



Commission Meeting

October 21, 2025

Item Name: Z-25-36

Department: Planning & Development

Presenter: Chyvatee Vassar, Interim Director

Caption: **Z-25-36**– A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Birkie Ayer on behalf of D J Davis Enterprise, LLC, requesting a rezoning from zone R-1C (One-Family Residential) to zone R-2 (Two-Family Residential) to develop a duplex, affecting properties containing approximately 0.14 acres located at 1622 and 1624 Luckey Street. Tax Map #'s 058-4-102-00-0 & 058-4-101-00-0.

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation:

1. The applicant must successfully combine the two parcels into one parcel prior to submitting for site plan review.
2. The applicant must petition for a variance for the reduction of the side setback from 7 ft to 6 ft
3. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall obtain site plan approval in compliance with SitePlan Regulations of Augusta, Georgia prior to construction commencing on the property.
4. 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

REVIEWED AND APPROVED BY: N/A