PLANNING & DEVELOPMENT DEPARTMENT

Augusta-Richmond County
Planning Commission
Staff Report

Hearing Date: March 2, 2026
Case Number: SE-26-06
Applicant: Linda Williams
Property Owner: Tae Suk Meyers Trust
Property Address: 3638 Stanton Court
Tax Parcel No(s): 143-3-062-00-0
Current Zoning: R-1C (One-Family Residential)
Fort Eisenhower Notification Required: N/A
Commission District 6: Tony Lewis
Super District 10: Wayne Guilfoyle

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

SUMMARY OF REQUEST:

The petition concerns a 0.19-acre property located within the Pepperidge Subdivision and is currently zoned R-1C (One-Family Residential). The site is developed with a one-story, 1,172-square-foot residence constructed in 2003. The applicant is requesting approval of a special exception to operate a Family Personal Care Home serving four (4) clients. The applicant will not reside in the residence; instead, the facility will be operated by on-site staff.

COMPREHENSIVE PLAN CONSISTENCY:

This property is located within the South Augusta Character Area. The 2023 Comprehensive Plan envisions the continuation of mixed housing types at low to medium densities in order to preserve the predominantly suburban, single-family residential character of the area. The recommended development patterns for the South Augusta Character Area include maintaining low-density single-family residential development where it is the prevailing land use, encouraging infill residential development at densities compatible with surrounding properties, and directing additional commercial development to 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)*	~260 sq ft
IV.	Kitchen/Dining Room *(minimum of 80 sq ft)*	~159 sq ft
V.	Outdoor Space and Fencing	Backyard enclosed by a 6 ft wood privacy fence
Bedrooms or Private Living Spaces	***Requirement***	***Existing***
I.	Bedrooms *(minimum 100 sq ft per person)*	BR 1) ~100 sq ft/1 people BR 2) ~101 sq ft/1 person BR 3) ~230 sq ft/2 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 to serve four (4) residents, with one (1) staff member assigned per shift.
2. The residence includes three (3) bedrooms and two (2) bathrooms, as well as a living room, kitchen, dining room, and laundry room. No additions are proposed at this time.
3. There are no other licensed Family Personal Care Homes located within twelve hundred (1,200) feet of the subject property.
4. According to the Georgia Department of Transportation (GDOT) State Functional Classification Map (2017), Stanton Court is classified as a local road.
5. Public transit service is not available in the vicinity of the subject property.
6. Public water and sanitary sewer services are available to the site.
7. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.

8. According to the Augusta-Richmond County GIS Map Layer, there are no wetlands present on the property.
9. The proposed use is compatible with surrounding land uses and is consistent with the 2023 Comprehensive Plan.
10. As of the completion of this report, staff have not received any notifications of opposition to the 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 a maximum of four (4) residents under full supervision. Any live-in staff members will be included in the total occupancy count.
2. The backyard in its entirety shall be enclosed by a 6-foot privacy fence.
3. A successful Code Enforcement inspection is required prior to the issuance of a business license.
4. The applicant must obtain a City of Augusta business license and maintain a valid 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 submitted, along with annual inspection reports.
5. The home shall be staffed and operated in accordance with all regulations of the State Department of Community Health governing Family Personal Care Homes.
6. No signage shall be 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 **January 7, 2026**
Family Personal Care Home

To: Planning and Zoning Division
From: Tae-Suk Meyers, Property Owner
Property Address: 3638 Stanton Ct, Augusta, GA 30906
Phone: 706-526-5792
Email: tae_meyers@yahoo.com

I, **Tae-Suk Meyers**, am the legal owner of the property located at **3638 Stanton Ct, Augusta, GA 30906**, 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.

I authorize and designate **Linda Williams** as the petitioner and day-to-day overseer/operator 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 character, appearance, 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.

Parking will be **accommodated entirely on-site** within the existing driveway and designated parking areas. Due to the limited number of residents and caregivers, the operation will **not require street parking** and will not create traffic or parking congestion.

The operation may include the **future hiring of limited caregivers or support staff**, as permitted by Georgia Department of Community Health regulations. All staff will be properly trained, screened, and employed in compliance with applicable requirements, with staffing structured to avoid any adverse neighborhood impact.

