



## Commission Meeting

February 17, 2026

Item Name: Z-25-41

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Chyvattee Vassar, Interim Director
<b>Caption:</b>	<b><u>Z-25-41</u></b> – A request for concurrence with the Augusta Planning Commission to <b>APPROVE</b> a petition by Irwington, LLC, on behalf of Asmus, LLC, requesting a rezoning from zones R-1B (One-Family Residential) and R-1C (One-Family Residential) to zone R-3B (Multiple-Family Residential) to develop student housing, affecting properties containing approximately 3.33 acres located at 616, 708, and 710 Weed Street, and 2450 Wheeler Road. Tax Map #'s 034-1-218-00-0, 034-1-213-00-0, 034-1-521-00-0, & 034-1-367-00-0.
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	<ol style="list-style-type: none"><li>1. The parcels at 708 and 710 Weed Street must be combined via a combination plat filed with the Clerk of Court or a combination request with the Tax Assessor. The property owner(s) must record the deed/plat and provide Planning &amp; Development with a copy so that Real Estate/Tax Records and GIS maps can be updated.</li><li>2. Any proposed lighting fixtures must be directed downward and not toward any nearby residences.</li><li>3. Must comply with all aspects of the Augusta Tree Ordinance.</li><li>4. 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.</li><li>5. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.</li></ol>
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A