

Hearing Date: November 3, 2025
Case Number: Z-25-38
Applicant: Earl Allen Thompson, Jr.
Property Owner: ANW Enterprises, LLC
Property Addresses: 801 Crawford Avenue
Tax Parcel No(s): 035-4-435-00-0
Current Zoning: P-1 (Professional/Office)
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 P-1 (Professional/Office) to R-1C (One-Family Residential)	Existing Single-Family Residence	Section 11-1

SUMMARY OF REQUEST:

The applicant seeks to rezone a 0.1-acre parcel from P-1 (Professional/Office) to R-1C (One-Family Residential) with the intention of continuing to rent the home to tenants situated at the corner of Crawford Avenue and Starnes Street. The property contains a house that was built in 1911 and is approximately 1,557 square feet in size.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located in the Old Augusta Character Area. The 2023 Comprehensive Plan's vision for the Old Augusta Character Area is to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. Redevelopment should include the removal of deteriorated and dilapidated structures, construction or rehabilitation of single-family housing, new medium and high-density housing, additional commercial and office development, new civic and institutional facilities. Adaptive reuse of historic buildings will be a key component. New development should respect the scale, massing, architecture, of the existing historic structures and acknowledge stable neighborhoods with long term property ownership.

FINDINGS:

1. Previous rezoning action, Z-06-62, requested to change the zoning from R-1C (One-Family Residential) to P-1 (Professional/Office) for an in-home therapy office. This was approved by the Augusta Commission in June 2006 with one condition. The condition of approval of the previous rezoning action, Z-06-62, is:
 - a. That the property be used as an in-home therapy office as described by the petitioner or those uses allowed in an R-1C zone.
2. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
3. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
4. The nearest public transit stop is located approximately 712 feet away near the intersection of Crawford Avenue and Walton Way.
5. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Crawford Avenue is classified as a Minor Arterial Route, and Starnes Street is classified as a Local Road.
6. The property has access to public water and public sanitary sewer.
7. Adjacent zoning districts to the north and west are a mix of R-1C (One-Family Residential) and B-1 (Neighborhood Business). Properties to the west are mostly R-1C (One-Family Residential). Properties to the south are a mix of R-1C (One-Family Residential), P-1 (Professional/Office), and B-1 (Neighborhood Business).
8. The proposed change in zoning to R-1C would be consistent with the 2023 Comprehensive Plan.
9. 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:

- None received at this time

Utilities Comments:

- "Home is currently single-family and will remain single-family. No changes needed."

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to R-1C (One-Family Residential).

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

09/18/2025

AUGUSTA PLANNING & DEVELOPMENT DEPT
535 TELFAIR STREET SUITE 300
AUGUSTA, GA 30901

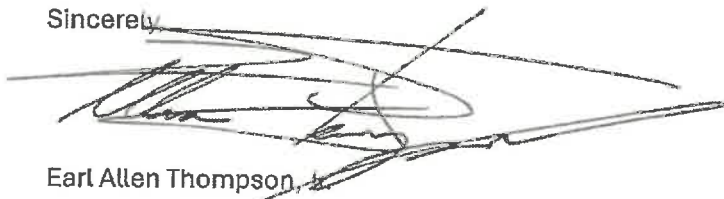
To Whom it may concern:

It is the sole intent of ANW ENTERPRISES, LLC to use the property located at 801 Crawford Avenue, Augusta, GA 30901 as a Single Family Residence. This property has been a rental property for more than 10 years. It will continue to be used for rental purposes for single families.

The rezoning request (changing from P1 to R-1C) is to align this property with the surrounding area and use it strictly as an investment rental property for single families.

Thank you in advance for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Allen Thompson', with a large, sweeping flourish extending to the right.

Earl Allen Thompson,
Managing Partner
ANW ENTERPRISES, LLC
706-799-1034 cell

ESTATE OF ISIDOR MARCUS CLARK REAL ESTATE CO.

