



## Commission Meeting

May 16, 2023

Item Name: Z-23-18

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b><u>Z-23-18</u></b> – A request for concurrence with the Augusta Georgia Planning Commission to <b>APPROVE</b> a petition by John T. Arnett Jr. & Karen B. Arnett requesting a rezoning from zone R-1A (One-family Residential) to zone P-1 (Professional Office) affecting property containing approximately 0.47-acres located at 3442 Peach Orchard Road. Tax Map #133-3-015-00-0. DISTRICT 6
<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 owner shall construct a six (6) foot high wood fence along the north property line commencing where the proposed front yard parking area begins.</li><li>2. Prior to the issuance of a revised business license the owner shall comply with all applicable building and fire codes for the conversion of the house into offices.</li><li>3. Prior to the occupation of the house converted into offices, the owner shall provide ADA accessibility to the building and within the building in accordance with all Federal ADA requirements.</li><li>4. Conversion of the existing house to an office use requires submission of a detailed engineered site plan for the parking area and driveway access to determine development requirements and shall comply with the Comprehensive Zoning Ordinance of Augusta, Georgia and all other development 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