

Hearing Date: October 5, 2026
Case Number: SE-26-16
Applicant: Shannon Franklin
Property Owner: Broken Outreach Ministries Inc.
Property Address: 2019 Rosier Road
Tax Parcel No: 132-0-010-00-0
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	Private School	Section 26-1(b)

SUMMARY OF REQUEST:

This Special Exception request applies to the property located at 2019 Rosier Road, identified as Tax Parcel No. 132-0-010-00-0 and zoned R-1A (One-Family Residential). The applicant, Shannon Franklin, requests approval to operate Legacy Heights Academy, a private Christian K-8 microschool, within the existing church facility. According to the Letter of Intent, the school would initially serve approximately 20 students and would operate Monday through Friday from 7:30 a.m. to 3:30 p.m. The school would occupy existing classroom space within the church; no additions or exterior building modifications, expansion of the existing parking lot, or additional signage beyond applicable permitting requirements are proposed.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the South Augusta Character Area, which has experienced continued residential and institutional growth over time, including the development of new schools and supporting community services. The proposed use is consistent with this development pattern by providing an educational use that responds to the needs of a growing residential area.

Legacy Heights Academy would operate within an existing church facility, allowing the proposed school to utilize existing classroom space and infrastructure without requiring building additions, exterior modifications, expansion of the parking lot, or significant changes to the site. The applicant also proposes maintaining a small-scale operation, initially serving approximately 20 students, which is appropriate for the existing facility and surrounding residential character.

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 proposed special use is generally consistent with the purpose and character of the R-1A (One-Family Residential) district. The property is located within an existing church facility, and the proposed private K-8 microschool would utilize existing classroom space without requiring significant changes to the site. The small-scale nature of the proposed school, initially serving approximately 20 students, is compatible with the surrounding residential character.

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 proposed use is not anticipated to impede the normal or orderly development of surrounding properties. The surrounding area is predominantly residential, and the proposed school would operate within an existing church facility with no proposed building additions, exterior modifications, parking lot expansion, or substantial changes to the property. The continued use of the existing facility would not be expected to adversely affect the development of surrounding residential properties.

3. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;

The location and character of the proposed use are consistent with the established development pattern of the area. The South Augusta Character Area has experienced continued residential and institutional growth, including the development of schools and other community-serving uses. The proposed microschool would provide an educational service within an existing institutional facility and would support the needs of the surrounding residential community while maintaining the existing site configuration.

4. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;

The property has frontage along Rosier Road near Murphy Court. Rosier Road is classified as a Major Collector and provides access to the subject property and the surrounding residential area. Given the proposed scale of the school and the initial enrollment of approximately 20 students, the existing roadway is considered adequate to serve the proposed use.

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;

Access to the property is provided from Rosier Road, and the existing church parking areas would be used for student arrival and dismissal. The applicant proposes staggered parent drop-off and pick-up procedures to manage traffic associated with the school. No school bus transportation is proposed. Given the limited enrollment and use of the existing parking and access areas, the proposed use is not anticipated to generate traffic volumes that would adversely affect traffic or pedestrian safety or emergency vehicle access.

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;
The proposed school would operate within an existing church facility and would utilize existing site infrastructure and public services. No additional development or expansion of the facility is proposed that would create a substantial additional demand for public utilities or emergency services. Existing public facilities and services are anticipated to be adequate to serve the proposed use.
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;
The proposed school would utilize the existing church parking areas and existing site infrastructure. The applicant states that the existing parking lot is adequate to accommodate staff and parent activity associated with the school. No expansion of the parking lot or additional loading facilities are proposed.
8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area;
The proposed school would operate Monday through Friday from 7:30 am to 3:30 pm. The limited hours of operation and small enrollment are not anticipated to create significant adverse impacts on surrounding properties. Student arrival and dismissal would be managed through staggered parent drop-off and pick-up procedures using the existing church parking areas. The proposed manner of operation is generally compatible with the surrounding residential area.
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 proposed use would be located entirely within the existing church facility. No building additions, exterior modifications, or new structures are proposed as part of the Special Exception request. Therefore, the proposed use would not alter the existing height, size, or location of structures on the property and is not expected to create a compatibility concern with neighboring properties.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- Recommendation for approval.

Engineering Comments:

- No Comments have been received at this time.

Utilities Comments:

- No Comments have been received at this time.

Fire Comments:

- No Comments have been received at this time.

