



Administrative Services Committee Commission Chamber- 6/13/2017- 1:15 PM
Meeting

ADMINISTRATIVE SERVICES

1. Presentation by Dr. William T. Bass regarding a Gift for  [Attachments](#)
Augusta.
2. Discuss evaluation tool for Administrator Janice Jackson.  [Attachments](#)
(Requested by Commissioner Sean Frantom)
3. Motion to approve the minutes of the Administrative Services  [Attachments](#)
Committee held on May 30, 2017.
4. Motion to **approve** revised Rocky Creek Enterprise Zone  [Attachments](#)
Ordinance.
5. Discuss/update from the Administrator regarding the  [Attachments](#)
investigation relative to city-owned equipment used by city
employees on private property in Lincoln County. **(Requested**
by Commissioner Marion Williams)

www.augustaga.gov



**Administrative Services Committee Meeting
6/13/2017 1:15 PM
Dr. William T. Bass**

Department: Clerk of Commission

Presenter:

Caption: Presentation by Dr. William T. Bass regarding a Gift for Augusta.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:

AGENDA ITEM REQUEST FORM**Commission meetings: First and third Tuesdays of each month – 2:00 p.m.****Committee meetings: Second and last Tuesdays of each month – 1:00 p.m.****Commission/Committee: (Please check one and insert meeting date)**

_____ Commission Date of Meeting _____

_____ Public Safety Committee Date of Meeting _____

_____ Public Services Committee Date of Meeting _____

☒ Administrative Services Committee Date of Meeting 6/13/2017

_____ Engineering Services Committee Date of Meeting _____

_____ Finance Committee Date of Meeting _____

Contact Information for Individual/Presenter Making the Request:

Name:

Dr. William T. Bass _____

Address:

671 Confederate Drive _____Telephone Number: **864-333-2726** _____

Fax Number: _____

E-Mail Address:

billy.bass68@yahoo.com _____**Caption/Topic of Discussion to be placed on the Agenda: A Gift for Augusta****Please send this request form to the following address:****Ms. Lena J. Bonner Telephone Number: 706-821-1820****Clerk of Commission Fax Number: 706-821-1838****Suite 220 Municipal Building E-Mail Address: nmorawski@augustaga.gov****535 Telfair Street****Augusta, GA 30901**

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 5:00 p.m. on the Wednesday preceding the Commission meeting and 5:00 p.m. on the Tuesday preceding the Committee meeting of the following week. A five-minute time limit will be allowed for presentations.

- 1...Open Letter to County Commission
- 2...Original Deed to 819 Camellia Road (aka...Parcel B, Lot 2 or Map & Parcel # 032-01-085-00-0)
- 3...Original plat of 819 Camellia Road (shows there is no easement on the deed or plat)
- 4...2005 Property Report of 819 Camellia Road (shows the County Tax Appraiser value the property at \$125,000.00)
- 5...1993 Official Zoning Map of Augusta (shows 819 Camellia Road zoned R-1) (819 Camellia Road has been Zoned R-1 since 1991. There has been no official action taken to change the zoning.)
- 6...2003 Official Zoning Map of Augusta (shows 819 Camellia Road zoned R-1) Augusta no longer uses paper zoning maps. The Official Zoning Map of Augusta is now the GIS Map. You find the Zoning by clicking on Map Themes, then scroll down to zoning and you will see 819 Camellia Road is still Zoned R-1
- 7...Comprehensive Zoning Ordinance of Augusta pages 1, 47, 50 & 56
- 8...Comprehensive Zoning Ordinance of Augusta pages 60 & 339
- 9...Email from Scott Roundtree in the Tax Appraiser's Office
- 10...819 Approved Subdivision plat Stamped by George Patty, but never recorded
- 11...2008 Building Permit
- 12...4/14/2008 Water/sewer Tap statement and paid Building Permit
- 13...2013 Appraisal (see page 3) prior to listing the property for sale (This appraisal is of the lot with just 40' of frontage containing 0.42 acres and valued the property at \$89,900.00. Please note the property is Zoned R-1. I respectfully suggest the Commission order a new appraisal of the original property with 60' of frontage and containing 0.49acres, it should come back well over \$100,000.00 since it is Zone R-1)
- 14...Comprehensive Zoning Ordinance and pages 47 & 50-60
- 15...Latest revision to 819 Camellia Road

March 12th 2017

Open Letter to the County Commission

I want to explain how the 2006 County Commission cost the citizens of Augusta over \$100,000.00. The 2006 Commission made a decision to sell a surplus property to me based on faulty information in September of that year. Had the truth been known, the purchase price should have been well over \$100,000.00 instead of the \$12,500.00 the property was sold to me for.

Obviously when presented with inaccurate information, it's virtually impossible to make the proper decision. But that Commission is not without some blame because they failed to ask some very basic questions prior to approving the sale, such as, where did we get the property, how much did we pay for it, what is the value listed by the Richmond County Tax Commissioner now and what is the current zoning.

Had these questions been asked, the Commission would have learned that the property was purchased from William F. Gaskins in 1991. The property was known as Lot 2 (aka Parcel B, 819 Camellia Road and Map & Parcel # 032-1-085-00-0) in the William F. Gaskins subdivision and the purchase price was \$109,500.00. Originally Lot 2 had 100' of frontage on Camellia Road. Prior to selling to Augusta, Gaskins re-subdivided the property. A portion of the property was added to Lot 1 and a portion was added to Lot 3. All three Lots remained Lots of Record and maintained their R-1 Zoning. The deed and plat described a property containing 0.49 acres and having 60' of frontage. The legal description was a reference to the master subdivision plat recorded in the County Courthouse. This property being in an approved subdivision was zoned R-1, Single Family Residential. Had the Commissioners checked with the Richmond County Tax Commissioner, they would have learned he valued the property for \$125,000.00 because it had been grandfathered as an R-1 zoned property. Armed with this accurate information, they would have been able to challenge the inaccurate information presented to them. They would have learned the plat was wrong, the appraisal was wrong and there was no easement on the property, not to mention that a Resolution to sell was never discussed or voted on the day of the sale. If this current Commission had taken me seriously and listened when I presented much of this same evidence at the 5/5/2015 Co. Commission meeting, Augusta would have saved an incredible amount of time and thousands of dollars in legal fees. But no, you listen to Mr. Grantham that day. Now I would never say Mr. Grantham didn't tell the truth, but I will say his memory didn't serve him well that day.

The County Commission was told the property had been inaccurately surveyed and only contained 0.42 acres and had only 40' of frontage. Based on the inaccurate survey the parties involved incorrectly assumed the lot to be too narrow to be zoned R-1. This led to the appraisal grossly underestimating the value of the property. Furthermore, a reference to an easement that didn't exist on the original deed and plat, also contributed to the reduced value. Prior to closing, I obtained a copy of the appraisal. I noticed the plat used in the appraisal didn't match the plat being sold to me. I emailed my attorney and asked him to check with the County Attorney. I never heard back from them and assumed there was no problem. The plat shown in the appraisal is from the 1993 Official Zoning Map of Augusta and clearly shows the property is zoned R-1. These errors resulted in a parcel of land measuring 20' x 150' being lost

forever, until 2015 when I discovered where the land had gone and realized the City and I had both been the subjects of misinformation. This is why I returned the property to Augusta; I finally realized both Augusta and I were the victims of a fraud. For this I hold Augusta harmless.

For some unknown reason, the current Law Dept. showed no interest in reclaiming this lost land for Augusta when I presented them with the original deed and plat. Dumbfounded by this, I went to the County Tax Appraiser with my evidence. After comparing my evidence with the Courthouse records he completely agreed with me and voided the bogus deed & plat and reclaimed the land for Augusta.

As of now, two lots exist where there was originally only one and the title to each lot is now tainted. The only way to restore the true value (\$100,000.00 +) and correct the title is for the County Commission to order the Law Dept. to recombine the two parcel owned by Augusta on Camellia Road into one parcel located at 819 Camellia Road. This could easily be done by drafting a corrective deed and plat. That would then match the original deed and plat (which was a Lot of Record) purchased by Augusta in 1991 from Mr. Gaskins.

I want to assure the Commission my sole purpose for writing this letter is so the people of Augusta can recover the money they lost in this unfortunate transaction. If the original deed and plat are reestablished by way of a corrective deed, then the people of Augusta would then again own the valuable lot that they paid \$109,500.00 for in 1991. It is the Commission's civic and fiduciary duty to protect the property belonging to the people of Augusta.

I will be appearing before the Administrative Committee Tuesday March 14th to present a gift to Augusta. I will be giving Augusta a \$6,000.00 set of building plans I had drawn for my new home by the Garren Company along with a receipt for a \$1,956.00 water/sewer tap, for a total gift of \$7,956.00. This will be of value to Augusta if the property is ever sold again. If you have any questions regarding this letter I would be happy to answer any and all questions the Commission may have this Tuesday.

