

Hearing Date: June 3, 2024

Case Number: SE-24-10

Applicant: OPW Unlimited LLC

Property Owner: OPW 4275 LLC

Property Address: 4275 Old Waynesboro Rd.

Tax Parcel No(s): 231-1-001-00-0

Current Zoning: R-1 (One-Family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 8: Brandon Garrett

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Outdoor Recreational Multiuse Facility & Event Venue	Section 26-1 (i)

SUMMARY OF REQUEST:

This case pertains to an 80.79-acre parcel located on Old Waynesboro Road. The parcel is currently vacant and zoned R-1 (One-Family Residential). The applicant requests a special exception to allow for an outdoor recreational multiuse facility and event venue upon approval of a special exception. The conceptual site plan submitted with this application proposes to create an agricultural education and recreation site. The site would have trails to be utilized by hikers, horses, and motorized vehicles. There will be cabins, tree houses, and camping retreats on the property. The site would provide training with animals, guided horseback trail rides, nature photo opportunities, sports, outdoor recreation, and homestead training. Additionally, the site will serve as an event space specializing in weddings, non-profits, corporate, and social events. The overall project aims to create a unique, educational, and unforgettable experience for all.

COMPREHENSIVE PLAN CONSISTENCY:

This property is within the South Richmond (Rural Richmond) Character Area. The 2023 Comprehensive Plan characterizes South Richmond as a predominant rural atmosphere characterized by large tracts of forest land, open space, rural residences, some farms, and creeks. Additional suburban residential and commercial development will locate in areas designated for such uses. Development of the site should occur in a manner consistent with the existing land use patterns and architecture style and features of the surrounding area.

FINDINGS:

1. The applicant requests a special exception for the purpose of developing an outdoor recreational multiuse facility and event venue.
2. Privately owned and operated recreational facilities are permitted by Special Exception in an R-1 (One-Family Residential) zone. In this case then a Special Exception is required for the proposed outdoor recreational multiuse facility and event venue.
 - The minimum size tract for a privately owned and operated recreational facility shall be fifty (50) acres. ***The tract is 80.79 acres.***
 - A tract to be developed as a privately owned and operated recreational facility shall have at least one hundred (100) feet of frontage on a public or private road. ***The tract has 335.5 feet of frontage on Old Waynesboro Road.***
 - Structures except fences and walls shall be set back at least fifty (50) feet from property lines separating the property from contiguous properties zoned or developed for residential use. ***Planned structures are more than fifty (50) feet from property lines.***
 - Lighting shall be designed so that adjacent properties are not adversely affected. ***Lighting has not been designed at this time; however, the applicant plans to make certain all lighting is friendly and respectful of the environment and all surrounding neighbors.***
 - Outdoor activities shall cease at 11:00 P.M. ***The facility will close at 8 PM Tuesday to Thursday, 11 PM on Friday and Saturday, and 5 PM on Sunday. The applicant proposed activity beyond 11 PM to host occasionally scheduled midnight rides but has since amended that and all outdoor activities will cease at 11 PM.***
 - Recreational facilities shall be located at least one hundred (100) feet from contiguous properties zoned or developed for residential use. ***The recreational facility, trails, and activities are more than one hundred (100) feet from surrounding residences.***
 - A plan illustrating compliance with the above requirements shall be submitted to the staff of the Augusta Planning and Development Department before the proposal is placed on the agenda. ***A precursory plan illustrating compliance of the above requirements (except for lighting) has been submitted. The applicant plans to submit an illustrated site plan for approval pending the approval or denial of the planning commission.***
3. Surrounding zoning to the North includes R-2 (Two-Family Residential), R-1A and R-1C (One-Family Residential), and B-1 and B-2 (Commercial). To the South R-2 (Two-Family Residential) and A (Agriculture). To the East R-2 (Two-Family Residential) and A (Agriculture). To the West R-2 (Two-Family Residential), R-1A (One-Family Residential) and A (Agriculture).
4. Public water and sewer are present in the area.
5. The subject property has 1.47 acres within a high-risk flood zone.
6. There are no wetlands present on the subject property.
7. Old Waynesboro Road is classified as a collector road with a current level of service of A.

8. Augusta Transit does not provide direct service to this area.
9. The proposal is consistent with the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.
10. At the time of completion of this report, staff has not received inquiries regarding this application.

RECOMMENDATION: The Planning Commission recommends **APPROVAL** of the special exception request to allow for a multiuse recreational facility and event venue with the following conditions:

1. The use of the property shall be limited to a multiuse recreational facility and event venue with special emphasis on agricultural education and appreciation.
2. Final recreational multiuse facility and event venue design shall be subject to approval by the Planning and Development Director or designee on their behalf.
3. An additional special exception will be required prior to any shooting activities commencing at the facility.
4. Development shall be in accordance with the Augusta-Richmond County Tree Ordinance and the design will disturb the least number of trees possible. Clear cutting of the entire tract will not be permitted as that would not be compatible with the 2023 Comprehensive Plan and South Augusta Character Area.
5. Approval of this special exception does not constitute approval of the necessary licenses and inspections that may be required for this property to be used as a multiuse recreational facility and event venue with animals present. The applicant shall obtain proper permissions and be compliant with all regulations of Augusta, Georgia prior to activities commencing on the property.

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.

April 30, 2024

To:

Department of Planning and Development

Planning Division

535 Telfair Street, Suite 300

Augusta, GA 30901

706.821.1796

Subject: Letter of Intent

OPW Unlimited LLC would like to create an Agricultural Education and Recreation Site. The site would have trails to be utilized by hikers, horses, and motorized vehicles. There will be cabins, tree houses and camping retreats nestled in the heart of the property. We would provide training with animals, guided horseback trail rides, nature photo opportunities, sports, outdoor recreation, and homestead training. OPW Unlimited LLC would also provide Event Planning. We would specialize in weddings, non-profits, corporate and social events. OPW Unlimited LLC aims to create a unique, educational and unforgettable experience for all.

This Recreation site would be a wonderful place for the community. A gateway to a healthy, prosperous and connected community. We seek to connect the community to nature and help preserve open spaces, provide health and wellness opportunities, and connect all people, making this city a more desirable destination and place to live and play.

OPW Unlimited LLC would like to provide a safe place for parents and children to play and have fun. An opportunity for youth, teens, adults and seniors to give back by volunteering at the site while finding a new appreciation for nature and the outdoors.

This site would also provide a venue for special events.

****Proposed endeavors will be planned and executed in phases. Proposal is subject to conditional changes.****

MISSION STATEMENT

It is the mission of OPW Unlimited to take an active role in the recreational and educational life of Augusta and its surrounding areas. Our goal is to provide an incredibly fun, positive & unforgettable outdoor experience. We seek to increase interest and educate the public about the benefits of animals, nature and the great outdoors.

OUR VISION

It is our vision at OPW Unlimited to offer a different way of life. A life that invites you to put down the electronics and become reacquainted with the beauty and peace of nature, fresh air, and relaxation, emotional comfort and support petting/caring for an animal provides. Specific objectives include safe, high-quality youth, adult, and family programming as well as outreach programs aimed at addressing the needs of the community.

BENEFITS

In a world of hyper-activity and workload, the role of recreation is more than just enabling a much-needed escape from our daily lives. Recreation is not just going on a long vacation after months of hard work but should be a part of our daily lives. Recreation and well-being should be the norm! OPW Unlimited will essentially draw attention to the importance of maintaining a healthy, wholesome, and quality life day in and day out. Our Recreation site would provide opportunities for the youth to see a different way of living and form a different perspective for their future.

PHASE I – Trail Rides & Weddings

OPW Unlimited is excited to offer the Augusta area outdoor adventure programs which seek to provide youth, families and individuals with outdoor recreational fun and adventure. Such programs would include guided trail rides, riding lessons, equine management, animal training, landscape photography, hiking, motorized vehicles and providing an outdoor venue for special events. These outdoor adventures will enhance respect and love for animals and introduce nature in a hands-on way, while building an appreciation for the outdoors.

Trail Rides



Riding Lessons



Hiking



Motorized Vehicles



Trail



HOURS OF OPERATION

- 8AM to 8PM Tuesday to Thursday
- 7AM to 11PM Friday & Saturday (Public Safety Chapter 6 Sec. 3-6-2)
- 12PM – 5PM Sunday
- Midnight Rides
- Wedding and Special Events by appointment

EMPLOYEES

(5) Total employees currently. Subject to change if/when demand increases.

- (3) Owners
- (1) Equine Manager
- (1) Maintenance Worker
- Additional staff as needed

ANIMAL HOUSING

- Horse Paddock – 500-600 Sq. Ft. (12 x 12 stalls)
- Barn – 42x40x12

PHASE I - Outdoor Venue for Special Events

OPW Unlimited would like to offer happy couples a natural and peaceful environment to express their love for one another among family, friends, and nature.

Rustic Weddings



PHASE II – Sports and Outdoor Recreation

Camping, Archery, corn hole, Disc Golf, Paint Ball, Air Soft



Phase III – Cabins and Treehouse Retreats

The adventures continue with overnight camping, outdoor cooking, nature photography, hiking, and more.

Cabins



Tree Houses



Log Cabin



Cabins / Tree Houses – 300 - 900 Sq. Ft.
Location – To be determined, ongoing planning
Projected timeline: 1-5 Years

PHASE IV – Amphitheatre

Special Events

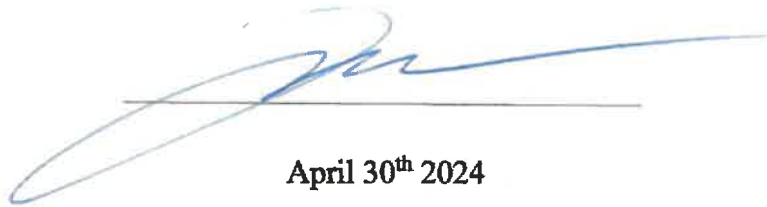


PHASE V - Barndominium



Representative of
OPW Unlimited LLC:

Davon Wallace




April 30th 2024

Planning Commission
SE-24-10
June 3, 2024

4275 Old Waynesboro Road

Aerial

Legend

 Subject Property



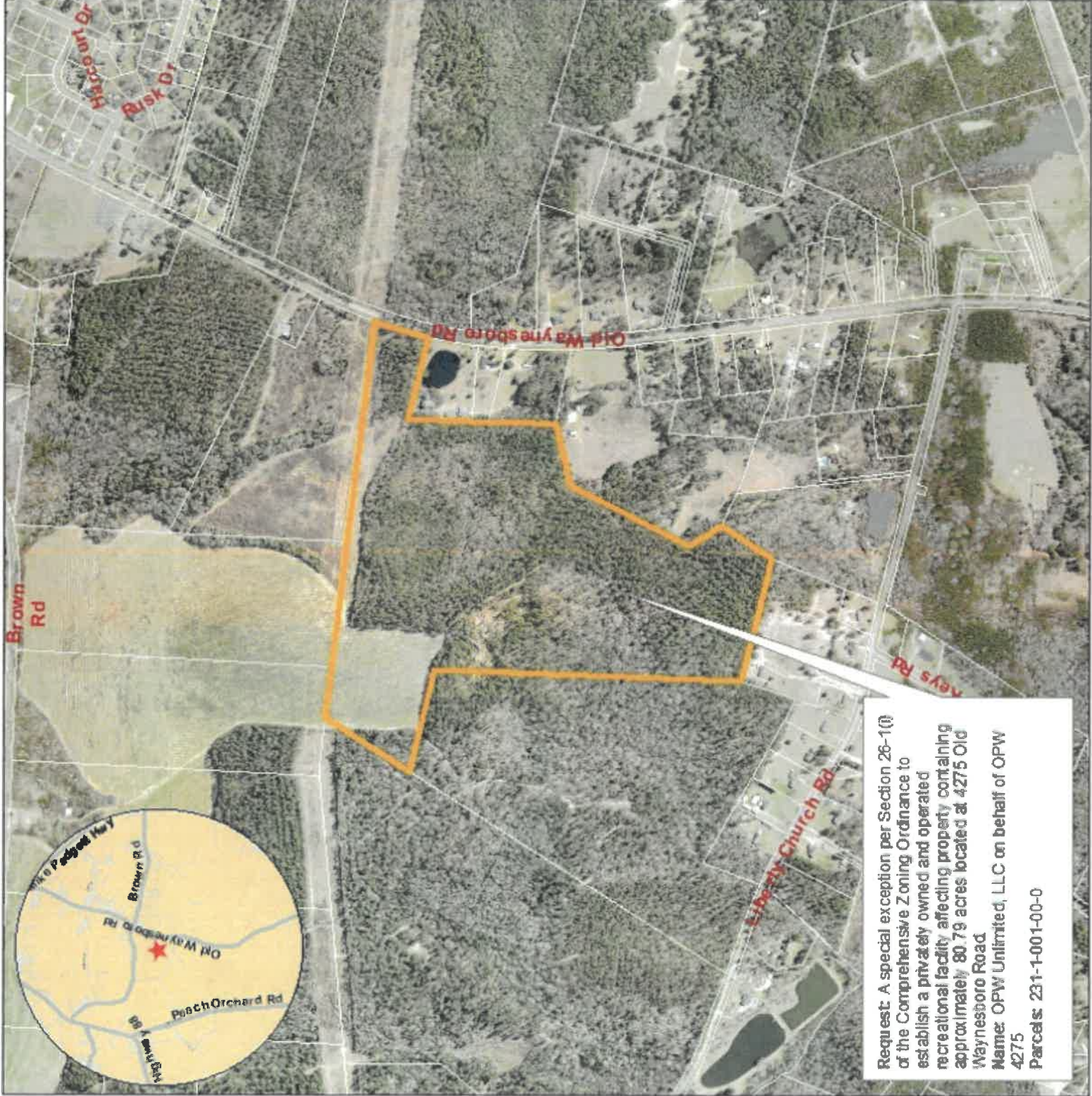
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Planning & Development Department
535 Telfair Street, Suite 300
Augusta, GA 30601
5212024 #2217h

Augusta, GA Residents

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0 500 Feet



Request: A special exception per Section 26-1(f) of the Comprehensive Zoning Ordinance to establish a privately owned and operated recreational facility affecting property containing approximately 80.79 acres located at 4275 Old Waynesboro Road
Name: OPW Unlimited, LLC on behalf of OPW 4275
Parcels: 231-1-001-00-0

Planning Commission
SE-24-10
June 3, 2024

4275 Old Waynesboro Road

Current Zoning

Legend

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood Business

R-1: One Family Residential

R-1A: One Family Residential

R-2: Two Family Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30601
5/21/2024 10/22/24

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Request: Requesting a special exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a privately owned and operated recreational facility affecting property containing approximately 80.79 acres located at 4275 Old Waynesboro Road
Name: OPW Unlimited, LLC on behalf of OPW 4275, LLC
Parcels: 231-1-001-00-0

