



Commission Meeting

August 15, 2023

Item Name: Z-23-28

Department:	Planning & Development
Presenter:	Carla Delaney, Director
Caption:	<u>Z-23-28</u> – A request for concurrence with the Augusta Planning Commission to APPROVE with the conditions a petition by Pace Living, LLC on behalf of Hospitality Augusta LLC requesting a rezoning from zone LI (Light Industrial) to zone R-3C (Multiple-family Residential) affecting property containing approximately 6 acres located at 210 Reservation Way. Tax Map #068-0-128-00-0. DISTRICT 5
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	<ol style="list-style-type: none">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.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

