

ORDINANCE NO. 7986

An Ordinance to amend the Comprehensive Zoning Ordinance adopted by the Augusta, Georgia Commission effective September 16, 1997 (Ordinance No. 5960), together with all amendments which have been approved by either the Augusta Commission as authorized under the Home Rule Provisions of the Comprehensive Zoning Map from the Constitution of the State of Georgia," by changing the Comprehensive Zoning map by rezoning from Zone R-3C (Multiple-family Residential) to Zone B-2 (General Business) affecting property located in the southwest quadrant at the intersection of Stevens Creek Road and River Watch Parkway, and for the repeal of ordinances in conflict herewith and for other purposes:

THE AUGUSTA, GEORGIA COMMISSION HEREBY ORDAINS:

SECTION I. The Comprehensive Zoning Ordinance adopted by the Board of Commissioners of Richmond County on the 15th day of November 1983, the caption of which is set out above, changing the Comprehensive Zoning Map by changing the zoning from R-3C (Multiple-family Residential) to Zone B-2 (General Business) on the property as follows:

Commence at the intersection of the east road right-of-way line of E. Robinson Avenue with the north road right-of-way line of Gordon Highway; thence in an easterly direction along said north road right-of-way line of Gordon Highway a distance of 2,944.39 feet, more or less to the Point of Beginning; thence North 04°11'20" East 499.97 feet; thence North 79°46'07 " West 186.00 feet; thence North 04°11'20" East 586.37 feet; thence South 82°12'23" East 683.93 feet; thence South 17°51'50" East 499.73 feet; thence South 26°11'20" East 93.25 feet; thence South 86°58'57" West 217.32 feet; thence South 08°10'03" East to said north road right-of-way line of Gordon Highway; thence South 86°55'48" West along said north road right-of-way line of Gordon Highway a distance of 603.91 feet to the Point of Beginning. Containing 16.1 acres, more or less. Located at 350 Digital Drive. Tax Map #079-0-268-00-0.

SECTION II - This amendment to the Comprehensive Zoning Maps for Augusta, Georgia, is subject to the following conditions:

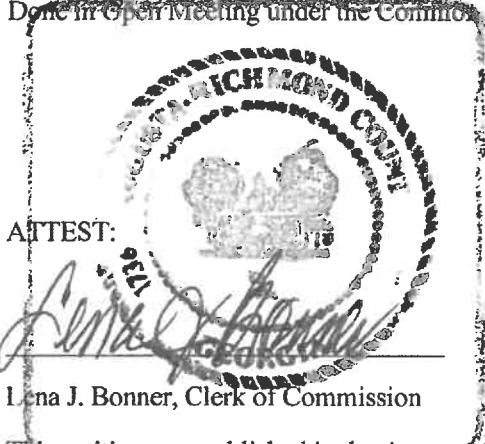
1. The total height of any structure shall not exceed 68 feet, excluding the housing of elevators, equipment required to operate and maintain the building, and parapet walls, but no structure or any space above the height limit shall be allowed for the purpose of providing additional enclosed space for commercial use and all elevators and equipment shall be screened.

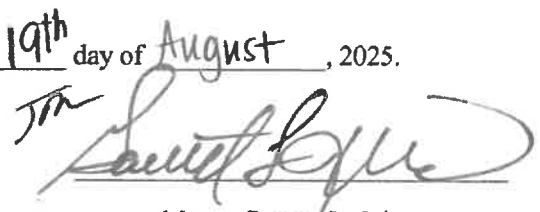
2. A phase plan for the development will be submitted. The first phase that is outside of the wetlands and may be submitted for site plan approval provided the inert land field has been remediated per Augusta-Richmond County Engineering and Planning Department directors. The second phase of the site plan review will be for portions of the development within the wetlands and shall be contingent upon the Army Corps of Engineers approval and the remediation of the unauthorized inert land field per Augusta-Richmond County Engineering and Planning Department.
3. Materials in the existing inert landfill shall either be entirely removed, or the owner will need to rezone the affected areas of the property to support the existing inert fill area prior to submitting for a land disturbance permit and building permit.
4. The developer shall provide an enhanced landscape buffer along Gordon Highway, the development shall provide a staggered double landscaped street yard consisting of at least one (1) large tree for each forty-five (45) linear feet on the center of street frontage, with a large tree being located within twenty feet (20') of each side property line.
5. The proposed development shall comply with all requirements of the Traffic Engineering Department and Georgia Department of Transportation at the time of submittal for site plan approval.
6. Approval of the rezoning request shall not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall go through Site Plan approval process in compliance with the Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
7. This development project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
8. All lighting shall be downcast and pointed away from the residential property line.
9. The required parking shall equal office square feet + flex office square feet ÷ 300 square feet of GFA of office space.

SECTION III. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Done in Open Meeting under the Common Seal thereof this 19th day of August, 2025.

ATTEST:

 Lena J. Bonner, Clerk of Commission


Mayor Garnett L. Johnson

This ~~petition~~ was published in the Augusta Chronicle, Thursday, July 17, 2025, by the Planning Commission for a public hearing on August 4, 2025.

One Reading _____

Z-25-30