

SOUTH TURPIN HILL REVITALIZATION PLAN

**Augusta, GA
August 2025**

SOUTH TURPIN HILL REVITALIZATION PLAN

REVITALIZATION PLAN PURPOSE

The South Turpin Hill Revitalization Plan provides a blueprint for revitalizing the South Turpin Hill neighborhood - a historic Augusta neighborhood that is part of the broader Turpin community of the city. This plan is created in concert with community stakeholders and partners, and has been coordinated with the Augusta GICH process to ensure that the goals of that process are reflected in this plan.

The primary goals of this Revitalization Plan are to:

- Encourage the development of new quality mixed income housing developments
- Preserve and maintain the historic single-family housing stock;
- Retain legacy home owners;
- Attract new investment, residents, and businesses through new residential and mixed use development;
- Improve community infrastructure; and
- Preserve and promote the rich history and heritage of the community.

A Community Quarterback coalition will be necessary for the successful implementation this plan's recommendations. This coalition should include stakeholders from the following constituencies:

- South Turpin Hill residents;
- South Turpin Hill businesses;
- South Turpin Hill commercial or multi-family property owners;
- Jenkins-White Elementary and the Board of Education;
- Boys and Girls Club;
- Augusta Transit;
- Health care representatives;
- GICH process representatives;
- Local government elected officials; and
- Local government administrative staff

SOUTH TURPIN HILL REVITALIZATION PLAN

STUDY AREA BOUNDARY



SOUTH TURPIN HILL REVITALIZATION PLAN

EXISTING
POLICY

SOUTH TURPIN HILL REVITALIZATION PLAN

COMPREHENSIVE PLAN: GOALS

BALANCE THE REDEVELOPMENT OF ESTABLISHED NEIGHBORHOODS/COMMUNITIES

- **Provide activity centers** beyond the downtown.
- **Reverse blight** by re-purposing and/or demolishing of dilapidated structures.
- Pursue connectivity in the urban core via **lighting and installation/repair of sidewalks**.

ATTRACT & RETAIN YOUNG ADULTS & FAMILIES

- Incorporate **mixed-use/income housing** as a standard.
- Improve the transportation network (**bikes, bus, and micro-transit**, and airport).
- Provide **activities beyond sports for the youth**.

INFRASTRUCTURE IMPROVEMENTS

- Improve the condition of existing local **roads in neighborhoods**.
- Incorporate **landscaping** into road construction and widening projects.

COMPREHENSIVE PLAN: OLD AUGUSTA CHARACTER AREA

VISION FOR OLD AUGUSTA: Maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Continue to reflect the predominant characteristics of a historic Downtown core business district, while at the same time adapting to the changing environment around it. 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.

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COMPREHENSIVE PLAN: CHARACTER AREA DEVELOPMENT PATTERNS

- New **residential, commercial, and institutional** development built in accordance with established design guidelines and with respect for the historic character, traditional development patterns and scale of the neighborhood involved.
- Medium and high-density **housing** in both new structures and existing buildings.
- Infill **residential development** at densities compatible with the surrounding area. Site design should reflect **traditional neighborhood patterns and existing architectural styles**.
- Office and commercial development in both new and existing structures. Effort should be made to **provide needed services to the under-served neighborhoods**.
- Stronger **physical connections** between the Downtown core, including the riverfront, and the remainder of the Old Augusta character area.
- Public **infrastructure** (public buildings, streets, landscaping, parks, sidewalks, etc.) that support and complement other development.
- Transportation system that accommodates **all modes of travel** and is accessible to all.

COMPREHENSIVE PLAN: CHARACTER AREA COMMUNITY OBJECTIVES

- **Economic Opportunities.** Appropriate Business, promote both public and private economic enterprises which in turn will provide employment opportunities.
- **Resource Management.** Open space preservation, environmental protection, encourage the utilization of the Riverfront area.
- **Heritage Preservation.** Preserve and protect the historic districts and properties for traditional and adaptive re-use.
- **Efficient Land Use.** Welcome new development but recognize the needs and commitment of long-term property owners.
- **Housing Opportunities.** Promote development of a variety of housing types, sizes, costs, and densities while respecting the scale and mass of existing neighborhoods. Promote traditional neighborhood infill development where possible.
- **Transportation.** Alternatives and supporting Infrastructure
- **Sense of Place.** Pride in Augusta's unique qualities
- **Regional Identity**
- **Regional Cooperation**

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COMPREHENSIVE PLAN: CHARACTER AREA LAND USE + ZONING

- Medium Density Urban Residential (8 units / acre)
 - R-1C, R-1D, R-1E, (One-family Residential) zones
 - R-2 (Two-family Residential) zone
- High Density Urban Residential (35 units / acre)
 - R-3A, R-3B, R-3C, (Multiple-family Residential) zones
 - B-1 (Neighborhood Business)
 - B-2 (General Business)
- Mixed Use
 - B-1 (Neighborhood Business)
 - B-2 (General Business)
 - PUD (Planned Unit Development)
- Professional/Commercial:
 - P-1(Professional/Office) zone
 - B-1 (Neighborhood Business) zone
 - B-2 (General Business) zone
- Industrial:
 - LI (Light Industrial) zone

COMPREHENSIVE PLAN: CHARACTER AREA IMPLEMENTATION STRATEGY

- Develop new local development regulations specific to this character area and the Downtown core, included but not limited to, flexible density for both commercial and residential development and parking allowances. **Also support for adaptive re-use of existing structures, assistance for public investments and public-private partnerships for new development and revitalization projects, infrastructure improvements for utilities and all transportation modes.**

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COMMUNITY
INPUT

SOUTH TURPIN HILL REVITALIZATION PLAN

COMMUNITY STAKEHOLDER MEETING #1 (AUGUST 14, 2025)

DISCUSSION OF COMMUNITY ASSETS

- Jenkins-White Elementary
- Boys and Girls Club
- Carrie J. Mays Park
- Doughty Park
- Neighborhood churches
- Large number of historic single-family houses
- Route 4 & 5 bus service
- Proximity to Downtown
- Creek/Greenspace
- New investments/housing developments
- Bused wrapped with images of local heroes
- The home of many educators
- Very historic neighborhood
- Spanish-American War history
- Residents love this neighborhood
- Grand Boulevard is a special place

DISCUSSION OF COMMUNITY ISSUES

- Lack of a quality grocery store
- Concern about gentrification
- Concern about rapid increase of property taxes
- Lack of basic community goods and services
- Need better infrastructure
- Area can be prone to flooding
- Lack of quality public parks
- Lack of public art
- Lack of covered/safe bus stops
- Residents and business owners can't always afford building repairs
- Area is prone to sink holes
- The area behind the fire station can be unsafe
- Keeping the school open is a challenge with declining population

THE BEST THING THAT COULD HAPPEN TO THIS AREA IS...

