



Commission Meeting

September 17, 2024

Item Name: SE-24-14

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	1. <u>SE-24-14</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Widespread Properties on behalf of Dennis Rich requesting a special exception to construct one-family detached and attached dwellings affecting property containing approximately 60.99 acres located at 2359 Old McDuffie Road. Zoned R-1A. Tax Map #083-0-107-03-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The minimum lot width shall be 26ft. Maximum number of dwelling units not to exceed 2.8 dwelling units per acre.2. Sidewalks are required on both sides of the street.3. Provide “Guest” parking spaces in the townhome section, using 2.5 spaces per dwelling unit.4. A wetland permit is needed from the U.S. Army Corp of Engineers.5. A six (6) foot privacy fence must be installed in the rear yards of the homes that abut Old McDuffie Road and I-520.6. The graveyard site be fenced to prevent encroachment.7. Should vinyl siding be used on the residences it shall have a 25 -year warranty.8. Provide a minimum of 3 different facades for single family detached homes not to be adjacent to one another.9. Shall provide an amenities package to be approved by Planning and Development Director or designated staff.10. 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