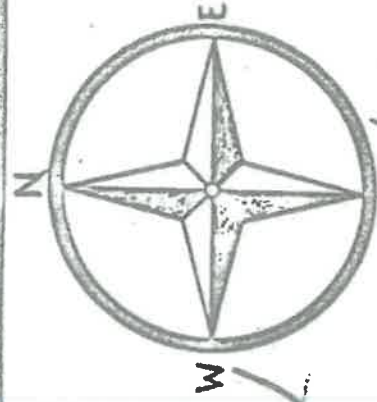
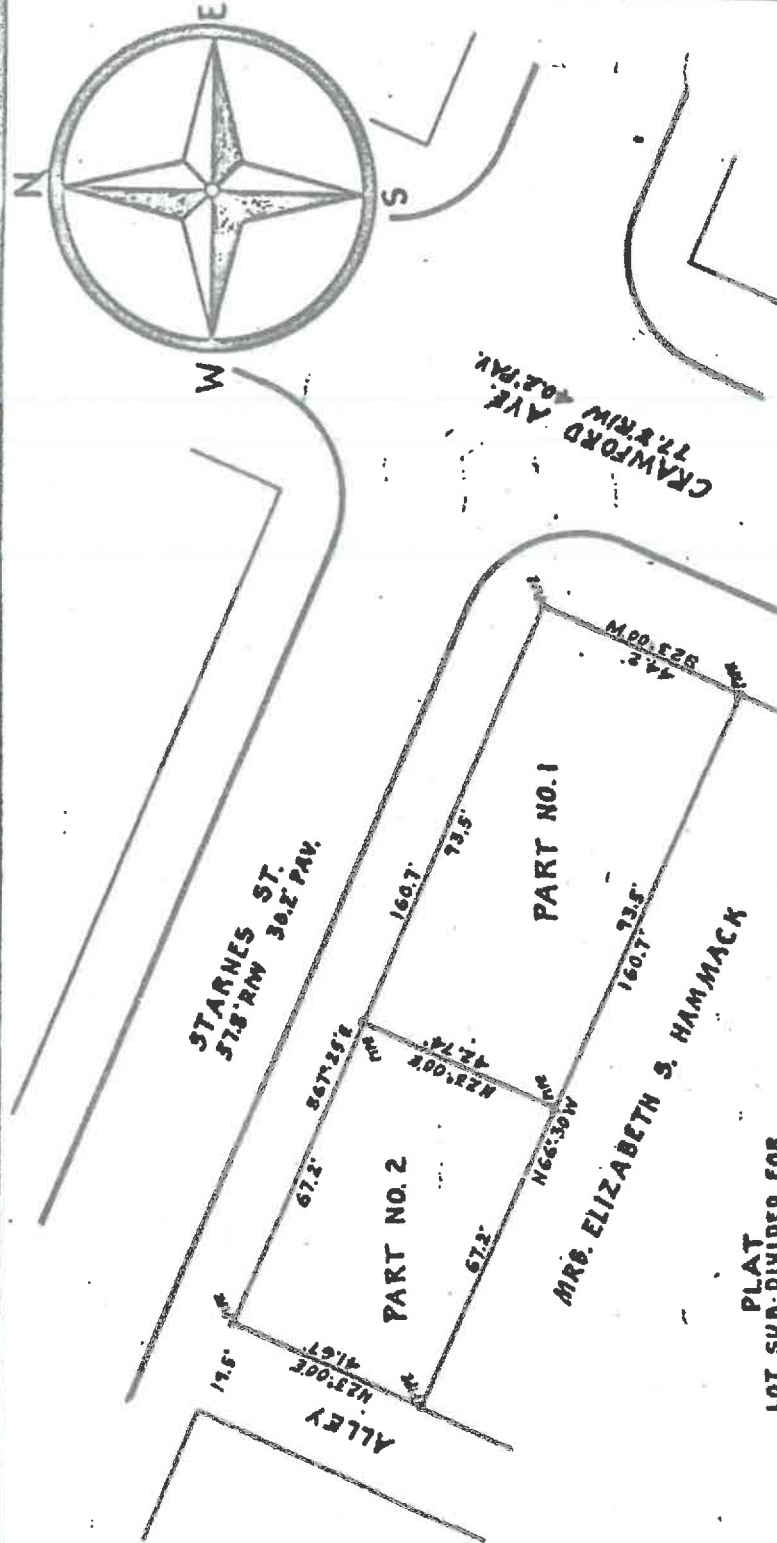
PLAT
LOT SUB-DIVIDED FOR

REQUESTED BY

LOCATED IN AUGUSTA
RICHMOND COUNTY, GEORGIA
SCALE 1"=30'

JULY 17, 1964
K. L. WISE
SURVEYOR
N. AUGUSTA, S.C.

