



## Commission Meeting

February 21, 2023

Item Name: Z-23-04

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney
<b>Caption:</b>	<b><u>Z-23-04</u></b> –A request for concurrence with the Augusta Georgia Planning Commission to APPROVE a petition by Bobby Bagwell on behalf of Charles M. White – requesting a rezoning from Zone R-1 (One-family Residential) to Zone R-3B (Multi-family Residential) affecting properties containing approximately 7.6-acres located at 4449, 4451, 4453, 4455, 4457, 4459, 4461, 4463, 4465, 4467, and 4469 Windsor Spring Road. Tax Map #179-0-002-08-0, 179-0-002-07-0, 179-0-002-09-0, 179-0-002-10-0, 179-0-002-06-0, 179-0-002-05-0, 179-0-002-04-0, 179-0-002-11-0, 179-0-002-12-0, 179-0-002-13-0, and 179-0-002-03-0. DISTRICT 5
<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. All the properties shall be combined as one parcel and recorded in the Clerk of Superior Courts office prior to submittal for Subdivision Development Plan approval.</li><li>2. The proposed development shall substantially comply with the concept site plan submitted with the rezoning application and that the overall density of the development shall not exceed four (4) residential dwelling units per acre.</li><li>3. A wetlands delineation shall be performed on the properties and the development shall provide a 25-foot buffer from those delineated wetlands. The development shall comply with the City of Augusta-Richmond County Flood Damage Prevention Ordinance, and FEMA regulations for Special Flood Hazard Areas, including but not limited to the established base flood elevation and the U.S. Army Corps of Engineers regulations for any wetland encroachments.</li><li>4. All lots within the development shall be a minimum width of twenty-five (25) feet.</li></ol>

5. The development shall provide a minimum ten (10) foot electrical utilities easement between building for installation of electrical meters.
6. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain Subdivision Development Plan approval in compliance with Land Subdivision Regulations of Augusta, Georgia prior to construction commencing on the property.
7. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, including the Land Subdivision Regulations, and Augusta Tree Ordinance, at the time of development.
8. The development shall have staggered roof lines with delineated architectural features per unit.

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

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