Augusta
GEORGIA
PLANNING & DEVELOPMENT DEPARTMENT

Augusta-Richmond County
Planning Commission
Staff Report

Hearing Date: October 5, 2026
Case Number: SE-26-21
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 (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)
Special Exception	Extended Stay Hotel	Section 22-2(d)

SUMMARY OF REQUEST:

GCC Development LLC requests a Special Exception to establish a 124-room extended stay hotel on an approximately 2.30-acre portion of Tax Parcel No. 022-0-039-02-0 associated with 3611 Wheeler Road. The applicant states that the hotel site will be split from the parent tract and developed with associated parking, utilities, stormwater-control infrastructure, landscaping, and related site improvements. The applicant identifies the property as currently zoned A (Agricultural) and proposed for B-2 (General Business) zoning. Accordingly, this Special Exception is dependent upon approval and effectiveness of the companion rezoning to B-2, because an extended stay hotel is eligible for Special Exception consideration in the B-2 Zone under Section 22-2(d).

The applicant further states that access will be provided by two (2) curb cuts on the adjacent driveway within a 60-foot private right-of-way and that no direct vehicular access will be provided from Perimeter Parkway. Water and sanitary sewer laterals are proposed to connect to existing Augusta-Richmond County mains adjacent to the project, and stormwater facilities are proposed on site.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is within the Belair Character Area of the Envision Augusta 2023 Comprehensive Plan. The Plan describes the Wheeler Road area as having gradually developed with a mix of professional offices, suburban and highway-oriented commercial uses, and service establishments. The Belair vision anticipates continued commercial activity at appropriate nodes and identifies B-2 (General Business)

among the recommended professional/commercial zoning districts. The proposed hotel is therefore generally consistent with the character-area land-use framework, provided that the companion B-2 rezoning is approved and the project satisfies applicable access, buffering, landscaping, tree-canopy, utility, stormwater, and site-development requirements.

CRITERIA FOR GRANTING SPECIAL EXCEPTION:

The granting of a special exception is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located;
   Yes, contingent upon the companion rezoning to B-2. Section 22-2(d) expressly provides for an extended stay hotel in the B-2 Zone by Special Exception. The use cannot be established under this approval while the development area remains zoned A.
2. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area;
   No, based on the submitted information. The Wheeler Road area contains a mix of professional, commercial, service, institutional, and residential development. Compliance with required buffers, landscaping, access controls, and site-development standards will be necessary to reduce potential impacts on nearby properties.
3. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;
   Yes, subject to the companion B-2 rezoning and final site-plan review. The Belair Character Area recognizes the Wheeler Road corridor as an area of professional, suburban commercial, highway-oriented commercial, and service development, and identifies B-2 as a recommended professional/commercial zoning district.
4. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;
   The applicant proposes access from an adjacent private driveway/right-of-way rather than direct access from Perimeter Parkway. Adequacy of the access connection, roadway capacity, and any required improvements must be confirmed through final Traffic Engineering and Engineering review.
5. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles;
   Potentially, subject to final agency review. The applicant proposes two (2) curb cuts on the adjacent private access drive. Final plans must demonstrate safe ingress/egress, internal circulation, pedestrian accommodations where required, and emergency-vehicle access.
6. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use;
   The applicant proposes connection to existing public water and sanitary sewer mains adjacent to the site. Final utility capacity, fire-flow, emergency access, stormwater, and other public-service requirements must be verified by the responsible agencies before development approval.

7. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor;
   Yes, if the final site plan complies with applicable B-2 development standards, dumpster/refuse requirements, parking and loading standards, buffering, landscaping, lighting, and screening requirements. These details remain subject to final site-plan review.
8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area;
   The hotel is an around-the-clock lodging use, and Section 22-2(d) requires staff or management on duty 24 hours per day, seven (7) days per week. Potential effects can be addressed through compliant site lighting, parking, refuse handling, landscaping, security, and enforcement of the use-specific standards.
9. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.
   Compatibility will depend on the final approved site and building plans. Section 22-3 permits professional or commercial buildings in B-2 up to 165 feet in height, while Section 22-4 applies the B-1 setback provisions to B-2. Final plans must comply with all applicable dimensional, buffering, landscaping, fire, and building-code requirements.

