



Commission Meeting

October 20, 2026

Item Name: SE-26-21

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	SE-26-21 – 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 special exception per Section 22-2(d) of the Comprehensive Zoning Ordinance to establish an extended-stay hotel 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 B-2 (General Business). District 3 (Commissioner Catherine Smith-Rice
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. Approval shall be contingent upon approval and effectiveness of the companion rezoning of the approximately 2.30-acre hotel development area to B-2 (General Business). The Special Exception shall not authorize an extended stay hotel while the development area remains zoned A (Agricultural). 2. The Special Exception shall be limited to a 124-room Hotel, Extended Stay substantially as described in the application and shall comply with Section 22-2(d), including all seven use-specific restrictions and regulations. 3. The final plans shall demonstrate that the use satisfies the Zoning Ordinance definition of Hotel - Extended Stay, including guestroom access through a central area or main lobby and kitchenettes or kitchen facilities in at least one-half of the guest rooms. 4. The development shall comply with the Augusta Tree Ordinance and Illustrated Guide, including the applicable 30 percent (%) minimum tree-canopy requirement, tree survey, Tree Protection/Tree Establishment Plan, preservation requirements, and any required mitigation or establishment bond. 5. All site lighting, refuse areas, service areas, parking, loading, buffers, landscaping, signage, and stormwater facilities shall comply with applicable Augusta-Richmond County requirements and shall be designed to minimize impacts on adjoining properties. 6. Pursuant to Section 22-6, the approved use must be initiated within six (6) months of the granting of the Special Exception, or the approval shall no longer be valid. If initiated and later discontinued for one (1) year, the Special Exception shall no longer be valid. 7. Approval of this Special Exception does not constitute final site-plan, subdivision, land-disturbance, engineering, utility, stormwater, building, fire/life-safety, or construction approval. All required approvals and permits shall be obtained before construction or land disturbance.

Funds are available in the N/A
following accounts:

REVIEWED AND N/A
APPROVED BY: