



Commission Meeting

January 21, 2025

Item Name: Z-24-38

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-24-38</u> – A petition by Outlook, LLC, requesting a rezoning from R-1B (One-family Residential) to R-1C (One-family Residential) affecting property containing approximately 3.13 acres located at 1924 Grand Boulevard. Tax Map #073-1-013-00-0
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The development must have alternating elevations with at least 3 different facades, all alternating, and no more than 30% vinyl siding.2. Sidewalks are required along Grand Blvd and Turpin St adjacent to the property and along the private street within the proposed subdivision.3. The development must provide street yards along both existing streets.4. The development must provide at least 17% open space and a covered mail kiosk.5. Amenities i.e., a playground, pavilion, patio areas, etc. must be included and delineated in the development plan and shall be included within the development.6. The developer will work with the Turpin Hill Community group to design and place a historical marker on the parcel to honor Camp Dyer. The monument shall be adjacent to Lot 14 and visible from Grand Boulevard7. Approval of this rezoning request does not constitute approval of the concept site plan approval in compliance with the 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