

Hearing Date: February 2, 2026

Case Number: Z-25-41

Applicant: Irwington, LLC

Property Owner: Asmus, LLC

Property Addresses: 616, 708, & 710 Weed Street,
and 2450 Wheeler Road

Tax Parcel No(s): 034-1-218-00-0, 034-1-213-00-0,
034-1-521-00-0, & 034-1-367-00-0

Current Zoning: R-1B & R-1C (One-Family
Residential)

Fort Gordon Notification Required: N/A

Commission District 1: Jordan Johnson

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1B & R-1C to R-3B	Student Housing (Off-Campus)	Section 17-1

SUMMARY OF REQUEST:

The applicant proposes rezoning 616 Weed Street (2.42 acres), 708 and 710 Weed Street (0.35 acres each), and 2450 Wheeler Road (0.21 acres) to R-3B (Multiple-Family Residential) to allow development of off-campus student housing. All four properties are vacant and located in the Sandhills Neighborhood.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the properties are located within the Old Augusta Character Area. The vision for Old Augusta Character Area reflects to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Redevelopment should include the removal of deteriorated and dilapidated structures, construct or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities. This request supports the rehabilitation of the Old Augusta Character Area by establishing new medium-density housing, and therefore, is consistent with the recommendations of the 2023 Comprehensive Plan Update.

FINDINGS:

1. The applicant's letter of intent states that the proposed development is intended to provide housing for approximately 130 students.
2. The project will consist of residential-style-attached buildings with amenities such as onsite management, a leasing office, gym, coworking space, laundry, gathering areas, and a potential mini-mart (limited to residents only).
3. There is no recent zoning history for the subject properties.
4. The applicant submitted a letter of support from Augusta University and participated in community outreach through a Sandhills Neighborhood Association meeting.
5. The development is situated roughly four to five blocks south of Augusta University, within walking distance.
6. Based on the proposed concept plan, each unit will have six (6) bedrooms and one (1) shared kitchen with dining room.
7. This development provides 98 parking spaces for the 22 proposed units. Additionally, there are seven (7) parking spaces provided at the two (2) proposed amenity units located at 2450 Wheeler Road.
8. In the case of a use not specifically mentioned in Section 4-2 the requirements for off-street parking facilities shall be determined by the Staff. Such determination shall be based upon the requirements set for the most comparable use specified in Section 4-2.
9. The most comparable use as determined by staff is a Lodging or Boarding House, which requires one (1) space for each two (2) individuals in residence and one (1) space for the owner/resident manager. This would require a total of four (4) spaces per unit and a total of 88 spaces for the development.
10. Additionally, the number of required off-street vehicle parking spaces may be reduced where bicycle parking is provided, per Section 4-8-12. Up to a maximum of five percent (5%) of the total vehicle parking spaces required may be replaced with bicycle parking spaces.
11. Nearby 2403 Mount Auburn Street, directly south of 708 and 710 Weed Street, was rezoned to R-3C (One-Family Residential) in 2020.
12. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
13. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located within these properties.
14. The nearest public transit stop is located approximately 1,700 feet away directly to the south on Walton Way.
15. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Weed Street and Wheeler Road are classified as Local Roads.
16. Surrounding zoning includes mostly single-family residential areas, along with some multiple-family residential, B-1 (Neighborhood Business), and PUD (Planned Unit Development) district.
17. The proposed rezoning request to R-3B is consistent with aspects of the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.

18. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- "Storm on Tract A must over-detain for Tracts B and C not having storm systems."

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to R-3B (Multiple-Family Residential) with the following conditions:

1. The parcels at 708 and 710 Weed Street must be combined via a combination plat filed with the Clerk of Court or a combination request with the Tax Assessor. The property owner(s) must record the deed/plat and provide Planning & Development with a copy so that Real Estate/Tax Records and GIS maps can be updated.
2. Any proposed lighting fixtures must be directed downward and not toward any nearby residences.
3. Must comply with all aspects of the Augusta Tree Ordinance.
4. 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.
5. 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.

