

Hearing Date: July 6, 2026
Case Number: SE-26-11
Applicant: Sevita-REM Georgia I, LLC
Property Owner: MGJH1, LLC
Property Address: 3120 Blackmon Ct,
 Hephzibah, Ga 30815
Tax Parcel No(s): 139-0-254-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Eisenhower Notification Required: N/A
Commission District 8: Brandon Garrett
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 0.62-acre property located within the Fair Woods Subdivision and is currently zoned R-1A (One-Family Residential). The site currently features a one-story, 1,696-square-foot residence constructed in 1994. The applicant is requesting approval of a special exception to operate a Family Personal Care Home providing care to four (4) clients. The applicant will not reside in the residence; instead, the facility will be operated by 24-hour 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)	~219 sq ft
IV.	Kitchen/Dining Room (minimum of 80 sq ft)	~214 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) ~110 sq ft/1 people BR 2) ~110 sq ft/1 person BR 3) ~100 sq ft/1 person BR 4) ~180 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 in driveway
**Homes must meet the requirements for Off-Street Parking in Section 4-2 of the Comprehensive Zoning Ordinance.		

1. The applicant proposes establishing a Family Personal Care Home to serve four (4) clients, with two (2) staff members assigned per shift.
2. The residence includes four (4) bedrooms and two (2) bathrooms, as well as a living room, kitchen, office space, 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. The backyard is enclosed by a six-foot (6ft) wooden privacy fence.
5. According to the Georgia Department of Transportation (GDOT) State Functional Classification Map (2026), Blackmon Court is classified as a local road.
6. Public transit service is not available in the vicinity of the subject property.
7. Public water and sanitary sewer services are available to the site.
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 present on the property.
10. The proposed use is compatible with surrounding land uses and is consistent with the 2023 Comprehensive Plan.
11. 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

Fire Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends **Denial** of the special exception to establish a Family Personal Care Home.

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.*