



## Commission Meeting

July 15, 2025

Item Name: **Z-25-22**

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Chyvatee Vassar, Interim Director
<b>Caption:</b>	<b><u>Z-25-22</u></b> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Southern Civil Solutions, LLC on behalf of Property Developers, LLC requesting a rezoning from zones R-1A (One-Family Residential) and A (Agriculture) to zone R-1E (One-Family Residential) to develop a townhome community, affecting properties containing approximately 49.22 acres located at 3330 Gibson Road, 2346, 2358, and 4342 Old McDuffie Road. Tax Map #'s 084-1-013-01-0, 084-1-001-01-0, 084-1-001-02-0, & 084-1-001-00-0.
<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. There shall be a minimum lot width of 26 feet.</li><li>2. There shall be a 40-foot front setback along Old McDuffie Road.</li><li>3. The development shall not exceed 225 lots and an overall density of 4.57 units per acre.</li><li>4. The development must have alternating elevations with at least 9 different facades, all alternating and none with more than 30% vinyl siding.</li><li>5. Parking spaces should be evenly disbursed throughout the development, with no more than 5 spots in a row.</li><li>6. Sidewalks are required on both sides of the streets within the subdivision. Additionally, sidewalks must be extended to Mason Road, and along Old McDuffie Road, ending at the intersection of Old McDuffie Road and Winn Drive.</li><li>7. A 10-foot street yard is required along Old McDuffie Road.</li><li>8. The 15-foot undisturbed tree buffer shall encompass the overall site along the side and rear boundaries.</li><li>9. The development must comply with all aspects of the Augusta Tree Ordinance.</li><li>10. The development must provide at least 25% open space. Such space may include common areas, buffers, landscaped yards, water feature areas and any natural areas. However, detention ponds do not count towards this requirement.</li></ol>

11. All amenities, i.e., dog park, playground, etc. must be included within the development, installed, and fully operational prior to the 150th Certificate Occupancy being issued.

12. Mason Drive must be improved to meet the current roadway specifications of Augusta Engineering to support the proposed traffic for this development.

13. 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 Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.

14. 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. This includes compliance with dead-end streets, turn-around requirements, perpendicular on-street parking, and street length requirements.

**Funds are available in  
the following accounts:**

N/A

**REVIEWED AND  
APPROVED BY:**

N/A