



Commission Meeting

October 20, 2026

Item Name: Z-26-16

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	Z-26-16 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by GCC Development, LLC on behalf of Walter Sheridan Wilson Trust requesting a rezoning from zone A (Agricultural) to B-2 (General Business) affecting property containing approximately 2.30 acres of a 17.59-acre tract located at 3611-Wheeler Road. Tax Map # 022-0-039-02-0. Zoned A (Agricultural). District 3 (Commissioner Catherine Smith-Rice).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	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 approval required by Augusta, Georgia, as amended.

6. The applicant shall provide a Traffic Assessment Impact Worksheet as part of the Site Plan review process.

**Funds are available in the N/A
following accounts:**

**REVIEWED AND N/A
APPROVED BY:**