



Commission Meeting

March 18, 2025

Item Name: **Z-25-03**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-25-03</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by JBC Construction on behalf of Jeb Boggus Properties LLC requesting a rezoning from zones A (Agricultural), LI (Light Industrial), and R-MH (Manufactured Home Residential) to zone R-1D (One-Family Residential) to construct a mixed-use development, affecting 34.9 acres out of a 44.99 acre tract located at 3601, 3605, 3615, 3625, and 3635 Mike Padgett Highway. Tax Map #'s 157-0-012-01-0, 157-0-012-00-0, 157-0-011-00-0, 157-0-011-01-0, & 157-0-009-00-0
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The development must substantially conform to the concept plan submitted with this rezoning application.2. The overall density shall not exceed 4.6 units per acre.3. The development must have alternating elevations with at least 9 different facades, all alternating, and none with more than 30% vinyl siding.4. Sidewalks are required along both sides of all internal streets within the proposed subdivision.5. The development must provide at least 17% open space and a covered mail kiosk.6. Amenities i.e., walking trails and a playground, pavilion, patio areas, etc. must be completed within the development at 50% of completion before a Certificate of Occupancy is issued.7. 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.8. 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
<u>REVIEWED AND APPROVED BY:</u>	N/A