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 subject property is 3611 Wheeler Road, Tax Parcel No. 022-0-039-02-0. The Special Exception application concerns an approximately 2.30-acre portion of the larger parent tract.
2. The applicant is GCC Development LLC, and the owner is the Walter Sheridan Wilson Trust. The application requests a 124-room extended stay hotel.
3. The application identifies the existing zoning as A (Agricultural) and the proposed zoning as B-2 (General Business). An extended stay hotel is not being authorized in the A Zone by this application; approval of this Special Exception must be contingent upon the subject 2.30-acre development area being rezoned to B-2.
4. Section 22-2(d) allows a Hotel, Extended Stay in the B-2 Zone by Special Exception, subject to seven (7) use-specific standards: no direct vehicular access to guest rooms; 24-hour on-site staff or management; a minimum of 280 square feet per guest room; no business license for a business

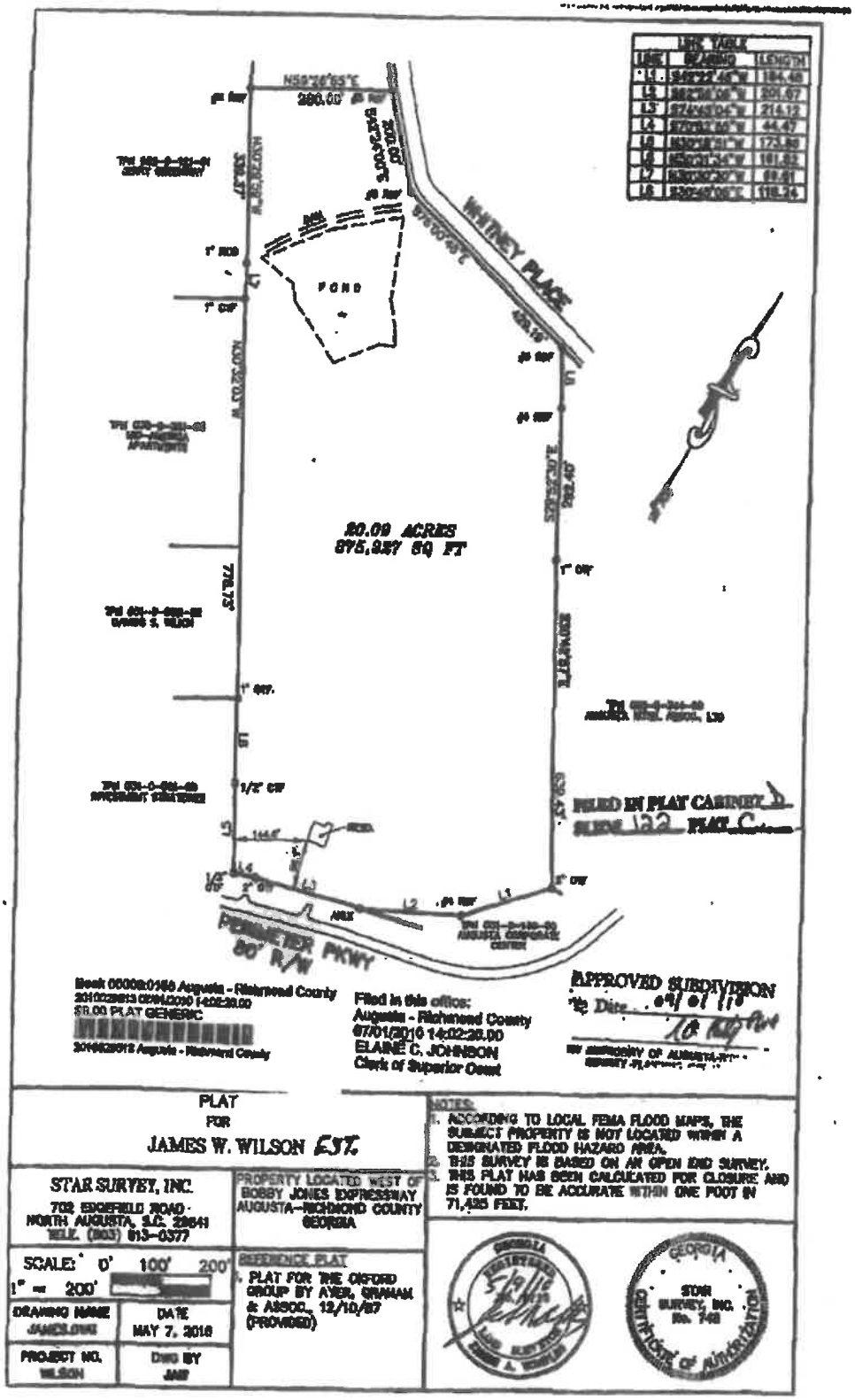
operated from a guest room; no outside storage or permanent parking of equipment or vehicles; no conversion of the building to apartments or condominiums; and consideration of a preliminary plan showing buildings, ingress/egress, buffers and landscaping, amenities, and development density.

