

Hearing Date: February 2, 2026
Case Number: SE-26-03
Applicant: Linda Williams
Property Owner: Linda Williams
Property Address: 3403 Kensington Drive South
Tax Parcel No(s): 108-0-334-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Eisenhower Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Family Personal Care Home	Section 26-1(h)

SUMMARY OF REQUEST:

This special exception pertains to a 0.27-acre property located in the Georgetown South subdivision and is zoned R-1A (One-Family Residential). The property features a one-story, 1,386 square-foot residence that was constructed in 1971. The applicant seeks approval for a special exception to establish a Family Personal Care Home with four (4) clients. The facility will be staff-operated.

COMPREHENSIVE PLAN CONSISTENCY:

This property is situated in the South Augusta Character Area. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes the continuation of mixed housing types at low to medium density to preserve the suburban-style, single-family residential character that is predominant in the area. Recommended Development Patterns for the South Augusta Character Area include maintaining low density single-family residential development in areas where it is already the predominant land use, infill residential development at densities compatible with the surrounding area and to place additional commercial development at major intersections.

FINDINGS:

SECTION 28-F-3 (B) HOME DESIGN REQUIREMENTS		
Common Areas	Requirement	Existing
I.	ADA-compliant Ramp (2010 standards)	N/A
II.	Design for Accessibility	N/A
III.	Living Room (minimum of 120 sq ft)	~209 sq ft
IV.	Kitchen/Dining Room (minimum of 80 sq ft)	~240 sq ft
V.	Outdoor Space and Fencing	Backyard enclosed by chain link fence
Bedrooms or Private Living Spaces	Requirement	Existing
I.	Bedrooms (minimum 100 sq ft per person)	BR 1) ~200 sq ft/2 people BR 2) ~129 sq ft/1 person BR 3) ~130 sq ft/1 person
Bathroom Facilities	Requirement	Existing
I.	Functional toilet (1:4 occupants*)	2
II.	Showering/Bathing Facility (1:6 occupants*)	2
III.	ADA-compliant Facilities (2010 standards)	N/A
*Includes persons who reside there and receive care, care providers, and other persons living in the home.		
Off-Street Parking	Requirement	Proposed
I.	4 Total Required Spaces**	4
**Homes must meet the requirements for Off-Street Parking in Section 4-2 of the Comprehensive Zoning Ordinance.		

1. The applicant proposes to establish a Family Personal Care Home, providing care for four (4) residents.
2. The residence contains three (3) bedrooms and two (2) bathrooms, along with a living room, kitchen, dining room, laundry room, and a den. No additions have been proposed at this time.
3. The home will be operated by one (1) staff member per shift, which will care for a maximum of four (4) clients.
4. There are no other established family personal care homes within twelve hundred (1,200) feet of the subject property.
5. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Kensington Drive South is classified as a local road.
6. The nearest bus stop is located across from the neighborhood entrance on Deans Bridge Road and is approximately 0.37 miles from the subject property.
7. Public water and sewer are present in the area.

8. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
9. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
10. The proposal is compatible with surrounding land uses and consistent with the 2023 Comprehensive Plan.
11. At the time of completion of this report, staff have not received notifications of opposition regarding this petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the special exception to establish a Family Personal Care Home with the following conditions:

1. The home shall be limited to no more than 4 residents with full supervision. Any live-in staff will be counted towards the maximum occupancy of the home.
2. The rear of the property shall be enclosed with a 6-foot privacy wood fence.
3. Successful completion of a Code Enforcement inspection is required before issuance of the business license.
4. The applicant must receive a City of Augusta business license and continue to maintain a license with the State of Georgia. Proof of compliance with the minimum requirements of Chapter 290-2-5-18 of the O.C.G.A must be provided, and the applicant must provide annual inspection reports.
5. The home shall be staffed and maintained in compliance with all State Department of Community Health regulations for a Family Personal Care Home.
6. No signage is permitted on the property.

