



## Commission Meeting

October 17, 2023

Item Name: Z-23-43

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b>Z-23-43</b> – A request for concurrence with the Augusta Planning Commission to APPROVE with conditions a petition by The Gordon Group, LLC requesting a rezoning from zone R-1D (One-family Residential) and R-3C (Multiple-family Residential) to zone R-1E (One-family Residential) affecting property containing approximately 30.65 acres located at 4200 Valencia Lane. Tax Map #199-0-088-00-0. DISTRICT 8
<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. Development of the property shall not exceed 77 townhome units with a minimum lot width of twenty-five (25) feet.</li><li>2. There shall be a twenty-five (25) foot buffer established from the delineated wetlands and no structures shall be located within the wetlands to avoid any negative impacts to this environmentally sensitive land.</li><li>3. The developer shall obtain any necessary permits required from Army Corps of Engineers for the development of the property.</li><li>4. The townhome units shall feature a minimum of four (4) substantively distinct front façade designs, to be approved by Planning &amp; Development staff. No adjacent units shall use identical façades. The developer shall abstain from the use of vinyl siding along front façades.</li><li>5. Approval of the rezoning request shall not constitute approval of the conceptual subdivision plan submitted with the rezoning request. Subdivision Development Plan approval, in compliance with the Land Subdivision Regulations of Augusta-Richmond County, is required prior to commencement of any improvements to the property.</li><li>6. This development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County Georgia, including the Flood Damage Prevention Ordinance 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