



## Commission Meeting

June 20, 2023

Item Name: Z-23-22

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	A request for concurrence with the Augusta Georgia Planning Commission to <b>APPROVE</b> a petition by HD Historic Properties on behalf of Clay Boardman & Marion Partners, LLC requesting a rezoning from zone B-2 (General Business) to zone PUD (Planned Unit Development) affecting property containing approximately 0.21-acres located at 739 Broad Street. Tax Map #037-3-123-00-0. DISTRICT 1
<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 adaptive reuse of this historical building will allow a maximum of 56 dwelling units.</li><li>2. The commercial component of the PUD shall be limited to the permitted uses and development standards as stated in Section 22-1, of the Comprehensive Zoning Ordinance for the B-2 zoning district.</li><li>3. Any zoning provision not addressed in the PUD document shall revert to the provisions of the B-2 (General Business) zoning district.</li><li>4. Any changes to the PUD document and final plan shall comply with Sections 18-6 and 18-7 of the Comprehensive Zoning Ordinance of Augusta, Georgia, as amended for Planned Unit Developments.</li><li>5. Prior to the issuance of any building permits, the developer must provide a minimum of 4 handicap spaces onsite and 28 off-street parking spaces, bike racks are to be installed prior to a CO being issued</li><li>6. Any proposed exterior construction or renovation of the building shall first receive approval of a Certificate of Appropriateness from the Historic Preservation Commission prior to commencement of such work.</li><li>7. Additional 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.</li><li>8. No freestanding signs shall be permitted on the property without approval by the Planning Commission. Building or wall mounted signs are limited to a maximum surface area of 2 square feet per linear foot. Projecting signs may not project more than 5 feet from the building wall it is attached to except for canopy or awning</li></ol>

mounted signs. Window signs may not occupy more than 20 percent of the area of any window.

**Funds are available in** N/A  
**the following accounts:**

**REVIEWED AND** N/A  
**APPROVED BY:**