



Commission Meeting

June 18, 2024

Item Name: Z-24-23

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	Z-24-23 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Southern Civil Solutions, LLC, on behalf of NEK Restaurant Holdings, LLC and 3J7B Real Estate, LLC, requesting a rezoning from zone R-3A (Multiple-family Residential) and B-1 (Neighborhood Business) to zone R-1E (One-family Residential) affecting properties containing approximately 5.02 acres located at 2116 and 2132 Lumpkin Road. Tax Map #110-1-028-00-0 and 110-1-027-00-0
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The minimum lot width shall be 26ft. Maximum number of dwelling units shall be 41.2. Parking spaces that line the internal streets must meet the 10ftx25ft dimensions.3. To provide an enhanced landscape buffer on Lumpkin Road. The development shall provide a staggered double landscaped street yard consisting of at least one (1) large tree for each forty-five (45) linear feet on center of street frontage, with a large tree being located within twenty feet (20') of each side property line.4. Delineation of all utility easements per section 13-11 (a) of the Comprehensive Zoning Ordinance are required.5. A six (6) foot privacy fence must be installed in the rear yards of the homes that abut Lumpkin Road.6. 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.7. 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 the Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.8. A minimum of 2 distinct facades is required.9. The sidewalk shall extend along the entirety of the front property line.

Funds are available in N/A
the following accounts:

REVIEWED AND N/A
APPROVED BY: