



Commission Meeting

August 19, 2025

Item Name: Z-25-27

Department:	Planning & Development
Presenter:	Chyvatee Vassar, Interim Director
Caption:	<u>Z-25-27</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Plexus Research and Design Inc. on behalf of the Estate of Norma J. Brunty requesting a rezoning from zone R-1A (One-Family Residential) to zone P-1 (Professional/Office) to develop a professional legal office, affecting property containing approximately 0.26 acres located at 3329 Westcliffe Court. Tax Map # 010-4-063-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The installation of a 6-foot wooden privacy fence along the rear and side yard to buffer the nearby residences.2. Creation of a parking lot consisting of at least 6 spaces in the rear of the property; parking will not be permitted in the front yard of the office building.3. Any proposed lighting fixtures must be directed downward and not toward buildings.4. Approval of this rezoning request does not constitute approval of the concept site plan, which must be compliant with all Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.5. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A