

Augusta-Richmond County
Planning Commission
Staff Report

Hearing Date: April 2, 2025
Case Number: SE-25-04
Applicant: Celina Lofton
Property Owner: Christopher Wright
Property Address: 3622 Sturnidae Drive
Tax Parcel No(s): 119-0-303-00-0
Current Zoning: R-1C (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 0.24-acre property located in the Southdale Subdivision and is zoned R-1C (One-Family Residential). The property features a one-story 1,400 square-foot residence that was constructed in 1977. The applicant is seeking approval of a special exception to increase the capacity from 3 to 6 clients at an established Family Personal Care Home on the property.

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)	~150 sq ft
IV.	Kitchen/Dining Room (minimum of 80 sq ft)	~300 sq ft
V.	Outdoor Space and Fencing	Backyard enclosed by fence
Bedrooms or Private Living Spaces	Requirement	Existing
I.	Bedrooms (minimum 100 sq ft per person)	BR 1) ~136 sq ft/1 person BR 2) ~220 sq ft/2 people BR 3) ~120 sq ft/1 person BR 4) ~120 sq ft/1 person BR 5) ~140 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**	6
**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 six (6) residents.
2. The residence contains five (5) bedrooms and two (2) bathrooms, along with a living room, kitchen and dining room combo, laundry room, and office. 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 six (6) clients.
4. The nearest Family Personal Care Home is located approximately 1.6 miles of the subject property along Windsor Spring Road.
5. Records indicate that a personal care home has been established on the property since 2017.
6. Sturnidae Drive is identified as a local road.
7. The nearest bus route is on Deans Bridge Road located approximately 1.4 miles from the property.
8. Public water and sewer are present in the area and currently in use at the property.

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9. The property is not located within a Special Flood Hazard Area and there are no wetlands located on the property.
10. The proposal is compatible with surrounding land uses and consistent with aspects of the 2023 Comprehensive Plan.
11. At the time of completion of this report, staff has not received any inquiries regarding this application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- There is an 8" water line and an 8" sewer line available for their use.

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 6 residents with full supervision. Any live-in staff will be counted towards the maximum occupancy of the home.
2. Successful completion of a Code Enforcement inspection is required before issuance of the business license.
3. The applicant must receive an updated City of Augusta business license for the expanded number of residents 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.
4. The home shall be staffed and maintained in compliance with all State Department of Community Health regulations for a Family Personal Care Home.
5. 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.

Dear Department of Planning and Development,

Lofton Personal Care Home #2 respectfully requests a modification to its current special exception permit. We seek to increase our bed capacity from 3 beds to 6 beds. 1 staff member per shift with maximum 6 clients total.

As a Family Model home, we are specifically designed to serve the needs of elderly and/or disabled individuals within our community. We would be pleased to provide any additional information you may require.

Thank you for your consideration.

