

**AUGUSTA-RICHMOND COUNTY, GEORGIA
PLANNING COMMISSION
STAFF REPORT**

Case Number: Z-23-28

Hearing Date: August 7, 2023 continued from July 5, 2023

Applicant: Pace Living, LLC

Property Owners: Hospitality Augusta, LLC

Address of Properties: 210 Reservation Way, Augusta, GA 30307

Tax Parcel #: 068-0-128-00-0

Present Zoning: LI (Light Industrial)

Commission District: 5 (B. Williams)

Super District: 9 (F. Scott)

Fort Gordon Notification Required: N/A

Request	Proposed Use / Activity	Comprehensive Zoning Ordinance
Rezoning from LI to R-3C	Multi-family Studio Apartments	Section 18

Summary of Request:

The applicant requests to rezone the property from LI (Light Industrial) to R-3C (Multiple-Family Residential) consisting of approximately 6.1 acres. The property is at the northeast corner of the intersection of Reservation Way and Leyland Place. The purpose of the rezoning is to convert the existing hotel of 150 rooms into studio apartments. Residential uses are not allowed in LI (Light Industrial) zoning districts, therefore requiring a rezoning of the property.

Comprehensive Plan Consistency:

The 2018 Comprehensive Plan identifies the property as being in the Belair Character Area. The vision for the Belair Character Area is to maintain the suburban pattern of low and medium density residential development already established in the area and that Interstate interchanges, frontage roads, and other identified nodes be the home to new commercial and light industrial/warehousing development.

Findings:

1. There are no previous zoning cases on file for the property.
2. The existing hotel is currently connected to the public potable water and public sanitary sewer systems that run along the right-of-way of Reservation Way.
3. Reservation Way and Leyland Place are identified as local roads on the GDOT Functional Classification Map, 2017. There are no public transit routes or transit stops located within a half a mile of the property.
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 Wetlands Layer there are no jurisdictional wetlands located on the property.
6. Properties to the north, south and west are zoned LI (Light Industrial) with an electrical substation adjacent to the north, a hotel across Reservation Way to the south, and a convenient store/gas station across Leyland Place to the west. The properties adjacent to the east were recently rezoned to R-3B at the end of 2022, for a large apartment complex.
7. The conversion of the hotel into studio apartments will create a residential density of 24.5 dwelling units per acre.
8. Rezoning the property to R-3C (Multiple-Family Residential) is required to meet the residential density requirements in the Comprehensive Zoning Ordinance for the proposed development.
9. The property currently has three ingress/egress points on Reservation Way and one on Leyland Place.
10. The conversion of the existing hotel building into 150 studio apartments will meet the setback requirements required in R-3C zoning.
11. The conversion to 150 studio apartments will require a minimum of 225 parking spaces. The existing hotel has 229 parking spaces and will not require the creation of any additional parking spaces.
12. The amenities the applicant is proposing to provide for this conversion are a pool, picnic area, fitness center, laundry, and more.
13. The property adjacent to the east was rezoning at the end of last year (Z-22-43, Hillpointe, LLC) for an apartment complex. One of the conditions for the approval of that rezoning requires them to obtain an ingress/egress agreement with the owners of this property to provide emergency access to the apartments as proposed in their application. At the time of this report this has not been completed. The applicant has been in conversation with Hillpointe, LLC and are working with them currently to execute the easement agreement once Pace-Living, LLC has obtained ownership of the property.
14. A Preliminary Traffic Impact Study has been submitted as requested by the Transportation Engineer and is under review by the Transportation Engineering Department.
15. At the time of completion of this report staff has not received any inquiries concerning this rezoning application.

Recommendation: The Planning Commission recommends **Approval** of this rezoning request with the following conditions.

1. Conversion of the hotel to apartments shall be limited to a total of 150 studio apartments.
2. If a Traffic Study is required by the Transportation Engineer, the applicant shall submit one to the Traffic Engineer prior to submittal for site plan approval for the conversion of the hotel rooms to apartments and shall comply with the requirements of the Augusta Transportation Engineer as applicable.
3. The applicant shall agree that upon obtaining ownership of the property they shall execute an ingress/egress easement agreement with Hillpointe, LLC, for the apartment complex adjacent to the east. Said egress/egress easement agreement shall be recorded in the Clerk of Superior Courts Office. A copy of said recorded agreement shall be submitted to the Planning and Development Department prior to submittal for site plan approval for the conversion of the structure into apartments.
4. The reuse of the existing hotel into studio apartments will require site plan approval and shall be obtain in compliance with Site Plan Regulations of Augusta, Georgia prior to the issuance of any building permits for the property.
5. The development of apartments from hotel rooms shall obtain all applicable building permits and comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia at the time of construction.
6. Final exterior architectural feature design shall be subject to approval by Planning & Development's Development Services Manager, Deputy Director, or Director.

Note: The 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 an oral recommendation at the hearing based on all the information available at that time.

7. N/4 FORT GORDON
INNKEEPERS, LTD. 7

96 MAY -2 PM 11:22
CLAUDE L. JOHNSON
CLERK OF SUPERIOR COURT

7. N/4 FORT GORDON LAND PARTNERSHIP 7

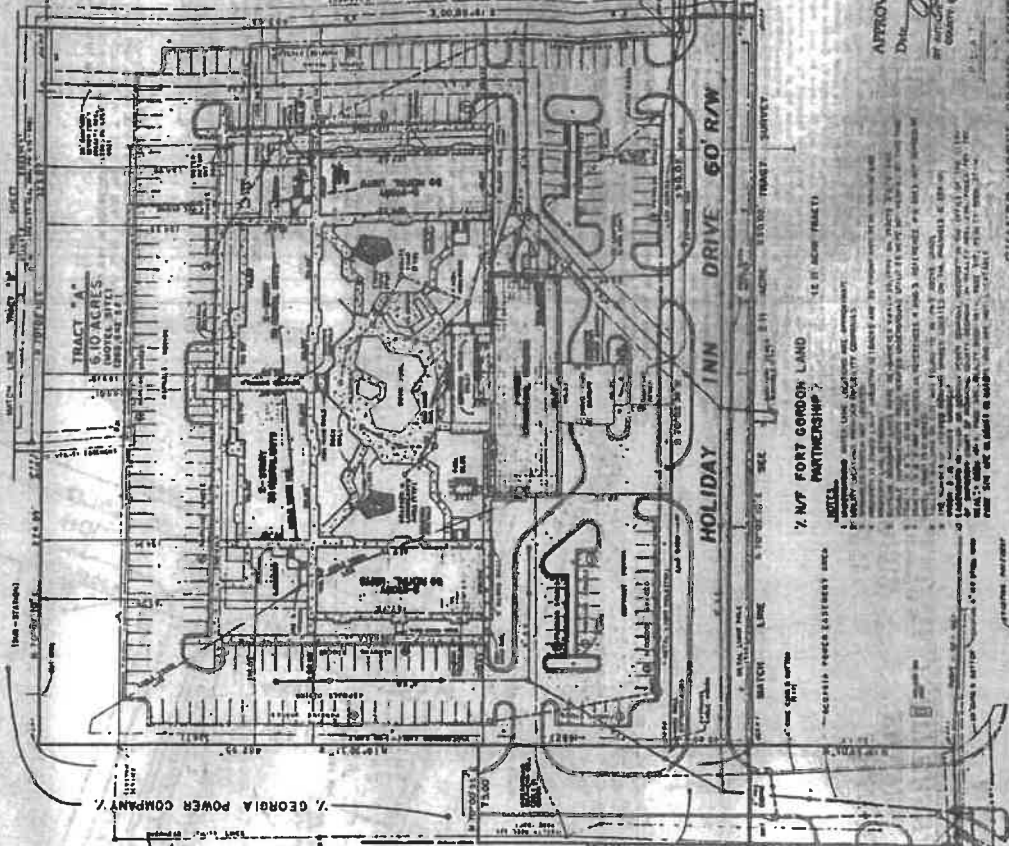
7. WAFFLE HOUSE, INC. 2

APPROVED SUBMITTAL
DATE 5/14/96
BY [Signature]

SHANER HOTEL GROUP LIMITED PARTNERSHIP
SHANER HOTEL GROUP PROPERTIES TWO LIMITED
PARTNERSHIP and CHICAGO TITLE INSURANCE COMPANY

AUGUSTA PICKENS COUNTY GEORGIA

Cranston, Robertson & Whitehurst, P.C.



FIELD BY PLAT GARDNER
PLAT 11



7. GEORGIA POWER
COMPANY 7

TRACT "B"
4.80 ACRES

HOLIDAY INN
DRIVE 75' R/W

7. RACETRAC 7

GORDON HIGHWAY
(U.S. HWY 76, EXHIBIT HWY 600)



Ramada Augusta Fort Gordon

HOTEL TO MULTIFAMILY CONVERSION
BUSINESS PLAN



PROJECT OVERVIEW

We will be converting the Ramada hotel into a multifamily property consisting of modern studio apartments. Our goal is to help revive the area and offer a unique rental experience.

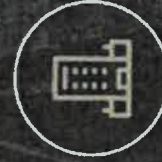
SHOW UP / START LIVING



All utilities are included and there is only one bill to pay: the rent. To add to the Pace Living experience, we offer our tenants a variety of amenities, including outdoor pool and picnic areas, a luxury fitness center, co-working spaces, a tenant lounge, a package delivery system, a laundry/library hall, and more.



Creating a multifamily community in the prime location of Fort Gordon will help to ease the Augusta's shortage of workforce housing and create the solution it needs. The prospective renters range from young professionals to military personnel. We can solve this problem by allowing this segment of the population to live in reasonably-priced homes, within a great community of like-minded individuals.



