

Hearing Date: January 5, 2026
Case Number: SE-26-01
Applicant: Highside Companies
Property Owner: HR Commercial, LLC
Property Address: 1060 Claussen Road
Tax Parcel No: 012-0-014-07-0
Current Zoning: B-2 (General Business)
Fort Gordon Notification Required: N/A
Commission District 7: Tina Slendak
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Extended Stay Hotel	Sections 22-2(d)

SUMMARY OF REQUEST:

This application involves a 3.76-acre tract located at 1060 Claussen Road. The applicant requests a special exception to establish an extended stay hotel. Currently, the land remains vacant and undeveloped and can be accessed through the parking lot of 1058 Claussen Road.

The concept plan submitted with the special exception application features the following:

- 4-story extended stay hotel
- 120 guest rooms with kitchens
- 124 parking spaces
- Outdoor patio
- Amenity space or optional pool
- Amenity and storage building
- Dumpster with enclosure

COMPREHENSIVE PLAN CONSISTENCY:

The proposed development is part of the West Augusta character area. The vision for West Augusta is to confine commercial development to existing locations and to ensure any additional redevelopment of commercial sites will be buffered from adjoining residential areas. The proposal is consistent with the 2023 Comprehensive Plan.

FINDINGS:

1. Extended stay hotels are permitted by special exception in the B-2 (General Business) zone and shall meet the following criteria.
 - There shall be no direct vehicular access to any guest room; ***Conceptual plan does not show direct vehicular access to any guest room.***
 - There shall be staff or management on duty 24 hours per day seven days per week; ***The hotel will be staffed 24 hours per day seven days per week.***
 - Each guest room shall have a minimum of 280 square feet; ***Complies, the smallest room is shown at 280 sq ft.***
 - No business license shall be issued for any business operated from any guest room; ***Must comply with zoning regulations.***
 - No outside storage or permanent parking of equipment or vehicles shall be permitted; ***Must comply with zoning regulations.***
 - No buildings constructed under this section may be converted to or used as apartments or condominiums; ***Must comply with zoning regulations.***
 - A preliminary plan shall be submitted showing the proposed layout of buildings, ingress/egress, buffers and landscaping, amenities, and the density of the development. This preliminary plan shall be a consideration in granting the Special Exception. ***Must comply, conceptual plan does not include buffers or landscaping details.***
2. A previous special exception, Z-06-52, was approved by the Augusta Commission on June 20, 2006. The request was to establish an extended stay hotel in a B-2 (General Business) zone and to modify a previous zoning condition (Z-96-109) to allow the serving of alcohol in the guest lounge of one of the two hotel proposals.
3. Per the approved special exception from 2006, any use established had to have been initiated by obtaining a valid Business License from Augusta-Richmond County within six (6) months of granting the request, or the special exception shall no longer be valid. The property was never developed after the approved special exception from 2006; therefore, it is no longer valid.
4. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
5. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the property.
6. Public transit is not located in the immediate area.
7. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Claussen Road is classified as a local road.
8. According to the Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that a traffic study is not necessary for the proposed development.
9. Adjacent zoning districts to the west, east, and south are B-2 (General Business). Properties to the north are zoned B-1 (Neighborhood Business).
10. The proposed use is compatible with surrounding land uses and consistent with the goals and policies in the Comprehensive Plan.

11. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- "Detention must be provided."

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the special exception request with the following conditions:

1. Shall comply with all applicable regulations set forth in Section 22-2(d) of the Comprehensive Zoning Ordinance of Augusta, Georgia.
2. The extended stay hotel shall be limited to 4 stories with no more than 120 guest rooms.
3. Must comply with all aspects of the Augusta Tree Ordinance.
4. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.

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.*



November 24, 2025

Augusta Department of Planning and Development
Planning Division
535 Telfair Street, Suite 300
Augusta, GA 30901

RE: Special Exceptions Permit
1060 Claussen Road
Augusta, GA 30907

To Whom It May Concern,

On behalf of Highside Companies, please accept this letter as a "Letter of Intent" for a Special Exceptions Permit at the proposed 1060 Claussen Road development. The property is 3.75 acres and located behind the Family Y Team Headquarters on GA Claussen Road. The developer would like to construct a new 4-story extended stay hotel with 120 guest rooms and surface parking.

Currently, the site is zoned B-2 (General Business) Zone and is undeveloped with an expired Special Exceptions Permit attached to it for a similar extended stay hotel. This proposed hotel will adhere to all requirements of the City of Augusta's zoning code 22-2 (d) or (e). The proposed use is consistent with the intent of the zoning district and complies with all applicable development standards, including:

- Building setbacks and height requirements
- Parking ratios for use
- Landscaping and buffer yard requirements

A concept site plan is included as part of this application package.

Thank you for your efforts on this matter. Please let us know if there is anything you would like to discuss further.

Sincerely,

Abby Venhaus
Abby Venhaus (Phone 512, 590-9012)

Abby Venhaus
Highside Companies
512-590-9012
venhaus@highsidecompanies.com



ENGINEERING DEPARTMENT

Hameed Malik, PE, Ph. D., Director
John Ussery, PE, Assistant Director of Traffic

PRELIMINARY TRAFFIC IMPACT WORKSHEET

Address of property: 1060 Claussen Road, Augusta, GA 30907

Tax Parcel Number: 01200 14070

Type of Development (Circle One): Commercial or Industrial or Residential or Other

Any new public roadways? (Circle One): Yes or No

Proposed Development Less Than 20 Lots (Circle One): Yes or No; if "Yes", contact Traffic Engineering at 706-821-1850 and ask to speak to the Traffic Operations Manager or Assistant Director prior to completing worksheet.

Existing streets adjacent to property:

1) Alcock Way

3) Claussen Rd

2) AGS Driveway

4) _____

Volume on each existing street (AADT):

1) —

3) 3,760

2) —

4) _____

Level of Service (LOS) on each street:

1) TBD

3) TBD

2) TBD

4) _____

Land Use Type / Code (ITE Trip Generation):

LU 310

Basis for Calculation (sq ft, # units, etc.):

of rooms (120)

Trips Generated by Proposed Development:

701 daily trips

Adjusted street volumes based on trips generated:

1) —

3) 4,461

2) —

4) _____

Projected Level of Service (LOS) on each street based on trips generated:

1) TBD

3) TBD

2) TBD

4) _____

* If there are more than 4 streets affected by proposed zone change and development, include on separate sheet of paper or use a second form.

** Utilize the website <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp> for current volume data.

*** Utilize the website <https://www.fhwa.dot.gov/policyinformation/pubs/pl18003/chap00.cfm> for LOS calculations/tables.

**** Use current edition of the ITE Trip Generation Manuals.

Official Use Only

Does this Rezoning Application require a full Traffic Impact Study/Analysis (TIS/TIA): Y or **N**

Date of Review: 12/16/25

Signature of Traffic Engineer or Designee: Marques Jacobs

Print Name: Marques Jacobs

Title: Traffic Operations Manager



NORTH

PRELIMINARY SITE PLAN

OPTION

1

09/23/25

EVERHOME SUITES
AUGUSTA, GA

brr

SITE MATRIX

VICINITY MAP

REQUIRED TOTAL PARKING SPACES 1:1 RATIO				PROVIDED SPACES	
SITE AREA	ROOM COUNT	FLOORS	1:1 RATIO	STALL SIZE	SPACES
3.76 ACRES	120	04	125	STANDARD SPACES 8' x 18'	120
				COMPACT SPACES 6' x 16'	X
				*ACCESSIBLE SPACES 14' x 18'	4
				*VAN ACCESSIBLE SPACES 16' x 18'	1
				TOTAL SHOWN	124

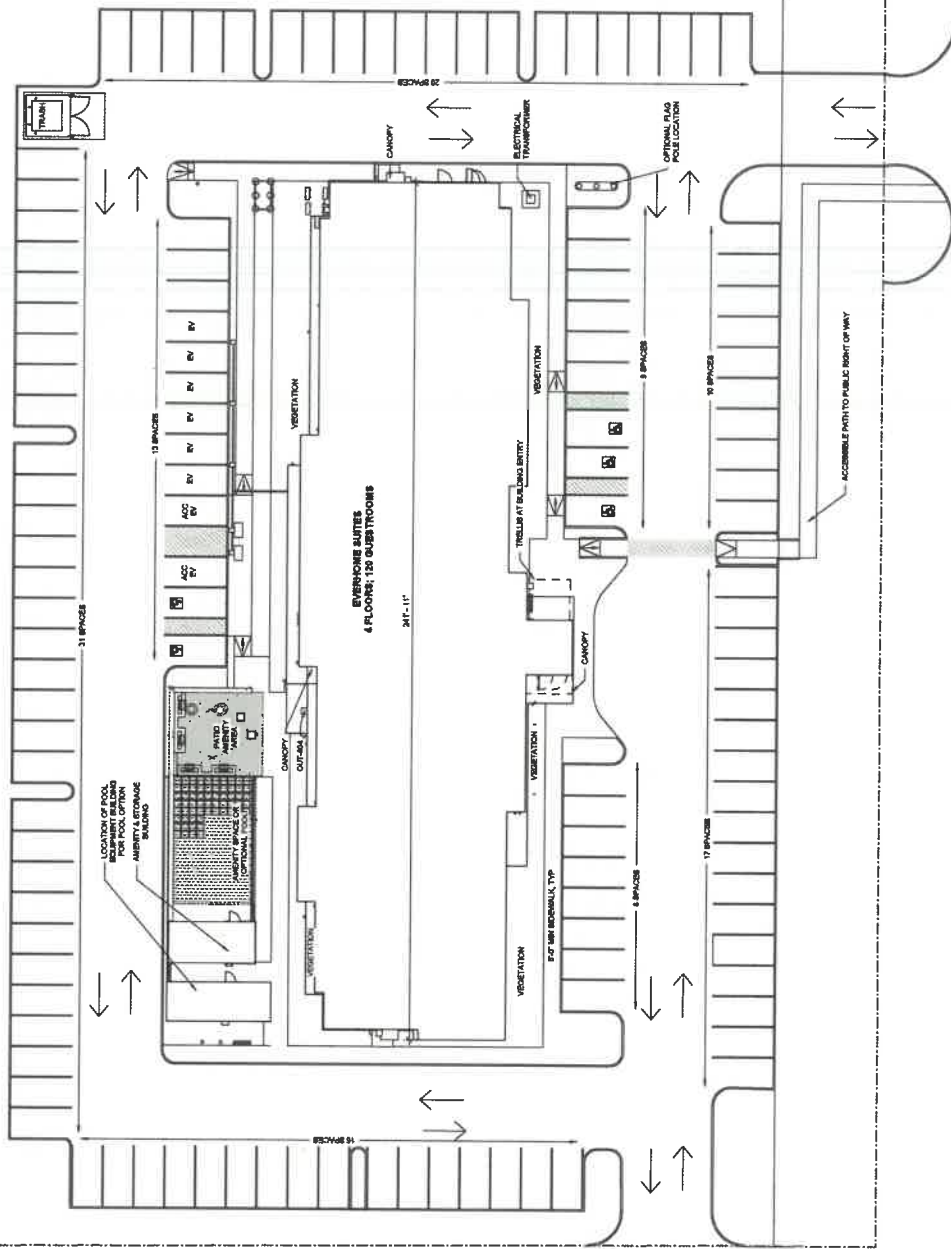
*NUMBER INCLUDES REQUIRED ACCESSIBLE

NOTE: ARCHITECTURAL SITE PLAN IS FOR GRADING, PEDESTRIAN AND ONLY. THE INFORMATION SHOWN IS BASED ON TYPICAL PARKING AND SITE DESIGN REQUIREMENTS. CIVIL RELATED DESIGN (PEDESTRIAN, CIVIL AND BUILDING ACCESS, LANDSCAPING, TURN RADIUS, CURBS & GUTTERS, AND DRIVE MATERIALS) SHALL BE DEFINED AND INCLUDED BY CIVIL ENGINEER IN SEPARATE PACKAGE.

