

Signature of Notary Public

Date



Letter of Intent/Project Narrative
759 Chamblin Road (Parcel #: 062 023D) Grovetown Annexation Application

TO: City of Grovetown Planning Department and Planning Commission
FROM: Gordon Renshaw, Frank Goodwin – Chamblin Road Gateway Development, LLC
DATE: February 3, 2026

Dear City of Grovetown Planning Department and Planning Commission:

We are pleased to submit the attached Grovetown Annexation Application for the annexation of the 759 Chamblin Road location (Parcel #: 062 023D). As we have shared, our vision, intent, and plans are to build a high-quality residential development of single dwelling residential homes at the corner of Chamblin Road and Wrightsboro Road. This is a highly desirable and high-profile residential development for the City of Grovetown to both annex the 17 acres proposed development into the City as well as favorably rezone the land into your RC1 Zoning (from Columbia County's RA1 Zoning).

Summary of the 3 Parcels of Land that make up the Chamblin Road Gateway Development, LLC:

- 769 Chamblin Road (Corner Parcel Chamblin & Wrightsboro Road), Parcel #: 062 023, 4.25 acres
- 759 Chamblin Road (Middle Parcel between 769 and 0 Chamblin), Parcel #: 062 023D, 6.36 acres
- 0 Chamblin Road (Northern Parcel above 759 Chamblin), Parcel #: 062 023C, 6.37 acres
- Total 17 acres

Our Chamblin Road Gateway Development will emphasize and highlight the proximity and location of the corner of Chamblin Road and Wrightsboro Road that provides an ideal first impression of the new outer boundary for the City of Grovetown coming east on Wrightsboro Road, and the future new outer boundary for the City coming south along Chamblin Road. As a result, we will work with the City of Grovetown Administrator and Director of Planning and Development to construct a "Welcome to Grovetown" sign and plant related shrubbery to enhance the signage. Our community will provide also highlight sidewalks and line of trees on the corner parcel of 769 Chamblin Road to reflect quality and beauty, with trees lining both Chamblin and Wrightsboro Roads.

Our digital file including site plans will help visualize and capture the community development at this true "Gateway" location that reflects anticipated growing traffic and focus along the Chamblin Road and Wrightsboro Road City entry points. We believe that our community development with 2 entrances on Chamblin Road is both timely and the ideal development as Grovetown continues to grow in demand for new purchasers related to expanding middleclass homeowner families reflecting growth of cybersecurity and medical employment, 3 to 4 new planned data centers, and the soon-to-be constructed extended Gateway Boulevard from Horizon South Parkway to Chamblin Road that will bring planned increased focus and traffic to Chamblin Road heading into Grovetown.

We look forward to working with you and your leadership teams over the coming weeks and months ahead.

Sincerely,



Gordon Renshaw

Partner

Chamblin Road Gateway Development, LLC

City of Grovetown
Department of Planning and Community Development
ZONING MAP AMENDMENT APPLICATION

City of Grovetown
Planning and Community Development Department
103 W. Robinson Avenue
Grovetown, GA 30813
Phone: 706-860-5094

Fax: 706-860-5017

DATE RECEIVED: 2-4-2024

Case #: RZ ²⁴~~23~~- 002

www.cityofgrovetown.com

Applicant: is the (check one) Owner's Agent
 Contract Purchaser
 Property Owner

FRANK GOODWIN
Gordon Renshaw

Name (Please print)
5126 Copse Drive

Address
Augusta, GA 30909

City, State, Zip Code
[Redacted]

Phone Number(s)
[Redacted]

Email
[Redacted]

Owner (If not the applicant): Check here if there are additional additional property owners and attach additional sheets.

Connie and Allen Williams

Name (Please print)
3572 Deerfield Road

Address
Dearing, GA 30808

City, State, Zip Code
[Redacted]

Phone Number(s)
[Redacted]

Contact Person: Same as Applicant Phone: _____ Fax: _____

Cell Phone: _____ Email: _____

Address: 759 Chamblin Road, Grovetown, GA 30813

Tax Parcel ID #: 062 023 D Acreage: 6.36

Road Frontage: 510 FEET ON Chamblin Road

Existing Zoning: RA 1 Requested Zoning: RC 1

Disclosure: Does any local governmental official or member of the family have an interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two (2) years to any local government official?
_____ Yes _____ No _____ No

I hereby depose and say under penalty of perjury that all of the statement contained in or submitted with this application are true.

Connie Rhea Williams
Owner Signature Allen Williams

[Signature]
Applicant Signature

Subscribed and sworn to before me on 20 day of Jan, 2024 (Owner signature)



[Signature]
Notary Seal



2.3.24 Lou Davis

Zoning Map Amendment Application Attachment A

Rezoning

It is the responsibility of the applicant to provide the Planning Commission a letter of intent with attached evidence (if applicable) that addresses the information solicited below as outlined in the City of Grovetown's Code of Ordinances. It is incumbent upon the applicant to request any information needed from the city to answer any of the following questions:

Chapter 13, Section 13-6 (e), City of Grovetown Code of Ordinances

- What are the existing uses and zoning of the surrounding properties?
- Are property values diminished by the proposed zoning's restrictions?
- Does the proposed zoning promote the health, safety, morals, or general welfares of the public?
- What does the general public gain by the proposed zoning change as compared to the hardship placed on the landowner by the current land zoning?
- Is the subject property suitable for the proposed zoning/land use?
- How long has the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property?
- Is the proposed zoning compatible with and/or diverge from the City's land use plan (i.e. Comprehensive Plan)?

Article XI, Section 11.020, City of Grovetown Base Zoning Ordinance

- Does the proposed zoning change meet one of the criteria listed in section 11.010:
 - To correct a manifest error in the regulations or map; or
 - To recognize changed or changing conditions or circumstances in a particular area; or
 - To recognize changes in technology, the style of living, or the manner of business
- Are there adequate public-school facilities to service the needs of additional residences likely to be constructed because of such a zoning change?
- Is there adequate water and sewer capacity to service the needs of the additional residences likely to be constructed because of such a zoning change?