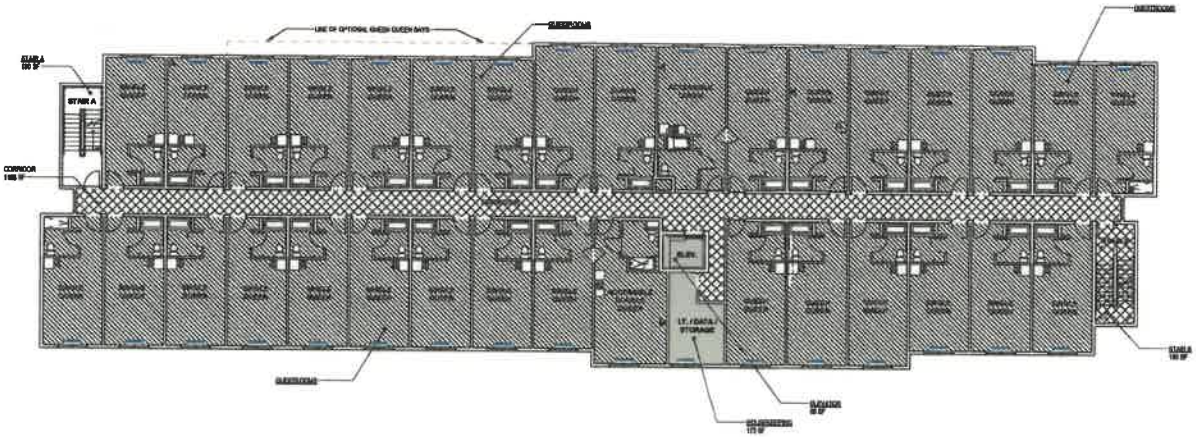
5. The proposed use meets the ordinance definition of Hotel - Extended Stay only if guest rooms are accessed through a central area or main lobby and at least one-half of the rooms contain kitchenettes or other kitchen facilities. Final plans and building review must demonstrate conformity with that definition.
6. The applicant proposes access through two (2) curb cuts on an adjacent driveway within a 60-foot private right-of-way and states that no direct access will be provided from Perimeter Parkway. Final access design remains subject to Traffic Engineering and site-plan review.
7. The applicant proposes connection to existing Augusta-Richmond County water and sanitary sewer mains and on-site stormwater-control infrastructure. Final utility capacity, connection design, fire protection, drainage, and stormwater compliance remain subject to review by the applicable departments and agencies.
8. The 2023 Comprehensive Plan places the site in the Belair Character Area, where the Wheeler Road corridor is described as containing professional offices, suburban and highway-oriented commercial uses, and service establishments. B-2 is listed among the recommended professional/commercial zoning districts for the character area.
9. The Augusta Tree Ordinance applies to new development and requires a minimum 30 percent (%) tree canopy based on gross site area, together with a tree survey and Tree Protection/Tree Establishment Plan before land-disturbing activity. The final site plan must demonstrate compliance with the Tree Ordinance and the Illustrated Guide.
10. Approval of the Special Exception would authorize only the extended stay hotel use described in the application and would not constitute approval of a subdivision plat, final site plan, land-disturbance plan, building plan, utility plan, stormwater plan, or construction permit.
11. Under Section 22-6, a Special Exception granted under Section 22-2 must be initiated within six (6) months of approval or it becomes invalid; if the approved use is initiated and later ceases to operate for one (1) year, the Special Exception becomes invalid.
12. Any material change to the use of or site-development concept is subject to review by the Augusta Planning and Development Department to determine whether additional zoning or Special Exception approval is required.

RECOMMENDATION: The Planning Commission recommends **Approval** of the Special Exception to establish a 124-room extended stay hotel with the following conditions:

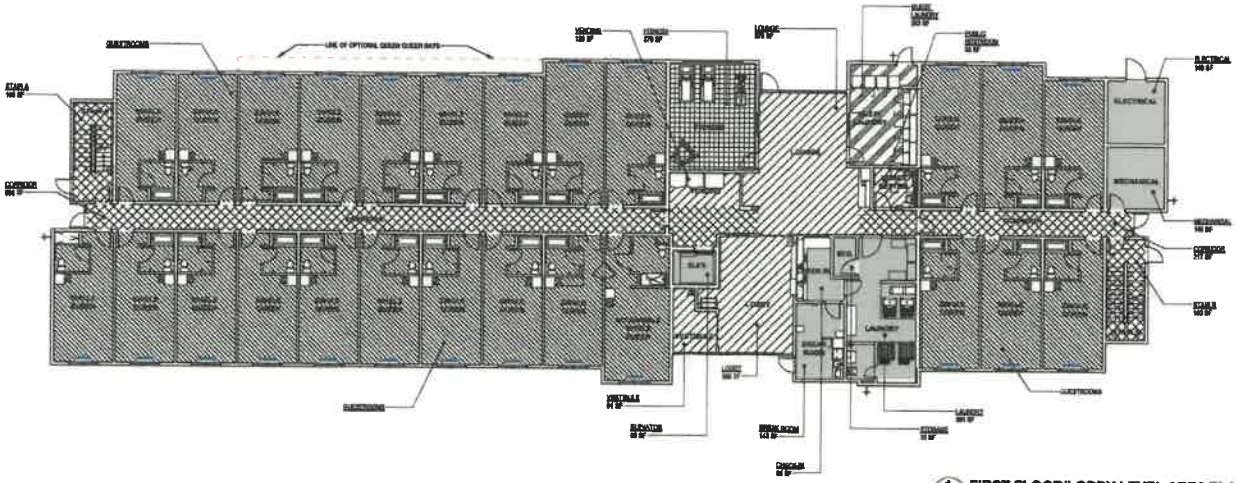
1. Approval shall be contingent upon approval and effectiveness of the companion rezoning of the approximately 2.30-acre hotel development area to B-2 (General Business). The Special Exception shall not authorize an extended stay hotel while the development area remains zoned A (Agricultural).
2. The 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.

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.*


LINE TABLE
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L2 S62°08'08"W 201.67
L3 S74°45'04"W 214.12
L4 S72°02'50"W 44.47
L5 N30°18'31"W 173.80
L6 N55°01'34"W 181.82
L7 N35°02'30"W 69.81
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2 TYPICAL UPPER FLOOR AREA PLAN



1 FIRST FLOOR/LOBBY LEVEL AREA PLAN

PROTOTYPE FACILITIES PROGRAM

GENERAL NOTES

1. GUESTROOM MIX: PERCENTAGE OF GUESTROOMS AND SUITES MAY VARY BASED ON SPECIFIC MARKET CONDITIONS. MAINTAIN THE PROTOTYPE PERCENTAGE MINIMUMS.
2. SHOWERS: SEE DESIGN STANDARDS, "GUESTROOMS" CHAPTER FOR QUEEN/KING GUESTROOM SHOWER PERCENTAGES.
3. ACCESSIBLE GUESTROOMS & SUITES: COMPLY WITH GOVERNING REGULATIONS FOR PERCENTAGE AND DISTRIBUTION OF GUESTROOMS FOR DISABLED PERSONS TO INCLUDE HEARING IMPAIRED GUESTROOMS, AND QUANTITY OF ACCESSIBLE GUESTROOMS WITH ROLL-IN SHOWER AND TUBS CONFIGURED FOR DISABLED PERSONS.
4. CONNECTING DOORS: COMPLY WITH ALL GOVERNING REGULATIONS PROVIDE CONNECTING DOORS IN ACCESSIBLE GUESTROOMS TO ADJACENT NON-ACCESSIBLE GUESTROOM OR SUITE TYPES. SEE DESIGN STANDARDS FOR MARKET AND BRAND STANDARD CONNECTING DOOR CRITERIA.

	GUEST SPACES	QUANTITY	REQUIRED PERCENTAGE	UNIT AREA	TOTAL NET SF
LOBBY AREAS / LOUNGE	LOBBY				
	VESTIBULE	1			91 SF
	LOBBY	1			368 SF
	LOUNGE	1			675 SF
	PUBLIC RESTROOMS	1			69 SF
	TOTAL LOBBY AREAS	4			1183 SF
FITNESS	FOOD & BEVERAGE FRONT-OF-HOUSE				
	VENDING AREA	1			129 SF
	TOTAL VENDING	1			129 SF
	RECREATION FACILITIES				
	FITNESS CENTER	1			276 SF
	TOTAL RECREATION FACILITIES	1			276 SF
GUESTROOMS	GUESTROOMS				
	QUEEN GUESTROOMS	65			2999 SF
	KING GUESTROOMS	39			1792 SF
	ACCESSIBLE QUEEN GUESTROOMS	6			1026 SF
	ACCESSIBLE KING GUESTROOMS	3			1269 SF
	TOTAL GUESTROOMS	113			10486 SF
CORRIDORS	GUESTROOM CORRIDORS & SUPPORT				
	CORRIDOR	7			1400 SF
	STAIR A	5			627 SF
	STAIR B	5			627 SF
	TOTAL GR CORRIDORS	17			2654 SF
	GUESTROOM SUPPORT				
	GUEST LAUNDRY	1			201 SF
		1			353 SF
	TOTAL GUEST SPACES	148			46137 SF