- Preserve the community identity
- Businesses thriving
- Recreation that draws people to the area
- Active living, people coming together
- Maintaining the old while making a place for the new
- The larger Turpin area becomes strong and vibrant
- The area becomes vibrant
- It becomes a place for the young and the old all together
- The area becomes a safe, walkable, mixed use community
- Bike trail and accessible micro-transit options

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COMMUNITY STAKEHOLDER MEETING #2 (AUGUST 25, 2025)

ADDITIONAL FEEDBACK AND COMMENTS ON THE PLAN RECOMMENDATIONS

- Identify opportunities for more/new local businesses and for local goods and services to be provided to the community
- The new zoning code and zoning map should support the recommendations of this plan
- Provide more spaces for community gathering and congregating
- Additional density and a growth in neighborhood residents will help to support the neighborhood school
- The strategy developed to help this area can be the same utilized in other similar areas of Augusta
- We need to learn from the mistakes of other cities - like Atlanta - and avoid making the same mistakes
- Consider utilizing un-used easements for things like paths and trails
- Create a working group that will be tasked with implementing the recommendations of this plan
- Make sure this plan is closely coordinated with other planning efforts such as the Georgia Initiative for Community Housing (GICH) planning work currently underway

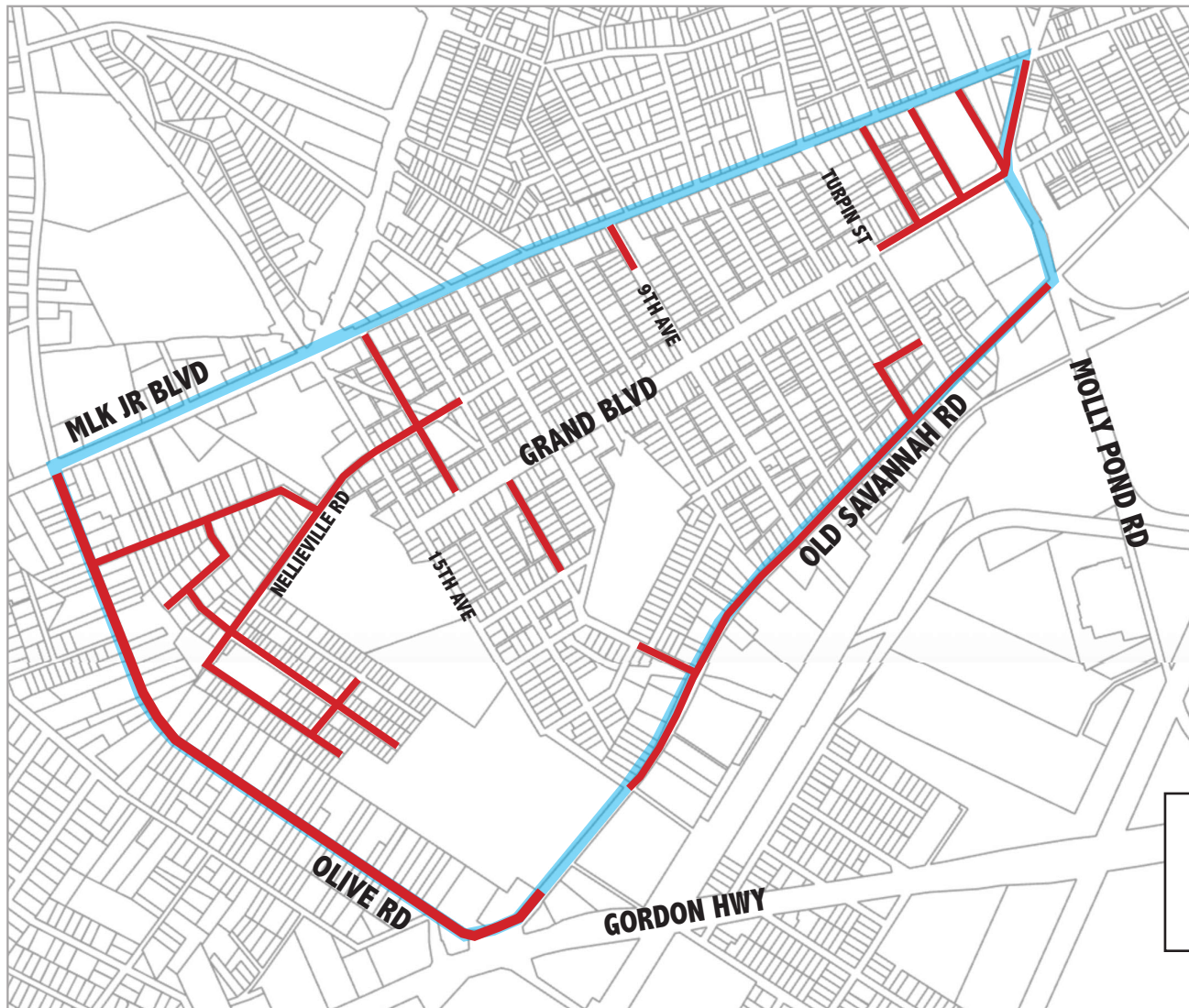


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EXISTING CONDITIONS

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EXISTING CONDITIONS



SIDEWALKS

This map documents sidewalks that are either missing or that are in such bad condition that they are unusable. The majority of the neighborhood has sidewalks that are in good condition on only one side of the street with no sidewalks on the opposite side of the street.

- Study Area Boundary
- Missing/Deteriorated Sidewalks



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EXISTING CONDITIONS



VACANT PARCELS

This map documents parcels that are either vacant without any structures or that are viable or new development or redevelopment of what is currently on the parcel.

-  Study Area Boundary
-  Vacant/Redevelopment Parcel

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BIG
IDEAS

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BIG IDEA #1 - INFILL RESIDENTIAL



The following targeted new development types should be pursued on the vacant parcels within the neighborhood designated on this map.