**Zoning Map Amendment Application
Attachment B**

ZONING MAP AMENDMENT CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

Frank Goodwin FRANK GOODWIN BY: 2/3/26
Signature of Applicant Date

Gordon Kenschaw, Partner
Print Name and Title Date

Cori Davis 2.3.26
Signature of Notary Public Date



OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, in granting any zoning map amendment, the City Council may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance and/or Development Regulations. Violation of such conditions and safeguards, when made a part of the terms under which the zoning map amendment is granted, shall be deemed a violation of the Zoning Ordinance and/or Development Regulations and punishable. The undersigned hereby authorizes the Grovetown Mayor and City Council, Planning Commission, and City Staff to inspect the property which is the subject of this application. The undersigned is aware that, should this rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Connie Riner Williams 1-20-2026
Signature of Applicant Date

Connie Riner Williams 1-20-2026
Print Name and Title Date

Margolme Murock 1-20-2026
Signature of Notary Public Date



**Zoning Map Amendment Application
Attachment C**

CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

The undersigned below, making application for rezoning has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information pursuant to Georgia statute.

Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

FRANK GOODWIN BY:

[Signature] 2/13/26
Signature of Applicant Date

Gordon Renshaw, Partner
Print Name and Title Date

[Signature] 2.3.26
Signature of Notary Public Date



[Signature] 1-20-2026
Signature of Owner Date

Connie Riner Williams (Owner) 1-20-2026
Print Name and Title Date

[Signature] 1-20-2026
Signature of Notary Public Date



Letter of Intent/Project Narrative
759 Chamblin Road (Parcel #: 062 023D) Grovetown Rezoning Application

TO: City of Grovetown Planning Department and Planning Commission
FROM: Gordon Renshaw, Frank Goodwin – Chamblin Road Gateway Development, LLC
DATE: February 3, 2026

Dear City of Grovetown Planning Department and Planning Commission:

We are pleased to submit the attached Grovetown Rezoning Map Amendment Application for the rezoning of the 759 Chamblin Road location (Parcel #: 062 023D) into your RC1 Zoning (from Columbia County's RA1 Zoning). As we have shared, our vision, intent, and plans are to build a high-quality residential development of single dwelling residential homes at the corner of Chamblin Road and Wrightsboro Road. This is a highly desirable and high-profile residential development for the City of Grovetown to both rezone and annex the 17 acres proposed development into the City.

Summary of the 3 Parcels of Land that make up the Chamblin Road Gateway Development, LLC:

- 769 Chamblin Road (Corner Parcel Chamblin & Wrightsboro Road), Parcel #: 062 023, 4.25 acres
- 759 Chamblin Road (Middle Parcel between 769 and 0 Chamblin), Parcel #: 062 023D, 6.36 acres
- 0 Chamblin Road (Northern Parcel above 759 Chamblin), Parcel #: 062 023C, 6.37 acres
- Total 17 acres

Our Chamblin Road Gateway Development will emphasize and highlight the proximity and location of the corner of Chamblin Road and Wrightsboro Road that provides an ideal first impression of the new outer boundary for the City of Grovetown coming east on Wrightsboro Road, and the future new outer boundary for the City coming south along Chamblin Road. As a result, we will work with the City of Grovetown Administrator and Director of Planning and Development to construct a "Welcome to Grovetown" sign and plant related shrubbery to enhance the signage. Our community will provide also highlight sidewalks and line of trees on the corner parcel of 769 Chamblin Road to reflect quality and beauty, with trees lining both Chamblin and Wrightsboro Roads.

Our digital file including site plans will help visualize and capture the community development at this true "Gateway" location that reflects anticipated growing traffic and focus along the Chamblin Road and Wrightsboro Road City entry points. Our community development will be approximately 69 single dwelling family homes that will meet the RC1 Zoning specs of 60-foot-wide lot with setbacks of 25 feet on the front, and 10 feet on both the back and sides. We believe that our community development with 2 entrances on Chamblin Road is both timely and the ideal development as Grovetown continues to grow in demand for new purchasers related to expanding middleclass homeowner families reflecting growth of cybersecurity and medical employment, 3 to 4 new planned data centers, and the soon-to-be constructed extended Gateway Boulevard from Horizon South Parkway to Chamblin Road that will bring planned increased focus and traffic to Chamblin Road heading into Grovetown.

We look forward to working with you & your leadership teams over the coming weeks and months ahead.

Sincerely,



Gordon Renshaw

Partner

Chamblin Road Gateway Development, LLC

Ad Preview

PUBLIC NOTICE TO THE CITIZENS OF GROVETOWN, GEORGIA

The public is hereby notified that the **City of Grovetown Planning Commission** will hold a public hearing in the Council Chambers of Grovetown City Hall, 103 Old Wrightsboro Road, on **Thursday, April 16, 2026, at 6:00 PM** to consider the following agenda items:

- Preliminary Plat 310 Ford Avenue/Parcel # G11 046 and 0 Ford Avenue/Parcel G11 047.
- Annexation of ± 4.254 Acres at 769 Chamblin Road/Parcel # 062 023.
- Rezoning of ± 4.254 Acres at 769 Chamblin Road/Parcel # 062 023 from R-A (Columbia County Zoning) to R-C1 (Residential)
- Annexation of ± 6.360 Acres at 759 Chamblin Road/Parcel # 062 032D.
- Rezoning of ± 6.360 Acres at 759 Chamblin Road/Parcel# 062 023D from R-A (Columbia County Zoning) to R-C1 (Residential)
- Annexation of ± 6.370 Acres at 0 Chamblin Road/Parcel # 062 023C.
- Rezoning of ± 6.370 Acres at 0 Chamblin Road/Parcel # 062 032C from R-A (Columbia County Zoning) to R-C1 (Residential)

All those in favor of or objecting to this proposed annexation and rezoning should be present to voice their support or objections at the Public Hearing. You may submit your comments in writing to Jacques Palmer, Director of Planning and Community Development, 103 W. Robinson Avenue, Grovetown, GA 30813 or email jpalmer@cityofgrovetown.com. You may also submit your comments at the Help Desk/Public Information Officer, lobby of City Hall.

If you have any questions, please contact the Planning and Community Development Department at 706-860-5094.

Persons with special needs relating to disability access may use the Georgia Relay Service for the hearing impaired at 1-800-255-0056 or contact the Planning and Community Development Department at (706) 860-5094 prior to April 16, 2026.

NOTICE TO THE PUBLIC

A PETITION HAS BEEN FILED REQUESTING
THAT THIS PROPERTY BE:

ANNEXED INTO CITY OF GROVETOWN

REZONED FROM RA TO RC-1

A PUBLIC HEARING WILL BE HELD AT
103 OLD WRIGHTSBORO ROAD,
GROVETOWN, GA 30813

DATE: APRIL 16, 2026 TIME: 6:00 PM

PROPERTY OWNER: CONNIE + ALLEN WILLIAMS

ADDRESS: 759 CHAMBLIN ROAD (PARCEL # 062 023D)

FOR MORE INFORMATION CONTACT
THE CITY DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT
AT 706-860-5094
103 WEST ROBINSON AVE.
GROVETOWN, GA 30813

**City of Grovetown
Department of Planning and Community Development**

Planning Commission

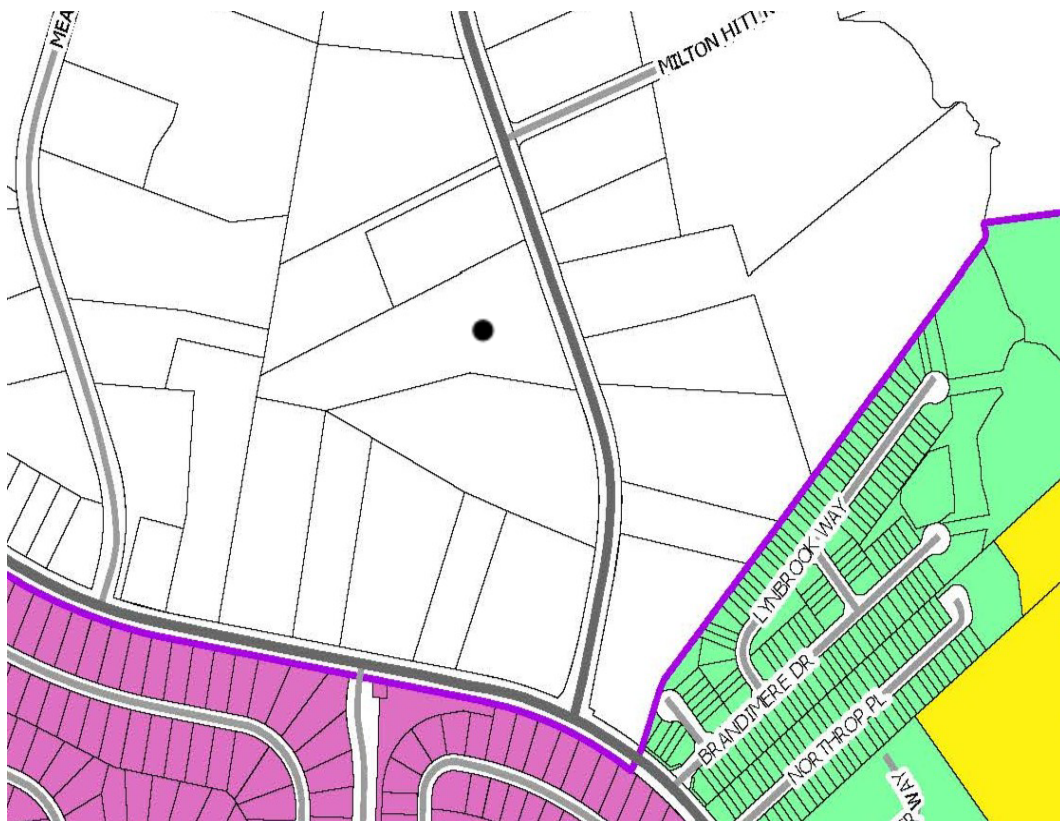
CASE ANALYSIS

Annexation Request

Rezoning Request

TO: Planning Commission
DATE: April 16, 2026
FROM: Department of Planning and Community Development
RE: 0 Chamblin Road Parcel (062 023C)
Case #: ANX 26 – 003 and RZ 26 - 003

● 0 Chamblin Road



The Request:

The applicant is requesting to annex the subject property into the city limits of Grovetown using the 100% method. The applicant is requesting to rezone the property to R-C1 (Residential) for future development of detached single-family homes.

Subject Property Description:

The applicant is Mr. Frank Goodwin and owner is Ms. Donna Weber and Mr. Brian Weber.

The subject parcel is located at 0 Chamblin Road. The parcel number is 062 023C. The subject property is ± 6.37 acres in area and is in Columbia County’s jurisdiction. The entire parcel has approximately 498-feet along Chamblin Road. The subject property currently has no structures on the property. The property is in Columbia County and is zoned RA (Residential Agricultural).

To the north, west and south are properties zoned RA (Residential Agricultural Unincorporated Columbia County). The properties to the north and west has single-families homes, to the south is vacant. To the east the property fronts Chamblin Road.

Findings of Fact:

The applicant is requesting the entire ± 6.37 acres of Parcel (062 023C) of the property in Columbia County be annexed into the City of Grovetown and, upon annexation, that it be rezoned to R-C1 (Residential) from RA (Residential Agricultural Unincorporated Columbia County).

The city has received a concept plan to develop 57 detached single-family homes across this parcel. Each lot would be approximately 6,000 sf in area with 60-feet of road frontage and fully compliant with R-C1 zoning standards. Such a development is permitted by right in the R-C1 district. Any such future development would require approval of a preliminary and final plat by the City of Grovetown Planning Commission.

Analysis:

Annexation:

This annexation is being pursued at the request of the property owner via an amicable method known as the “100% method.” The 100% method allows property owners of contiguous land in an area to seek to have their property annexed into an adjacent city by signing a petition (O.C.G.A. § 36-36-20, et seq.). The City Council determines whether to annex the property or not.

Note: Newly annexed properties are automatically zoned R-1 (Residential) unless and until action is taken by the Planning Commission to rezone the property, pursuant to the section of the Grovetown Zoning Ordinance referenced below.

Sec. 11.090- Zoning of newly annexed areas.

a. Uses in all areas annexed to the city shall be subject to the regulations of the lowest density residential district until the zoning for such areas are established by the mayor and council.

b. The planning commission shall, as soon as practical after the annexation of any area, institute proceedings on its own motion to establish zoning districts throughout the newly annexed area, and the procedure to be followed shall be the same as is provided by law for the adoption of original zoning districts governing other parts of the municipality.

Zoning:

The intent, standards, and uses of the R-C1 zoning district as proscribed in the City's Zoning Ordinance are as follows:

Sec. 2.050. R-C1.