With best regards,

William T. Bass, DDS

REEL 367 PAGE 2214

9/15/1991

STATE OF GEORGIA)
 RICHMOND COUNTY)

THIS INDENTURE, made this 15th day of September, 1991, by and between WILLIAM F. GASKINS, of Richmond County, Georgia, as party of the first part, and RICHMOND COUNTY, GEORGIA, a political subdivision of the State of Georgia, as party of the second part;

W I T N E S S E T H:

That the party of the first part, for and in consideration of ~~the sum of One Hundred Fifty Thousand Five Hundred and no/100 (\$100,500.00) dollars~~, cash in hand paid, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the party of the second part, his heirs and assigns, the following described property, to-wit:

ALL that tract or parcel of land, situate, lying and being in Richmond County, Georgia, designated as Parcel A, consisting of 12.2 acres, more or less, as shown on plat for Richmond County Board of Commissioners, prepared by Cranston, Robertson & Whitehurst, P.C., dated May 30, 1991, revised June 24, 1991, and revised July 16, 1991, said plat being recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 367, page 2208-2213, reference being made to said plat for a more accurate and complete description as to the metes, bounds, courses, distances and location of said property..

ALSO, ALL that tract or parcel of land, situate, lying and being in Richmond County, Georgia, designated as ~~Parcel B, consisting of 0.49~~ acre, more or less, as shown on plat for Richmond County Board of Commissioners, prepared by Cranston, Robertson & Whitehurst, P.C., above referred to, reference being made to said plat for a more accurate and complete description as to the metes, bounds, courses, distances and location of said property.

TO HAVE AND TO HOLD said lot of land, together with all rights, ways and appurtenances thereto belonging or in anyway appertaining unto the party of the second part, its successors and assigns, in fee simple, forever.

AND the party of the first part does hereby warrant the title to said property to the party of the second part, and will forever defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED
 in the presence of:

Shannon Johnson
 (Unofficial Witness)

Robert J. Anderson
 NOTARY PUBLIC, RICHMOND COUNTY
 GEORGIA

My Commission expires 10/12/92

ORIGINAL REEL RECORDED
 REEL 367 PAGE 2214
 MIF ID: 47946

William F. Gaskins
 William F. Gaskins

GA. RICHMOND COUNTY CLERK SUPERIOR COURT
 FILED FOR RECORD 18 SEP 1991 AT 03:30PM
 RECORDED-10 OCT 1991

REALTY
 REEL
 367

RECORDED IN RICHMOND COUNTY, GEORGIA

Book 100 Page 100
 9/15/91

Clerk of Superior Court

LEGEND:

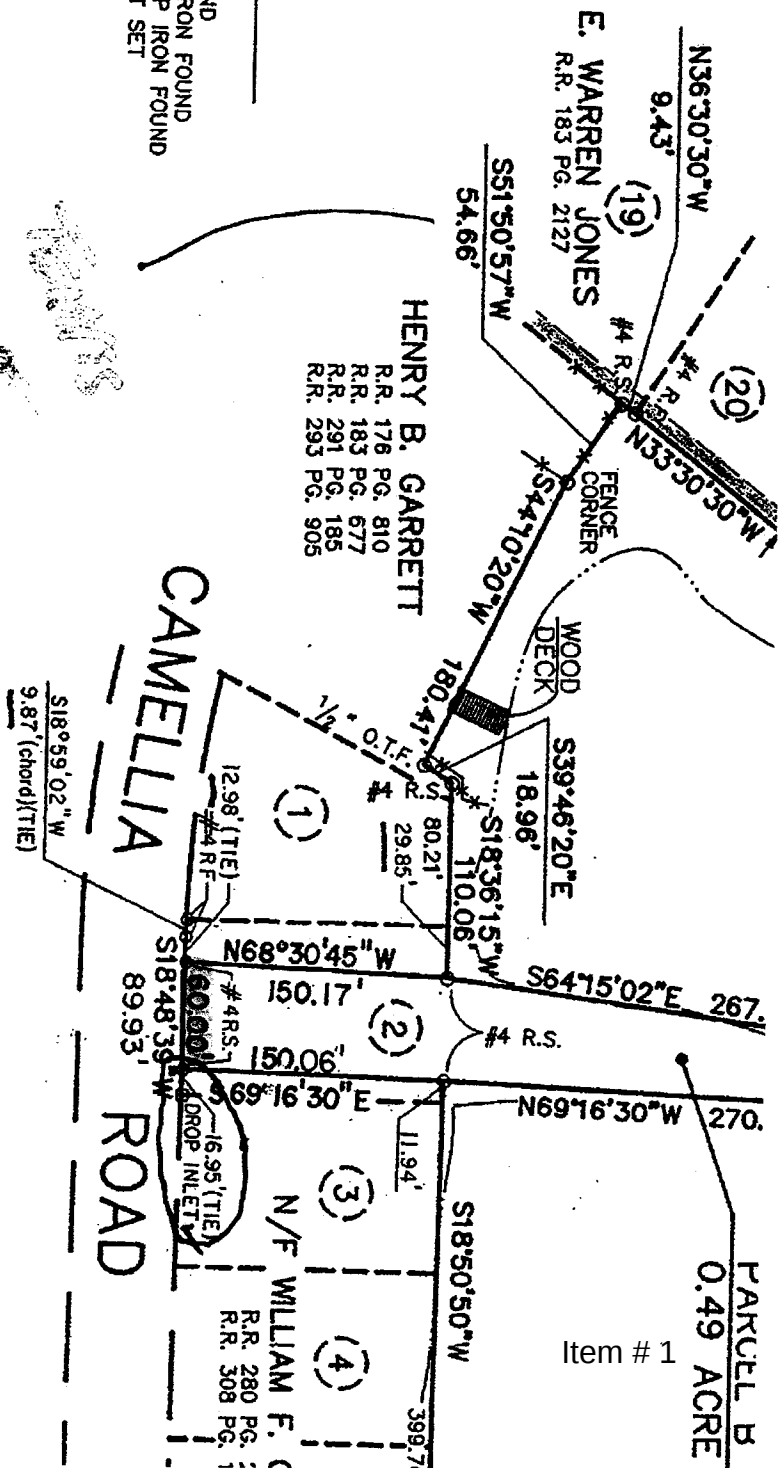
R.S.	REBAR SET
R.F.	REBAR FOUND
O.T.F.	OPEN TOP IRON FOUND
C.I.F.	CRIMPED TOP IRON FOUND
C.N.S.	CORNER NOT SET

TECHNICAL DATA:

DATE OF SURVEY - MAY 1991
 EQUIPMENT USED - THEODOLITE & E.D.M.
 ANGULAR ERROR - 5"/ANGLE
 ERROR OF CLOSURE - 1/13,530
 LEAST SQUARES ADJUSTMENT
 PLAT CLOSURE - 1/236,413

NOTES:

1. PROPERTY LINES OF LOTS IN LAKE AUMOND SECTION 1 EXTEND TO WATER LINE.
2. ACCORDING TO PLAT OF LAKE AUMOND SECTION 1, A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG THE REAR OF LOTS BORDERING LAKE.
3. PARCEL B IS A PORTION OF LOT 2. REMNANT PORTIONS OF LOT 2 ARE TO BE ADDED TO THE RESPECTIVE ADJACENT LOTS 1 AND 3.

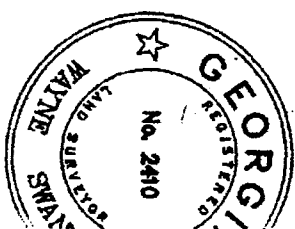


Item # 1

PARCEL B
0.49 ACRE

12.98
9.87
22.85

This Tract Ad. into
60'



Augusta-Richmond County Map

	Property Report for Parcel Number: 032-1-085-00-0 Inquiry Date: 9/23/2005
	Owner Information
	Owner Name: AUGUSTA Mailing Address: MUNICIPAL BUILDING (11) City: AUGUSTA State: GA Zip Code: 30911
	Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

[View All Recorded Sales](#)[View Tax Bill History](#)

Property Information	
Property Address:	819 CAMELLIA RD
Legal Description:	WILLIAM F GASKINS (00000) 002-0
Current Value:	\$125,000
Land Value:	\$125,000
Building Value:	\$0
Previous Value:	\$15,000
Total Acres:	0.49 ac
Topography:	Rolling
Tax District:	02

Community Information	
Commission District:	3
School Board Member:	John Seitz
Commissioner:	Barbara Sims
Voting Precinct:	301
Polling Location:	COVENANT PRESBYTERIAN 3131 WAL
Flood Zone:	AE
FIRM Panel:	1301580060B

Commercial Improvements data is not available for this property

Residential Improvements data is not available for this property

Most Recent Sale	
Grantee of Sale:	.RICHMOND COUNTY
Plat Page:	1
Grantor of Sale:	GASKINS, WILLIAM F
Sale Price:	\$109,500
Sale Date:	9/18/1991
Market Value:	\$15,000
Deed Page:	367 2214

*For Zoning Information, Call Planning and Zoning at 821-1796

100 x 150 = 15000 / 43,560 sq' = 0.3443

R-1

0.3443
OR
0.34 AC

Lot 3 0.39
Lot 4 0.34
D.73 AC

CAMELLIA

DR.

