



Planning and Development Department

**Melanie Wilson,
Director**

September 15, 2017

Mr. Hafeez Chaudhry
The Reserve at Riverwatch LLC
3523 Stratford Ct.
Martinez GA 30907

RE: 1060 Claussen Road TPN: 012-0-014-07-0
1056 Claussen Road TPN: 012-0-014-05-0
1054 Claussen Road TPN: 012-0-014-06-0

To Whom It May Concern:

The purpose of this letter is to confirm that the properties listed above are zoned B-2 (General Business). B-2 zoning permits multi-family development up to 29 units per acre under the Comprehensive Zoning Ordinance for Augusta, Georgia. Parking requirements for an apartment use are 2 spaces for every unit with 2 or more bedrooms and 1.5 spaces for every 1 bedroom or efficiency apartment. We also ask that guest parking be provided. A site plan conforming to all aspects of the Development Documents for Augusta will be required to be submitted and approved by all reviewing agencies before land disturbance may begin. Building plans will also be required to be submitted for approval to the Augusta Planning and Development Building Division.

The zoning history for these properties is as follows:

Z-06-52	1060 Claussen Road	Special Exception	Extended stay hotel - Void
Z-96-61	1056 Claussen Road	Rezone B-1 to B-2	Conditioned for no alcohol licensing
Z-96-109	1054 Claussen Road	Rezone B-1 to B-2	Conditioned for no alcohol licensing

The surrounding zoning pattern includes B-2 zoning to the east and north, B-1 (Neighborhood Business) to the west and HI (Heavy Industry) to the south. The property has vehicle access to Claussen Road.

If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Brendon Cunningham
Development Services Manager

BC/ls