2.051. *Permitted uses. In the R-C1 District, the following uses are permitted as a matter of right:*

- a. One (1) single-family detached.*
- b. Public and private parks and open space, but excluding commercial facilities.*
- c. Public elementary and high schools, or private schools with a curriculum the same as ordinarily offered in public elementary and high schools, including dormitories.*

2.052. *Accessory uses. In the R-C1 District, the following accessory uses are permitted:*

- a. Customary home occupations as permitted in this ordinance (See Article VI, section 6.030 of this ordinance).*
- b. The keeping of not more than two (2) nontransient roomers or boarders by a resident family.*
- c. Buildings or structures customarily accessory and incidental to a permitted use including garages, storage sheds, barns and greenhouses.*
- d. Private recreational facilities, such as swimming pools, basketball courts and tennis courts.*
- e. Raising of garden crops, vineyard crops, fruits or plants incidental to the residential use of the land.*

2.053. *Conditional uses. The following uses may be permitted in the R-C1 District by the board of zoning appeals (See Article VII of this ordinance):*

- a. Public utility uses.*

- b. *Assembly uses.*
- c. *Art galleries or museums.*
- d. *Cemeteries.*
- e. *Childcare centers.*
- f. *Hospitals, mental health facilities and nursing homes.*
- g. *Broadcasting towers and stations.*

2.054. *R-C1 development standards. The following minimum standards shall apply:*

Lot and Density Standards		
<i>Lot area (min)</i>	<i>6,000 sq. ft.</i>	
<i>Lot width (min)</i>	<i>60 ft. (rectangular lot)</i>	<i>50 ft. (radial lot)</i>
<i>Lot width at building line (min)</i>	<i>50 ft.</i>	
<i>Impervious surface coverage (max)</i>	<i>60%</i>	
Setback and Height Standards		
<i>Front (min)</i>	<i>25 ft.</i>	
<i>Rear (min)</i>	<i>10 ft.</i>	
<i>Side (min)</i>	<i>5 ft.</i>	
<i>Building height (max)</i>	<i>40 ft.</i>	

Comprehensive Plan Considerations:

The Grovetown Comprehensive Plan does not speak to properties that are not in the city limits. However, according to the Grovetown Comprehensive Plan, the subject property is located adjacent to the Suburban Residential Character Area. This can be found on page 71 of the Comprehensive Plan. This area is defined as follows:

Suburban Residential

General Description

The suburban residential character area includes developed and undeveloped areas of the city intended for low to medium density residential land uses including single-family dwellings, duplexes and townhouses; and small-scale non-residential uses that are directly associated with and support residents. Opportunities for the creation of additional senior housing in the area are being explored. This area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.



Primary Land Uses

Residential

Commercial

Parks/Recreation/Conservation

Implementation Measures

- Promote low to moderate density housing options (single-family, duplex, townhouses).
- Allow for varying housing types contained within separate development tracts or streets.
- Promote a variety of architectural styles.
- Require street linkages between arterials and adjacent development tracts.
- Develop collector street standards for large developments and in targeted areas.
- Develop bicycle and pedestrian features with direct linkages to greenways and community facilities.
- Incorporate self-contained neighborhood parks or recreation space.



Rezoning Considerations:

The City of Grovetown's Zoning Ordinance empowers the Planning Commission to evaluate the rezoning request in light of the following criteria:

Sec. 11.020. Planning commission review and report.

All amendments shall first be submitted to the planning commission for its review and recommendations. The planning commission shall have thirty (30) days from the date of the public hearing in which to conduct its review and submit its recommendation to the mayor and council. If the planning commission fails to submit a report within thirty (30) days, it

shall be deemed to have recommended the adoption of the proposed amendments. In reviewing and evaluating a requested zoning change, the planning commission shall consider the following factors:

- a. Whether the uses to be permitted by the proposed change would be appropriate in the area concerned based on declaration of zoning change policy identified in section 11.010.
- b. Whether adequate public school facilities and other public services exist or can be provided to serve the needs of additional residences likely to be constructed as a result of such change, and the consequences of such change.
- c. Whether the proposed change is in accord with any existing or proposed plans for providing public water and sanitary sewerage to the area.
- d. The factors listed in Article I, Section 1.060 of this ordinance.

Sec. 1.060. Standards Governing the Exercise of Zoning Power.

The exercise of the zoning power of the City shall constitute an effort to balance the interest of the community in promoting the public health, safety, morality and general welfare against the right of property owners to the unrestricted use of their property. The following factors shall be considered by the planning commission when reviewing and making its written recommendation and by the City Council when making a decision whether to approve or deny a requested amendment. These factors are determined to be relevant in balancing the interest in promoting the public health, safety, morality and general welfare against the right to the unrestricted use of the property:

- a. Whether the proposed zoning would allow a use that is generally suitable for the property compared to other possible uses and the uses and zoning of adjacent and nearby properties;
- b. Whether the proposed zoning would adversely affect the economic value or the uses of adjacent and nearby properties;
- c. Whether the property to be affected by the proposed zoning can be used as currently zoned;
- d. Whether the proposed zoning, if adopted, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection or other utilities;
- e. Whether there are other conditions or transitional patterns affecting the use and development of the property sought to be rezoned, if applicable, which give ground for either approval or disapproval of the proposed amendment;
- f. Whether the proposed zoning is in conformance with the Comprehensive Plan insofar as the plan is current in its application to the specific property that is the subject of the zoning decision;

- g. Whether the proposed zoning or use will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage areas, soil erosion and sedimentation and flooding;
- h. Whether the proposed zoning improves the overall zoning scheme and helps carry out the purposes of this ordinance.

Commission Action:

The Planning Commission is tasked with taking action on two items:

- 1. Should the property be annexed into the Grovetown City Limits? And, if yes,
- 2. Should the property be rezoned to R-C1, as requested?

Staff Recommendation:

Staff recommends approval of the request for annexation of the parcel number 062 023C.

Staff recommends approval of the rezoning of the annexed tract to R-C1 with the following conditions:

- 1. Future development shall be substantially consistent with the concept plan submitted with the application.
- 2. All relevant development, zoning, and use standards as outlined in the City of Grovetown Code of Ordinances shall be met unless expressed otherwise in the conditions below. This includes, but is not limited to, all R-C1 standards found in the City's Zoning Ordinance (Appendix "A" to the City Code) and development standards found in the City's Subdivision Code (Appendix "B" to the City Code).
- 3. Permitted use shall be restricted to one single-family dwelling per lot and/or public and private parks and open space only, in addition to allowable accessory uses and properly permitted conditional uses.
- 4. Building elevations shall be submitted for each individual unit when applying for building permits.
- 5. Any home constructed on either of the lots shall be fully compliant with the material standards of Sec. 6.250 of the City's Zoning Ordinance (Appendix "A").
- 6. Any development plan shall provide for a mail kiosk area location of which to be approved by the Director of Planning and Community Development.
- 7. Any development plan shall be compliant with the landscaping standards of the City's Zoning Ordinance (Appendix "A"), including but not limited to Sec. 6.210.
- 8. Streetlighting shall be installed and paid for by developer consistent with the comprehensive lighting design provided by Georgia Power. Proposed locations shall be indicated on any development plan.