APPROVED: *July 27-1964*
AUGUSTA-RICHMOND COUNTY
PLANNING COMMISSION
BY *Wm. W. Feltner*
DIRECTOR



I certify that this plat is correct and a true representation of the conditions on this property.
Wm. W. Feltner
 Georgia Registered Surveyor No. 5711
 Member of Georgia Association of Registered Land Surveyors

S.C. REC. 1571

GEORGIA, Richmond County, Clerk Superior Court
 Filed for Record at 1:35 o'clock
 Recorded *July 27-1964*

Planning Commission
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November 3, 2025

801 Crawford Avenue

Aerial

Subject Property



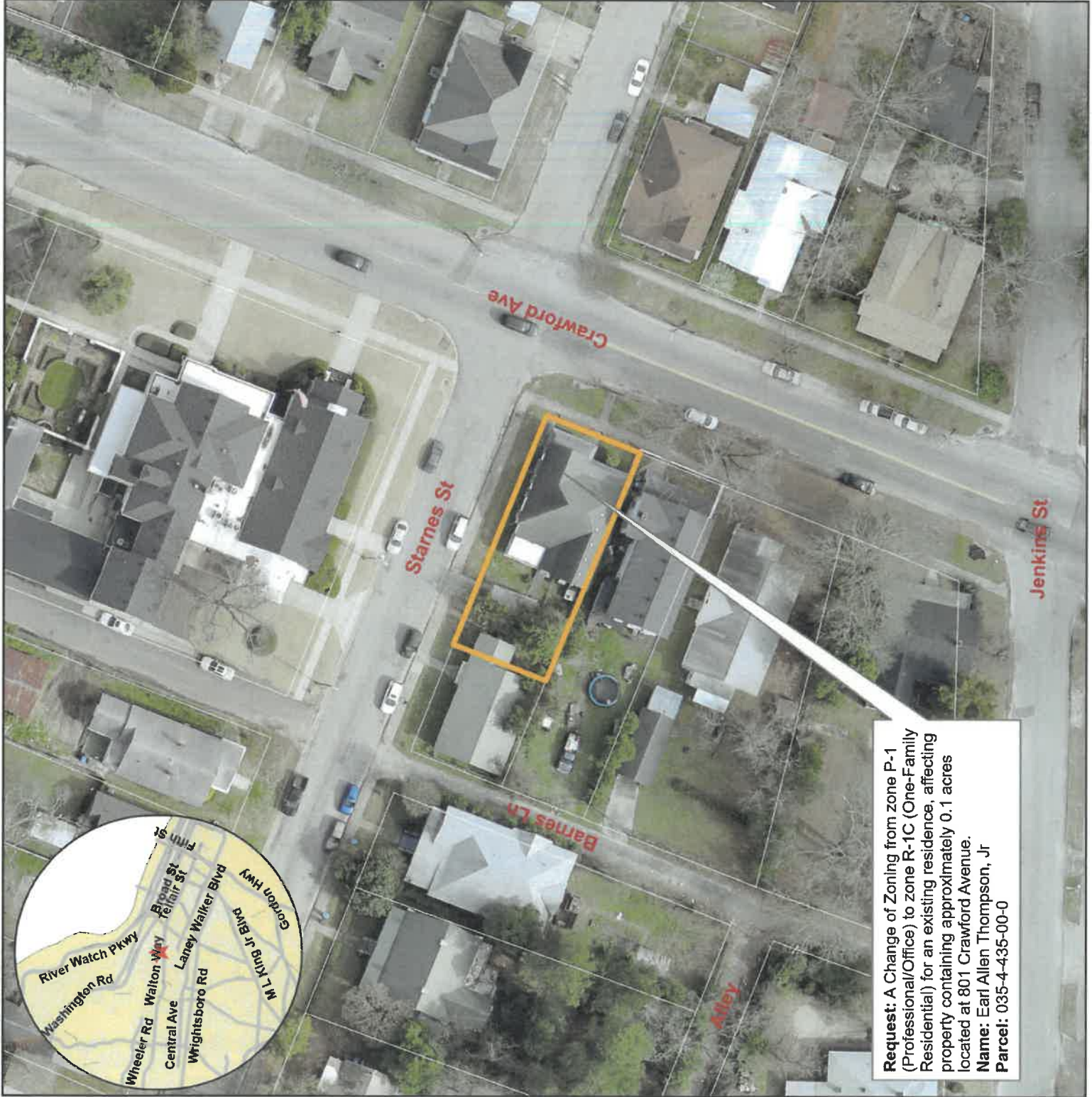
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535 Telfair Street Suite 300
Augusta, GA 30901
10/22/2025 PE22633

Augusta, GA Duchinier

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0 100 Feet



Request: A Change of Zoning from zone P-1 (Professional/Office) to zone R-1C (One-Family Residential) for an existing residence, affecting property containing approximately 0.1 acres located at 801 Crawford Avenue.
Name: Earl Allen Thompson, Jr
Parcel: 035-4-435-00-0

