

Hearing Date: April 1, 2026
Case Number: Z-26-04
Applicant: Keon Williams
Property Owner: Jack Stewart
Property Address: 827 Seventh Street
Tax Parcel No(s): 047-3-253-00-0
Current Zoning: LI (Light Industrial)
Fort Eisenhower Notification Required: N/A
Commission District 1: Jordan Johnson
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from LI (Light Industrial) to R-3B (Multiple-Family Residential)	Townhome Units	Section 17-1

SUMMARY OF REQUEST:

The applicant is requesting to rezone an 0.34-acre parcel from LI (Light Industrial) to R-3B (Multiple-Family Residential) to develop 5 townhome units. The site is currently partially vacant with only a small commercial building which was once used for a family business which is no longer operating. The site has frontage along Seventh and Taylor Streets. The concept plan submitted with the rezoning application includes the following elements:

- Five (5) Townhome Units
 - One (1) duplex building with two (2) 1-bedroom units
 - One (1) triplex building with three (3) 2-bedroom units
- Ten (10) off-street parking spaces – eight (8) garage spaces and two (2) parking spaces
- An overall density of approximately 17.3 units per acre

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is 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. There is no recent zoning history for the property.
2. The applicant applied to the Development Review Committee and comments from the applicable reviewers are listed in this report.
3. The property has nearby access to public potable water and sanitary sewer systems.
4. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Seventh and Taylor Streets as local streets.
5. Based on the Preliminary Traffic Impact Worksheet, Traffic Engineering has concluded that a comprehensive traffic study/analysis will not be required for the proposed development.
6. The proposed development meets the minimum off-street parking requirement of two (2) spaces per dwelling unit.
7. There nearest bus stop is approximately 800 feet from the subject property.
8. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is located within a moderate to low-risk Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
10. Adjacent zoning districts include B-2 (General Business) to the north; R-1C (One-Family Residential) and B-2 (General Business) to the east; R-1C (One-Family Residential) and B-2 (General Business) to the west; and R-1C (One-Family Residential) to the south.
11. The proposed change in zoning to R-3B would be consistent with the 2023 Comprehensive Plan.
12. At the time of the completion of this report, staff have not received any inquiries regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- They are to provide an ADA ramp at the corner of Seventh & Taylor.

Engineering Comments:

- Any work within the public road shall be per AED and GDOT specs.
- Adjust the driveways of the triplex to the Taylor St frontage.
- The Beans Lane alleyway must be evaluated for use by the duplex residents.
- No detention shall be required.
- Existing curb cuts not being used must be replaced with curb and gutter.
- Any road repair due to utility installation must meet county standards.
- Driveways are to be extended out to the street.

Utilities Comments:

- There is a 2" water line on Beans Lane. There is no sewer on Beans Lane. There is a 10" and 12" sewer line on Taylor Street there is a 6" water line on Taylor Street available for your use. AUD would suggest 1 water tap and one sewer tap for this location to feed all houses.

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

1. Sidewalks are required on Seventh and Taylor Streets.
2. The development must comply with all aspects of the Augusta Tree Ordinance.
3. The 10-foot undisturbed tree buffer shall encompass the overall site along the side and rear boundaries.
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.*

Keon J. Williams

Address: 4795 Silver Lake Drive, Evans, GA 30809

Email: williakjsr@gmail.com / Phone: (954) 703-9203

Date: 12 December 2025

To:

Richmond County Planning and Zoning Department

535 Telfair Street, Suite 300

Augusta, GA 30901

Re: Letter of Intent – Rezoning Request from LI to R-3B

Property Address: 827 7th Street, Augusta, GA 30901

Parcel Number(s): 047-3-253-00-0

Dear Planning and Zoning Staff,

This letter serves as a Letter of Intent to request rezoning of the above-referenced property from LI (Light Industrial) to **R-3B (Multi-Family Dwelling District)**.

The subject property's current LI zoning is not consistent with the predominantly residential character of the surrounding R-1 neighborhoods, as industrial uses may generate traffic, noise, and operational impacts that are incompatible with nearby homes. Rezoning the property to **R-3B (Multi-Family Dwelling District)** would introduce a more urban-scale residential use that, while different from surrounding zoning, better supports the revitalization of Downtown Augusta by promoting infill development, increasing housing options, and strengthening the local tax base. This change aligns with the Richmond County Comprehensive Plan's goals for sustainable growth, efficient use of infrastructure, and a vibrant downtown core.

This change directly supports the Richmond County Comprehensive Plan by:

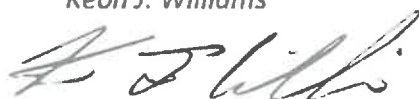
- **Meeting Housing Demand:** Expanding housing options for a more urban core to accommodate workforce and professional households.
- **Supporting Downtown Revitalization:** Encouraging infill development that strengthens neighborhood vibrancy and activity.
- **Efficient Use of Infrastructure:** Concentrating development where roads, utilities, and public services already exist.
- **Public Benefit:** Enhancing the tax base, improving neighborhood vitality, and contributing to the long-term economic and social well-being of Richmond County.

