



## Commission Meeting

June 18, 2024

Item Name: Z-24-16

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b><u>Z-24-16</u></b> – A request for concurrence with the Augusta Planning Commission to <b>APPROVE</b> a petition by Gulley Cat, LLC, requesting a rezoning from zone R-1C (One-family Residential) to zone R-1D (One-family Residential) affecting property containing approximately 12.78 acres located at 3749 Old Waynesboro Road. Tax Map #170-2-054-00-0.
<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. The proposed streets within the development must be labeled as public or private.</li><li>2. The width of the proposed rights-of-way within the development must be labeled. A traffic study shall be required pursuant to the Traffic Engineering guidelines.</li><li>3. Delineation of all easements to include utilities per section 12-7(a) of the Comprehensive Zoning Ordinance.</li><li>4. Exterior materials shall be a combination of the Barrington II vertical cement fiber and Highborne stacked stone.</li><li>5. An undisturbed 20-foot buffer is required along the property line adjacent to the Covington subdivision.</li><li>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.</li><li>7. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall be subject to site plan regulations and approval in accordance with the Augusta Georgia Comprehensive Zoning Ordinance.</li></ol>
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A