FINDINGS:

1. Private schools are not permitted by right within the R-1A zoning district but may be considered through the Special Exception process pursuant to Section 26-1(b) of the Comprehensive Zoning Ordinance.

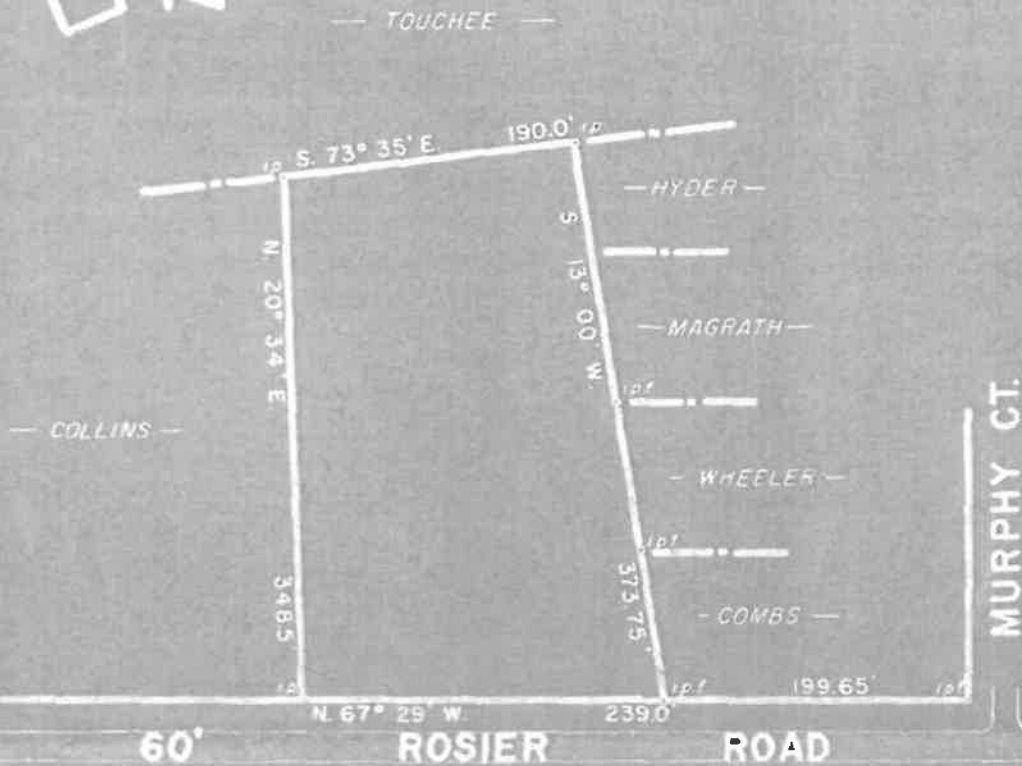
2. The applicant proposes to operate Legacy Heights Academy, a private Christian K-8 microschool operated by Guiding Path Enrichment Center, within the existing church facility located at 2019 Rosier Road.
3. According to the Letter of Intent, the proposed microschool would initially serve approximately 20 students in grades Kindergarten through 8th grade.
 - The proposed hours of operation are Monday through Friday, 7:30 a.m. to 3:30 p.m.
 - Staffing is expected to consist of an Executive Director/Administrator, two classroom teachers, and part-time instructional support staff as needed.
 - The school would utilize existing classroom space within the church. No building additions, exterior modifications, or expansion of the existing parking lot are proposed.
 - Student arrival and dismissal would be handled through staggered parent drop-off and pick-up procedures utilizing the existing church parking areas. No school bus transportation is proposed.
4. The applicant states that the existing church parking lot provides adequate parking to accommodate staff and parent activity associated with the proposed school.
5. The subject property has frontage along Rosier Road near Murphy Court. Rosier Road is classified as a Major Collector, providing access to the site and connecting the property to the surrounding residential area.
6. Pursuant to Section 4-2(b)(5), elementary and junior high schools are required to provide two parking spaces per classroom at maximum occupancy. The proposed use will utilize the existing classroom space within the church.
7. The subject property is not located within a designated flood zone, and no wetlands have been identified on the property.
8. The surrounding area consists primarily of residential uses, with some commercial development located to the southeast. The proposed school will utilize an existing church facility and is not expected to substantially alter the existing development pattern of the area.
9. The proposed use is consistent with the Comprehensive Plan and the South Augusta Character Area by providing an educational use that responds to continued residential growth in the area.
10. 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 private school with the following conditions:

1. The property shall be limited to a private school or uses permitted in the R-1A zone.
2. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted during site plan review.
3. Any proposed lighting fixtures must be directed downward and not toward buildings.
4. Approval of this rezoning 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. The report is an evaluation of stated information presented by the applicant, research done by the staff, including the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge at the hearing based on all the information available at that time.*



PLAT

FOR

FLOYD GROVES PENTECOSTAL HOLINESS CHURCH

PROPERTY LOCATED NEAR THE CITY OF AUGUSTA
RICHMOND CO GEORGIA

Scale: 1" = 100'

April 5, 1961

CHARLES T. ALEXANDER

PROFESSIONAL ENGINEER =1634

PROFESSIONAL LAND SURVEYOR =1044

AUGUSTA, GEORGIA

I certify that the above represents an actual field survey and is a true description of existing conditions.

Witness my hand and seal this 10th day of April, 1961.

CHARLES T. ALEXANDER, P.E.
Georg. & Reg. Land Surveyor =1044



4159 WHEELER ROAD, SUITE D, MARTINEZ, GA 30907
706-513-3933
WWW.GUIDINGPATHENRICHMENT.COM

July 25, 2026

Department of Planning and Development
Planning Division
535 Telfair Street, Suite 300
Augusta, Georgia 30901

To the Augusta Planning Commission:

On behalf of Legacy Heights Academy, I respectfully request approval of a Special Exception to operate a private Christian K-8 microschool within the existing church facility located at 2019 Rosier Road, Augusta, Georgia.

Legacy Heights Academy is a nonprofit educational program operated under Guiding Path Enrichment Center, a Georgia nonprofit organization dedicated to improving educational outcomes for children and families throughout the CSRA.

Our mission is to provide a safe, faith-based learning environment where students receive individualized instruction, character development, and academic support through small class sizes.

The proposed microschool will initially serve approximately 20 students in grades Kindergarten through 8th grade.

Proposed Hours of Operation

Monday through Friday
7:30 a.m. – 3:30 p.m.

Proposed Staff

- Executive Director/Administrator
- Two classroom teachers
- Part-time instructional support staff as needed

Existing Building

The school will occupy existing classroom space inside the church.

No additions or exterior building modifications are proposed.

No expansion of the existing parking lot is requested.

No additional signage beyond applicable permitting requirements is proposed.



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Traffic

Because enrollment is intentionally limited to approximately 20 students, vehicle traffic will be minimal compared to a traditional public or private school.

Student arrival and dismissal will occur through staggered parent drop-off and pick-up procedures utilizing the church's existing parking areas.

No school bus transportation is planned.

Parking

The existing church parking lot provides adequate parking for staff and parents during arrival and dismissal.

The proposed use is expected to have minimal impact on surrounding properties.

Community Benefit

Legacy Heights Academy was established to address educational gaps affecting children throughout Richmond County.

Many of the students expected to enroll come from families seeking smaller learning environments and additional academic support.

The school will provide:

- Small class sizes
- Individualized instruction
- Christian character education
- Parent partnerships
- Safe learning environment
- Academic intervention
- Community service opportunities

Compatibility

The proposed use is compatible with the existing church property and surrounding neighborhood.

The school will operate entirely within the existing church facility and will not substantially change the character of the property.



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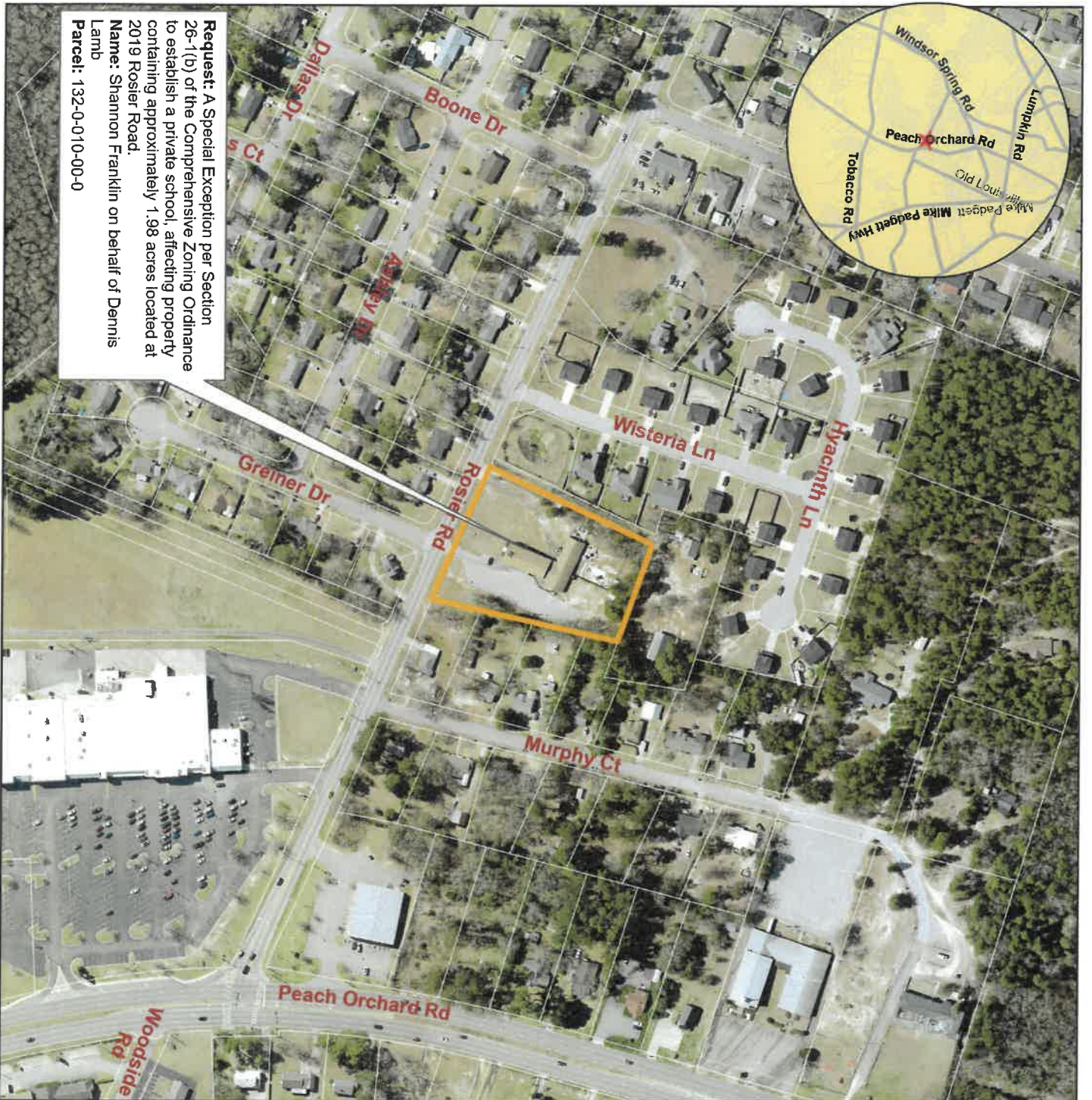
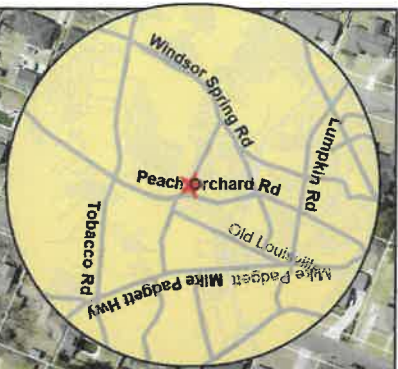
Because enrollment is intentionally limited, the proposed use is not expected to create excessive traffic, noise, or demand on public infrastructure.

We respectfully request approval of this Special Exception so Legacy Heights Academy may begin serving students and families in Richmond County.

Thank you for your consideration.

Respectfully,

Shanon Franklin, Ed.S.
Executive Director
Guiding Path Enrichment Center/Legacy Heights Academy



Request: A Special Exception per Section 26-1(b) of the Comprehensive Zoning Ordinance to establish a private school, affecting property containing approximately 1.98 acres located at 2019 Rosier Road.
Name: Shannon Franklin on behalf of Dennis Lamb
Parcel: 132-0-010-00-0