I respectfully request the Planning Commission's consideration of this rezoning to **R-3B**, which represents a thoughtful, compatible, and forward-looking use of the property in line with community and county goals.

Thank you for your time and consideration.

Sincerely,

Keon J. Williams



NEW MODERN TOWNHOMES IN
DOWNTOWN AUGUSTA
827 7TH STREET



R-3B Design, Use, and Dimensional Compatibility Statement

1. Zoning Context & Permitted Uses

The subject property is located in the **R-3B (Multiple-Family Residential) zoning district**, which allows for a range of residential housing types, including duplex and multi-family dwellings. The proposed duplex and triplex units are consistent with permitted uses in this district and align with Downtown Augusta’s goals for moderate-density residential development.

Example Text:

The subject property’s current LI zoning is not consistent with the predominantly residential character of the surrounding R-1 neighborhoods, as industrial uses may generate traffic, noise, and operational impacts that are incompatible with nearby homes. Rezoning the property to R-3B (Multi-Family Dwelling District) would introduce a more urban-scale residential use that, while different from surrounding zoning, better supports the revitalization of Downtown Augusta by promoting infill development, increasing housing options, and strengthening the local tax base. This change aligns with the Richmond County Comprehensive Plan’s goals for sustainable growth, efficient use of infrastructure, and a vibrant downtown core.

2. Design Intent & Compatibility with R-3B Goals

The architectural design embraces a **contemporary urban aesthetic** compatible with revitalization objectives in Downtown Augusta. Enhancements such as rear vehicle access, pedestrian-oriented streetscape design, and high-quality material choices (e.g., brick façades) support the district's intent to elevate architectural character and walkability.

3. Dimensional Compatibility & Lot Fit

Proposed floor plans have been adjusted to fit the site while optimizing interior functionality:

- **Triplex:** ~23 feet wide × 34 feet deep
- **Duplex:** ~11.5 feet wide × 32 feet deep

These dimensions respect the neighborhood's scale and facilitate compliance with applicable R-3B density and dimensional standards.

4. Household Configuration & Neighborhood Compatibility

- Each triplex unit is configured with **two master suites** rather than a standard three-bedroom layout, better meeting the needs of typical downtown residents — professionals, couples, and smaller households. Meeting housing demands by expanding housing options for a more urban core to accommodate workforce and professional households.

5. Access, Connectivity & Parking

Parking and Safety

- **Garages for each unit** provide **secured, enclosed vehicle storage**, enhancing tenant safety and reducing exposure to theft or environmental damage compared to open parking. This amenity supports peace of mind for residents and is consistent with market preferences for residential properties offering private parking.
- Garages also support market positioning by aligning with tenant expectations for convenience and security.

Connectivity

- **Rear access from Seventh Street** improves circulation and pedestrian connectivity, fostering integration into the downtown pedestrian network.
-

6. Contribution to Downtown Objectives

The proposed development supports the revitalization of Downtown Augusta and the Richmond County Comprehensive Plan by:

- Enhancing architectural quality and streetscape design.
- Increasing housing diversity that meets local demand from professionals and smaller households.
- Encouraging infill development that strengthens neighborhood vibrancy and activity.
- Promoting walkability and connectivity within the urban core.
- Providing safety and security through private garage amenities.
- Strengthening the downtown housing market with well-located rental options.
- Enhancing the tax base, improving neighborhood vitality, and contributing to the long-term economic and social well-being of Richmond County.
-

Overall, the project demonstrates alignment with the intent and spirit of the **R-3B zoning district** and furthers community goals for moderate-density residential growth in Downtown Augusta.

Proposed Setbacks

The proposed front setbacks for the new residential building at **827 Seventh Street** on the **average front setbacks** of surrounding residential properties, per standard planning practice.

Below is a summary of front setbacks for adjacent residential buildings within the immediate block:

Surrounding Residential Building Front Setbacks

Address	Front Setback
709 Taylor Street	0' to Taylor Street
	0' to Bean Lane
710 Taylor Street	13' to Taylor Street
905 Seventh Street	4' to Taylor Street
	13' to Seventh Street
907 Seventh Street	9' to Seventh Street
909 Seventh Street	4' to Seventh Street
913 Seventh Street	5' to Seventh Street
915 Seventh Street	5' to Seventh Street
822 Seventh Street	2' to Seventh Street
	0' to Taylor Street
906 King Street	25 to King Street

Calculation of Average Front Setback

Total of Listed Front Setbacks: 70'

Number of Front Setbacks: 12

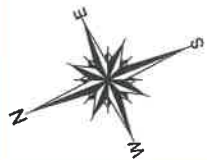
Calculated Average Setback: 5.83

Proposed Setbacks for New Building

Based on the above analysis of the surrounding residential properties, we respectfully propose the following setbacks for the new building:

- **Taylor Street Front Setback: 8'**
- **Seventh Street Front Setback: 10'**
- **Beans Lane Front Setback: 10'**

These proposed setbacks align with the average context of the neighborhood and contribute to continuity of the established streetscape, while also supporting appropriate massing and design for the site.



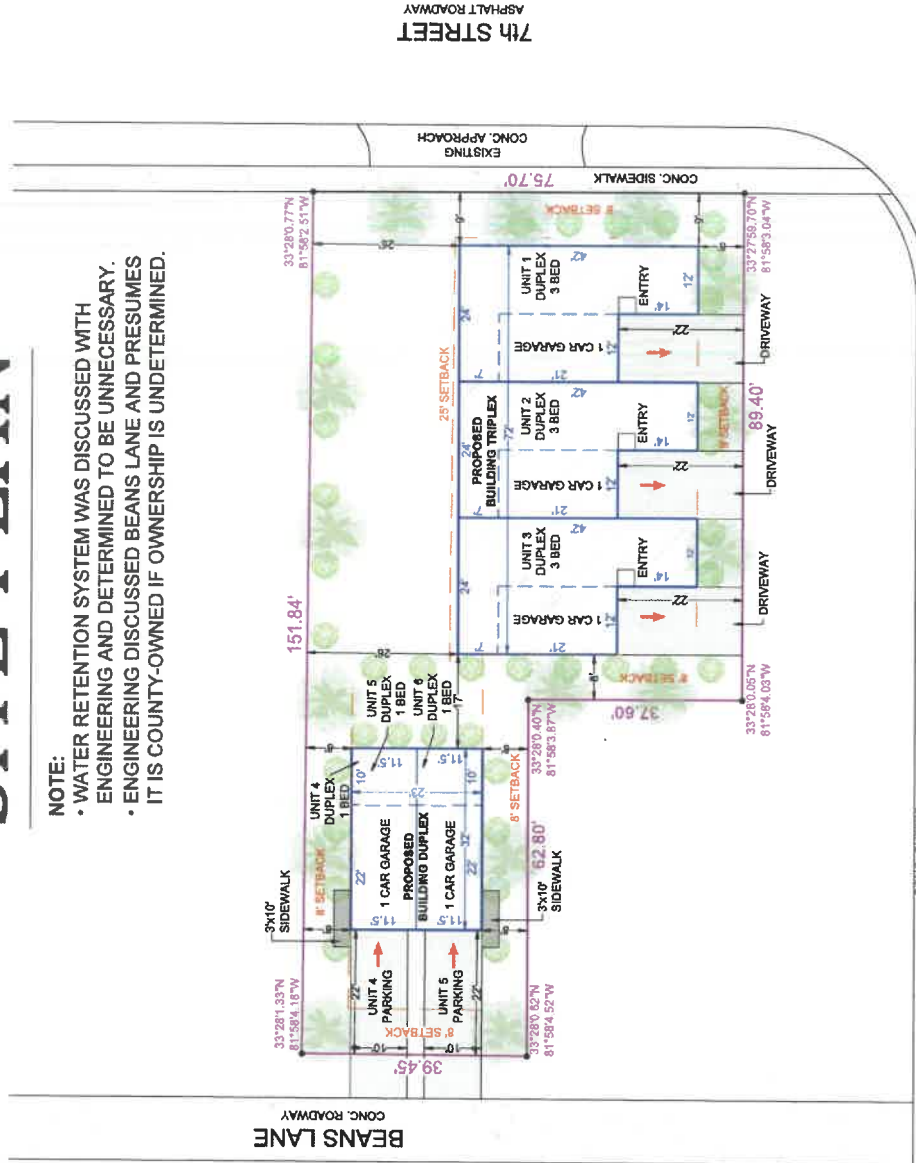
PLOT SIZE: 24" x 36"
SCALE: 1"=10'

SITE PLAN

NOTE:

- WATER RETENTION SYSTEM WAS DISCUSSED WITH ENGINEERING AND DETERMINED TO BE UNNECESSARY.
- ENGINEERING DISCUSSED BEANS LANE AND PRESUMES IT IS COUNTY-OWNED IF OWNERSHIP IS UNDETERMINED.