1993

810

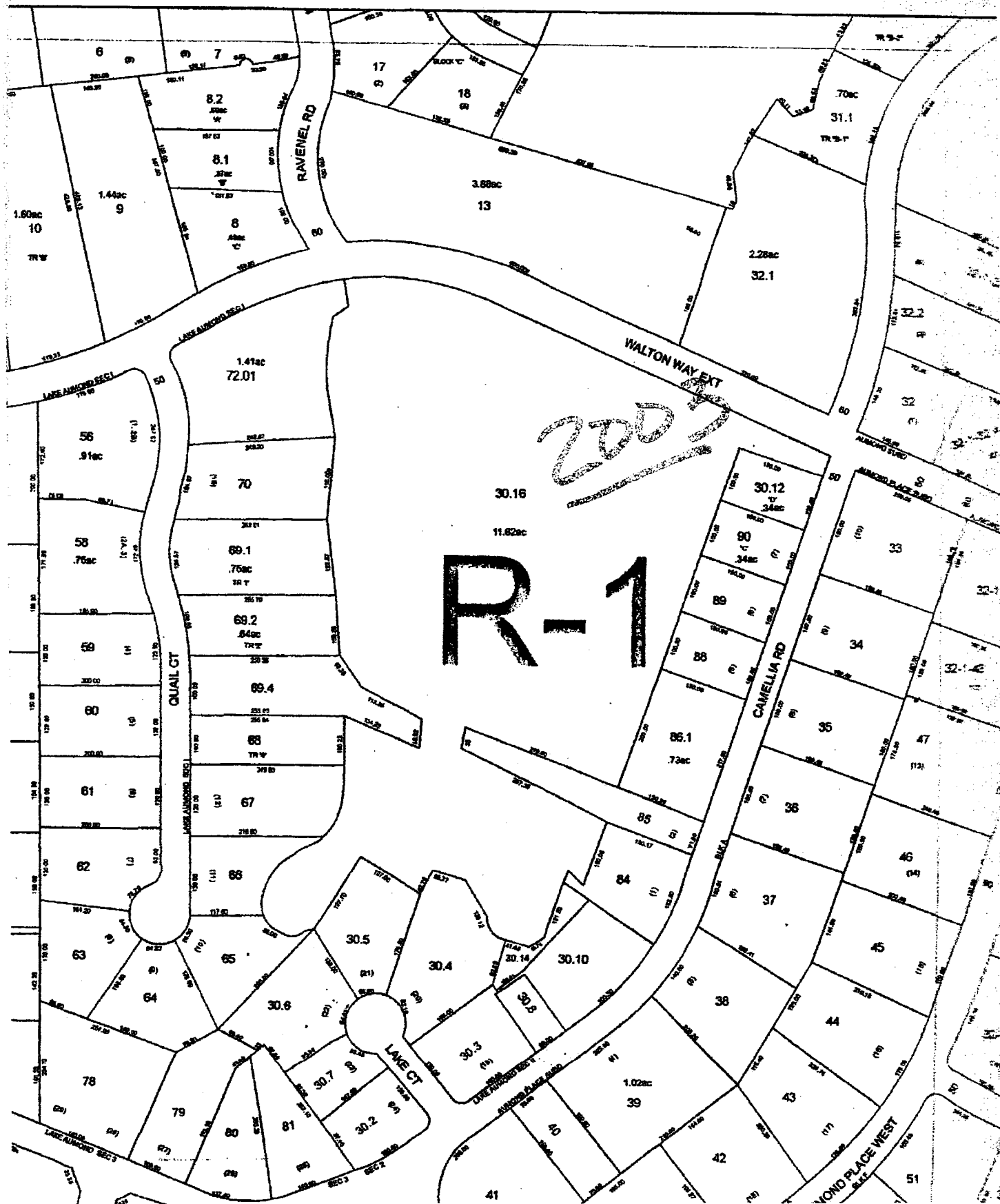
812

814

DATE OF REVISION JULY., 1993

MAP SHEET No.

7/15/93 6:52



COMPREHENSIVE ZONING ORDINANCE

OF

AUGUSTA, GEORGIA

Editorial revision of the Ordinance adopted March 25, 1963, incorporating changes made necessary by the Home Rule Provision of the Constitution of the State of Georgia of 1983, and the consolidation of the City of Augusta and Richmond County, and other amendments between November 15, 1983 and January 3, 2006 and September 7, 2011

Amended July 2016
Amended March 2016
Amended October 2015
Amended August 2015
Amended July 2015
Amended June 2015
Amended January 2015
Amended November 2014
Amended May 2014
Amended September 2013

USE DISTRICT CLASSIFICATIONS

SECTION 6

DISTRICT DEFINITIONS

- 6-1** For the purpose of classifying, regulating, and restricting the locations of trades and industries, and the locations of buildings designed for industry, commerce, residence, and other uses; Augusta, Georgia, except Hephzibah, Fort Gordon and Blythe, is hereby divided into the following Use Districts or Zones, to wit;

Agricultural Districts, being "A" Zones.
 Residential Districts, being "R" Zones.
 Professional Districts, being "P" Zones.
 Business Districts, being "B" Zones.
 Industrial Districts, being "I" Zones.

Zone Group Classification: Whenever the terms "A" Zone, "R" Zone, "P" Zone, "B" Zone, or "I" Zone are used, they shall be deemed to refer to all zones containing the same letters and/or numbers in their names, e.g. "R" Zone shall include R-1, R-2, R-3; "R-1" Zone shall include R-1A, R-1B, R-1C, R-1D and R-1E zones.

- 6-2** The Use Zones herein above referred to shall be designated on certain zoning maps and by reference thereto expressly made a part of this Ordinance. No building shall be erected, nor shall buildings or premises be used for any purposes other than a purpose permitted by this Ordinance in a zone in which such buildings or premises are located.
- 6-3** Zone Boundaries: Unless otherwise indicated the zone boundaries are the centerlines of streets, parkways, waterways, railroad rights-of-way, or such lines extended.

RESIDENTIAL DISTRICT CLASSIFICATION

SECTION 8

R-1 (ONE-FAMILY RESIDENTIAL) ZONE

8-1 Permitted Uses:

- (a) One family detached dwellings the gross floor area of which is not more than two times the average gross floor area or less than 60% of the average gross floor area of existing homes located on lots in whole or in part within 300 feet of the boundaries of the subject lot. Gross floor area shall include the entire area located under the roof of the principal structure, including finished attics, attached garages, and basements, and it shall be as presented in the online information of the Augusta Richmond County Tax Assessor's Office.
- (b) Fence, walls: A fence, latticework screen or wall in a required side or rear yard shall not exceed six (6) feet in height. A fence, latticework screen or wall located in a required front yard shall be limited to four (4) feet in height. Any fence, wall, or landscape feature located at the corner of intersecting streets described in Section 3-6 of this Ordinance shall be subject to additional restrictions discussed in that subsection.
- (c) Yard Sales provided that no more than two (2), lasting no more than three (3) days per time, are conducted at a single address during a calendar year.
- (d) Accessory buildings and uses as described elsewhere in this section.
- (e) Conservation Subdivisions where the overall density of development including portions of the tract devoted to greenspace does not exceed 3 lots per acre.
- (f) Residential facilities for handicapped persons as defined at 42 U.S.C. 3602 except for such uses that are addressed at 26-1(g), 26-1(p) and 35-10 of this Ordinance.

Amended August 2008 - Section 8-1 (a)

Amended June 2008 – Section 8-1 (f)

8-2 Special Exceptions: The following may be permitted in an R-1 Zone by Special Exceptions:

- (a) *Single-family attached and detached dwellings and condominiums developed in accordance with Section 13 provided that the density of dwellings shall not exceed three (3) units per acre.*
- (b) Public parking areas, when located and developed as in Section 4 and where the area adjoins a use other than provided for in the R-1 Zone, provided such transitional use does not extend more than one hundred (100) feet from the boundary of the less restricted zone.
- (c) Ponds, whether impoundment or excavations, in excess of the following maximum pond area to lot area ratios may be permitted by Special Exception:

<u>LOT AREA</u>	<u>MAXIMUM POND/LOT AREA RATIO</u>
Less than 2 acres	2%
2 - 5 acres	20%
Over 5 acres	40%

8-7 Area: Every lot in an R-1 Zone shall have a minimum width of one hundred (100) feet and minimum area of 15,000 square feet. Irregularly-shaped lots shall measure a minimum of one hundred feet in width along the building setback line.

8-8 Setbacks:

- (a) **Front Setback:** There shall be a front yard setback in an R-1 Zone of not less than thirty (30) feet from any structure to the front lot line on minor or local streets and a front setback of forty (40) feet from any structure to the front lot line on all other streets and highways. For lots in Residential Subdivisions, approved after adoption of this Section, where a sixty (60) foot or greater right-of-way is utilized and such lots are approved by the Augusta Planning and Development Department, there shall be a front setback or not less than twenty-five (25) feet from any structure to the front lot line on minor or local streets.

Where a lot is situated in a block face with non-uniform front setbacks, the minimum front setback requirement on such lot shall be the average of the front yards of the existing structures on the block face. In the event the average front setbacks of the block face exceed fifty (50) feet, there shall be no setback requirement greater than a distance of fifty (50) feet from the front of the building to the front lot line. If there are less than two (2) existing structures located within 500 feet on either side of the lot in question, then the provisions regarding non-uniform lots shall not apply.

- (b) **Side Setback:** The side yard setback for principal structures in an R-1 Zone are as follows:
- (1) Lots having a width of fifty-five (55) feet or less shall have two (2) side yards each having a width of not less than five (5) feet.
 - (2) Lots having a width of fifty-six (56) to seventy (70) feet shall have two (2) side yards each having a width of not less than seven (7) feet.
 - (3) Lots having a width of over seventy (70) feet shall have two (2) side yards each having a width of not less than ten (10) feet.
- (c) **Rear Setback:** There shall be a rear yard setback for lots in an R-1 Zone of not less than twenty percent (20%) of the depth of the lot but such yard need not exceed fifty (50) feet.

8-9 Lot Coverage: Not more than thirty percent (30%) of the area of a lot in an R-1 Zone may be covered by buildings or structures, provided that such lot coverage need not be reduced to eight hundred (800) square feet.

8-10 Special Exceptions

Any use established as a result of a special exception granted per Subsection 8-2 must be initiated within six (6) months of the granting, or the Special Exception shall no longer be valid. The initiation of a use is established by the issuance of a valid business license by the Augusta Planning and Development Department or by other reasonable proof of the establishment of vested rights. If a Special Exception is granted and the use is initiated but later ceases to operate for a period of one (1) year, then the Special Exception shall no longer be valid.

Amended Sept. 2004, Section 8-10

RESIDENTIAL DISTRICT CLASSIFICATION

SECTION 11

R-1C (ONE-FAMILY RESIDENTIAL) ZONE

11-1 Permitted Uses

- (a) Any use permitted in the R-1B Zone subject to the restrictions and regulations of the R-1B Zone;
- (b) All the provisions and regulations which apply to the R-1B Zone shall apply to the R-1C Zone, except that every lot in the R-1C Zone shall have a minimum width of sixty (60) feet and a minimum area of 6,000 square feet; and
- (c) Conservation subdivisions where the overall density of development, including portions of a tract devoted to greenspace does not exceed 7 lots per acre.

11-2 Special Exception: The following may be permitted in an R-1C Zone by Special Exception:

- (a) *Single-family attached and detached dwellings and condominiums developed in accordance with Section 13, provided that the density of dwellings shall not exceed seven (7) units per acre.*
- (b) Public parking areas, when located and developed as in Section 4 and where the area adjoins a use other than provided for in the R-1 Zone, provided such transitional use does not extend more than one hundred (100) feet from the boundary of the less restricted zone.

11-3 Special Exceptions

Any use established as a result of a special exception granted per Subsection 11-2 must be initiated within six (6) months of the granting, or the Special Exception shall no longer be valid. The initiation of a use is established by the issuance of a valid business license by the Augusta Planning and Development Department or by other reasonable proof of the establishment of vested rights. If a Special Exception is granted and the use is initiated but later ceases to operate for a period of one (1) year, then the Special Exception shall no longer be valid.

Amended Sept. 2004, Section 11-3

Amended Jan. 2005, Section 11-2 (a)

APPENDIX D – GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

This attachment is a summary of the basic zoning districts in Augusta-Richmond County, Georgia. It summarizes the permitted uses and special exceptions (conditional uses) within each zoning district and the applicable requirements related to minimum lot size and maximum density. It does not include the applicable limits / requirements related to such issues as building height, building and structure setbacks, maximum lot coverage and off-street parking. This summary should not be viewed as a substitute for careful reading of the text of the zoning ordinance to identify all of the applicable requirements and restrictions in each of the zoning districts.

BASIC ZONING DISTRICTS

- **A (Agricultural) Zone** – The permitted uses in this zone district include single-family detached residences developed under the standards in the R-1 Zone; agriculture, dairying and ranching (and buildings incidental to such uses); buildings incidental to forestry; noncommercial boat piers, slips and boat houses; manufactured homes on individual lots developed in accordance with the applicable standards; conservation subdivisions at a density not to exceed 0.5 lots per acre (see Section 28-D of the zoning ordinance for additional requirements); parking of vehicles related to agricultural and forestry enterprises engaged in on the same lot or adjoining property; and parking of no more than two commercial vehicles, in excess of one ton capacity and three or more axles, on a lot exceeding one acre in area. Uses permitted by special exception include recreational vehicle (RV) parks, subject to the applicable standards, and animal kennels, boarding of animals and animal grooming establishments subject to conditions in the zoning ordinance.
- **R-1 (One-Family Residential) Zone** – The permitted uses in this zone include one-family detached dwellings, subject to minimum lot width (100 feet) and lot area (15,000 square feet) requirements, fences and walls, accessory buildings and uses, yard sales, and conservation subdivisions at a density not to exceed three (3) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed three (3) units per acre, public parking areas, ponds, construction and sales trailers in a residential subdivision, and a sales office in a residential subdivision. Fences and walls, accessory buildings, TV satellite dishes and conservation subdivisions all have standards and other restrictions that must be met. Likewise, each of the special exceptions has specific requirements that must be met. Certain home occupations are allowed in an R-1 Zone subject to the use meeting the required conditions and upon the issuance of a special use permit.
- **R-1A (One-Family Residential) Zone** – The permitted uses in this zone include ~~any use permitted in an R-1 zone~~, subject to the restrictions of the R-1 zone. Every lot in an R-1A zone shall have a minimum lot width of 80 feet and a minimum lot area of 10,000 square feet. Conservation subdivisions are permitted by right at a density not to exceed four (4) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed four (4) units per acre, and public parking areas.
- **R-1B (One-Family Residential) Zone** – The permitted uses in this zone include ~~any use permitted in an R-1A zone~~, subject to the restrictions of the R-1A zone. Every lot in an R-1B zone ~~shall have a minimum lot width of 75 feet~~ and a minimum lot area of 7,500 square feet. Conservation subdivisions are permitted by right at a density not to exceed five (5) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed five and one-half (5.5) units per acre, and public parking areas.
- **R-1C (One-Family Residential) Zone** – The permitted uses in this zone include ~~any use permitted in an R-1B zone~~, subject to the restrictions of the R-1B zone. Every lot in an R-1C zone ~~shall have a minimum lot width of 60 feet~~ and a minimum lot area of 6,000 square feet. Conservation subdivisions are permitted by right at a density not to exceed seven (7) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed seven (7) units per acre, and public parking areas.

Scott Rountree
To William Bass (billy.bass68@yahoo.com)
Augusta 28, 2015

Re: Summary of changes: Parcel 032-1-086-01, 817 Camellia Rd; 032-1-093-00-0, 817 ½ Camellia Rd

Dr. Bass,

Enclosed is the information you requested regarding the changes made on the Camellia Road properties. Please, let me know if I can be of any further assistance.

The following is a short history and summary of the property line and ownership changes made to 817 and 817 ½ Camellia Rd based on research provided by Dr. Bass and a review of legal documents filed with the clerk of superior court:

817 Camellia

Samuel Penn acquired 817 Camellia Rd, via Warranty Deed 526/1626, in June 1996. This deed referenced a 1996 plat and a frontage of 237.02 feet.

A corrective warranty deed, 527 / 834, was filed later that month correcting the plat reference and property frontage to 217.00 feet.

In 2006, the City of Augusta filed a plat to reference another parcel, 032-1-085-00-0 (819 Camellia). The plat incorrectly showed the adjacent parcel, 817 Camellia, as having 237' of frontage. The assessor's office adjusted 817 Camellia based upon that plat, and should not have. From 2007 forward the size and frontage of 817 was misrepresented.

In 2013, the property transferred from Penn to Lane Garrett. The brief legal description in this document showed the correct acreage but referenced an incorrect plat. In 2014 Garrett transferred the property to Henry and Laura Garrett referencing the correct legal description and plat, 527 / 833. Per this most recent deed, the Garrett's own 0.73 acres with 217' of frontage.

In 2013, Garrett filed a plat splitting the southern 31' of the property into two parcels. Approximately 20' of the split out parcel did not, by deed, belong to the owner. They only owned an approximately 11' wide portion at the north side of the parcel. Again, the tax assessor processed the split, furthering the misrepresentation that began in 2006.

