



## Commission Meeting

May 16, 2023

Item Name: Z-23-12

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b><u>Z-23-12</u></b> – A request for concurrence with the Augusta Georgia Planning Commission to <b>APPROVE</b> a petition by Harper Franklin Group requesting a rezoning from zone R-1C (One-family Residential) to zone R-1E (One-family Residential) affecting property containing approximately 6.67-acres located at 4113 C Elders Drive. Tax Map #066-2-173-00-0. <b>Ft. Gordon notified 2/14/2023</b> DISTRICT 5
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	<ol style="list-style-type: none"><li>1. No more than 24 townhomes, on lots the same size as Cypress Crossing Phase 1, may be constructed on the subject property.</li><li>2. All required parking must be installed.</li><li>3. Access to the city owned detention pond located on Tax Map 066-4-001-00-0 and known as 4113 Elders Drive must be maintained at all times per the Augusta Engineering Department.</li><li>4. An engineered site plan must be submitted and approved prior to any land disturbance.</li><li>5. Impact on the wetlands must be approved by the US Army Corps. of Engineers. If approval is not required a document to that affect must be provided.</li><li>6. Any development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.</li><li>7. A 6 ft. solid board fence must be installed and maintained adjacent to any single family residentially developed lots.</li></ol>
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A