NOTE: This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.

Letter of Intent for Sandhills Student Housing

The Sandhills Student housing site lies 700 yards from the Summerville Campus of Augusta University. Walking to and from campus is a short walk or any even shorter bus ride down Fleming Avenue.

Irwington LLC seeks the rezoning of 616 Weed St., 708 Weed St., 710 Weed St., and 2450 Wheeler Rd., currently zoned R-1C to R-3B. The project is intended to be home to approximately 130 students. Rooms will be offered in residential style detached buildings with all bedrooms including a private bathroom. In addition, amenities will include onsite management and leasing office, gym, coworking space, laundry, gathering area and mini mart. The project is presently planned adjacent to the proposed Weed Street Affordable Housing development being led by Woda Cooper. All proposed buildings will be on vacant lots that were formerly single family homes. Parking will be offered for an additional fee, at a rate of 1 space per 2 bedrooms, but automobiles will be discouraged. We seek to provide a pedestrian friendly property with walking and bus service to Augusta University.

Sandhills is an important historical neighborhood that has contributed to the well being of the Augusta community. Many current residents live in older housing stock and there is a logical concern that property taxes might increase. We have met with leadership in the Richmond County tax office and are prepared to discuss this with residents to allay concerns. We have also informally met with members of the Sandhills Community at a recent Sandhills reunion and are seeking a formal meeting with stakeholders in Sandhills



December 2, 2025

To Whom It May Concern:

Augusta University has grown significantly over the last 10 years to 12,337 students and is projected to continue growing enrollment to 16,000 students by 2030. Since 2015, we have added more than 4,000 students to our enrollment, which is a 48% increase. Unfortunately, the University cannot meet the housing needs and desires of our students. Students have shared with us that they desire on-campus housing or off-campus housing that is near campus.

Since 2015, we have reconfigured our on-campus residence facilities to accommodate additional students. Additionally, we have entered into two master leases with apartment complexes near our Health Sciences Campus. Even so, we can only accommodate roughly 1,550 students, and we are at 110% occupancy. To meet the needs of our growing student population, we are actively working with the University System of Georgia to construct a new residence hall; however, the new residence hall will serve only 375-400 students and will not be opened until at least 2030. In the meantime, we will need additional affordable housing space from off-campus partners to serve our students.

Over the last several years, we have made the difficult decision to no longer allow graduate students to live in any of our university-owned or operated housing to create space for our growing undergraduate student population. Our graduate students have been very vocal that they desire housing on or near campus. We also have hundreds of international students who often find it challenging to secure housing off campus and who depend upon housing close to campus.

In summary, our undergraduate and graduate students desire on-campus housing or housing units that are near campus. Additionally, more than 40% of our undergraduate students come from lower socioeconomic backgrounds—that's more than 2,600 students. This is one reason that on-campus housing is desired. Our students have a need and desire for housing that is affordable and in close proximity to campus, as many do not have a vehicle.

Thank you for your efforts to construct a housing complex that would be desirable to students within walking distance to the Summerville Campus

A handwritten signature in blue ink that reads "Scott T. Wallace".

