

ORDINANCE NO. 1908

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 Constitution of the State of Georgia" by changing the Comprehensive Zoning map by Rezoning from Zone R-1D (One-family Residential) and R-3C (Multiple-family Residential) to R-1E (One-family Residential) affecting property located on the northwest right-of-way line of Goshen Road approximately 585 feet northeast of the intersection of Goshen Lakes Drive South; and for the repeal of ordinances in conflict herewith and for other purposes:

THE AUGUSTA, GEORGIA COMMISSION HEREBY ORDAINS:

SECTION I. That 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, is amended by changing the Comprehensive Zoning Map by changing the zoning from Zone R-1D (One-family Residential) and R-3C (Multiple-family Residential) to R-1E (One-family Residential) as follows:

Commence at the intersection of south road right-of-way line of Goshen Road and the west road right-of-way line of Goshen Lakes Drive South; thence north crossing over said Goshen Road a distance of 80.00 feet more or less to the north road right-of-way line of said Goshen Road; thence easterly along said north road right-of-way line of Goshen Road a distance of 400.00 feet more or less to what appears to be the north bank of Spirit Creek and the Point of Beginning; thence continue in a northeasterly direction still along said north road right-of-way line of Goshen Road a distance of 679.98 feet more or less; thence northwesterly a distance of 264.20 feet more or less; thence north a distance of 152.20 feet more or less to the southeast corner of Lot 9, Block B, Phase 2, The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia; thence North 63°05'16" West 250.98 feet to the northwest corner of Lot 18, Block B, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia; thence North 26°54'42" East along the west property line of said Lot 18, Block B, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia; a distance of 86.00 feet to the northwest corner of said Lot 18, Block B, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia and the south right-of-way line of Valencia Lane; thence northwesterly along said south right-of-way line of Valencia Lane a distance of 249.00 feet more or less to the southeast corner of Lot 82, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia; thence northwesterly along the south property line of said Lot 82, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County,

Georgia a distance of 128.10 feet more or less to the northwest corner of said Lot 82, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia; thence northeasterly along the west property line of said Phase 2 of The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia a distance of 75.00 feet more or less to the southeast corner of Lot 76, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia; thence west along the south property line of said Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia a distance of 119.97 feet to the southwest corner of Lot 73, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia; thence north along the west property line of said Lot 73, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia a distance of 100.00 feet to the northwest corner of said Lot 73, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia and the south right-of-way line of Tarragona Terrace; thence west along said south right-of-way line of Tarragona Terrace a distance of 17.70 feet more or less; thence north across said Tarragona Terrace a distance of 40.40 feet more or less to the north right-of-way line of said Tarragona Terrace; thence east along said north right-of-way line of Tarragona Terrace a distance of 14.30 feet more or less to the southwest corner of Lot 72, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia; thence north along the west property line of said Lot 72, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia a distance of 100.00 feet to the northwest corner of Lot 72, Phase 2 of said The Village At Goshen recorded in the Clerk of Superior Courts Office of Richmond County, Georgia; thence northwesterly 18.00 feet more or less to a powerline easement; thence west along said powerline easement a distance of 1,030.10 feet more or less; thence southwesterly a distance of 320.45 feet more or less; thence in a more southerly direction a distance of 564.50 feet to the rear property line of Tax Map Parcel # 199-0-152-00-0 and said north bank of Spirit Creek; thence in a southeasterly direction along the established said north bank of Spirit Creek a distance of 1,848 feet more or less to said north road right-of-way line of Goshen Road and the Point of Beginning. Said property containing 30.65 acres, more or less. Located at 4200 Valencia Lane. Tax Map #119-0-088-00-0.

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

1. Development of the property shall not exceed 77 townhome units with a minimum lot width of twenty-five (25) feet.
2. There shall be a twenty-five (25) foot buffer established from the delineated wetlands and no structures shall be located within the wetlands to avoid any negative impacts to this environmentally sensitive land.
3. The developer shall obtain any necessary permits required from Army Corps of Engineers for the development of the property.
4. The townhome units shall feature a minimum of four (4) substantively distinct front façade designs, to be approved by Planning & Development staff. No adjacent units shall use identical façades. The developer shall abstain from the use of vinyl siding along front façades.
5. Approval of the rezoning request shall not constitute approval of the conceptual subdivision plan submitted with the rezoning request. Subdivision Development Plan

approval, in compliance with the Land Subdivision Regulations of Augusta-Richmond County, is required prior to commencement of any improvements to the property.


6. This development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County Georgia, including the Flood Damage Prevention Ordinance at the time of development.

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 17th day of October, 2023.


Mayor Garnett L. Johnson

ATTEST:


Lena J. Bonner, Clerk of Commission

This petition was published in the Augusta Chronicle, Thursday, September 14, 2023, by the Planning Commission for public hearing on October 2, 2023.

One Reading _____

Z-23-43