

Hearing Date: October 5, 2026
Case Number: SE-26-20
Applicant: Shelly Mack
Property Owner: Richmond County Board of Education
Property Address: 3110 Tate Road
Tax Parcel No: 084-4-001-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Gordon 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	Day Care Facility	Section 26-1(r)

SUMMARY OF REQUEST:

This request is for a Special Exception pursuant to Section 26-1(r) of the Comprehensive Zoning Ordinance to establish a day care facility at 3110 Tate Road. The petition was submitted by Shelly Mack on behalf of the Richmond County Board of Education and affects approximately 12 acres identified as Tax Map # 084-4-001-00-0. The subject property is zoned R-1A (One-Family Residential).

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located along Tate Road and contains approximately 12 acres. The proposed day care facility is a community-serving use that may be appropriate in proximity to residential development. The request does not alter the underlying R-1A zoning classification.

The size of the property provides an opportunity to accommodate the proposed use with appropriate setbacks, parking, circulation, landscaping, buffering, and other site improvements. Final development should be consistent with applicable Comprehensive Plan policies and all zoning and site-development requirements.

CRITERIA FOR GRANTING SPECIAL EXCEPTION:

The granting of a special exception is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located;
The property is zoned R-1A, and the requested day care facility is being considered pursuant to Section 26-1(r). The underlying zoning will remain unchanged, and the use will be subject to all applicable R-1A and site-development requirements.
2. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area;
The approximately 12-acre site provides sufficient area to accommodate the proposed facility and associated parking, circulation, landscaping, buffering, and other improvements. Potential impacts can be addressed through final site-plan review.
3. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;
The proposed day care facility is a community-serving use that may be appropriately located in proximity to residential development. The request does not require a change to the underlying zoning classification, and final development will be subject to applicable site and zoning standards.
4. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;
The property is accessed from Tate Road. Final access design, driveway location, sight distance, and any required improvements will be reviewed by the appropriate agencies.
5. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles;
The final design must provide adequate circulation for parents or guardians, employees, visitors, service vehicles, and emergency vehicles. Drop-off and pick-up activity should be accommodated on-site without creating conflicts with public traffic or pedestrian movement.
6. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use;
Final water, sewer, fire protection, emergency access, stormwater, and other public service requirements must be confirmed through the applicable review and permitting processes. There are currently no plans for further development of the property.
7. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor;
Parking, refuse, and service areas shall be located and screened as required by the Comprehensive Zoning Ordinance. The final design should minimize potential impacts to surrounding properties.
8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area;
The proposed day care facility is a community-serving use with generally scheduled periods of arrival and departure. The facility shall operate in a manner that minimizes adverse impacts on the surrounding community.
9. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.

The approximately 12-acre property provides adequate area to appropriately locate the proposed facility. Building height, setbacks, parking, landscaping, buffering, and other dimensional requirements must comply with R-1A standards and development regulations.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No Traffic Engineering comments have been received.

Engineering Comments:

- No Engineering comments have been received.

Utilities Comments:

- No Utilities comments have been received.

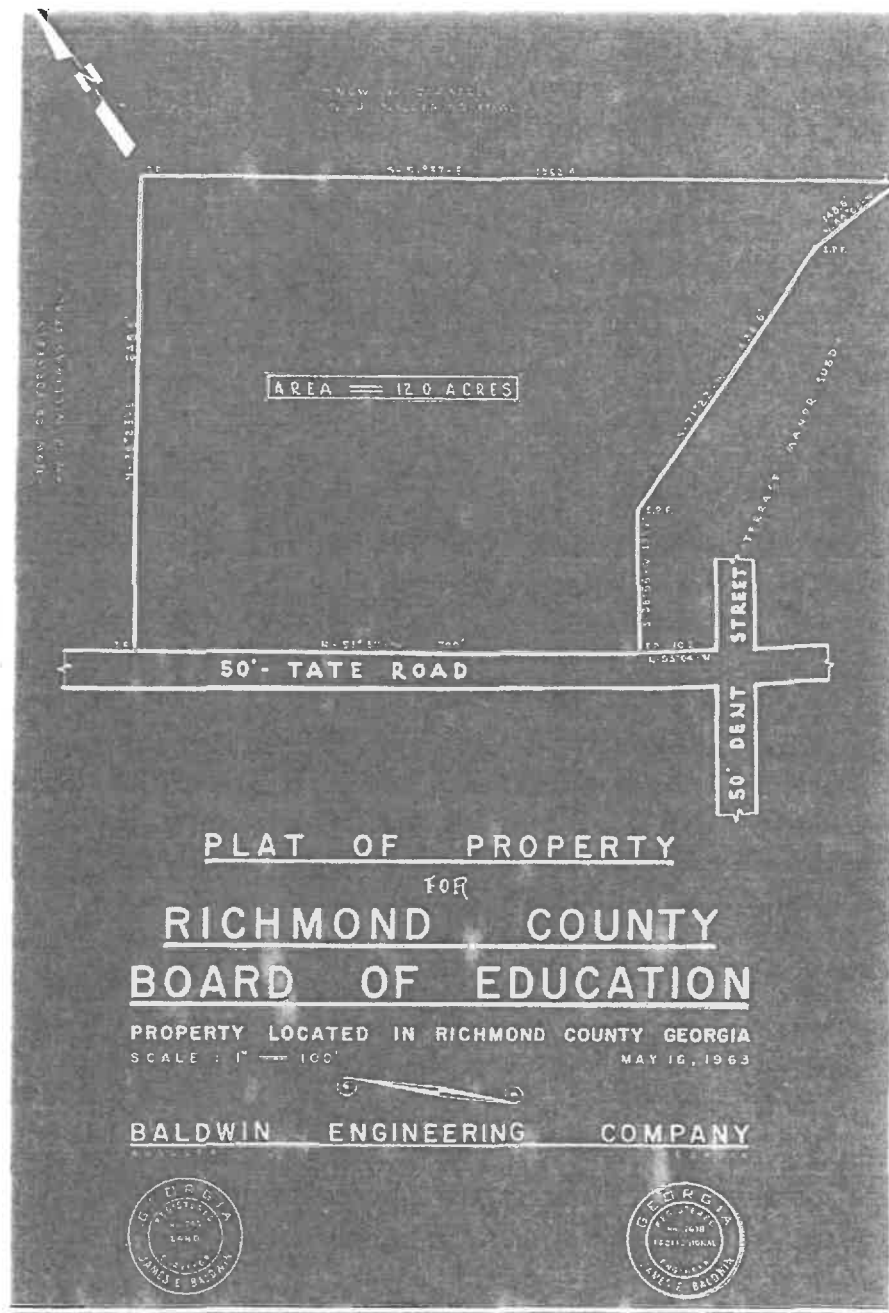
FINDINGS:

1. The subject property is located at 3110 Tate Road, Tax Map # 084-4-001-00-0.
2. The property contains approximately 12 acres and is zoned R-1A (One-Family Residential).
3. The applicant is requesting a Special Exception pursuant to Section 26-1(r) to establish a day care facility. The proposed use is not permitted by right under the current zoning classification and requires approval by the Augusta Commission.
4. The request does not include a rezoning; the underlying R-1A zoning classification would remain in place.
5. The applicant seeks to utilize the former Terrace Manor Elementary School to establish an adult day care and day care facility. According to County tax records, the school was constructed in 1964 and contains approximately 52,853 square feet. The school permanently closed in 2023.
6. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS mapping layer, no wetlands are identified on the property.
8. According to the Georgia Department of Transportation State Functional Classification GIS map, Tate Road is classified as a local or residential street.
9. The predominant zoning in the surrounding area consists of R-1A, R-1B, and R-1C (One-Family Residential) zoning districts.
10. This request is consistent with the 2023 Comprehensive Plan.
11. A neighborhood meeting was held on Tuesday, September 22nd, to discuss the proposed use with members of the surrounding community.
12. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

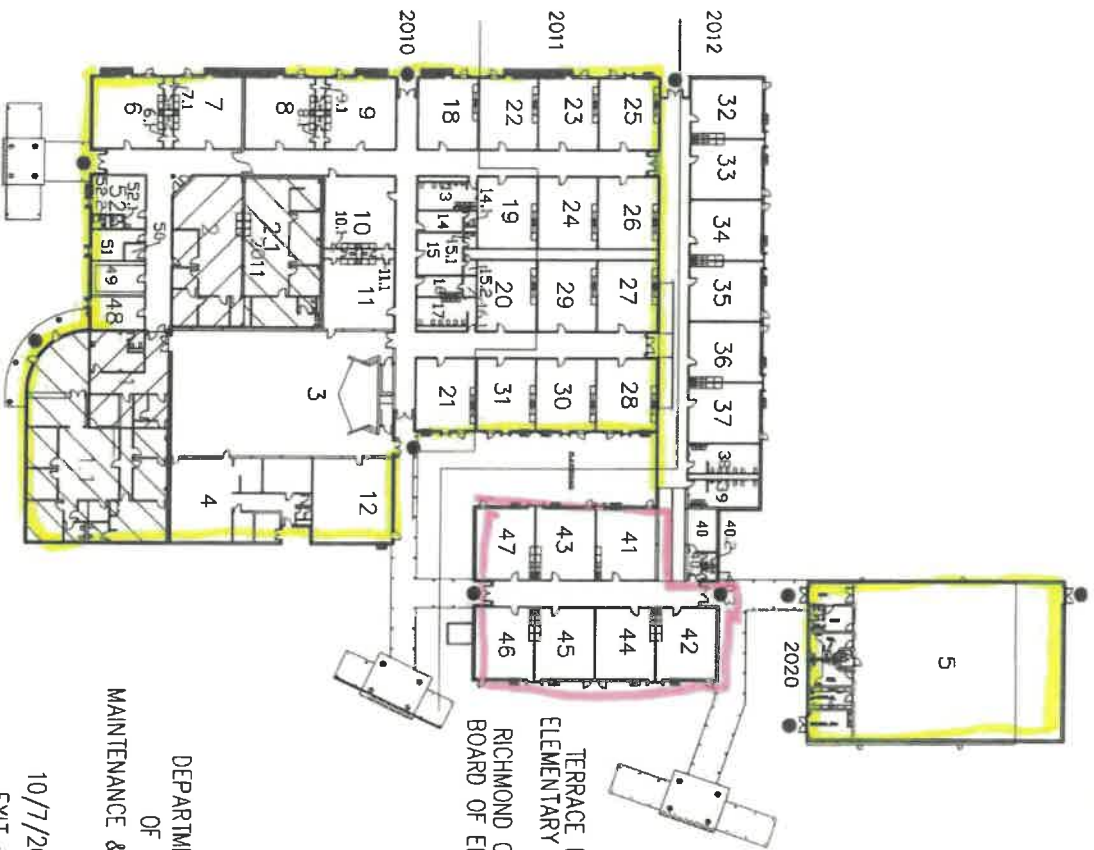
RECOMMENDATION: The Planning Commission recommends Approval of the special exception to establish a day care facility with the following conditions:

1. The property shall be limited to a day care facility or uses permitted in the R-1A zone.
2. The hours of operation shall be limited to 3:30 p.m. to 8:00 p.m. Monday through Friday.
3. The children must enter into a separate location from the adult center and remain in that location until the adult center closes at 4:30 pm.
4. Any new building exceeding 1,000 square feet or any substantial change to the site associated with the special exception request requires approval by the Augusta Commission.
5. Any proposed lighting fixtures must be directed downward and not toward buildings.
6. The applicant must obtain a City of Augusta business license and maintain a valid license with the State of Georgia.
7. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted.
8. Approval of this request does not constitute approval of the conceptual site plan submitted with the special exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing 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.*







TERRACE MANOR
ELEMENTARY SCHOOL
RICHMOND COUNTY
BOARD OF EDUCATION

DEPARTMENT
OF
MAINTENANCE & FACILITIES

10/7/2003
EXIT ➡

Proposal to the Augusta-Richmond County Planning Commission

Request for Zoning Approval / Special Exception to Allow an Adult Day Program for Individuals with Developmental Disabilities and Mental Health Diagnoses and an After-School Program for Special Needs Children and At-Risk Youth in a Residential Zoning District

Applicant: Shelley Parker-Mack

Requested Use: ~~ADULT DAY CARE~~ *CENTER*
Adult Day Program / Adult Day Support Services for Individuals with Developmental Disabilities and Mental Health Diagnoses, and an After-School Program for Special Needs Children and At-Risk Youth (Ages 12–17)

EXECUTIVE SUMMARY

This proposal respectfully requests approval from the Augusta-Richmond County Planning Commission and the Augusta Commission to allow the use of a residentially zoned property (formerly an elementary school) for an Adult Day Program serving individuals with developmental disabilities, including those with co-occurring mental health conditions, and an After-School Program serving special needs children and at-risk youth between the ages of 12 and 17.

The Adult Day Program will provide structured daytime support, supervision, life-skills development, social engagement, community inclusion, and wellness activities for adults with developmental disabilities and mental health diagnoses.

The After-School Program will provide a safe, structured, and supportive environment for children with special needs and at-risk youth during after-school hours. The program will offer academic support, mentoring, life-skills training, social development opportunities, behavioral support, recreational activities, and positive youth engagement designed to promote educational success and reduce risk factors that contribute to juvenile delinquency and negative outcomes.

Neither program is intended to operate as a residential facility, boarding home, overnight care facility, or high-traffic commercial establishment. Both programs are designed to provide community-based support services in a safe, supervised, and professionally managed environment.

Approval of this request would support the public interest by expanding access to disability services, youth development programs, and family support services throughout Richmond County while helping vulnerable populations remain connected to their communities.

This proposal is driven by a deep passion for supporting individuals with developmental disabilities and their families. With more than 20 years of experience serving individuals with developmental disabilities, mental health diagnoses, and special needs, we bring both professional expertise and personal understanding to this mission. As the parent of a son with autism, the challenges, concerns, and successes experienced by families are not only understood professionally but are lived personally. This unique perspective provides a comprehensive understanding of the needs of individuals receiving services, their families, caregivers, and the broader community. It has inspired a lifelong commitment to creating programs that promote dignity, independence, inclusion, safety, and opportunity. The proposed Adult Day Program and After-School Program are founded on the belief that every individual deserves access to quality services, meaningful community involvement, and the support necessary to reach their fullest potential.

PURPOSE OF THE REQUEST

The purpose of this request is to allow a former elementary school to be used as a community-based Adult Day Program and After-School Program that serves individuals with developmental disabilities, mental health diagnoses, special needs children, and at-risk youth.

Many adults with developmental disabilities require supervised daytime services after aging out of school-based programs. Likewise, many families of special needs children and at-risk youth face challenges securing safe, structured after-school environments that provide educational support, supervision, and positive developmental opportunities.

The proposed use addresses both community needs by creating a comprehensive support center that promotes independence, inclusion, education, safety, and community engagement.

All youth participating in the program will be supervised by qualified staff and volunteers who have completed applicable background checks and training requirements.

PROPOSED OPERATING CONDITIONS

Hours of Operation:

Adult Day Program:

Monday through Friday

8:30 a.m. – 4:30 p.m.

After-School Program:

Monday through Friday

3:00 p.m. – 7:00 p.m.

Additional summer and school-break programming may be offered during daytime hours, subject to all applicable regulations and approvals.

COMPATIBILITY WITH RESIDENTIAL CHARACTER

The proposed Adult Day Program and After-School Program are compatible with the neighborhood's residential character because both uses are supervised, community-serving, and educational.

The property's previous use as an elementary school demonstrates its historical compatibility with educational and community-focused programming. The proposed use will continue serving individuals in a manner consistent with the property's longstanding role as a place of learning, support, and community engagement.

Neither program will generate excessive traffic, late-night activity, industrial operations, or commercial impacts inconsistent with surrounding residential uses.

COMMUNITY NEED AND PUBLIC BENEFIT

In addition to the benefits outlined for adults with developmental disabilities and mental health diagnoses, the After-School Program will provide the following public benefits:

- Academic enrichment and homework assistance
- Social skills development and peer interaction
- Mentoring and leadership development
- Behavioral support and conflict resolution training
- Life-skills education and workforce readiness preparation
- Safe supervision during critical after-school hours
- Reduced juvenile delinquency and exposure to negative influences
- Family support for working parents and caregivers
- Community engagement and volunteer opportunities
- Inclusive programming for youth with developmental disabilities and special needs

DESCRIPTION OF PROPOSED PROGRAMS

ADULT DAY PROGRAM

The Adult Day Program will provide daytime support services for adults with developmental disabilities and mental health diagnoses, including:

- Supervised daily activities
- Life-skills development

- Social and recreational activities
- Health and wellness activities
- Communication and socialization support
- Personal care support as needed
- Community integration activities
- Coordination with families, guardians, case managers, and support professionals

AFTER-SCHOOL PROGRAM FOR SPECIAL NEEDS CHILDREN AND AT-RISK YOUTH — 3:30 – 8:00

The After-School Program will serve youth ages 12–17 and may include:

- Homework assistance and tutoring
- Academic enrichment activities
- Reading and literacy support
- STEM and technology-based learning opportunities
- Life-skills and independent living instruction
- Social skills development
- Behavioral support services
- Mentoring and leadership development
- Recreational and wellness activities
- Arts, music, and creative expression opportunities
- Career exploration and workforce readiness
- Community service and civic engagement projects
- Family engagement and support services

IMPORTANCE OF APPROVAL

Approval of this request will allow Transformational Empowerment to address two significant community needs simultaneously:

1. Daytime support services for adults with developmental disabilities and mental health diagnoses.
2. After-school support services for children with special needs and at-risk youth.

The proposed programs will strengthen families, improve educational outcomes, promote independence, reduce gaps in community services, and provide a safe and supportive environment for vulnerable populations throughout Richmond County.

The former elementary school property is uniquely suited to serve these purposes because it already possesses the infrastructure, layout, and community-centered design necessary to support educational, developmental, and support programming.

This proposal represents an investment in the well-being of Richmond County residents and aligns with community goals related to education, disability services, youth development, public safety, and family support.

PROPOSED CONDITIONS OF APPROVAL

1. The use shall be limited to an Adult Day Program/Day Support Program for individuals with developmental disabilities and mental health diagnoses and an After-School Program serving special needs children and at-risk youth ages 12–17.
2. No overnight lodging or residential boarding shall be permitted.
3. Hours of operation shall be limited to daytime hours unless otherwise approved.
4. The number of participants shall not exceed the approved capacity established by applicable building, fire, state, and local requirements.
5. The applicant shall maintain all required licenses, permits, inspections, and approvals.
6. Parking shall be provided on-site or as otherwise approved by Augusta-Richmond County.
7. Drop-off and pick-up shall be managed to prevent traffic congestion.
8. The property shall be maintained in a clean, safe, and orderly condition.

9. The applicant shall comply with all applicable building, fire, accessibility, business licensing, and safety requirements.
10. Any outdoor activity shall be supervised and conducted in a manner respectful of nearby residences.

Conclusion

For the reasons stated above, Shelley Parker-Mack respectfully requests approval of the proposed Adult Day Program for individuals with developmental disabilities and mental health diagnoses, as well as the proposed After-School Program for Special Needs Children and At-Risk Youth (ages 12–17), at the subject property.

These programs will provide important community services, support families, promote inclusion, and improve the quality of life for adults with developmental disabilities and mental health conditions, as well as youth who require additional academic, social, behavioral, and developmental support. The Adult Day Program will provide meaningful opportunities for independence, skill development, community engagement, and socialization. At the same time, the After-School Program will offer a safe, structured, and supportive environment that promotes academic success, positive youth development, mentoring, life-skills training, and responsible decision-making.

Together, these programs will address critical service gaps within Richmond County by providing accessible, community-based support services that strengthen families, reduce isolation, encourage educational achievement, and promote long-term positive outcomes for vulnerable populations.

The proposed programs can operate safely and respectfully within a residential area, particularly given the property's former use as an elementary school, provided appropriate conditions and oversight are in place. The applicant is committed to working collaboratively with Augusta-Richmond County officials, neighbors, families, schools, and regulatory agencies to ensure the programs are operated professionally and safely, in a manner that benefits the community while maintaining compatibility with the surrounding neighborhood.

Respectfully submitted,

Shelley Parker-Mack, CEO
(706) 394-7771
mack.shelley@macklanderllc.net
3114 Augusta Tech Drive, Augusta, GA 30906

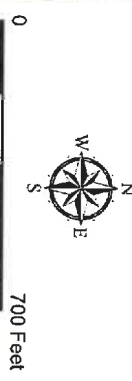


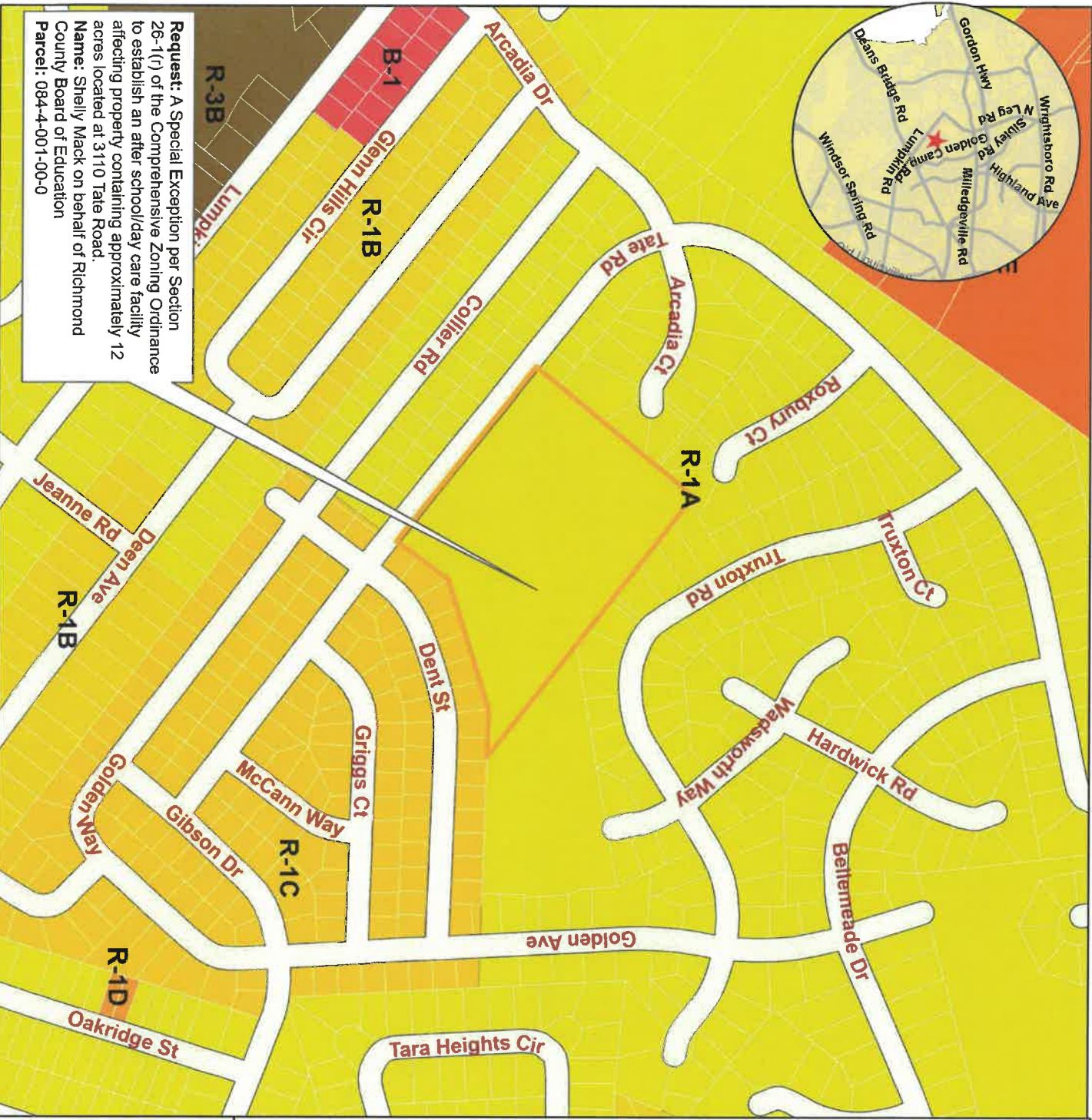
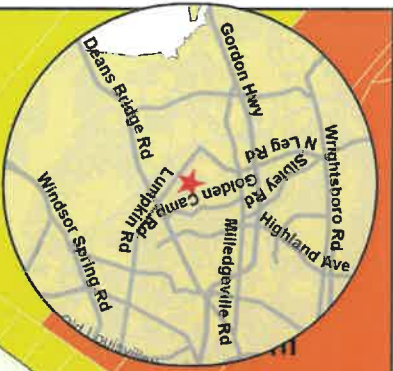
Request: A Special Exception per Section 26-1(f) of the Comprehensive Zoning Ordinance to establish an after school/day care facility affecting property containing approximately 12 acres located at 3110 Tate Road.
Name: Shelly Mack on behalf of Richmond County Board of Education
Parcel: 084-4-001-00-0

Planning Commission
SE-26-20
October 5, 2026
3110 Tate Road
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
 9/11/2026 PE22633

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Request: A Special Exception per Section 26-1(r) of the Comprehensive Zoning Ordinance to establish an after school/day care facility affecting property containing approximately 12 acres located at 3110 Tate Road.
Name: Shelly Mack on behalf of Richmond County Board of Education
Parcel: 084-4-001-00-0

Planning Commission
SE-26-20
October 5, 2026
3110 Tate Road
Current Zoning

- Subject Property**
- Zoning Classification**
- B-1: Neighborhood Business
 - R-1A: One Family Residential
 - R-1B: One Family Residential
 - R-1C: One Family Residential
 - R-1D: One Family Residential
 - R-1E: One Family Residential
 - R-3B: Multiple-Family Residential

Augusta
 GEORGIA

Produced By: City of Augusta
 Planning & Development Department
 535 Talair Street Suite 300
 Augusta, GA 30901
 9/11/2026 PE22633

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Augusta, GA Disclaimer

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