- Single-Family dwellings
- Two-Family dwellings
- Accessory dwellings
- Cottage Court developments w/ Single-Family cottage dwellings

SOUTH 1A TURPIN HILL REVITALIZATION PLAN



Single-Family home example



Accessory dwelling example



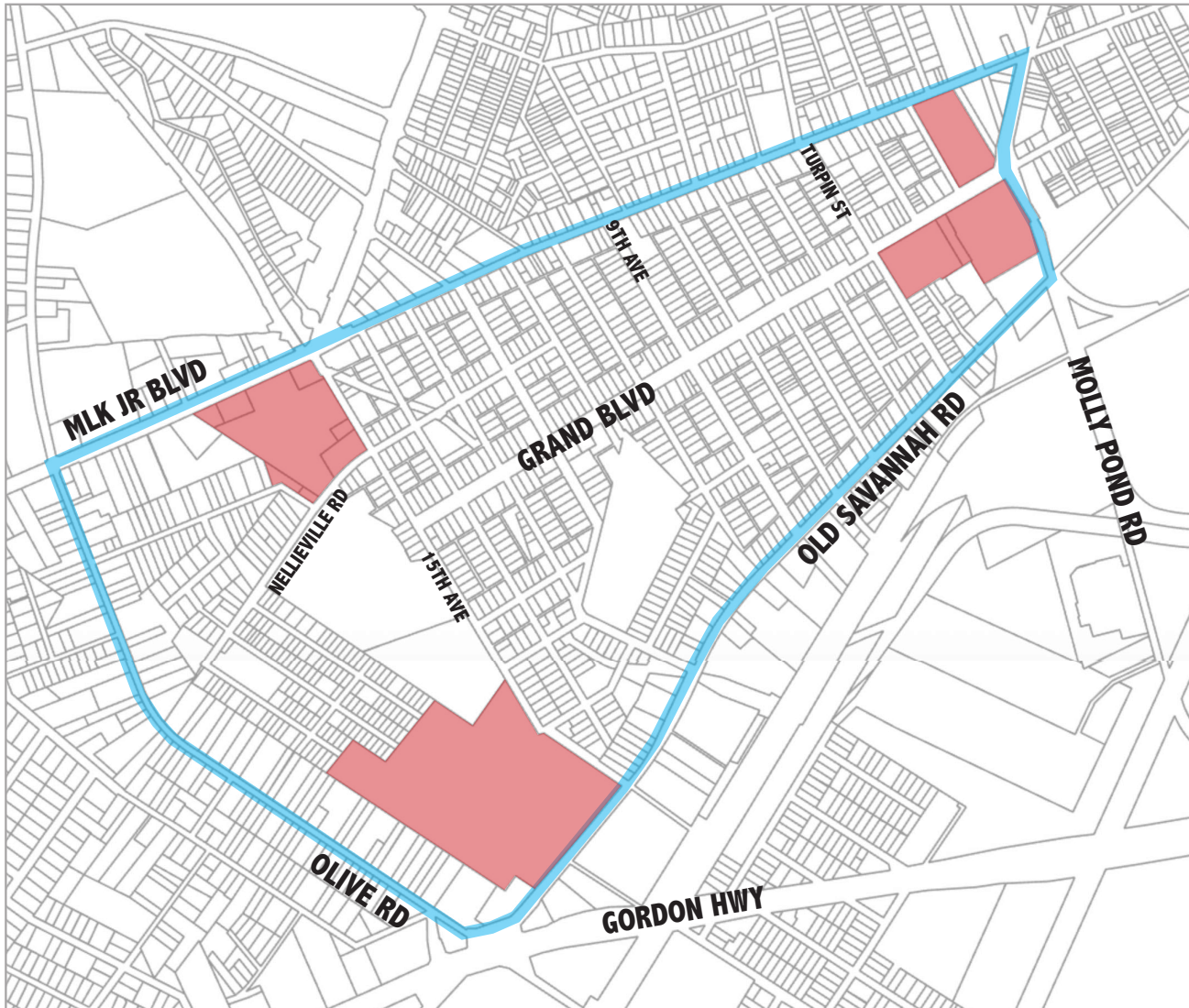
Two-Family home example



Cottage Court houses example

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BIG IDEA #2 - MID-RISE RESIDENTIAL INFILL



For the lots designated on this map, mid-rise residential infill development is appropriate to provide mixed income and senior housing options for the community through the following building types.

- Townhome dwellings
- Cottage Court developments w/ Single-Family cottage dwellings
- Low-rise multi-family dwellings
- Senior housing
- Mixed Income housing

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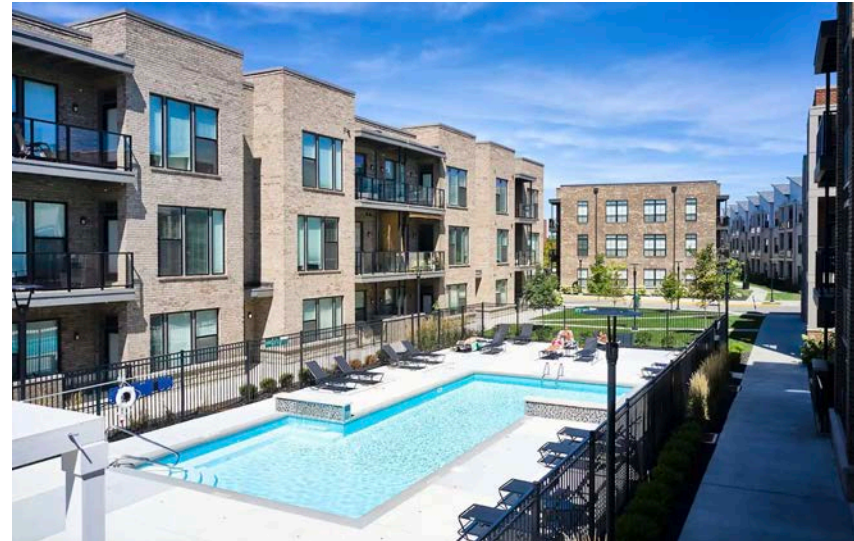
Townhomes example