	BACK OF HOUSE	QUANTITY	REQUIRED PERCENTAGE	UNIT AREA	TOTAL NET SF
BACK OF HOUSE	ADMINISTRATION				
	ADMINISTRATION	1			89 SF
	STORAGE	1			54 SF
		1			181 SF
	EMPLOYEE AREAS				
	EMPLOYEE BREAKROOM	1			343 SF
		1			343 SF
	LAUNDRY				
	LAUNDRY ROOM	1			391 SF
		1			391 SF
	ELEVATORS & CORRIDOR				
	ELEVATOR	4			343 SF
		4			343 SF
	HOUSEKEEPING				
	HOUSEKEEPING	1			321 SF
		1			321 SF
	MECHANICAL, PLUMBING & ELECTRICAL				
	MECHANICAL	1			145 SF
	ELECTRICAL	1			140 SF
		2			285 SF
	TOTAL BACK-OF-HOUSE SPACES: 18	19			1725 SF

SUMMARY	QTY	REQUIRED PERCENTAGE	UNIT SF	TOTAL SF
Total Number of Guestrooms, Rooms Floors	6			
Total Number of Floors	6			
Event Terrace				44 137 SF
Back Of House				1725 SF
Total Net Building Area				46 916 SF
Walls and Shafts				5297 SF
Total Gross Building Area				54 128SF
Total Gross Square Feet per Room				439 SF

