



Office of the Administrator

Tameka Allen
Administrator

July 21, 2026

Adleasia Cameron, Director
Planning and Development
535 Telfair Street
Augusta, GA 30901

Dear Ms. Cameron,

At the regular meeting held Tuesday, July 21, 2026, the Augusta, Georgia Commission took action on the following:

1. Denied Z-26-07 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Quanecia Pokam, on behalf of Joel Pokam, requesting a rezoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop a day care center, affecting property containing approximately 0.57 acres located at 2933 Deans Bridge Road. Tax Map # 085-3-254-00-0.
2. Approved Z-26-10 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Hull Barrett, PC, on behalf of PSH Augusta Downtown, LLC, requesting a rezoning from zones HI (Heavy Industrial) and LI (Light Industrial) to zone B-2 (General Business) to develop an extended stay hotel, affecting properties containing approximately 2.3 acres located at 1310 and 1310 A Walker Street. Tax Map #'s 046-2-087-00-0 & 046-2-086-00-0. District 1
3. Approved Z-26-08 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC, requesting to amend B-2 (General Business) zoning conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road. Tax Map # 054-0-028-00-0.
4. Approved Z-26-08 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC, requesting to amend B-2 (General Business) zoning conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road. Tax Map # 054-0-028-00-0.
5. Approved SE-26-11 – A request for concurrence with the Augusta Planning Commission to DENY a petition by Sevita-REM Georgia I, LLC, on behalf of MGJHI, LLC, requesting a special exception per Section 26-1(h) of the Comprehensive Zoning Ordinance to establish a family personal care home with 4 clients, affecting property containing approximately 0.62 acres located at 3120 Blackmon Court. Tax Map # 139-0-254-00-0. Zoned R-1A (One-Family Residential). District 8

ORDINANCE NO. 8010

An Ordinance to amend the Comprehensive Zoning Ordinance adopted by The Augusta, Georgia Commission effective September 16, 1997 (Ordinance No. 5960), together with all amendments which have been approved by the Augusta Commission, as authorized under the Home Rule Provisions of the Comprehensive Zoning Map from the Constitution of the State of Georgia," by changing the Comprehensive Zoning Map by rezoning from Zone LI (Light Industrial) to Zone R-3B (Multiple-Family Residential), affecting the property located on the north right-of-way line of Sharon Road, in the northeast quadrant at the intersection of Sharon Road and Barton Chapel Road, and for the repeal of ordinances in conflict herewith and for other purposes:

THE AUGUSTA, GEORGIA COMMISSION HEREBY ORDAINS:

SECTION I. The Comprehensive Zoning Ordinance adopted by the Board of Commissioners of Richmond County on the 15th day of November 1983, the caption of which is set out above, changing the Comprehensive Zoning Map by changing the zoning from Zone LI (Light Industrial) to Zone R-3B (Multiple-Family Residential) on the property as follows:

Commencing at the point found approximately 183.19 feet north from the Sharon Road and Barton Chapel Road intersection of the subject property, said point being the Point of Beginning; thence in an northwesterly direction a distance of approximately 183.19 feet to a point; thence in a east direction a distance of approximately 282.11 feet to a point; thence in a southeasterly direction a distance of approximately 104.30 feet to a point; thence in a southwesterly direction a distance of approximately 145.31 feet to a point; thence in westerly direction of approximately 169.81 feet to a point, more or less to the Point of Beginning. Containing 1.03 acres, more or less. Located at 1650 Barton Chapel Road. Map # 054-0-028-00-0.

Z-26-08

SECTION II – This amendment to the Comprehensive Zoning Maps for Augusta, Georgia, is subject to the following conditions:

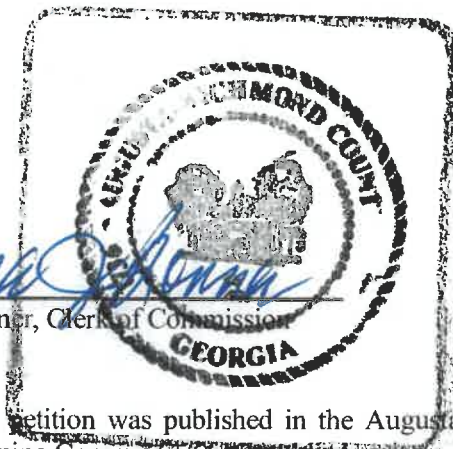
1. Sidewalks shall be provided along Barton Chapel Road and Sharon Road adjacent to the development.
2. All lighting fixtures shall be fully shielded and directed downward to prevent light spillovers onto adjacent residential properties.
3. The development shall comply with the Augusta Tree Ordinance.
4. No freestanding signage shall be permitted within 100 feet of the Sharon Road right-of-way.
5. Buildings shall not exceed 2 ½ stories or 45 feet in height.
6. Approval shall be contingent upon the granting of the necessary variances by the Board of Zoning Appeals, including relief from the requirement for a minimum 100-foot building separation from residential uses and the restriction of building openings facing residential properties.
7. 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 the Site Plan Regulations of Augusta, Georgia, prior to construction commencing on the property.
8. 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.

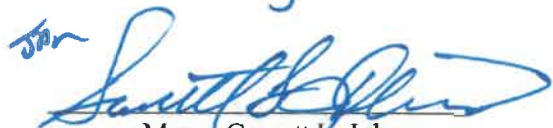
SECTION III. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Done in Open Meeting under the Common Seal thereof, this 21st day of July, 2026.

ATTEST:


Lena J. Bonner, Clerk of Commission




Mayor Garnett L. Johnson

This petition was published in the Augusta Chronicle, Thursday, April 16, 2026, by the Planning Commission for a public hearing on May 21, 2026.

One Reading _____

Z-26-08