



Commission Meeting

September 15, 2026

Item Name: Z-26-14

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	<u>Z-26-14</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Bill Corder with Bluewater Engineering Services on behalf of J-Mar Builders & Services, Inc. requesting a rezoning from zones B-1 (Neighborhood-Business), B-2 (General Business), and LI (Light Industrial) to zone LI (Light Industrial) to establish a contracting business and laydown yard affecting properties containing approximately 0.66 acres located at 1730 Broad Street, 212 Frank Street, and 225 Deans Lane. Tax Map #s 035-2-151-01-0, 035-2-153-00-0, 035-2-158-00-0. District 1 (Commissioner: Jordan Johnson).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. The three parcels included in this request (035-2-151-01-0, 035-2-153-00-0, and 035-2-158-00-0) shall be combined into one parcel and shown following Augusta Commission approval. 2. Approval shall be contingent upon the granting of the Variance (BZA-26-31) by the BZA at their hearing on September 21, 2026. 3. All proposed lighting fixtures shall be fully shielded and directed downward to prevent illumination of adjacent residential properties. 4. The development must comply with all aspects of the Augusta Tree Ordinance. 5. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property. 6. The development of the property shall comply with all development standards and regulations set forth by Augusta, Georgia, as amended, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A