



Commission Meeting

September 19, 2023

Item Name: Z-23-37

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-23-37</u> – A request for concurrence with the Augusta Planning Commission to APPROVE with the conditions petition by Drayton Parker Companies on behalf of DOC MOB Augusta III, LLC requesting a rezoning from zone A (Agricultural) and B-1 (Neighborhood Business) to zone B-2 (General Business) affecting property containing approximately 2.54 acres located at 3645-Wheeler Road. Tax Map #030-0-244-00-0. DISTRICT 3(Deferred from the September 5, 2023 meeting)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. Approval of the rezoning request shall not constitute approval of the conceptual site plan submitted with the application. Site plan approval, in compliance with the Site Plan Regulations of Augusta, Georgia, is required prior to commencement of construction on the property.2. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.3. No new access points shall be added along Medical Center Drive.4. Auxiliary lanes will be added at the discretion of the Engineering Department.5. All mature trees and landscaping shall be preserved.6. The overall design and Site plan must comply with Augusta Traffic Engineering.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A