



Commission Meeting

November 19, 2024

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

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	SE-24-15 – 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*
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. There shall be a minimum lot width of 26ft for the single-family attached portion (townhomes) of this development.2. Maximum number of dwelling units cannot exceed 4 units per acre.3. The development must have alternating elevations with at least 3 different facades, all alternating and with more than 30% vinyl siding.4. Sidewalks are required on both sides of the street.5. The development must provide appropriate buffers on all sides and comply with the Augusta Tree Ordinance.6. The development must provide at least 25% open space and a covered mail kiosk.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.8. The development must comply with the minimum parking requirements.9. The development must provide “guest” parking spaces in the townhome section of the development.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.11. No vinyl siding shall be used on the single-family detached portion of the development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

