

Hearing Date: January 5, 2026

Case Number: Z-26-02

Applicant: Jennifer Jones

Property Owner: Plunkett Family Revocable Living
Trust

Property Addresses: 3118 Skinner Mill Circle

Tax Parcel No(s): 017-0-102-00-0

Current Zoning: R-1 & R-1A (One-family Residential)

Fort Gordon Notification Required: N/A

Commission District 7: Tina Slendak

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1 (One-Family Residential) and R-1A (One-Family Residential) to B-1 (Neighborhood Business)	Private School Campus Expansion	Section 21-1

SUMMARY OF REQUEST:

The applicant seeks to rezone a 5.32-acre property located at 3118 Skinner Mill Circle from R-1 (One-Family Residential) and R-1A (One-Family Residential) to B-1 (Neighborhood Business) to develop a private school campus. Specifically, this private school will be a fully equipped, free-standing specialized early-intervention school and therapy clinic for children with medical and developmental needs.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located within the West Augusta Character Area. The vision for West Augusta is to promote limited development of remaining vacant properties, with infill residential development at densities compatible with the surrounding area and site design that reflects existing neighborhood patterns and architectural styles. Commercial development is to be confined to existing locations, and any redevelopment of commercial sites should be appropriately buffered from adjoining residential areas.

FINDINGS:

1. The letter of intent submitted with the application indicates that the proposed development will include:

- A fully equipped, free-standing specialized early-intervention school and therapy clinic offering physical, occupational, speech, and feeding therapies;
- An integrated early childhood and elementary, middle and high school for children with medical and development needs;
- A safe, accessible campus design including specialized therapy spaces, adaptive playground areas, and adequate parking;
- Hours of operation generally between 7:30AM and 5:00PM, with occasional early-evening therapy appointments;
- Traffic flow and parking plans that ensure safe student arrival and dismissal and minimize neighborhood impact.

2. There is no recent zoning history for this specific property. However, the adjacent property located at 3104 Skinner Mill Road has been rezoned to B-1 with a Special Exception for a similar concept back in 2018 by the same applicant.
3. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
4. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
5. The nearest public transit stop is located approximately one (1) mile away directly east on Washington Road.
6. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Skinner Mill Road and Skinner Mill Circle are classified as Local Roads.
7. Adjacent zoning districts consist of primarily One-Family Residential with a church adjacent to the west.
8. According to the Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that a traffic study is not necessary for the proposed development.
9. The proposed rezoning request to B-1 is consistent with the 2023 Comprehensive Plan and compatible with surrounding land uses along Skinner Mill Road.
10. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- "Ensure interior driveway is spaced far enough from Skinner Mill."

Engineering Comments:

- "The covered drop-off must be 16' wide. Detention areas can't open release into neighboring properties; they must release into a defined system."

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to B-1 (Neighborhood Business) with the following conditions:

1. The development must substantially conform to the concept plan submitted with this rezoning application.
2. Any proposed lighting fixtures must be directed downward and not toward buildings.
3. The development must comply with all aspects of the Augusta Tree Ordinance.
4. The development shall provide a minimum 20-foot-wide natural vegetative buffer along the side and rear yards of the property.
5. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning 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.
6. 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.
7. The property shall be limited to a private school or uses permitted in the R-1 zone

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.



November 19, 2025

Augusta Planning and Zoning
535 Telfair St., Suite 300
Augusta, GA 30901

Re: Letter of Intent for Rezoning Request – Proposed Therapy Clinic and School for Children with Special Needs

Dear Members of the Zoning Committee,

I am writing on behalf of Apparo Academy, a specialized early-intervention school and therapy clinic serving children with medical, developmental, and therapeutic needs throughout the CSRA. We respectfully submit this Letter of Intent to request the rezoning of parcel # 017-0-102-00-0 to allow for the construction and operation of a therapy clinic and educational facility designed specifically for children with special needs.

Apparo Academy opened in 2019 with a mission to integrate physical, occupational, speech, and feeding therapies within an academic environment. As the demand for therapeutic and specialized educational services has increased significantly in our community, our current facility is at capacity, and we maintain a growing waiting list of families seeking placement. The proposed project will allow us to expand essential services that directly impact children's developmental outcomes, long-term independence, and ability to thrive in inclusive environments.

Project Overview

The proposed development will include:

- A fully equipped, free-standing therapy clinic offering physical, occupational, speech, and feeding therapies.
- An integrated early childhood and elementary, middle and high school for children with medical and developmental needs.
- A safe, accessible campus design including specialized therapy spaces, adaptive playground areas, and adequate parking.
- Hours of operation generally between 7:30 AM and 5:00 PM, with occasional early-evening therapy appointments.
- Traffic flow and parking plans that ensure safe student arrival and dismissal and minimize neighborhood impact.



Community Need & Public Benefit

Rezoning this property will allow Apparo Academy to:

- Serve an estimated 400 additional children annually through therapy and education.
- Reduce wait times for essential early-intervention and therapy services.
- Provide a safe and inclusive facility built specifically to accommodate medical, sensory, and mobility needs.
- Support families by offering full-day programming, nursing care, and integrated therapies in one location.
- Contribute positively to the broader community by improving long-term outcomes for children with developmental delays and disabilities.

Compatibility with Surrounding Area

We have carefully evaluated the surrounding neighborhood and believe this project is compatible with current land use patterns. The planned facility will be low impact, with modest traffic levels compared to standard educational or commercial developments. All outdoor areas will be designed to be aesthetically pleasing, discreet, and respectful of neighboring properties.

Commitment to Responsible Development

Apparo Academy is committed to responsible, well-planned development. We will comply with all architectural, landscaping, environmental, and traffic requirements identified through the zoning and site-plan review processes. We welcome collaboration with city officials, planning staff, and community members to ensure that this project enhances the surrounding area.

Conclusion

We respectfully request approval of this rezoning to allow Apparo Academy to meet the growing needs of children with special needs in our region. This project represents a meaningful investment in the future of our community's most vulnerable children and will provide essential services that many families currently struggle to access.

Thank you for your consideration. I would be glad to provide any additional documentation, impact studies, or site plans as needed. Please feel free to contact me at jennifer@apparoacademy.org or 706-564-6172.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Jones".

Dr. Jennifer Jones

Founder & Executive Director

Hameed Malik, PE, Ph. D., Director
John Ussery, PE, Assistant Director of Traffic

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 3113 SKINNER MILL CIR

Tax Parcel Number: 017-0-102-00-0

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No

Proposed Development Less Than 20 Lots (Circle One): Yes or No; if "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property:

1) SKINNER MILL RD
2) SKINNER MILL CIR

3) _____
4) _____

Volume on each existing street (AADT):

1) < 5000
2) < 200

3) _____
4) _____

Level of Service (LOS) on each street:

1) B
2) E

3) _____
4) _____

Land Use Type / Code (ITE Trip Generation):

PRIVATE SCHOOL(K-12) (536)

Basis for Calculation (sq ft, # units, etc.):

STUDENTS

Trips Generated by Proposed Development:

(AVG RT 2.5) 50 STUDENTS = 125 TTPD

Adjusted street volumes based on trips generated:

1) NO CHANGE 3) _____
2) 300 4) _____

Projected Level of Service (LOS) on each street based on trips generated:

1) D 3) _____
2) E 4) _____

* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

** Utilize the website <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

***Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

**** Use current edition of the ITE Trip Generation Manuals.

Official Use Only

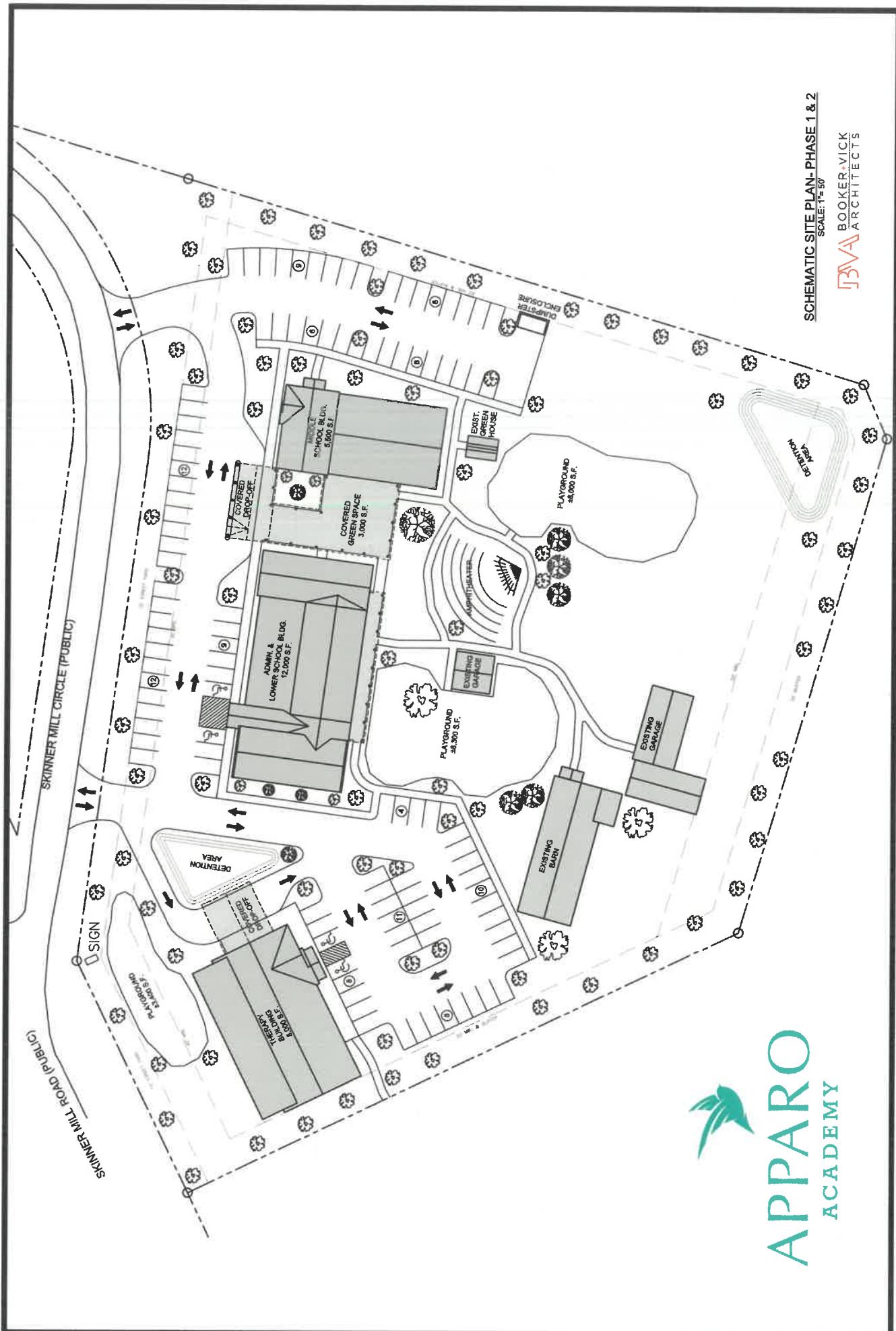
Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or N

Date of Review: 12/12/2025

Signature of Traffic Engineer or Designee: Marques Jacobs

Print Name: Marques Jacobs

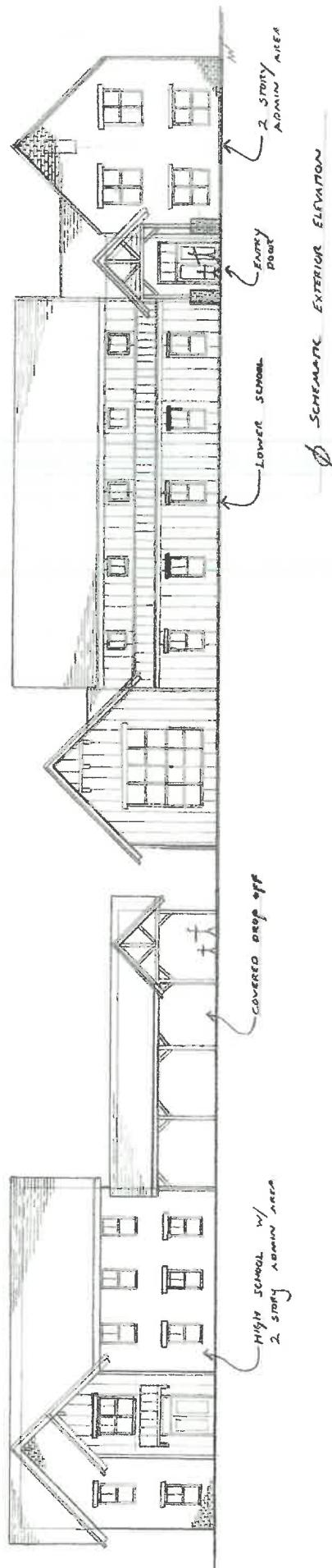
Title: Traffic Operations Manager



APPARO ACADEMY

-FA
ACADEMY

BOOKER + VICK
ARCHITECTS
BVA

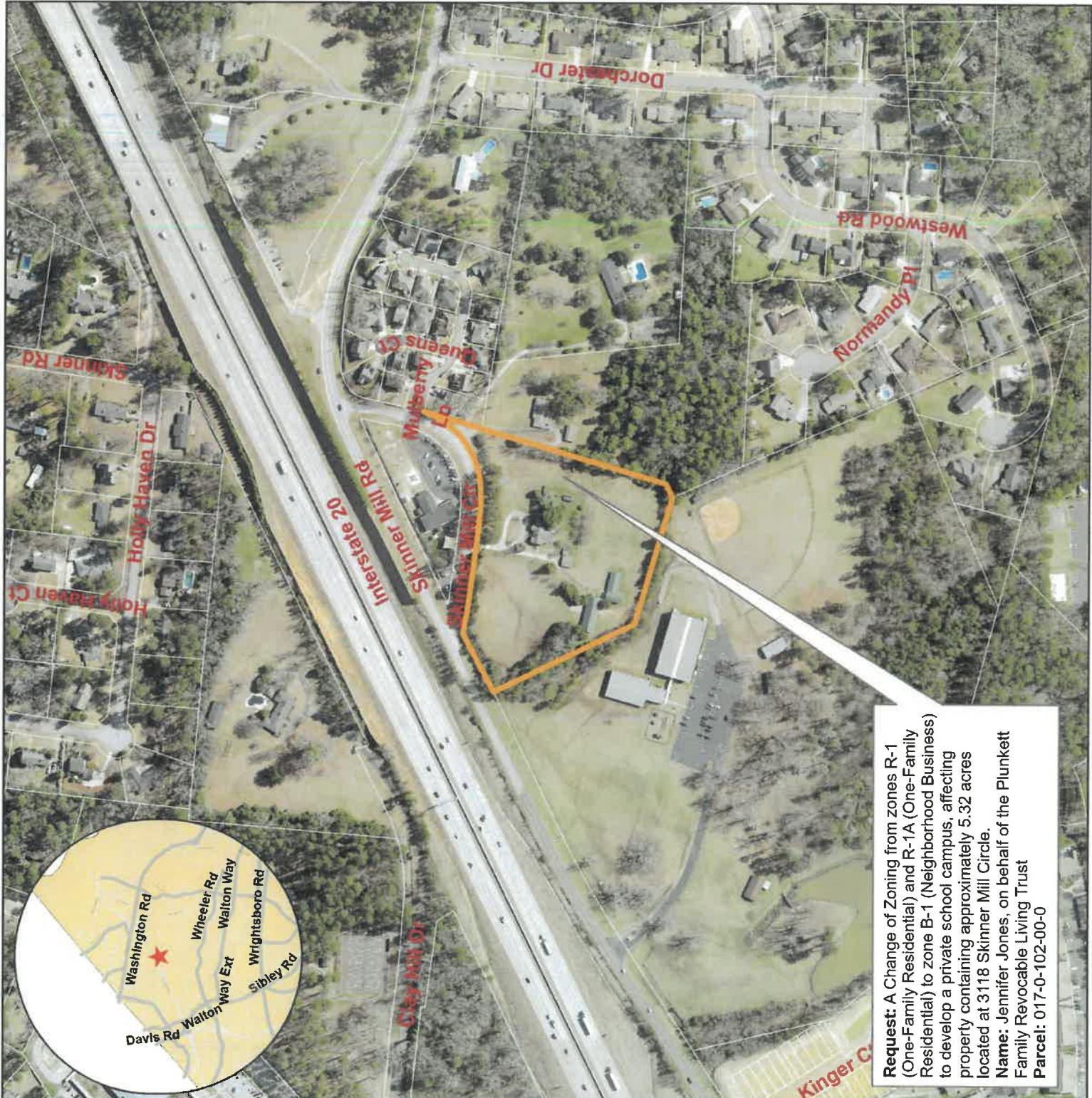


BVA BOOKER VICK
ARCHITECTS

3118 Skinner Mill Circle

Aerial

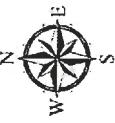
Subject Property



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Planning & Development Department
535 Telfair Street, Suite 300
Augusta, GA 30901
12/15/2025 PE2263

