

Hearing Date: October 5, 2026
Case Number: SE-26-18
Applicant: Sharonda Smith
Property Owner: New Life Worship Center
Property Address: 3550 Morgan Road
Tax Parcel No: 129-0-001-03-0
Current Zoning: R-3B (Multiple-Family Residential)
Fort Gordon Notification Required: N/A
Commission District 4: Lonnie Wimberly
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Day Care Facility	Section 26-1(r)

SUMMARY OF REQUEST:

This request is for a Special Exception pursuant to Section 26-1(r) of the Comprehensive Zoning Ordinance to establish a daycare facility at 3550 Morgan Road. The petition was submitted by Sharonda Smith on behalf of New Life Worship Center and affects approximately 43.41 acres identified as Tax Map # 129-0-001-03-0. The subject property is zoned R-3B (Multiple-Family Residential).

The request is limited to the proposed daycare use and does not include a rezoning. If approved, the property will remain zoned R-3B and will continue to be subject to all applicable zoning and development requirements.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located along Morgan Road and contains approximately 43.41 acres. The proposed daycare facility is a community-serving use that may be appropriate in proximity to residential development. The request does not alter the underlying R-3B zoning classification.

The substantial size of the property provides an opportunity to accommodate the proposed use with appropriate setbacks, parking, circulation, landscaping, buffering, and other site improvements. Final development must be consistent with applicable Comprehensive Plan policies, zoning requirements, and site-development standards.

CRITERIA FOR GRANTING SPECIAL EXCEPTION:

The granting of a special exception is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located;
The property is zoned R-3B, and the requested daycare facility is being considered pursuant to Section 26-1(r). The underlying zoning will remain unchanged, and the proposed use will be subject to R-3B development requirements.
2. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area;
The approximately 43.41-acre site provides substantial area to accommodate the proposed facility and associated parking, circulation, landscaping, buffering, and other improvements. Potential impacts can be addressed through final site plan review and compliance with applicable development standards.
3. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;
The proposed daycare facility is a community-serving use that may be appropriately located in proximity to residential development. The request does not require a change to the underlying R-3B zoning classification, and final development will be subject to applicable zoning, site development, and Comprehensive Plan requirements.
4. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;
The property is located along Morgan Road. There are currently no plans for further development of the property.
5. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles;
The final design must provide adequate circulation for parents or guardians, employees, visitors, service vehicles, and emergency vehicles. Drop-off and pick-up activity should be accommodated on-site to minimize conflicts with public traffic and pedestrian movement.
6. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use;
Final water, sewer, fire protection, emergency access, stormwater, and other public service requirements must be confirmed through the applicable review and permitting processes. No site plan identifying proposed development improvements was submitted with this application.
7. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor;
Subject to final site-plan approval. Parking, refuse, and service areas shall be located and screened as required by the Comprehensive Zoning Ordinance.
8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area;

The proposed daycare facility is a community-serving use with generally scheduled periods of arrival and departure. The facility shall operate in accordance with current regulations, and the site shall be designed to minimize impacts associated with traffic, noise, lighting, and outdoor activity.

9. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties. *The approximately 43.41-acre property provides substantial area to appropriately locate the proposed facility. Building height, setbacks, parking, landscaping, buffering, and other dimensional requirements must comply with R-3B standards and development regulations.*

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No Traffic Engineering comments have been received.

Engineering Comments:

- No Engineering comments have been received.

Utilities Comments:

- No Utilities comments have been received.

FINDINGS:

1. The subject property is located at 3550 Morgan Road, Tax Map # 129-0-001-03-0.
2. The property contains approximately 43.41 acres and is zoned R-3B (Multiple-Family Residential).
3. The applicant is requesting a Special Exception pursuant to Section 26-1(r) to establish a daycare facility. The proposed use is not permitted by right under the current zoning classification and requires approval by the Augusta Commission.
4. The applicant intends to utilize one of the existing buildings located on the New Life Church of God in Christ property for the proposed use.
5. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
6. According to the Augusta-Richmond County GIS mapping layer, no wetlands are identified on the property.
7. According to the Georgia Department of Transportation State Functional Classification GIS map, Morgan Road is classified as a local or residential street.
8. The predominant zoning in the surrounding area consists of R-1, R-1A and R-1C (One-Family Residential), R-MH (Manufactured Home Residential) and B-2 (General Business) zones.
9. This request is consistent with the 2023 Comprehensive Plan.
10. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

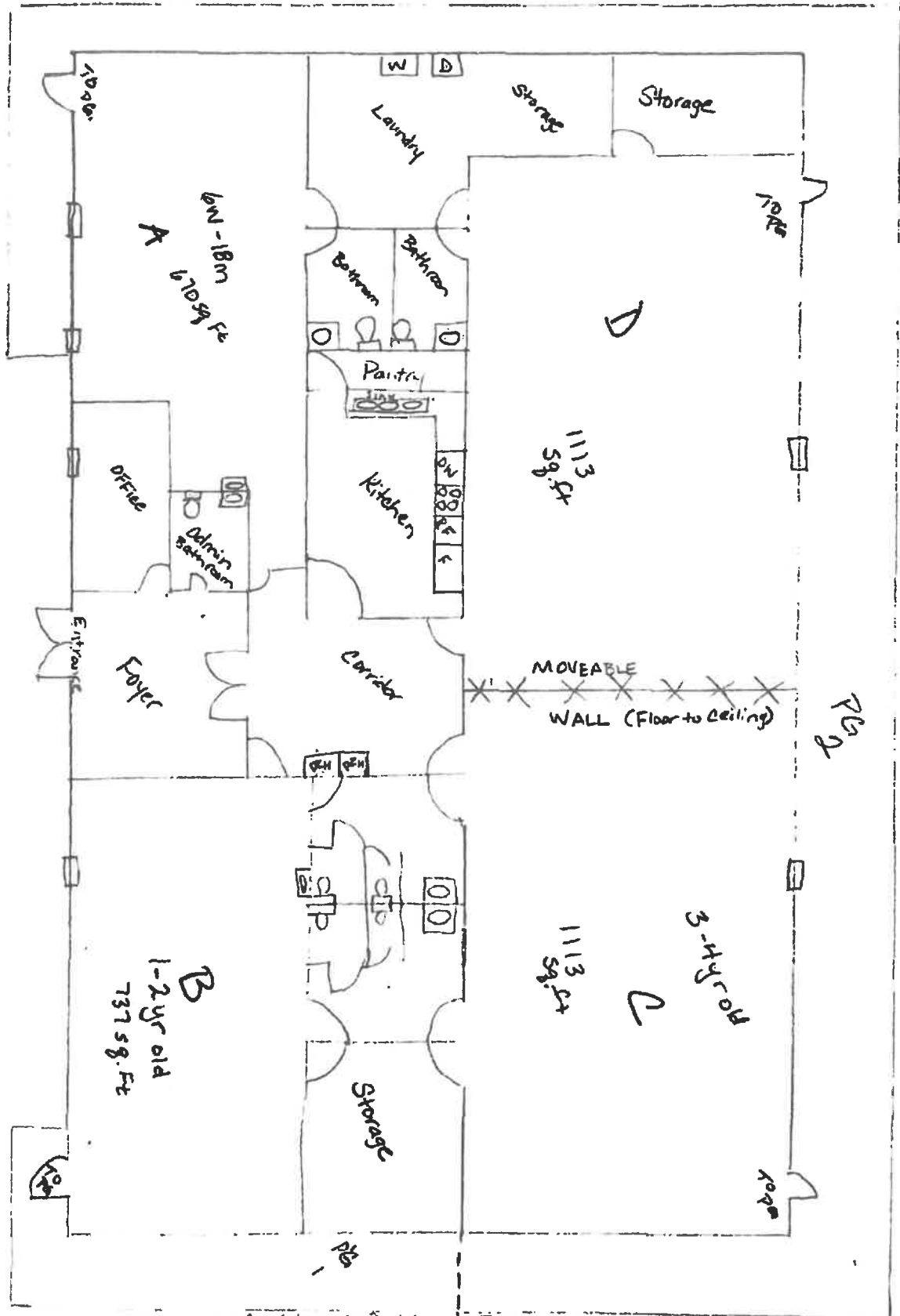
RECOMMENDATION: The Planning Commission recommends **Approval** of the special exception to establish a day care facility with the following conditions:

1. The property shall be limited to a day care facility or uses permitted in the R-3B zone.
2. Any new building exceeding 1,000 square feet or any substantial change to the site associated with the special exception request, requires approval by the Augusta Commission.
3. Any proposed lighting fixtures must be directed downward and not toward buildings.
4. The applicant must obtain a City of Augusta business license and maintain a valid license with the State of Georgia.
5. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted. A site plan is required.
6. Approval of this request does not constitute approval of the conceptual site plan submitted with the special exception 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.

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.*

14 parking spaces

KAI's World Floor Plan



7 toilets
7 sinks

* Pk = Playground

24 parking sp →

Sharonda Smith/KAI's World Care & Learning Center
3550-B Morgan Rd.
762-280-3686
KAIsWorldCLC2026@outlook.com

August 21, 2026

SUBJECT: Letter of Intent To Open A Child Care Center At 3550-B Morgan Rd., Hephzibah, GA

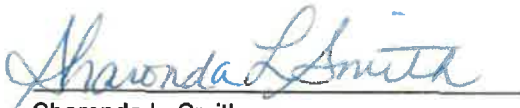
Dear Planning and Development,

This Letter of Intent is to explain **KAI's World Care & Learning Center** intention to establish and operate a licensed commercial childcare facility at the property located at **3550-B Morgan Rd, Hephzibah, GA 30815**. I certify that the business will be operated as a licensed Child Care Learning Center providing early childhood education and care services for infants, toddlers, and preschool- and school-aged children. The projected number of students is 80, not including before and after school students. The goal is to serve those in the community and the surrounding elementary schools by providing quality childcare services.

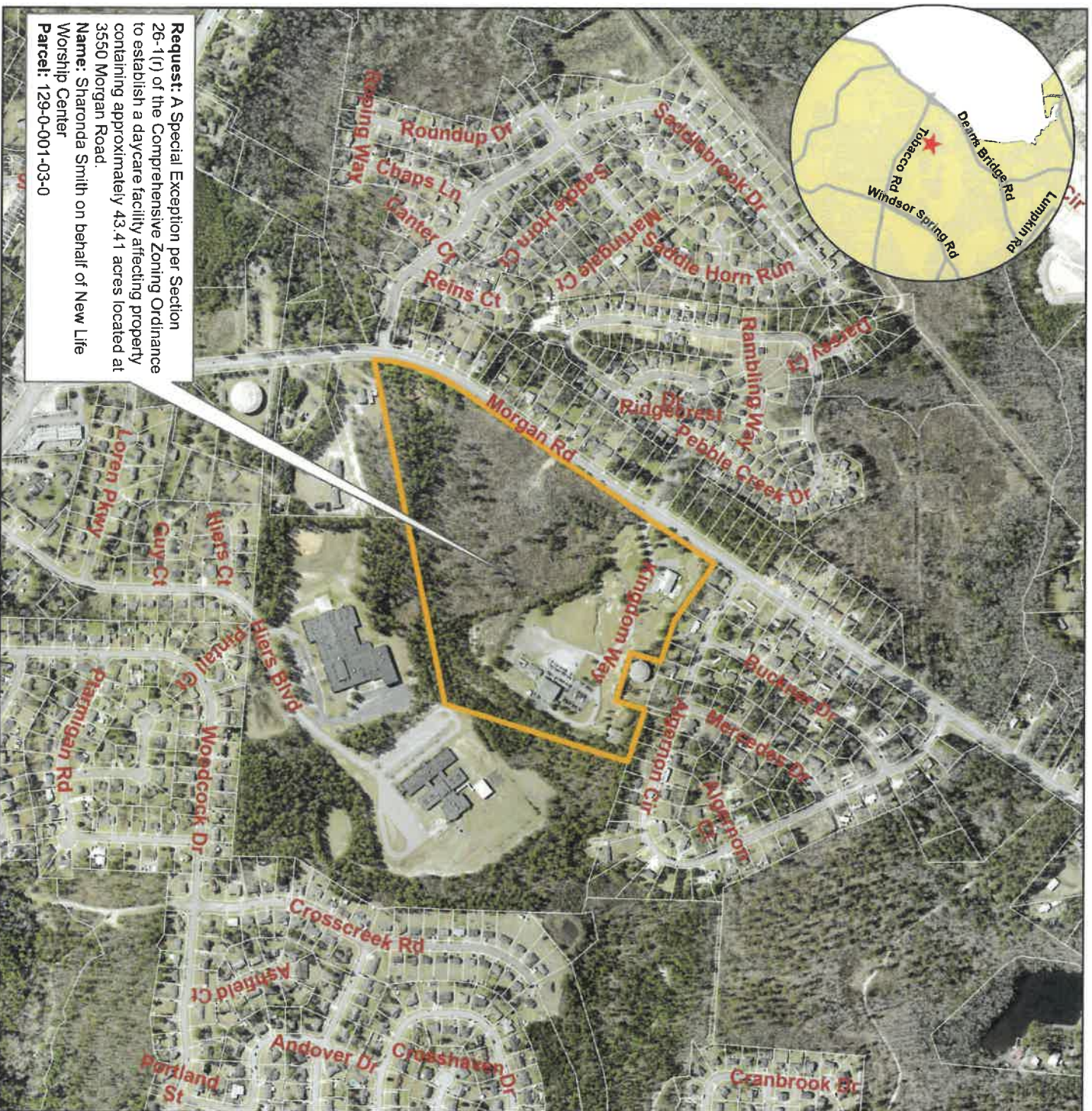
As the owner and director of KAIs World, I know what it means to serve others. I spent over 26 years in service of this country in the US Army. I spent several years abroad, working with other nations and their communities. I also spent several years assisting the local communities in the states that I resided in. I worked with local schools as a volunteer with reading programs, mentor for middle and high school students, and as a church youth staff member. I have also operated a three-star Quality Rated home daycare successfully. It because word spread rapidly about the quality of care that I received, I had to create and maintain a waiting list for care. It is the love and care that I provide for a diversity of children that keeps my phone ringing. I am looking forward to bringing this service to Richmond County residents in the Morgan Road area.

Our obligation to proceed is contingent upon securing all necessary local zoning approvals, conditional use permits, and state licensing approvals from the Georgia Department of Early Care and Learning (DECAL) or relevant local authorities for childcare operations. We aim to commence operations on or around December 2026. I currently rent the building from the Owner (New Life Worship Center). I spoke with the leadership and received permission to operate. The building was previously used as a childcare center for several years, until COVID-19 forced its closure in August 2020. We look forward to the possibility of bringing a high-quality, much-needed early learning center to this location.

Sincerely,



Sharonda L. Smith
Owner/Director
KAI's World Care & Learning Center



Request: A Special Exception per Section 26-1(f) of the Comprehensive Zoning Ordinance to establish a daycare facility affecting property containing approximately 43.41 acres located at 3550 Morgan Road.
Name: Sharonda Smith on behalf of New Life Worship Center
Parcel: 129-0-001-03-0

Planning Commission
SE-26-18
October 5, 2026

3550 Morgan Road

Aerial

 **Subject Property**



Produced By: City of Augusta
 Planning & Development Department
 535 Bellair Street Suite 300
 Augusta, GA 30901
 9/10/2026 PE22633

Augusta, GA Draftsmen

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by the user. The City of Augusta, GA, and its employees and contractors do not warrant, represent, or guarantee the accuracy, completeness, or reliability of the information contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Technical County Commission.



0 1,200 Feet