Scott T. Wallace

Associate Vice President and Dean of Students

SANDHILLS STUDENT HOUSING

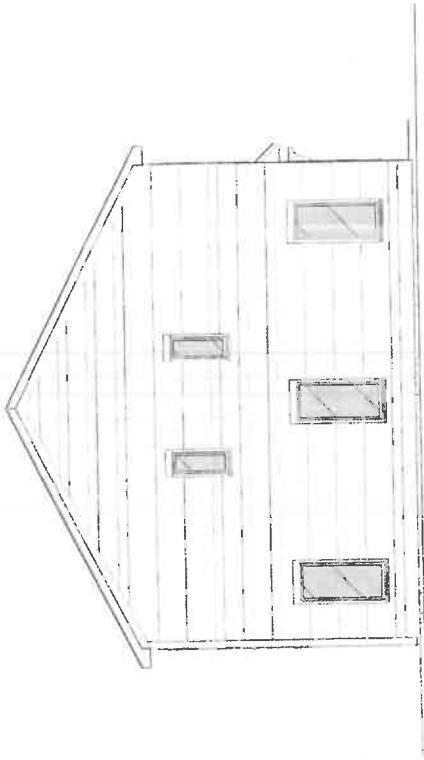
AUGUSTA, GA



SAND-HILLS

LEFT ELEVATION

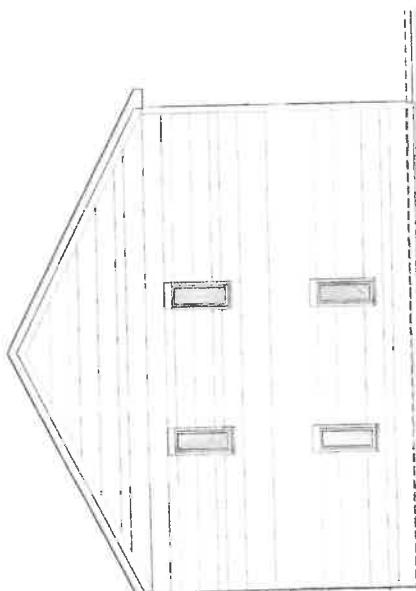
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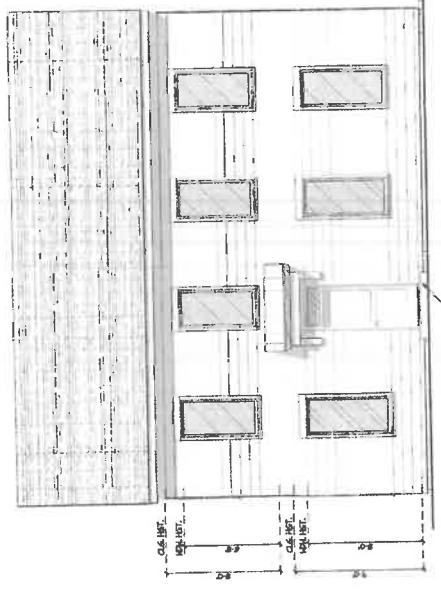
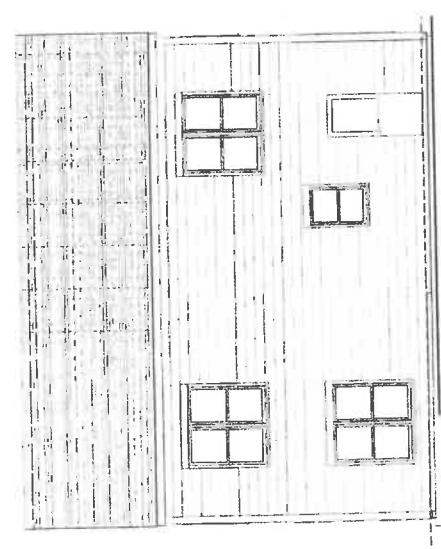
FRONT ELEVATION
SCALE W. 1:64

