



Commission Meeting

May 21, 2024

Item Name: Z-24-20

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| Department: | Planning & Development |
| Presenter: | Carla Delaney, Director |
| Caption: | <u>Z-24-20</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Frank Pittman on behalf of Carolyn B. Gardner Estate requesting a rezoning from zone R-1 (One-family Residential) and B-1 (Neighborhood Business) to zone B-2 (General Business) affecting property containing approximately 3.2 acres located at 3202 Washington Road. Tax Map #011-1-016-00-0 |
| Background: | N/A |
| Analysis: | N/A |
| Financial Impact: | N/A |
| Alternatives: | N/A |
| Recommendation: | <ol style="list-style-type: none">1. This development shall comply with all aspects of the Augusta Tree Ordinance.2. A minimum 50-foot undisturbed buffer shall be provided along the property line adjacent to a residential zoning district or residential use and a 30-foot undisturbed buffer along the western property line.3. Sidewalks are required along all public streets adjacent to the development.4. Access on Kings Chapel Road shall align with one of the existing residential driveways across the road.5. Approval of the rezoning request shall 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.6. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.7. Installation of a 6ft fence along property lines adjacent to a residential use or zone is required.8. A traffic study is required at the time of Site Plan submission. |
| Funds are available in the following accounts: | N/A |
| <u>REVIEWED AND APPROVED BY:</u> | N/A |

