

Hearing Date: May 6, 2024

Case Number: SE-24-09

Applicant: Shaboni Reed

Property Owner: Melvin Lewis Jr.

Property Address: 3013 Storey Drive

Tax Parcel No(s): 070-3-007-00-0

Current Zoning: R-1A (One-Family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 5: Bobby Williams

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 0.48-acre property located in the southeast quadrant at the intersection of Storey Drive and Wheeless Road and is zoned R-1A (One-Family Residential). The property is part of the J W Storey Subdivision and features a one-story 1,815 square-foot residence that was constructed in 1946. The applicant is seeking approval of a special exception to establish a Family Personal Care Home on the property.

COMPREHENSIVE PLAN CONSISTENCY:

This property is part of 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	Proposed
I.	ADA-compliant Ramp (2010 standards)	N/A
II.	Design for Accessibility	N/A
III.	Living Room (minimum of 120 sq ft)	253 sq ft
IV.	Kitchen/Dining Room (minimum of 80 sq ft)	182 sq ft
V.	Outdoor Space and Fencing	Not Enclosed
Bedrooms or Private Living Spaces	Requirement	Proposed
I.	Bedrooms (minimum 100 sq ft per person)	BR 1) 161 sq ft/1 person BR 2) 153 sq ft/Caretaker BR 3) 204 sq ft/2 people BR 4) 203 sq ft/2 people
Bathroom Facilities	Requirement	Proposed
I.	Functional toilet (1:4 occupants*)	4
II.	Showering/Bathing Facility (1:6 occupants*)	4
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 five (5) residents.
2. The residence contains four (4) bedrooms and four (4) bathrooms, along with a living room and kitchen and dining room. No additions have been proposed at this time.
3. The home will be staff operated which for now includes the applicant and spouse as the caretakers. Both will reside onsite, making it a total of six (6) occupants.
4. A preliminary inspection of the home remains pending at completion of this report.
5. Section 9-3 of the Comprehensive Zoning Ordinance states that if approved a Special Exception must be initiated withing six (6) months of the granting, or the Special Exception shall no longer be valid. The initiation of a use is established by the issuance of a valid business license by the Augusta Planning and Development Department or by other reasonable proof of the establishment of vested rights. If a Special Exception is granted and the use is initiated but later ceases to operate for a period of one (1) year, then the Special Exception shall no longer be valid.

6. Crime statistics indicate minimal criminal activity located within a 0.25-mile radius of the subject property; most are identified as property crimes.
7. The closest Personal Care Home is located approximately half a mile south east of the subject property along Wheelless Road.
8. Storey Drive is identified as a local road.
9. The nearest bus route is on Wheelless Road located approximately 390 feet from the property.
10. Public water and sewer are present in the area.
11. The property is not located within a Special Flood Hazard Area and there are no wetlands located on the property.
12. Section 26-1 of the Comprehensive Zoning Ordinance states: special exceptions may be permitted in any zone where such uses are deemed essential or desirable to the public convenience or welfare and are in harmony with the various elements or objectives of the Master Plan/Planning Document in effect”.
13. The proposal is consistent with aspects of the 2023 Comprehensive Plan and compatible with surrounding zoning and land uses.
14. At the time of completion of this report, staff has not received any inquiries regarding this application.

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 5 residents with full supervision. Any live-in staff will be counted towards the maximum occupancy of the home. The husband & wife will count as one resident..
2. The home shall be staffed on a 7-day, 24-hour basis.
3. A paved driveway shall be installed and include parking for at least 4 vehicles.
4. The Installation of a fence to enclose the rear portion of the property is required.
5. No signage is permitted on the property.
6. Successful completion of a Code Enforcement inspection is required before issuance of the business license.
7. At least one bathroom must be ADA-compliant before the 5th resident is added.

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.

Shaboni Reed
103 E Hale St
Augusta, GA. 30901
shaboni.lambert@icloud.com
706-830-4137
February 21, 2024
Department of Planning and Development
535 Telfair St, Suite 300
Augusta, GA. 30901

Dear Augusta, Ga DOPD,

I am writing this letter because I have intentions to open and run a PCH. Having the opportunity to be able to own a Personal Care Home is an ambition of mine. I've had my desire to take care of many people transitioning through stages for quite some time. It started when I took care of my elderly grandmother. I cared for her in my home for 3 years until she moved into a long term care facility. Visiting her in the facility was a completely different atmosphere. I wished that my grandmother and all the other residents were in a more comfortable environment, a place that felt like home. This is what led me to the conclusion that I could pursue that goal myself.

Going forward, I would like to have the residents in my Personal Care Home to be content. To create this home, the residents will stay in a room with a bed and their own bathroom accessible. All of the residents residing in the home will be able to ambulate with little to no trouble. The house will have 5 beds and 4 bathrooms available, as well as there will be in house staff, myself included. Other staff, that will be added in the future, will work in 8-12 hour shifts at the house. The residents will have their hygiene, mental, physical, and emotional needs cared for. As for their nutrition, there will be a breakfast, lunch, and dinner menu. Said menu will give them a proper healthy diet and cater to their individual dietary health conditions. I also plan to have a garden on the grounds to use for fresh produce. Although their health is extremely important, the residents' activities are fairly important as well. I plan to have them have game nights, movie

nights, church services, flower arrangement, helping with garden, crafts, reading, and field trips, such as museums, aquariums, and botanical gardens.

I am very grateful for the opportunity to introduce myself. I have obtained skills and abilities over the years due to my love of caring for many wonderful souls. My career of choice has been a Certified Nursing Assistant and I have gained my Cpr and my First Aid certification. I have job experience in many different patient care places, such as home care and long term facilities. With my 4 years of CNA experience, as well as my 3 years of caring for my grandmother, I also cared for my husband in his time of need. My husband had cancer, thankfully he beat the disease, but I aided him through that onerous time. All of this provides me with vast knowledge and experience of various ill residents and qualifies me for a Personal Care Home.

Sincerely,

Shaboni Reed

Wash room

Exit

Wash room

W 2 clients*

203.05 sqft

Full service BR
49 sqft

14'-4"

14'-2"

Full service Bath Room
61 sqft
6'-9" x 6'-1"

2 clients*

204.25 sqft

Bedroom

14'-10"

14'-3"

Hallway

1 client*

BR Full
96 sqft
4ft 10in x 7ft 10in

Bedroom

161 sqft

11'-6"

14"

W

Exit

Front Porch

Pantry

182 sqft
BIN

Dinning + Kitchen

14'-2"

13'-6"

Reed's *

153.174 sqft

Bedroom

13'-5"

Full service BR
35 sqft
4 feet x 8'-4"

18'-2"

253 sqft

Living Room

W

Planning Commission
SE-24-09
May 6, 2024

3013 Storey Drive

Aerial

Legend



Subject Property



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535 Telfair Street Suite 300
Augusta, GA 30901
4/5/2024 MH18072

Augusta, GA District 9

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0 200 Feet

Wheelless Rd

Storey Dr

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 0.48 acres located at 3013 Storey Drive.
Name: Shaboni Reed on behalf of Melvin Lewis Jr.
Parcel: 070-3-007-00-0



Planning Commission
SE-24-09
May 6, 2024

3013 Storey Drive

Current Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood
Business

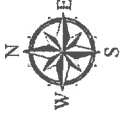
 R-1A: One Family
Residential



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Augusta, GA Disclaimer

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0 200 Feet



Wheelless Rd

B-1

R-1A

Storey Dr

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