



## Commission Meeting

January 7, 2025

Item Name: Z-24-33

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b><u>Z-24-33</u></b> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Drayton-Parker Companies, LLC, on behalf of Jay Jay Bajrangbali, LLC, requesting a rezoning from zone B-1 (Neighborhood Business) to zone B-2 (General Business) affecting properties containing approximately 4.69 acres located at 2311 Windsor Spring Road and 3221 Richmond Hill Road. Tax Map #121-1-021-00-0 and 121-0-010-00-0.
<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. There shall be no semi-truck parking at this location.</li><li>2. The development shall comply with all requirements as determined by traffic engineering for existing and proposed ingress/egress points during the site plan approval process.</li><li>3. No trees shall be planted along the 20-foot-wide water line easement that encroaches onto the back side of the properties. Trees are to be installed at a 3-inch caliber minimum and with a minimum height of 6 feet to 8 feet at the time of installation along the road frontage of Richmond Hill Road and Windsor Spring Road. Shrubs from the pre-approved tree list shall be installed along the shared property at 3219 Richmond Hill Road.</li><li>4. 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>5. 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