RIGHT ELEVATION

SCALE W. 1:64

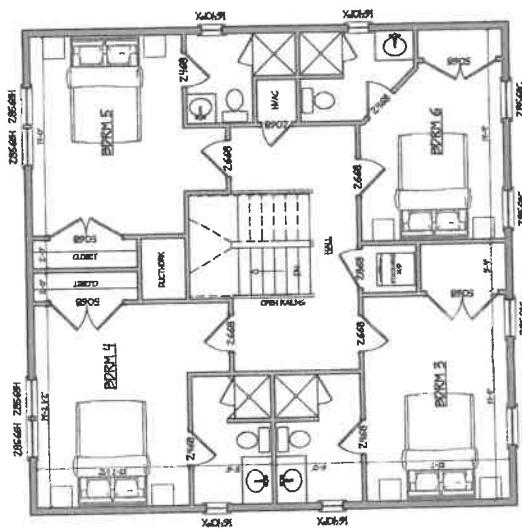
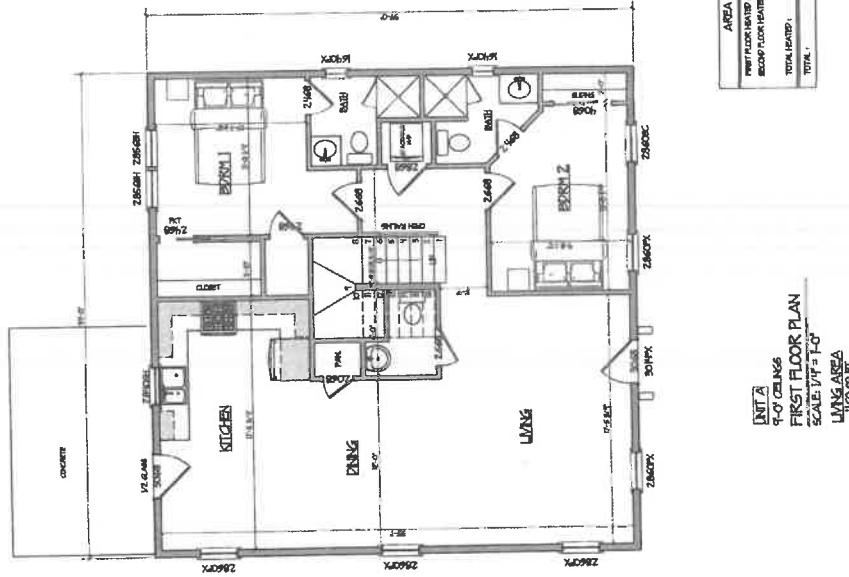


REAR ELEVATION
SCALE W. 1:64



FRONT ELEVATION
SCALE W. 1:64

SAND-HILLS





SANDHILLS
STUDENT HOUSING

PERSPECTIVE



PERSPECTIVE

SANDHILLS
STUDENT HOUSING

SANDHILLS
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PERSPECTIVE



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SANDHILLS
STUDENT HOUSING

PERSPECTIVE

Planning Commission

Z-25-41

February 2, 2026

616, 708, and 710 Weed
Street, and 2450 Wheeler
Road

Aerial

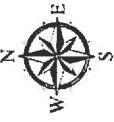
Subject Property



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535 Telfair Street Suite 300
Augusta, GA 30901
1/20/2026 PE22633

