Commission Meeting

March 17, 2026

Item Name: SE-26-05

Department:	Planning & Development
Presenter:	Chyvattee Vassar, Interim Director
Caption:	**SE-26-05** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by DDG Land Investments, LLC, requesting a special exception per Section 9-2 of the Comprehensive Zoning Ordinance to develop a residential subdivision containing approximately 62.6 acres located at 2500 Craven Street, 2421 Windsor Spring Road and 3401 Lucie Street, and part of 2355 Windsor Spring Road. Tax Map #'s 120-0-262-00-0, 120-0-261-00-0, 120-0-261-03-0, and a portion of 120-0-266-00-0. Zoned R-1A (One-Family Residential).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. There shall be a minimum lot width of 45ft. 2. The maximum number of dwelling units cannot exceed 4 units per acre. 3. The single-family attached portion of the development must have alternating elevations with at least 3 different facades, all alternating. 4. Sidewalks are required on both sides of the street. 5. The development shall provide a minimum 10-foot buffer along the side and rear boundaries of the original tract and shall comply with the Augusta Tree Ordinance. 6. The development must provide at least 25% open space and a covered mail kiosk. 7. Recreational amenities, including but not limited to a park, a gazebo, and picnic areas, shall be provided within the development and installed prior to the issuance of Certificates of Occupancy for 50% of the dwelling units. Walking trails must be integrated throughout the development to ensure connectivity. 8. All single-family driveways shall be wide and long enough to provide two driveway spaces per lot, and all homes shall have 2-car garages. 9. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property. 10. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.
Funds are available in the following accounts:	N/A
REVIEWED AND APPROVED BY:	N/A