Per in house research and documents, provided by Dr. Bass, the 2006 and 2013 errors were reviewed and corrected. 817 Camellia was returned to its originally intended size and frontage based on the 1996 corrective deed and 2014 warranty deed from Garrett to Garrett.

817 ½ Camellia

The property that is now 817 ½ Camellia was originally transferred to the City of Augusta in 1991. In 2006, 0.42 acres of what was 0.49 acres was sold to Dr. Bass. This left 0.07 acres with 20' of frontage between 817 and 819 Camellia Rd. The plat filed in conjunction with this sale is what started the errors on 817 Camellia. The 0.07 acre leftover portion was erroneously combined with 817 Camellia and should have remained in the name of City of Augusta.

Again, in 2013 a plat filed by the owner of 817 Camellia created a parcel which was actually land owned by both the owner of 817 Camellia and the City of Augusta.

The 2006 and 2013 errors were corrected, returning the 0.07 acre lot to the most recent owner of record, the City of Augusta.

The current maps and property records of the tax assessor are now a correct representation of legal ownership of these properties based on the plats and deeds of record.

Regards,

Scott Rountree

Sr. Property Appraiser, Board of Assessors

City of Augusta

535 Telfair Street

Suite 120

Augusta, GA 30901

(706) 821.2321

Please consider the environment before printing this email.

Item # 1

County, Georgia
Department

Address: 819 CAMELLIA DR AUGUSTA, GA 30909

Project No: 200802253

Date: 04/21/2008

Map Parcel No: 032108500 0

Map Block/Lot: /

Plan Filing No:

15835
Bass Br. Center
Building Permit

CONTACT OWNER: THE BASS RESIDENCE
ADDRESS: 819 CAMELLIA DR AUGUSTA, GA 30909

BRNW RESIDENTIAL NEW

GARREN CONSTRUCTION INC

Permit No.	SQ Feet	Units	Use Type
200803679	2726	1	R1/

COMMENTS: ELEC - WILLIAMS
MECH - D'ANTIGNAC
PLUM - JOINER

CONSTRUCTION COSTS

TYPE:
BRNW RESIDENTIAL NEW
INSPECTIONS

\$136.84
\$195.00

TYPE:

TOTAL FEES: —————>

\$331.84

CLIENT SIGNATURE: PER CLIENT NAMED ON BUILDING PERMIT COPY

Total Charges: \$331.84

Total Payments: \$331.84

Change Amount: \$0.00

Paid By:
Processed By: LL11387

9:46 AM

04/21/08

GARREN CONSTRUCTION, INC.

Job Actual Cost Detail

December 31, 1997 through April 21, 2008

Date	Num	Source Name	Memo	Amount	Balance
Bass-819 Camellia Rd					
4/8/2008	15761	AUGUSTA UTILI...	sewer meter	1,174.00	1,174.00
4/8/2008	15762	DIGITAL BLUEP...	bond print	94.37	1,268.37
4/17/2008	15804	AUGUSTA UTILI...	EXTRA SEWER	782.00	2,050.37
4/21/2008	15835	Richmond Co. Ga...	BUILDING PERMIT	331.84	2,382.21
Total Bass-819 Camellia Rd				2,382.21	2,382.21
TOTAL				2,382.21	2,382.21

p/d not

Permit Fee

475.00

Total Cost

2857.21

Bill 222-2750

BUILDING PERMIT
819 CAMELLIA RD

481 100.00
+ 3004

Summary Appraisal Report
LAND APPRAISAL REPORT

File No. 13197G

Census Tract 0016.02

Map Reference 032-1-085-00-0

IDENTIFICATION	Owner	William T Bass			Census Tract	0016.02	Map Reference	032-1-085-00-0
	Property Address	819 Camellia Rd			County	Richmond	State	GA
	City	Augusta			Zip Code	30909		
	Legal Description	Deed Bk 1089 391 Plat Page 568						
NEIGHBORHOOD	Sale Price	\$N/A			Date of Sale	N/A		
	Actual Real Estate Taxes	\$153.10 Pd			(yr)			
	Client	William Bass			Address	617 Confederate Dr, Milledgeville, SC, 29838		
	Occupant	Vacant land			Appraiser	Henry B Garrett IV		
	Intended User	Mr Bass			Intended Use	Market Value		
	Location	Urban	☒	Suburban	☒	Rural	☐	
	Built Up	Over 75%	☒	25% to 75%	☐	Under 25%	☐	
	Growth Rate	Rapid	☒	Steady	☐	Slow	☐	
	Property Values	Increasing	☒	Stable	☐	Declining	☐	
	Demand/Supply	Shortage	☒	In Balance	☐	Over Supply	☐	
Marketing Time	Under 3 Mos.	☒	4-6 Mos.	☐	Over 6 Mos.	☐		
Present Land Use	90 % 1 Family	10 % 2-4 Fam	% Apts	% Condo	% Commercial			
100 % Industrial	10 % Vacant	%						
Change in Present Land Use	☒ From	☐ Not Likely	☐ Likely (?)	To	☐ Taking Place (?)			
Predominant Occupancy	☒ Owner	☐ Tenant	☐ % Vacant					
Single Family Price Range	\$ 150,000	to \$ 800,000	Predominant Value \$	400,000				
Single Family Age	new	ys to 60	ys.	Predominant Age	30	ys.		
SITE	Dimensions	39.99x150.30x267.35x35x269.95x17.77x150.17 = 0.42 Acres			Corner Lot	☐		
	Present Improvements	☐ do ☐ do not conform to zoning regulations						
	Other (specify)							
	Other (describe)							
	Off Site Improvements							
	Street Access	☒ Public	☐ Private					
	Surface	Asphalt						
	Maintenance	☒ Public	☐ Private					
	Storm Sewer	☒	☐					
	Drainage	adequate to lot line						
MARKET DATA ANALYSIS	Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions)	The rear 1/3 of the lot is located in flood zone AE from map 13245C100F dated 09/25/09. The buildable portion of the lot is not in the flood zone. There are no adverse easements or encroachments affecting the value of the subject.						
	The undersigned has noted these recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.							
	For the Market Data Analysis	☒ See grid below	☐ See narrative attachment					
	ITEM	Subject Property	COMPARABLE NO 1	COMPARABLE NO 2	COMPARABLE NO 3			
	Address	819 Camellia Rd Augusta, GA 30909	3329 Walton Way Augusta, GA 30909	816 Camellia Rd Augusta, GA 30909	3222 Hunley Dr Augusta, GA 30909			
	Proximity to Subj		0.22 miles NW	0.11 miles S	0.34 miles NE			
	Gates Price	\$ N/A	\$ 53,000	\$ 54,500	\$ 110,000			
	Price	\$	\$ 108,163	\$ 160,294	\$ 110,000			
	Data Source		Richmond City Tax Assr	Richmond City Tax Assr	Richmond City Tax Assr			
	Date of Sale and Time Adjustment	N/A	06/21/2013	03/31/2011	01/18/2013			
Location	Suburban/Avg	Suburban/Avg	Suburban/Avg	Suburban/Avg				
Site/View	Res/typical	Res/typical	Res/typical	Res/typical				
Site Area	0.42 Acres	0.49 Acres	0.34 Acres	1.00 Acres				
Topography	Level	Sloping	Sloping	Sloping				
Street	Paved	Paved	Paved	Paved				
Amenities	SS, FE Bldg Plan	None	None	None				
Sales or Financing Concessions								
Net Adj (Total)		☒ Plus ☐ Minus \$ 36,500	☒ Plus ☐ Minus \$ 44,000	☒ Plus ☐ Minus \$ 11,000				
Indicated Value of Subject		Gross 82.1% Net 68.9% \$ 89,500	Gross 80.7% Net 80.7% \$ 98,500	Gross 62.7% Net 10.0% \$ 121,000				
RECONCILIATION	Comments on Market Data	All of the above sales, after adjustments, give a reasonable value indication for the subject.						
	Comments and Conditions of Appraisal	The Intended User of this appraisal report is the Lender/Client.						
	Final Reconciliation	It is my opinion that the market approach gives the best indication of value for the subject.						
I ESTIMATE THE MARKET VALUE AS DEFINED OF SUBJECT PROPERTY AS OF September 10, 2013 to be \$89,900								
Garrett Appraisal, Inc.								

JACK L. MINOR REALTY COMPANY, INC.
 429 Telfair Street ✕ Phone 706 722-7371
 Augusta, Georgia 30901

October 12, 2005

Steve Shepard, Attorney
 701 Greene Street
 Augusta, Georgia 30901

Re: Limited appraisal on the site located at 819 Camellia Road, Augusta, Georgia 30909

Dear Mr. Shepard:

As you requested, I have inspected the property listed above from the street and have made a limited appraisal on the above property. This type of appraisal considers the basic appraisal procedures and processes. It does not require that a complete appraisal be prepared which includes all of the detailed and pertinent data on which the opinion of value is based. The details and the analysis are retained in the appraiser's file and are available for inspection upon request. In this case, this appraiser will attempt to estimate a possible range of value based on the limited knowledge of the subject property.

