



Commission Meeting

May 16, 2023

Item Name: Z-23-19

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-23-19</u> – A request for concurrence with the Augusta Georgia Planning Commission to APPROVE a petition by Celina Lofton on behalf of Blake Dornfeld & Olivia Golden requesting a rezoning from zone A (Agricultural) to zone B-2 (General Business) affecting property containing approximately 2.7-acres located at 2836 Tobacco Road. Tax Map #129-0-739-00-0. DISTRICT 4
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. Any change in use, or expansion of, the Group Personal Care Home must return to the Planning Commission for further review and approval.2. The home shall be staffed on a 7-day, 24-hour basis.3. The home shall be limited to <u>12 residents/clients</u> with staff coming in shifts per the Augusta Health Dept. findings on the capacity of the existing septic system. Any live-in staff will be counted towards the maximum occupancy.4. No detached residential space shall be added to the property; all residents/clients must live in the existing home.5. A directional sign with the address clearly labeled with reflective lettering will be placed at the entrance to the common driveway at Tobacco Road and at the entrance to the subject property to assist emergency personnel.6. Additional paved parking shall be provided as required per Section 28-F-B-4. Grass parking is not permitted.7. The applicant must receive and maintain a City of Augusta business license and any required license with the State of Georgia. Proof of compliance with the minimum requirements of Chapter 111.8-62.01 of the O.C.G.A must be provided, and the applicant must provide annual fire department inspection reports.8. If wheelchair bound persons reside in the residence all 2010 ADA Standards for Accessible Design requirements must be met, including but not limited to: All doorways must be at least 3 feet wide.<ul style="list-style-type: none">• At least one bathroom that permits a wheelchair dependent person to use all bathroom facilities unimpeded.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

