



Commission Meeting

May 21, 2026

Item Name: Z-26-06

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| Department: | Planning & Development |
| Presenter: | Adleasia Cameron, Director |
| Caption: | <u>Z-26-06</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by GA 1602 Gordon Highway, LLC, on behalf of GA 1602 Gordon Highway, LLC, requesting to amend B-2 (General Business) zoning conditions from zoning case Z-22-56 to establish a convenience store, affecting property containing approximately 2.0 acres located at 1602 Gordon Highway. Tax Map # 086-2-154-00-0. |
| Background: | N/A |
| Analysis: | N/A |
| Financial Impact: | N/A |
| Alternatives: | N/A |
| Recommendation: | <ol style="list-style-type: none">1. Sidewalks shall be provided along Gordon Highway and Tubman Home Road adjacent to the development.2. All proposed lighting fixtures shall be fully shielded and directed downward to prevent illumination of adjacent residential properties.3. Include a minimum 40-foot buffer along the rear of the property, including a double row of trees consistent with the buffer requirements of the Augusta Tree Ordinance. The development shall comply with all other applicable provisions of the Augusta Tree Ordinance.4. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the application. The proposed development shall obtain site plan approval in accordance with the Site Plan Regulations of Augusta, Georgia, prior to the commencement of any construction on the property.5. The development shall comply with all applicable development standards and regulations of the City of Augusta-Richmond County, Georgia, as amended, in effect at the time of development.6. Only a convenience store and/or restaurant shall be allowed. |
| Funds are available in the following accounts: | N/A |
| <u>REVIEWED AND APPROVED BY:</u> | N/A |