NOTE: ARCHITECTURAL SITE PLAN IS FOR GRADING, PEDESTRIAN AND ONLY. THE INFORMATION SHOWN IS BASED ON TYPICAL PARKING AND SITE DESIGN REQUIREMENTS. CIVIL RELATED DESIGN (PEDESTRIAN, CIVIL AND BUILDING ACCESS, LANDSCAPING, TURN RADIUS, CURBS & GUTTERS, AND DRIVE MATERIALS) SHALL BE DEFINED AND INCLUDED BY CIVIL ENGINEER IN SEPARATE PACKAGE.

PARKING SCHEDULE		
PARKING STALL TYPE	COUNT	TOTAL
STANDARD STALLS	119	
ACCESSIBLE STALLS	4	
VA/CLERICAL STALLS	4	
TOTAL STALLS	127	127

NOTE: PROVIDE (8) BACKSPLASHES ON ALL EXTERIOR WALLS WITH PROTRUSION-FREE SURFACES.



Everhome Suites
Augusta, GA

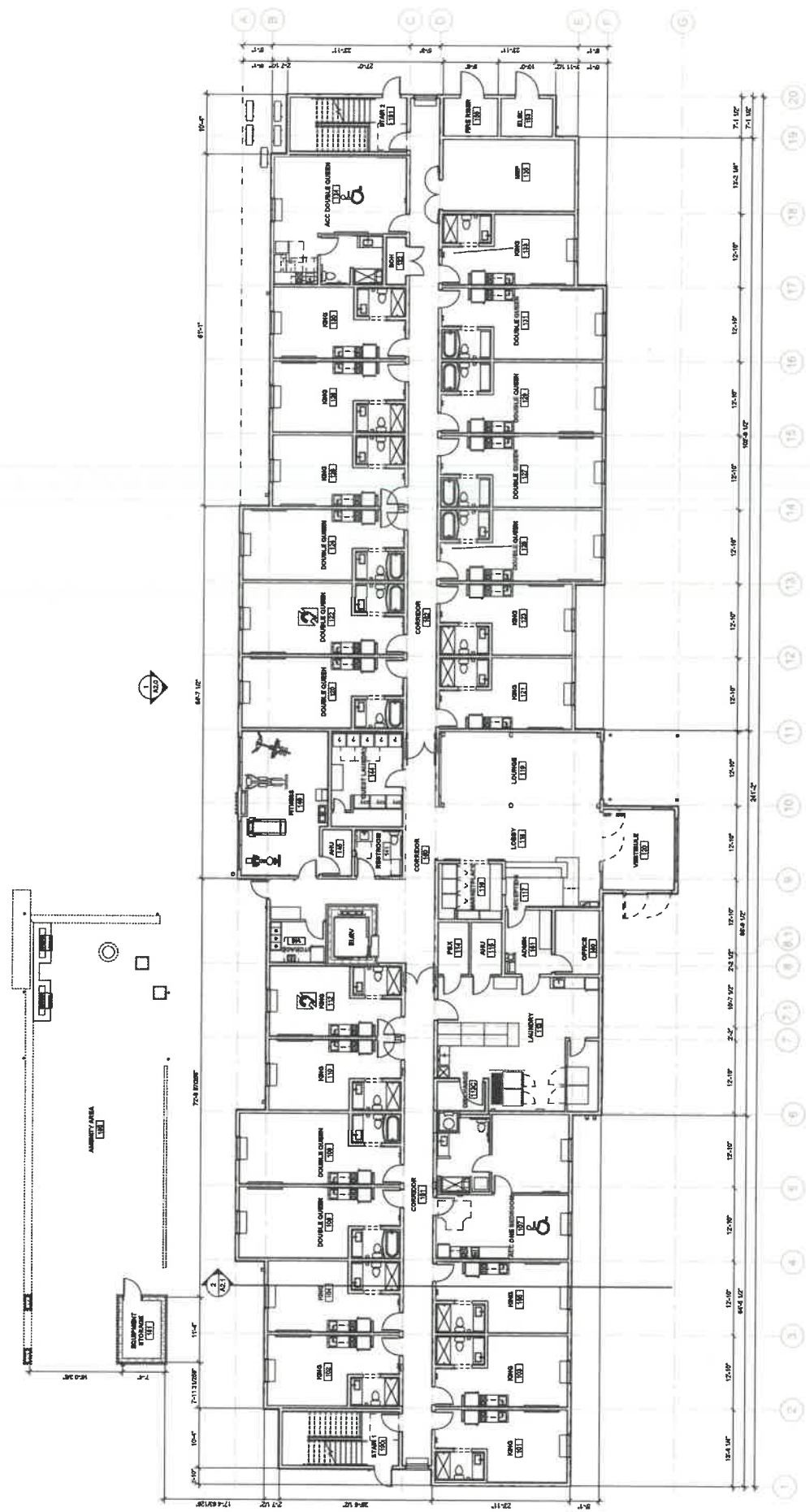
ARCHITECTURAL SITE PLAN

A1.0
24 / 08 / 2018

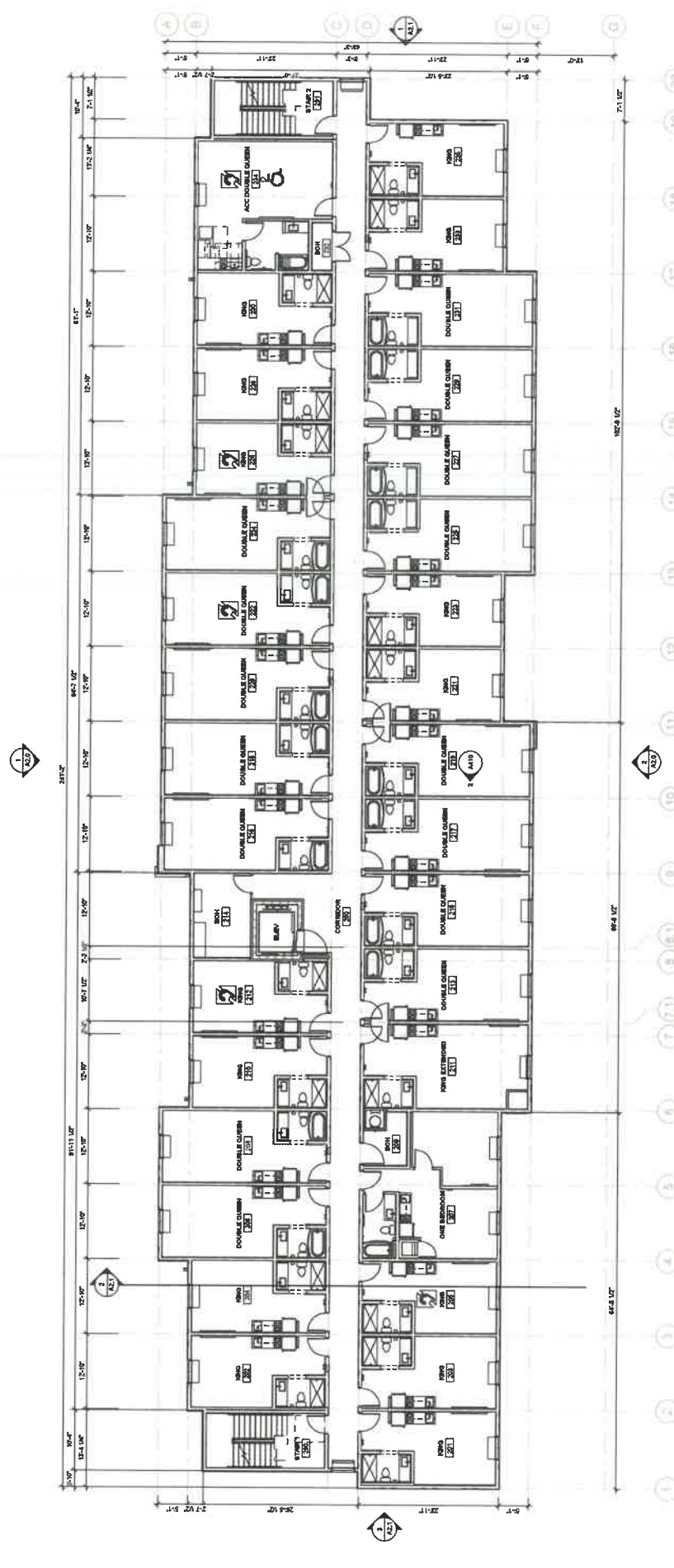
EVERHOME SUITES 17' x 24' ONLY - NOT FOR CONSTRUCTION
This drawing is a preliminary drawing and is not for construction. It is subject to change without notice. The owner and architect assume no liability for the use of this drawing for any purpose other than that for which it was prepared. The architect and owner assume no liability for the use of this drawing for any purpose other than that for which it was prepared.