Planning Commission
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801 Crawford Avenue

Current Zoning

-  Subject Property
-  Zoning Classification
-  B-1: Neighborhood Business
-  P-1: Professional
-  R-1C: One Family Residential

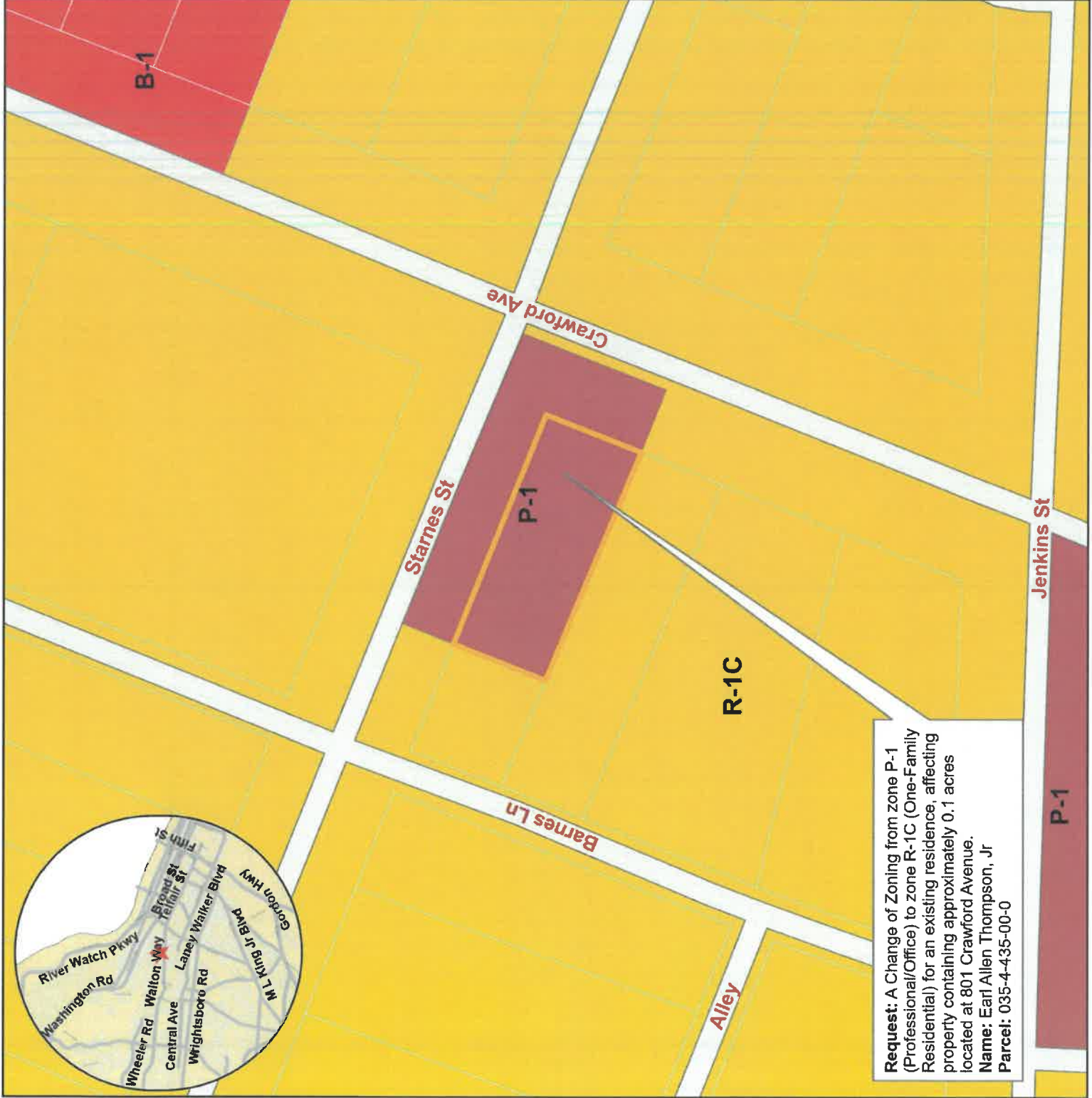


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801 Crawford Avenue

Future Zoning

 Subject Property

Zoning Classification

 B-1: Neighborhood
Business

 P-1: Professional

 R-1C: One Family
Residential



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Augusta, GA Disclaimer

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100 Feet

