

**Hearing Date:** June 2, 2025  
**Case Number:** SE-25-08  
**Applicant:** Soar Academy, LLC  
**Property Owner:** The Hale Foundation Inc.  
**Property Address:** 3042 Eagle Drive  
**Tax Parcel No(s):** 109-0-001-00-0  
**Current Zoning:** R-1A (One-Family Residential)  
**Fort Eisenhower 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	26-1(b)

**SUMMARY OF REQUEST:**

This special exception involves a 20.65 acre-tract situated in the R-1A zone, located along Interstate 520 and at the edge of the Green Meadows Estates subdivision. Currently, the site features multiple buildings that were built in the early 1970s to mid-1990s. The request for a special exception is to establish a private school for diverse learners, including those with ADHD, autism, dyslexia, and other learning differences under the current zoning.

**COMPREHENSIVE PLAN CONSISTENCY:**

The subject property is located within the South Augusta Character Area. South Augusta will reflect a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversify housing options as utility and transportation infrastructure improves. Underserved neighborhoods are revitalized through infrastructure improvements and public-private-partnerships in new and rehabilitated housing. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency. Established activity centers are the focus for enhanced recreation and education activities, retail investment and job opportunities. Infill will be instrumental in the future development of South Augusta.

**FINDINGS:**

1. Private schools are not allowed by-right in the R-1A (One-family Residential) zone but may be granted with the approval of a special exception.
2. The property has previous zoning history. On Tuesday, July 10, 2017, the Augusta Commission approved a special exception to establish a monastery on the property. The conditions were as follows:

- The use of the property shall be limited to a monastery with no community outreach programs conducted on site.
- The property shall be inspected for a *Certificate of Occupancy* as to a transfer of use and to ensure compliance with all necessary building and fire codes.
- Emergency access shall be provided for public safety agencies.

The Commission considered two requests for special exceptions to establish an Inpatient Drug/Alcohol Treatment Center in March 2019 and August 2020.

3. Per Section 26-1(b) of the Comprehensive Zoning Ordinance, private schools are permitted by Special Exception in the R-1A (One-Family Residential) zone if they generally conform to the following criteria:

- A tract upon which a private school is to be established shall have at least one hundred (100) feet of frontage on a collector street or an arterial street.
- A circular drive or similar layout that discourages backing and encourages through movement of traffic shall be provided for off-street loading and unloading, and the parking layout shall conform to Section 4 of the Ordinance.
- A private school shall be screened from contiguous residentially zoned or developed properties by a wall, solid fence, or vegetative buffer at least six (6) feet in height.
- Signage shall comply with the SCA requirements for institutional uses.
- A plan illustrating compliance with the above requirements shall be submitted to the Staff of the Augusta Planning and Development Department before the proposal is placed on the agenda. The Planning Commission shall determine that all of the foregoing requirements have been satisfied, and further, that the benefits of the proposed school are greater than any possible depreciating effects and damages to the neighboring properties.

4. As shown on the concept plan, 31 car parking spaces and 5 bus parking spaces are proposed.
5. Adjacent zoning: South and West: R-1A (One-Family Residential) | North and East: R-1A (One-Family Residential) and B-2 (General Business)
6. According to the Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that a traffic study is not necessary for the proposed development.
7. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
8. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
9. Public water and sewer are present.
10. Public transit is available near Augusta Technical College and along Lumpkin Road.
11. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Eagle Drive is classified as a local road.
12. This special exception is consistent with the 2023 Comprehensive Plan.
13. At the time of completion of this report, staff has received a few inquiries regarding the petition as advertised.

#### ENGINEERING/UTILITIES COMMENTS:

##### Traffic Engineering Comments:

- None received at this time

**Engineering Comments:**

- None received at this time

**Utilities Comments:**

- "There is a 6" water line and an 8" sewer line on Eagle Drive that is available for their use."

**RECOMMENDATION:** The Planning Commission recommends Approval of the Special Exception to establish a private school with the following conditions:

1. The school shall conform to the Site Plan submitted with the application. Any expansion from this Site Plan will require approval from the Planning Commission.
2. A minimum six (6) foot fence must be installed around the enclosure of the property, along with gated entrances.
3. 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.
4. 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.

*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.*

# **Rezoning Narrative for Soar Academy at 3042 Eagle Drive, Augusta, GA**

## **Overview**

Soar Academy respectfully requests the rezoning of the property at 3042 Eagle Drive, Augusta, GA, to permit its use as a private educational institution serving students in grades 1 through 12. This rezoning will enable Soar Academy to expand its mission of providing inclusive, project-based education tailored to diverse learners, including those with ADHD, autism, dyslexia, and other learning differences.

## **About Soar Academy**

Soar Academy is a non-traditional private school dedicated to serving a diverse student body. Our approach integrates project-based learning with individualized support, addressing the unique needs of each student. We focus on students who may not thrive in conventional educational settings, offering specialized programs for those with learning disabilities and providing services such as speech therapy and dyslexia support.

## **Community Benefits**

- **Educational Access:** By rezoning this property, we aim to increase access to specialized education for families in Augusta and the surrounding areas.
- **Support Services:** The school will offer after-school programs, tutoring services, and transportation options, benefiting both students and working families.
- **Economic Impact:** The operation of the school will create employment opportunities for educators and support staff, contributing to the local economy.

## **Site Suitability**

The location at 3042 Eagle Drive is well-suited for an educational facility, offering ample space for classrooms, outdoor learning environments, and safe drop-off and pick-up areas. The site's accessibility and proximity to residential neighborhoods make it an ideal location for a community-centered school.

## **Conclusion**

Rezoning 3042 Eagle Drive to accommodate Soar Academy will fulfill a critical need for specialized education in the Augusta community. We are committed to working collaboratively with local authorities and residents to ensure that the school's presence enhances the neighborhood and provides valuable resources to families.







## ENGINEERING DEPARTMENT

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

### PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 3042 Eagle Drive

Tax Parcel Number: 109-0-001-00-00

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

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) Eagle Drive 3) \_\_\_\_\_  
2) Hummingbird Lane 4) \_\_\_\_\_

Volume on each existing street (AADT): 1) NA 3) \_\_\_\_\_  
2) NA 4) \_\_\_\_\_

Level of Service (LOS) on each street: 1) NA 3) \_\_\_\_\_  
2) NA 4) \_\_\_\_\_

Land Use Type / Code (ITE Trip Generation): School-536

Basis for Calculation (sq ft, # units, etc.): Number of Students = 60

Trips Generated by Proposed Development: 149 (Weekday Trip)

Adjusted street volumes based on trips generated:

1) \_\_\_\_\_ 3) \_\_\_\_\_  
2) \_\_\_\_\_ 4) \_\_\_\_\_

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

1) \_\_\_\_\_ 3) \_\_\_\_\_  
2) \_\_\_\_\_ 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: 5-14-25

Signature of Traffic Engineer or Designee: John Ussery

Print Name: John Ussery

Title: Assistant Director



Planning Commission  
SE-25-08  
June 2, 2025

3042 Eagle Drive

Aerial

Subject Property



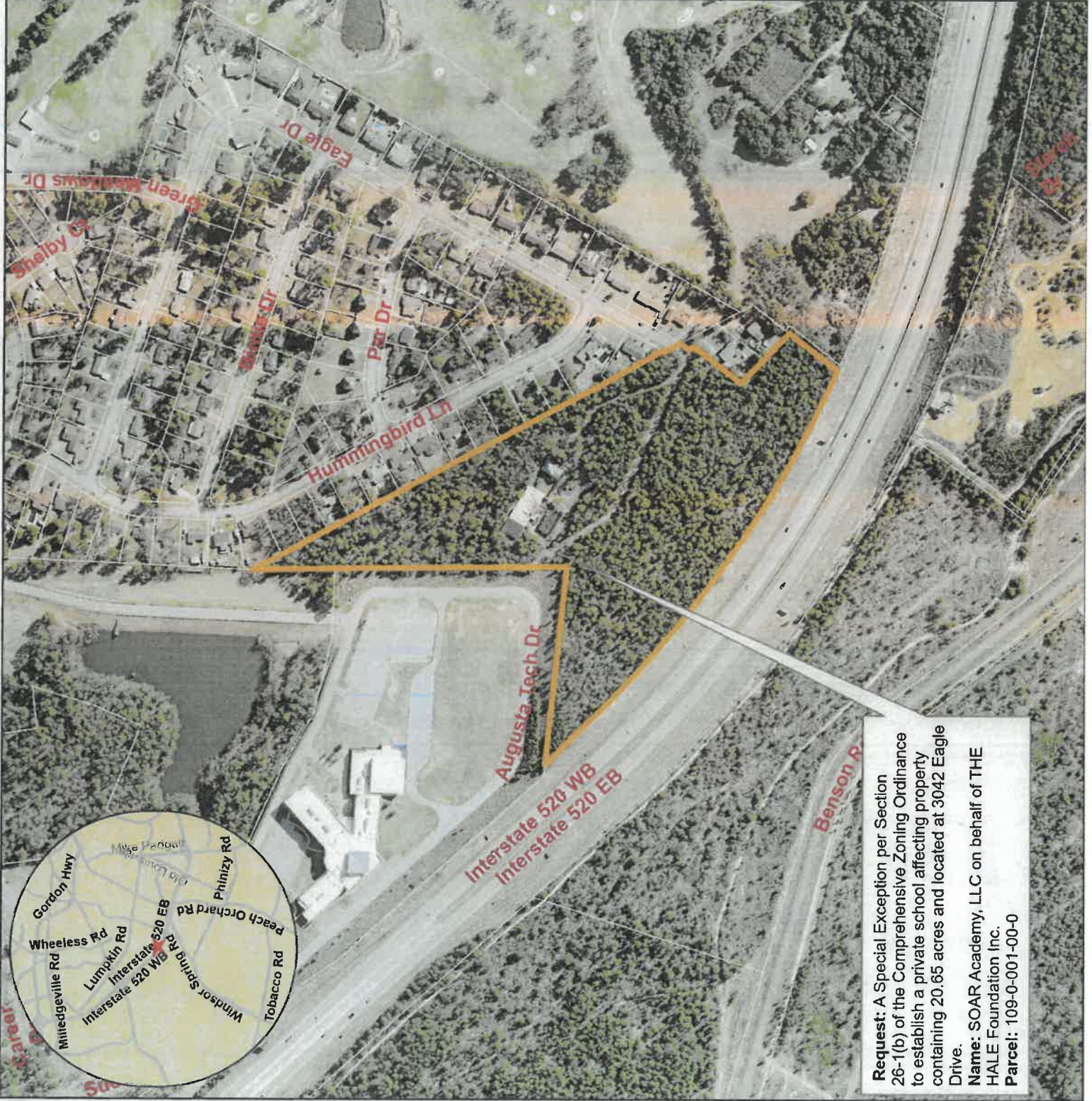
Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
5/12/2025 PE22633

Augusta, GA Disclaimer

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0 500 Feet









**Request:** A Special Exception per Section 26-1(b) of the Comprehensive Zoning Ordinance to establish a private school affecting property containing 20.65 acres and located at 3042 Eagle Drive.  
**Name:** SOAR Academy, LLC on behalf of THE HALE Foundation Inc.  
**Parcel:** 109-0-001-00-0



Planning Commission  
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3042 Eagle Drive

Current Zoning

-  Subject Property
- Zoning Classification**
-  B-2: General Business
  -  HI: Heavy Industry
  -  LI: Light Industry
  -  R-1A: One Family Residential
  -  R-1E: One Family Residential

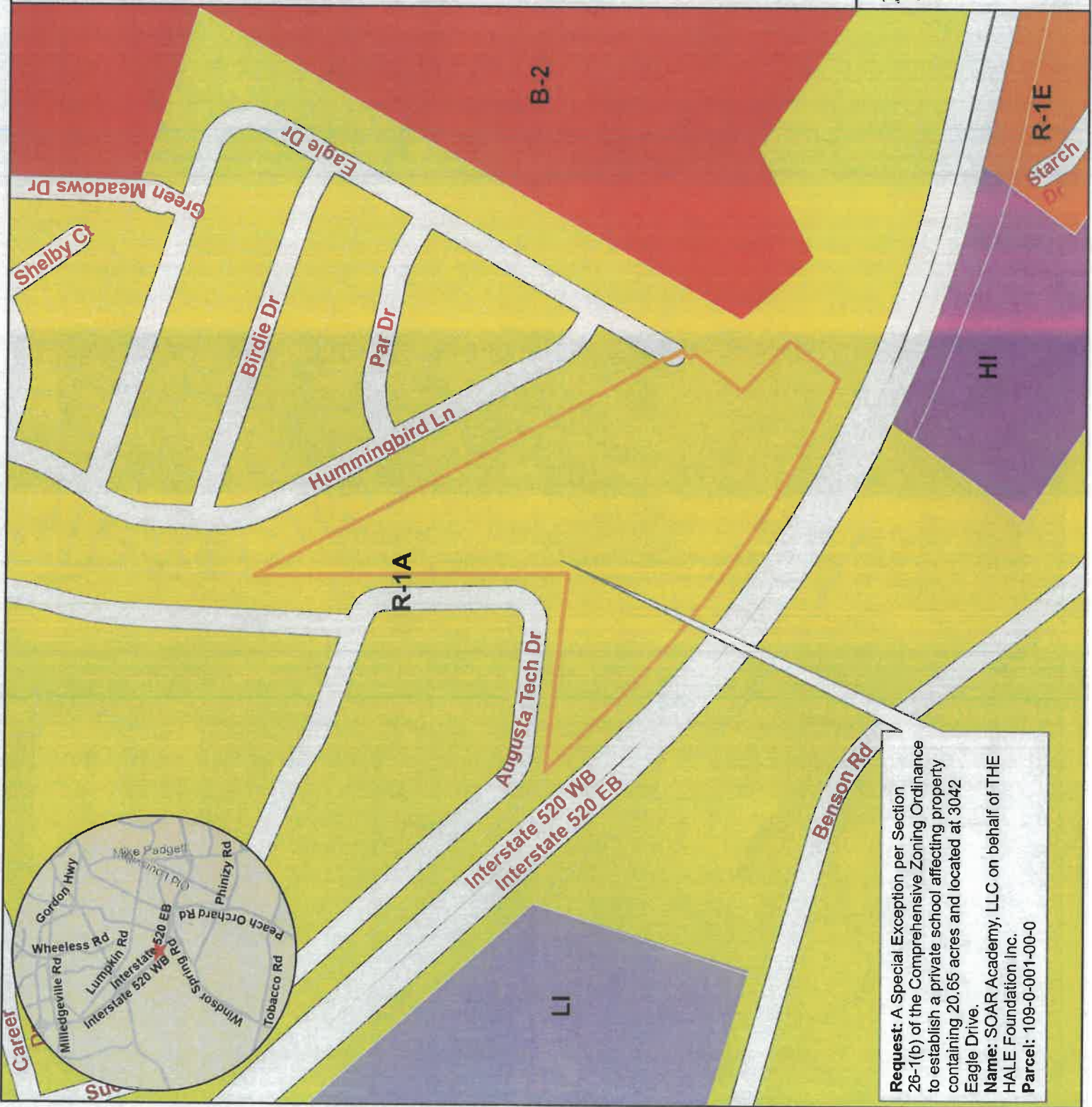


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