

Hearing Date: April 2, 2025

Case Number: Z-25-15

Applicant: Kevin R. McDade

Property Owner: Kevin R. McDade

Property Address: 4149 and 4159 Woodard Avenue

Tax Parcel No(s): 154-0-015-00-0 & 154-0-016-00-0

Current Zoning: R-MH (Manufactured Home Residential)

Fort Eisenhower Notification Required: N/A

Commission District 6: Tony Lewis

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from R-MH (Manufactured Home Residential) to B-2 (General Business)	Commercial event venue	Section 22-1

SUMMARY OF REQUEST:

This rezoning request consists of two adjacent residential tracts with a combined area of 10.34 acres. The petition involves a change the zoning from R-MH (Manufactured Home Residential) to B-2 (General Business) to establish a commercial event venue. The properties are situated on Woodard Avenue, approximately 298 feet north of the intersection with Travis Road. The conceptual site plan presented with the rezoning application proposes the following:

- A 30-foot-wide driveway with an entrance that connects to Woodard Avenue
- Gated access with a 4' tall 3-rail farm fence along the front property line
- A new 85' x 120' or 10,200 sf metal building
- Creation of a small 6' deep pond
- Minimum 25' buffers along all boundaries of the tract
- Amenities to include a garden, a covered alter area, a large concrete patio area, walking paths, a small waterfall, a pond basin and pondless water feature, a statue, an 8' diameter firepit and an orchard area
- 1 to 3 cottages for overnight stay

- 1 to 2 support buildings for maintenance and an administrative office, in addition to the main event building

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continued mix of housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended development patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

1. The properties are vacant.
2. There is no recent zoning history for the subject properties.
3. The properties can be served by both a public potable water system and a public sanitary sewer system.
4. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies this section of Woodard Avenue as a local or residential road. There are no transit routes or stops located within a half mile of the properties.
5. The properties are located outside of the 100-year Special Flood Hazard Area and there are no wetlands located on the properties.
6. The conceptual site plan submitted with the application shows a 30-foot-wide driveway along with a new entrance on Woodard Avenue.
7. Two 100' x 200' gravel areas will be designated for off-street parking. Additional parking is planned near the main building. The site plan does not include individual parking spaces nor parking dimensions.
8. The applicant plans to obtain a liquor license to support various functions held on the properties. Social events include weddings, life milestones, indoor/outdoor gathering space and meeting place for organizations and business functions.
9. The proposed change in zoning to B-2 is not consistent with the 2023 Comprehensive Plan. The site is not positioned near a major intersection and is primarily surrounded by residential zoned tracts.
10. At the time of completion of this report, staff have received any inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is an 8" water line and an 8" sewer line on Woodard Ave available for their use. Water meters will need to set in the County ROW outside of any fences, County cleanout will need to set in the County ROW outside of any fences. Trees will need to be minimum of 20' from the county water meter, FH, cleanout or main lines.

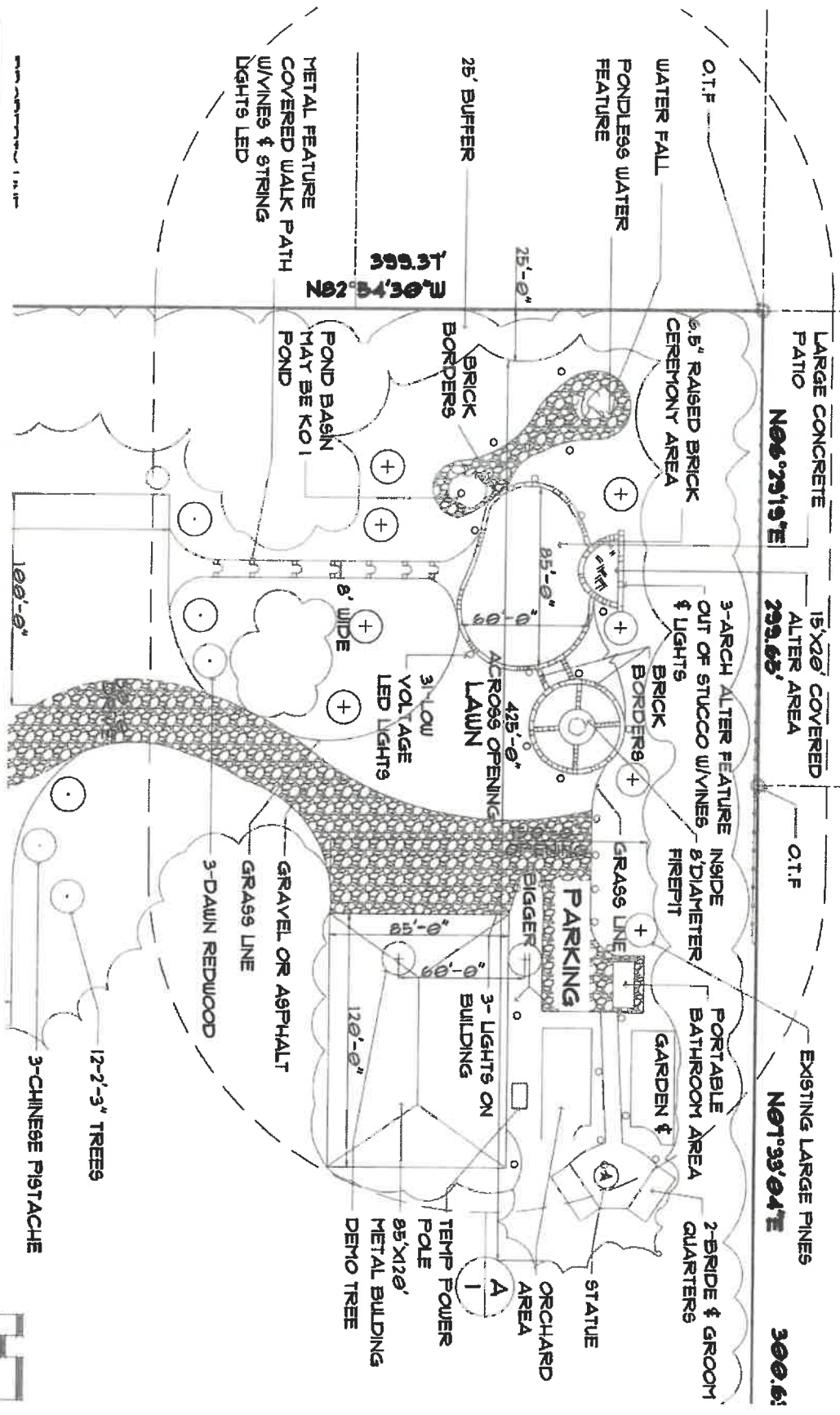
Fire Comments:

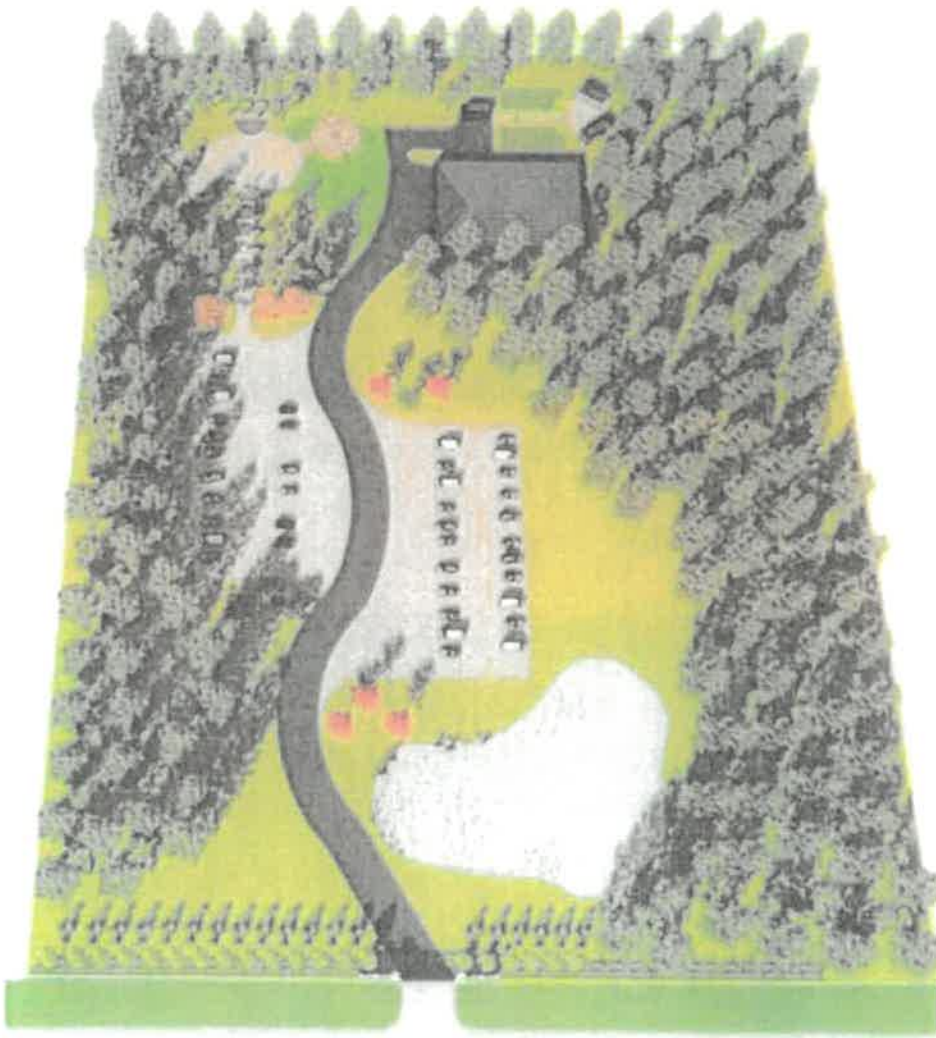
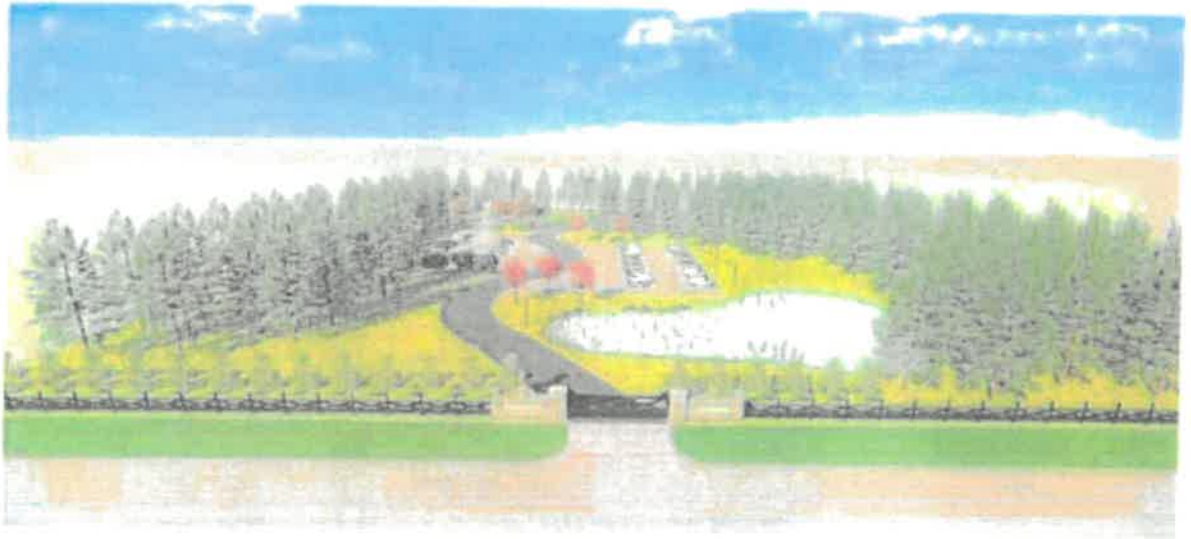
- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to B-2 (General Business) with the following conditions:

1. The development must substantially conform to the concept plan and elevations submitted with this rezoning application.
2. The applicant must comply with all related aspects of the Augusta Tree Ordinance.
3. Any proposed lighting fixtures must be directed downward and not toward buildings.
4. Maintain a 50ft undisturbed buffer along the Southwest property line.
5. Installation of a 6ft privacy fence along the Southwest property line is required.
6. Driveway access should be a minimum of 40 feet and paved if required by Augusta Engineering Dept.
7. Stormwater management plan will be necessary at the time of Site Plan submission.
8. Installation of a gravel parking lot will need to meet standards and regulations set forth by the City of Augusta-Richmond County Engineering Department at the time of development.
9. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
10. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.

NOTE: This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.





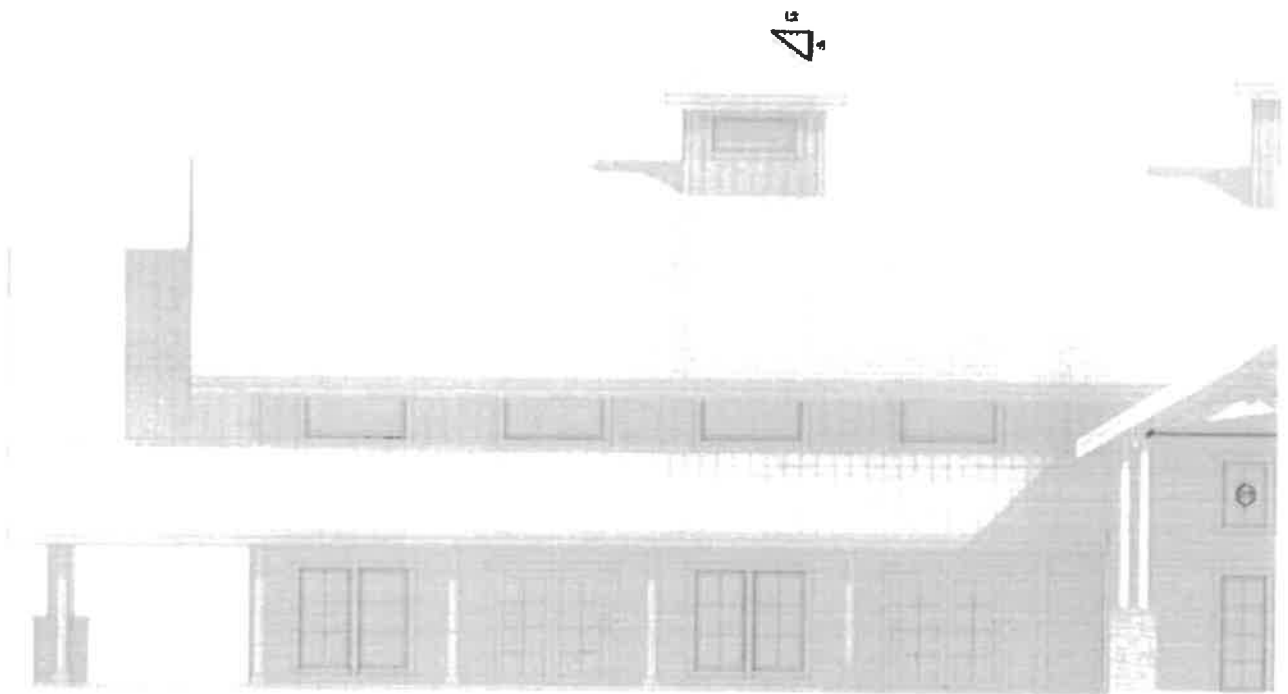




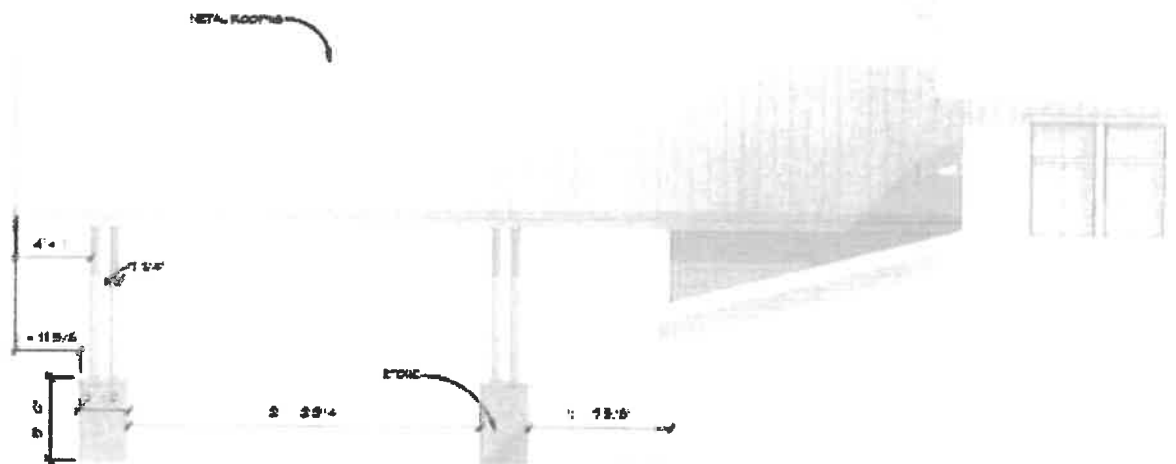


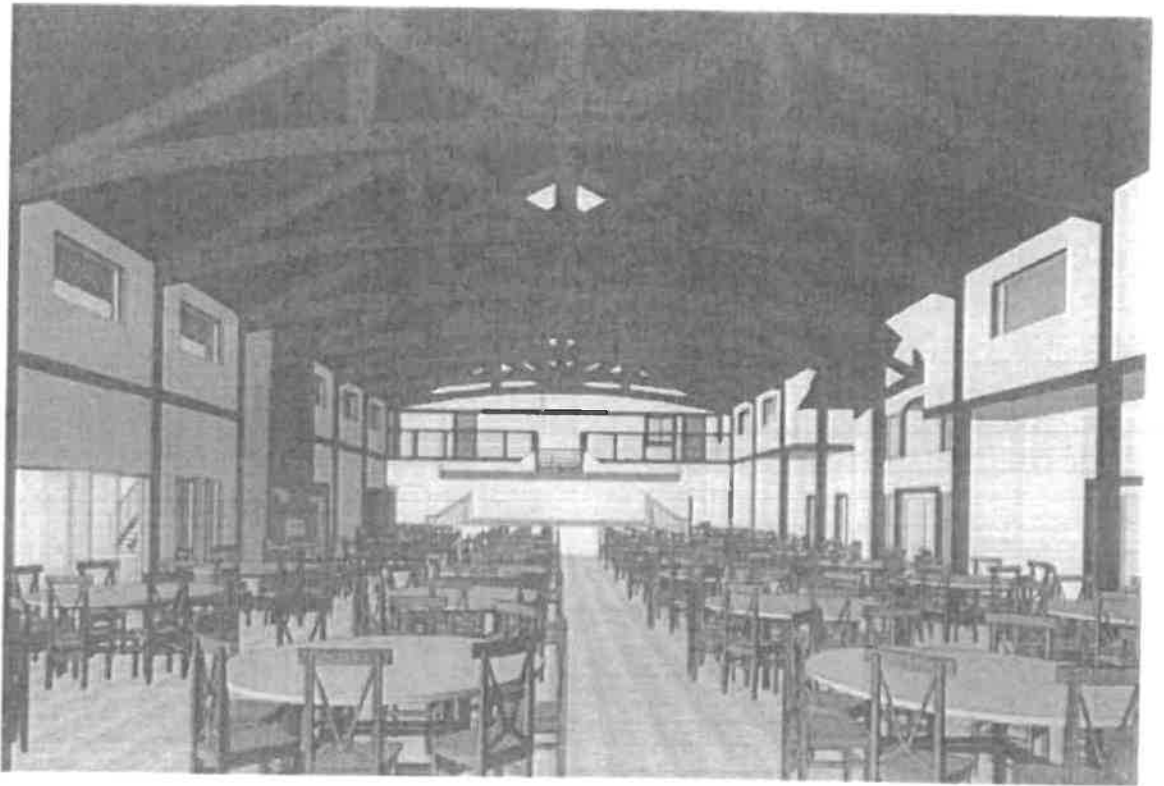
Architectural rendering of a large, multi-story building with a complex roofline, featuring multiple gables and dormers. The building is shown from a side elevation, highlighting its extensive length and the series of windows along its facade. The rendering is in black and white, emphasizing the structural details and the building's scale.





2 FRONT
5/16" = 1'-0"





① INTERIOR VIEW - MAIN HALL 1



Planning Commission
Z-25-15
April 2, 2025

4149 and 4159 Woodward
Avenue

Aerial

 Subject Property

Augusta
G E O R G I A

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
3/14/2025 pzd2833

Augusta, GA Disclaimer:

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N



0 300 Feet



Request: A Change of Zoning from zone R-MH (Manufactured Home Residential) to zone B-2 (General Business) to develop an event venue, affecting properties containing approximately 10.34 acres located at 4149 and 4159 Woodward Avenue.
Name: Kevin R. McDade
Parcels: 154-0-015-00-0 and 154-0-016-00-0





Planning Commission
Z-25-15
April 2, 2025

4149 and 4159 Woodard Avenue

Current Zoning

 Subject Property

Zoning Classification

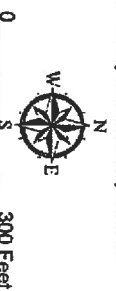
-  B-2: General Business
-  R-1: One Family Residential
-  R-1B: One Family Residential
-  R-MH: Manufactured Home Residential

Augusta
 O G O R G I A

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 Planning & Development Department
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 Augusta, GA 30901
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Augusta, GA Use/Outline

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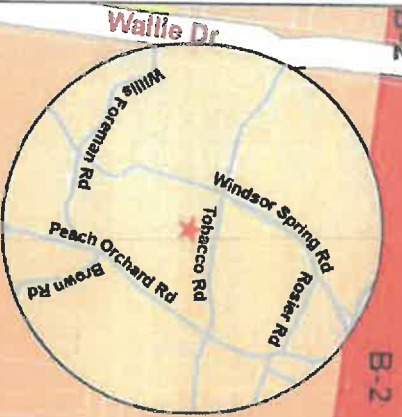
Stone Rd

R-1B

Woodard Ave

R-MH

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B-2

B-2



B-2

B-2

Woodard Ave

R-1

R-1B

Stone Rd

R-1D

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4149 and 4159 Woodard Avenue


Future Zoning


 Subject Property

Zoning Classification


 B-2: General Business

 R-1: One Family Residential

 R-1B: One Family Residential

 R-1D: One Family Residential

 R-MH: Manufactured Home Residential

 R-MH: Manufactured Home Residential

Augusta
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3/14/2025 pe22633

Augusta, GA Declaration

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0 300 Feet

