



## Commission Meeting

January 16, 2024

Item Name: SE-23-09

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b><u>SE-23-09</u></b> – A request for concurrence with the Augusta Planning Commission to APPROVE petition by Brian Byler on behalf of David A. Duffie requesting a special exception to construct a private recreational facility per Section 26-1(i) of the Comprehensive Zoning Ordinance affecting properties containing approximately 10.57 acres located at 3805, 3807, and 3819 Wrightsboro Road. Zoned R-3B (Multiple-family Residential). Tax Map #039-0-019-00-0, 040-0-109-00-0 and 040-0-110-00-0.
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	<ol style="list-style-type: none"><li>1. The approved special exception shall only permit a use which substantially conforms to the proposed use associated with the application (i.e. a baseball/softball training facility). It shall not be construed as approval for all use categories listed in Section 26-1(i) of the Comprehensive Zoning Ordinance. Any substantial change in the proposed use shall require a new special exception request.</li><li>2. The applicant acknowledges Section 26-2 of the Comprehensive Zoning Ordinance, which stipulates the following:<ol style="list-style-type: none"><li>a. The use permitted via Special Exception must be initiated within six (6) months of final approval by the Augusta Commission. If it is not initiated, the Special Exception shall no longer be deemed valid, and a new application must be submitted.</li><li>b. Initiation of a use is established either by the issuance of a valid business license by the Augusta Planning and Development Department, or by other reasonable proof of the establishment of vested rights.</li><li>c. If the use is initiated within the six-month timeframe but later ceases operations for a length of time exceeding one year, the Special Exception shall no longer be deemed valid.</li></ol></li><li>3. Approval of this rezoning request does not constitute approval of the concept site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia prior to construction commencing on the properties.</li></ol>

4. The three properties shall be combined as one parcel and recorded in the Clerk of Superior Courts office prior to submittal for site plan approval.
5. A wetlands determination shall be performed on the properties. If wetlands are found to exist, any encroachment into the wetlands will need to be permitted by the U.S. Army Corps of Engineers.
6. The development of the properties shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at time of development, including but not limited to the Stormwater Management Manual and the Flood Damage Prevention Ordinance.

**Funds are available in** N/A  
**the following accounts:**

**REVIEWED AND** N/A  
**APPROVED BY:**