- LEGEND:**
- PROPERTY LINE
 - BUILDING LINE
 - SETBACK
 - GARAGE PULL-IN
 - PROPOSED TREE
 - PROPOSED BRUSH



CONC. GUTTER

BUILDING FOOTPRINT: 3,256 SQ. FT. (22%)
OPEN SPACE: 11,554 SQ. FT. (78%)
TREE CANOPY: 4,443 SQ. FT. (30%)
 THIS REFLECTS THE ALLOWABLE LOT COVERAGE/OPEN SPACE RATIOS CONSISTENT WITH R-3B MULTIPLE-FAMILY RESIDENTIAL ZONING.

DRIVEWAYS: DISCUSSED WITH ENGINEERING AND FULLFILL COUNTY ORDANCE REQUIREMENTS

TAYLOR STREET
ASPHALT ROADWAY

7th STREET
ASPHALT ROADWAY

BEANS LANE
CONC. ROADWAY

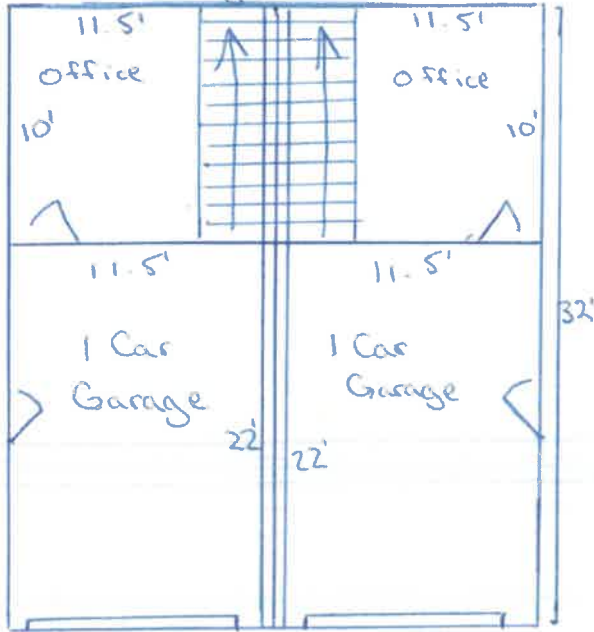
ADDRESS:
827 7th STREET,
AUGUSTA, GA 30901
PARCEL ID: 047-3-253-00-0
AREA: 0.34 ACRES
OWNER: JACK W STEWART ZONE:
R3B
DENSITY: 17.3 PER ACRE

TRIPLEX BUILDING: TOWNHOMES
EACH 3 STORIES WITH
A HEIGHT OF 37 FEET. EACH HAS
1 CAR GARAGE.
FULL BUILDING SIZE OF 72' X 42'

DUPLEX: TOWNHOMES EACH
3 STORIES WITH A HEIGHT
OF 37 FEET. EACH HAS 1 CAR
GARAGE AND 1 PARKING SPACE.
FULL BUILDING SIZE OF 23' X 32'



Garage Floor 1st Floor

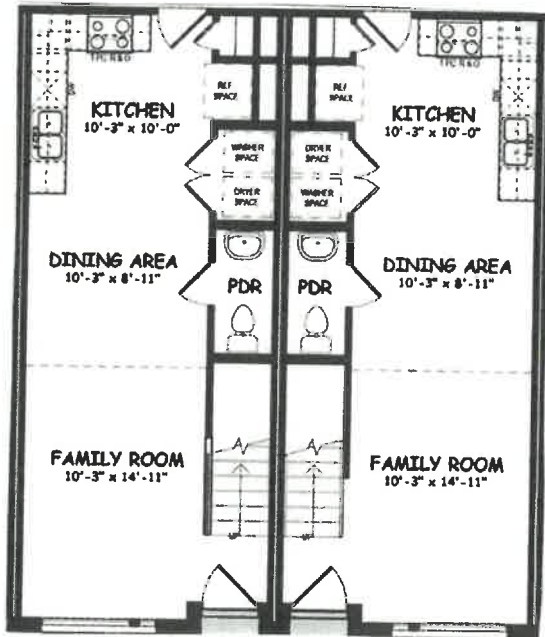


Duplex Townhome

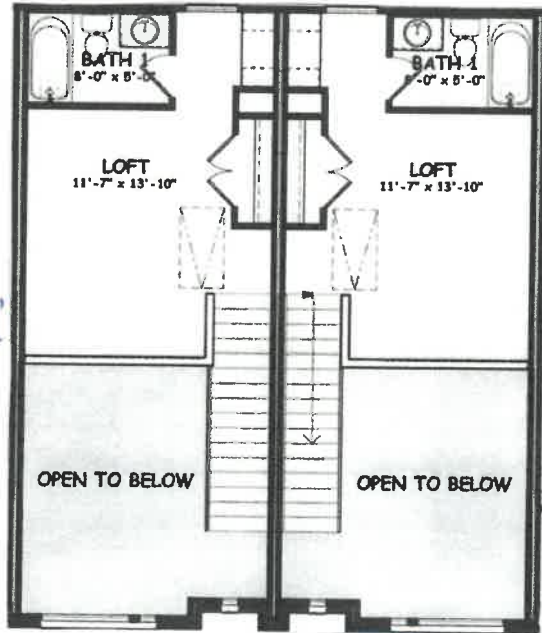
Heated Space Per Unit
851 Sq Ft.

