



Commission Meeting

November 19, 2024

Item Name: **Z-24-36**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-24-36</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Trotter General, LLC on behalf of Ministerio Nueva Vida, Inc. requesting a rezoning to amend B-2 (General Business) zoning conditions from zoning case Z-06-99 affecting property containing approximately 4.49 acres located at 2869 Deans Bridge Road. Tax Map #085-4-067-00-0. <i>*DISTRICT 5*</i>
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. No delivery truck traffic on Cornelia Road.2. The entrance off Cornelia Road shall be landscaped to include one (1) large tree and one row of evergreen shrubs capable of forming a continuous hedge at least three feet in height, planted on each side of the driveway entrance. Requirements of the Augusta Tree Ordinance must also be met.3. No lit signage allowed on Cornelia Road.4. There shall be a 50' undisturbed landscape buffer along the rear of the property.5. The development shall comply with all requirements as determined by traffic engineering for existing and proposed ingress/egress point during the site plan approval process.6. Approval of this rezoning request does not constitute approval of the submitted concept site plan. Approval in compliance with Site Plan Regulations of Augusta, Georgia shall be obtained prior to construction commencing on the property.7. 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