All operations will comply with **Georgia Department of Community Health licensing requirements**, local zoning regulations, and all applicable fire and safety standards.

The property is **not located within a subdivision governed by a Homeowners Association (HOA)**, and no HOA restrictions apply to the proposed use. The operation will remain within the approved scope, and any expansion or change in use would require separate approval.

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.

Respectfully submitted,

Tae-Suk Meyers Property Owner

OWNER AUTHORIZATION STATEMENT
Family Personal Care Home

Property Address:
3638 Stanton Ct, Augusta, GA 30906

I, **Tae-Suk Meyers**, am the legal owner of the property located at **3638 Stanton Ct, Augusta, GA 30906**.

I hereby authorize my daughter, **Linda Williams**, to act as my **designated petitioner and representative** in all matters related to the application, hearing, and approval process before the **Planning and Zoning Board** regarding the proposed operation of a **Family Personal Care Home** at the above-referenced property.

Due to a **language barrier**, I have requested that Linda Williams speak on my behalf during public hearings and communications with Planning & Zoning staff. She is fully authorized to present information, respond to questions, and represent my interests regarding this request.

I confirm that I fully understand and support the proposed use, including the operation of a small, non-medical family personal care home serving **three (3) to four (4) adult residents**, in compliance with all applicable state and local regulations.

This authorization is given freely and remains valid for the duration of the Planning & Zoning review and approval process unless otherwise revoked in writing.

Property Owner:
Tae-Suk Meyers

Signature: Tae Suk Meyers

Date: 01/26/26

Contact Phone: 706-526-5792
Email: tae_meyers@yahoo.com

January 7, 2026

OPERATOR STATEMENT

Family Personal Care Home

I, **Linda Williams**, am the petitioner and proposed operator of the Family Personal Care Home located at **3638 Stanton Ct, Augusta, GA 30906**.

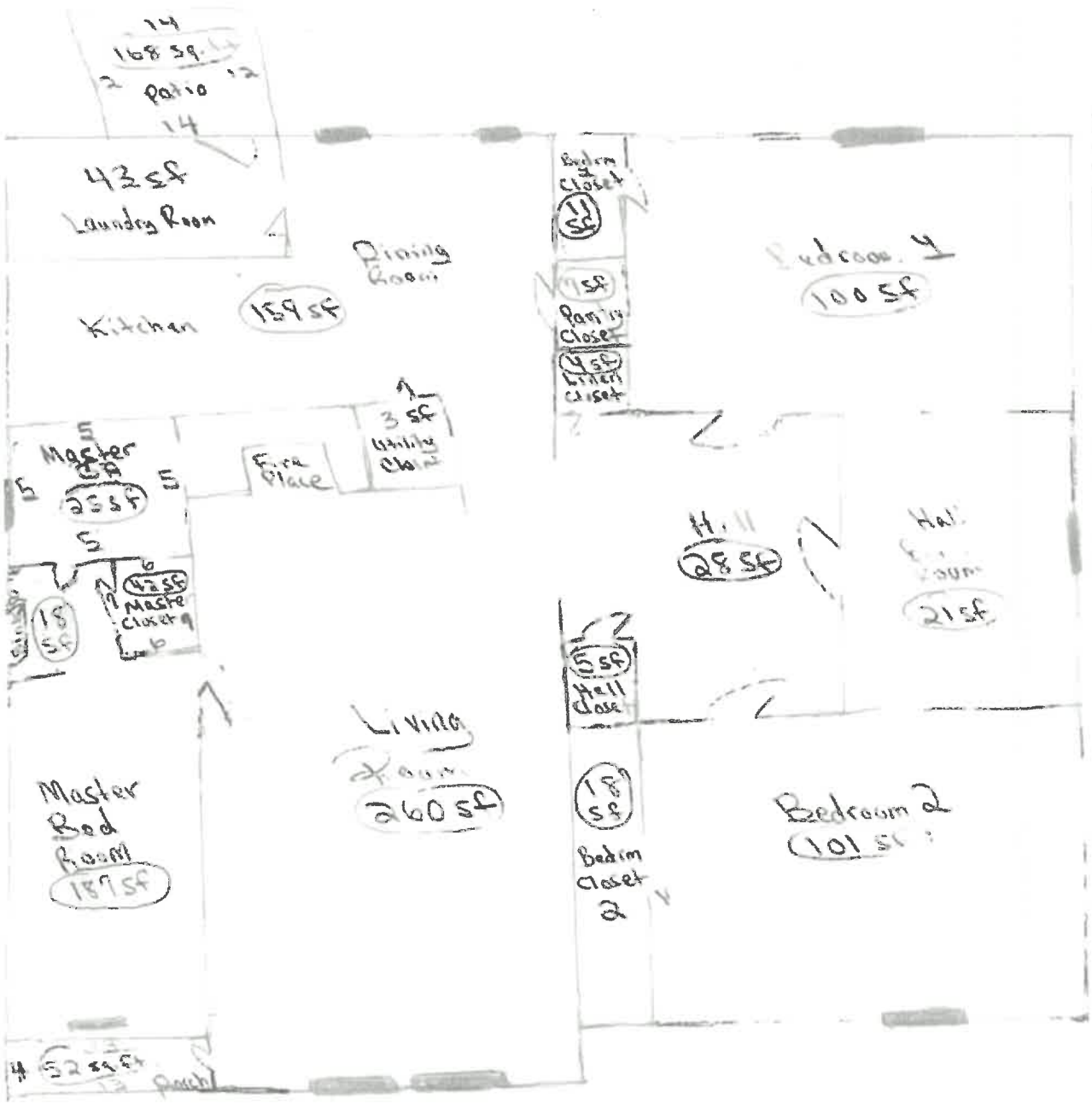
I will oversee the day-to-day operations of the home, which will serve **no more than three (3) to four (4) adult residents** in accordance with Georgia Department of Community Health regulations governing family personal care homes.

The home will operate as a **non-medical residential care setting** and will provide assistance with activities of daily living, including meals, supervision, and personal care. No skilled medical or nursing services will be provided.

I acknowledge and affirm that the operation will comply with all applicable **state licensing requirements**, **local zoning regulations**, and **safety standards**, including fire and building codes. Any caregivers or support staff employed in the future will be properly trained, screened, and scheduled to ensure minimal impact on the surrounding neighborhood.

I am committed to operating this home in a manner that maintains the **residential character of the neighborhood**, minimizes traffic and parking impacts, and promotes the dignity, safety, and well-being of residents.

Signed: Linda Williams
Linda Williams
Petitioner / Operator
Date: 01/07/26



Legend

	Rooms	Sq. ft.
1	Porch	52 sq.ft
2	Living Room	260 sf
3	Kitchen	159 sf
4	Dining Room	for both
5	Pantry Closet	4 sf
6	Utility Closet	3 sf
7	Laundry Room	43 sq.ft
8	Patio	168 sq.ft
9	Master Bedroom	187 sq.ft
10	Master Closet	42 sf
11	Master Bathroom	25 sf
12	Linen Closet	4 sf
13	Hall Closet	5 sf
14	Bedroom 4	100 sq.ft
15	Bedrm 4 Closet	11 sf
16	Hall Bathroom	21 sf
17	Bedroom 2	101 sq.ft
18	Bedroom 2 Closet	18 sf
19	Hall	28 sf
	Total of Main Floor area	1,172

Condition: Good

3 bedrms

2 full Bath

Augusta, GA

Augusta GEORGIA

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 25 feet
1/28/2026

Request: A Special Exception per Section 26-1(h) of the Comprehensive Zoning Ordinance to establish a family personal care home affecting property containing approximately 0.19 acres located at 3638 Stanton Court.
Name: Linda Williams, on behalf of Tae Suk Meyers Trust
Parcels: 143-3-062-00-0

