



Augusta Commission Meeting

Tuesday, February 7, 2023

Z-23-03 Planning Petition

Department:	Planning & Development Department
Presenter:	Director Carla Delaney, Planning & Development Department
Caption:	<p>Z-23-03 – A request for concurrence with the Augusta Georgia Planning Commission to approve with the conditions below a petition by Beazley Development Co. Inc on behalf of GA Baptist Children’s Homes, Poplar Group, LLC and Michelle Atkins, Julie & Walter Golosky – requesting a rezoning from Zone A (Agricultural) and Zone R-1 (One-Family Residential) to Zone R-1D (One-Family Residential) affecting property containing approximately 201.59 acres located at 3630 Windsor Spring Road, 3047 Manchester Drive, and part of 3596 Windsor Spring Road. Tax Map #142-0-003-01-0, 142-2-001-00-0 and a portion of Tax Map #142-0-074-02-0. DISTRICT 6 1. The concept plan submitted with this application is for illustration purposes only and does not constitute a development plan review. 2. The development shall be limited no more than 354 single-family detached lots with an overall density of 1.87 units per acre. Lots outside of the cul-de-sac must measure at least 50 feet wide. 3. Sidewalks must be provided on both sides of all streets within the new development boundaries and comply with ADA standards. 4. A pavilion, or gazebo and benches, or similar meeting space, and the walking trail, at a minimum, must be provided as amenities for the subdivision. The amenities must be constructed prior to the 230th unit in the subdivision receiving a Certification of Occupancy. 5. A traffic study is required to determine whether existing roadways need additional improvements and if proposed road improvements will be sufficient. If Traffic Engineer requires an acceleration lane and / or a deceleration lane it must be provided for the proposed subdivision. Decisions made by the Traffic Engineer shall be adhered to. 6. All work within the right-of-way of Windsor Spring Road must meet City of Augusta and Georgia Department of Transportation standards and specifications. 7. At the issuance of a building permit for lot 201 the applicant shall be responsible for the installation and cost of a traffic signal at the intersection of Manchester Drive and Tobacco Road and will collaborate with Augusta Engineering for cost sharing. 8. The first phase of the development shall</p>

take place near the proposed entrance along Windsor Spring Road. **9.** Construction traffic access via Manchester Drive must be kept at a minimum. **10.** A minimum of 4 entrances are required for this subdivision based on the number of lots shown on the concept plan. The applicant must request a variance from the Land Subdivision Regulations to reduce the required number of entrances. The variance must be approved before submitting a development plan for review. **11.** This project shall comply with all development standards and regulations, including but not limited to the Tree Ordinance, set forth by the City of Augusta, GA at the time of development. (Deferred from the January 17, 2023 Commission Meeting

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation: N/A

**Funds are available in
the following accounts:** N/A

**REVIEWED AND
APPROVED BY:** N/A