

Hearing Date: August 4, 2025

Case Number: Z-25-23

Applicant: GCC Development, LLC

Property Owner: Walter Sheridan Wilson Trust

Property Addresses: 3611 Wheeler Road

Tax Parcel No(s): 022-0-039-02-0

Current Zoning: A (Agriculture)

Fort Gordon Notification Required: N/A

Commission District 3: Catherine Smith-Rice

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from A (Agriculture) to B-2 (General Business)	Extended Stay Hotel	Section 22-2(d)

SUMMARY OF REQUEST:

This application involves 2.17 acres of land out of a 20.09-acre tract. The petition seeks to rezone the property from A (Agriculture) to B-2 (General Business) to construct an extended stay hotel. The 20.09-acre portion of the land contains a house that was built in 1948 and is approximately 2,004 square feet in size. The 2.17-acre tract remains vacant and undeveloped land. A special exception application, SE-25-10, has been submitted along with this rezoning request. Extended stay hotels are permitted by special exception in the B-2 (General Business) zone.

The concept plan submitted with the rezoning application features the following:

- 4-story extended stay hotel
- 119 guest rooms with kitchens
- 135 parking spaces
- Fitness center
- Guest laundry
- Delivery lockers
- Complimentary continental breakfast
- Outdoor patio
- Dumpster with enclosure
- One detention pond

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is located within the Belair Character Area. The vision for Belair reflects a suburban area with medium-density residential development and well-planned communities. Interstate interchanges, frontage roads and other identified nodes are home to new commercial and light industrial/warehousing development. The Doctor's Hospital activity center retains its mix of healthcare-related businesses, offices, medium-density housing, and commercial establishments.

FINDINGS:

1. Extended stay hotels are permitted by special exception in the B-2 (General Business) zone.
2. There is no recent zoning history for the property.
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 wetlands located on the main 20.09-acre tract, but not on the smaller 2.17-acre tract where the proposed hotel is located.
5. The nearest public transit stop is located approximately 735 feet away at the intersection of Wheeler Road and Perimeter Parkway.
6. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Perimeter Parkway is classified as a local road.
7. According to the Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that a traffic study is not necessary for the proposed development.
8. Adjacent zoning districts to the north, east, and south are B-2 (General Business). Properties to the west are zoned B-2 (General Business) and R-3B (Multiple-Family Residential).
9. The proposed change in zoning to B-2 would be consistent with the 2023 Comprehensive Plan.
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:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- "There is an 8" water line on Perimeter Parkway and an 8" sewer line on each side of this property, which are available for your site. Both properties with the sewer may need an easement to get to them."

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to B-2 (General Business) with the following conditions:

1. The applicant must subdivide the 2.17-acre tract following approval of this zoning request.
2. A private road maintenance agreement must be established for the proposed roadway and comply with all of Traffic Engineering's standards and regulations.
3. The development must comply with all aspects of the Augusta Tree Ordinance.
4. 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.
5. 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.

**JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS**

1206 Interstate Parkway * Augusta, GA 30909
Phone: 706-868-8803

LETTER OF INTENT

3611 WHEELER RD - Parcel# 022-0-039-02-0

Owner: Walter Sheridan Wilson Trust

Rezone 2.169 Acres from A-1 to B-2.

The site is currently undeveloped with an old house site that is not occupied. There are two (2) dirt driveways serving the site from Perimeter Pkwy. Perimeter Pkwy is a two-lane paved road with a 35 MPH speed limit. Water and sanitary sewer are available to this site.

The proposed use for this site will be a 119 room hotel with 129 parking spaces with 6 handicap spaces. Runoff from the rear of the site will flow to the existing pond located on the north end of the parent tract (regional detention). Runoff from the front of the site will run to a proposed detention pond. Storm water quality and runoff reduction will be handled with grass strips, bio-detention and drop in filters.

There is an area downstream at I-20 which has a flooding issue in heavy rains. There is no flood plain located hereon. There are no wetlands located on this site. The primary receiving water body is Raes Creek which is located 1.0 miles north of the site. Extra detention will be required. No federal or state permits are required for this site improvement.

If you should have any questions or comments, please do not hesitate to call.
Thank you for your consideration in this matter.

Respectfully,

Bo Slaughter



ENGINEERING DEPARTMENT

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

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 3611 WHEELER RD, AUGUSTA, GA 30909

Tax Parcel Number: 022-0-039-02-0

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) Perimeter Pkwy
2) _____

3) _____
4) _____

Volume on each existing street (AADT):

1) NOT AVAILABLE
2) (Less than 6000 TPD)

3) _____
4) _____

Level of Service (LOS) on each street:

1) E
2) _____

3) _____
4) _____

Land Use Type / Code (ITE Trip Generation):

HOTEL / (310)

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

Occupied Rooms

Trips Generated by Proposed Development:

70% Occupancy = 1062 TPD 531 TPD ENTERING

Adjusted street volumes based on trips generated:

1) +300 TPD
2) _____

3) _____
4) _____

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

1) E
2) _____

3) _____
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

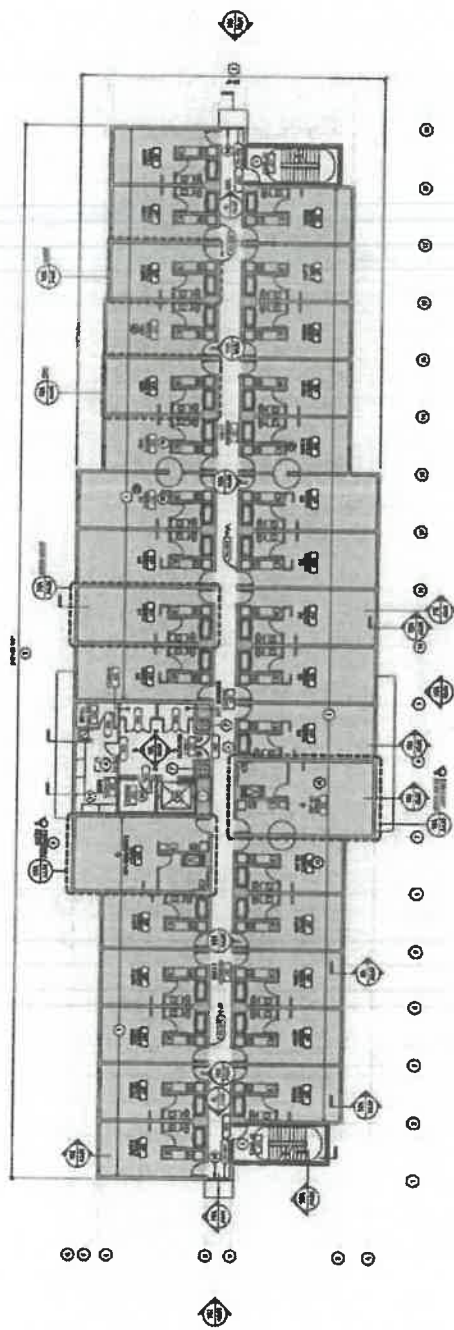
Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or **N**

Date of Review: 6/10/25

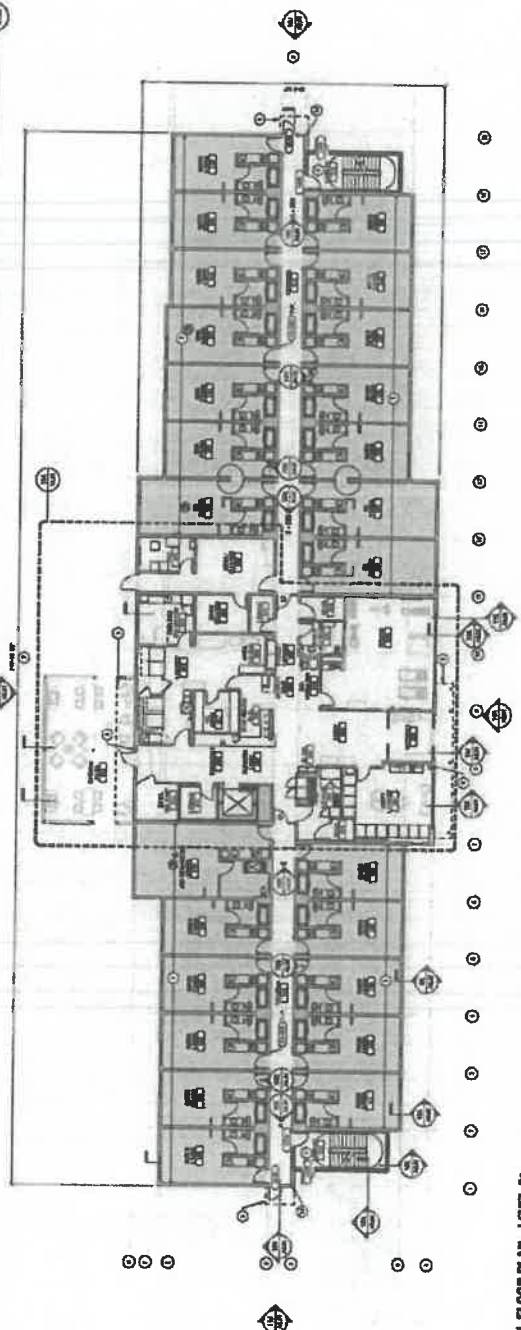
Signature of Traffic Engineer or Designee: Marques Jacobs

Print Name: Marques Jacobs

Title: Traffic Operations Manager

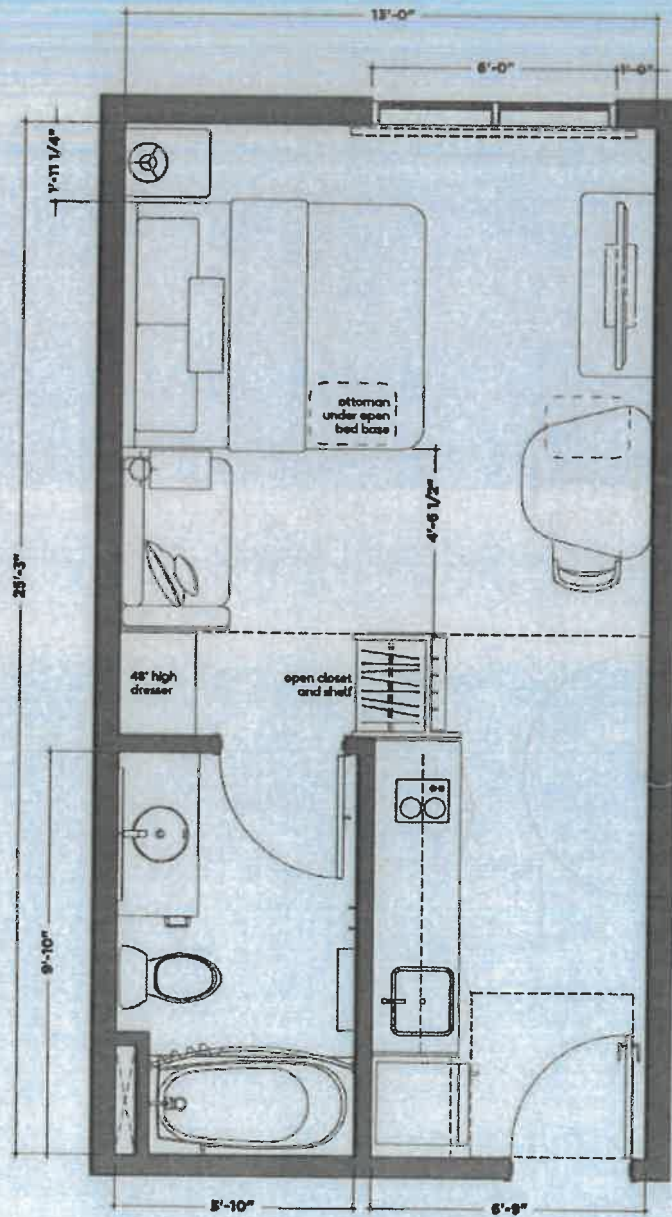


OVERALL TYPICAL FLOOR PLAN - LEVELS 02-04



OVERALL FLOOR PLAN - LEVEL 01

King Studio Suite 328 SF



King Studio
Dimensions

13'-0" x 25'-3"

King Studio Area

328 sf

Guest Bath Area

55 sf

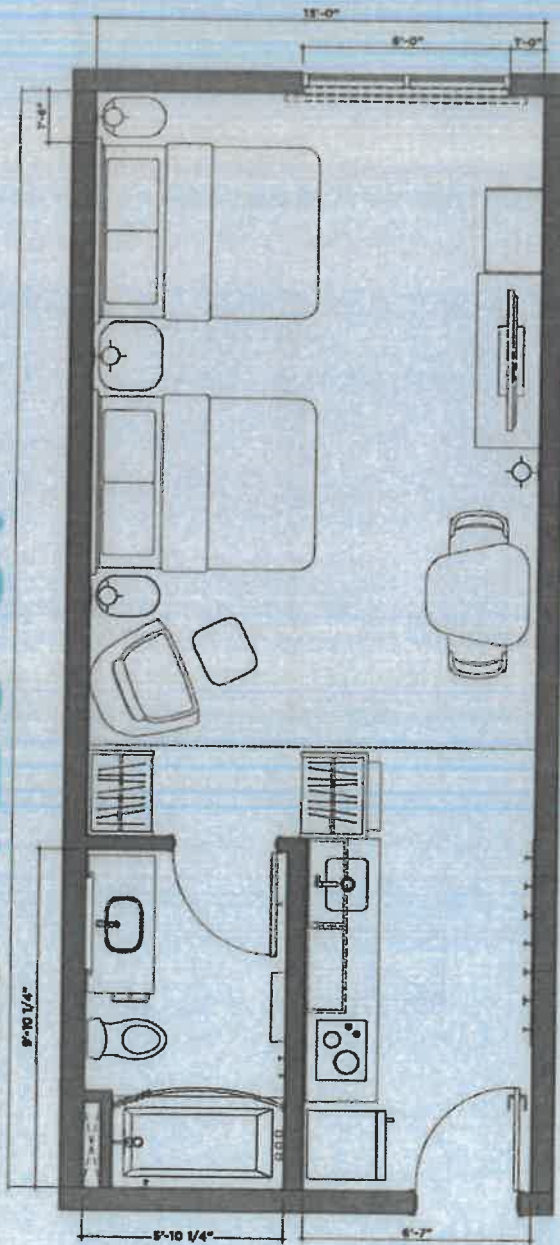
Shower With
Glass Doors

34" x 60"



Queen / Queen Studio

Suite 416 SF



Queen/Queen
Studio
Dimensions

13'-0" x 32'-0"

Queen/Queen
Studio Area

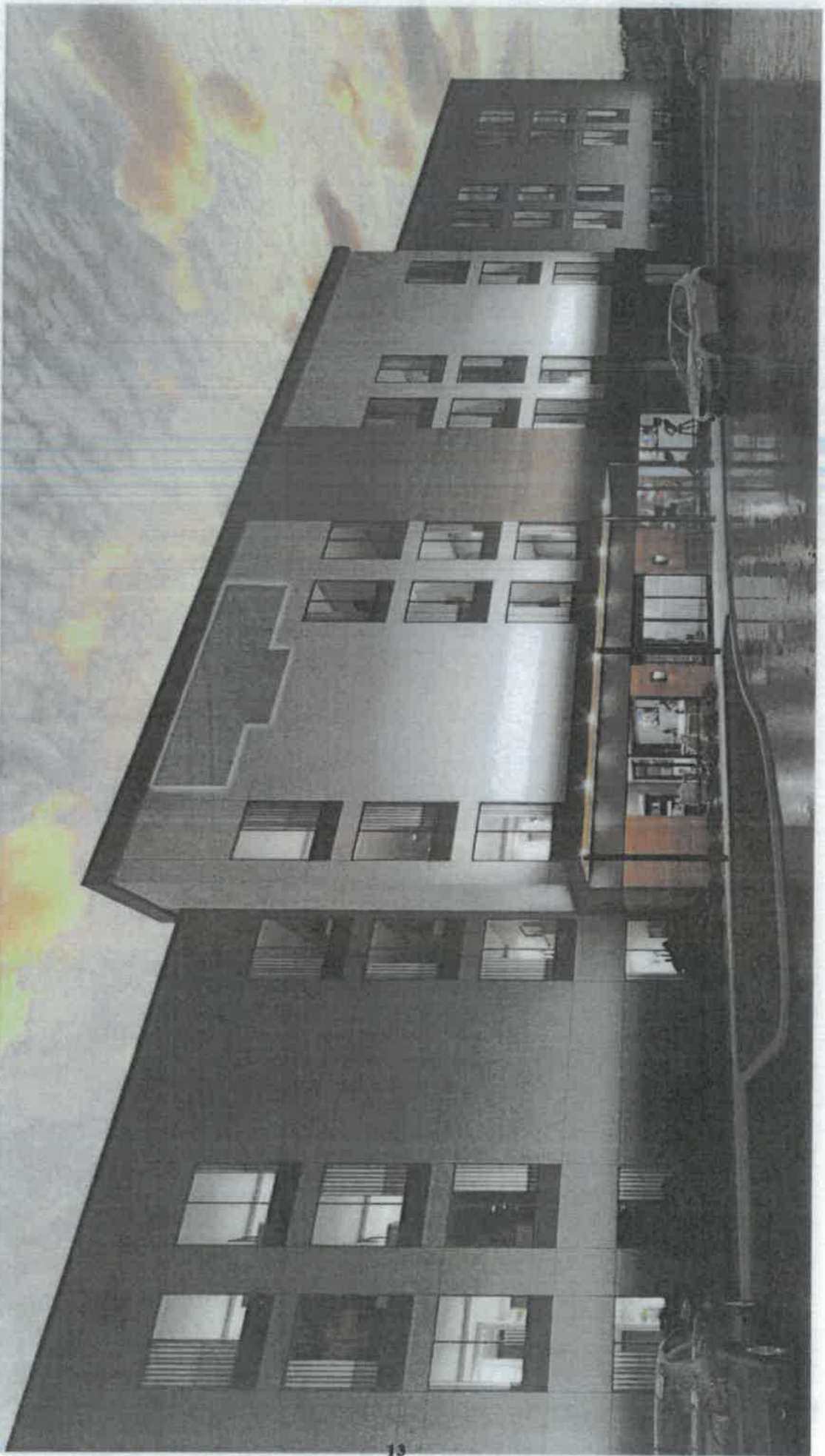
416 sf

Guest Bath Area

55 sf

Tub w/Shower
Curtain

34" x 60"









Planning Commission
Z-25-23
August 4, 2025

3611 Wheeler Road

Aerial

Subject Property



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/23/2025 PE22633

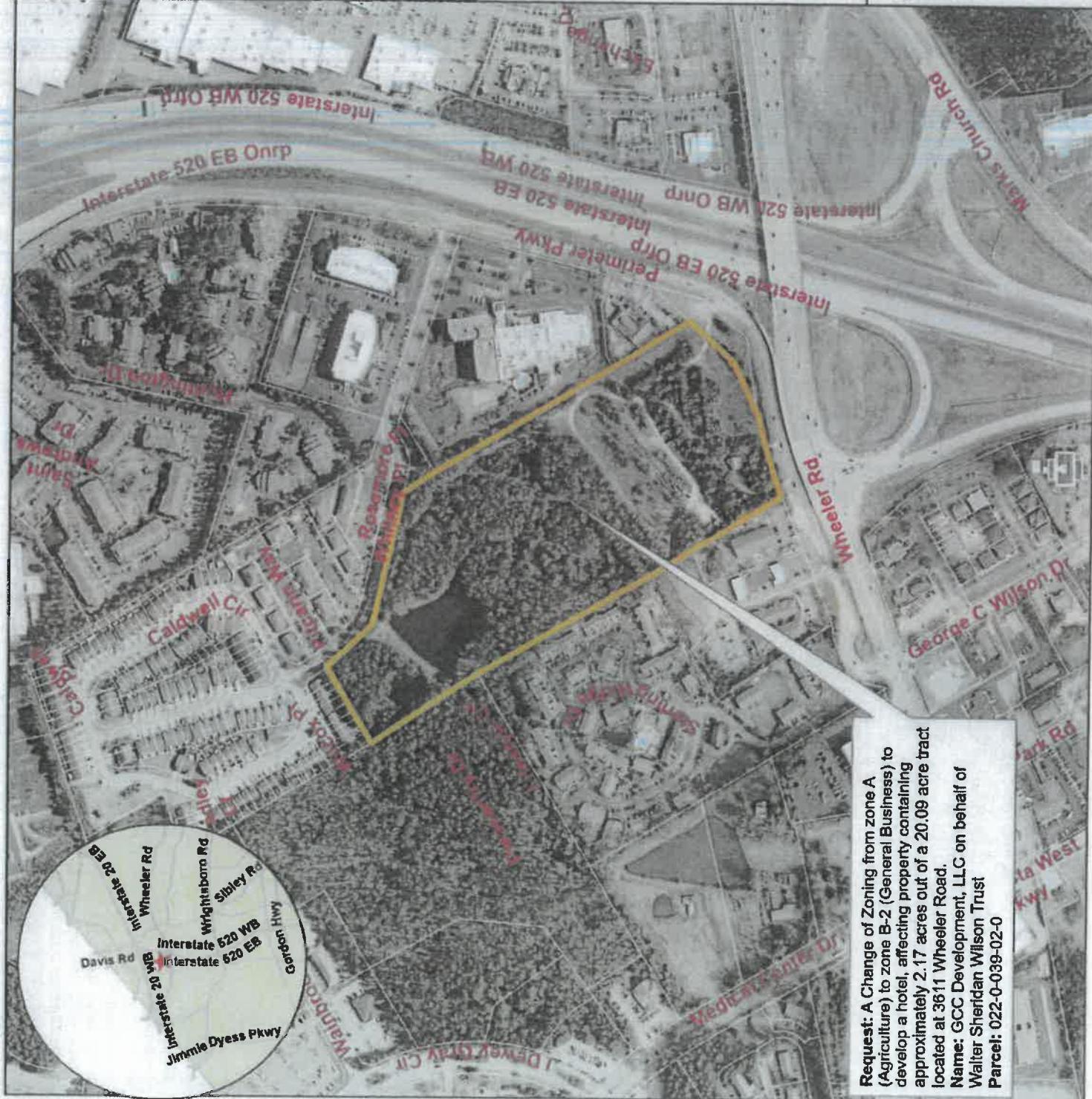
Augusta, GA Disclaimer

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0 700 Feet

Request: A Change of Zoning from zone A (Agriculture) to zone B-2 (General Business) to develop a hotel, affecting property containing approximately 2.17 acres out of a 20.09 acre tract located at 3611 Wheeler Road.
Name: GCC Development, LLC on behalf of Walter Sheridan Wilson Trust
Parcel: 022-0-039-02-0



Planning Commission
Z-25-23
August 4, 2025

3611 Wheeler 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-3B: Multiple-Family
Residential



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/23/2025 PE22653

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Planning Commission
Z-25-23
August 4, 2025

3611 Wheeler Road

Future Zoning

Subject Property

Zoning Classification

A: Agriculture

B-1: Neighborhood
Business

B-2: General Business

P-1: Professional

R-1: One Family
Residential

R-3B: Multiple-Family
Residential

R-3C: Multiple-Family
Residential



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/23/2025 PE22633

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