



Commission Meeting

September 16, 2025

Item Name: Z-25-32

Department:	Planning & Development
Presenter:	Chyvatee Vassar, Interim Director
Caption:	<u>Z-25-32</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Rickita Clemmons on behalf of Home Investment Solutions, LLC, requesting a rezoning from zone A (Agriculture) to zone R-3A (Multiple-Family Residential) to develop a fourplex, affecting property containing approximately 0.48 acres located at 2223 Sullivan Road. Tax Map # 072-3-057-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. Should the applicant not provide the additional 2 required parking spaces, then they must obtain approval of parking variances prior to the submission of the Site Plan review process. 2. The applicant must submit a Site Plan that delineates design and building materials that are both compatible and complementary to the existing single-family homes within the Wilkinson Garden neighborhood. The design and building materials must be approved by the Director of Planning and Development or their appointed designee. 3. Approval of this rezoning request does not constitute approval of the conceptual plan Site Plan submitted with the rezoning application. The proposed development shall obtain site plan approval and compliance with the site plan regulations of Augusta, Georgia, prior to construction commencing on the property. 4. The development of the property shall comply with all development standards and regulations set forward by the City of Augusta, Richmond County, 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