



Commission Meeting

January 20, 2026

Item Name: **Z-26-03**

Department:	Planning & Development
Presenter:	Chyvatee Vassar, Interim Director
Caption:	<u>Z-26-03</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Piyush Patel, on behalf of Garrett H. Fulcher, II, requesting a rezoning from zones A (Agricultural) and LI (Light Industrial) to zone B-2 (General Business) to develop a retail complex with a drive-thru, affecting approximately 1.25 acres out of a 4.52 acre tract located at 3416, 3430, and 3438 Mike Padgett Highway. Tax Map #'s 134-1-069-01-0, 134-1-121-00-0, & 134-1-001-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The parcels shall be combined into one (1) parcel, and the combination plat shall be recorded with the Clerk of Superior Courts Office prior to submittal for site plan approval. The property owner(s) must file the necessary deed/plat for recording and then provide Planning & Development with a copy to ensure that the property has been appropriately transferred so that Real Estate/Tax Records and GIS maps can be updated accordingly.2. The development must comply with all aspects of the Augusta Tree Ordinance.3. 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.4. 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.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A