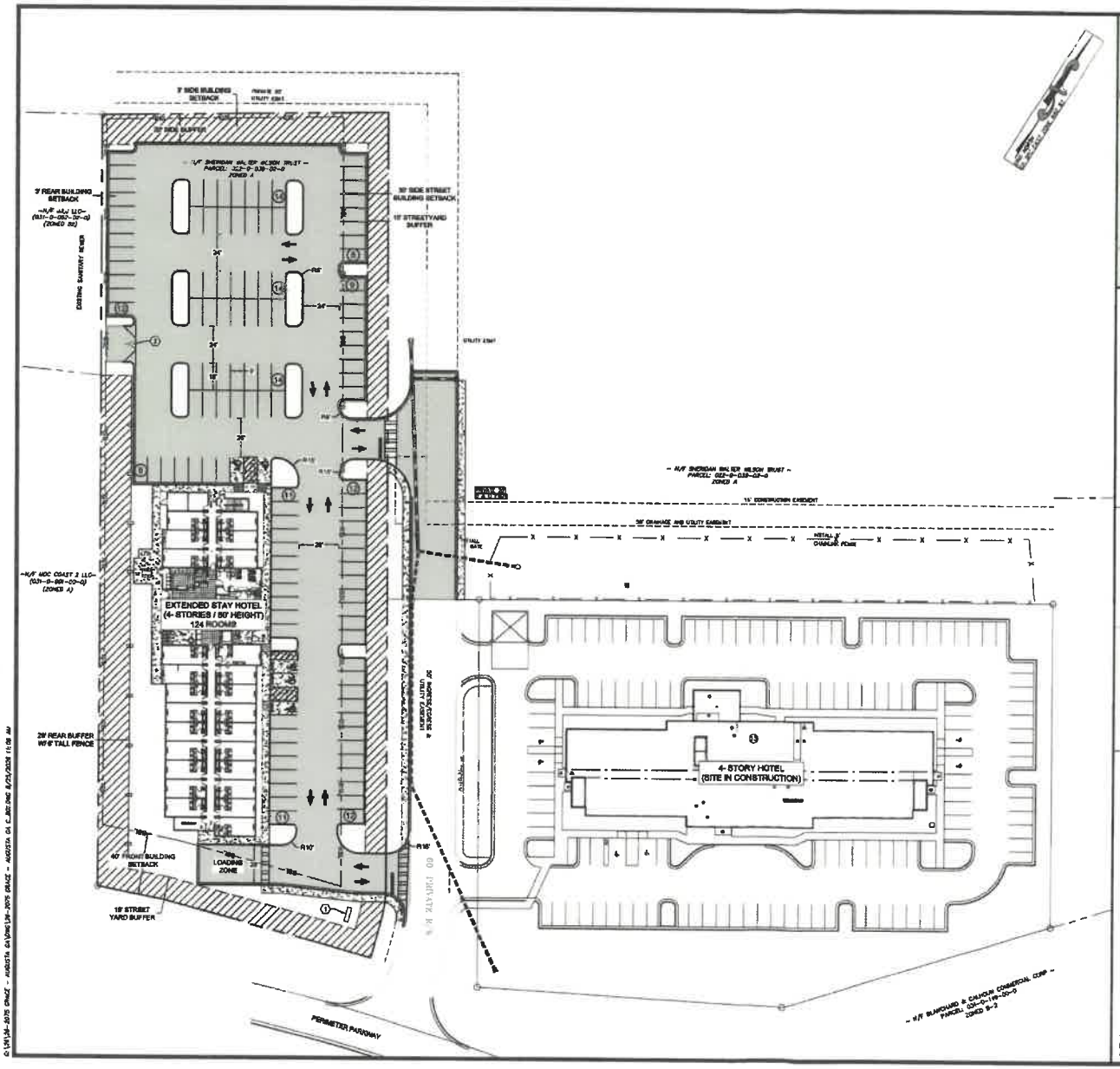
AREA LEGEND

- Lobby
- Recreation Facilities
- Guestrooms
- Guest Corridors
- Guest Support
- Back of House

AREA PLAN

004

NOT FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE



SITE NOTES:

PROPERTY DESCRIPTION	PERIMETER PKWY. AUGUSTA, RICHMOND COUNTY, GEORGIA PIN #: 023-0-035-02-0	
AREA	TOTAL PROPERTY AREA: 17.29 ACRES TOTAL AREA TO BE SUBDIVIDED FOR DEVELOPMENT: 2.50 ACRES	
ZONING	EXISTING	A: AGRICULTURAL ZONE
	PROPOSED	B-2: GENERAL BUSINESS ZONE (SPECIAL EXCEPTION REQUIRED FOR EXTENDED STAY HOTEL)
SETBACKS	STREET SIDE SETBACK:	30-FT
	SIDE SETBACK:	3-FT
	REAR SETBACK:	3-FT
	FRONT SETBACK:	40-FT
BUILDING HEIGHT	MAXIMUM	75-FT

OFF STREET PARKING NOTES:

REQUIRED PARKING	MINIMUM: 1 SPACE PER GUEST ROOM + 1 PER 2 EMPLOYEES
REQUIRED PARKING DESIGN CONSTRAINT	124 ROOMS + 4 EMPLOYEES
REQUIRED PARKING CALCULATION	MIN (MAX): 1 SPACE PER GUEST ROOM * (124 ROOMS) + 1 SPACE PER 2 EMPLOYEES * (4 EMPLOYEES) = 126 SPACES
PARKING PROVIDED	121 9-FT WIDE REGULAR SPACES 5 8-FT WIDE ADA SPACES 126 TOTAL SPACES

HATCH LEGEND:

- PROPOSED STANDARD-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD-DUTY CONCRETE PAVEMENT / SIDEWALK
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED STREET YARD BUFFER

CONCEPTUAL PLAN SPECIAL NOTES

①	MONUMENT SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
②	DUMPSTER ENCLOSURE

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.

THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THIS PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE

NO.	REVISION DESCRIPTION	DATE

PRELIMINARY

GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
CIVIL MARINE ENVIRONMENTAL
PO Box 3068
1211 Stanford Way, Suite 201
Columbus, GA 31909
Ph: (812) 764-7333
Fax: (812) 338-4880
www.emcengineering.com
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
DOUGLASVILLE • SAVANNAH • STATESBORO • THOMASTON

CONCEPTUAL PLAN

EXTENDED STAY HOTEL

PERIMETER PARKWAY
AUGUSTA, RICHMOND COUNTY, GEORGIA
Prepared for:
GRACE CONSTRUCTION CONSULTANTS

PROJECT NO.:	18-2078
DRAWN BY	MKD
DESIGNED BY:	MKD
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	-
SCALE:	1" = 30'
DATE:	05/15/2020

SHEET 1 OF 1

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ENGINEERING SERVICES, INC.
• Environmental • Marine • Civil • Survey

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: **Special Exception 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.

