



Commission Meeting

May 21, 2024

Item Name: Z-24-21

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-24-21</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Augusta Housing and Community Development on behalf of Augusta Georgia Land Bank Authority requesting a rezoning from R-1C (One-family Residential) to R-3A (Multiple-family Residential) affecting properties containing approximately 0.92 acres located at 1241, 1243, 1245, 1249, 1251 and 1257 Twelfth Street. Tax Map #059-1-014-00-0, 059-1-013-00-0, 059-1-012-00-0, 059-1-011-00-0, 059-1-010-00-0, 059-1-009-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The developer shall combine the six (6) lots into one (1) lot prior to submission for site plan approval.2. The proposed development shall substantially conform to the concept plan submitted with the rezoning application to include elevations, colors, and building materials.3. Sidewalks must be improved and/or installed along both streets adjacent to the property and meet all standards of the Augusta Traffic Engineering Department, including handicap access, where required.4. Approval of the rezoning request shall 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.5. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.6. Installation of a six (6)-foot privacy fence along the rear property line of the development intersecting with Florence Street and the side property line intersecting with Twelfth Street is required.7. The covenant shall be recorded to address the maintenance of the roads and common areas prior to the final plat approval.

Funds are available in the following accounts:

REVIEWED AND N/A
APPROVED BY:

