

Hearing Date: October 5, 2026

Case Number: Z-26-16

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 (Agricultural)

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 (Agricultural) to B-2 (General Business)	Extended Stay Hotel	Section 22-2(d)

SUMMARY OF REQUEST:

This application is a request to rezone approximately 2.30 acres of the property at 3611 Wheeler Road, identified as a portion of Tax Parcel 022-0-039-02-0, from A (Agricultural) to B-2 (General Business). The parent tract is approximately 17.59 acres; the applicant proposes to split and rezone only the approximately 2.30-acre project area for development of a 124-room extended stay hotel.

The submitted letter of intent and concept plan describes a four-story hotel, approximately 50 feet in height, with associated parking, utility infrastructure, and onsite stormwater controls. Utility laterals are proposed to connect to existing Augusta-Richmond County water and sanitary sewer mains adjacent to the project site. Access is proposed from two (2) curb cuts on the adjoining driveway within a 60-foot private right-of-way; no direct vehicular access is proposed from Perimeter Parkway.

An extended stay hotel is not a use permitted by right in the B-2 Zone. Section 22-2(d) of the Comprehensive Zoning Ordinance identifies a Hotel, Extended Stay as a Special Exception in the B-2 Zone. The applicant has also filed a companion Special Exception request. Approval of this rezoning, by itself, would not authorize the extended stay hotel use unless the Special Exception is also approved and the development complies with the requirements of Section 22-2(d).

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

- A four-story, approximately 50-foot-high extended stay hotel containing 124 guest rooms.
- Off-street parking, internal drives, a loading area, and supporting site improvements.
- Utility connections to existing public water and sanitary sewer infrastructure adjacent to the site.

- Onsite stormwater infrastructure intended to address runoff water quality and quantity requirements.
- Two (2) proposed access points from the adjoining private driveway, with no direct access from Perimeter Parkway.

COMPREHENSIVE PLAN CONSISTENCY:

According to the Envision Augusta 2023 Comprehensive Plan, the subject property is within the Belair Character Area. The Plan describes the area around Doctors Hospital and along Wheeler Road as an area that has gradually developed with professional offices, suburban and highway-oriented commercial uses, and service establishments. It further identifies the Doctors Hospital activity center as an area intended to retain a mix of healthcare-related businesses, offices, medium-density housing, and commercial establishments.

The Belair Character Area lists P-1 (Professional/Office), B-1 (Neighborhood Business), and B-2 (General Business) among the recommended professional/commercial zoning districts. The requested B-2 zoning is therefore consistent with the land-use direction for the character area. The applicant's proposal to use an existing private driveway rather than create direct access from Perimeter Parkway is also consistent with the Plan's emphasis on limiting vehicular access points along major corridors.

CRITERIA TAKEN INTO CONSIDERATION:

The granting of a rezoning is subject to a finding by the Planning Commission that a petition meets all seven (7) criteria:

1. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision-making relative to amendments to the official zoning map

Yes. The subject property is located within the Belair Character Area of the 2023 Comprehensive Plan. The Plan identifies B-2 (General Business) as one of the recommended professional/commercial zoning districts within this character area. The Plan further recognizes that the area along Wheeler Road has gradually developed with a mixture of professional offices, suburban and highway-oriented commercial uses, and service establishments. Accordingly, the requested B-2 zoning is consistent with the land-use pattern and recommended zoning districts identified for the Belair Character Area.

2. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property;

Yes. The requested B-2 zoning is suitable considering the existing development pattern along Wheeler Road and within the surrounding area. Wheeler Road functions as an established commercial and service corridor, particularly in the vicinity of Doctors Hospital and Interstate 20. The proposed hotel use would be consistent with the commercial and service-oriented development occurring along the

corridor. The B-2 district also accommodates a broader range of commercial uses appropriate for areas intended to serve more than immediately adjacent residential neighborhoods.

3. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district;

No significant adverse effect is anticipated based upon the proposed development. The applicant proposes development of the property as a hotel, and the companion Special Exception application, SE-26-21, provides an additional level of review specifically for the proposed extended stay hotel. Potential impacts associated with access, traffic, lighting, landscaping, stormwater management, buffering, and site design remain subject to applicable Augusta-Richmond County development standards and final site-plan review. Approval of the rezoning, however, would permit the range of uses allowed within the B-2 district and would not limit the property exclusively to the proposed hotel unless specifically conditioned.

4. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

Yes. The property is currently zoned A (Agricultural). While the existing zoning permits agricultural and other uses authorized within that district, it does not accommodate the applicant's proposed commercial hotel development. The property's location along Wheeler Road and the established commercial development pattern of the surrounding corridor support consideration of a commercial zoning classification. Rezoning to B-2 is therefore necessary for the applicant to pursue the proposed hotel use and associated Special Exception.

5. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted;

Yes, subject to final agency review and development approval. The property is located within an established urbanized area of Augusta-Richmond County along Wheeler Road where public infrastructure and municipal services are available. The proposed commercial development will remain subject to review for roadway access, water and sewer capacity, stormwater management, fire protection, emergency access, and other applicable infrastructure requirements. Because the proposed use is commercial rather than residential, it is not expected to generate a direct demand for public-school capacity.

6. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties; and

Yes. The existing Agricultural zoning does not reflect the increasingly commercial and service-oriented development pattern identified along Wheeler Road. The Comprehensive Plan specifically recognizes the gradual development of Wheeler Road with professional offices, suburban and highway-oriented commercial uses, and service establishments. The requested B-2 zoning would therefore better reflect the existing and planned development character of the corridor than the property's current Agricultural classification.

7. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

Yes. The requested B-2 zoning provides the property owner with reasonable commercial use of property situated along an established commercial corridor while maintaining the development standards and regulatory safeguards applicable to the General Business district. Development remains subject to applicable zoning, site-plan, access, stormwater, landscaping, tree-canopy, building, fire/life-safety, and other development requirements. In addition, the proposed extended stay hotel requires separate approval through SE-26-21, allowing the specific use and its potential impacts to be evaluated independently of the rezoning request.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No Traffic Engineering comments have been received.

Engineering Comments:

- No Engineering comments have been received.

Utilities Comments:

- No Utilities comments have been received.

Fire Comments:

- No Fire comments have been received.

FINDINGS:

1. The request applies to approximately 2.30 acres to be divided from the approximately 17.59-acre parent tract identified as Tax Parcel 022-0-039-02-0. The remainder of the parent tract is not included in this rezoning request.
2. The requested zoning is B-2 (General Business). B-2 is identified by the 2023 Comprehensive Plan as a recommended professional/commercial zoning district within the Belair Character Area.
3. Section 22-2(d) of the Comprehensive Zoning Ordinance permits a Hotel, Extended Stay in the B-2 Zone only by Special Exception. A companion Special Exception request is therefore necessary before the proposed use may be established.
4. Section 22-2(d) requires, among other standards, no direct vehicular access to guest rooms; 24-hour staff or management; a minimum of 280 square feet per guest room; no business operated from a guest room; no outside storage or permanent parking of equipment or vehicles; no conversion to apartments or condominiums; and a preliminary development plan addressing layout, access, buffers, landscaping, amenities, and density.
5. The submitted concept plan depicts a 124-room extended stay hotel that is four (4) stories and approximately 50 feet in height. Section 22-3 allows a maximum building height of 165 feet in the B-2 Zone.
6. Section 22-4 provides that the setback provisions of the B-1 Zone apply in the B-2 Zone. Final setback compliance will be verified during site plan review based on the final subdivision boundary and the zoning of adjoining properties.
7. Section 4-2 requires extended-stay hotels to provide one parking space for each guest room, plus one space for each two employees, plus additional parking for ancillary functions. A 124-room

