

PLANNING & DEVELOPMENT DEPARTMENT

February 25, 2025

RE: 2704 Peach Orchard Road

Tax Map #098-3-248-00-0

Augusta, GA 30906

2728 Peach Orchard Road Tax Map #098-3-245-00-0 Augusta, GA 30906

Greetings,

The purpose of this letter is to confirm the zoning of the properties located at 2704 and 2728 Peach Orchard Road are situated in the B-2 (General Business) zone. The Augusta-Richmond County Tax Assessor's Office indicates the parcels combined is approximately 13.31 acres. For more specific information concerning this property, please review the Augusta-Richmond County Tax Assessor's records at https://gismap.augustaga.gov/augustats/

Any expansions or modifications of the properties are required to conform to the current development regulations. The City of Augusta Comprehensive Zoning Ordinance and other development regulations, including parking regulations. may be viewed https://www.augustaga.gov/389/Zoning-Rezoning.

The Augusta Licensing and Inspection Department cannot provide Certificates of Occupancy on properties built before 1999. Our office does not know about any covenants, restrictions or agreements that affect this property.

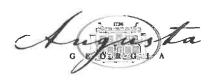
If I can further assist, please do not hesitate to contact me.

Sincerely,

Kevin Boyd

Development Services Manager

PLANNING & DEVELOPMENT DEPARTMENT



CARLA DELANEY DIRECTOR 1803 Marvin Griffin Rd. P.O. Box 9270

Augusta, GA 30906

BUILDING PERMITS BUSINESS LICENSE ALCOHOL LICENSE CODE ENFORCEMENT (706) 312-5050 FAX (706) 312-4277 (706) 312-5053 FAX (706) 312-5037 (706) 312-5038 FAX (706) 821-4253 (706) 821-4253 (706) 312-5049 FAX

RECEIPT OF PAYMENT

Receipt Number: Receipt Date: Date Paid: Full Amount:

2025347532 March 06, 2025 March 06, 2025 \$50.00

Payment Details:

Payment Method

Amount Tendered

Check Number

Check

\$50.00

180

Amount Tendered: Change / Overage:

\$50.00 \$0.00

Contact:

YISERAELIAN MANAGEMENT LLC, Address:84 W 21ST STREET

FEE DETAILS

Fee Description PZ13-PUB-1 Zoning Confirmation Letter

Reference Number MS20250000190

Amount Owing

Amount Paid \$50.00

\$50.00