



## Commission Meeting

January 7, 2025

Item Name: Z-24-39

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b><u>Z-24-39</u></b> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Angel Dunn requesting a rezoning from zone R-3A (Multiple-family Residential) to R-3C (Multiple-family Residential) affecting property containing approximately 4.83 acres located at 2620 Richmond Hill Road. Tax Map #097-2-163-00-0.
<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 use shall be limited to a Congregate Personal Care Home.</li><li>2. The home shall be staffed and maintained in compliance with all State Department of Community Health regulations for a Congregate Personal Care Home.</li><li>3. Successful completion of a Code Enforcement inspection is required before issuance of the business license.</li><li>4. The applicant must receive an updated City of Augusta business license for the expanded number of residents and continue to maintain a license with the State of Georgia. Proof of compliance with the minimum requirements of Chapter 290-2-5-18 of the O.C.G.A must be provided, and the applicant must provide annual inspection reports.</li><li>5. If wheelchair-bound persons reside in the residence all 2010 ADA Standards for Accessible Design requirements must be met, including but not limited to:<ul style="list-style-type: none"><li>• All doorways must be at least 3 feet wide.</li><li>• At least one bathroom permits a wheelchair-dependent person to use all bathroom facilities unimpeded.</li></ul></li><li>6. The Installation of a 6 ft privacy fence to enclose the rear and side portions of the property is required.</li><li>7. 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.</li><li>8. 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.</li></ol>
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A