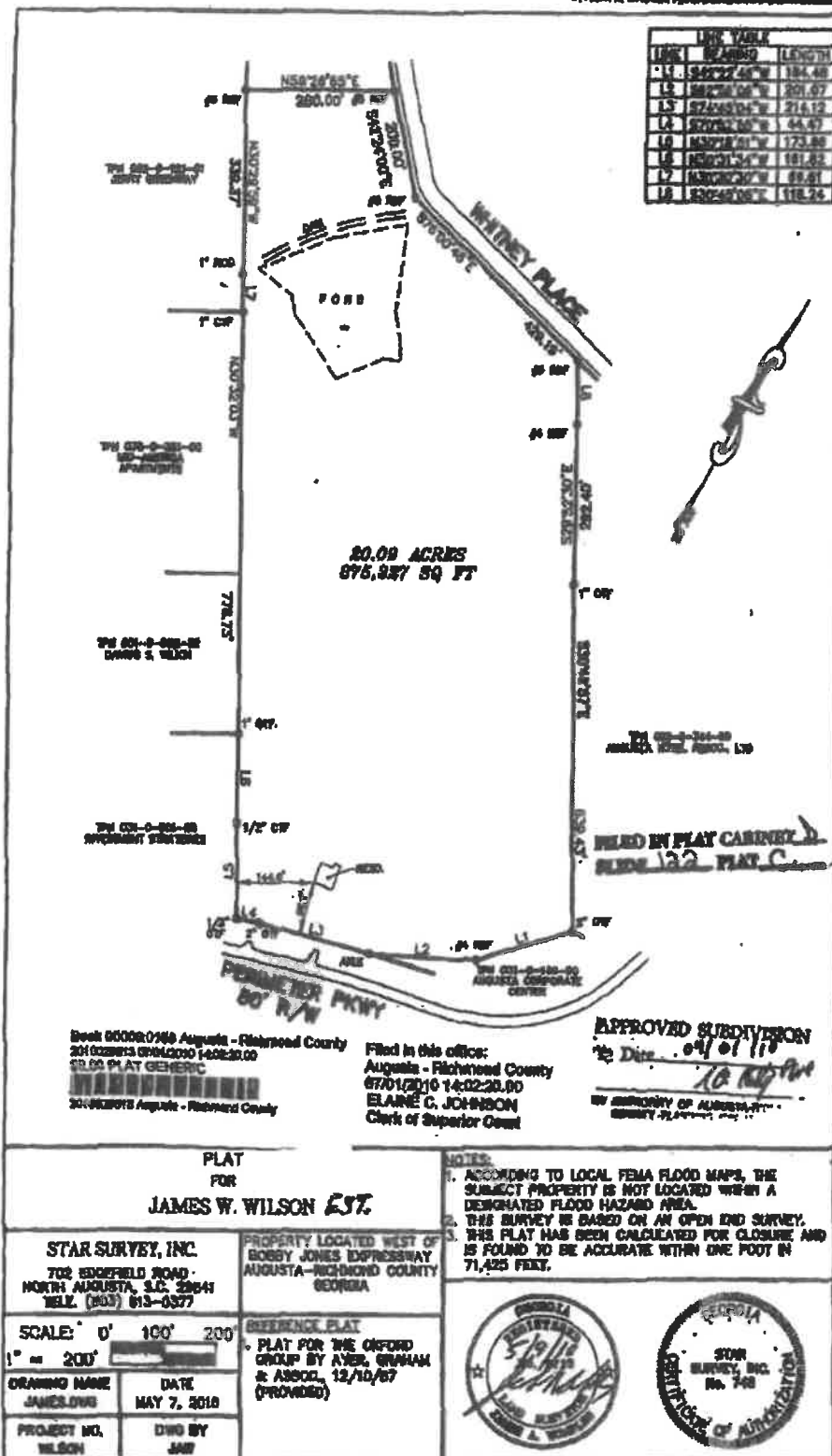
- hotel therefore requires at least 124 spaces before employee and any ancillary-use parking is added. Final parking calculations and compliance must be demonstrated during site plan review.
8. B-2 uses are subject to the dumpster and recyclable-material-bin requirements of Section 21-3. The final site plan shall provide compliant solid-waste facilities, access, screening, and sanitary drainage or roofing as applicable.
 9. The applicant proposes access through two (2) curb cuts on an adjoining private driveway within a 60-foot private right-of-way. The letter of intent states that no direct access will be provided from Perimeter Parkway.
 10. The Preliminary Traffic Impact Worksheet submitted with the application identifies ITE Land Use Code 310 (Hotel) and estimates 724 total daily trips, with 58 trips in both the AM and PM peak hours. The official determination field regarding whether a full traffic impact study is required is not completed in the submitted worksheet.
 11. The applicant proposes to connect utility laterals to existing Augusta-Richmond County water and sanitary sewer mains adjacent to the project site. Final utility design and capacity are subject to applicable departmental review and approval.
 12. The applicant proposes onsite stormwater infrastructure to address runoff water quality and quantity in accordance with local and state requirements. Final stormwater design is subject to engineering and site plan review.
 13. The Augusta Tree Ordinance requires all land undergoing development to provide a minimum 30 percent (%) tree canopy based on gross site area through preservation, replacement planting, or a combination of both. If the final project area is 2.30 acres, the minimum canopy requirement would be approximately 30,056 square feet; the final requirement shall be based on the surveyed gross site area.
 14. A tree survey and Tree Protection/Tree Establishment Plan are required prior to land-disturbing activity in accordance with the Tree Ordinance and the Illustrated Guide. Existing protected trees proposed for preservation must be shown and protected during construction.
 15. The site photographs provided for this report show the project frontage and a substantially vegetated portion of the site. The proposed B-2 zoning is consistent with the professional/commercial land-use recommendations for the Belair Character Area.

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

1. The rezoning approval shall apply only to the approximately 2.30-acre project area identified in the applicant's rezoning materials and final recorded subdivision/legal description. Any portion of the parent tract outside the approved project area shall retain its existing zoning unless separately rezoned.
2. Approval of this rezoning does not authorize an extended stay hotel by right. Establishment of the proposed extended stay hotel shall be contingent upon approval of the companion Special Exception under Section 22-2(d) and continued compliance with all restrictions and regulations applicable to that Special Exception.

3. The development shall demonstrate compliance with all applicable B-2 development standards, including off-street parking under Section 4, setbacks under Sections 21-6 and 22-4, solid-waste facilities under Section 21-3, and all access, loading, lighting, utility, stormwater, fire, and other site-development requirements in effect at the time of development.
4. The development shall comply with the Augusta Tree Ordinance and the Illustrated Guide to Implementing the Augusta Tree Ordinance, including the minimum 30 percent (%) tree-canopy requirement and submission/approval of all required tree survey and Tree Protection/Tree Establishment Plan materials before land disturbance.
5. Approval of this rezoning request does not constitute approval of the conceptual site plan. Prior to construction, the proposed development shall obtain all required subdivision, site plan, land-disturbance, utility, stormwater, building, fire, and other approvals required by Augusta, Georgia, as amended.
6. The applicant shall provide a Traffic Assessment Impact Worksheet as part of the Site Plan review process.

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.*





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PRELIMINARY

C ENGINEERING SERVICES, INC.
 O Box 2066
 211 Merchant Way, Suite 201
 Marietta, GA 30060
 PH: (404) 764-7022
 FAX: (404) 233-4580
info@ces-inc.com
www.ces-inc.com

JOHNSA • BRUNSWICK • COLUMBUS
 NASH • STATESBORO • THOMASTON



ALBANY • ATLANTA
GREENVILLE • SA

CONCEPTUAL PLAN
EXTENDED STAY HOTEL
PERIMETER PARKWAY
AUGUSTA, RICHMOND COUNTY, GEORGIA
Prepared for:
GRACE CONSTRUCTION CONSULTANTS

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1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
www.emc-eng.com

LETTER OF INTENT

August 24, 2026

Mr. Kevin Boyd
Augusta – Richmond County
535 Telfair Street
Suite 300
Augusta, GA 30901

RE: **Rezoning Request**
Perimeter Parkway (PIN # 022-0-039-02-0)
Augusta, Richmond County, Georgia



Dear Mr. Boyd,

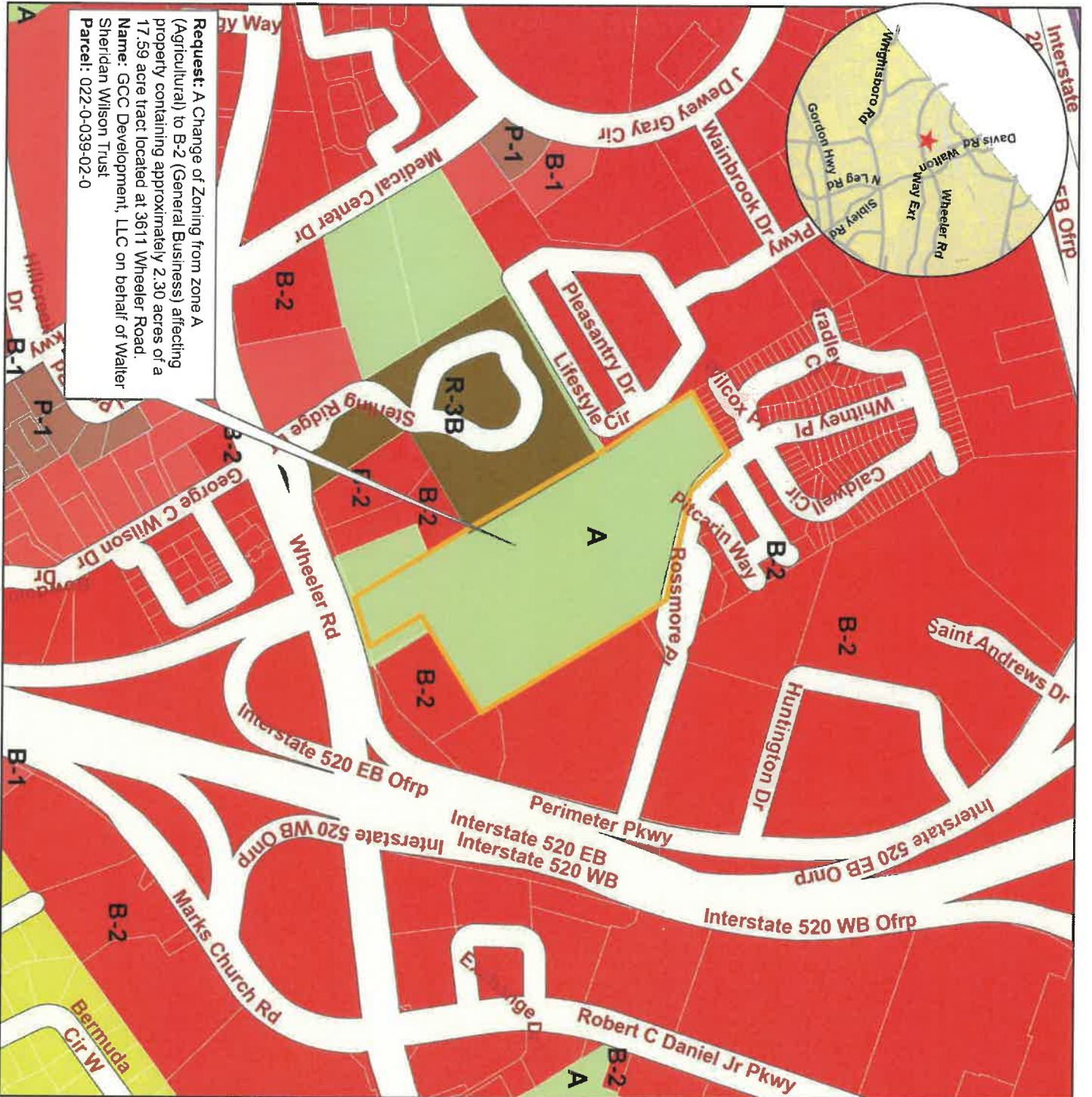
The proposed project consists of a proposed extended stay hotel, located on Perimeter Parkway in Augusta, Richmond County, Georgia. The project site will consist of a single parcel of land totaling ± 2.30 -acres to be split from the parent tract identified as PIN # 022-0-039-02-0 (Zoned A). The developer intends to rezone only the ± 2.30 -acres needed for the proposed development. Please refer to the conceptual site plan included in this package for additional information.

It is the intent of the developer to construct the proposed 124-room extended stay hotel with associated parking, utility infrastructure and stormwater control infrastructure. The intent is to connect utility laterals to the existing ARC water and sanitary sewer service mains located adjacent to the project site for utility service. Stormwater infrastructure will be installed onsite to treat runoff water quality and quantity in order to meet all local and state requirements.

Access to the site shall be provided via two curb cuts on the adjacent driveway within the 60' private right-of-way. No access shall be offered directly from Perimeter Parkway.

Sincerely,

Keith E. Stevens, PE
Junior Project Manager



Planning Commission
Z-26-16
October 5, 2026

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 Development
- PUD: Planned Unit Development
- R-1: One Family Residential
- R-3B: Multiple-Family Residential

Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 9/10/2026 PE22633

Signature

Augusta, GA Disclaimer

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