Townhomes example



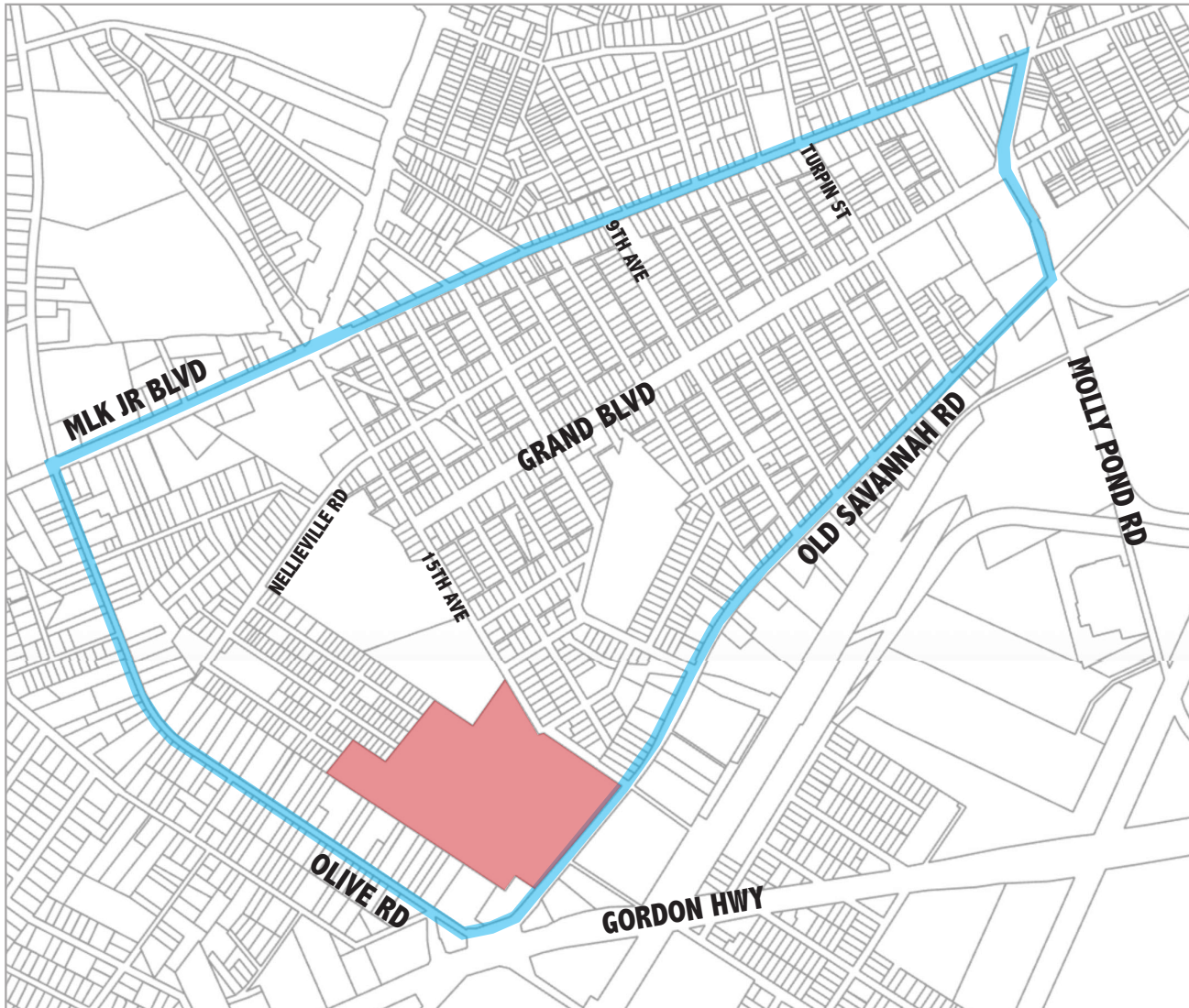
Cottage Court houses example



Low-rise Multi-Family example

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BIG IDEA #3 - DOGWOOD TERRACE REDEVELOPMENT



The Augusta Housing Authority's Dogwood Terrace residences should be leveraged to facilitate a new and higher quality affordable housing development for the community. The current property is an older low-density affordable housing property that should be leveraged to facilitate the development of a new development on the site. The new Housing Authority development should be a mixed income development enabling a diversity of incomes above and below the AMI metrics for the area and with a greater number of residential units than is currently provided on the property.

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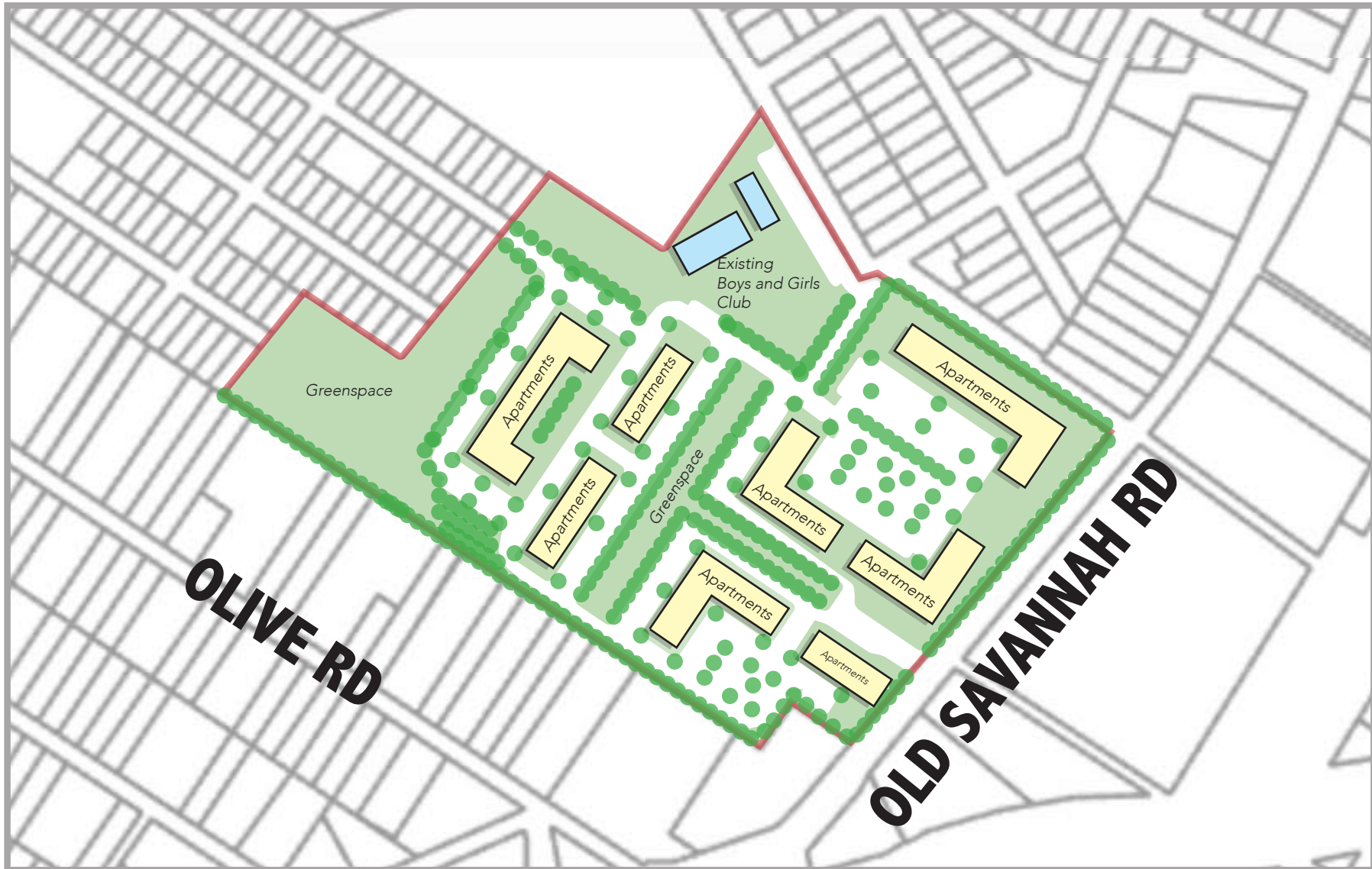