Thanks to the smaller size units and the property being newly renovated, our tenants will enjoy less maintenance issues. Also, having flexible leasing options and the cost for studio housing will typically rise less in inflationary periods due to the type and class of unit mix, is part of why our product stands out in the marketplace.

ASSET HIGHLIGHTS



Pace Village

- Location - Myrtle Beach, SC
- Units - 119
- Vintage - 2005
- Acquired - November 2021
- Purchase Price - \$8,200,000
- Stabilized Value - \$14,228,830
- Status (October 22) - 100% Occupancy (11-month Stabilization)



Pace View I

- Location - Myrtle Beach, SC
- Units - 68
- Vintage - 1968
- Acquired - November 2021
- Purchase Price - \$4,000,000
- Stabilized Value - \$7,921,320
- Status (October 22) - 100% Occupancy (11-month Stabilization)



Pace View II

- Location - Myrtle Beach, SC
- Units - 68
- Vintage - 1969
- Acquired - November 2021
- Purchase Price - \$4,000,000
- Stabilized Value - \$8,198,080
- Status (October 22) - 100% Occupancy (11-month Stabilization)

ASSET HIGHLIGHTS



Pace Landing

- Location - Charleston, SC
- Units - 130
- Vintage - 1977
- Acquired - January 2022
- Purchase Price - \$4,000,000
- Stabilized Value - \$15,730,000
- Status (October 22) - Full Rehab Completed



Pace Corners

- Location - Augusta, GA
- Units - 75
- Vintage - 1975
- Acquired - October 2022
- Purchase Price - \$2,800,000
- Stabilized Value - \$6,288,780
- Status (October 22) - Rehab (gut renovation)



Pace Leaf

- Location - Conway, SC
- Units - 27 (Phase 2 - 65 Additional Units)
- Vintage - New Development
- Acquired - March 2021
- Project Cost - \$6,354,814
- Stabilized Value - \$9,016,000
- Status (October 22) - Land Development

The Augusta Chronicle

Condemned Gordon Highway Inn to undergo renovations, become 75-unit apartment complex

Miguel Lopez
Augusta Chronicle

Published 2:12 p.m. ET Oct. 20, 2022 | Updated 7:58 a.m. ET Oct. 31, 2022

How the story View comments



Gordon Highway Inn on Wednesday, Oct. 19, 2022. Part of the Gordon Highway Inn was condemned in 2019 as a part of a redevelopment project. The building is now being converted into low-income apartments. (Miguel Lopez/Augusta Chronicle)

An abandoned motel with a checkered past on Gordon Highway is getting a new look, a new purpose and new life.

The defunct Extended Stay Augusta motel at 1520 Gordon Highway, formerly known as Gordon Highway Inn, is being redeveloped into a new apartment complex called Pace Corners.

The \$2 million renovation project involves a thorough gutting of the interior down

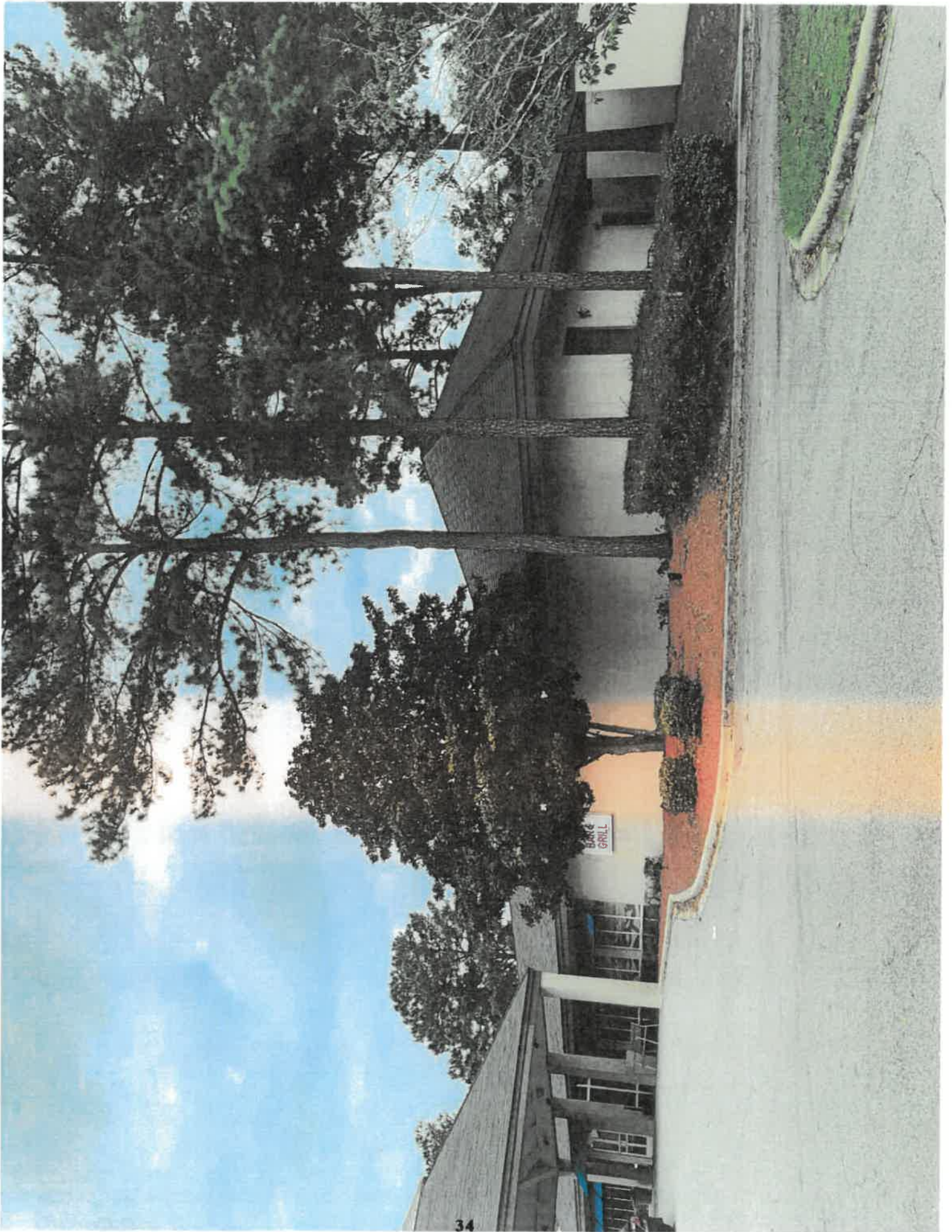
NHD Capital this week gave a better look at their affordable housing project underway in Augusta.

The firm's president, Roy Assaf, provided design renderings via email of their new apartment complex, Pace Corners, which is being built out of the bones of the defunct Extended Stay Augusta motel at 1520 Gordon Highway, formerly known as Gordon Highway Inn.

Inn to get new life: Condemned Gordon Highway Inn to undergo renovations, become 75-unit apartment complex

Redevelopment pause: Weed School in Augusta's Sand Hills back on the market, priced at almost \$1.3 million





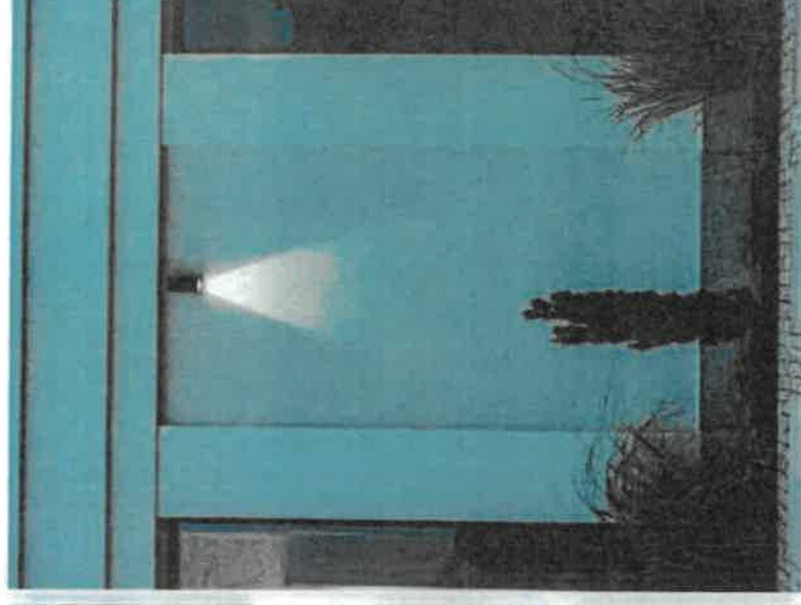
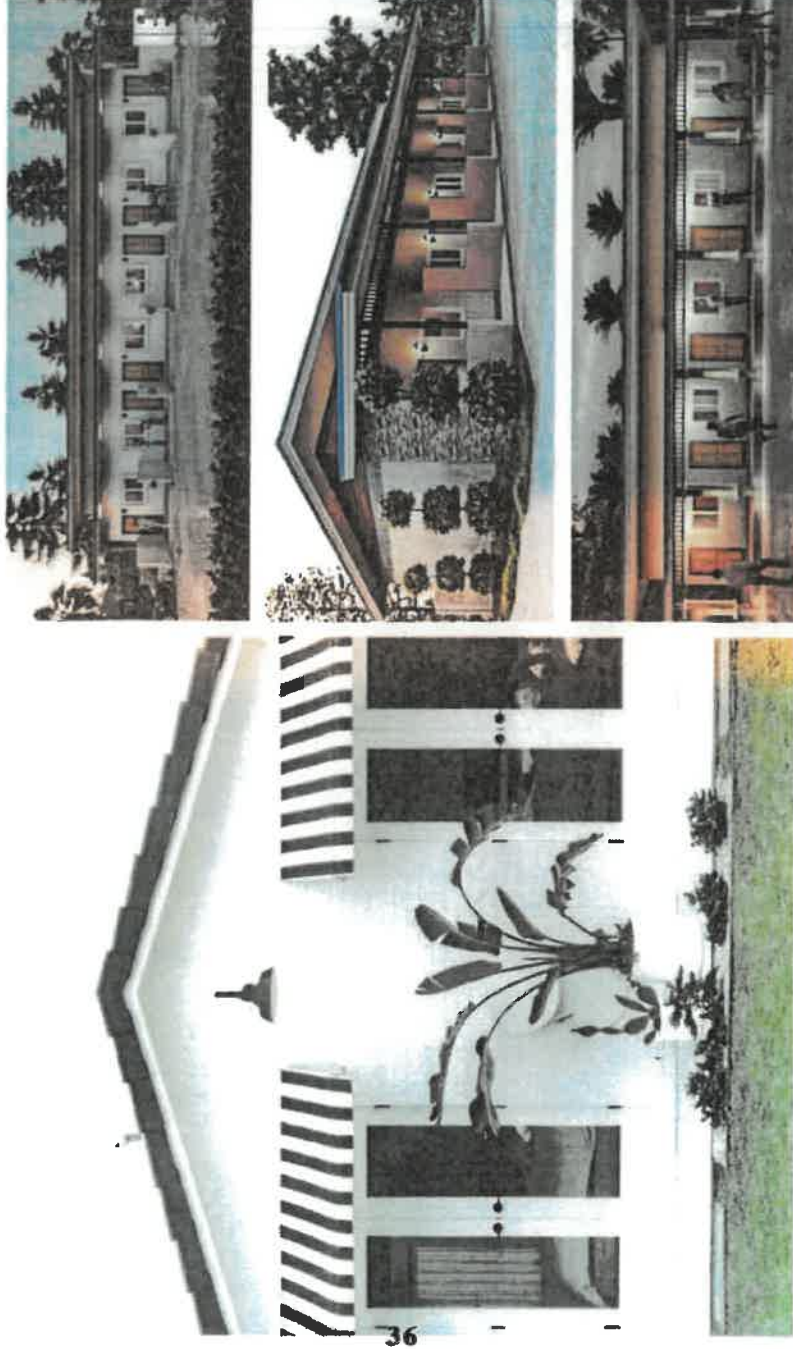
FACADE - BEFORE



Archie Bolden

RAMADA INN | DESIGN CONCEPT | REV A | JULY 2023

FACADE - AFTER



Archie Bolden

RAMADA INN | DESIGN CONCEPT | REV A | JULY 2023

LANDSCAPING



Archie Bolden

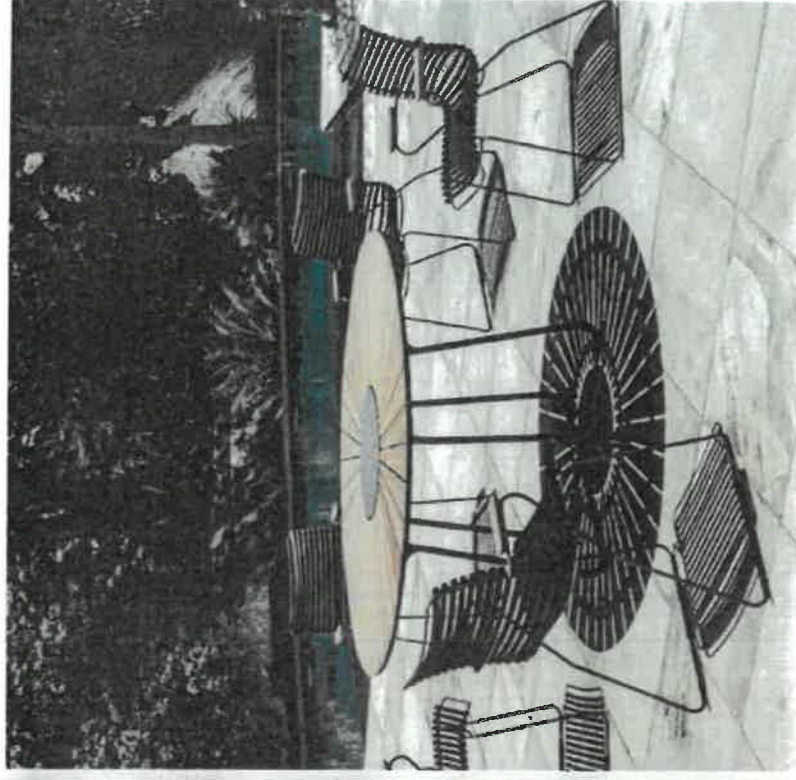
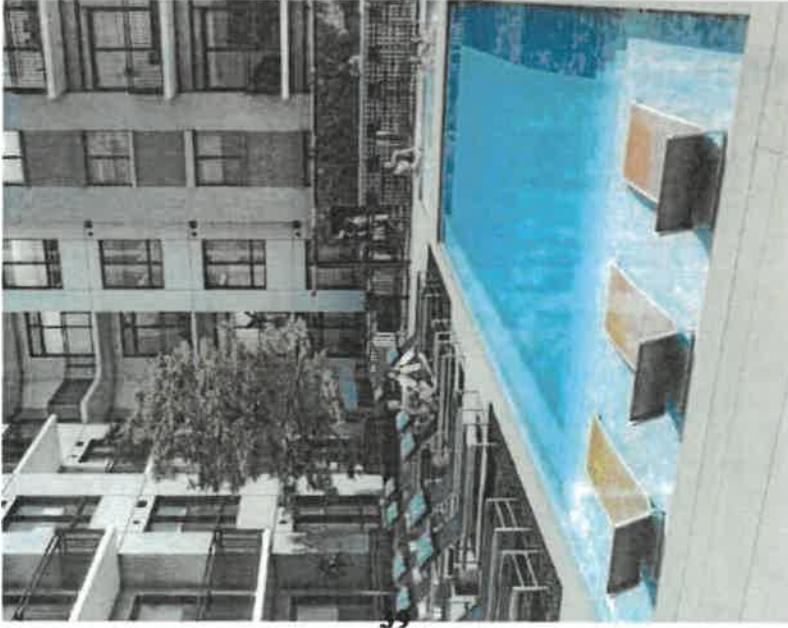
PATIO