9. The future development shall establish a homeowners' association consistent with the requirements of Sec. 6.190 of the City's Zoning Ordinance (Appendix "A").
10. Developer will be financially responsible for any improvements to City infrastructure, including but not limited to adjacent street rights-of-way, water lines, and sewer lines, deemed necessary by the City during the development review process to accommodate the proposed development.
11. Prior to development, developer will be required to meet all fire safety requirements of the City of Grovetown Fire Department, including but not limited to installing additional fire hydrants and installing a cul-de-sac or hammerhead that meets IFC standards at the existing Pinetree St dead end.
12. The developer will protect the existing natural pond.
13. The developer will conduct a Traffic Study.
14. The developer shall install a right turn lane on Chamblin Road into proposed development.

Public Notice:

Public notice was provided by advertising the application and public hearing in the legal organ. Public notice signs were posted on the site. The applicant was notified of the public notice and hearing. Public notice was posted on the city website and city Facebook.

Enclosure:

Application

Public Notice

Public Notice Sign Picture

Thank you.

APPLICATION FOR ANNEXATION

APPLICATION TO ANNEX TO THE CORPORATE BOUNDARIES OF GROVETOWN, GEORGIA

City of Grovetown
Planning and Community Development Department
103 W. Robinson Avenue
Grovetown, GA 30813
Phone: 706-860-5094

Fax: 706-860-5017

www.cityofgrovetown.com

DATE RECEIVED: 2-4-2026

Case #: ANX ²⁶~~25~~- 003

Owner's Agent

Applicant: is the (check one) Contract Purchaser

Owner

(If not the applicant): Check here if there are additional property owners and attach additional sheets.

FRANK GOODWIN BY: Property Owner

Gordon Renshaw

BRIAN K WEBER

Name (Please print)

Name (Please print)

5126 Copse Drive

281 MILK BRANCH WAY

Address

Address

Augusta, Georgia 30909

NORTH AUGUSTA, SC 29860

City, State, Zip Code

City, State, Zip Code

Phone Number(s)

Phone Number(s)

Email

Email

Contact Person: SAME AS APPLICANT Phone: _____ Fax: _____

Cell Phone: _____ Email: _____

Address of Property to be Annexed: 0 Chamblin Road, Grovetown, Georgia 30813

Tax Parcel ID #: 062 023 C Total Acreage: 6.37

Road Frontage: 485 feet on Chamblin Road

Existing Zoning: RA1 Requested Zoning: RC1

Disclosure: Does any local governmental official or member of the family have an interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two (2) years to any local government official?

Yes No No

FRANK GOODWIN BY:

I hereby depose and say under penalty of perjury that all of the statements contained in or submitted with this application are true.

Applicant Signature

Owner Signature

Subscribed and sworn to before me on 23 day of Jun, 2026

(As to The Owner only)
MLD

Notary Public Signature:



Notary Seal



Notary - Cori Davis

2.3.24



Annexation Application
Attachment A

ANNEXATION CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should a rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve (12) months from the date of denial.

FRANK GOODWIN BY: [Signature] 2/3/26
Signature of Applicant Date

Gordon Renshaw, Partner
Print Name and Title

Cori Davis 2.3.26
Signature of Notary Public Date



OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. I hereby authorize the Grovetown Mayor and City Council, the Planning Commission and City Staff to inspect the property which is the subject of this annexation application. The undersigned is aware that, should a rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve (12) months from the date of denial. Property Owner/Co-Owner is the (check one):

Landowner (only) Applicant (only); or Landowner and Applicant (both) of the area to be annexed.

[Signature] 1/23/26
Signature of Applicant Date

BRAND F WEBER 1/23/26
Print Name and Title Date

[Signature] 1/23/26
Signature of Notary Public Date



**Annexation Application
Attachment B**

PETITION REQUESTING ANNEXATION

100 PERCENT (100%)

METHOD OF ANNEXATION

(Must be completed by the property owner(s) for each parcel subject to the annexation petition)

To: The Mayor and City Council of Grovetown, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Grovetown, Georgia, and extend the corporate boundaries to include the same; and

2. The territory to be annexed is unincorporated and contiguous to the existing corporate limits of Grovetown, Georgia, and identified as tax parcel 062 023 C per the current Columbia County Tax Parcel system and having the legal description of such territory is as follows:

(Attach Complete Legal Description of all Land to be Annexed as "Attachment C")

Brian F Weber 1/23/26

Signature of Owner/Co-Owner Date

BRIAN F WEBER

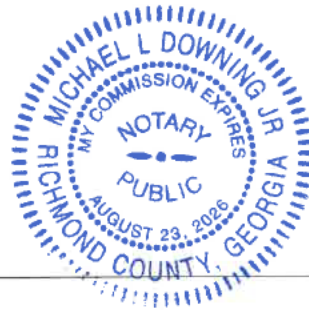
Print Name and Title

281 MILL BRANCH WAY 29860

Street Address City State and Zip

[Signature] 1/23/26

Signature of Notary Public Date



Notary Seal

Signature of Owner/Co-Owner Date

Print Name and Title

Street Address City State and Zip

Notary Seal

Signature of Notary Public Date

Letter of Intent/Project Narrative
0 Chamblin Road (Parcel #: 062 023C) Grovetown Annexation Application

TO: City of Grovetown Planning Department and Planning Commission
FROM: Gordon Renshaw, Frank Goodwin – Chamblin Road Gateway Development, LLC
DATE: February 3, 2026

Dear City of Grovetown Planning Department and Planning Commission:

We are pleased to submit the attached Grovetown Annexation Application for the annexation of the 0 Chamblin Road location (Parcel #: 062 023C). As we have shared, our vision, intent, and plans are to build a high-quality residential development of single dwelling residential homes at the corner of Chamblin Road and Wrightsboro Road. This is a highly desirable and high-profile residential development for the City of Grovetown to both annex the 17 acres proposed development into the City as well as favorably rezone the land into your RC1 Zoning (from Columbia County's RA1 Zoning).