This appraiser did not have access to the rear portion of the site and had to view it from Walton Way (please see the photos with this report). According to the information from the GIS maps, the site has approximately 70 feet of frontage on Camellia Road. The GIS information shows the rear portion of the site as being part of the lake verses being dry land as seen on the ground. The GIS information shows a section of 70 feet X 130-150 feet being located outside of the flood zone-this represents approximately 40% of the site. There is a conflict with the GIS information and the recorded plat. The recorded plat shows the site as having approximately 60 feet in width while the GIS information shows the site as having 70+ feet in width. For the sake of this report, this appraiser will use the GIS information as the basis for completing the report. Based on conversations with Mr. Shepard, this appraiser has been instructed to estimate the value of the property based on the site having no easement, based on having ten-foot wide easement (most likely located on one side of the property) and encumbering the entire parcel with an easement. This appraiser would suggest that a plat be made showing the actual size of the site, the location and the size of the flood zone/wetland areas, and the location and size of any easements-all of these issues will affect the possible market value of the property.

The property was inspected on October 8, 2005. The property is unique in its size, shape and location. Based on the GIS maps, the front 30%-40% of the site falls outside of the designated flood area while the rear 60%-70% falls within the designated flood area of Lake Aumond. The site is long and narrow with approximately 70 feet of frontage on the Camellia Road. The front portion of the site appears to be slightly sloping below road grade while the rear portion of the site appears to be mostly level. The sites in the area appear to have access to all public utilities. The property is zoned R-1, single family residential. The site appears to be too small for the zoning requirements, but the site was accepted as a lot of 1/2 acre. The site can be developed or improved because it is a lot of 1/2 acre. The zoning requires 7-10 feet as a minimum sideline setback and a 25-foot front setback. The site was valued by the local tax assessor for \$125,000 in 2005 (or \$5.86/sqft) while the 2004 valuation was \$15,000 (\$.70/sqft).

The estimate of value for the subject property will be an educated guess because of the made up of the property. This appraiser found 9-11 sales in the area that have occurred since 2003. Based on the sales information, it would appear that the sales had an overall value range from roughly \$1.75/sqft to \$5.50/sqft. Generally, the site sales that had partial or significant areas in the flood zone sold in the lower end of the value range. For the sake of this report, a value between \$2/sqft to \$3/sqft will be selected for the estimated value of the site with no encumbrances.

21

21,344 sqft (.49 acre) X \$2/sqft = \$42,688

21,344 sqft (.49 acre) X \$3/sqft = \$64,032

For the sake of this report, a value of \$50,000 will be used as the best estimate of value for the property if there is no easements or other issues encumbering the use of the property.

If a ten-foot easement is retained by the county for maintenance of Lake Aumond, the easement could fit into the setback area if it located on one side of the site. It still is possible to put a Charlestown style house on the front portion of the site. The presence of the easement, the fact that the county could use it at any time and the possible presence of large construction equipment will most likely have a detrimental affect on the possible market place for the site. In my opinion, the potential buyer will have to perceive that they are getting a good deal if the easement area is retained. Since there is no precedent to guide this appraiser, a value of approximately half of the unencumbered value should get the attention of the market place in the area. A value estimate of roughly \$25,000 will be used to estimate the value of the site encumbered with the ten-foot easement. It is my opinion that county will have a huge number of complaints from the owner of the property (particularly if the entire site has been landscaped) if the county uses the easement to do maintenance on the lake. Heavy equipment will not stay within the narrow boundaries of the easement and any landscaping to the rear section of the site will be destroyed.

If the entire site is encumbered by a permanent easement, two market forces will limit the market place for the property. The first market force is the presence of the permanent easement. The easement will take most of the bundle of rights from the potential property owner while leaving the buyer with taxation and liability. Furthermore, the permanent easement will greatly limit the potential market place to only those buyers immediately adjacent to the subject property. Based on studies done for the state highway department, permanent easements generally decrease the fee simple value of property from 25% to 75% based on the size of the easement, the location of the easement and the impact of the easement on the property. In this case, the easement would eliminate any possible use for the property to the market place. A high percentage of value of the property (say 75%) would be lost due to the presence of the permanent easement. Based on additional studies of landlocked properties or property with limited potential buyers, properties with limited buyers suffered additional loss of value. The studies done for the highway department generally show property value is further reduced between 63% to 76% (say 75%) in addition to the value lost from the permanent easement. To show the impact of the two forces on the estimated fee simple value of the property, please make refer to the calculations below.

\$50,000 (estimated fee simple value of the site) X 25% (remaining percentage of value after the loss of value due to the permanent easement) = \$12,500

\$12,500 (estimated value of the site with the permanent easement) X 25% (remaining percentage of value after the loss of value due to the limited market place) = \$3,125

The above estimate of value is only an educated guess. Any negotiated sale between \$2,000 to \$5,000-\$10,000 could be justified based on the any number of issues such as unlimited access to the site, taxes on the property, liability of the property, etc.

This appraiser has attempted to value the subject property based on the three different circumstances. In estimating the value of the subject property, the market approach to value was used. Based on this approach to value, I have estimated the fee simple value of this property on October 8, 2005 to be approximately

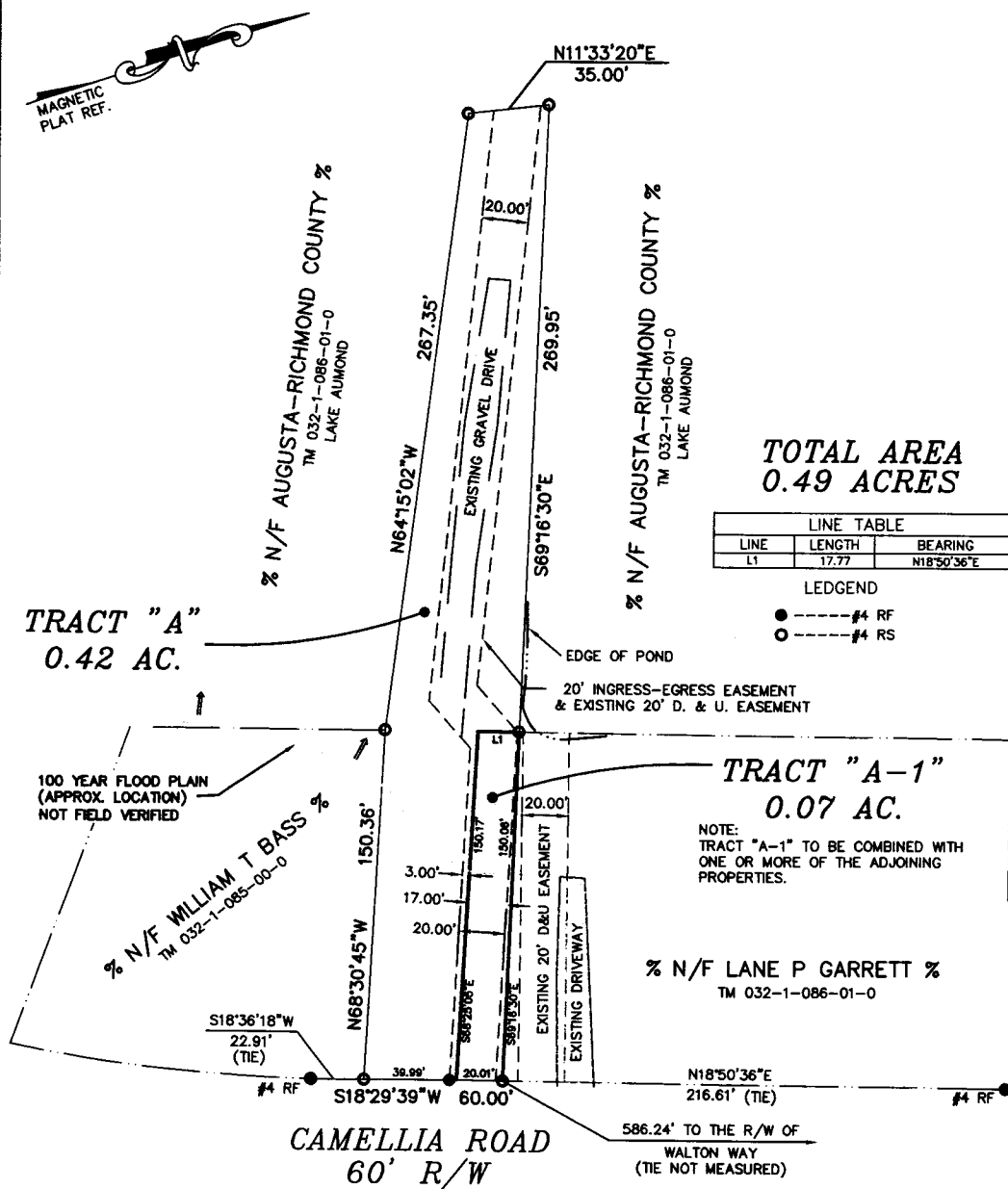
FIFTY THOUSAND DOLLARS
(\$50,000)

Respectively submitted,


Jack L. Minor Jr.

