

ORDINANCE NO. 7424

**AN ORDINANCE TO AMEND THE AUGUSTA GEORGIA CODE SO AS TO AMEND SECTION 2-4 BY ADDING A NEW SUBSECTION 23 ENTITLED "MCBEAN ENTERPRISE ZONE", TO PROVIDE AN EFFECTIVE DATE, TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.**

**WHEREAS**, a method has been provided by the General Assembly of the State of Georgia through the enactment of the Enterprise Zone Employment Act of 1997 as amended (O.C.G.A. § 36-88-1 et. seq.) to promote investment in areas of disinvestment, underdevelopment and economic decline; and, that said Act promotes reinvestment and rehabilitation efforts in such areas by qualifying businesses through the abatement of state, county and municipal ad valorem taxes, and other fee abatement incentives; and,

**WHEREAS**, O.C.G.A. § 36-88-6 establishes the criteria by which an area may be designated as an enterprise zone, such criteria being listed in subsections (b), (c), (d), (e), and (f, and quantifying conditions of "pervasive poverty", "unemployment", "general distress", "underdevelopment", an "general blight", respectively; and, that nominated areas must meet at least three (3) of the five (5) established for qualification; and,

**WHEREAS**, the Augusta Development Authority commissioned a study examining conditions of disinvestment, underdevelopment and economic decline in a portion of the city of Augusta located in the vicinity of the McBean community the boundary of such study area being specified and illustrated in Exhibit A as the McBean Enterprise Zone; and,

**WHEREAS**, the *McBean Opportunity Study* presented to the Augusta Georgia Commission by the Augusta Development Authority and as provided in Exhibit B, confirms that the McBean Enterprise Zone meets four (4) of the five (5) criteria qualifying it for enterprise zone designation; and,

**WHEREAS**, designation of the McBean Enterprise Zone is consistent with the goals and objectives of the city of Augusta's comprehensive plan;

**NOW THEREFORE, THE AUGUSTA GEORGIA COMMISSION** ordains as follows:

**SECTION 1.** AUGUSTA GEORGIA CODE, Section 2-4, is amended by adding a new Section 2-4-23 which reads as follows:

2-4-23 Designation the "McBean Enterprise Zone."

The Augusta Georgia Commission hereby designates the area hereafter described as an Enterprise Zone to be known as the "McBean Enterprise Zone" to wit:

**BOUNDARY DESCRIPTION**

Beginning at a point where S.R. 56 (Mike Padgett Highway) intersects the Burke County, Georgia line, and proceeding northward roughly 4.2 miles; incorporating

parcels fronting on and flanking both sides of the highway corridor, and including parcels in close proximity to and projecting from either side of the corridor with or without frontage on Alden Drive, Amarillo Circle, Black Road, Blackberry Lane, Cemetery Drive, Clark Road, Cannon Court, Corinth Road, Hephzibah-McBean road, Horseshoe Road, McCombs Road, McKinely Lane, Mosley Road, Old Mike Padgett Highway, Piney Grove Road, Rollins Road and Union Cemetery Drive; such area being contained within 2010 Census Block Groups 109.05 (1), and 109-05 (2); and , such area consisting of roughly 3,686 acres, the meandering boundary of which is highly variable as specified and illustrated in Exhibit A.


**SECTION 2.** Consistent with the applicable provisions of O.C.G.A., 36-88-1 et. seq., qualifying businesses and service enterprises within the McBean Enterprise Zone, generating the minimum investments for which they may receive access to state enterprise zone incentives, shall be exempted from state, county, and municipal ad valorem taxes in the amount not to exceed the following schedule:

One hundred percent of property taxes shall be exempt for the first five (5) years;  
Eighty percent of property taxes shall be exempt for the next two (2) years;  
Sixty percent of property taxes shall be exempt for the next year;  
Forty percent of property taxes shall be exempt for the next year; and  
Twenty percent of property taxes shall be exempt for the last year.

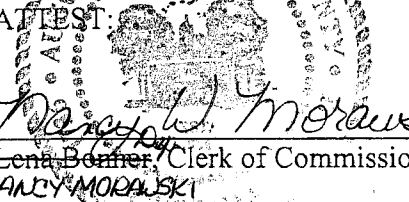

**SECTION 3.** This Ordinance shall become effective on its adopting in accordance with applicable laws.

**SECTION 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adopted this 16th day of July, 2013.

  
\_\_\_\_\_  
Davis S. Copenhaver, As its Mayor

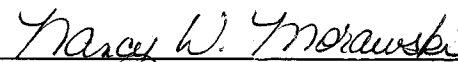
ATTEST:

  
  
\_\_\_\_\_  
Lena Bonner, Clerk of Commission  
NANCY MORAWSKI

Published in the Augusta Chronicle July 25, 2013

**CERTIFICATION:**

I, Nancy W. Morawski, Deputy Clerk of Commission, hereby certify that the above is a true and correct copy of Ordinance No. 7424 adopted by the Augusta Richmond County Commission in meeting June 18 and July 16, 2013.

  
\_\_\_\_\_  
Deputy Clerk of Commission