



Commission Meeting

August 19, 2025

Item Name: Z-25-30

Department:	Planning & Development
Presenter:	Chyvatee Vassar, Interim Director
Caption:	<u>Z-25-30</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Darren Meadows on behalf of Cyber Development, LLC, requesting a rezoning from zone R-3C (Multiple-Family Residential) to zone B-2 (General Business) to develop a data center, affecting property containing approximately 16.1 acres located at 350 Digital Drive. Tax Map # 079-0-268-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The total height of any structure shall not exceed 68 feet, excluding the housing of elevators, equipment required to operate and maintain the building, and parapet walls, but no structure or any space above the height limit shall be allowed for the purpose of providing additional enclosed space for commercial use and all elevators and equipment shall be screened.2. A phase plan for the development will be submitted. The first phase that is outside of the wetlands and may be submitted for site plan approval provided the inert land field has been remediated per Augusta-Richmond County Engineering and Planning Department directors. The second phase of the site plan review will be for portions of the development within the wetlands and shall be contingent upon the Army Corps of Engineers approval and the remediation of the unauthorized inert land field per Augusta-Richmond County Engineering and Planning Department.3. Materials in the existing inert landfill shall either be entirely removed, or the owner will need to rezone the affected areas of the property to support the existing inert fill area prior to submitting for a land disturbance permit and building permit.4. The developer shall provide an enhanced landscape buffer along Gordon Highway, the development shall provide a staggered double landscaped street yard consisting of at least one (1) large tree for each forty-five (45) linear feet on the center of street frontage, with a large tree being located within twenty feet (20') of each side property line.5. The proposed development shall comply with all requirements of the Traffic Engineering Department and Georgia Department of Transportation at the time of submittal for site plan approval.

6. Approval of the rezoning request shall not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall go through Site Plan approval process in compliance with the Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
7. This development project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
8. All lighting shall be downcast and pointed away from the residential property line.
9. The required parking shall equal office square feet + flex office square feet ÷ 300 square feet of GFA of office space.

Funds are available in N/A
the following accounts:

REVIEWED AND N/A
APPROVED BY: