



## Commission Meeting

November 19, 2024

Item Name: **Z-24-34**

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b><u>Z-24-34</u></b> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by DDG Development LLC on behalf of James M Johnson requesting a rezoning from zone B-2 (General Business) to zone R-1A (One-family Residential) affecting property containing a portion of 6.95 acres located at 2355 Windsor Spring Road. Tax Map #120-0-266-00-0. *DISTRICT 5*
<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 26ft for the single-family attached portion (townhomes) of this development.</li><li>2. Maximum number of dwelling units cannot exceed 4 units per acre.</li><li>3. The single-family attached portion of the development must have alternating elevations with at least 3 different facades, all alternating and with more than 30% vinyl siding.</li><li>4. Sidewalks are required on both sides of the street.</li><li>5. The development must provide appropriate buffers on all sides and comply with the Augusta Tree Ordinance.</li><li>6. The development must provide at least 30% open space and a covered mail kiosk.</li><li>7. Amenities i.e., a park, walking trails, pool, etc. must be included within the development and installed before 50% of the development receives a Certificate of Occupancy.</li><li>8. The development must comply with the minimum parking requirements.</li><li>9. The development must provide “guest” parking spaces in the townhome section of the development.</li><li>10. 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>11. No vinyl siding shall be used on the single-family detached portion of the development.</li></ol>
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A