



Commission Meeting

November 19, 2024

Item Name: **Z-24-32**

| | |
|---|--|
| Department: | Planning & Development |
| Presenter: | Carla Delaney, Director |
| Caption: | <u>Z-24-32</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Drayton-Parker Companies, LLC on behalf of Concord Hill Investments LLP requesting a rezoning from zone B-1 (Neighborhood Business) and B-2 (General Business) to zone B-2 (General Business) affecting property containing approximately 1.89 acres located at 3054 and 3064 Washington Road. Tax Map #011-0-205-00-0 and 011-0-176-00-0. *DISTRICT 7* |
| Background: | N/A |
| Analysis: | N/A |
| Financial Impact: | N/A |
| Alternatives: | N/A |
| Recommendation: | <ol style="list-style-type: none">1. The development shall comply with Section 21-2(b) of the Comprehensive Zoning Ordinance for convenience stores in B-1 zoning districts.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.3. The applicant shall obtain approval of variances from the Tree Commission prior to submission for site plan approval.4. Approval of this rezoning request does not constitute approval of the concept site plan submitted with the application. The proposed development shall obtain site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.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. |
| Funds are available in the following accounts: | N/A |
| <u>REVIEWED AND APPROVED BY:</u> | N/A |