

Hearing Date: August 4, 2025
Case Number: Z-25-31
Applicant: GML Family Enterprises, LLLP
Property Owners: GML Family Enterprises, LLLP
Property Addresses: 415 Boy Scout Road
Tax Parcel Nos: 025-1-148-00-0
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)
Rezone from R-1 (One-family Residential) and R-1A (One-family Residential) to R-3B (Multiple-Family Residential)	Senior Assisted Living Facility	Section 17-1

SUMMARY OF REQUEST:

This petition seeks to rezone 8.6 acres to R-3B (Multiple-Family Residential) to renovate the former A. Brian Merry Elementary School into a senior assisted living facility aged 65 and older. The facility will be comprised of 30 single living units within the existing building and 9 cabins consisting of 2 living units with a garage each located on the north side of the property for a total of 48 living units.

COMPREHENSIVE PLAN CONSISTENCY:

The property is located within the West Augusta Character Area. The vision for West Augusta is to promote limited development of the remaining vacant properties while preserving the single-family residential character that dominated the area. Commercial development should be confined to existing locations and any additional redevelopment of commercial sites will be buffered from adjoining residential area. Mixed-use development will be encouraged on sites being redeveloped.

FINDINGS:

1. The senior assisted living facility proposes to provide elderly individuals requiring basic assistance and specialized care with modern living accommodations, support areas, recreational areas, and community integration programs designed to enhance the quality of life for seniors 65 years of age and older.
2. The proposed senior assisted living facility will have 18 two-bedroom units and 30 one-bedroom units for a total of 48 dwelling units.

3. R-3B (Multiple-Family Residential) allows for a maximum density of 17 dwelling units per acre. The total number of dwelling units permitted for the 8.6 acre property would be 146 dwelling units.
4. The overall residential density of the proposed 48 residential units on the 8.6 acre property would be 5.5 dwelling units per acre.
5. The submitted conceptual site plan indicates that the proposed facility will buffer itself from the adjacent single-family homes along its southern, western and northern property lines with a landscape buffer consisting of appropriate trees from the recommend tree list from the Illustrated Guide to Implementing the Augusta Tree Ordinance and a 6-foot high wooded privacy fence.
6. The submitted conceptual site plan indicates that the proposed facility will have a twenty-five (25) foot side and rear setback. A variance will need to be applied for and approved by the Board of Zoning Appeals for the rear setback of the proposed facility as a fifty (50) foot rear yard setback would be required in the R-3B zoning district.
7. The submitted conceptual site plan shows that the proposed development will meet the required number of parking spaces in accordance with the Comprehensive Zoning Ordinance of Augusta, Georgia, as amended. However, parking landscape islands will be required in accordance with the Augusta Tree Ordinance
8. The Georgia Department of Transportation (GDOT) Functional Classification Map, 2017, classifies Boy Scout Road as a local road.
9. There are no public transit stops within a half a mile of the property.
10. Public water and sewer are available to the property.
11. Across Boy Scout Road properties are zoned R-1 (One-family Residential) consisting of single-family homes and to the north, south and west the properties are zoned R-1 (One-family Residential) and R-1A (One-family Residential) also consisting of single-family homes.
12. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located in a Special Flood Hazard Area.
13. According to the Augusta-Richmond County GIS Wetlands Layer there are no wetlands located on the property.
14. The proposed reuse of the school for a senior assisted living facility is consistent with the general overall goals and objectives of the 2023 Comprehensive Plan.
15. At the time of completion of this report, staff have received a few inquiries regarding this rezoning application.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- "Retention" or wet detention ponds are not allowed in Augusta, GA. If the detention area is holding water it must be restored to be a functioning dry detention pond.

Utilities Comments:

- None received at this time

RECOMMENDATION: With an increasing elderly population and the need to provide a variety of housing types for seniors, the Planning Commission recommends Approval of the rezoning request to R-3B (Multiple-Family Residential) with the following conditions:

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 building shall not exceed two stories in height.

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.

CDM Southeast Inc.

2083 Heckle Street • Augusta, GA • 30904

Sage James

sage.james1@outlook.com

706-631-3204

6/23/2025

Planning Commission

Planning & Development Department

Subject: Rezoning for Assisted Living Facility

We are writing to formally express our intent to renovate the A. Brian Merry Elementary School building, located at 415 Boy Scout Rd; Augusta, GA 30909, into an assisted living facility that will serve elderly individuals requiring basic assistance and specialized care.

