



Commission Meeting

July 21, 2026

Item Name: Z-26-07

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	<u>Z-26-07</u> – 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.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. All proposed lighting fixtures shall be fully shielded and directed downward to prevent light spillover onto adjacent residential properties. 2. The development must comply with all provisions of the Augusta Tree Ordinance, including the required buffers and street yard. Any deviations from these requirements would require approval of variances from the Augusta Tree Commission. 3. The development must provide parking in compliance with the requirements of the Zoning Ordinance to avoid the need for a parking variance from the Planning Commission. 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. 5. The development of the property shall comply with all development standards and regulations set forth by Augusta, 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