



Commission Meeting

August 19, 2025

Item Name: Z-25-31

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-25-31</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by GLM Family Enterprises, LLLP, requesting a rezoning from zones R-1 (One-Family Residential) and R-1A (One-Family Residential) to zone R-3B (Multiple-Family Residential) to develop an assisted living facility for seniors aged 65 and above, affecting property containing approximately 8.6 acres located at 415 Boy Scout Road. Tax Map # 025-1-148-00-0.
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">1. The proposed facility shall be limited to seniors 65 years of age or older.2. Developer shall apply for and receive approval of a rear yard setback variance from the Board of Zoning Appeals prior to submitting for site plan review.3. Approval of this rezoning request does not constitute approval of the concept site plan submitted with the application. Site plan approval in compliance with all Site Plan Regulations of Augusta, Georgia, for the actual development is required prior to construction commencing on the property.4. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development, including, but not limited to, the multiple-family residential buffer requirements established in the Augusta Tree Ordinance.5. The development shall not exceed two stories in height.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A