



## Commission Meeting

May 21, 2026

**Item Name: Z-26-08**

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Adleasia Cameron, Director
<b>Caption:</b>	<b>Z-26-08</b> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC, requesting to amend B-2 (General Business) zoning conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road. Tax Map # 054-0-028-00-0.
<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. Sidewalks shall be provided along Barton Chapel Road and Sharon Road adjacent to the development.</li><li>2. All lighting fixtures shall be fully shielded and directed downward to prevent light spillovers onto adjacent residential properties.</li><li>3. The development shall comply with the Augusta Tree Ordinance.</li><li>4. No freestanding signage shall be permitted within 100 feet of the Sharon Road right-of-way.</li><li>5. Buildings shall not exceed 2 ½ stories or 45 feet in height.</li><li>6. Approval shall be contingent upon the granting of the necessary variances by the Board of Zoning Appeals, including relief from the requirement for a minimum 100-foot building separation from residential uses and the restriction of building openings facing residential properties.</li><li>7. 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 the Site Plan Regulations of Augusta, Georgia, prior to construction commencing on the property.</li><li>8. 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.</li></ol>
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A