

Amend
ORDINANCE NO. 7980

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-1A (One-family) to Zone PUD (Planned Unit Development) 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-1A (One-family Residential) to Zone PUD (Planned Unit Development) on the property as follows:

Commence at the intersection of the south road right-of-way line of Mayo Road with the west road right-of-way line of Steven Creek Road; thence in a southwesterly direction along said west road right-of-way line of Stevens Creek Road a distance of 200.69 feet, more or less to the Point of Beginning; thence South 45°48'09" East continuing along said west road right-of-way line of Stevens Creek Road a distance of 106.68 feet; thence South 25°38'10" East still along said west road right-of-way line of Stevens Creek Road a distance of 67.22 feet; thence South 43°20'05" East continuing along said west road right-of-way line of Stevens Creek Road a distance of 2.09 feet; thence South 48°22'31" East still along said west road right-of-way line of Stevens Creek Road a distance of 88.33 feet; thence South 49°47'52" East still along said west road right-of-way line of Stevens Creek Road a distance of 207.26 feet to the intersection of the north road right-of-way line of River Watch Parkway; thence South 03°47'22" East 18.38 feet; thence South 44°42'27" West along said north road right-of-way line of River Watch Parkway a distance of 167.82 feet to the point of a curve concave to the northwest with a radius of 1,036.82 feet with a cord distance of 50.93 feet bearing 49°50'54" West and distance of 50.93 feet to a point of a curve concave to the northwest with a radius 1,036.82 feet with a cord distance of 121.80 feet bearing South 54°37'22" West and a distance of 121.87 feet; thence South 63°47'41" West still along said north road right-of-way line of River Watch Parkway a distance of 777.25 feet; thence North 24°10'50" West continuing along said north road right-of-way line of River Watch Parkway a distance of 4.64 feet; thence South 64°26'03" West still along said north road right-of-way line of River Watch Parkway a distance of 149.93 feet; thence North 26°27'07" West continuing along said north road right-of-way line of River Watch Parkway a distance of 9.97 feet; thence South 64°44'12" West still along said north road right-of-way line of River Watch Parkway a distance of 42.92 feet; thence South 64°28'03" West continuing along said north road right-of-way line of River Watch

Parkway a distance of 8.37 feet; thence North 38°27'44" West 347.84 feet to the said south road right-of-way line of Mayo Road; thence North 53°30'00" East along said south road right-of-way line of Mayo Road a distance of 61.02 feet; thence South 36°32'10" East 207.00 feet; thence North 53°31'44" East 202.08 feet; thence North 53°36'54" East 194.20 feet; thence North 53°13'25" East 96.25 feet; thence North 53°27'50" East 485.43 feet; thence South 36°41'45" East 76.94 feet; thence North 35°30'05" East to said west road right-of-way line of Stevens Creek Road and the Point of Beginning. Containing 13.02 acres, more or less. Located at 831, 833, 835, 837, 839, 841, and 843 Stevens Creek Road. Tax Map #006-0-029-00-0, 006-0-030-00-0, 006-0-031-01-0, 006-0-031-03-0, 006-0-031-04-0, 006-0-031-06-0, 006-0-033-00-0.

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

1. Permitted uses of the site be limited to single-family detached homes, attached townhomes, duplexes, multi-family apartments, and commercial uses allowed in the B-2 zoning district. Flea markets, pawn shops, crematoriums, video game rooms/arcades, recreational vehicle parks, telephone offices and call centers, and automobile service shops are not permitted uses. Drinking establishments (nightclubs), taverns, and liquor stores require approval of a special exception through the process established in the City of Augusta Comprehensive Zoning Ordinance.
2. The total height of proposed buildings within the PUD shall not exceed 3 stories or 55' in height.
3. The development shall substantially conform to the conceptual site plans dated May 8, 2025.
4. The commercial area of the development shall not exceed 27,300 square feet of commercial building use.
5. The overall residential density of the 10.4-acre residential area of the PUD shall not exceed 16 dwelling units per acre.
6. Parking shall be provided for the residential number of units and an overall average of 2.25 parking spaces per unit, and for commercial, 4 parking spaces per 1,000 square footage of gross floor area. Parking requirements not addressed in this PUD development shall comply with the parking requirements in Section 4-2 of the City of Augusta Comprehensive Zoning Ordinance.
7. Building setbacks within the residential portion of the PUD shall be 8 feet from the edge of the sidewalk for street-facing buildings and 6 feet for buildings facing green space. A minimum of 10 feet shall be required between structures to meet all applicable fire code compliance.
- * 8. The development shall provide a twenty (20) foot buffer around the entire development with a ten (10) foot planted area and a ten (10) foot grass area. *Remove condition.*
9. A minimum of 15% of the overall site shall be for public open space to include recreational amenities.
10. The PUD shall comply with the Augusta Tree Ordinance or obtain variances from the Tree Commission.
11. The commercial area shall comply with the sign requirements in Section 28-B of the City of Augusta Comprehensive Zoning Ordinance. Only directional signage shall be allowed in the residential area.
12. Install/improve sidewalks on all new and existing public streets adjacent to the site to meet the latest adopted ADA standards.
13. The PUD development shall comply with the requirements of Augusta Engineering and Traffic Engineering, including but not limited to the permitting of new curb cuts.
14. Lighting in parking lots shall be directed downward and away from any nearby residences.