SPECIAL NOTE:

According to the Flood Insurance Rate maps for community
Panel Number 130158 0060 E Dated March 23, 1999 a
portion of this property does lie within the 100 year flood plain.





**Administrative Services Committee Meeting
6/13/2017 1:15 PM
Evaluation Administrator**

Department:

Presenter: Commissioner Sean Frantom

Caption: Discuss evaluation tool for Administrator Janice Jackson.
(Requested by Commissioner Sean Frantom)

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:

Lena Bonner

From: Commissioner Sean Frantom
Sent: Wednesday, June 07, 2017 10:12 PM
To: Lena Bonner
Subject: Agenda Item

Lena,

Please place the following agenda item on administrative services -

Discuss evaluation tool for Administrator Janice Jackson.

Thanks,
Sean

Sent from my iPhone

Please consider the environment before printing this email.

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AED:104.1



**Administrative Services Committee Meeting
6/13/2017 1:15 PM
Minutes**

Department:

Presenter:

Caption: Motion to approve the minutes of the Administrative Services Committee held on May 30, 2017.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:



Administrative Services Committee Meeting Commission Chamber - 5/30/2017

ATTENDANCE:

Present: Hons. Hardie Davis, Jr., Mayor; M. Williams, Chairman; Jefferson, Vice Chairman; Davis and D. Williams, members.

ADMINISTRATIVE SERVICES

1. Approve the replacement of one Ford F-350, Dual Rear Wheel (DRW), truck for Engineering Maintenance from Fleet Capital Outlay for 2017. **Item Action:**
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Mr. M. Williams votes No. Motion Passes 3-1.	Commissioner Mary Davis	Commissioner Andrew Jefferson	Passes

2. Approve award for replacement of the roof on Friedman Branch Library to the lowest compliant bidder, Roofing Professionals, Inc. of Grovetown, GA, in the amount of \$162,900, bid item 17-168. **Item Action:**
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner Andrew Jefferson	Commissioner Mary Davis	Passes

3. Discuss JG Long email dated 4-15-2017. (Requested by Commissioner Wayne Guilfoyle) **Item Action:**
Rescheduled

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to table this item until we can get clear understanding of which route to take. Mr. Jefferson votes No. Motion Passes 3-1.	Commissioner Dennis Williams	Commissioner Mary Davis	Passes

4. Motion to approve the expansion of the Laney Walker Enterprise Zone.

Item Action:
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner Andrew Jefferson	Commissioner Mary Davis	Passes

5. Motion to approve the minutes of the Administrative Services Committee held on May 9, 2017.

Item Action:
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner Andrew Jefferson	Commissioner Mary Davis	Passes

6. Approve extending the lease with the US Navy for the Naval Reserve Center on Central Avenue through June 2018. Lease payments are \$1 per year, Augusta has no financial or maintenance obligations under this lease.

Item Action:
Approved

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
	Motion to approve.	Commissioner	Commissioner	

Item # 3

Approve Motion Passes 4-0. Andrew Jefferson Mary Davis Passes

7. Discuss creating a policy/process requiring all contracts be presented to the commission for approval before being executed. **(Requested by Action: Commissioner Ben Hasan) (Referred from May 9 Administrative Services Approved Committee)**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Delete	Motion to delete this item from the agenda. Motion Passes 4-0.	Commissioner Andrew Jefferson	Commissioner Mary Davis	Passes

8. Consider a request to display historical documents within a county facility. **Item Action: Approved**

Motions

Motion Type	Motion Text	Made By	Seconded By	Motion Result
Approve	Motion to approve. Motion Passes 4-0.	Commissioner Andrew Jefferson	Commissioner Mary Davis	Passes

www.augustaga.gov



**Administrative Services Committee Meeting
6/13/2017 1:15 PM
Rocky Creek Enterprise Zone Ordinance.**

Department:

Presenter:

Caption: Motion to **approve** revised Rocky Creek Enterprise Zone Ordinance.

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY:



Office of the Administrator

Janice Allen Jackson, Administrator
Chester Brazzell, Deputy Administrator
William E. Rhinehart, Deputy Administrator

Ste. 910 - Municipal Building
535 Telfair Street - AUGUSTA, GA 30901
(706) 821-2400 - FAX (706) 821-2819

February 21, 2017

Mr. Hawthorne Welcher
Housing Community & Development Director
925 Laney Walker Road
Augusta, GA 30901

Dear Hawthorne:

The Augusta, Georgia Commission, at their regular meeting held on Tuesday, February 21, 2017 reauthorized an ordinance designating Rocky Creek Enterprise Zone with expanded boundaries. Originally approved by Commission June 4, 2002. (Approved by Administrative Services Committee February 14, 2017)

If you have any questions, please contact me.

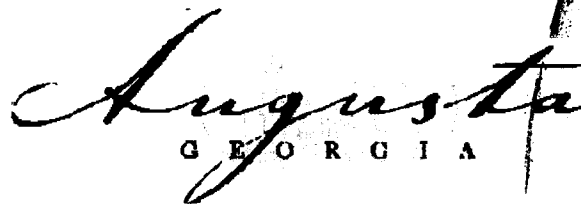
Yours truly,

A handwritten signature in cursive script that reads "Janice".

Janice Allen Jackson
Administrator

02-21-17: #12

12



Commission Meeting Agenda
2/21/2017 2:00 PM

Reauthorization of Rocky Creek Enterprise Zone



Department: Housing and Community Development

Department: Housing and Community Development

Caption: Motion to **reauthorize** an ordinance designating Rocky Creek Enterprise Zone with expanded boundaries. **Originally approved by Commission June 4, 2002. (Approved by Administrative Services Committee February 14, 2017)**

Background: The Augusta Code at 2-4 provides for the designation of Enterprise Zones as an economic development incentive for depressed areas suffering from disinvestment as a way to encourage reinvestment in housing and employment for the area. The area previously designated as Rocky Creek Enterprise Zone meets the criteria for designation and reauthorization found at O.C.G.A. 36-88-8. With the assistance of these incentives, the area encompassing the Rocky Creek Enterprise Zone projects to see continued growth and development over the coming years. The designation, in place since 2002, will continue to allow for the incentives to businesses that create 5 or more new jobs being exempt from ad valorem taxes on a scale over a 10-year period. Residential investment, with a minimum 5:1 improvement value, will also continue to be encouraged through the continued 10-year graduated ad-valorem property tax exemption as well. To better encourage economic development in the area, we are recommending extending the boundaries of the Rocky Creek Enterprise Zone to incorporate additional commercial and light industrial areas located directly adjacent to the previously existing boundaries. Please reference the attached maps and boundary descriptions for precise descriptions of the recommended boundary expansions.

Analysis: The incentives of tax abatement are positive, and the theory is that revenue not realized due to the abatement would not have happened without the incentives. The abatement schedule for ad valorem taxes is as follows: -100% first 5 years; -80% for years 6 and 7; -60% for year 8; -40% for year 9 and -20% for year 10. In addition, the City could elect to waive fees and other forms of

Cover Memo

revenue.

Financial Impact: See above.

Alternatives: a)Re-authorize Rocky Creek Enterprise Zone with recommended boundary expansions (see attachment), b)Reauthorize Rocky Creek Enterprise Zone with previously existing boundaries, c)Do not re-authorize the Rocky Creek Enterprise Zone.

Recommendation: Re-authorize Rocky Creek Enterprise Zone with recommended boundary expansions.

