

ORDINANCE NO. 7971

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-MH (Manufactured Home Residential) to Zone B-2 (General Business) affecting property located on the west road right-of-way line of Woodward Avenue approximately 300 feet north of the intersection of Travis Road with Woodward Avenue; 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-MH (Manufactured Home Residential) to Zone B-2 (General Business) on property as follows:

Commence at the intersection of the west road right-of-way line of Woodward Avenue with the North road right-of-way line of Travis Road; thence North along said west road right-of-way line of Woodward Avenue a distance of 300 feet to the Point of Beginning; thence North 83°02'47" West 150.00 feet; thence North 82°53'39" West 199.81 feet; thence North 82°54'30" West 399.37 feet; thence North 06°29'19" East 299.65 feet; thence North 07°33'04" East 300.63 feet; thence South 82°52'18" 749.74 feet to said west road right-of-way line of Woodward Avenue; thence South 07°04'30" West along said west road right-of-way line of Woodward Avenue a distance of 599.10 feet to the Point of Beginning. Containing 10.34 acres, more or less. Located at 4149 and 4159 Woodward. Tax Map #'s 154-0-0152-00-0 and 154-0-016-00-0.

SECTION II – This amendment to the Comprehensive Zoning Maps for Augusta, Georgia is subject to 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 50-foot undisturbed buffer along the Southwest property line.
5. Installation of a 6-foot 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.


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 15th day of April, 2025.

ATTEST:


Lena J. Bonner, Clerk of Commission




Mayor Garnett L. Johnson

This petition was published in the Augusta Chronicle, Thursday, March 13, 2025, by the Planning Commission for public hearing on April 2, 2025.

One Reading _____

Z-25-15