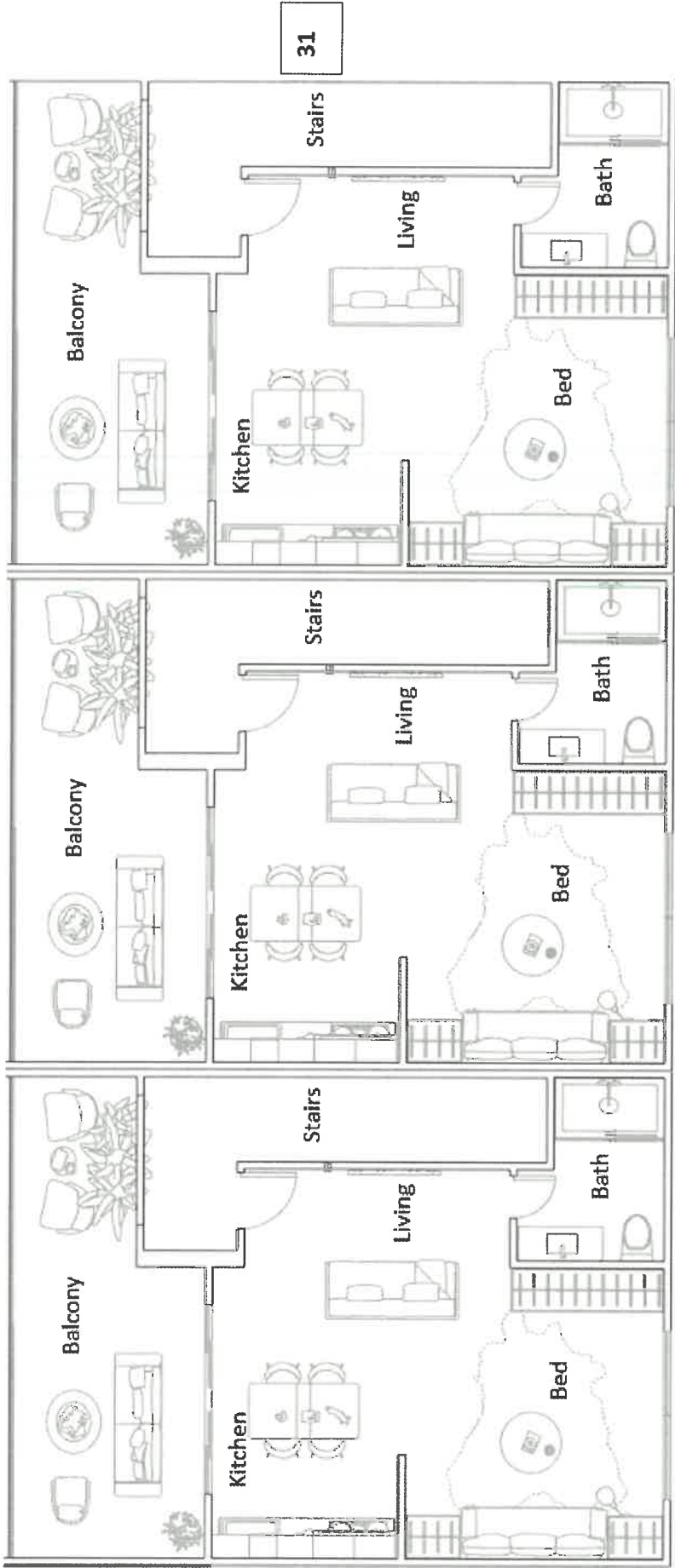
Garage Space
253 Sq Ft.