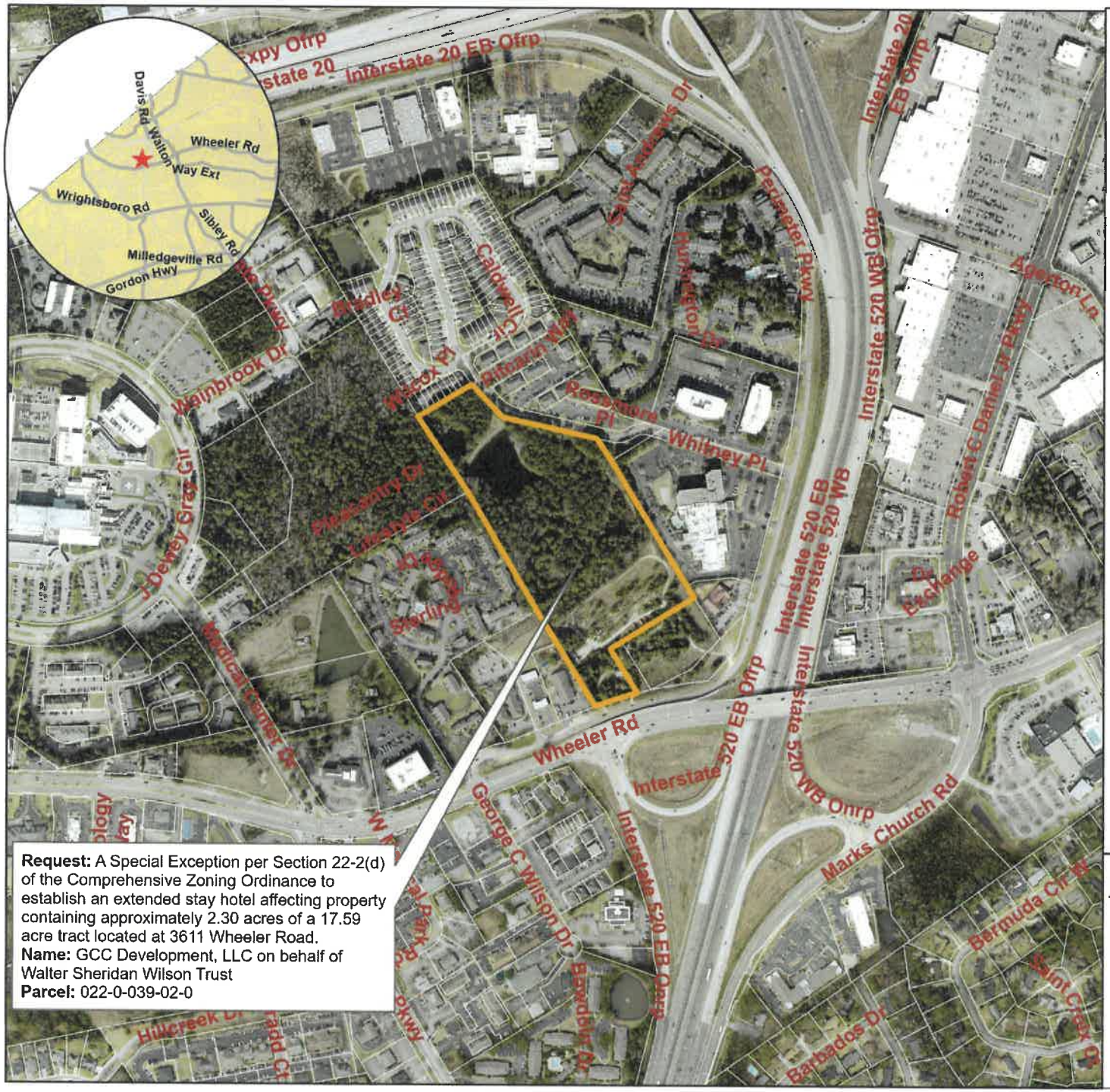
It is the intent of the developer to construct the proposed extended stay hotel with associated parking, utility infrastructure and stormwater control infrastructure. The intent is to connect utility laterals to the existing ARC water and sanitary sewer service mains located adjacent to the project site 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.

Per Augusta-Richmond County ordinance Section 22-2(d), a special exception must be approved for any proposed hotel that will offer extended stay to guests. The proposed development shall be designed to comply with items #1-7 in Section 22-2(d).

Sincerely,

Keith E. Stevens, PE
Junior Project Manager



Request: A Special Exception per Section 22-2(d) of the Comprehensive Zoning Ordinance to establish an extended stay hotel affecting property containing approximately 2.30 acres of a 17.59 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-26-21
October 5, 2026

