



Commission Meeting

June 16, 2026

Item Name: SE-26-09

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	SE-26-09 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by William Buchanan, on behalf of CBF Foundation, Inc., requesting a special exception per Section 26-1(i) of the Comprehensive Zoning Ordinance to establish a passive recreational facility, affecting properties containing approximately 52.71 acres located at 3853 and 3863 Bath Edie Road. Tax Map #'s 189-0-045-00-0 & 189-0-006-00-0. Zoned A (Agricultural).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. All future site improvements shall be reflected on the submitted conceptual site plan.2. A minimum 100-foot undisturbed buffer shall be maintained on all sides of the property.3. All proposed lighting fixtures shall be fully shielded and directed downward to prevent illumination of adjacent residential properties.4. Hours of operation shall be limited to 7:00 A.M. to 11:00 P.M.5. The development shall comply with all applicable provisions of the Augusta Tree Ordinance.6. Approval of this special exception request does not constitute approval of the submitted conceptual site plan submitted with the application. Approval in compliance with the Site Plan Regulations of Augusta, Georgia, is required prior to construction commencing on the property.7. Development of the property shall comply with all development standards and regulations set forth by Augusta, Georgia, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A