



Commission Meeting

January 7, 2025

Item Name: Z-24-37

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-24-37</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by GW Riverwatch, LLC, on behalf of Rodney D. Crenshaw, Joy Victoria Crenshaw, and Chad MacNair requesting a rezoning from zone R-1A (One-family Residential), B-1 (Neighborhood Business) and B-2 (General Business) to zone B-2 (General Business) affecting properties containing approximately 3.75 acres located at 2107 and 2109 Harding Road, and 2925, 2931, and 2935 Peach Orchard Road. Tax Map #110-1-037-00-0, 110-1-038-00-0, 110-1-034-00-0, 110-1-035-00-0, and 110-1-036-00-0
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. A 20 ft tree buffer must be installed along the rear property line that is used and zoned as residential.2. Plans must comply with all related aspects of the Augusta Tree Ordinance.3. Any outdoor lighting must be downlit and directed away from nearby residential properties.4. A full traffic study will need to be completed, per the Augusta Traffic Engineering Department requirements.5. Approval of this rezoning request does not constitute approval of the concept site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.6. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A