



## Commission Meeting

May 21, 2024

Item Name: SE-24-08

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b><u>SE-24-08</u></b> – A request for concurrence with the Augusta Planning Commission to <b>APPROVE</b> a petition by COEL Development Co. Inc., requesting a special exception per Section 8-2(a) of the Comprehensive Zoning Ordinance to reinstate special exception Z-20-34 to develop single-family lots not to exceed a density of 3 units per acre affecting properties containing approximately 59.32 acres located at 4477-B Windsor Spring Road and 2551 Willis Foreman Road. Tax Map #179-0-186-00-0 and 179-3-001-00-0. Zoned R-1 (One-family Residential)
<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 special exception shall allow for various lot widths with an overall density of the development not to exceed 3 dwelling units per acre.</li><li>2. Sidewalks must be improved and/or installed along both streets adjacent to the properties and meet all standards of the Augusta Traffic Engineering Department, including handicap access, where required. Sidewalks are required on both sides of internal streets within the subdivision.</li><li>3. A traffic study shall be submitted to Augusta Traffic Engineering Department to determine whether acceleration/deceleration lanes are needed prior to submittal for site plan approval.</li><li>4. All new streets must meet the minimum specifications of Augusta Engineering and Fire Departments.</li><li>5. Provide walking trails or pathways to connect areas of development and amenities such as a small playground and/or a covered pavilion.</li><li>6. This development must meet all open space requirements. These areas do not include stormwater detention.</li><li>7. Streetlights will need to be installed and operating (or bonded) prior to Final Plat approval.</li><li>8. Developer will need to coordinate project with AED's widening project along Willis Foreman. Development should account for increased right of way and stormwater infrastructure.</li><li>9. Detention Basin outfall will need to be tied to a defined system.</li><li>10. Water Quality will be required and should include a one-inch runoff reduction. The existing pond shall not be used for Water Quality Stormwater Maintenance Agreement.</li></ol>

11. Approval of the special exception request shall not constitute approval of the conceptual subdivision plan submitted with this application. The proposed development shall substantially conform to the concept plan submitted with the special exception application. Subdivision Development Plan approval in compliance with the Land Subdivision Regulations of Augusta, Georgia, as amended for the actual development is required prior to construction commencing on the property to include elevations and a mix of no less than 3-4 alternating facades.

12. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.

13. A breakdown of lot percentages as follows: a minimum 4% of lots shall be 33-foot-wide or greater, 48% of lots shall be 40-foot-wide or greater, and 48% of lots shall be 60-foot-wide or greater.

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

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