



Commission Meeting

January 6, 2026

Item Name: **Z-25-45**

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| Department: | Planning & Development |
| Presenter: | Chyvatee Vassar, Interim Director |
| Caption: | <u>Z-25-45</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Cranston, LLC on behalf of St. Mary’s Church, requesting a rezoning from zones R-1 (One-Family Residential) and R-3B (Multiple-Family Residential) to zone R-1 (One-Family Residential) for an existing church, affecting properties containing approximately 5.61 acres located at 2500, 2502, 2504, and 2516 McDowell Street, and 1405 Arsenal Avenue, and 1420 Monte Sano Avenue. Tax Map #'s 044-1-059-00-0, 044-1-058-00-0, 044-1-057-00-0, 044-1-056-00-0, 044-1-060-00-0, & 044-1-055-00-0. |
| Background: | N/A |
| Analysis: | N/A |
| Financial Impact: | N/A |
| Alternatives: | N/A |
| Recommendation: | <ol style="list-style-type: none">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.2. The development must comply with all aspects of the Augusta Tree Ordinance.3. Approval of this Special Exception request does not constitute approval of the conceptual site plan submitted with the Special Exception 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.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. |
| Funds are available in the following accounts: | N/A |
| <u>REVIEWED AND APPROVED BY:</u> | N/A |