



## Commission Meeting

January 6, 2026

Item Name: **SE-25-15**

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Chyvattee Vassar, Interim Director
<b>Caption:</b>	<p><b>SE-25-15</b> – A request for concurrence with the Augusta Planning Commission to <b>APPROVE</b> a petition by Cranston, LLC on behalf of St. Mary’s Church, requesting a special exception per Section 26-1(a) of the Comprehensive Zoning Ordinance for an existing church, affecting property containing approximately 1.73 acres located at 2500, 2502, 2504, and 2516 McDowell Street, and 1405 Arsenal Avenue. Tax Map ‘s # 044-1-059-00-0, 044-1-058-00-0, 044-1-057-00-0, 044-1-056-00-0, &amp; 044-1-060-00-0. Zoned R-1 (One-Family Residential) and R-3B (Multiple-Family Residential).</p>
<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 Historic Preservation Commission (HPC) approval and subsequent issuance of a Certificate of Appropriateness (COA) will be required prior to commencement of any exterior changes to the parcels.</li><li>2. The development must comply with all aspects of the Augusta Tree Ordinance.</li><li>3. 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.</li><li>4. 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