Sincerely,

Lofton Personal Care Home #2

Celina Lofton

 2/24/25

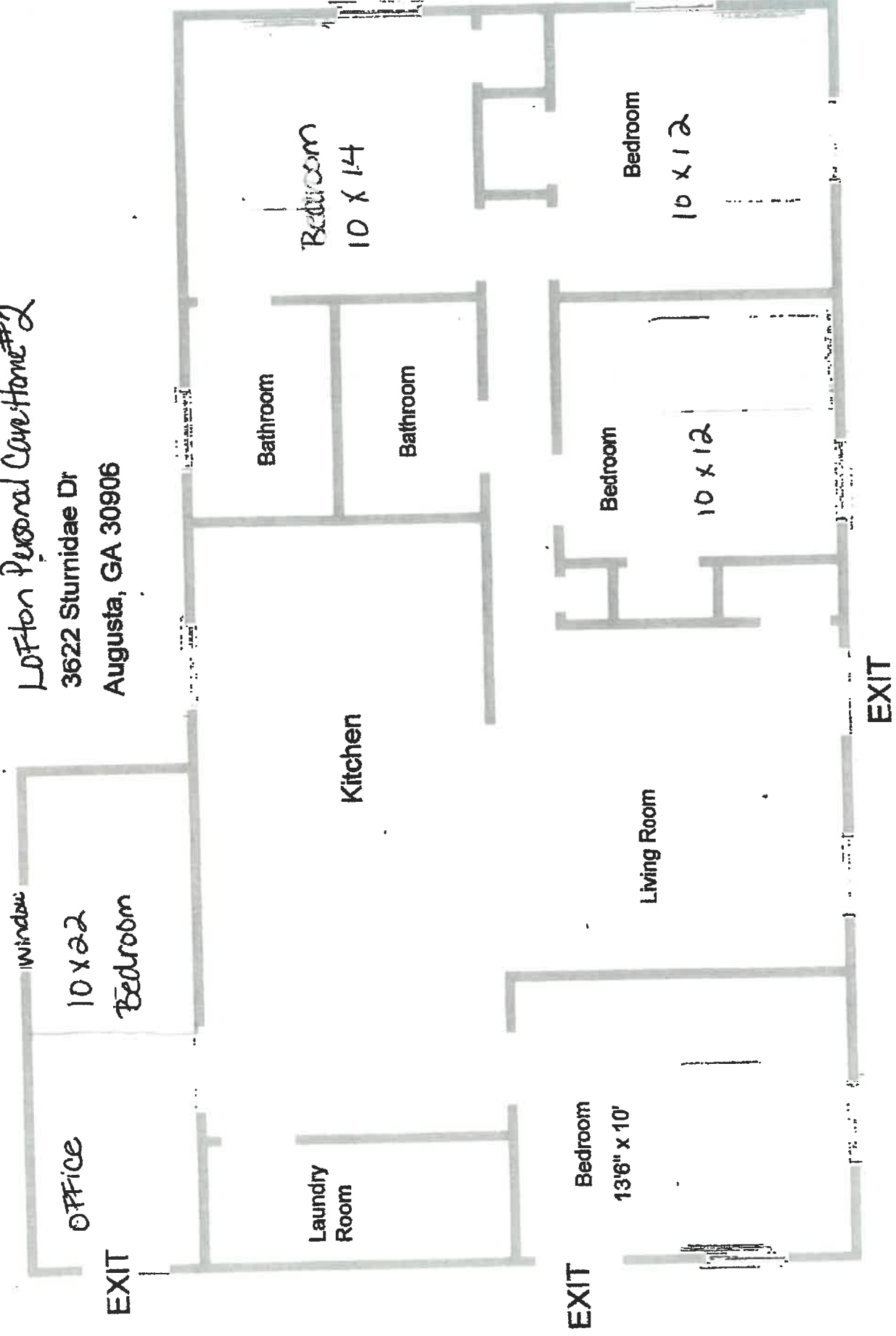
Lofton Personal Care Home

3622 Stumidae Dr

Augusta GA 30906

762-227-9393

Lofton Personal Care Home #2
3622 Sturnidae Dr
Augusta, GA 30906



Planning Commission
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3622 Sturnidae Drive

Aerial

 Subject Property

Augusta
G E O R G I A

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street, Suite 300
Augusta, GA 30901
3/17/2025 p#226333

Augusta, GA District 07

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Planning Commission
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3622 Sturnidae Drive

Current Zoning

Subject Property

Zoning Classification

- A: Agriculture
- R-1B: One Family Residential
- R-1C: One Family Residential
- R-1D: One Family Residential

Augusta
GEORGIA

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
3/17/2025 pe22633

Augusta, GA Ditchliner

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Request: A Special Exception per Section 26-1(h) of the Comprehensive Zoning Ordinance to establish a family personal care home with approximately 5 clients affecting property containing approximately 0.24 acres located at 3622 Sturnidae Drive.
Name: Celina Lofton on behalf of Christopher A. Wright
Parcels: 119-0-303-00-0

A

R-1C

R-1C

R-1D

R-1B