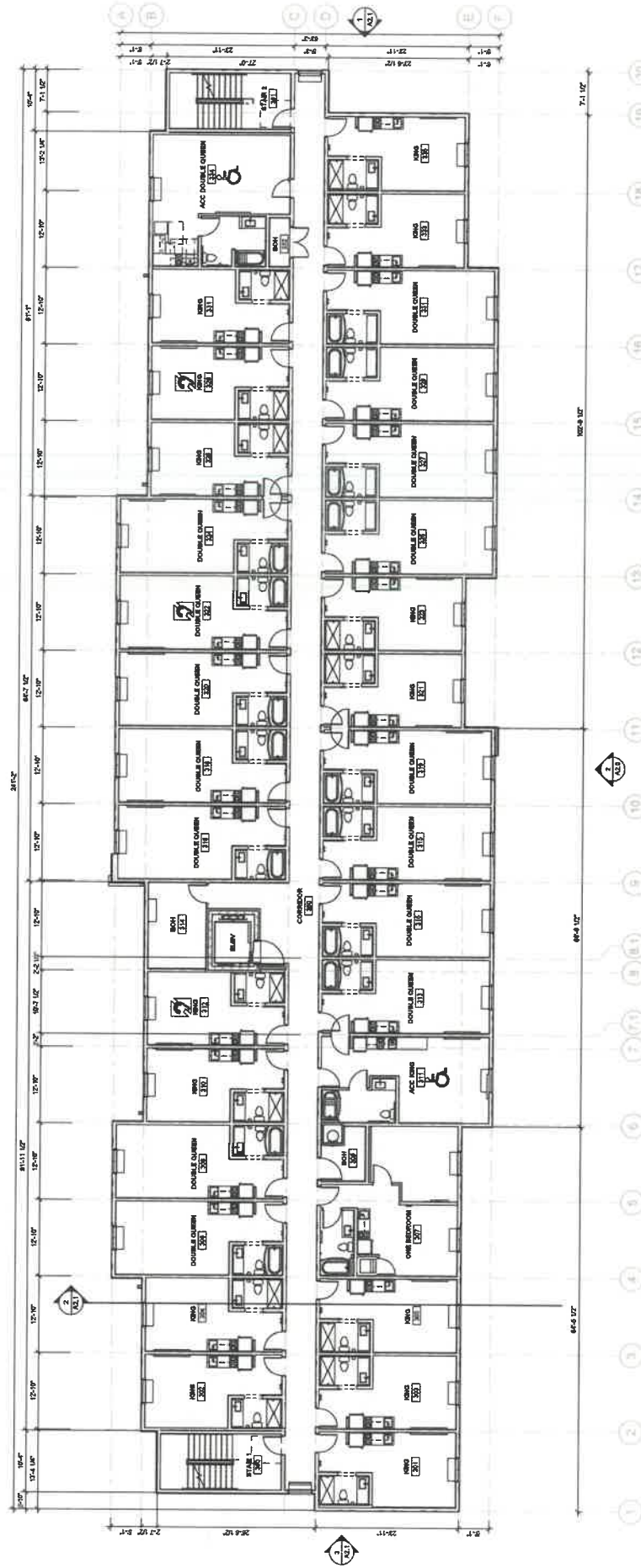


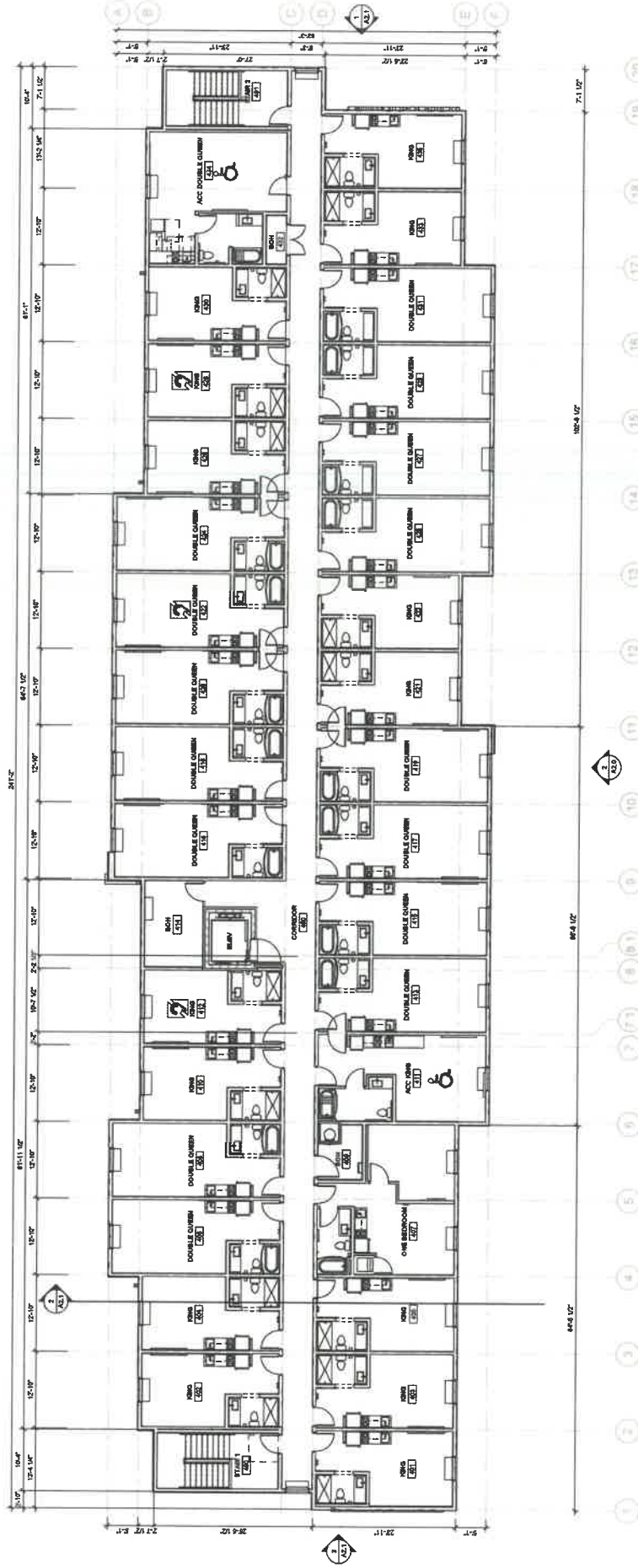
© 2018 BRR LLC. All Rights Reserved. This drawing is the property of BRR LLC. It is to be used for the project only and is not to be reproduced or transmitted in any form or by any means electronic, mechanical, photocopying, recording, or by any information storage and retrieval system without the prior written permission of BRR LLC.

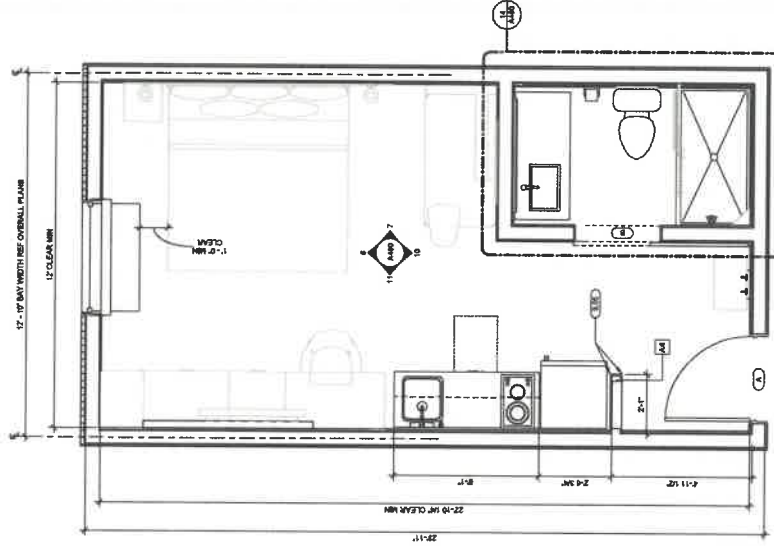


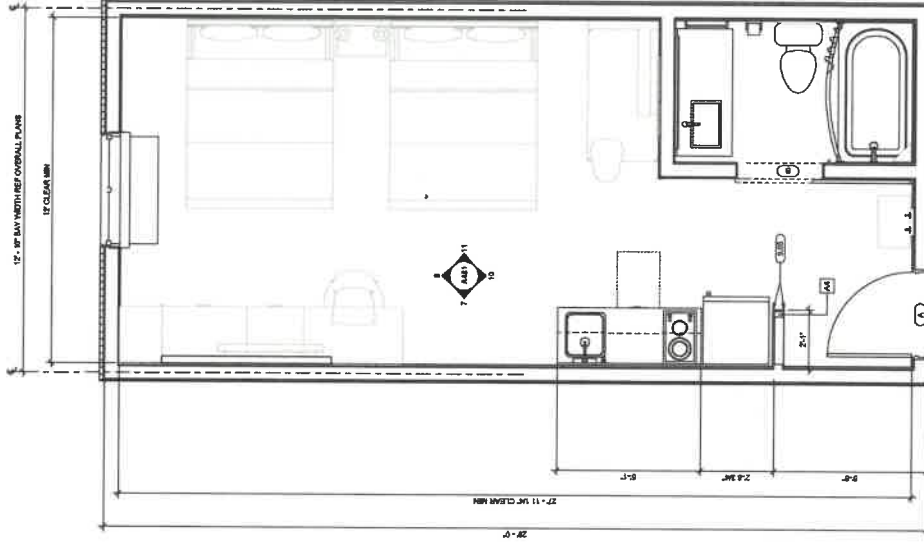
NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT A CONTRACT DOCUMENT.
3. THE FLOOR PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.
4. THE FLOOR PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

