



Commission Meeting

October 21, 2025

Item Name: Z-25-37

Department: Planning & Development

Presenter: Chyvatee Vassar, Interim Director

Caption: **Z-25-37**– A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Nicholas Edry requesting a rezoning from zone P-1 (Professional/Office) to zone B-1 (Neighborhood Business) to develop a rental property, affecting property containing approximately 0.21 acres located at 2054 Walton Way. Tax Map # 035-3-398-00-0

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation:

1. The Historic Preservation Commission (HPC) approval and subsequent issuance of a Certificate of Appropriateness (COA) may be required prior to commencement of any exterior changes to the parcel.
2. Installation of a 6 ft shadow box fence along the rear property line and along the side property line that is adjacent to residential zoning and uses, per section 8-4-13 of the Augusta Tree Ordinance.
3. Installation of a 20 ft buffer strip along the rear property line and installation of a 10 ft buffer strip along the side property line that is adjacent to residential zoning and uses, per section 8-4-13 of the Augusta Tree Ordinance.
4. Should the applicant not provide the required six (6) parking spaces, then they shall obtain approval of a parking variance prior to requesting a building permit and/or business license at this parcel.
5. The development must comply with all aspects of the Augusta Tree Ordinance.
6. 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.
7. 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

REVIEWED AND APPROVED BY: N/A

