

Hearing Date: October 6, 2025

Case Number: SE-25-11

Applicant: Dorinda Anin-Amponsah

Property Owner: Dorinda Anin-Amponsah

Property Address: 3602 Abbey Road

Tax Parcel No(s): 095-0-115-00-0

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

Fort Eisenhower Notification Required: N/A

Commission District 4: Tanya Barnhill-Turnley

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 0.31-acre property located in the Barton Chapel Hills Subdivision and is zoned R-1A (One-Family Residential). The property features a one-story, 2,008 square-foot residence that was constructed in 1972. The applicant is seeking approval of a special exception to establish a family personal care home with six (6) clients on the property.

On Wednesday, September 3, 2025, the Planning Commission voted to postpone the application to allow for the applicant to meet with the Barton Chapel Hills Subdivision residents. Staff have not received any updates regarding any community meetings.

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		
<i>Common Areas</i>	<i>Requirement</i>	<i>Existing</i>
I.	ADA-compliant Ramp (2010 standards)	N/A
II.	Design for Accessibility	N/A
III.	Living Room (minimum of 120 sq ft)	~192 sq ft
IV.	Kitchen/Dining Room (minimum of 80 sq ft)	~216 sq ft
V.	Outdoor Space and Fencing	Backyard enclosed by chain link fence
<i>Bedrooms or Private Living Spaces</i>	<i>Requirement</i>	<i>Existing</i>
I.	Bedrooms (minimum 100 sq ft per person)	BR 1) ~208 sq ft/2 people BR 2) ~120 sq ft/1 person BR 3) ~196 sq ft/1 person BR 4) ~168 sq ft/1 person BR 5) ~149 sq ft/1 person
<i>Bathroom Facilities</i>	<i>Requirement</i>	<i>Existing</i>
I.	Functional toilet (1:4 occupants*)	3
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.		
<i>Off-Street Parking</i>	<i>Requirement</i>	<i>Proposed</i>
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 and a half (2.5) bathrooms, along with a living room, kitchen and dining room combo, laundry room, visiting area, and an 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. There are no other established family personal care homes within twelve hundred (1,200) feet of the subject property.
5. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Abbey Road is classified as a local road and Barton Chapel Road is classified as a minor arterial route.

6. The nearest bus stop is located on Barton Chapel Road and is approximately one hundred sixty-five (165) feet from the subject property.
7. Public water is present in the area, but public sewer is not.
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 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 have received one individual in opposition regarding this application.

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 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 a City of Augusta business license 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.*

Letter of Intent to open a Personal Care home

Date: 7/24/2025

Augusta Planning and Development

535 Telfair St.

Augusta, GA 30901

To Whom It May Concern:

My name is Dorinda Anin-Amponsah, a healthcare worker, with over 15 years of work experience. I am writing to formally express my intent to open a personal care home at 3602 Abbey Rd, Augusta Ga, 30906. The name of the facility will be known as Canalway Personal Care Home.