Summary of the 3 Parcels of Land that make up the Chamblin Road Gateway Development, LLC:

- 769 Chamblin Road (Corner Parcel Chamblin & Wrightsboro Road), Parcel #: 062 023, 4.25 acres
- 759 Chamblin Road (Middle Parcel between 769 and 0 Chamblin), Parcel #: 062 023D, 6.36 acres
- 0 Chamblin Road (Northern Parcel above 759 Chamblin), Parcel #: 062 023C, 6.37 acres
- Total 17 acres

Our Chamblin Road Gateway Development will emphasize and highlight the proximity and location of the corner of Chamblin Road and Wrightsboro Road that provides an ideal first impression of the new outer boundary for the City of Grovetown coming east on Wrightsboro Road, and the future new outer boundary for the City coming south along Chamblin Road. As a result, we will work with the City of Grovetown Administrator and Director of Planning and Development to construct a "Welcome to Grovetown" sign and plant related shrubbery to enhance the signage. Our community will provide also highlight sidewalks and line of trees on the corner parcel of 769 Chamblin Road to reflect quality and beauty, with trees lining both Chamblin and Wrightsboro Roads.

Our digital file including site plans will help visualize and capture the community development at this true "Gateway" location that reflects anticipated growing traffic and focus along the Chamblin Road and Wrightsboro Road City entry points. We believe that our community development with 2 entrances on Chamblin Road is both timely and the ideal development as Grovetown continues to grow in demand for new purchasers related to expanding middleclass homeowner families reflecting growth of cybersecurity and medical employment, 3 to 4 new planned data centers, and the soon-to-be constructed extended Gateway Boulevard from Horizon South Parkway to Chamblin Road that will bring planned increased focus and traffic to Chamblin Road heading into Grovetown.

We look forward to working with you and your leadership teams over the coming weeks and months ahead.

Sincerely,



Gordon Renshaw
Partner

Chamblin Road Gateway Development, LLC

City of Grovetown
Department of Planning and Community Development
ZONING MAP AMENDMENT APPLICATION

City of Grovetown
Planning and Community Development Department
103 W. Robinson Avenue
Grovetown, GA 30813
Phone: 706-860-5094

Fax: 706-860-5017

www.cityofgrovetown.com

DATE RECEIVED: 2-4-2024

Case #: RZ ²⁶23- 003

- Owner's Agent
 Contract Purchaser
 Property Owner

Applicant: is the (check one)
FRANK GOODWIN BY: Gordon Renshaw
Name (Please print)
5126 Copse Drive
Address
Augusta, Georgia 30909
City, State, Zip Code
Phone Number(s)
Email

Owner (If not the applicant): Check here if there are additional
additional property owners and attach additional sheets.
BRIAN F WEBER
Name (Please print)
281 MILL BRANCH WAY
Address
N. AUGUSTA, SC 29860
City, State, Zip Code
Phone Number(s)
Email

Contact Person: Same as Applicant Phone: _____ Fax: _____
Cell Phone: _____ Email: _____

Address: 0 Chamblin Road, Grovetown, GA 30813
Tax Parcel ID #: 062 023 C Acreage: 6.37
Road Frontage: 485 feet on Chamblin Road
Existing Zoning: RA1 Requested Zoning: RC1

Disclosure: Does any local governmental official or member of the family have an interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two (2) years to any local government official?
Yes No No

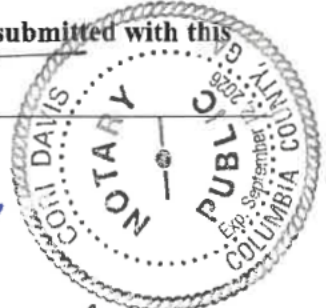
I hereby depose and say under penalty of perjury that all of the statement contained in or submitted with this application are true.

Brian F. Weber
Owner Signatures

[Signature]
Applicant Signature

Subscribed and sworn to before me on 23 day of January 20 26

(as to Owner only) MCD
Notary Public Signature: [Signature]



Low Davis
2.3.26 3

Zoning Map Amendment Application Attachment A

Rezoning

It is the responsibility of the applicant to provide the Planning Commission a letter of intent with attached evidence (if applicable) that addresses the information solicited below as outlined in the City of Grovetown's Code of Ordinances. It is incumbent upon the applicant to request any information needed from the city to answer any of the following questions:

Chapter 13, Section 13-6 (e), City of Grovetown Code of Ordinances

- What are the existing uses and zoning of the surrounding properties?
- Are property values diminished by the proposed zoning's restrictions?
- Does the proposed zoning promote the health, safety, morals, or general welfares of the public?
- What does the general public gain by the proposed zoning change as compared to the hardship placed on the landowner by the current land zoning?
- Is the subject property suitable for the proposed zoning/land use?
- How long has the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property?
- Is the proposed zoning compatible with and/or diverge from the City's land use plan (i.e. Comprehensive Plan)?

Article XI, Section 11.020, City of Grovetown Base Zoning Ordinance

- Does the proposed zoning change meet one of the criteria listed in section 11.010:
 - To correct a manifest error in the regulations or map; or
 - To recognize changed or changing conditions or circumstances in a particular area; or
 - To recognize changes in technology, the style of living, or the manner of business
- Are there adequate public-school facilities to service the needs of additional residences likely to be constructed because of such a zoning change?
- Is there adequate water and sewer capacity to service the needs of the additional residences likely to be constructed because of such a zoning change?

**Zoning Map Amendment Application
Attachment B**

ZONING MAP AMENDMENT CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

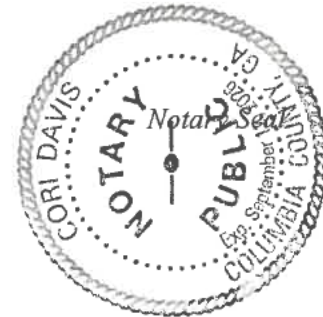
APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

[Signature] FRANK GOODWIN TR 4;
2/3/26.
Signature of Applicant Date

Gordon Renshaw, Partner
Print Name and Title Date

Cori Davis 2.3.26
Signature of Notary Public Date



✧ OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, in granting any zoning map amendment, the City Council may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance and/or Development Regulations. Violation of such conditions and safeguards, when made a part of the terms under which the zoning map amendment is granted, shall be deemed a violation of the Zoning Ordinance and/or Development Regulations and punishable. The undersigned hereby authorizes the Grovetown Mayor and City Council, Planning Commission, and City Staff to inspect the property which is the subject of this application. The undersigned is aware that, should this rezoning request be denied by City Council, no rezoning application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

[Signature] 01/23/2026
Signature of Applicant Date

BRIAN F WEBER 01/23/26
Print Name and Title Date

[Signature] 1/23/26
Signature of Notary Public Date



**Zoning Map Amendment Application
Attachment C**

CONFLICT OF INTEREST CERTIFICATIONS FOR ZONING ACTIONS

The undersigned below, making application for rezoning has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information pursuant to Georgia statute.