Our vision for this project is to repurpose the existing infrastructure to create a safe, comfortable, and engaging environment for seniors ages 65 and above. The transformation will include modern living accommodations, support areas, recreational spaces, and community integration programs designed to enhance the quality of life for residents. The facility will have 48 units – 9 cabins with 2 rooms & 30 single units in the building.

Thank you for your time and consideration. We look forward to working together to create a meaningful assisted living community that will bring lasting benefits to our city.

Sage James

Project Manager



Signature



Date



ALABAMA GEORGIA

SCHOOL RENOVATION

BOY SCOUT ROAD

DATE
JANUARY 20, 2025
FILE
LY-57-2025
REVISIONS
JUNE 30, 2025

SHEET NO.

S-1

OF 7



BOY SCOUT ROAD



SITE PLAN

LONG LEAF PINE TREES AND LANTANA SHRUBS
ON AS APPROVED BY ALABAMA S.A. TREE COVERAGE



ALBERTA APPROVAL

DUPLEX

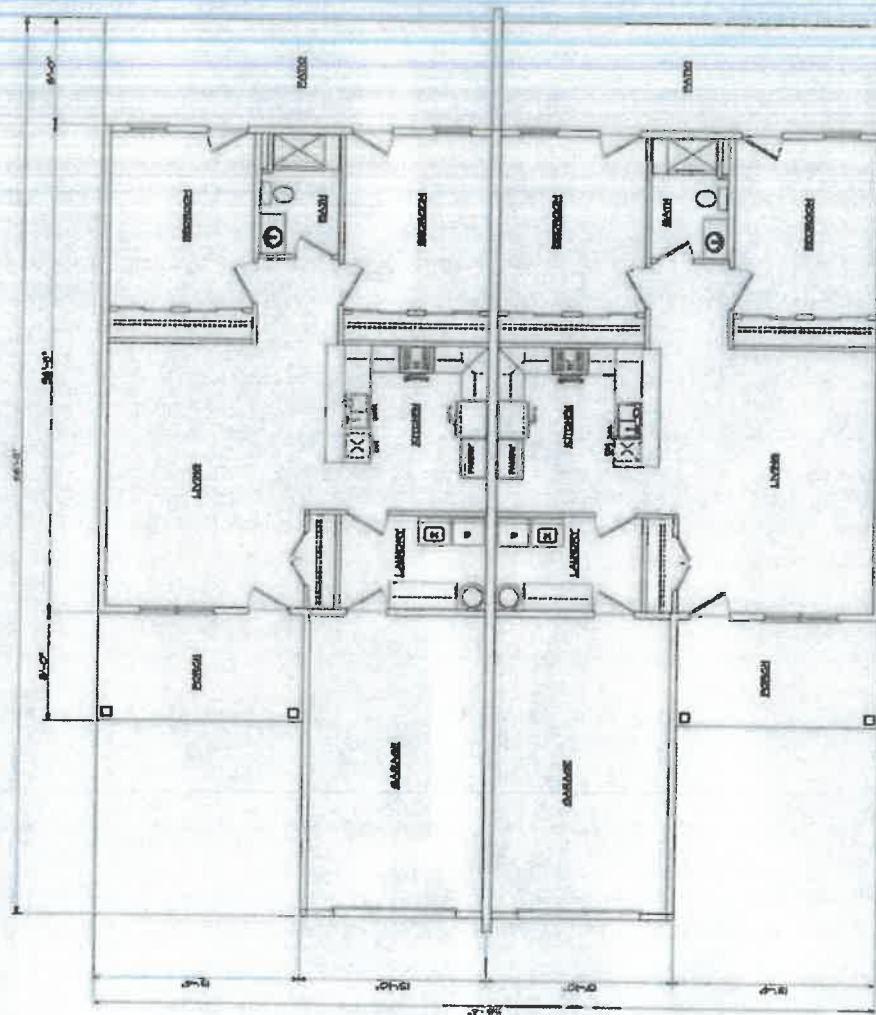
BOY SCOUT ROAD

DATE: FEBRUARY 21, 2022
FILE: LM-44-2022
REVISIONS

SHEET NO.

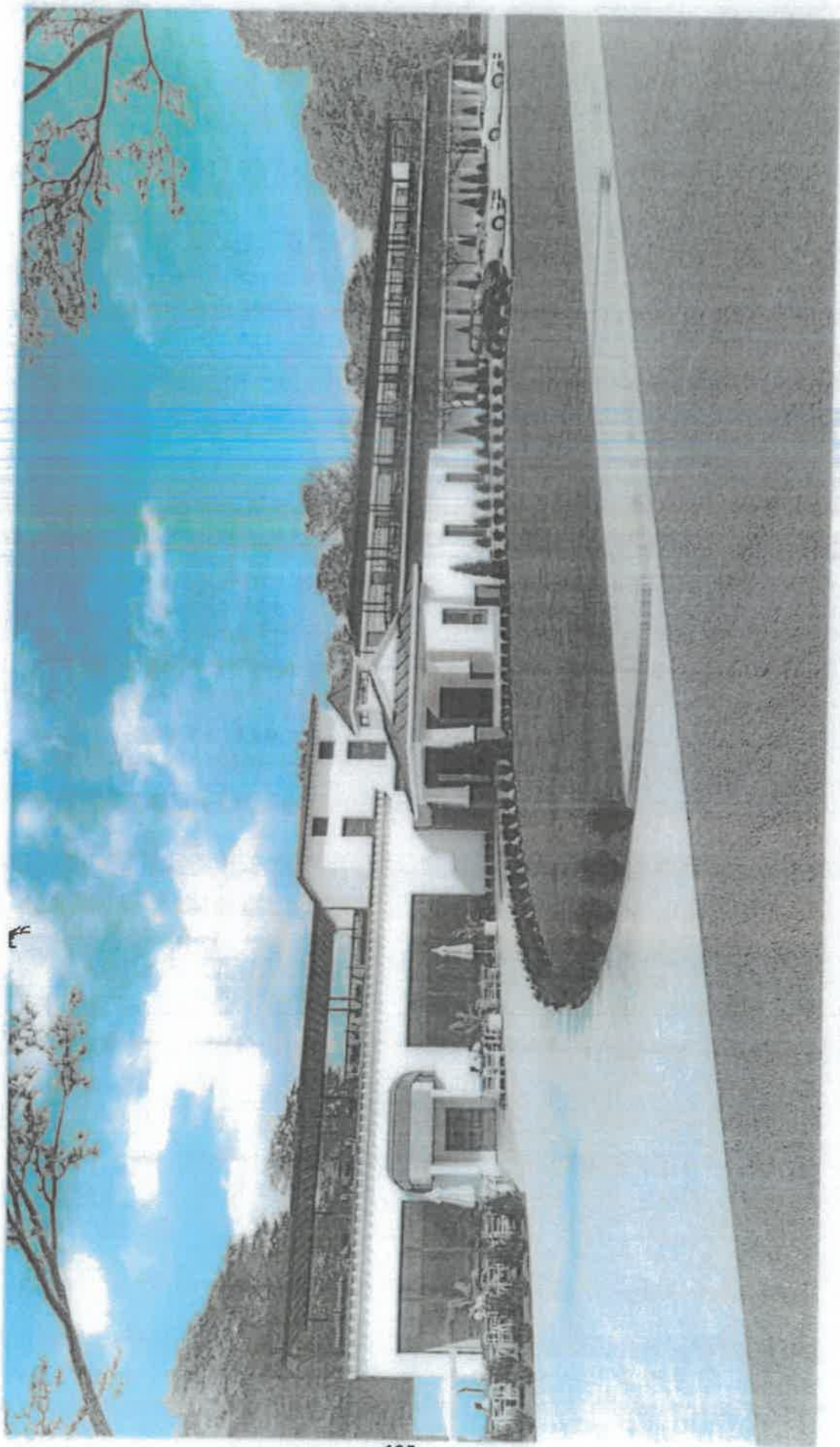
DA-1

OF 2



SHADE EXTERIOR FILL IN
HEATED 1000 SQUARE FEET
UNHEATED 800 SQUARE FEET
PUNCH 120 SQUARE FEET
POND 200 SQUARE FEET

FLOOR PLAN



Planning Commission
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415 Boy Scout Road

Aerial

Subjct Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/23/2025 PE22833

Augusta, GA Disclaimer
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0 700 Feet



Request: A Change of Zoning 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.
Name: GLM Family Enterprises, LLLP
Parcel: 025-1-148-00-0

Planning Commission
Z-25-31
August 4, 2025

415 Boy Scout Road

Current Zoning

Subject Property

Zoning Classification

PUD: Planned Unit
Development

R-1: One Family
Residential

R-1A: One Family
Residential

R-1C: One Family
Residential

R-1E: One Family
Residential



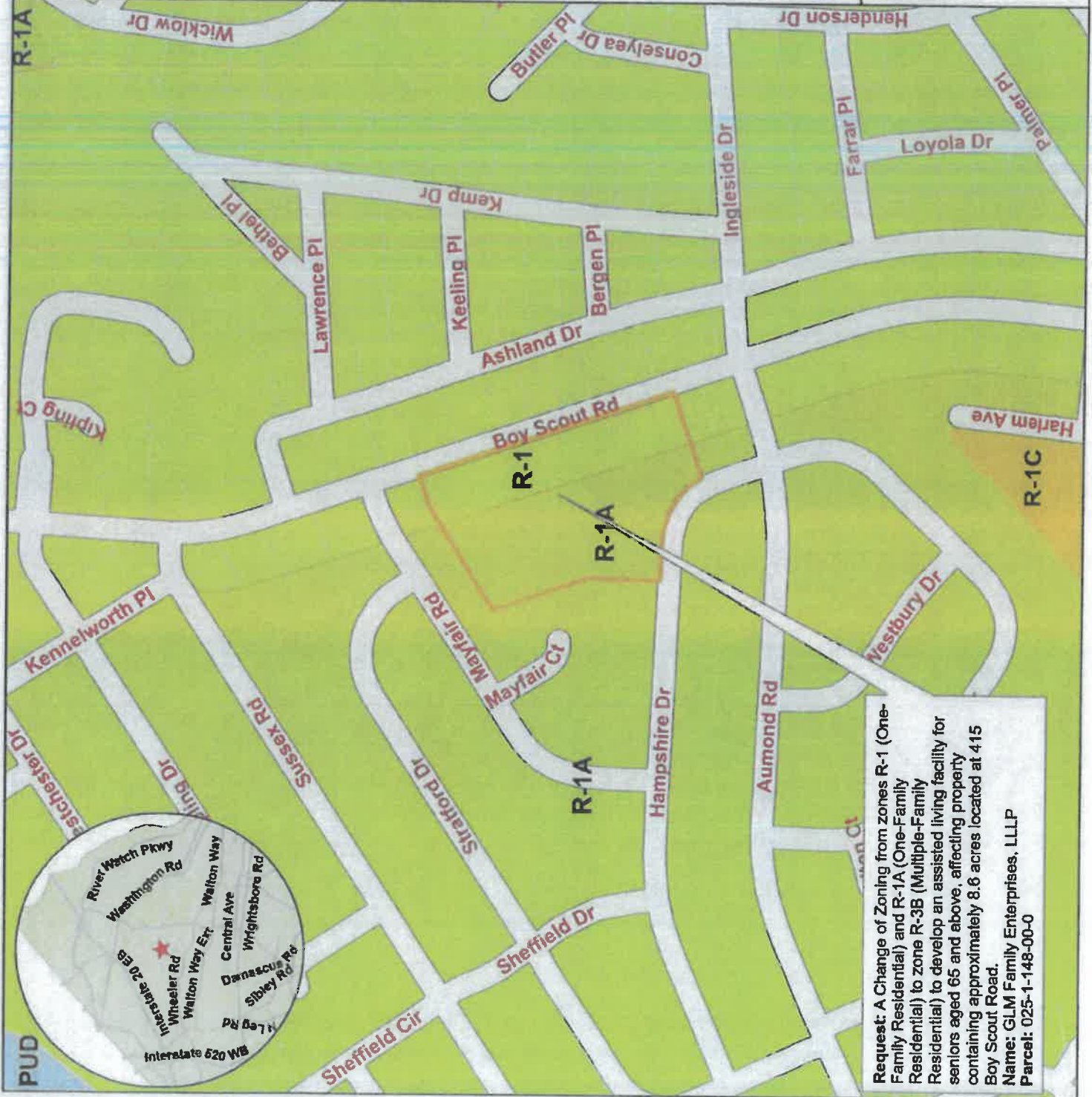
Produced By: City of Augusta
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Augusta, GA District

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415 Boy Scout Road

Future Zoning

Subject Property

Zoning Classification

PUD: Planned Unit
Development

R-1: One Family
Residential

R-1A: One Family
Residential

R-1C: One Family
Residential

R-1E: One Family
Residential

R-3B: One Family
Residential



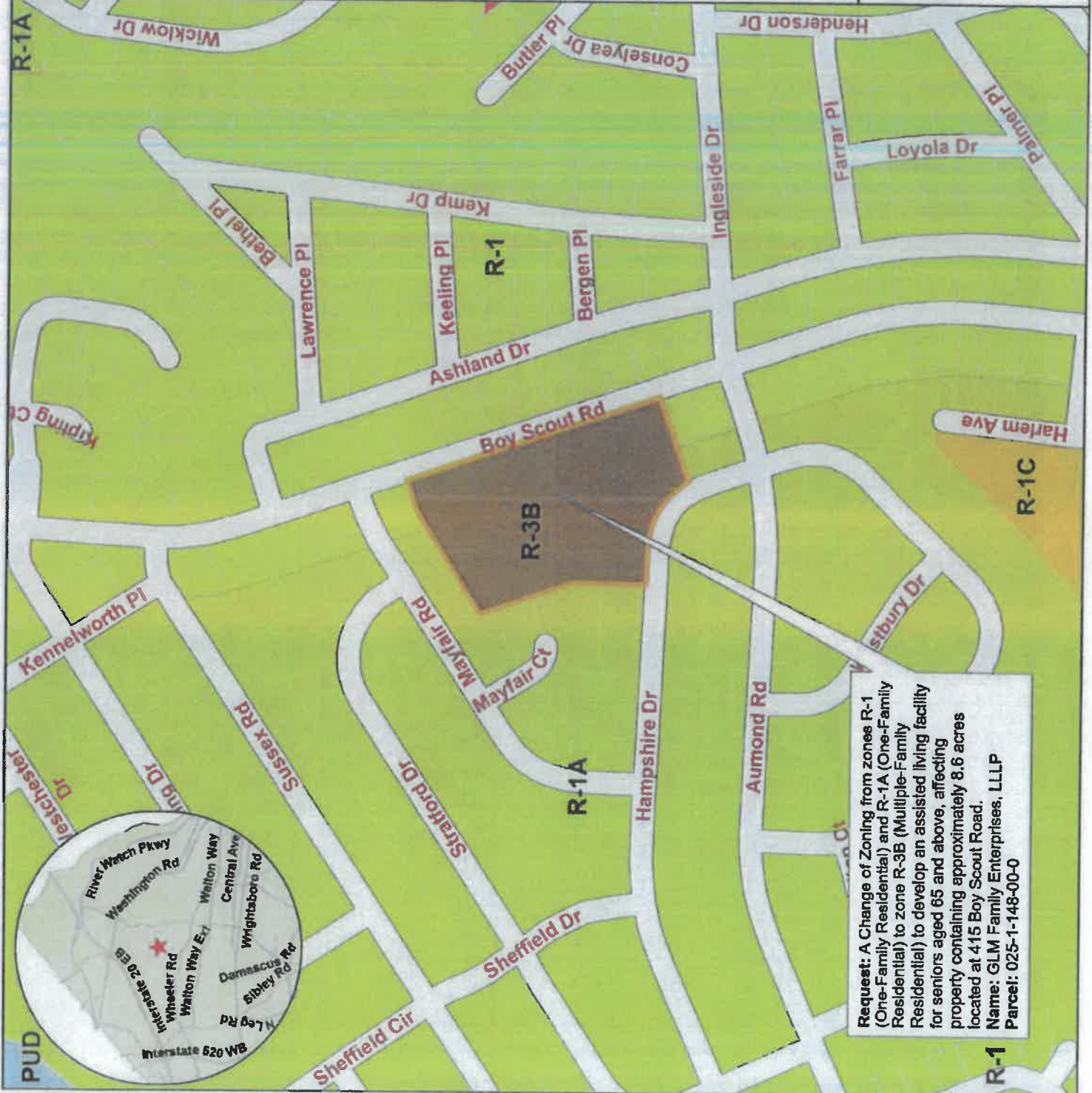
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Augusta, GA: TheCityMapper

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