



Commission Meeting

October 20, 2026

Item Name: Z-26-15

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	<u>Z-26-15</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by DQR Construction LLC on behalf of Darrain Rudolph requesting a rezoning from zone R-1A (One-Family Residential) to R-1C (One-Family Residential) affecting property containing approximately 1.29 acres located at 3482 Bullock Avenue. Tax Map # 120-0-187-00-0. District 5 (Commissioner Don Clark).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. The property shall be rezoned only to R-1C (One-Family Residential), and the development shall be limited to two (2) detached one-family residential lots and two (2) detached one-family residences substantially consistent with the submitted subdivision concept. 2. The final subdivision shall contain no more than two (2) lots. Each lot shall meet or exceed the R-1C minimum lot width of 60 feet and minimum lot area of 6,000 square feet required by Section 11-1(b). 3. Each resulting lot and residence shall comply with all applicable R-1 and R-1C development standards, including Section 8-1, Section 8-8 setbacks, Section 8-9 lot coverage, and all other incorporated requirements not specifically modified by Section 11. 4. The final subdivision plat shall be reviewed, approved, and recorded in accordance with the Augusta subdivision regulations applicable before issuance of building permits depending upon the new lot configuration. 5. No flagpole lot shall be created. 6. Final driveway locations, drainage, utility service, grading, and construction shall comply with all applicable Augusta engineering, utilities, building, and development requirements. 7. Approval of the rezoning shall not constitute approval of the submitted concept plan, final subdivision plat, grading plan, drainage plan, utility plan, or building plans. 8. The single-family dwellings placed on the newly created parcels must front face Bullock Avenue. 9. Emergency vehicles (EMS) must have access to these parcels.

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

**REVIEWED AND
APPROVED BY:**

N/A