Archie Bolden

RAMADA INN | DESIGN CONCEPT | REV A | JULY 2023

POOL



Archie Bolden

RAMADA INN | DESIGN CONCEPT | REV A | JULY 2023



Planning Commission
Z-23-28
August 7, 2023

210 Reservation Way

Aerial

Legend

 Parcel of Interest



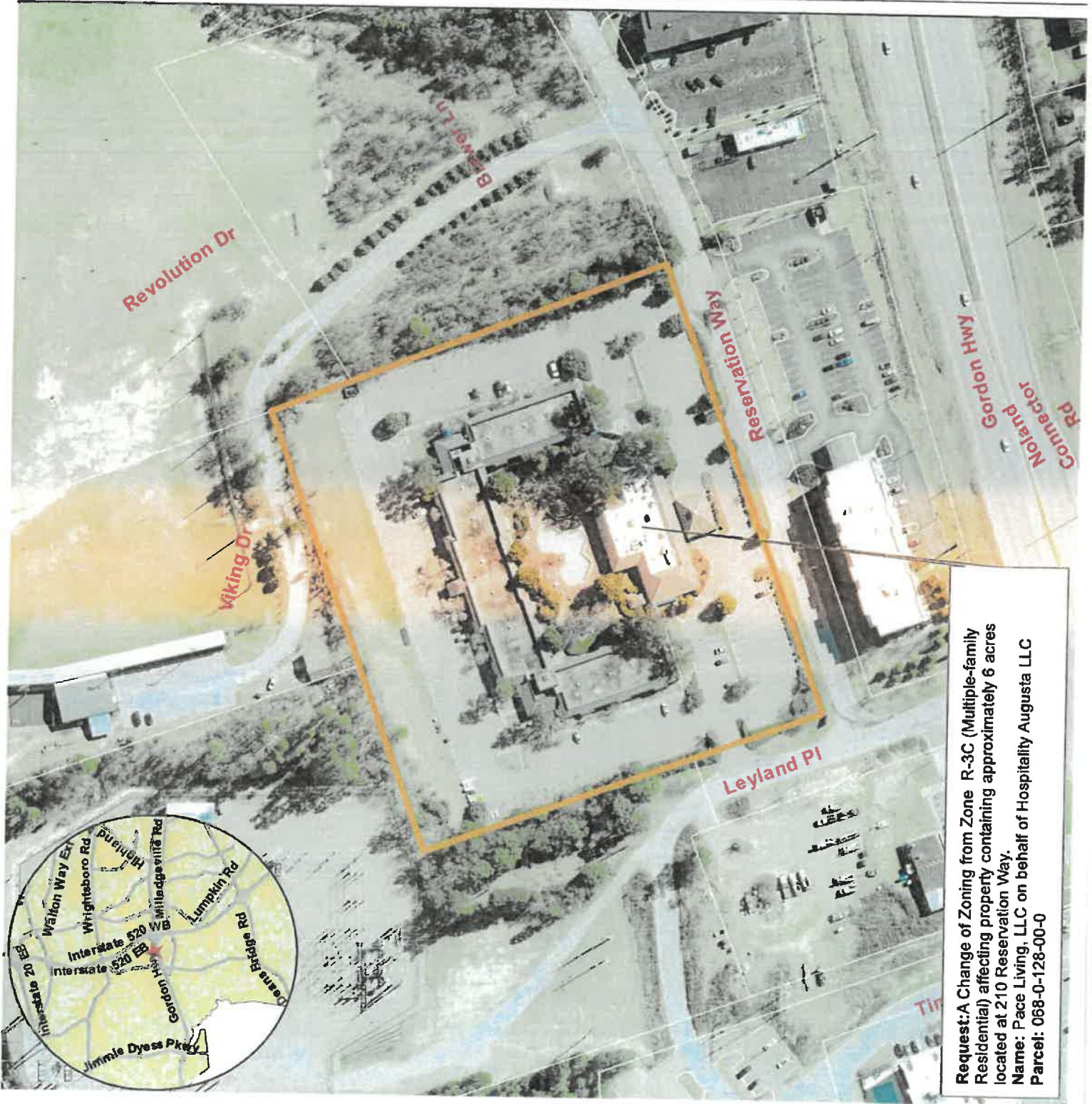
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Augusta, GA Disclaimer

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0 200 Feet



Request: A Change of Zoning from Zone R-3C (Multiple-family Residential) affecting property containing approximately 6 acres located at 210 Reservation Way.
Name: Pace Living, LLC on behalf of Hospitality Augusta LLC
Parcel: 068-0-128-00-0

Planning Commission
Z-23-28
August 7, 2023

210 Reservation Way

Current Zoning

Legend

Parcel of Interest

Zoning
Classification

A: Agriculture

B-2: General Business

LI: Light Industry



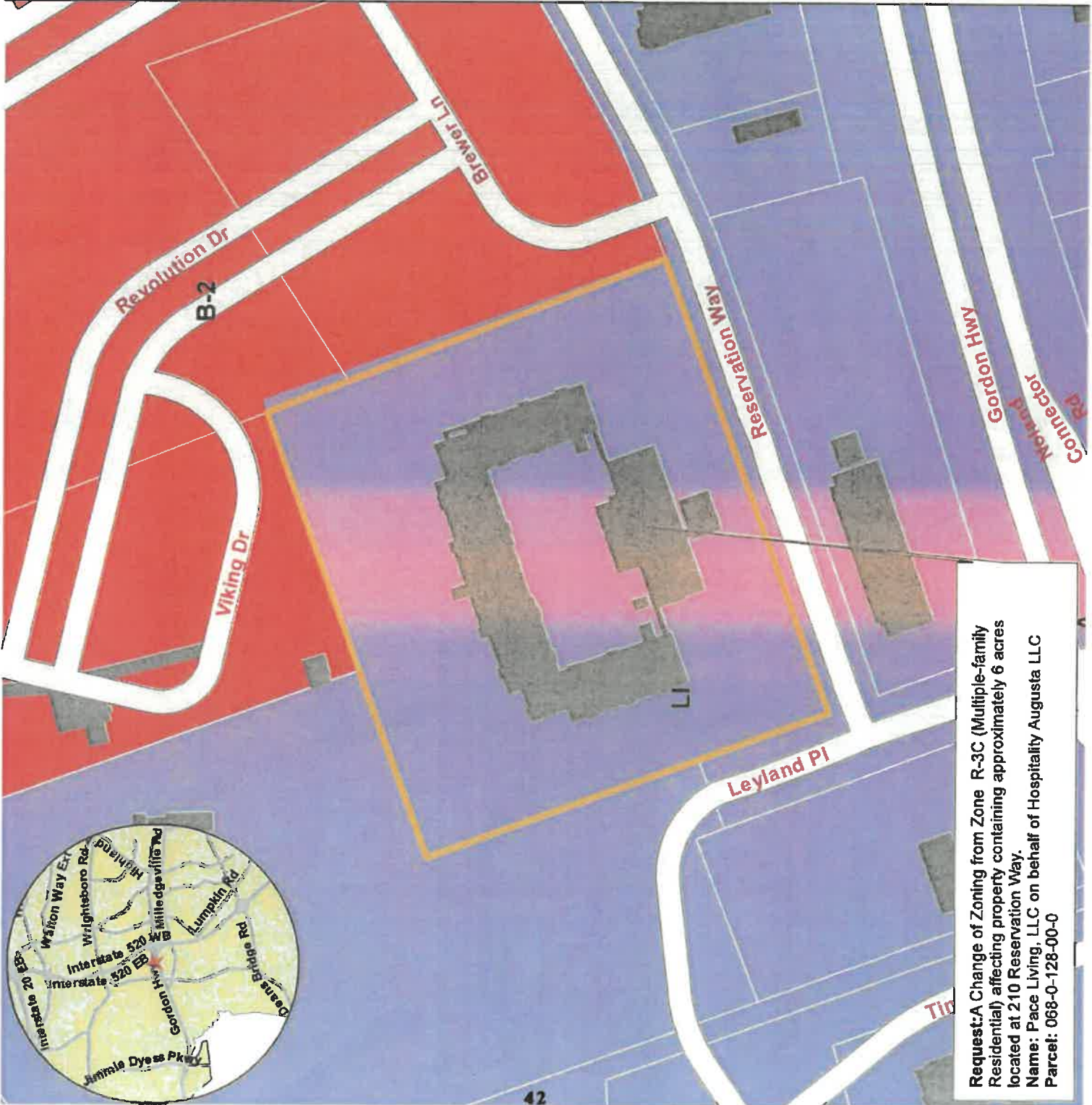
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Z-23-28
August 7, 2023

