



## Commission Meeting

November 19, 2024

Item Name: **Z-24-29**

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b><u>Z-24-29</u></b> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Hatchaway LLC, requesting a rezoning from zone R-1A (One-family Residential) to zone B-1 (Neighborhood Business) affecting a portion of the property containing approximately 0.61 acres located at 3363 Ravenwood Drive. Tax Map #016-0-101-00-0. *DISTRICT 7*
<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 owner shall combine the 0.16-acre portion being rezoned at 3363 Ravenwood Drive to the property located at 150 Davis Road.</li><li>2. A six (6) foot privacy fence shall be installed along the north and east property lines adjacent to properties zoned R-1A.</li><li>3. Shipping containers shall not exceed 9 feet in height.</li><li>4. The portion of the parcel zoned B-1 shall not be accessed through the residential community, it shall only allow for a pedestrian gate to be installed.</li><li>5. No structures or any portion of the roofs shall exceed the height of the residence.</li><li>6. A tree buffer of 15ft/deep shall be established along the portion of the property zoned and used residentially. The trees shall be a species from the Augusta Tree Ordinance and be medium to large species with a 4-foot separation between them.</li><li>7. The property owner shall consult with the Augusta Engineering Department to address stormwater impacts and comply with any potential improvements to the receiving system prior to final approval by the Augusta Commission.</li><li>8. 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 any development.</li><li>9. Downcast lights shall be installed and will meet Planning &amp; Development residential lighting standards.</li></ol>
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A