



## Commission Meeting

November 19, 2024

Item Name: **SE-24-15**

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<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney, Director
<b>Caption:</b>	<b>SE-24-15</b> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by DDG Development LLC requesting a special exception per Section 9-2(a) of the Comprehensive Zoning Ordinance to construct one-family attached and detached dwellings affecting property containing approximately 61.54 acres located at 2355 Windsor Spring Road, 2500 Craven Street, 2421 Windsor Spring Road, and 3401 Lucie Street. Tax Map #120-0-266-00-0, 120-0-262-00-0, 120-0-261-00-0 and 120-0-261-03-0. Zoned R-1A (One-family Residential) and B-2 (General Business) *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 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 25% 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