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
Family Personal Care Home

To: Planning and Zoning Division

From: Linda Williams, Property Owner & Operator
Property Address: 3403 Kensington S Dr, Augusta, GA 30906
Subdivision: Georgetown Subdivision
Phone (Business): 770-821-1754
Phone (Cell): 678-634-0900
Email: linda@mystreetsolutions.com

Date: 12/29/25

I, Linda Williams, am the legal owner of the property located at 3403 Kensington S Dr, Augusta, GA 30906, within the Georgetown Subdivision, and hereby submit this Letter of Intent in support of the proposed operation of a Family Personal Care Home within my single-family residential dwelling, subject to all applicable local ordinances and state licensing requirements.

The property is not governed by a Homeowners Association (HOA), and no HOA restrictions apply to the proposed use.

I will personally oversee the day-to-day operations of the family personal care home. The proposed operation will serve no more than three (3) to four (4) adult residents, consistent with Georgia regulations governing family personal care homes.

The purpose of the home is to provide a safe, stable, and supportive residential environment for adults who require assistance with activities of daily living, including meals, supervision, and personal care. The home will operate as a non-medical residential care setting, and no skilled nursing or medical services will be provided.

The residence will maintain the appearance, character, and function of a single-family home. There will be no exterior signage, no commercial markings, and no structural alterations inconsistent with residential use. The operation is designed to be quiet, small-scale, and compatible with the surrounding neighborhood.

The operation may include the future hiring of limited caregiving or support staff, as permitted under Georgia Department of Community Health regulations. All staff will be properly trained, screened, and employed in compliance with applicable state and local requirements. Staffing will be structured to ensure minimal impact on traffic, noise, and neighborhood activity.

Parking will be fully accommodated on-site, with sufficient capacity to accommodate up to six (6) vehicles, including residents, the owner/operator, and limited staff. The operation will not require street parking and will not create traffic or parking congestion within the neighborhood.

All operations will comply with Georgia Department of Community Health licensing requirements, as well as all applicable fire, safety, and operational standards. The home will be inspected and regulated in accordance with state and local requirements.

The family personal care home is intended to serve an important community need while remaining fully compatible with the residential zoning district. The operation will remain strictly within the approved scope. Any expansion, increase in residents, or change in use would require additional approval by the appropriate authorities.

This Letter of Intent is submitted in support of a Special Exception or other applicable approval required to allow the operation of a family personal care home within the residential zoning district. I appreciate your time and consideration and am committed to operating this home in full compliance with all applicable laws and regulations.

Respectfully Submitted,

Linda Williams
Property Owner / Operator
My Street Solutions LLC

Signature: Linda Williams
Date: 12/29/25

Outdoor
Patio

Legend

	Sq. Ft. Room
1. Room	209 sq. ft.
2. Living Rm	229 sq. ft.
3. Den	240 sq. ft.
4. Kit Dining	129 sq. ft.
5. Bedroom 1	9 sq. ft.
6. Bedroom 1 Closet	130 sq. ft.
7. Bedroom 2	10 sq. ft.
8. Bedroom 2 Closet	169 sq. ft.
9. Master Bdr	28 sq. ft.
10. Master Bdr Closet	23 sq. ft.
11. Hallway	31 sq. ft.
12. Bathroom	12 sq. ft.
13. Master Bdr	11 sq. ft.
14. Hall Closet	6 sq. ft.
15. Laundry	46 sq. ft.
16. Den	16 sq. ft.
17. Storage	1,386 sq. ft.
Total	



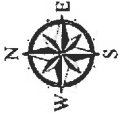
Planning Commission
SE-26-03
February 2, 2026
3403 Kensington Drive S
Aerial
Subject Property