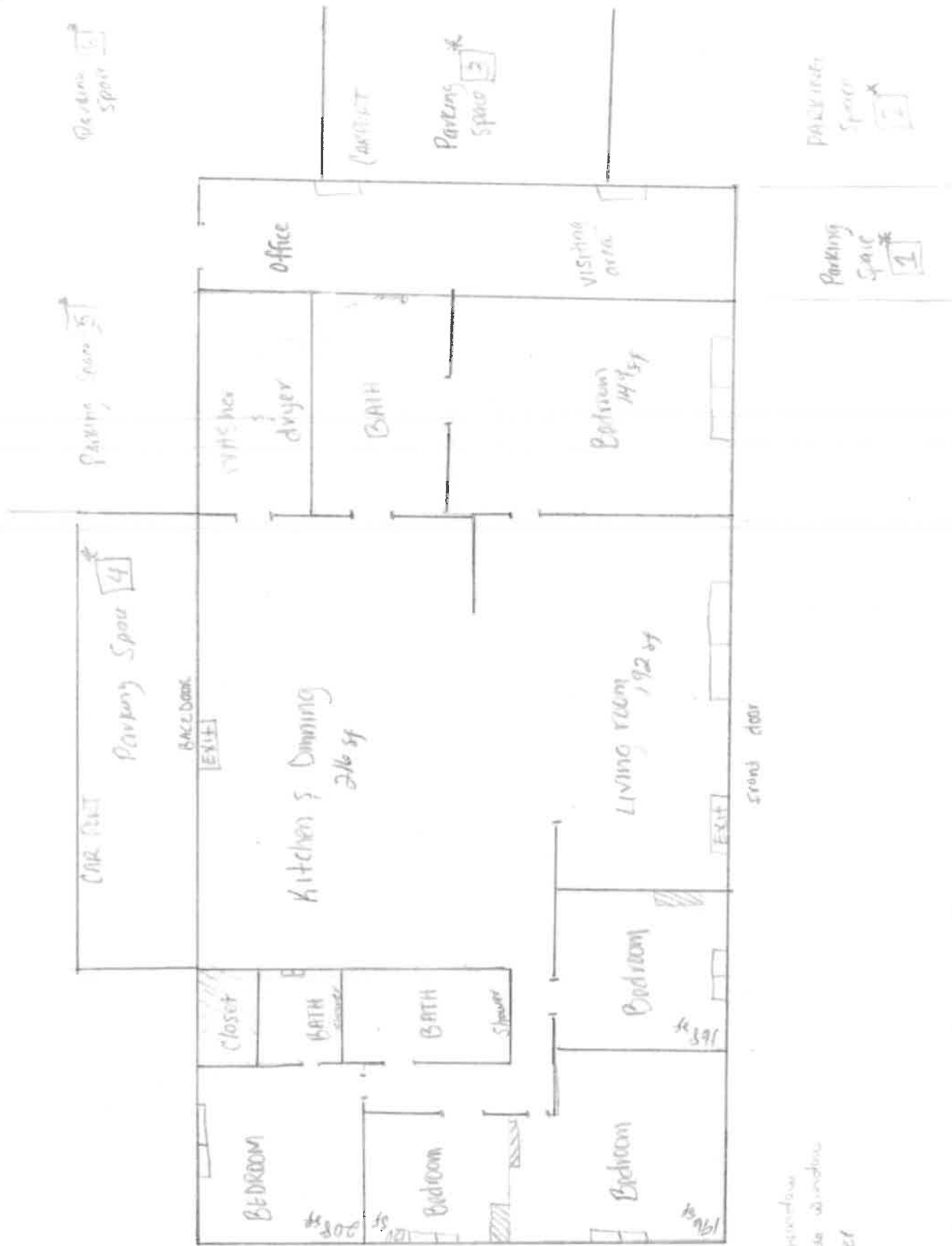
Although I have worked with all age groups, I enjoy working with the elderly. Over the years, I gained my patient care experience while working in the hospitals, retail settings, and volunteering in nursing homes. While working with the elderly, I saw the need for care for them. Although I can work in an already establish facility, I desire to open a place of my own to render compassionate and individualized care. Besides assisting with daily living activities in a safe, respectful and home-like environment, my expertise in the medical field will ensure that regulatory requirements and licensing set forth by the state are met. My goal is to promote independence which catering to their physical, emotional and social needs. I am currently working with an establish agency who will train me and my staff to provide necessary certifications, inspections, services, plans and policies in accordance with state regulations.

Thank you for your time and consideration. I look forward to working with your office throughout this process.

Sincerely,

Dorinda Anin-Amponsah

Canalway Personal Care Home.



BARTON CHAPEL ROAD

Abbey road



Date: August 18, 2025

To: Augusta Planning and Zoning

Subject: Objection to the plan to convert 3602 Abbey Road into a personal care home

I am writing as a concerned property owner at Barton Chapel Hill 3604 Abbey Road regarding the proposed plan to convert the property at 3602 Abbey Road into a personal care home facility for the elderly. While I have deep respect for the care and dignity our elderly community deserves, I strongly believe this type of facility does not belong in the middle of a residential neighborhood for the following reasons:

1. Traffic and Parking Concerns

A personal care home will bring frequent staff members, medical providers, delivery services, visitors, and emergency vehicles into a street designed for limited residential use. This will create congestion, restrict parking availability for residents, and increase the risk of blocked driveways or traffic accidents.

2. Noise and Disturbances

The facility will generate a level of activity inconsistent with the quiet character of our neighborhood. Staff shift changes, visitors at irregular hours, and emergency calls—often involving ambulances or fire trucks—will disrupt the peace and quiet expected in a residential area.

3. Safety and Emergency Response Issues

A facility of this nature increases the likelihood of frequent emergency responses. The additional strain on first responders could impact both the safety of the residents within the facility and the wider neighborhood.

4. Impact on Property Values

The introduction of a commercial-style care facility in a residential block is likely to negatively affect nearby property values. Potential homebuyers are often deterred by increased traffic, loss of privacy, and nonresidential activity in close proximity.

5. Zoning and Neighborhood Character

A personal care home operates as a business and is more appropriately located in areas zoned and equipped for such facilities. Allowing this use in our neighborhood

undermines zoning protections and sets a concerning precedent for other commercial operations to move into residential communities.

6. Privacy and Quality of Life

With a revolving staff, frequent visitors, and higher-than-normal foot and vehicle traffic, residents next door and across the street would experience diminished privacy, security, and overall quality of life.

7. Infrastructure Strain

Increased water, sewage, trash, and utility usage from a care facility places a heavier demand on infrastructure designed for single-family households, not commercial-level operations.

For these reasons, I respectfully object to the approval of 3602 Abbey Road Augusta GA 30906 as a personal care home. Elder care is a vital service, but such facilities belong in properly zoned areas designed to handle the demands of this type of operation, not in a quiet residential neighborhood.

Thank you for your time and consideration of this matter.

Best Regards,

Eric Gaines

PO BOX 14161

Augusta GA 30906

Planning Commission
SE-25-11
October 6, 2025

3602 Abbey Road

Aerial

 Subject Property

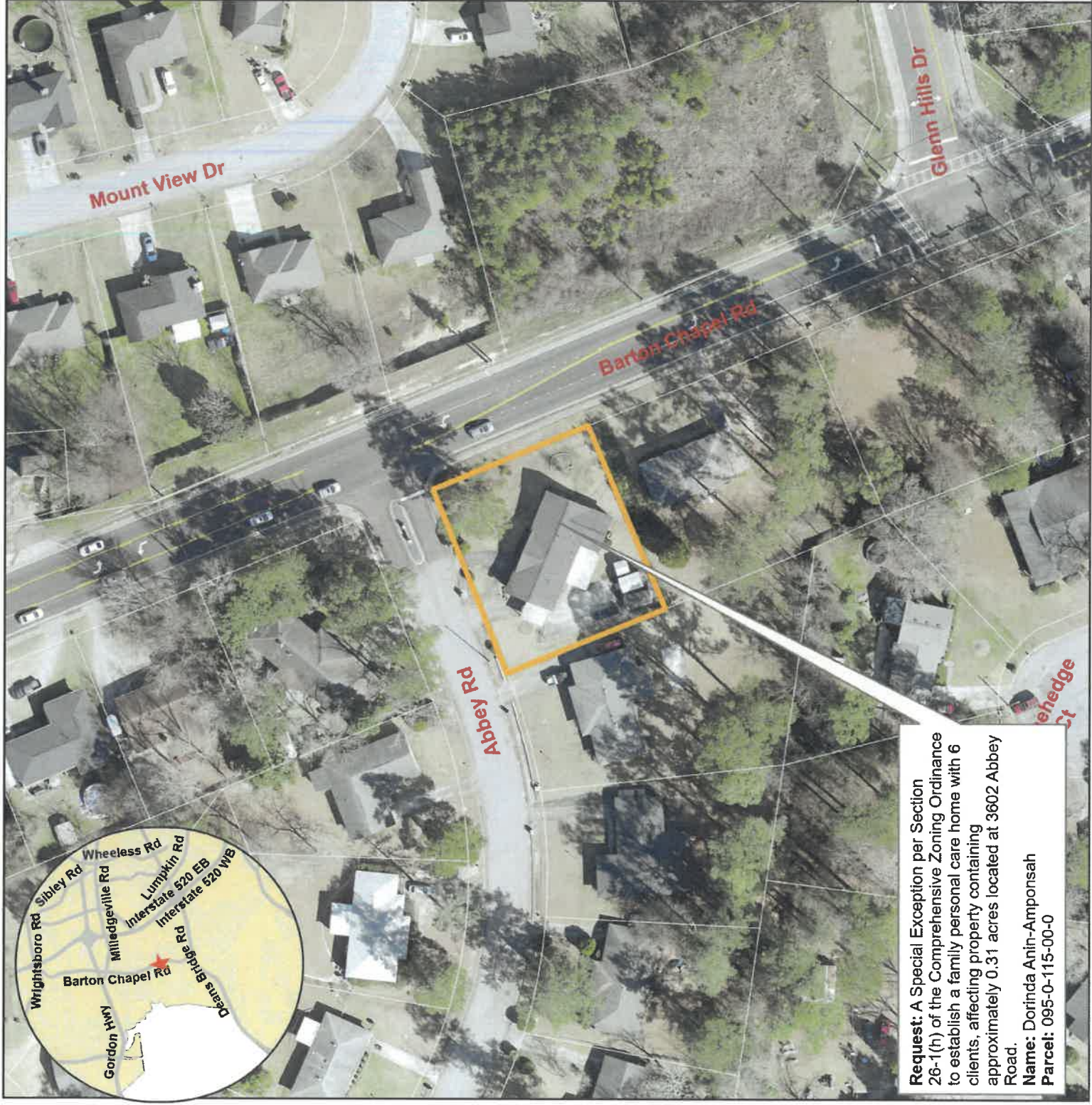


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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/24/2025 PE22633

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0 150 Feet



Request: A Special Exception per Section 26-1(h) of the Comprehensive Zoning Ordinance to establish a family personal care home with 6 clients, affecting property containing approximately 0.31 acres located at 3602 Abbey Road.
Name: Dorinda Anin-Amponsah
Parcel: 095-0-115-00-0

Planning Commission
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3602 Abbey Road

Current Zoning

 Subject Property

Zoning Classification

 B-1: Neighborhood
Business

 R-1A: One Family
Residential



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