

**AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
STAFF REPORT**

Case Number: Z-23-39

Hearing Date: Wednesday, September 6, 2023

Applicant: AMERCO Real Estate Company

Property Owner: Augusta Hotel Group LLC

Address of Property: 1062 Claussen Road, Augusta, Georgia 30907

Tax Parcel #: 012-0-014-02-0

Present Zoning: R-1A (One-family Residential); B-2 (General Business)

Commission District: 7 (Sean Frantom) **Super District:** 10 (Wayne Guilfoyle)

Fort Gordon Notification Required: No

Request	Proposed Use / Activity	Applicable Text
Rezoning from R-1A/B-2 to B-2	Hotel (no use change)	Comprehensive Zoning Ordinance, Section 22

Summary of Request:

This request pertains to a 3.33-acre property in northern Richmond County, located halfway between Stevens Creek Road and Riverwatch Parkway along Claussen Road. The property is occupied by a Best Western Plus hotel; per the letter of intent attached with the rezoning application, there is no proposed change to this use, nor are there plans to alter the footprint of the hotel. While most of the property is zoned B-2 (and all of the hotel's footprint is within this zone), there is a portion of the property that is zoned R-1A. The applicant owns adjoining property at 1070 Claussen Road, but does not own the subject property.

Comprehensive Plan Consistency:

The property is located within the West Augusta character area; the 2018 Comprehensive Plan recommends "additional commercial and retail development" be "confined to designated interchanges and intersections". As this corridor is a preexisting commercial area, the rezoning would be deemed consistent with the Comprehensive Plan.

Findings:

1. There are no prior zoning actions associated with the subject property. The applicant previously applied for a similar rezoning in 2022 to remove partial R-1A zoning at 1070 Claussen Road (Z-22-21), approved by the Augusta Commission at their meeting on May 17, 2022.
2. The property appears to have access to public water and sewer.

3. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, Claussen Road is considered a local road.
4. Augusta Transit does not serve the subject property.
5. Per FEMA records, there are no floodplains or wetlands located on the subject property.
6. Site topography is mostly flat, but varies from 244 to 254 feet above sea level.
7. With the exception of the R-1A portion of the subject property, the entirety of Claussen Road is situated in B-2, LI, and HI zones.
8. At time of writing, staff have not received feedback from citizens pertaining to this request as it has been advertised.

Recommendation: The Planning Commission recommend **Approval** to rezone the property to B-2, subject to the following condition:

1. Compliance with all development standards and regulations as set forth by Augusta-Richmond County at the time of development is required.

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.

AMERCO[®]

REAL ESTATE COMPANY

2727 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 263-6555 • FAX: (602) 277-5824 • EMAIL: Stephany_Sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC), on behalf of Augusta Hotel Group, LLC, has prepared this application package for the opportunity to receive the City of Augusta's participation and counseling regarding a Rezone for the property located at 1062 Claussen Rd.

The proposed 3.33-acre property is located at 1062 Claussen Rd. The property is primarily zoned B-2 with a small portion zoned R-1A. AREC is proposing to rezone the R-1A portion of the site to B-2 to create zoning uniformity across the entire site and surrounding properties. There are no site alterations being proposed at this site, the site will continue to operate exactly as it has in the past.

Amerco Real Estate Company looks forward to working with the City of Augusta as you consider the Rezone we are currently submitting.

Sincerely,

Stephany Sheekey, AICP
AMERCO Real Estate - Planner




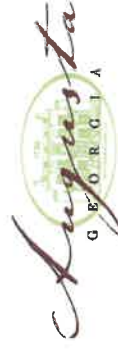
Planning Commission
Z-23-39
September 6, 2023

1062 Claussen Road

Aerial

Legend

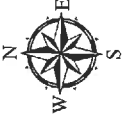
 Subject Property



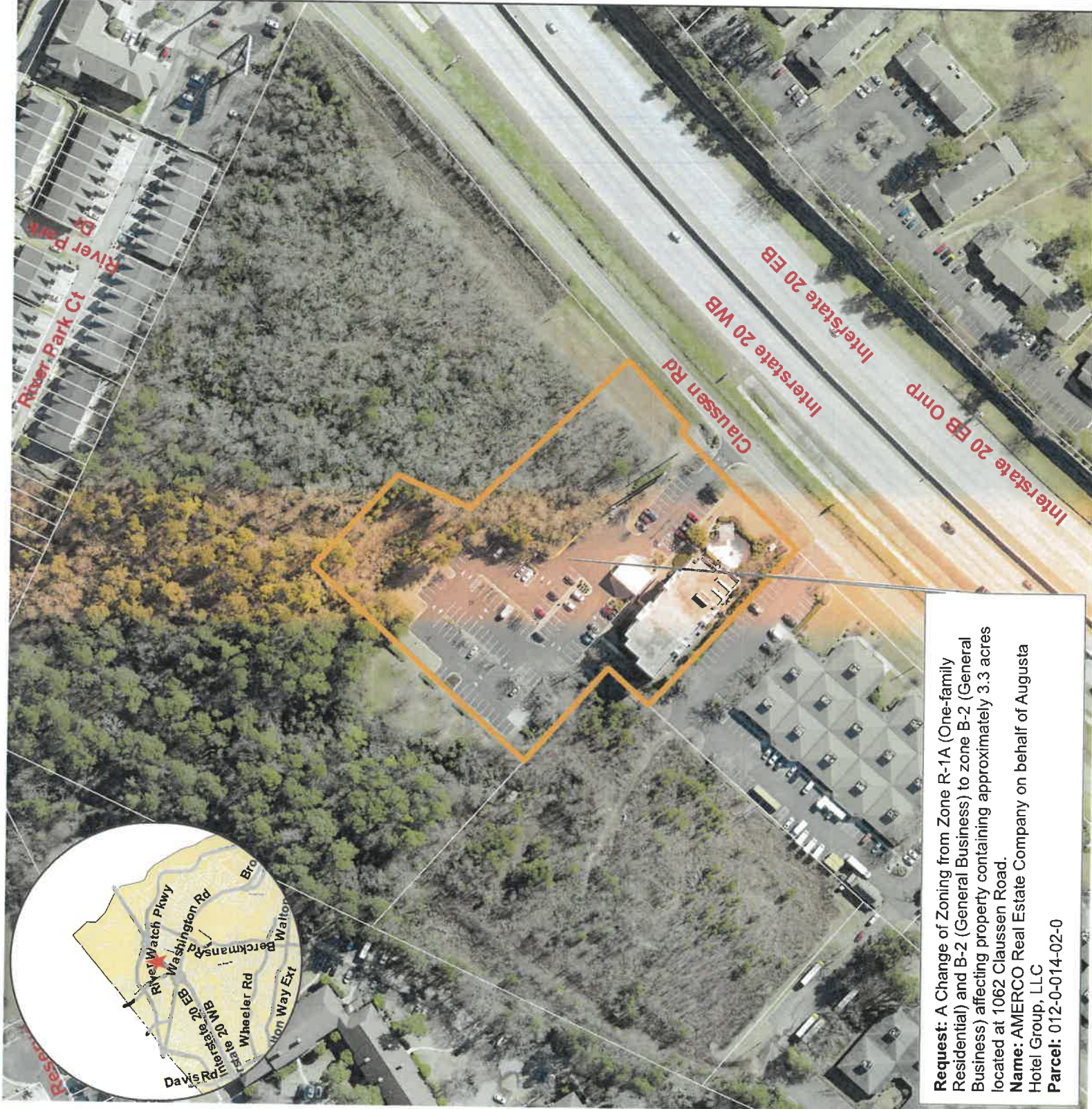
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
8/16/2023 bb21255

Augusta, GA Dschimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these documents assume no legal responsibilities for the information or accuracy contained in this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 200 Feet



Request: A Change of Zoning from Zone R-1A (One-family Residential) and B-2 (General Business) to zone B-2 (General Business) affecting property containing approximately 3.3 acres located at 1062 Claussen Road.

Name: AMERCO Real Estate Company on behalf of Augusta Hotel Group, LLC


Parcel: 012-0-014-02-0

Planning Commission
Z-23-39
September 6, 2023

1062 Claussen Road


Current Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1A: One Family Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
8/16/2023 bb21255

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and its departments contracted to develop these data assume no legal responsibility for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 200 Feet



Request: A Change of Zoning from Zone R-1A (One-family Residential) and B-2 (General Business) to zone B-2 (General Business) affecting property containing approximately 3.3 acres located at 1062 Claussen Road.

Name: AMERCO Real Estate Company on behalf of Augusta Hotel Group, LLC


Parcel: 012-0-014-02-0

Planning Commission
Z-23-39
September 6, 2023


1062 Claussen Road


Future Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 R-1A: One Family Residential



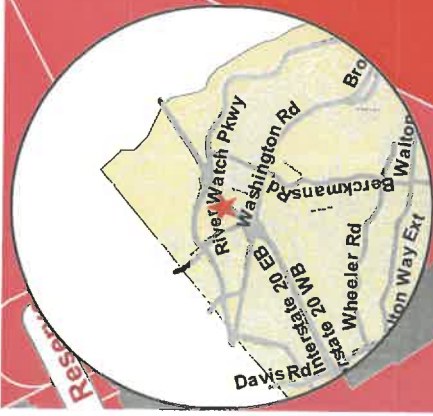
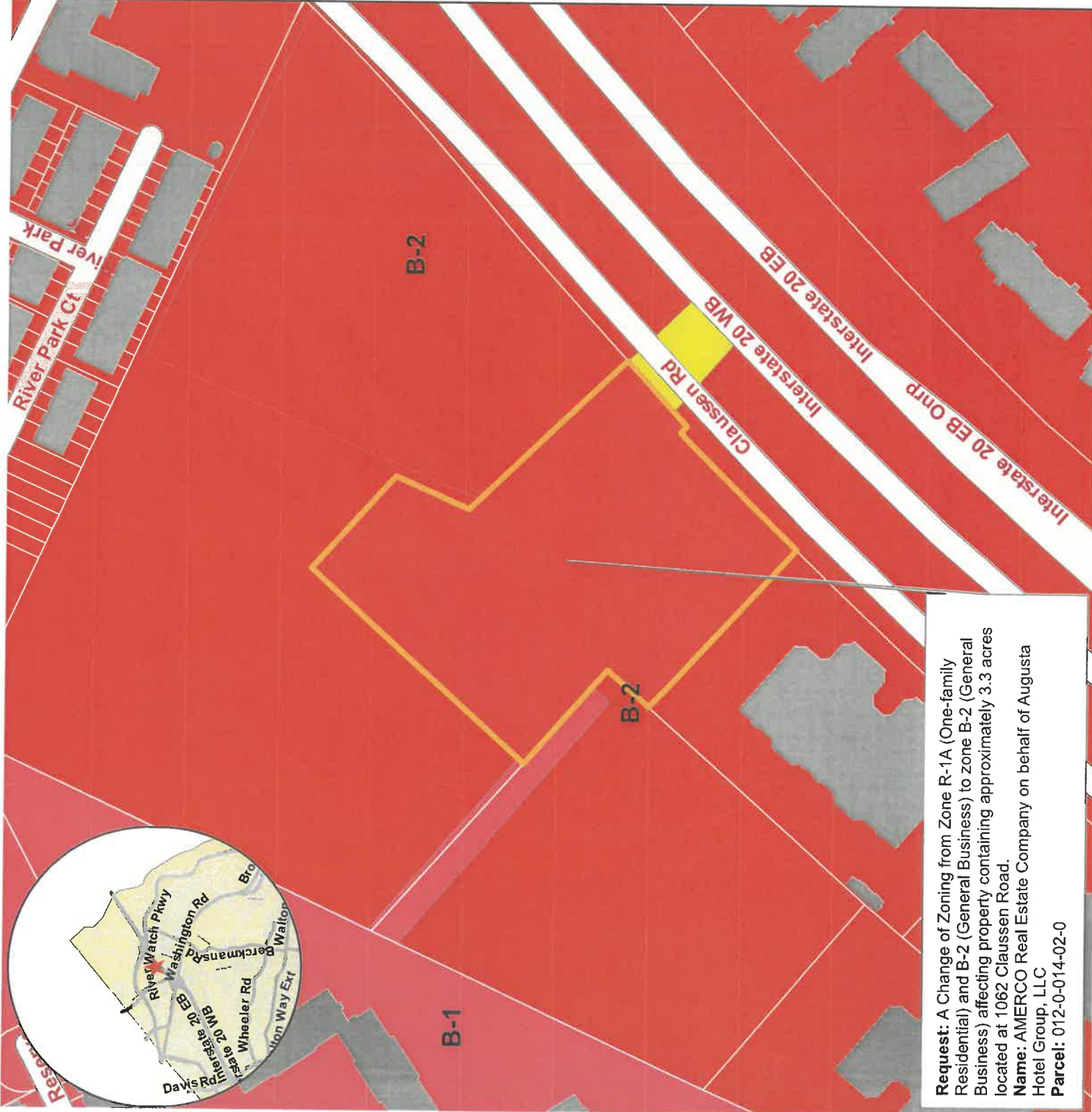
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
8/16/2023 bb21255

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 200 Feet



Request: A Change of Zoning from Zone R-1A (One-family Residential) and B-2 (General Business) to zone B-2 (General Business) affecting property containing approximately 3.3 acres located at 1062 Claussen Road.

Name: AMERCO Real Estate Company on behalf of Augusta Hotel Group, LLC

Parcel: 012-0-014-02-0