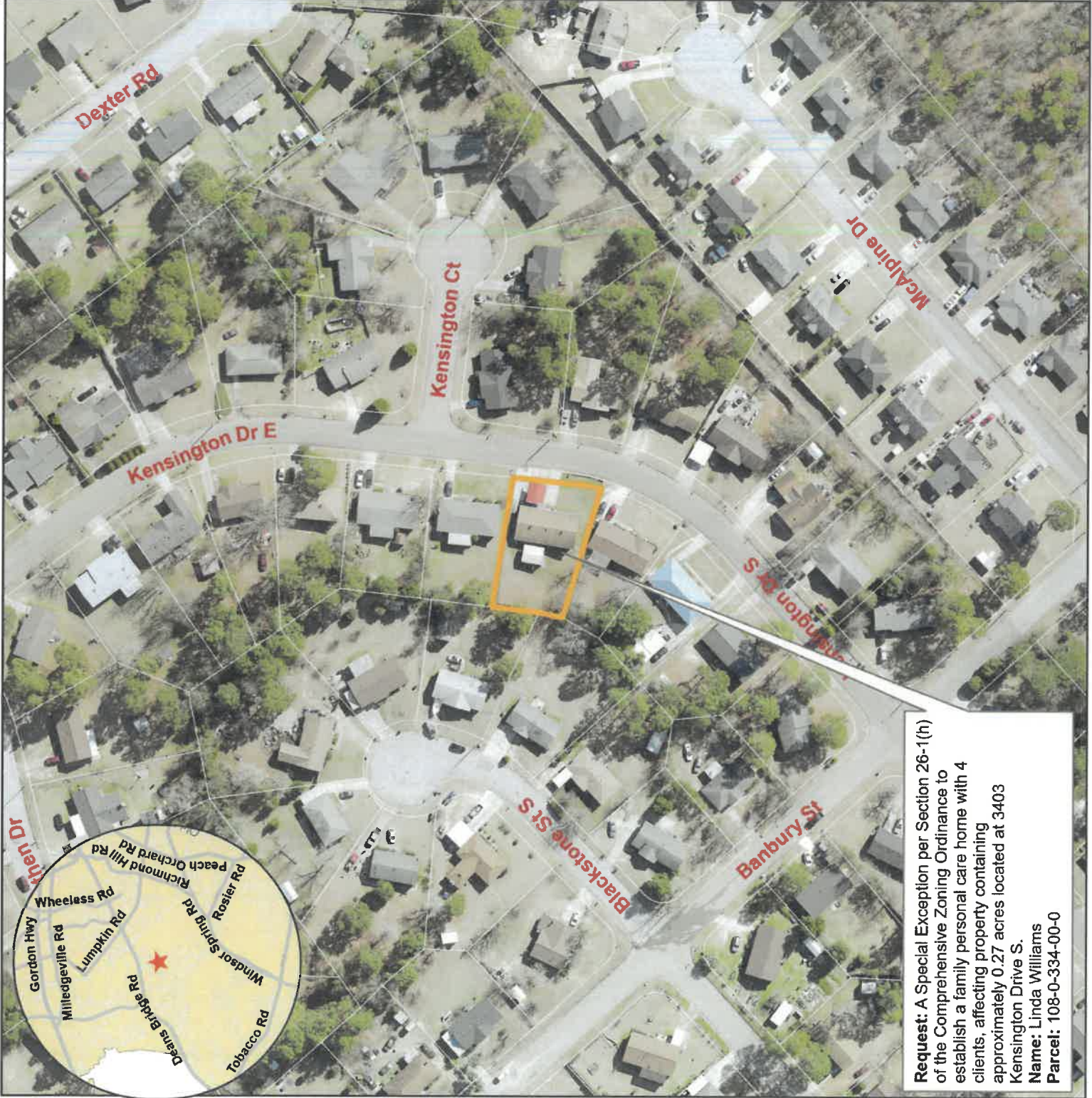
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
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250 Feet



Request: A Special Exception per Section 26-1(h) of the Comprehensive Zoning Ordinance to establish a family personal care home with 4 clients, affecting property containing approximately 0.27 acres located at 3403 Kensington Drive S.
Name: Linda Williams
Parcel: 108-0-334-00-0

Planning Commission
SE-26-03
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3403 Kensington Drive S

Current Zoning

 Subject Property

Zoning Classification

 R-1A: One Family
Residential

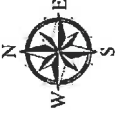
 R-1C: One Family
Residential



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Planning & Development Department
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Augusta, GA 30901
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Augusta, GA Disclaimer

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0 250 Feet