210 Reservation Way

Future Zoning

Legend

Parcel of Interest

Zoning
Classification

A: Agriculture

B-2: General Business

LI: Light Industry

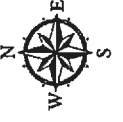
R-3C: Multiple-Family
Residential



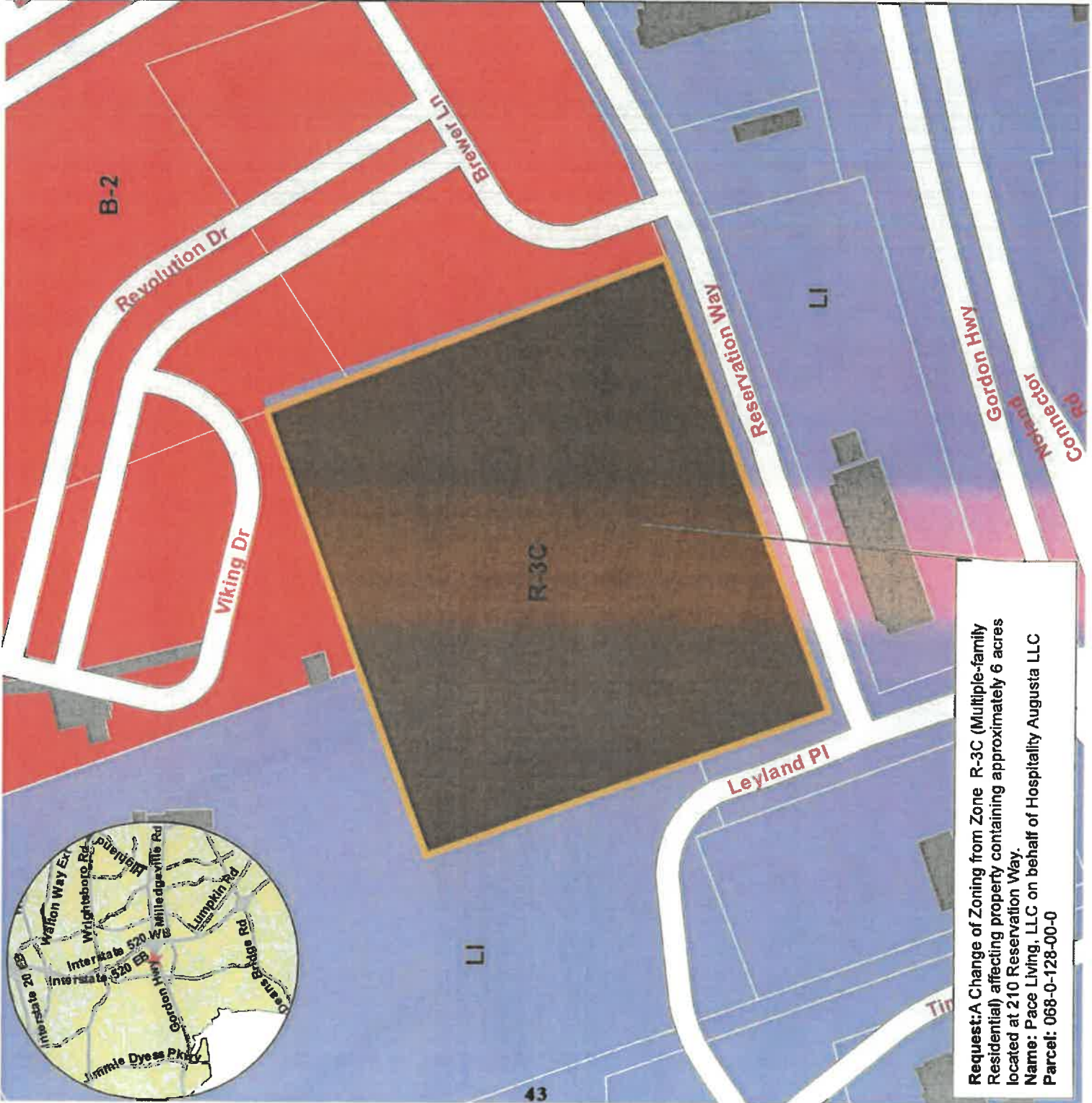
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