



Commission Meeting

November 18, 2025

Item Name: Z-25-35

Department:	Planning & Development
Presenter:	Chyvatee Vassar, Interim Director
Caption:	<u>Z-25-35</u> - A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Connect Development, LLC, on behalf of NRP Residential 1, LLC, requesting a rezoning from zone R-1A (One-Family Residential) to zone R-1E (One-Family Residential) to develop a townhome community, affecting properties containing approximately 4.28 acres located at 1901 Bungalow Road, 2528, 2530, 2532, 2536, 2538, 2540, 2542, and 2544 Richmond Hill Road. Tax Map #'s 086-3-043-00-0, 086-3-016-00-0, 086-3-017-00-0, 086-3-018-00-0, 086-3-019-00-0, 086-3-020-00-0, 086-3-021-00-0, 086-3-022-00-0, & 086-3-023-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. The development must have alternating elevations with at least 3 different facades, all alternating and none with more than 30% vinyl siding along the front facade. 2. Sidewalks are required on both sides of the streets within the subdivision. 3. Guest parking shall be evenly dispersed throughout the development and not exceed four (4) consecutive spaces. 4. The development must comply with all aspects of the Augusta Tree Ordinance. 5. The 10-foot undisturbed tree buffer shall encompass the overall site along the side and rear boundaries. 6. The development must provide at least 25% open space. Such space may include common areas, buffers, landscaped yards, water feature areas and any natural areas. However, detention ponds do not count towards this requirement. 7. A six (6) foot privacy fence must be installed in the rear yards of the homes that abut Richmond Hill Road. 8. Existing roadways adjacent to the development must be improved to Augusta Engineering standards. 9. A full traffic impact study/analysis is required for this development. 10. 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.

11. 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 N/A
following accounts:**

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