Illustration of how the Dogwood Terrace property could be redeveloped into a new mixed income housing development with apartments and greenspaces

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Walton Green, Augusta - an example of a high quality affordable housing development

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BIG IDEA #4 - COMMUNITY LAND TRUST

A Community Land Trust should be created and leveraged to provide an inventory of affordable for-sale residential production within the study area.

Community Land Trusts enable property owners to stipulate the degree of affordability for the sale of homes on their property. These stipulations typically are structured in Community Land Trusts to enable home buyers to realize home value appreciation but with limits to ensure perpetual affordability for the home.

By focusing on the existing inventory of vacant parcels within the study area, a Community Land Trust could assemble parcels for less than the cost of acquiring parcels that have existing homes. With land acquired, the trust could secure funding for an initial role out of newly constructed homes.

Over time, the Community Land Trust can also expand its portfolio to acquire and own commercial properties to enable for the leasing of commercial space for affordable rents as a means for supporting local businesses and entrepreneurs.

It is possible for the Augusta Land Bank to perform the same functions as a Community Land Trust and thereby bypassing the need to create a Community Land Trust. This would be the ideal scenario if the Augusta Land Trust is supportive of utilizing Land Trust capabilities to provide affordable for-sale housing.



Atlanta Land Trust housing



Atlanta Land Trust housing



Athens Land Trust - Athens, GA

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BIG IDEA #5 - LEGACY RESIDENTS SUPPORT

Property Tax Relief Fund

Modeled after a similar Atlanta program, the anti-displacement program for legacy residents pays for any increase in taxes above the homeowner's base taxes, for a period of 20 years, if they continue to qualify for the program. In Atlanta, the program works as follows:

- Be a city homeowner since 2015
- Be aged 60 or older
- Have proof of ownership
- Have a household income of 60% AMI or below
- Be actively enrolled in qualifying homestead exemption programs
- Have no negative encumbrances attached to the property

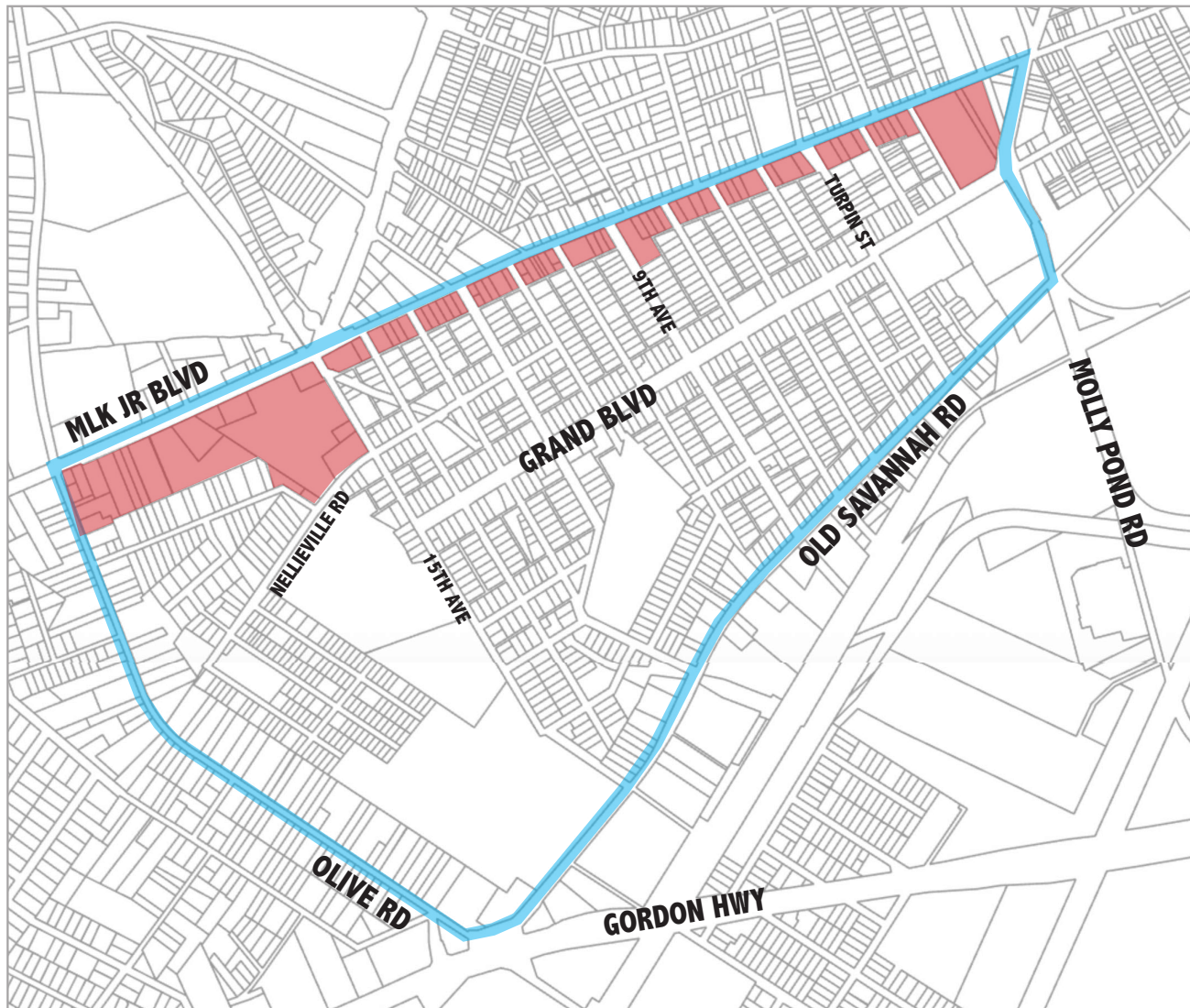
Owner-Occupied Home Repair Fund

Inspired by a similar program administered by the City of Atlanta, an Owner-Occupied Home Repair Fund provides eligible homeowners a designated amount of money to make necessary health and safety repairs to their home. In Atlanta, the program works as follows:

- Funds are provided as a deferred forgivable loan at a 0% interest rate with payments deferred and forgivable.
- Remaining balances are due and payable immediately if the home is sold, transferred or no longer the primary residence.
- Homeowners must reside within the city, and must be a primary homeowner and resident of the property at least 5 years prior.
- Annual Household Income must not exceed 60% of area median income.
- Senior households aged 65+, Military Veterans, Disabled Head of Households and those that have been in their homes for 15+ years have a priority in the program.

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BIG IDEA #6 - NEIGHBORHOOD BUSINESSES



Work with the Augusta Economic Development Authority to attract new neighborhood retailers and businesses including a grocery store, coffee shop, cafes, and professional offices along the Martin Luther King Jr Blvd corridor on the northern boundary of the community. These new uses can be integrated into mixed use developments with residences and should be focused on businesses that provide neighborhood-oriented goods and services.

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*Neighborhood
Grocery
Store, local busi-
ness example*

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BIG IDEA #7 - NEIGHBORHOOD BUS STOPS

Work with Augusta Transit to improve neighborhood bus stops with sheltered coverings, route maps, benches, and trash cans.

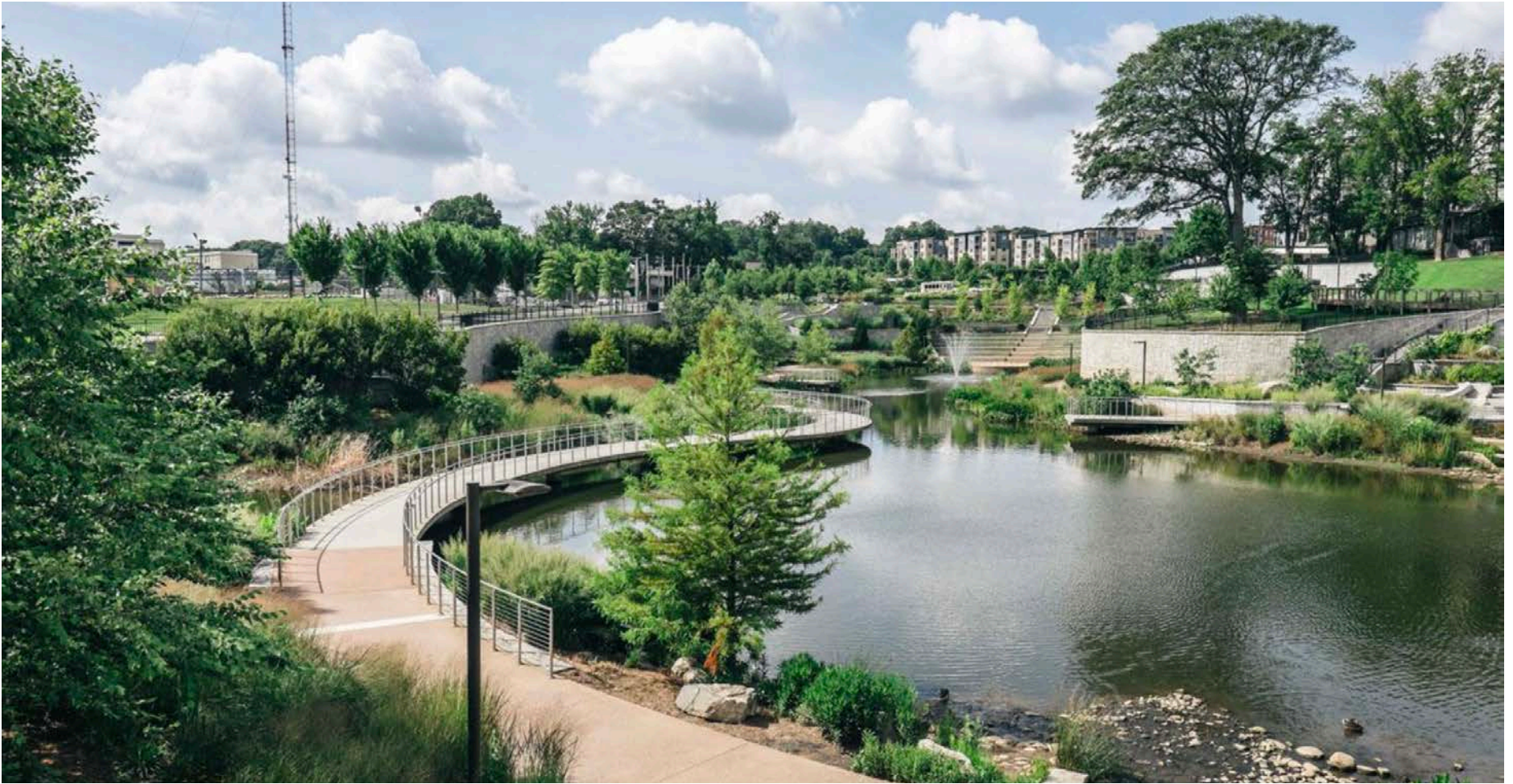


Neighborhood bus stop with shelter and seating example

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BIG IDEA #8 - STORMWATER PARK

Create a new stormwater park at the Savannah Place Park to mitigate the flooding issues that plague the community and to provide a new park amenity for the community.

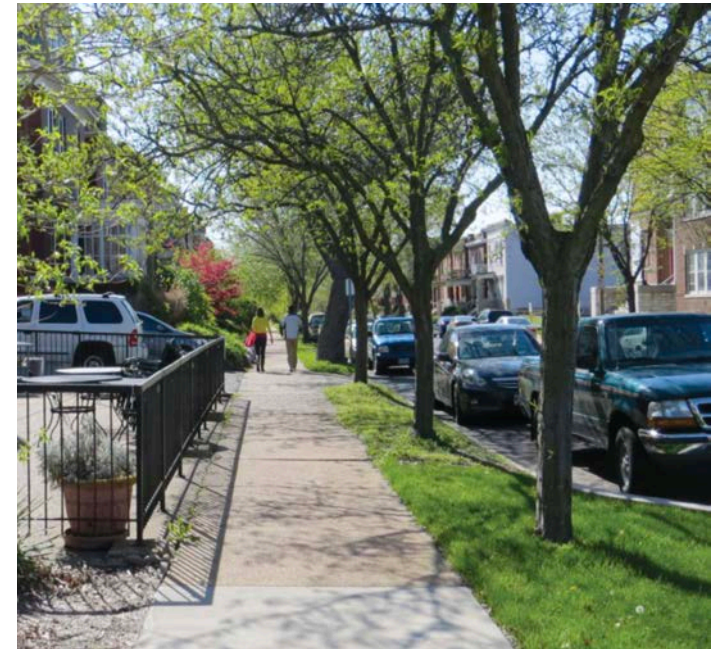
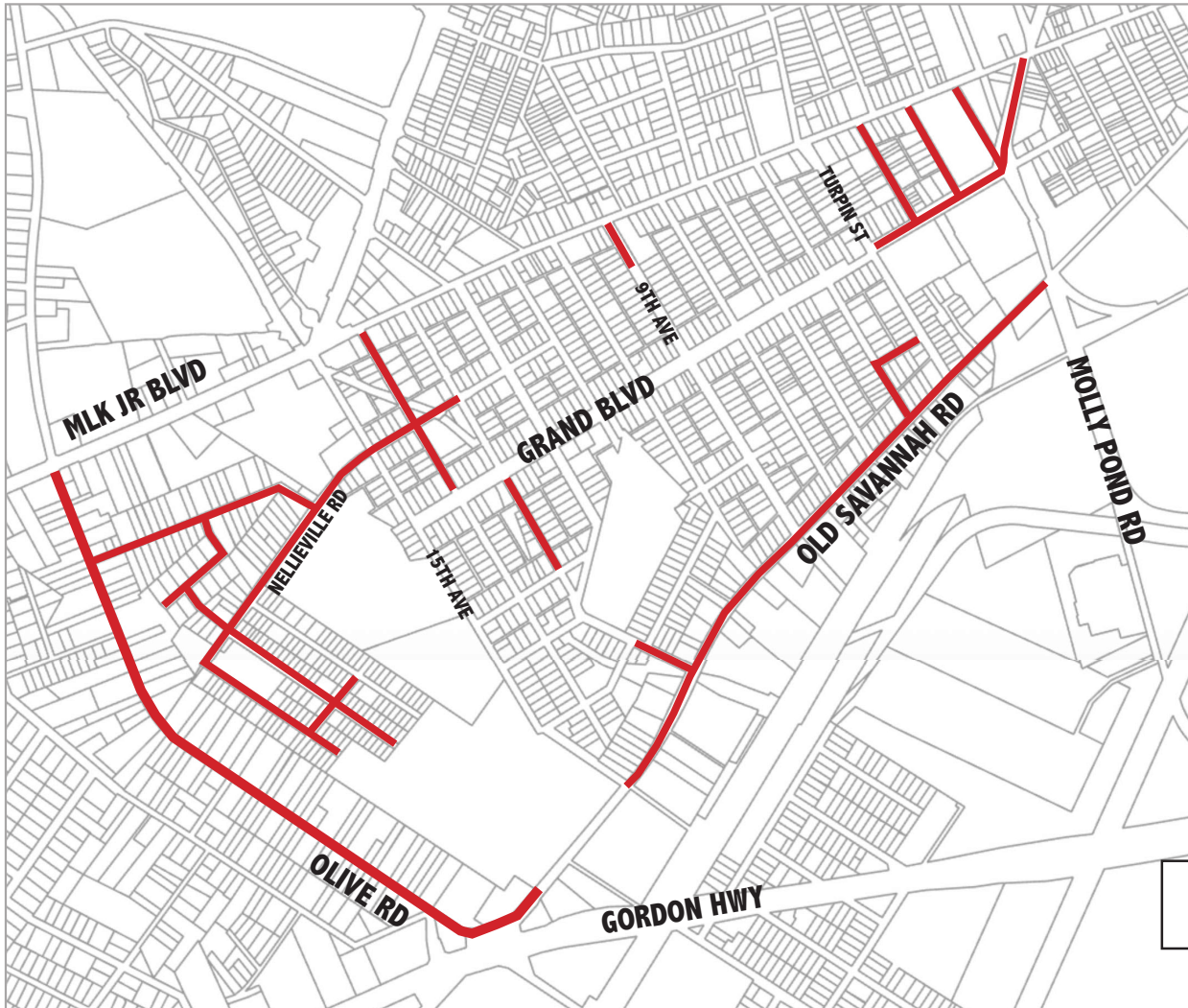


Stormwater park example (Old Fourth Ward, Atlanta)

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BIG IDEA #9 - SIDEWALKS IMPROVEMENTS

Add new sidewalks on streets that do not have them and repair sidewalks in places where they are in disrepair.



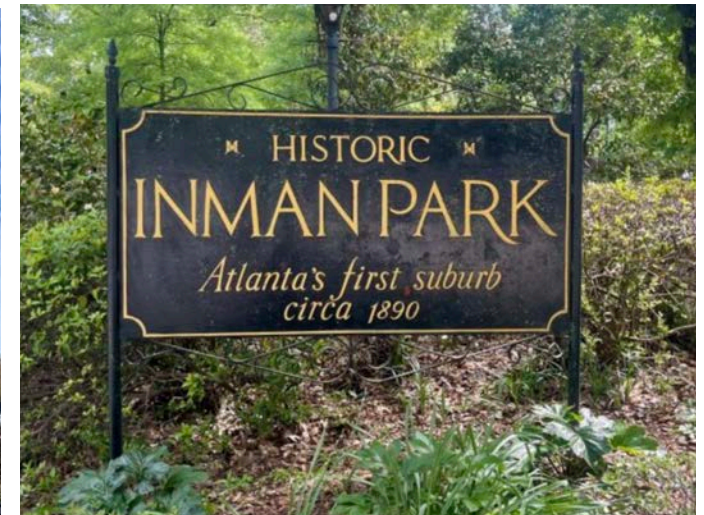
Neighborhood sidewalk example

 Missing/Deteriorated Sidewalks

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BIG IDEA #10 - NEIGHBORHOOD IDENTITY ELEMENTS

Add new sidewalks on streets that do not have them and repair sidewalks in places where they are in disrepair.



Examples of neighborhood flags, neighborhood plaques, and neighborhood signs

SOUTH TURPIN HILL REVITALIZATION PLAN

IMPLEMENTATION

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IMPLEMENTATION

This section of the plan outlines the pertinent details that will provide guidance to implement the overall plan. Responsible entities are highlighted and projected time lines are provided. The result is a broad set of resources that can guide the community towards bringing the plan to life.

Some of the methods and processes for implementation are easy and able to be achieved quickly - within the next year or two. Other mechanisms and schedules will be more challenging and will necessitate the involvement of many agencies or partners and multiple funding streams over several years. And still other aspects of implementation can take 10 or more years to achieve, owing to the need for the initial recommendations of the plan to be implemented within the community in order to then be utilized as a foundation.

The time frames assigned to each of the recommendations in the tables of this section are identified as follows:

- Short-term - 0-2 years
- Long-term - 2-10 years
- Ongoing

SOUTH TURPIN HILL REVITALIZATION PLAN

IMPLEMENTATION

<i>General Implementation</i>		<i>Time Frame</i>	<i>Responsible Party</i>
G (A)	Establish a Community Quarterback coalition made up of the diverse list of stakeholders noted in this plan	Ongoing	AHA, Local Govt
G (B)	Coordinate the implementation of this plan with the GICH team	Ongoing	AHA, Local Govt
G (C)	Utilize this process to establish a ‘policy toolkit’ for Augusta, including: policy guidance in areas related to tax policy, zoning, transportation, flooding, open space/ recreation	Short-term	Local Govt
G (D)	Establish a bench-marking network of professional leadership who have experience in implementing elements of this plan to assist and advise on how to achieve the recommendations of the plan	Short-term	Local Govt
<i>1. Infill Residential</i>		<i>Time Frame</i>	<i>Responsible Party</i>
1 (A)	Amend zoning regulations to allow the following residential building types within the neighborhood: single-family detached, two-family, cottage court single-family, and accessory dwellings	Short-term	Local Govt
1 (B)	Convene local government agencies, community representatives, Augusta Land Bank, Augusta Economic Development Authority, and local development community to create strategy for new housing development	Short-term	Local Govt
<i>2. Midrise Residential Infill</i>		<i>Time Frame</i>	<i>Responsible Party</i>
2 (A)	Amend zoning regulations to allow the following residential building types along the neighborhood corridors: townhomes, mid-rise residential buildings with ground floor retail and businesses	Short-term	Local Govt
2 (B)	Convene local government agencies, community representatives, Augusta Land Bank, Augusta Economic Development Authority, and local development community to create strategy for new housing development	Short-term	Local Govt

SOUTH TURPIN HILL REVITALIZATION PLAN

IMPLEMENTATION

<i>3. Dogwood Terrace Redevelopment</i>		<i>Time Frame</i>	<i>Responsible Party</i>
3 (A)	Identify a development partner for the redevelopment of the Dogwood Terrace property	Short-term	AHA, Local Govt
3 (B)	Amend zoning regulations to allow for the redevelopment of the property for a greater number of residential units than what is currently on the property	Short-term	AHA, Local Govt
<i>4. Community Land Trust</i>		<i>Time Frame</i>	<i>Responsible Party</i>
4 (A)	Explore the creation of a Community Land Trust - or the potential for the Augusta Land Bank to utilize a Land Trust mechanism as part of their operating program	Short-term	Local Govt, Land Bank
4 (B)	Identify key parcels and a development team to execute on the development of a neighborhood Land Trust housing development	Short-term	Local Govt, Land Bank
<i>5. Legacy Residents Support</i>		<i>Time Frame</i>	<i>Responsible Party</i>
5 (A)	Establish a property tax relief fund to support legacy residents	Short-term	Local Govt, Dev Authority
5 (B)	Establish an owner occupied tax relief fund to support legacy residents	Short-term	Local Govt, Dev Authority
<i>6. Neighborhood Businesses</i>		<i>Time Frame</i>	<i>Responsible Party</i>
6 (A)	Identify a development partner for the redevelopment of the exterior corridors for mixed use development with new businesses including retail, grocery, creative office, and eateries	Short-term	Local Govt, Dev Authority
6 (B)	Amend zoning regulations to allow for the redevelopment of the properties along the corridors for mixed use development	Short-term	Local Govt

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IMPLEMENTATION

7. Neighborhood Bus Stops		Time Frame	Responsible Party
7 (A)	Identify the neighborhood bus stops that can be upgraded to include shelter and street furniture elements	Short-term	Augusta Transit
8. Stormwater Park		Time Frame	Responsible Party
8 (A)	Further analyze the hydrology of the neighborhood to identify the ideal area for the placement of a stormwater park	Short-term	Local Govt, Dev Authority
8 (B)	Create a master development strategy to acquire land and to design and build the new park	Short-term	Local Govt, Dev Authority
9. Sidewalk Improvements		Time Frame	Responsible Party
9 (A)	Identify funding sources for sidewalk improvements in the community	Short-term	Local Govt
9 (B)	Select the areas where funding can be secured for a 1st phase of improvements	Short-term	Local Govt, Dev Authority
10. Neighborhood Identity Elements		Time Frame	Responsible Party
10 (A)	Work with community leaders and stakeholders to design neighborhood identity elements that can be created	Short-term	Local Govt, Neighborhood
10 (B)	Identify funding sources for implementing the 1st phase of neighborhood identity elements	Short-term	Local Govt, Neighborhood

Turpin Hill Revitalization Meeting

August 14, 2025 - 4:00 PM

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Turpin Hill Revitalization Meeting

August 14, 2025 - 4:00 PM

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Turpin Hill Revitalization Meeting

August 14, 2025 - 4:00 PM

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Turpin Hill Revitalization Meeting

August 25, 2025 - 9:00 AM

Name	Agency	Email
Shawn Edwards	Augusta Land Bank	shawn.edwards@ag/ba.org
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TAMARA ALLEN	City of Augusta	Allen@augustaga.gov
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Jacob Oglesby Non Clark	Augusta Housing Auth. Richmond County Commission	joglesby@Augustapha.org