Augusta, GA Disclaimer

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Planning Commission

Z-25-41

February 2, 2026

616, 708, and 710 Weed
Street, and 2450 Wheeler
Road

Current Zoning

Subject Property
Zoning Classification

B-1: Neighborhood
Business

PUD: Planned Unit
Development

R-1: One Family
Residential

R-1A: One Family
Residential

R-1B: One Family
Residential

R-1C: One Family
Residential

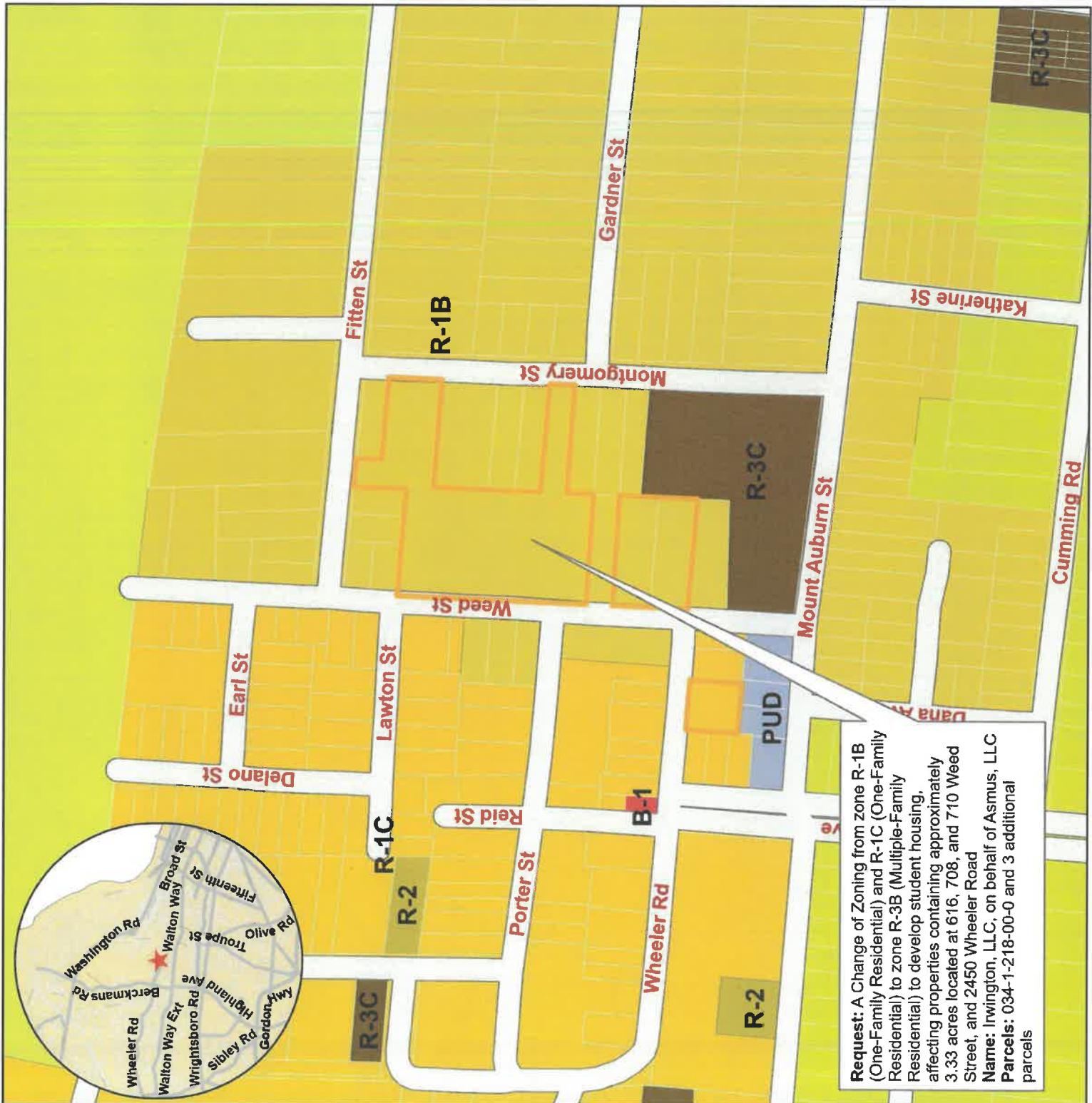
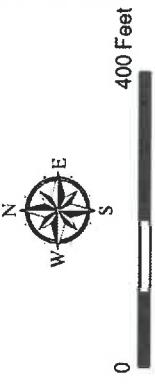
R-2: Two Family
Residential

R-3C: Multiple-Family
Residential



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Planning Commission

Z-25-41

February 2, 2026

616, 708, and 710 Weed Street, and 2450 Wheeler Road

Future Zoning



Zoning Classification

B-1: Neighborhood Business

PUD: Planned Unit Development

R-1: One Family Residential

R-1A: One Family Residential

R-1B: One Family Residential

R-1C: One Family Residential

R-1D: One Family Residential

R-1E: One Family Residential

R-2: Two Family Residential

R-3C: Multiple-Family Residential

R-3B: Multiple-Family Residential

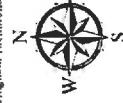
R-3A: Multiple-Family Residential



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