



## Commission Meeting

March 18, 2025

Item Name: Z-25-06

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| <b>Department:</b>                                    | Planning & Development  |
| <b>Presenter:</b>                                     | Carla Delaney, Director   |
| <b>Caption:</b>                                       | <b><u>Z-25-06</u></b> -A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Darius Jamschidian on behalf of CSRA Economic Opportunity Authority Inc. requesting a rezoning from zone P-1 (Professional/Office) to zone R-3C (Multiple-Family Residential) to develop apartments, affecting properties containing approximately 0.16 acres, located at 343 Telfair Street. Tax Map # 047-4-068-00-0.  |
| <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. The installation of a 6 ft wooden privacy fence along the side yard and between the home and parking lot is required.</li><li>2. Any exterior improvements, new additions, or construction must receive a Certificate of Appropriateness and/or approval from the Historic Preservation Commission to include any yard work and the installation of the fence.</li><li>3. A density variance must be applied for through the Board of Zoning Appeals.</li><li>4. Approval of this rezoning request does not constitute approval of the concept site plan or the numbers of units which must be compliant with all Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.</li><li>5. Development of the property shall comply with all residential and building development standards and regulations of the minimum housing code in addition to the City of Augusta Richmond County, Georgia Ordinances at the time of development.</li></ol> |
| <b>Funds are available in the following accounts:</b> | N/A   |
| <b><u>REVIEWED AND APPROVED BY:</u></b>               | N/A   |