



Commission Meeting

April 15, 2025

Item Name: **Z-25-13**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-25-13</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Mark Staelens on behalf of Rising from the Ashes III, LLC requesting to amend LI (Light Industrial) zoning conditions from zoning case Z-23-32 to allow automobile body and fender repair, affecting properties containing approximately 3.36 acres located at 1810 and 1812 Gordon Highway. Tax Map #'s 070-2-049-00-0 & 070-2-049-01-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The petitioner acknowledges the regulation on automobile body and fender repair outlined in Section 23-1(b)(4) of the Comprehensive Zoning Ordinance; that is, “all repair work and vehicle storage shall be conducted within an area enclosed on all sides by a solid wall or finished fence not more than six (6) feet in height”.2. All repair work shall be conducted indoors.3. Per Section 5-1(a) of the Comprehensive Zoning Ordinance, should improvements to the structure on site exceed fifty percent (50%) of the valuation (as determined by the Board of Assessors at such time as plans are submitted to Augusta-Richmond County for review), the nonconforming setbacks shall be invalidated, and therefore require review and approval of a setback reduction by the Board of Zoning Appeals before improvements may commence. Additionally, any expansion of the building footprint, or construction of additional buildings, shall automatically trigger a variance review.4. A twenty-foot-wide (20') planting strip with medium canopy trees shall be installed along the entirety of the street frontage along Gordon Highway.5. Redevelopment of the property shall comply with all development standards and regulations set forth by Augusta-Richmond County at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A