Planning Commission
SE-26-16
October 5, 2026

2019 Rosier Road

Aerial

 **Subject Property**

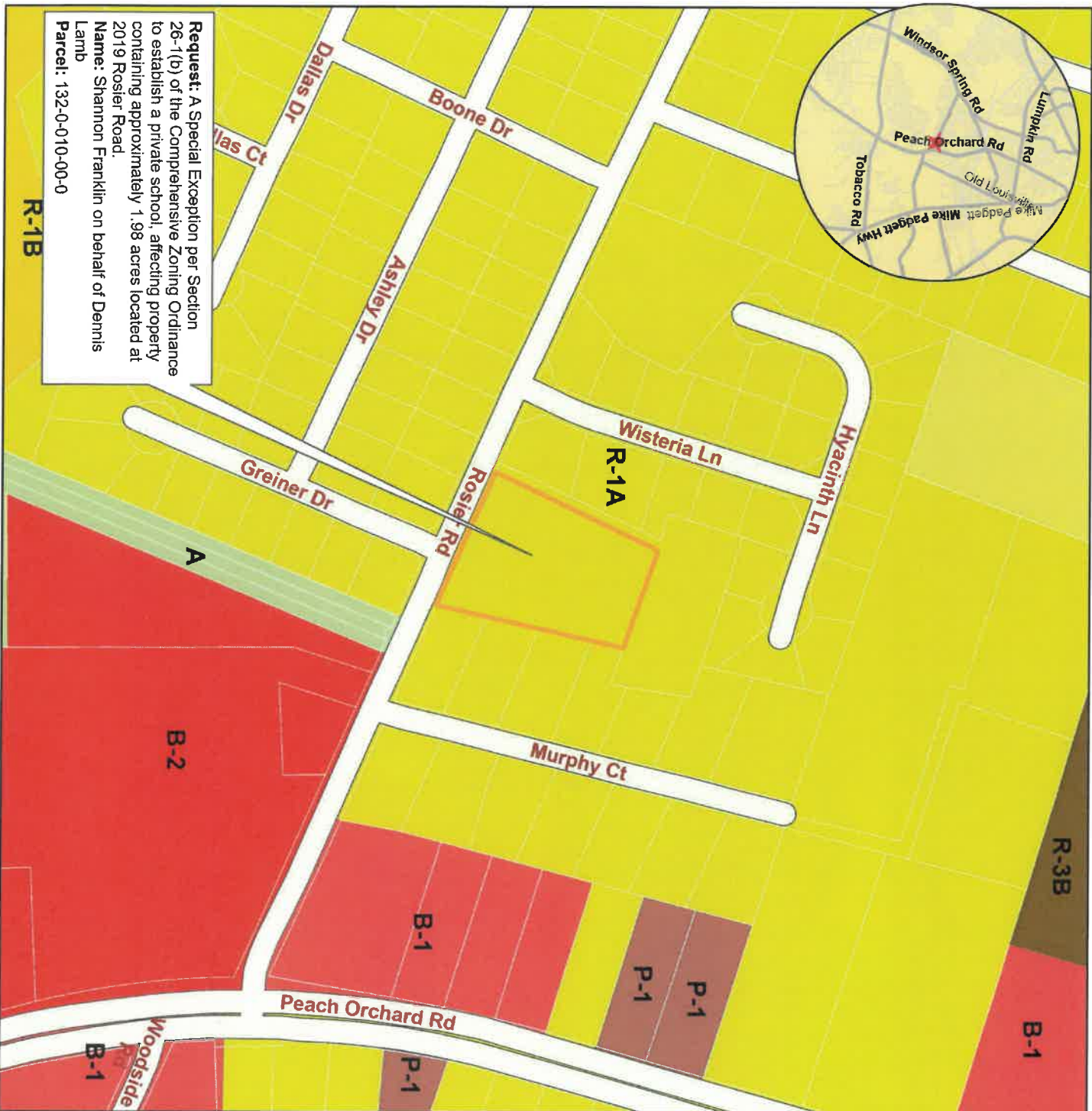


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 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 9/11/2026 PE22633

Augusta, GA Developer

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Request: A Special Exception per Section 26-1(b) of the Comprehensive Zoning Ordinance to establish a private school, affecting property containing approximately 1.98 acres located at 2019 Rosier Road.
Name: Shannon Franklin on behalf of Dennis Lamb
Parcel: 132-0-10-00-0

Planning Commission
SE-26-16
October 5, 2026

2019 Rosier Road

Current Zoning

Subject Property

Zoning Classification

- A: Agriculture**
- B-1: Neighborhood**
- Business**
- B-2: General Business**
- P-1: Professional**
- R-1: One Family Residential**
- R-1A: One Family Residential**
- R-1B: One Family Residential**
- R-3B: Multiple-Family Residential**

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 Planning & Development Department
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Augusta, GA: Draft/Review

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