



## Commission Meeting

October 17, 2023

Item Name: Z-23-42

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b>Z-23-42</b> – A request for concurrence with the Augusta Planning Commission to APPROVE with conditions a petition by Hillpointe, LLC on behalf of Christina Jaechoon Park requesting to remove condition 4 of R-3B zoning adopted with rezoning application Z-22-43, which requires obtainment of an ingress/egress easement from the adjacent property (at 210 Reservation Way) for emergency access point prior to submittal of a site plan, affecting property containing approximately 35.11 acres located at 266 Reservation Way. Tax Map #068-0-010-00-0. DISTRICT 5
<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. All other conditions from the original rezoning application, Z-22-43, are to remain in effect.</li><li>2. Approval to remove the condition in this request does not constitute approval of the concept site plan submitted with the rezoning application. Site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia for the actual development is required prior to construction commencing on the property.</li><li>3. All buildings for the proposed apartment complex shall be protected by an automatic fire sprinkler system as stated by the Fire Chief Beasley.</li><li>4. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, 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