**Funds are Available
in the Following
Accounts:** N/A.

REVIEWED AND APPROVED BY:

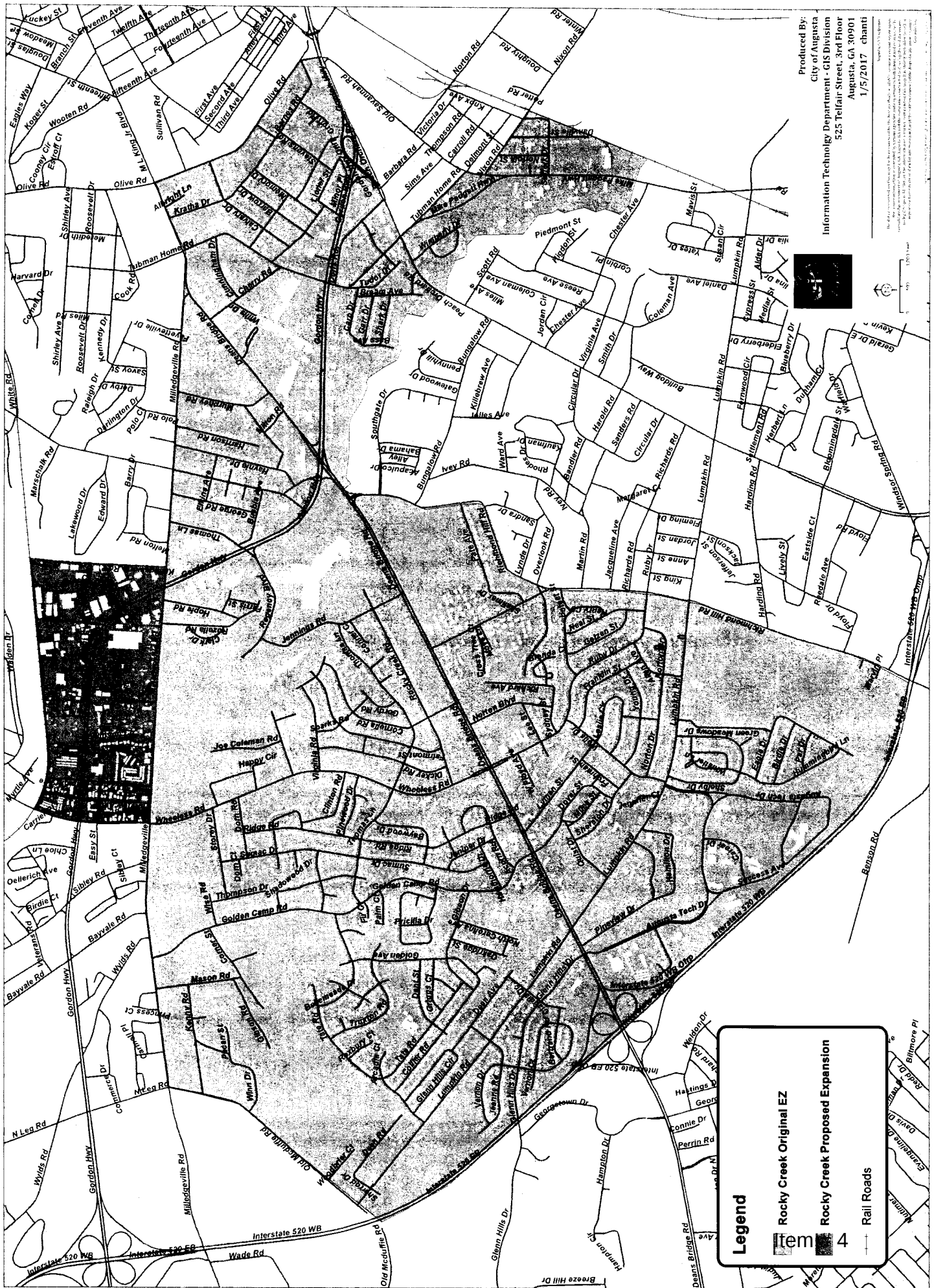
Rocky Creek Enterprise Zone Boundary

Description – Final

Revised Boundary Description:

Beginning at the point of the intersection of the centerline of Milledgeville Road/Martin Luther King Jr. Boulevard and the centerline of Olive Road; thence in a southeasterly direction along the centerline of Olive Road to its intersection with the centerline of Gordon Highway (US 1/25/78/278); thence in a southwesterly direction along the centerline of Gordon Highway to a point of intersection with Peach Orchard Road (US 25); thence continuing in a southwesterly direction along the centerline of Peach Orchard Road (US 25) to a point of intersection with the centerline of Tubman Home Road/Mike Padgett Highway (State Route 56); thence continuing in a southeasterly director along the centerline of Mike Padgett Highway (State Route 56) to its intersection with the centerline of Nixon Road; thence in an easterly direction along the centerline of Nixon intersection with the right of way of the Norfolk Southern Railroad; thence in a southwesterly direction along the northwest right of way of the Norfolk Southern Railroad to its intersection with the centerline of Rocky Creek; thence in a westerly direction along the centerline of Rocky Creek to its intersection with the centerline of Deans Bridge Road; thence in a southwesterly direction along the centerline of Deans Bridge Road to the intersection with the centerline of Richmond Hill Road; thence in a southwesterly direction along the centerline Richmond Hill Road to its intersection with the centerline of the Bobby Jones Expressway (I-520); thence in a westerly direction along the centerline of Bobby Jones Expressway to its intersection with the centerline of Old McDuffie Road; thence in a northerly direction along the centerline of Old McDuffie Road to its intersection with the centerline of Milledgeville Road; thence in a northeasterly direction along the centerline of Milledgeville Road to its intersection with the centerline of Wheelless Road; thence in a northeasterly direction along the centerline of Wheelless Road to its intersection with the centerline of Gordon Hwy (US 78/278); thence continuing in a northeasterly direction along the centerline of Highland Ave to its intersection with the centerline of CSX railroad; thence in an easterly direction along the centerline of CSX railroad to its intersection with the centerline of Killingsworth Road; thence in an southwesterly direction along the centerline of Killingsworth Road to its intersection with the centerline of Milledgeville Road; thence in a southeasterly direction along the centerline of Milledgeville Road Martin Luther King Jr. Blvd. to the point of beginning.

Rocky Creek Enterprise Zone - Proposed Expansion



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE AUGUSTA-RICHMOND COUNTY CODE SO AS TO AMEND SECTION 2-4-21 BY EXTENDING THE BOUNDARIES OF THE “ROCKY CREEK ENTERPRISE ZONE”; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

BE IT ORDAINED BY THE AUGUSTA- RICHMONDY COUNTY COMMISSION, and it is hereby ordained by authority of same as follows:

SECTION 1. The Augusta-Richmond County Code, Title 2, is hereby amended by deleting in its entirety Section 2-4-21, and replacing it with a new Section 2-4-21 to read as follows:

§ 2-4-21. DESIGNATION OF “ROCKY CREEK ENTERPRISE ZONE”.

The Augusta-Richmond County Commission hereby designates the area hereinafter described as an Enterprise Zone to be known as the “Rocky Creek Enterprise Zone”, to wit:

BOUNDARY DESCRIPTION

Beginning at the point of the intersection of the centerline of Milledgeville Road/Martin Luther King Jr. Boulevard and the centerline of Olive Road; thence in a southeasterly direction along the centerline of Olive Road to its intersection with the centerline of Gordon Highway (US U251781278); thence in a southwesterly direction along the centerline of Gordon Highway to a point of intersection with Peach Orchard Road (US 25); thence continuing in a southwesterly direction along the centerline of Peach Orchard Road (US 25) to a point of intersection with the centerline of Tubman Home Road/Mike Padgett Highway (State Route 56); thence continuing in a southeasterly director along the centerline of Mike Padgett Highway (State Route 56) to its intersection with the centerline of Nixon Road; thence in an easterly direction along the centerline of Nixon intersection with the right of way of the Norfolk Southern Railroad; thence in a southwesterly direction along the northwest right of way of the Norfolk Southern Railroad to its intersection with the centerline of Rocky Creek; thence in a westerly direction along the centerline of Rocky Creek to its intersection with the centerline of Deans Bridge Road; thence in a southwesterly direction along the centerline of Deans Bridge Road to the intersection with the centerline of Richmond Hill Road; thence in a southwesterly direction along the centerline Richmond Hill Road to its intersection with the centerline of the Bobby Jones Expressway (I-520); thence in a westerly direction along the centerline of Bobby Jones Expressway to its intersection with the centerline of Old McDuffie Road; thence in a northerly direction along the centerline of Old McDuffie Road to its intersection with the centerline of Milledgeville Road; thence in a northeasterly direction along the centerline of Milledgeville Road to its intersection with the centerline of Wheelless Road; thence in a northeasterly direction along the centerline of Wheelless Road to its intersection with the centerline of Gordon Hwy (US 78/2781; thence continuing in a northeasterly direction along the centerline of Highland Ave to its intersection with the centerline of CSX railroad; thence in an easterly direction along the centerline of CSX

railroad to its intersection with the centerline of Killingsworth Road; thence in an southwesterly direction along the centerline of Killingsworth Road to its intersection with the centerline of Milledgeville Road; thence in a southeasterly direction along the centerline of Milledgeville Road Martin Luther King Jr. Blvd. to the point of beginning.

SECTION 2. This ordinance shall become effective immediately upon adoption

SECTION 3. All Ordinances or parts of ordinances in conflict herewith are hereby repealed.

Duly adopted this _____ day of _____, 2017.

Mayor

ATTEST:

Clerk of Commission

1st Reading _____

2nd Reading _____

Published in the Augusta Chronicle _____



**Administrative Services Committee Meeting
6/13/2017 1:15 PM
Enviromental Services Equipment**

Department:

Presenter: Commissioner Marion Williams

Caption: Discuss/update from the Administrator regarding the investigation relative to city-owned equipment used by city employees on private property in Lincoln County. **(Requested by Commissioner Marion Williams)**

Background:

Analysis:

Financial Impact:

Alternatives:

Recommendation:

**Funds are Available
in the Following
Accounts:**

REVIEWED AND APPROVED BY: