

Hearing Date: August 4, 2025
Case Number: SE-25-10
Applicant: GCC Development, LLC
Property Owner: Walter Sheridan Wilson Trust
Property Address: 3611 Wheeler Road
Tax Parcel No: 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)
Special Exception	Extended Stay Hotel	Sections 22-2(d)

SUMMARY OF REQUEST:

This application involves 2.17 acres of land out of a 20.09-acre tract. The applicant requests a special exception to establish an extended stay hotel at 3611 Wheeler Road. 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. The applicant has submitted a separate petition to rezone the property to B-2 (General Business), which is zoning case Z-25-23.

The concept plan submitted with the special exception 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 and shall meet the following criteria.
 - There shall be no direct vehicular access to any guest room; ***Conceptual plan does not show direct vehicular access to any guest room.***
 - There shall be staff or management on duty 24 hours per day seven days per week; ***The hotel will be staffed 24 hours per day seven days per week.***
 - Each guest room shall have a minimum of 280 square feet; ***Complies, the smallest room is shown at 328 sq ft.***
 - No business license shall be issued for any business operated from any guest room; ***Must comply with zoning regulations.***
 - No outside storage or permanent parking of equipment or vehicles shall be permitted; ***Must comply with zoning regulations.***
 - No buildings constructed under this section may be converted to or used as apartments or condominiums; ***Must comply with zoning regulations.***
 - A preliminary plan shall be submitted showing the proposed layout of buildings, ingress/egress, buffers and landscaping, amenities, and the density of the development. This preliminary plan shall be a consideration in granting the Special Exception. ***Must comply, conceptual plan does not include buffers or landscaping details.***
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 special exception request with the following conditions:

1. Shall comply with all applicable regulations set forth in Section 22-2(d) of the Comprehensive Zoning Ordinance of Augusta, Georgia.
2. The extended stay hotel shall be limited to 4 stories with no more than 119 guest rooms.
3. 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.

Special Exception

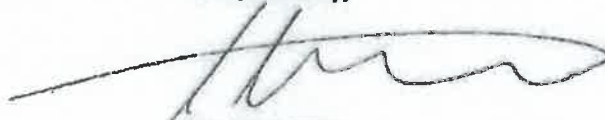
The site is currently undeveloped with an old house site that is not occupied. There are two (2) dirt driveways serving the site from Perimeter Pkwy. Perimeter Pkwy is a two-lane paved road with a 35 MPH speed limit. Water and sanitary sewer are available to this site.

The proposed use for this site will be a hotel with 119 extended stay rooms 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 here on. 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

7/1/25



GRACE

DEVELOPMENT | CONSTRUCTION | PROCUREMENT

Augusta Planning Commission
Planning Division
535 Telfair Street, Suite 300
Augusta, GA 30901

Supplemental Narrative to Special Exception Application

The extended stay hotel brand offers a studio apartment style experience for travelers who seek a more upscale temporary lodging. Our typical guests are traveling professionals, relocating families and workers on assignment who are seeking a safe and comfortable alternative to a short-term housing rental.

All the suites are stylish, spacious and offer amenities geared toward convenience and functionality, such as a fully equipped kitchen with full sized appliances, storage areas and flexible furniture. Guests are offered complimentary continental breakfast, free coffee anytime, and a dedicated staff able to accept deliveries and packages, as well as an on-site market offering many necessities.

All of the extended stay hotels have fitness centers with state-of-the-art exercise equipment and an outdoor area guests may use for gatherings or relaxing. These hotels are designed to help longer-staying travelers feel more at home, and the upscale brand means the hotels are built to stringent standards, with pleasant and attractive interiors and exteriors.

The hotel will seek to employ friendly local people who will add to our guests' superior experience.



ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director
John Ussery, 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 Hwy
2) _____

3) _____
4) _____

Volume on each existing street (AADT):

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

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) _____

Augusta Engineering Department - Traffic Engineering
452 Walker St, Ste 120 - Augusta, GA 30901
(706) 821-1850 - Fax (706) 796-5045
WWW.AUGUSTAGA.GOV

* 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

Augusta Engineering Department – Traffic Engineering
452 Walker St, Ste 120 – Augusta, GA 30901
(706) 821-1850 – Fax (706) 796-5045
WWW.AUGUSTAGA.GOV

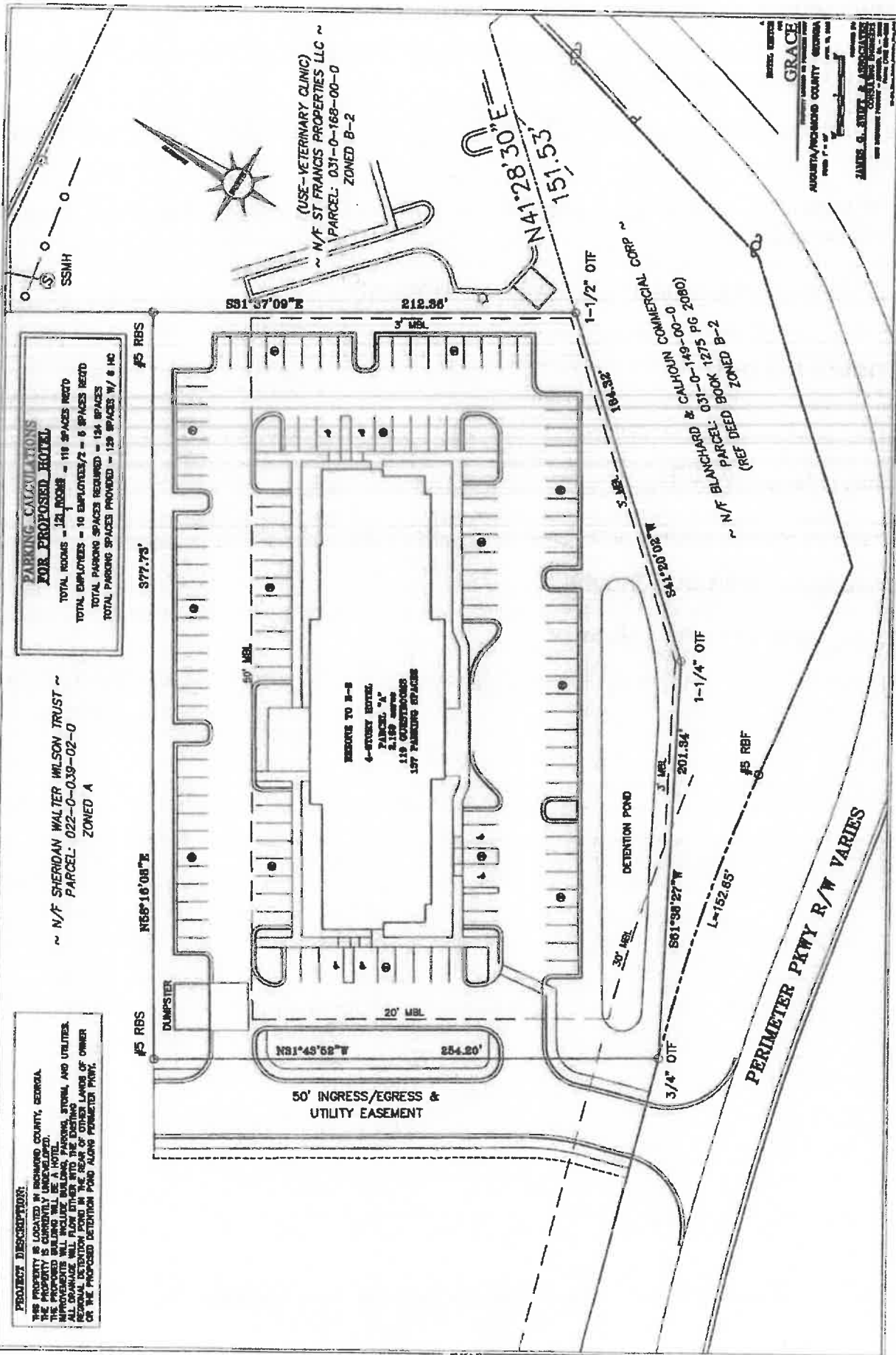
PROJECT DESCRIPTION:

THE PROPERTY IS LOCATED IN BROWARD COUNTY, FLORIDA. THE PROPERTY IS CURRENTLY UNDEVELOPED. THE PROPOSED BUILDING WILL BE A HOTEL. THE PROPOSED BUILDING WILL BE A HOTEL. ALL DRAINAGE WILL BE RUN UNDER THE EXISTING ROADWAY INTO THE REAR OF OTHER LANDS OF OWNER OR THE PROPOSED DETENTION POND ALONG PERIMETER PKWY.

~ N/F SHERIDAN WALTER WILSON TRUST ~
PARCEL: 022-0-039-02-0
ZONED A

**PARKING CALCULATIONS
FOR PROPOSED HOTEL**

TOTAL ROOMS - 121 ROOMS - 119 SPACES NEEDED
TOTAL EMPLOYEES - 10 EMPLOYEES/2 - 5 SPACES NEEDED
TOTAL PARKING SPACES REQUIRED - 124 SPACES
TOTAL PARKING SPACES PROVIDED - 129 SPACES W/ 5 HC

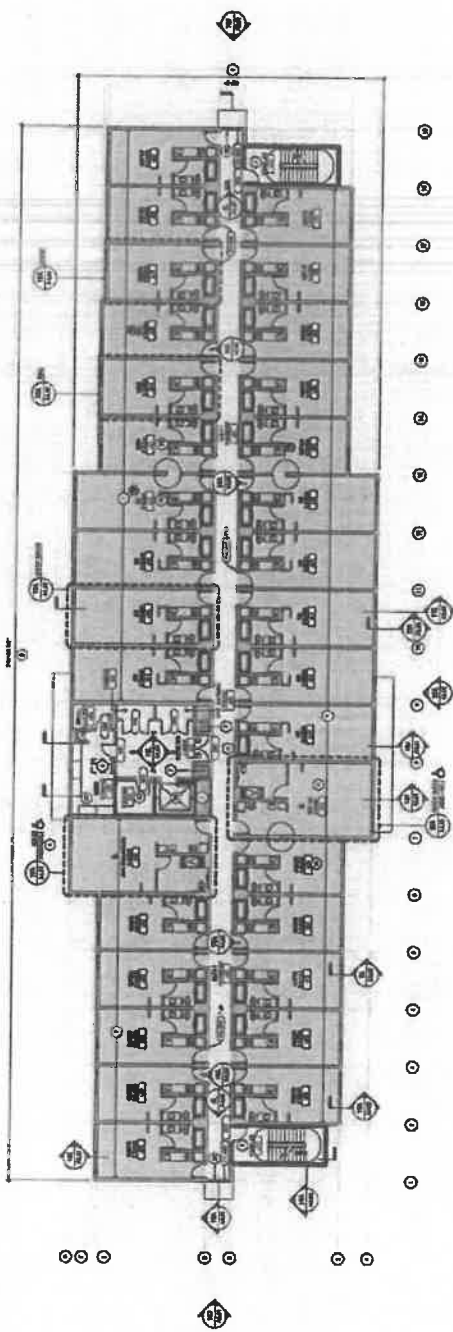


GRAVE

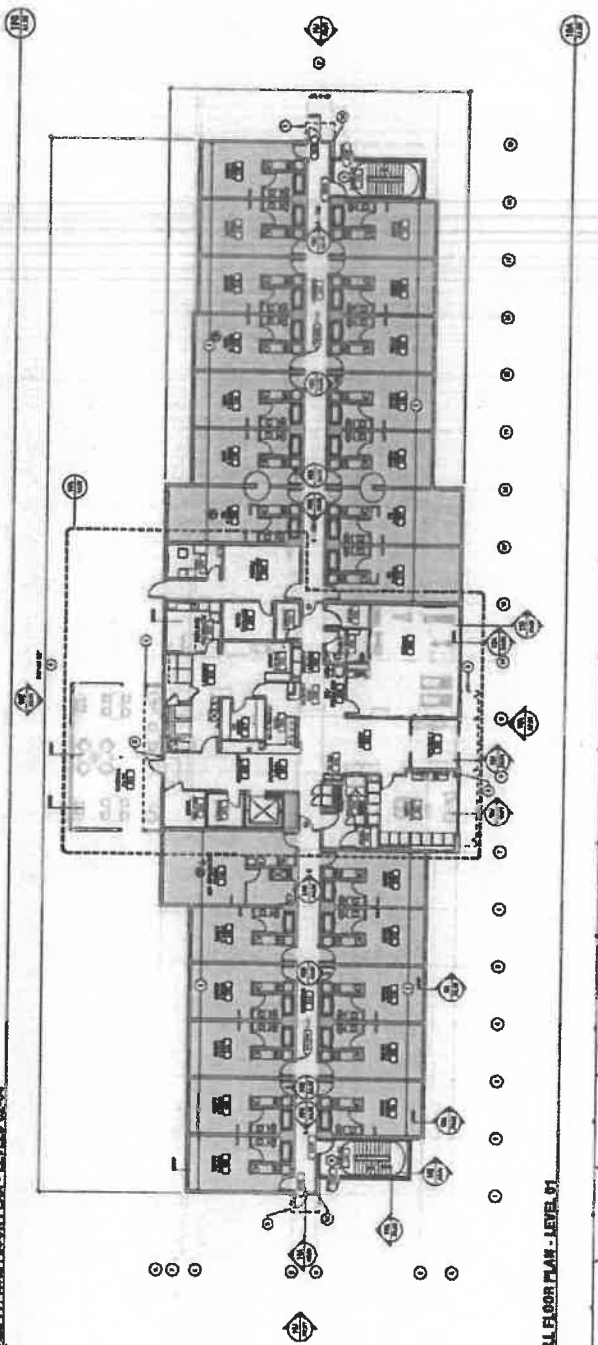
AUGUSTA/RICHMOND COUNTY GEORGIA

JAMES G. STUEBE & ASSOCIATES

CONSULTING ENGINEER

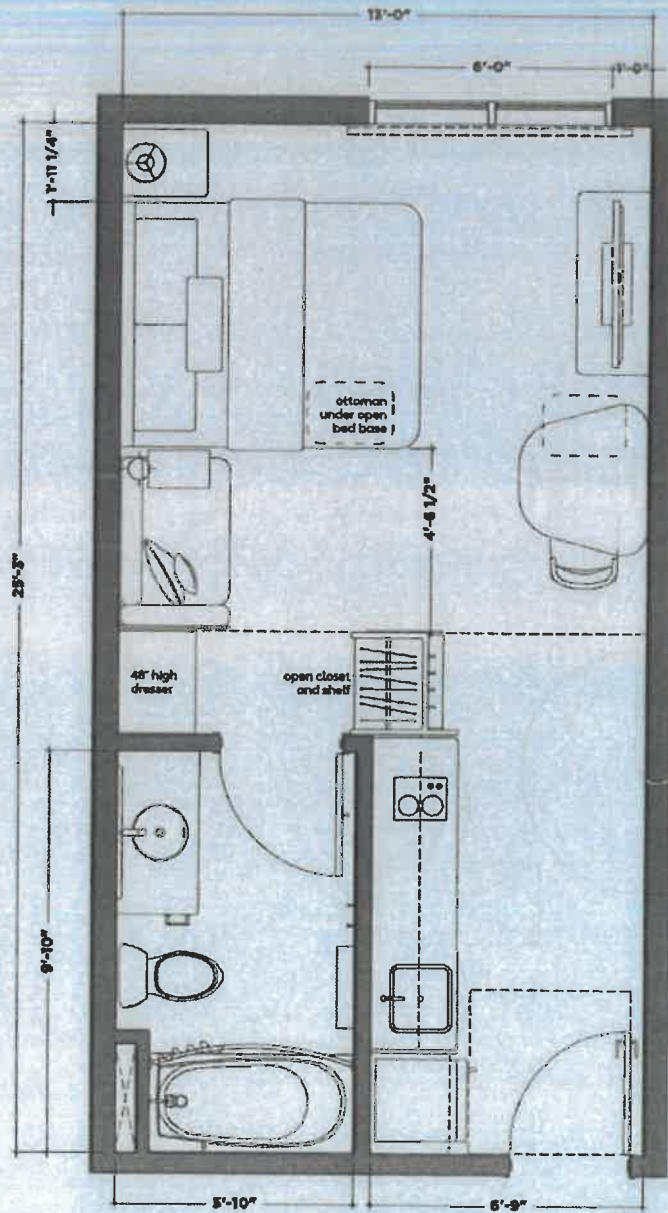


OVERALL TYPICAL FLOOR PLAN - LEVEL 8 (01-04)



OVERALL FLOOR PLAN - LEVEL 01

King Studio Suite 328 SF



King Studio
Dimensions

13'-0" x 25'-3"

King Studio Area

328 sf

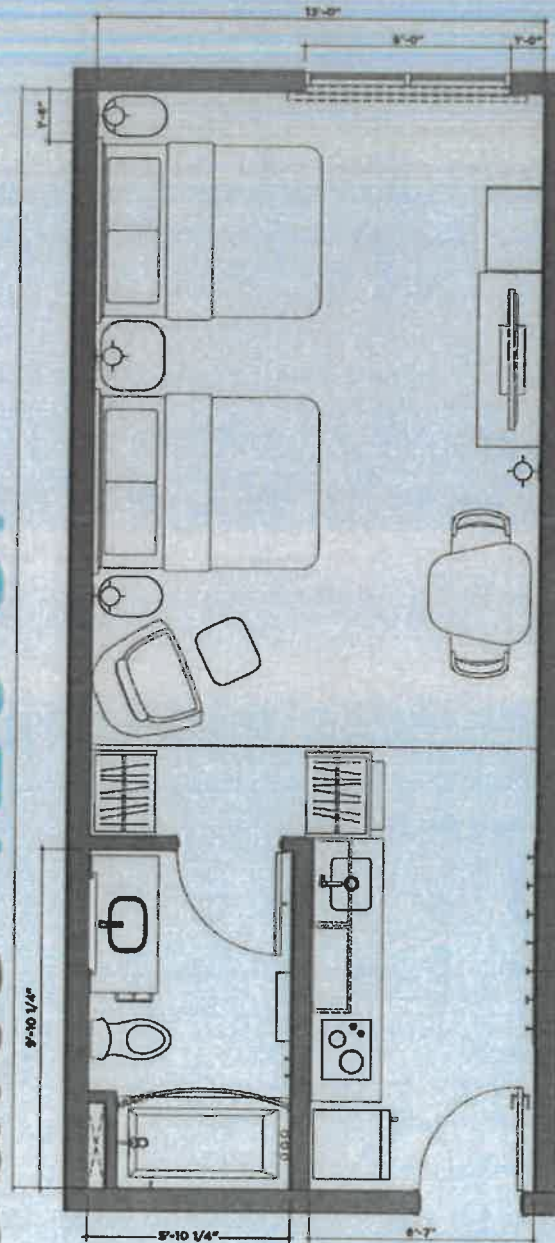
Guest Bath Area

55 sf

Shower With
Glass Doors

34" x 60"

Queen / Queen Studio Suite 416 SF

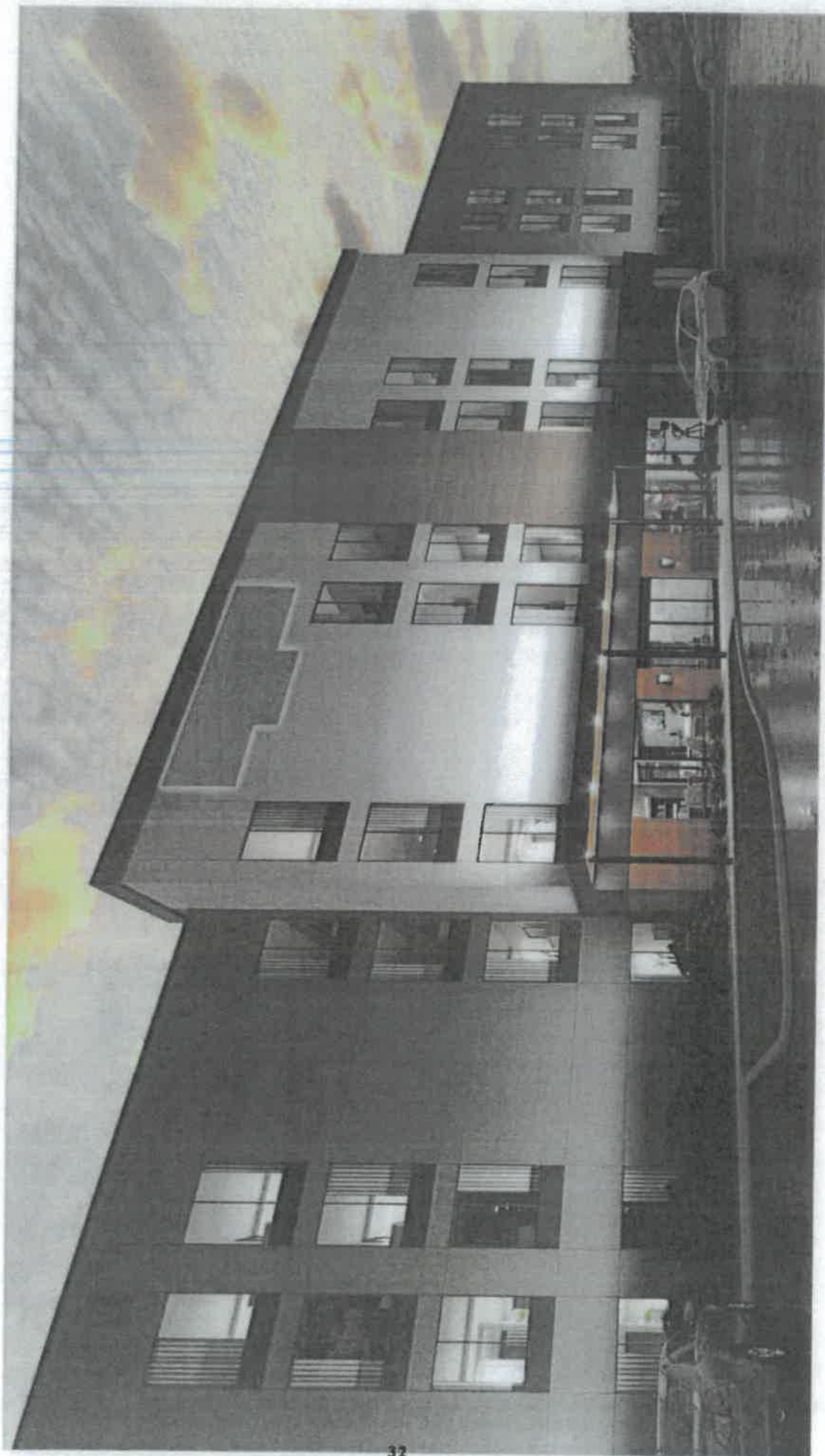


Queen/Queen
Studio
Dimensions
13'-0" x 32'-0"

Queen/Queen
Studio Area
416 sf

Guest Bath Area
55 sf

Tub w/Shower
Curtain
34" x 60"









Planning Commission
SE-25-10
August 4, 2025

3611 Wheeler Road

Aerial

Subject Property

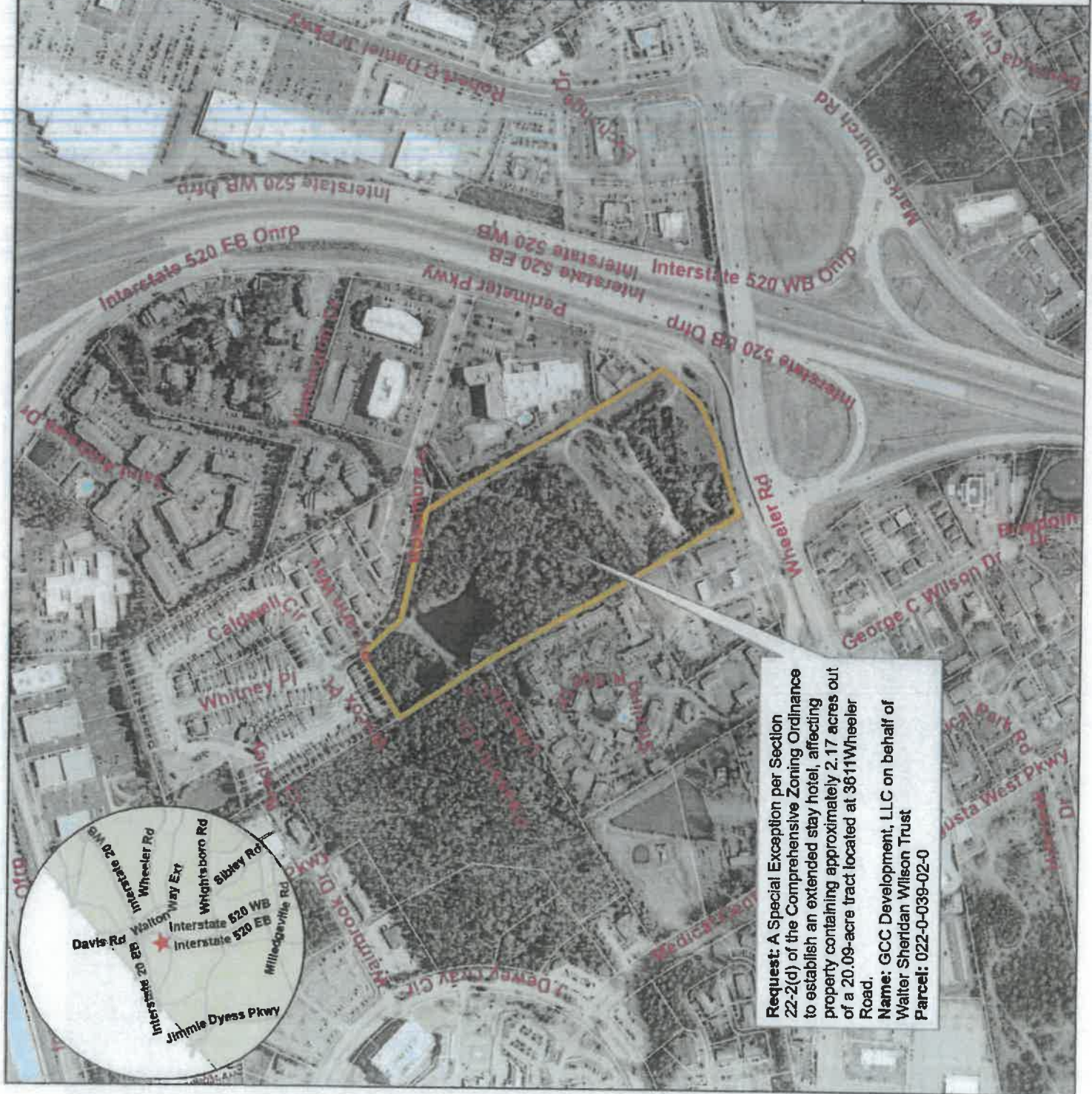
Augusta
GEORGIA

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/22/2025 PE22633

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800 Feet



Request: A Special Exception per Section 22-2(d) of the Comprehensive Zoning Ordinance to establish an extended stay 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
SE-25-10
August 4, 2025


3611 Wheeler Road

Current Zoning

 Subject Property

Zoning Classification


 A: Agriculture

 B-1: Neighborhood Business

 B-2: General Business

 HI: Heavy Industry

 P-1: Professional

 PUD: Planned Unit Development

 R-1: One Family Residential

 R-3B: Multiple-Family Residential

Augusta
GEORGIA

Produced By: City of Augusta
Planning & Development Department
635 Telfair Street Suite 300
Augusta, GA 30901
7/22/2025 PEZ2633

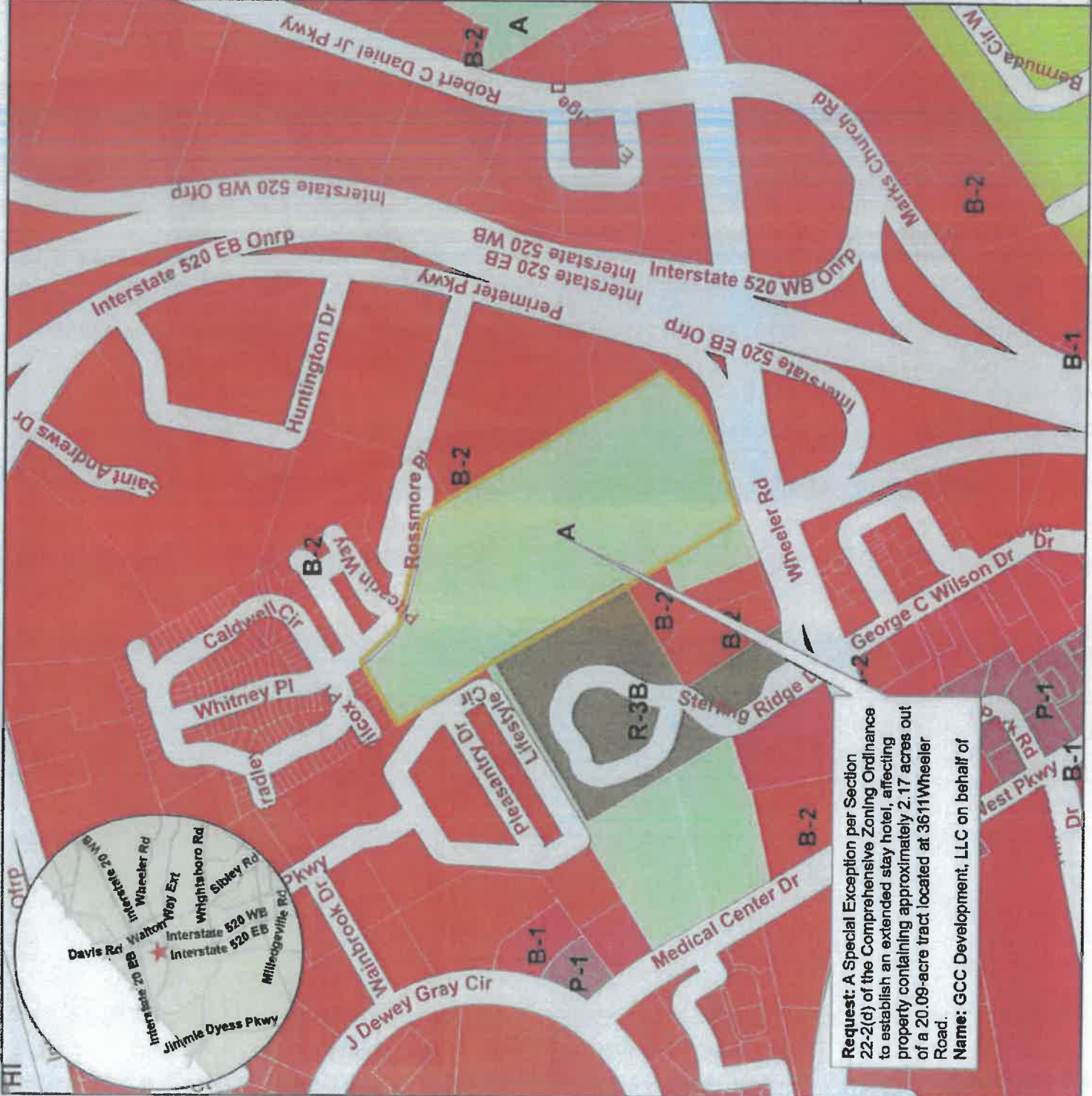
Augusta, GA Disclaimer

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800 Feet

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