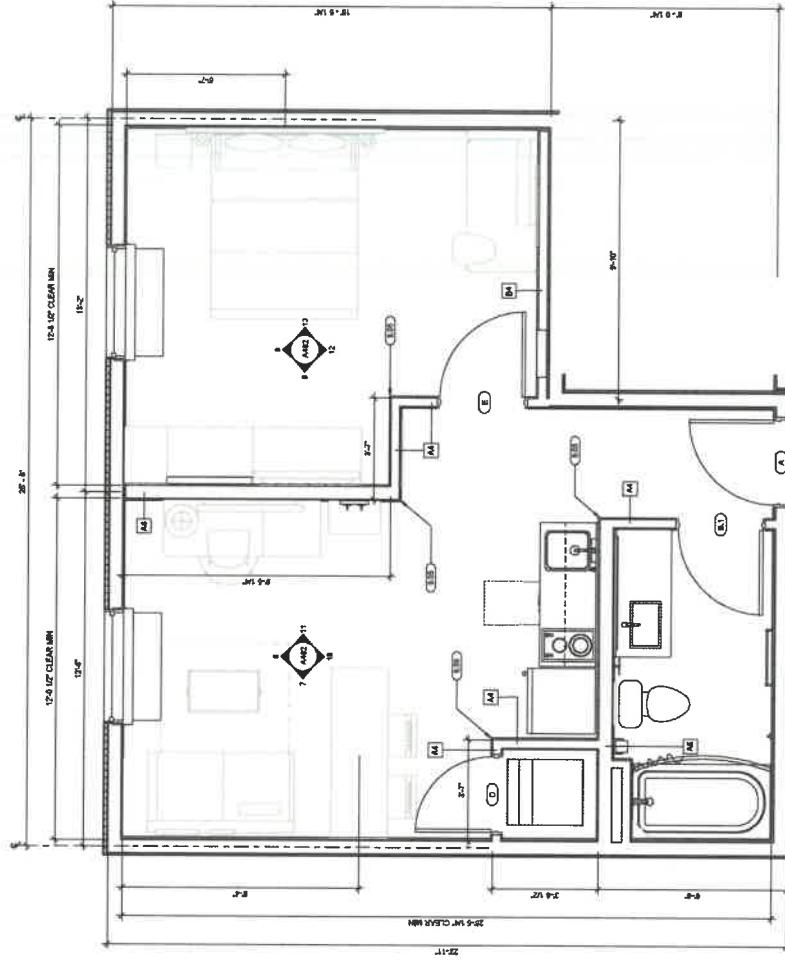


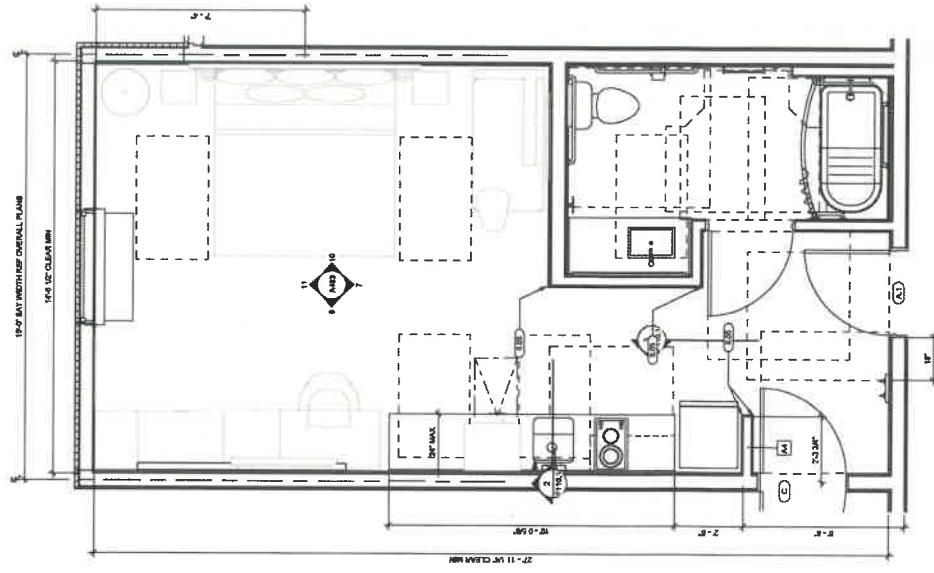


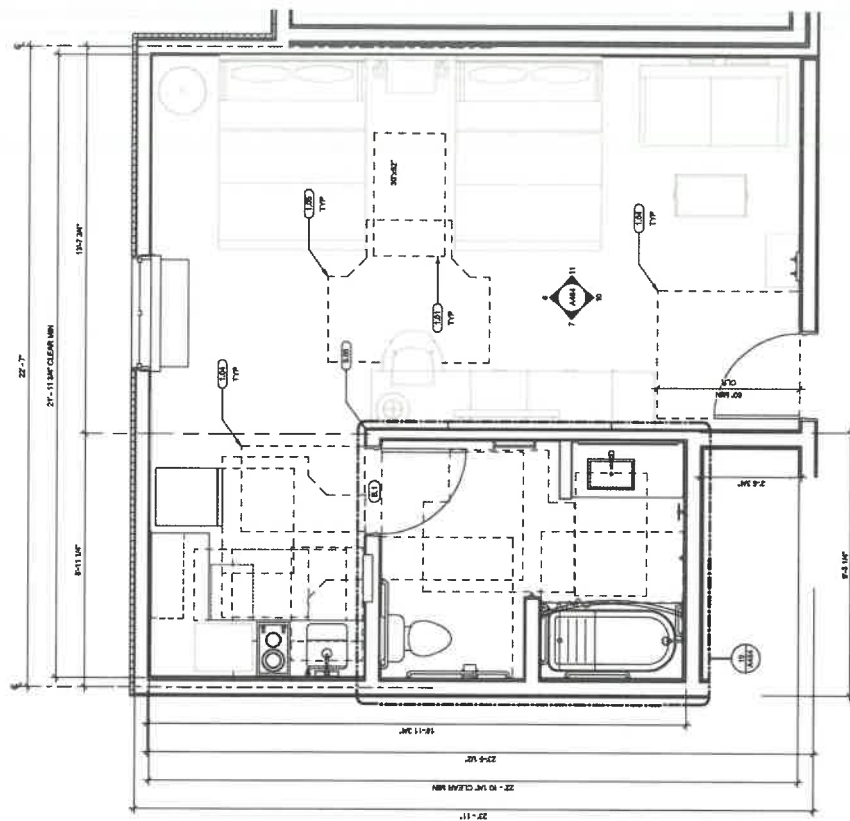


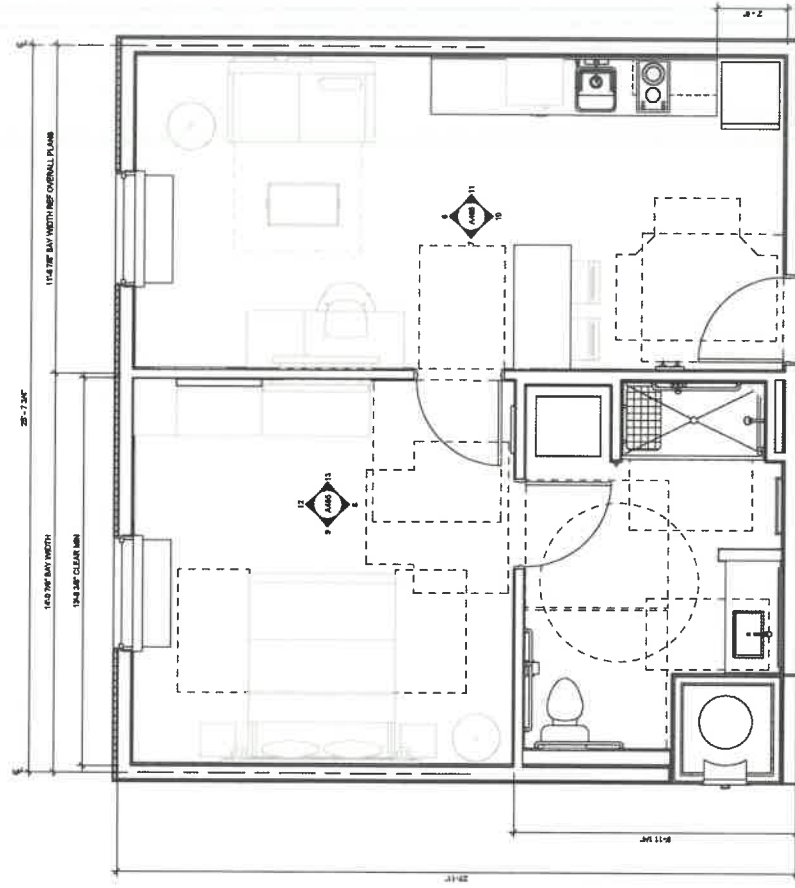












Planning Commission
SE-26-01
January 5, 2026

1060 Claussen Road

Aerial

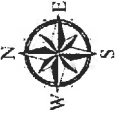
 Subject Property



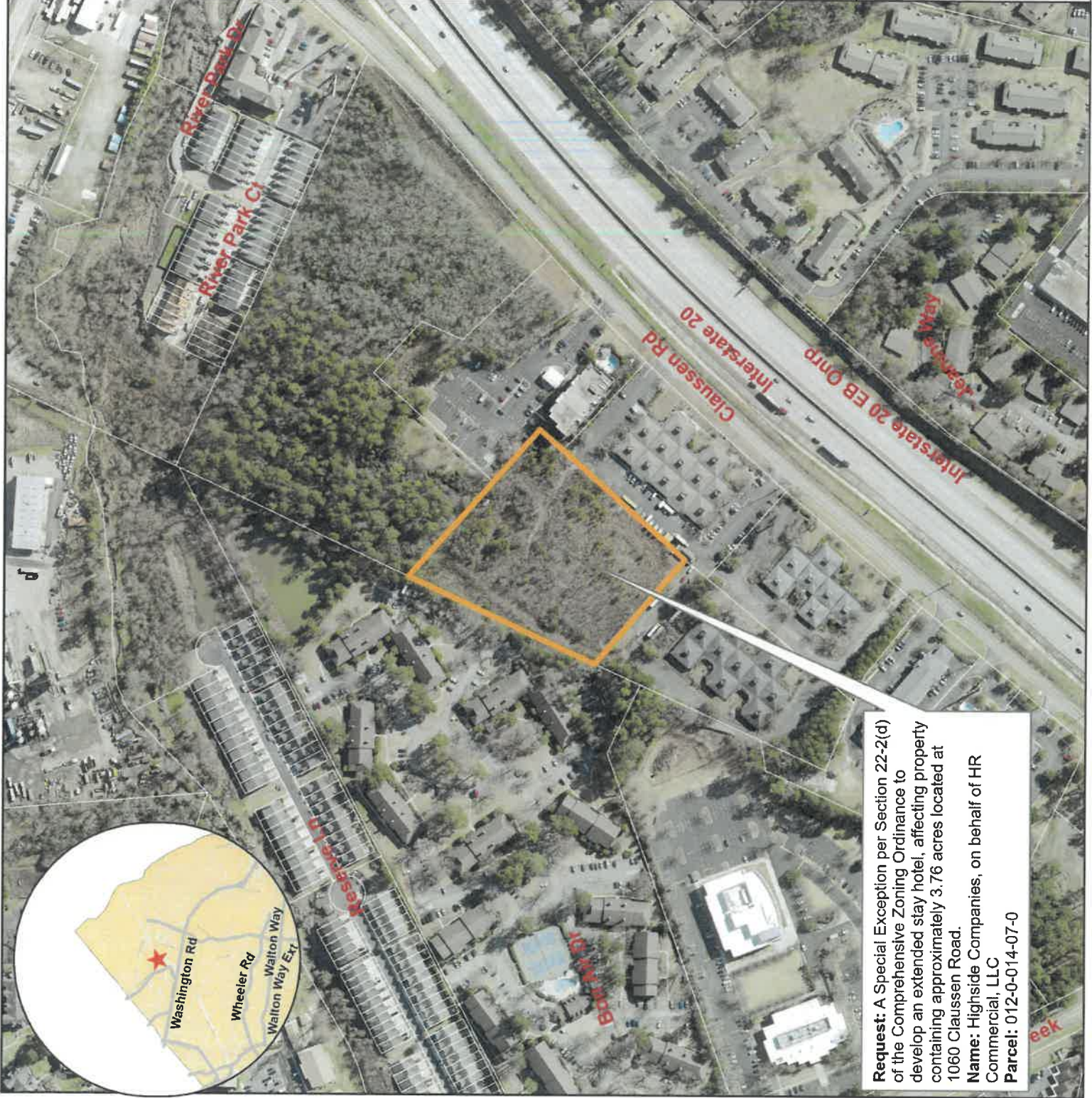
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
12/15/2025 PE22633

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.



0 500 Feet



Request: A Special Exception per Section 22-2(d) of the Comprehensive Zoning Ordinance to develop an extended stay hotel, affecting property containing approximately 3.76 acres located at 1060 Claussen Road.


Name: Highside Companies, on behalf of HR Commercial, LLC

Parcel: 012-0-014-07-0

Planning Commission
SE-26-01
January 5, 2026

1060 Claussen Road

Current Zoning

 Subject Property

Zoning Classification

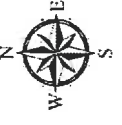
-  B-1: Neighborhood Business
-  B-2: General Business
-  HI: Heavy Industry
-  LI: Light Industry
-  R-3B: Multiple-Family Residential



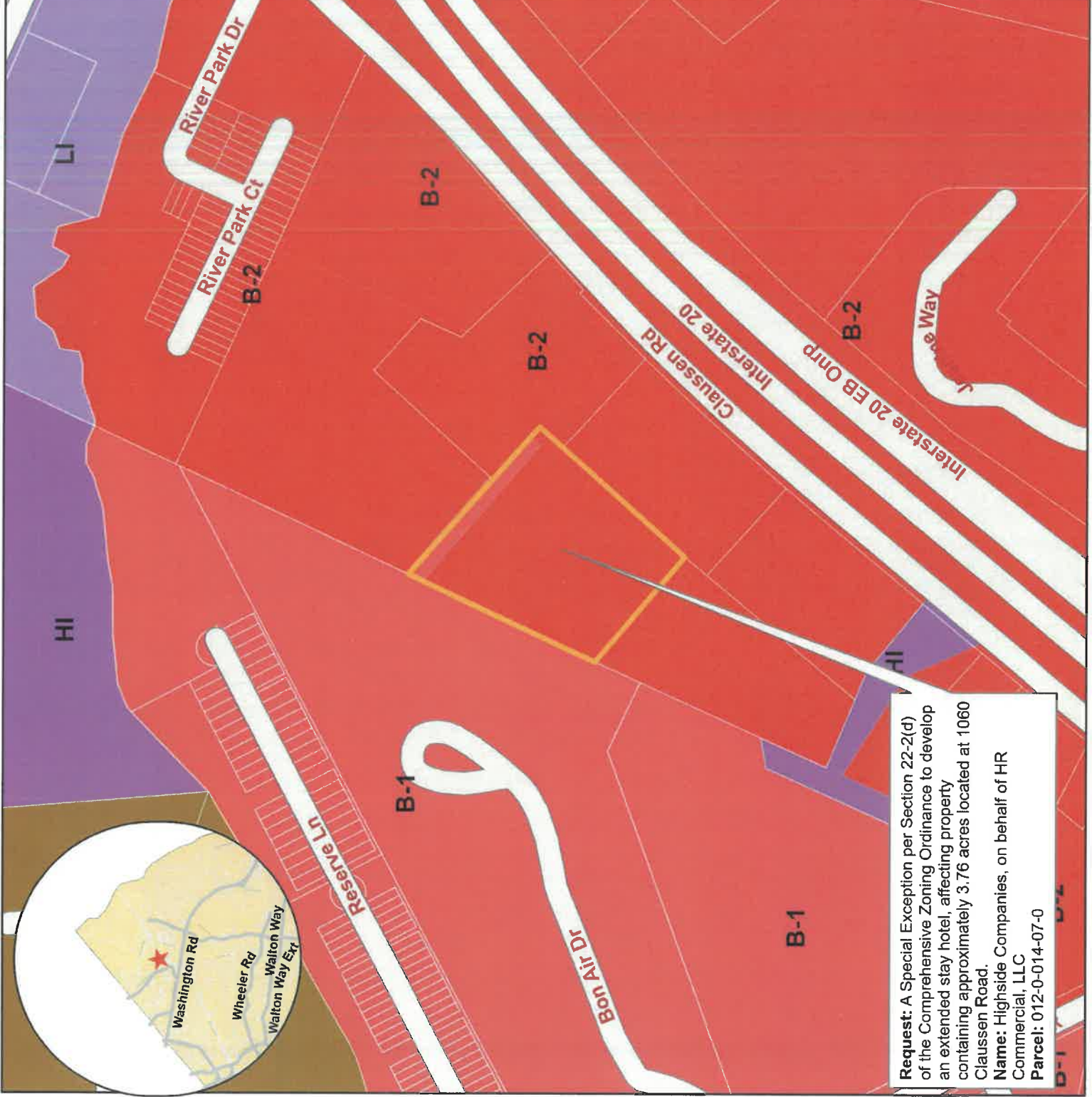
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
12/15/2025 PE22633

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.



0 500 Feet



Request: A Special Exception per Section 22-2(d) of the Comprehensive Zoning Ordinance to develop an extended stay hotel, affecting property containing approximately 3.76 acres located at 1060 Claussen Road.

Name: Highside Companies, on behalf of HR Commercial, LLC

Parcel: 012-0-014-07-0