3611 Wheeler Road

Aerial

Subject Property

Augusta GEORGIA

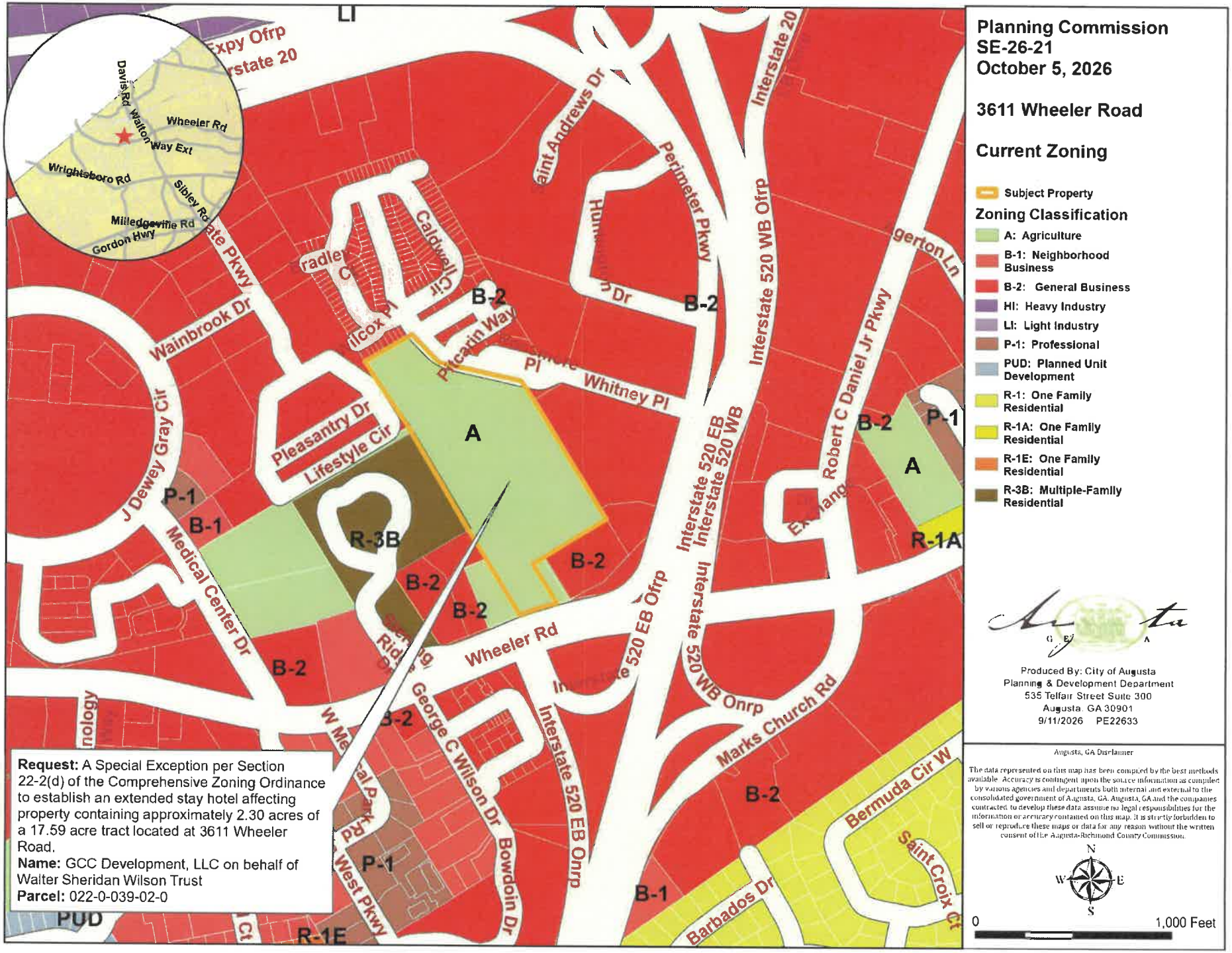
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/11/2026 PE22633

Augusta, GA Disclaimer

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N W E S

0 1,000 Feet


Planning Commission
SE-26-21
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
LI: Light Industry
P-1: Professional
PUD: Planned Unit Development
R-1: One Family Residential
R-1A: One Family Residential
R-1E: One Family Residential
R-3B: Multiple-Family Residential
Request: A Special Exception per Section 22-2(d) of the Comprehensive Zoning Ordinance to establish an extended stay hotel affecting property containing approximately 2.30 acres of a 17.59 acre tract located at 3611 Wheeler Road.
Name: GCC Development, LLC on behalf of Walter Sheridan Wilson Trust
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9/11/2026 PE22633
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N
W
E
S
0
1,000 Feet
Wheeler Rd
Wainbrook Dr
Pleasantry Dr
Lifestyle Cir
Whitney Pl
Perimeter Pkwy
Interstate 520 WB Ofrp
Interstate 520 EB Ofrp
Interstate 520 WB Onrp
Marks Church Rd
Bermuda Cir W
Saint Croix Ct
Barbados Dr
Bowdoin Dr
George C Wilson Dr
Medical Center Dr
J Dewey Gray Cir
Robert C Daniel Jr Pkwy
Saint Andrews Dr
Caldwell Cir
Pitcairn Way
A
B-1
B-2
P-1
R-1A
R-1E
R-3B
PUD
LI