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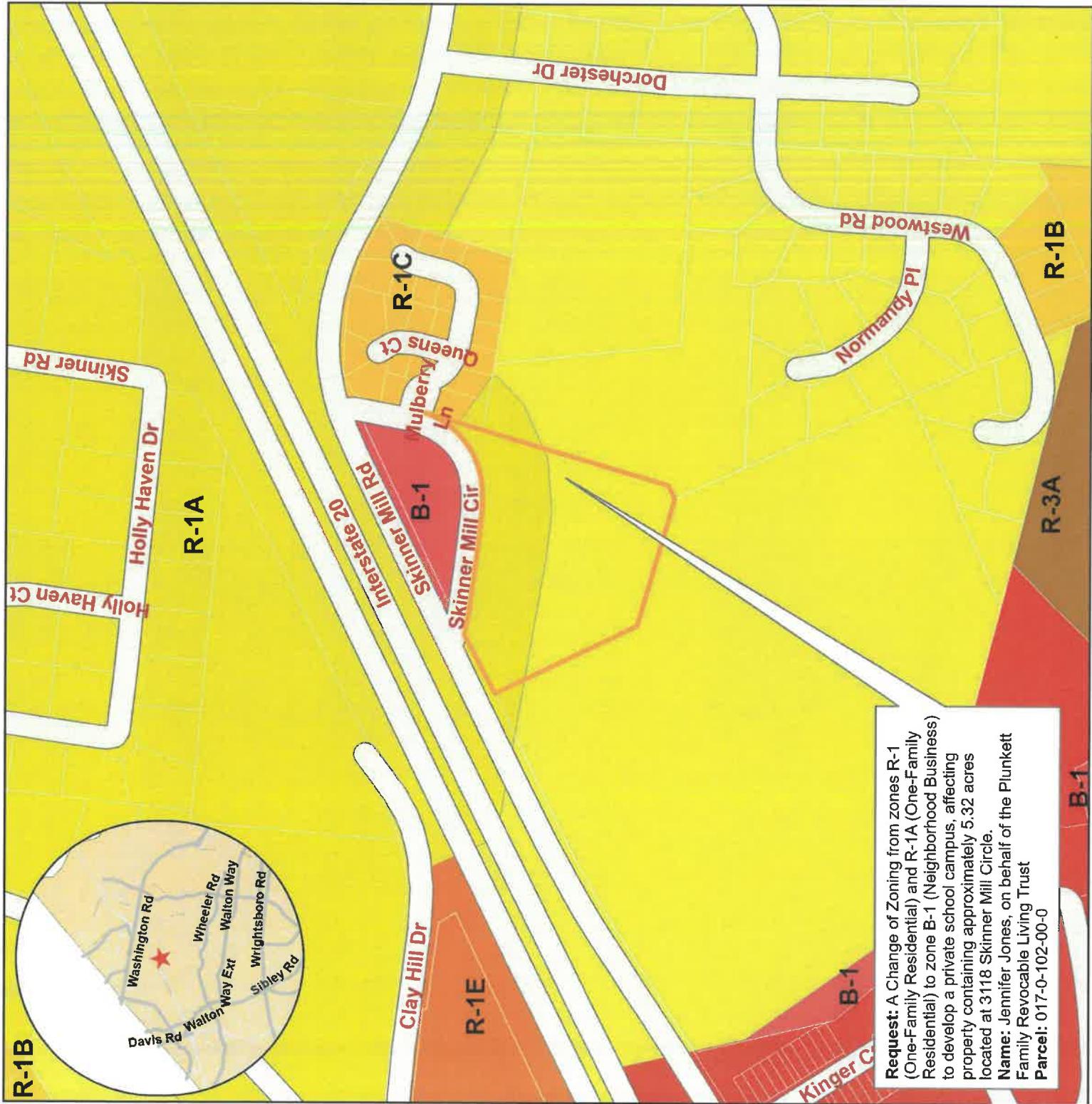
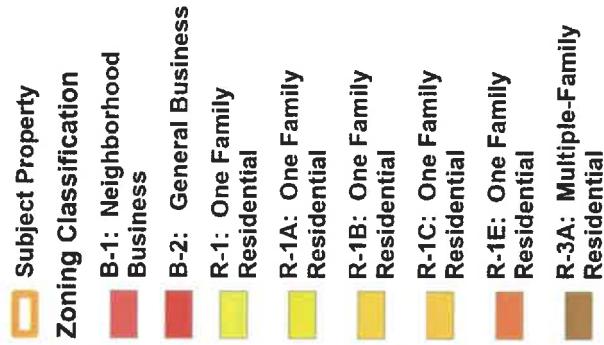
0 600 Feet

Planning Commission

Z-26-02
January 6, 2026

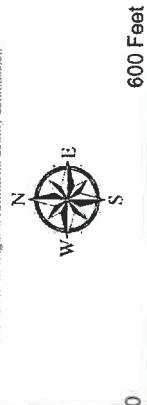
3118 Skinner Mill Circle

Current Zoning



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12/15/2025 PE2653

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Planning Commission
Z-26-02
January 5, 2026

3118 Skinner Mill Circle

Future Zoning

Subject Property
Zoning Classification
B-1: Neighborhood Business
B-2: General Business
R-1: One Family Residential
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-3A: Multiple-Family Residential



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
12/15/2025 PE22633

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