



## Commission Meeting

March 18, 2025

Item Name: **Z-25-04**

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b><u>Z-25-04</u></b> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by JBC Construction on behalf of Jeb Boggus Properties LLC requesting a rezoning from zones A (Agricultural), LI (Light Industrial), and R-MH (Manufactured Home Residential) to zone B-2 (General Business) to construct a mixed-use development, affecting 10.09 acres out of a 44.99 acre tract located at 3601, 3605, 3615, 3625, and 3635 Mike Padgett Highway. Tax Map #'s 157-0-012-01-0, 157-0-012-00-0, 157-0-011-00-0, 157-0-011-01-0, & 157-0-009-00-0.
<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 development must substantially conform to the concept plan submitted with this rezoning application.</li><li>2. The applicant must comply with all related aspects of the Augusta Tree Ordinance for B-2 zoning.</li><li>3. Any proposed lighting fixtures must be directed downward and not toward buildings.</li><li>4. 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 Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.</li><li>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.</li></ol>
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A