Check here if there are additional property owners and attach additional "Conflict of Interest Certification" sheets.

FRANK GOODWIN BY:
[Signature] 2/3/26.
Signature of Applicant Date

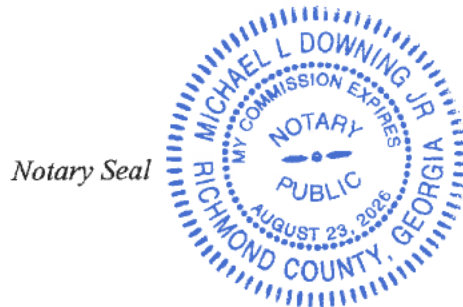
Gordon Kershaw, Partner
Print Name and Title Date

Cori Davis 2.3.26
Signature of Notary Public Date

& [Signature] 1/23/26
Signature of Owner Date

BRIAN R. WEBER 1/23/26
Print Name and Title Date

[Signature] 1/23/26
Signature of Notary Public Date



Letter of Intent/Project Narrative
0 Chamblin Road (Parcel #: 062 023C) Grovetown Rezoning Application

TO: City of Grovetown Planning Department and Planning Commission
FROM: Gordon Renshaw, Frank Goodwin – Chamblin Road Gateway Development, LLC
DATE: February 3, 2026

Dear City of Grovetown Planning Department and Planning Commission:

We are pleased to submit the attached Grovetown Rezoning Map Amendment Application for the rezoning of the 0 Chamblin Road location (Parcel #: 062 023C) into your RC1 Zoning (from Columbia County's RA1 Zoning). As we have shared, our vision, intent, and plans are to build a high-quality residential development of single dwelling residential homes at the corner of Chamblin Road and Wrightsboro Road. This is a highly desirable and high-profile residential development for the City of Grovetown to both rezone and annex the 17 acres proposed development into the City.

Summary of the 3 Parcels of Land that make up the Chamblin Road Gateway Development, LLC:

- 769 Chamblin Road (Corner Parcel Chamblin & Wrightsboro Road), Parcel #: 062 023, 4.25 acres
- 759 Chamblin Road (Middle Parcel between 769 and 0 Chamblin), Parcel #: 062 023D, 6.36 acres
- 0 Chamblin Road (Northern Parcel above 759 Chamblin), Parcel #: 062 023C, 6.37 acres
- Total 17 acres

Our Chamblin Road Gateway Development will emphasize and highlight the proximity and location of the corner of Chamblin Road and Wrightsboro Road that provides an ideal first impression of the new outer boundary for the City of Grovetown coming east on Wrightsboro Road, and the future new outer boundary for the City coming south along Chamblin Road. As a result, we will work with the City of Grovetown Administrator and Director of Planning and Development to construct a "Welcome to Grovetown" sign and plant related shrubbery to enhance the signage. Our community will provide also highlight sidewalks and line of trees on the corner parcel of 769 Chamblin Road to reflect quality and beauty, with trees lining both Chamblin and Wrightsboro Roads.

Our digital file including site plans will help visualize and capture the community development at this true "Gateway" location that reflects anticipated growing traffic and focus along the Chamblin Road and Wrightsboro Road City entry points. Our community development will be approximately 69 single dwelling family homes that will meet the RCI Zoning specs of 60-foot-wide lot with setbacks of 25 feet on the front, and 10 feet on both the back and sides. We believe that our community development with 2 entrances on Chamblin Road is both timely and the ideal development as Grovetown continues to grow in demand for new purchasers related to expanding middleclass homeowner families reflecting growth of cybersecurity and medical employment, 3 to 4 new planned data centers, and the soon-to-be constructed extended Gateway Boulevard from Horizon South Parkway to Chamblin Road that will bring planned increased focus and traffic to Chamblin Road heading into Grovetown.

We look forward to working with you & your leadership teams over the coming weeks and months ahead.

Sincerely,



Gordon Renshaw
Partner
Chamblin Road Gateway Development, LLC

Ad Preview

PUBLIC NOTICE TO THE CITIZENS OF GROVETOWN, GEORGIA

The public is hereby notified that the **City of Grovetown Planning Commission** will hold a public hearing in the Council Chambers of Grovetown City Hall, 103 Old Wrightsboro Road, on **Thursday, April 16, 2026, at 6:00 PM** to consider the following agenda items:

- Preliminary Plat 310 Ford Avenue/Parcel # G11 046 and 0 Ford Avenue/Parcel G11 047.
- Annexation of ± 4.254 Acres at 769 Chamblin Road/Parcel # 062 023.
- Rezoning of ± 4.254 Acres at 769 Chamblin Road/Parcel # 062 023 from R-A (Columbia County Zoning) to R-C1 (Residential)
- Annexation of ± 6.360 Acres at 759 Chamblin Road/Parcel # 062 032D.
- Rezoning of ± 6.360 Acres at 759 Chamblin Road/Parcel# 062 023D from R-A (Columbia County Zoning) to R-C1 (Residential)
- Annexation of ± 6.370 Acres at 0 Chamblin Road/Parcel # 062 023C.
- Rezoning of ± 6.370 Acres at 0 Chamblin Road/Parcel # 062 032C from R-A (Columbia County Zoning) to R-C1 (Residential)

All those in favor of or objecting to this proposed annexation and rezoning should be present to voice their support or objections at the Public Hearing. You may submit your comments in writing to Jacques Palmer, Director of Planning and Community Development, 103 W. Robinson Avenue, Grovetown, GA 30813 or email jpalmer@cityofgrovetown.com. You may also submit your comments at the Help Desk/Public Information Officer, lobby of City Hall.

If you have any questions, please contact the Planning and Community Development Department at 706-860-5094.

Persons with special needs relating to disability access may use the Georgia Relay Service for the hearing impaired at 1-800-255-0056 or contact the Planning and Community Development Department at (706) 860-5094 prior to April 16, 2026.

NOTICE TO THE PUBLIC

A PETITION HAS BEEN FILED REQUESTING
THAT THIS PROPERTY BE:

ANNEXED INTO CITY OF GROVETOWN

REZONED FROM RA TO RC-1

A PUBLIC HEARING WILL BE HELD AT
103 OLD WRIGHTSBORO ROAD,
GROVETOWN, GA 30813

DATE: April 16, 2026 TIME: 6:00 PM

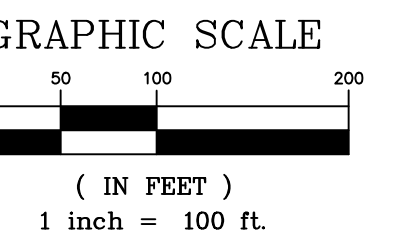
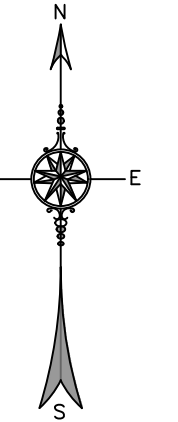
PROPERTY OWNER: BRIAN WEBER

ADDRESS: Chamblin Road (Parcel # 062 023C)

FOR MORE INFORMATION CONTACT
THE CITY DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT
AT 706-860-5094
103 WEST ROBINSON AVE.
GROVETOWN, GA 30813



AUSTIN ENGINEERING CO., INC.
 Consulting Engineers / Surveyors
 311 SW Water St., Suite 215
 Peoria, Illinois 61602
 License No. 184-001143



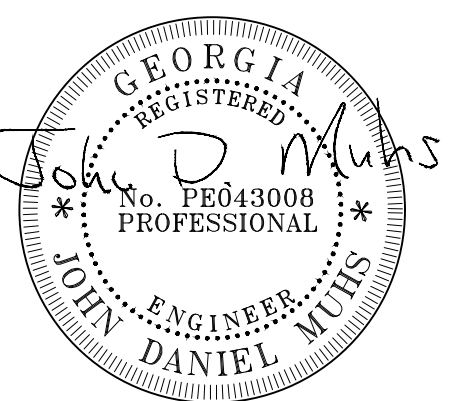
CHAMBLIN ROAD SUBDIVISION

769 CHAMBLIN ROAD
 GROVETOWN, GA 30813
 PARCEL ID: 062-023, 062-023D, 062-023C -
 +/- 16.8 ACRES
 DEVELOPER:
 CHAMBLIN RD GATEWAY
 DEVELOPMENT, LLC
 1133 CARRIAGE PARC DRIVE
 CHATTANOOGA, TN 37421

REVISED:

PRELIMINARY SUBDIVISION PLAN

PROJECT NO: GA70-26--
 DATE: 3-22-26
 SURVEYED: GIS DESIGNED: J.D.M.
 DRAWN: B.H. APPROVED: J.D.M.



3/22/26

C1.0

SITE DATA:

THE BOUNDARY AND LIMITED TOPOGRAPHY FOR THIS PROJECT IS BASED FROM COLUMBIA COUNTY GIS MAPS.

SITE ADDRESS IS 769 CHAMBLIN ROAD, GROVETOWN, GA

TAX ID IS 062-023, 062-123D, 062-023C

TOTAL TRACT AREA = 16.85 ACRES±

PROPOSED ZONING = R-C1
 MIN. LOT AREA = 6,000 SF
 MIN. LOT WIDTH = 60 FT (RECTANGULAR LOT REQUIRED)
 50 FT (RADIAL LOT REQUIRED)
 50 FT AT BUILDING LINE MIN. REQUIRED

56 SINGLE FAMILY LOTS ARE PROVIDED.

PROPOSED RESIDENTIAL DENSITY
 +/- 13,107 SF/UNIT (+/- 3.32 UNIT/ACRE)

ALL SINGLE FAMILY LOTS SHOWN WITH MINIMUM 60' FRONTAGE (OR AT SETBACK LINE) WITH THE FOLLOWING PARAMETERS:

- 25' FRONT SETBACKS
- 10' REAR SETBACKS
- 10' SIDE YARD SETBACKS
- ACCOMMODATES 40' WIDE BUILDING FOOTPRINTS.

STORMWATER DETENTION AND WATER QUALITY PROVIDED WITH EXISTING WET POND TO REMAIN AS PARTIALLY FILLED ALONG LOTS 5 THRU 9 AND TWO NEW DETENTION BASINS.

MAIL KIOSK PROVIDED FOR SINGLE FAMILY DEVELOPMENT AT PROPOSED PRIVATE DRIVEWAY BETWEEN LOTS 11 AND 56

A 10' WIDE UTILITY EASEMENT SHALL BE PROVIDED ALONG THE FRONTAGE OF ALL LOTS.

THE OUTLOT PARCEL IS PROVIDED FOR STORMWATER DETENTION.

ALL STREET RIGHTS OF WAY SHALL BE 50' WIDE. ALL STREETS SHALL BE PER CITY ORDINANCE.

A 20' PRIVATE DRIVE WITH TURN-AROUND IS PROVIDED FOR REAR LOAD ACCESS FOR LOTS 1 THRU 11 AND SHALL BE PROVIDED FOR CITY ACCESS TO DETENTION BASIN AREAS.

ALL PROPOSED SLOPES SHOWN AT 3:1.

GRINDER PUMPS WITH LOW PRESSURE FORCE MAINS SHALL BE PROVIDED FOR CONNECTION TO PUBLIC SEWER LOCATED ON EAST SIDE OF CHAMBLIN ROAD.

PUBLIC WATER LOCATED ALONG CHAMBLIN AND WRIGHTSBORO ROADS.

VARIANCES REQUESTED:

THE BOUNDARY AND LIMITED TOPOGRAPHY FOR THIS PROJECT IS BASED FROM COLUMBIA COUNTY GIS MAPS.

- 1) REDUCE RADIAL LOTS AT CUL-DE-SACS FROM 50' TO 38' MINIMUM TO ACCOMMODATE 60' TANGENTIAL FRONTAGES AT BUILDING SETBACK LINE
- 2) INCREASE MAXIMUM CUL-DE-SAC LENGTH FROM 700 FT TO 722 FT.

