



Commission Meeting

November 19, 2024

Item Name: **Z-24-35**

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-24-35</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by CG Sibley Mill, LLC on behalf of the Augusta Canal Authority requesting a rezoning from zone LI (Light Industrial) to zone B-2 (General Business) and affecting properties containing approximately 13.93 acres located at 1705, 1717, and 1721 Goodrich Street. Tax Map #027-4-094-00-0, 027-4-094-00-1, 027-4-094-00-2, 027-4-096-00-0 and 035-2-031-00-0. <i>*DISTRICT 1*</i>
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The overall density shall not exceed 17 units per acre.2. Permitted uses shall be limited to multi-family apartments, office, retail, and restaurant uses.3. A minimum of 25 percent of the site shall be dedicated to open space.4. A traffic study is required by Augusta Traffic Engineering prior to submission for site plan approval.5. The development shall also comply with the Planned Development Riverfront (PDR) Zone in Section 25-A of the Comprehensive Zoning Ordinance.6. A subdivision of the properties shall be completed for the portion of the property being retained by the Augusta Canal Authority with LI (Light Industrial) zoning.7. A full traffic study shall be submitted to the Augusta Traffic Engineering Department prior to submittal for site plan review.8. 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.9. 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.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A