Planning Commission
SE-26-06
March 2, 2026

3638 Stanton Court

Aerial

Subject Property

Augusta GEORGIA

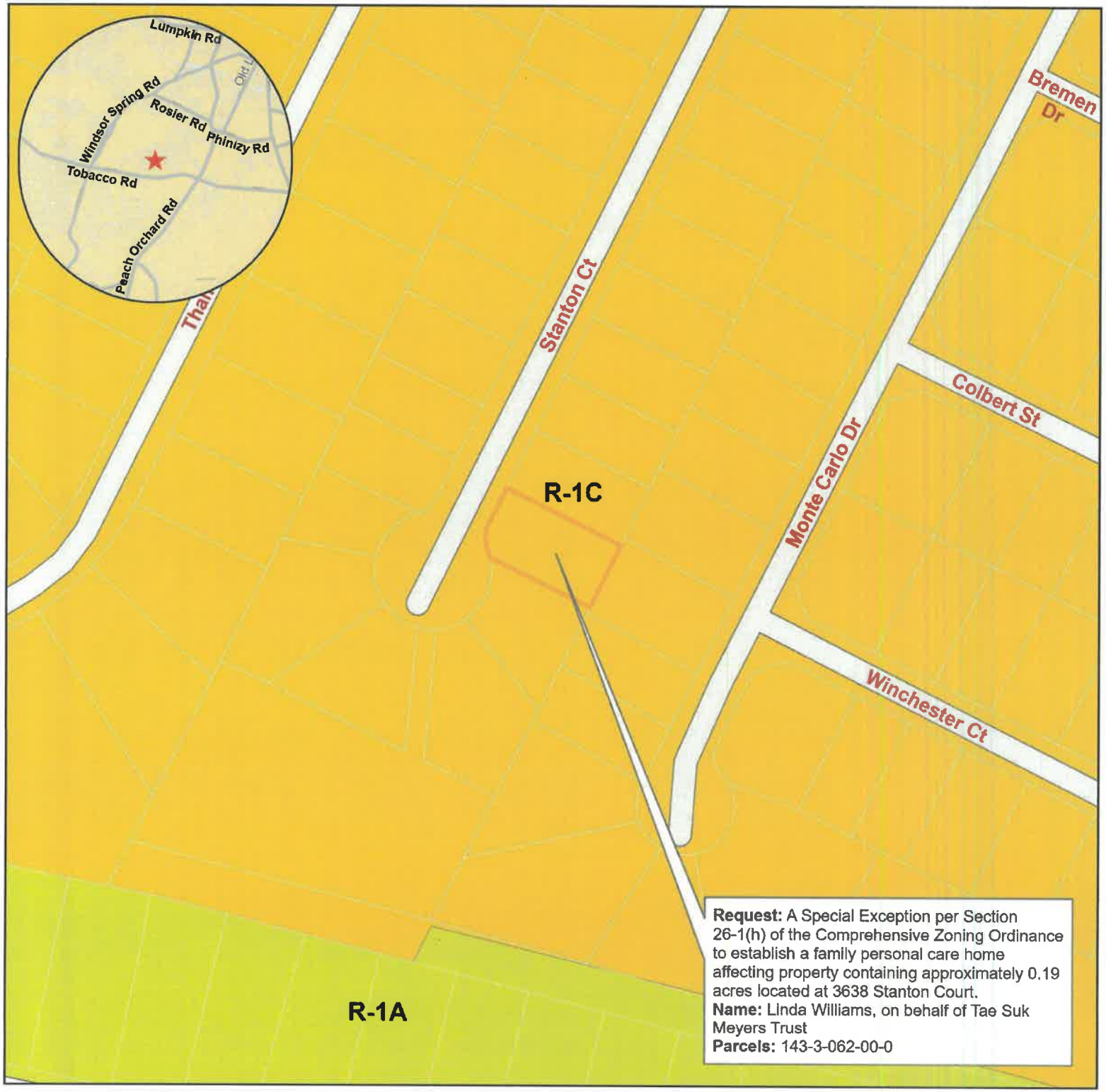
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/16/2026 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy 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-Richmond County Commission

N W E S

0 250 Feet



Request: A Special Exception per Section 26-1(h) of the Comprehensive Zoning Ordinance to establish a family personal care home affecting property containing approximately 0.19 acres located at 3638 Stanton Court.
Name: Linda Williams, on behalf of Tae Suk Meyers Trust
Parcels: 143-3-062-00-0

Planning Commission
SE-26-06
March 2, 2026

3638 Stanton Court

Current Zoning

Subject Property

Zoning Classification

R-1A: One Family Residential

R-1C: One Family Residential

Augusta GEORGIA

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
2/16/2026 PE22633

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