



Commission Meeting

October 21, 2025

Item Name: Z-25-34

Department:	Planning & Development
Presenter:	Chyvattee Vassar, Interim Director
Caption:	<u>Z-25-34</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Matt Mills on behalf of Cyber Housing, LLC, requesting a rezoning from zone R-1E (One-Family Residential) to zone PUD (Planned Unit Development) to develop a mixed residential community, affecting approximately 25.71 acres out of a 111.4-acre tract located at 2384 Gordon Highway. Tax Map # 082-0-003-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. Permitted uses of the site be limited to single-family detached homes, townhomes, duplexes, and triplexes. 2. The total height of proposed buildings within the PUD shall not exceed 2 stories. 3. The development shall substantially conform to the conceptual site plan dated July 30, 2025. 4. The overall residential density of the 25.71-acre residential area of the PUD shall not exceed 4.55 dwelling units per acre. 5. Parking shall be provided for the residential number of units and an overall average of 2.25 parking spaces per unit. Parking requirements not addressed in this PUD development shall comply with the parking requirements in Section 4-2 of the City of Augusta Comprehensive Zoning Ordinance. 6. Sidewalks shall be included on both sides of the street within the development except for the main entrance. Sidewalks are required along the side of the street with the mail kiosk. 7. The development shall provide a minimum forty (40) foot rear buffer where the proposed PUD adjoins commercial zoning along the eastern property line. 8. The development shall provide a minimum twenty (20) foot side buffer where the proposed PUD adjoins future single-family zoning and uses. 9. The development shall install 6 ft privacy fencing where the PUD adjoins future single-family zoning and uses. 10. A minimum of 15% of the overall site shall be for green space. 11. The PUD shall comply with the Augusta Tree Ordinance or obtain variances from the Tree Commission.

12. The PUD development shall comply with the requirements of Augusta Engineering and Traffic Engineering, including but not limited to the permitting of new curb cuts.
13. Lighting in parking lots shall be directed downward and away from any nearby residences.
14. Development shall include an amenity area within the overall development. The amenity area shall include grill areas by the pond, splash pad and/or pool, and walking trails, all to be jointly accessible to residents of all phases of the development.
15. Building elevations shall generally reflect those submitted with the application, and final building elevations and materials of proposed structures may be subject to design review by the Planning Director or designated staff.
16. Changes determined to be minor to the approved PUD shall be handled administratively by the Planning Director, designated staff in accordance with Section 19-6 of the City of Augusta Comprehensive Zoning Ordinance.
17. Changes determined to be major shall require amending the approved PUD, requiring Augusta Commission approval in accordance with Section 19-8 of the City of Augusta Comprehensive Zoning Ordinance.
18. Site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia, for the actual development is required prior to construction commencing on the property.
19. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development

Funds are available in N/A
the following accounts:

REVIEWED AND N/A
APPROVED BY: