



Commission Meeting

January 16, 2024

Item Name: Z-24-03

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<p>A request for concurrence with the Augusta Planning Commission to APPROVE with conditions this petition by Chuck Warbington on behalf of Susan Hardwick requesting a rezoning from zone R-1A (One-family Residential), B-2 (General Business), and LI (Light Industrial) to zone R-1E (One-family Residential) affecting property containing approximately 35.57 acres located at 2014 and 2020 North Leg Road, 1904 and 1914 Wylds Road and 2041 Gordon Highway. Tax Map #055-0-005-00-0, 055-0-005-04-0, 055-0-005-01-0, 055-0-005-02-0 and 069-0-004-00-0.</p>
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The proposed development shall substantially conform to the concept plan submitted with the rezoning application.2. Sidewalks must be installed along both sides of the street and meet all standards of the Augusta Traffic Engineering Department, including handicap access, where required.3. Provide a clubhouse/community building and a series of walking trails that connect points in the development. Other amenities shall include a dog park, fire pit, grilling area, and open field.4. Provide the minimum required off-street parking spaces for the development.5. The engineering plans cannot have any buildings located in the 100-year or 1% annual chance floodplain, as delineated on the current Flood Insurance Rate Map (FIRM).6. If fill is brought into the site to elevate a building, a No Rise Certification will need to be performed for this new construction.7. The preliminary traffic impact study shall be approved by Augusta Traffic Engineering prior to the issuance of a land disturbance or grading permit.8. Approval of the rezoning request shall not constitute approval of the conceptual subdivision plan submitted with the rezoning application. Subdivision Development Plan approval, in compliance with the Land Subdivision Regulations of Augusta-

Richmond County, is required prior to the commencement of any improvements to the property.

9. Development of the property shall comply with all development standards and regulations of Augusta-Richmond County, Georgia, as amended, at the time of development.

10. No vinyl siding will be used and the developer must alternate the front façade of the homes.

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A