2nd Floor



3rd Floor





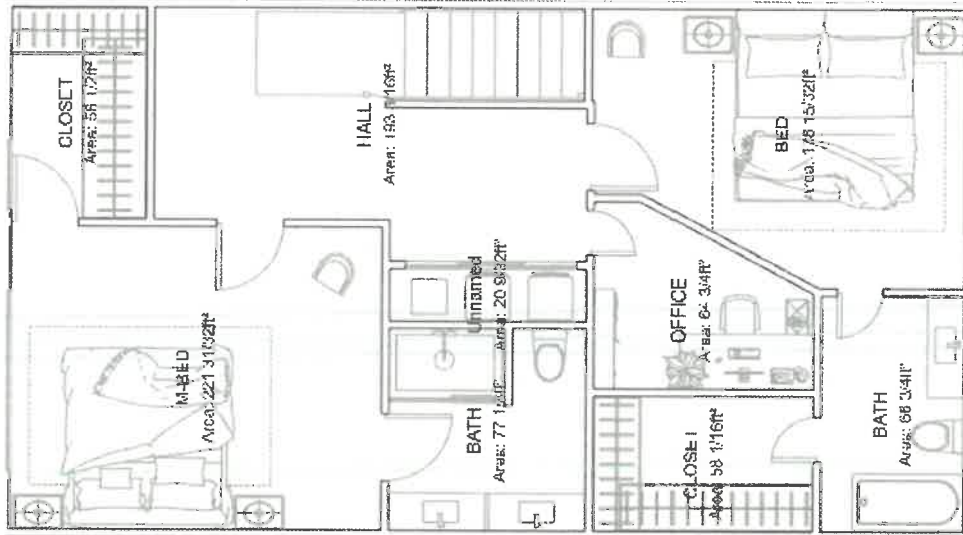
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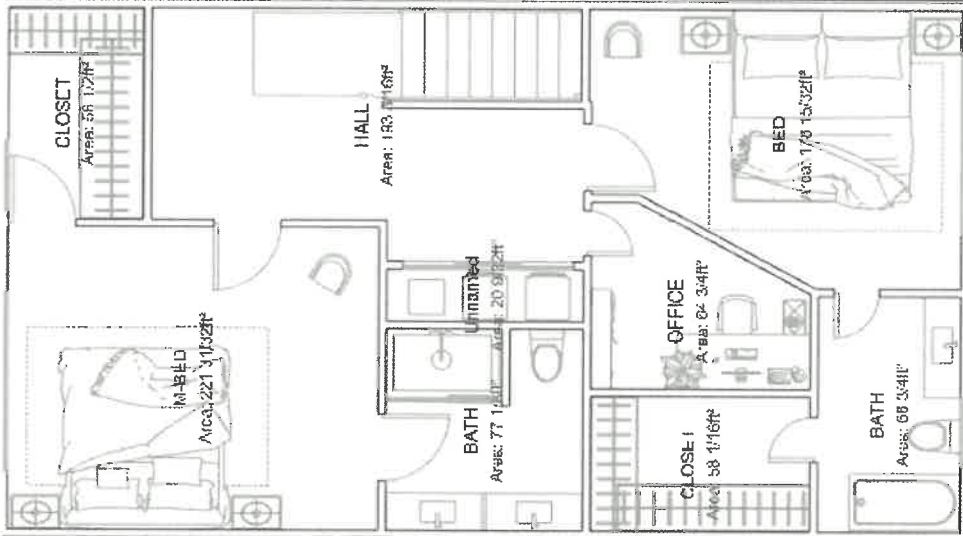
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3rd Floor Triplex Townhomes

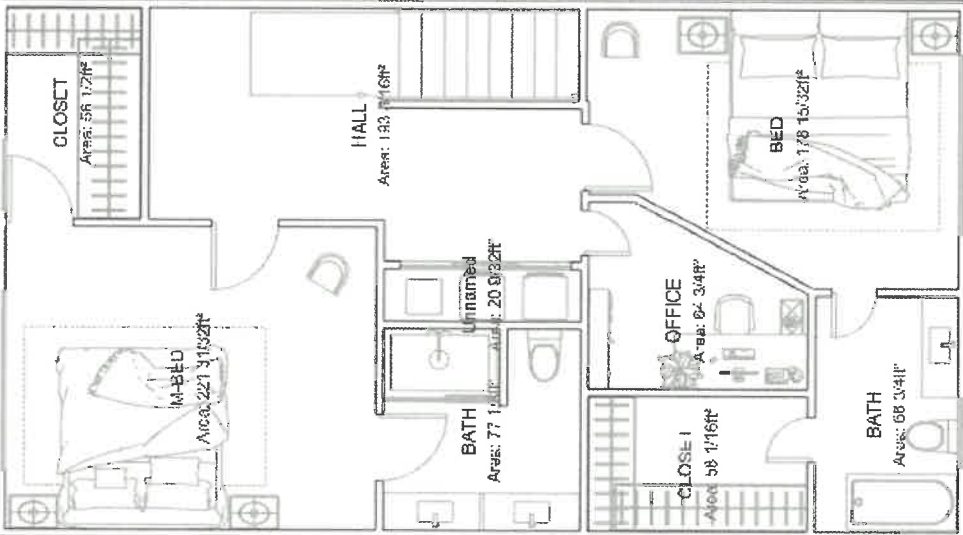
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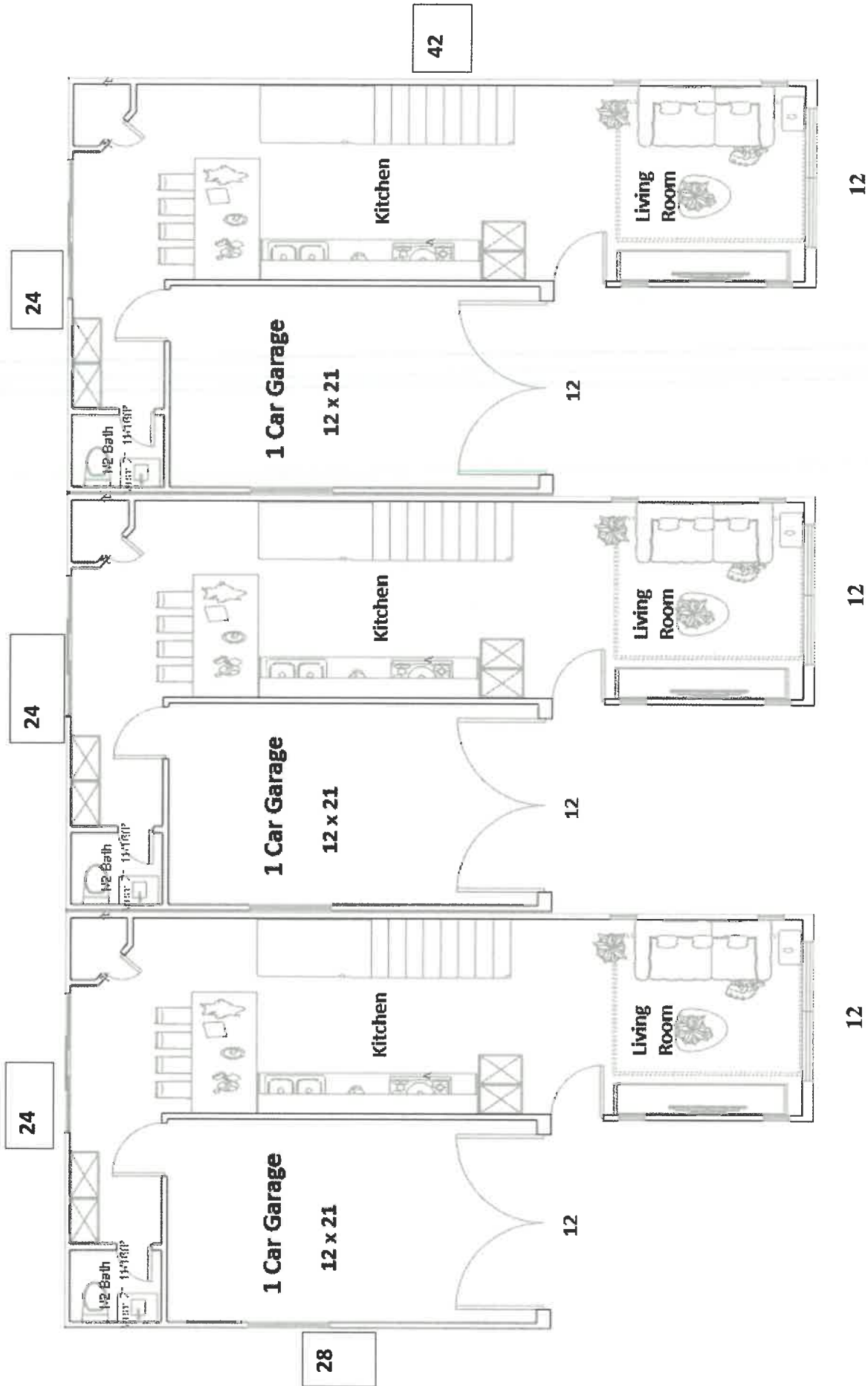


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2nd Floor Triplex Townhomes



1st Floor Triplex Townhomes

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827 Seventh Street

Aerial

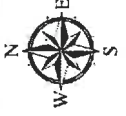
 Subject Property



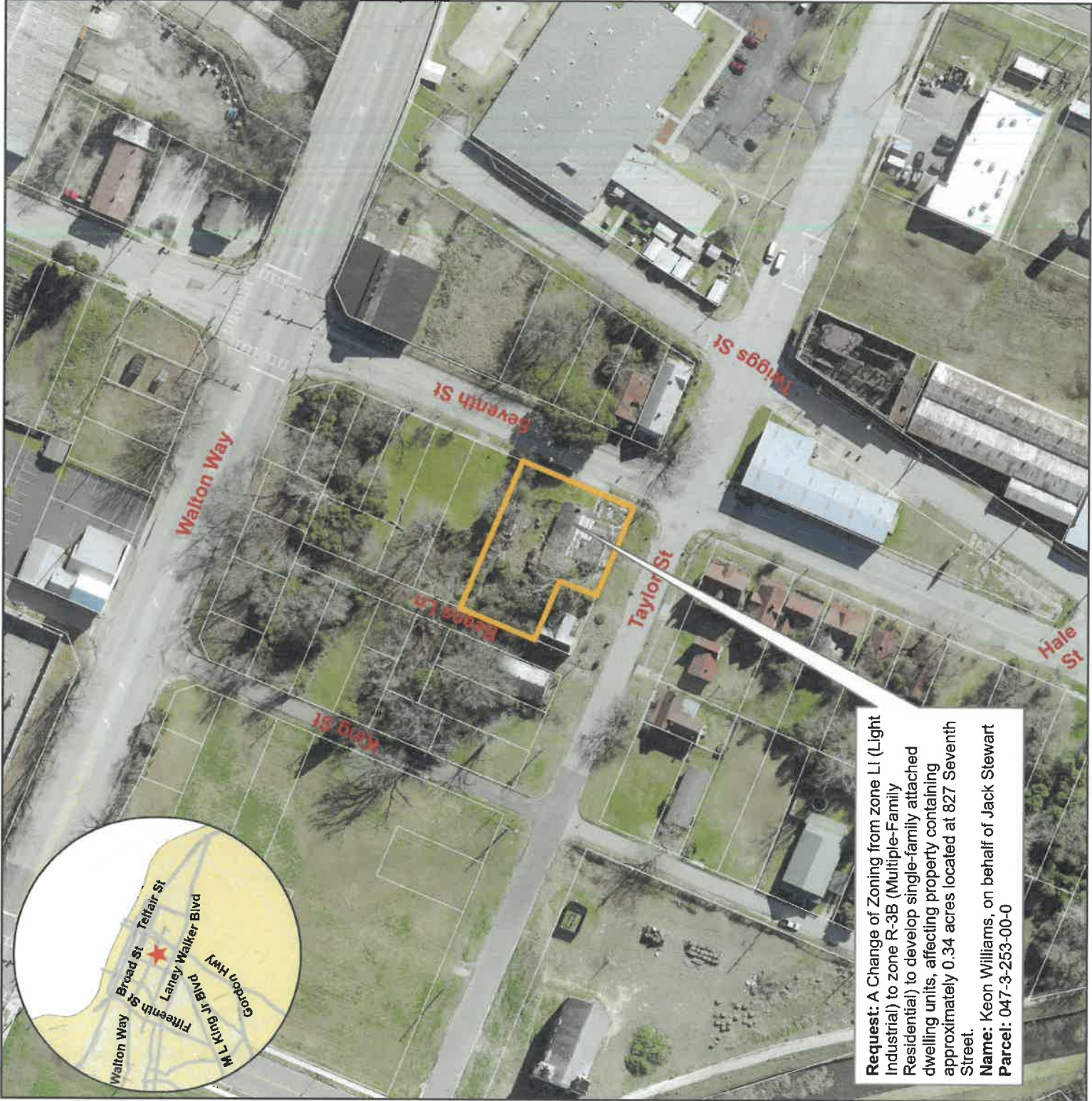
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Request: A Change of Zoning from zone LI (Light Industrial) to zone R-3B (Multiple-Family Residential) to develop single-family attached dwelling units, affecting property containing approximately 0.34 acres located at 827 Seventh Street.
Name: Keon Williams, on behalf of Jack Stewart
Parcel: 047-3-253-00-0

Planning Commission
Z-26-04
April 1, 2026

827 Seventh Street
Current Zoning

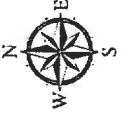
-  Subject Property
- Zoning Classification**
-  B-1: Neighborhood Business
-  B-2: General Business
-  LI: Light Industry
-  R-1C: One Family Residential



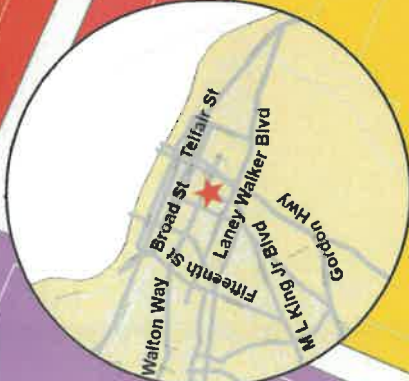
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827 Seventh Street

Future Zoning

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 LI: Light Industry

 R-1C: One Family Residential

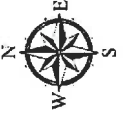
 R-3B: Multiple Family Residential



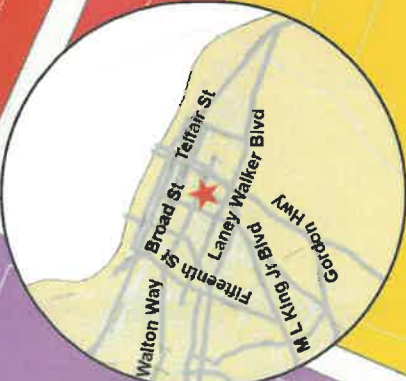
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