

Hearing Date: July 6, 2026
Case Number: SE-26-10
Applicant: Hull Barrett, PC
Property Owner: PSH Augusta Downtown, LLC
Property Address: 1310 & 1310 A Walker Street
Tax Parcel No: 046-2-087-00-0 & 046-2-086-00-0
Current Zoning: HI (Heavy Industrial) & LI (Light Industrial)
Fort Gordon Notification Required: N/A
Commission District 1: Jordan Johnson
Super District 9: Francine Scott



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 two parcels of land that are separated by railroad tracts located at 1310 and 1310A Walker Street and total approximately 2.3 acres in size. The applicant requests a special exception to establish an extended stay hotel at 1310 and 1310A Walker Street. The main parcel, 1310 Walker Street, was most recently used as a concrete manufacturing facility. Although the facility is no longer operational, the business license has not been closed and remains active. The applicant has submitted a separate petition to rezone the property to B-2 (General Business), which is zoning case Z-26-10.

The concept plan submitted with the rezoning application features the following:

- 5-story extended stay hotel
- 125 guest rooms with kitchens or kitchenettes
- 133 parking spaces split between 1310 and 1310A Walker Street
- Lawn games area / patio
- On-site dining facilities
- Indoor fitness area
- Guest Laundry

- Street yards along Thirteenth Street and Walker Street
- One (1) dumpster

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan the property is located within the Old Augusta Character Area. The vision for Old Augusta is to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. New development should respect the scale, massing, architecture, of the existing historic structures and acknowledge stable neighborhoods with long term property ownership.

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 491 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. ***A concept plan was submitted with these features included.***
2. On Tuesday, December 19, 2006, the Augusta Commission approved zoning case Z-06-127, a request to rezone the property from LI (Light Industrial) to HI (Heavy Industrial), subject to the following conditions:
 - The only use of the property shall be a concrete plant, or the uses permitted in the LI (Light Industry) zone
 - If the property ceases to be used for a concrete plant for 2 years or more, the zoning shall revert to LI
3. On Tuesday, April 19, 2022, the Augusta Commission approved Special Exception case SE-22-04, a request to establish an Extended Stay Hotel, subject to the following conditions:
 - Combine the two tracts for the proposed development of a hotel

- The development shall substantially conform to the concept plan filed with this application
 - Any outdoor storage shall be limited to enclosed buildings or screening with a 6-foot privacy fence or masonry wall
 - The project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development
4. The main property located at 1310 Walker Street has an open Code Enforcement Case, CEIP20250003508, citing multiple violations. There are eleven (11) violations in total:
- 108.1 – There is equipment in such a state of disrepair that is causes an immediate danger to the occupants and structure
 - 108.1.1 – Building is vacant and open to the public
 - 108.1.1 – Building has been maintained in violation of the building code of Augusta, Georgia
 - 301.2 – Owner is not maintaining the structure
 - 301.2 – Owner is not maintaining the exterior of the property
 - 301.3 – Vacant structure is not being maintained in a clean, secure and sanitary condition
 - 108.1 – Condition of the structure constitutes and endangerment to public health, safety as a result of unsanitary or unsafe conditions
 - 108.1.1 – The building is dilapidated and deteriorated causing building to be unsafe
 - 108.1 – Structure is unfit for commercial, industrial or business use and not in compliance with applicable codes
 - 302.1 – Owner or occupant is not maintaining the premises in a clean, safe, and sanitary condition
 - 302.1 – Owner or occupant is not maintaining exterior of property in a clean, safe, and sanitary condition
5. The development will include entrances along Thirteenth Street and Walker Street. There is an additional smaller parking lot entrance on Walker Street after the railroad tracks.
6. Section 4-2 of the Zoning Ordinance requires a minimum of one (1) parking space for each room plus one space for each two (2) employees, plus additional spaces as required for other functions such as bar, restaurant, etc. The conceptual plan proposes a total of 133 off-street parking spaces. The proposed concept plan delineates a dining area but does not specify if it would be open to the public. Additionally, there is no mention of the number of staff needed to run the proposed extended stay. If 133 off-street parking spaces are not sufficient, this will be addressed at the time of site plan submission, and this project may require a parking variance.
7. The concept plan depicts ten foot (10ft) front setbacks along Thirteenth Street and Walker Street, where 40ft would be required. The applicant has submitted variances to the Board of Zoning Appeals and will be heard on July 20th.
8. 1310A Walker Street is part of the Downtown Historic District, but 1310 Walker Street is not. These parcels are both being utilized in this project; therefore, the applicant has submitted a

Certificate of Appropriateness to the Historic Preservation Commission. The COA application will be heard on July 23rd.

9. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
10. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
11. The nearest public transit stops are located approximately 380 feet away at the entrance of the River Ridge Apartments on Thirteenth Street and at the intersection of Thirteenth Street and Independence Drive.
12. According to the Georgia Department of Transportation State Functional Classification Map, 2026, Walker Street is classified as a Local Road, and Thirteenth Street is classified as a Principal Arterial Road.
13. According to the Preliminary Traffic Impact Worksheet, Traffic Engineering has determined that traffic study is not necessary for the proposed development.
14. Adjacent zoning districts to the north are zoned LI (Light Industrial) and R-3C (Multiple-Family Residential). Properties to the east are zoned LI (Light Industrial). Properties to the south and west are zoned B-2 (General Business) and LI (Light Industrial).
15. The proposed special exception for an extended stay hotel would be consistent with the 2023 Comprehensive Plan.
16. 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:

- None received at this time

Utilities Comments:

- None received at this time

Fire Comments:

- None received at this time

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

1. Approval shall be contingent upon the granting of the necessary variances by the Board of Zoning Appeals, including relief from the requirements for a minimum 40-foot front setback on Walker Street and a minimum 40-foot front setback on Thirteenth Street.
2. Obtain Historic Preservation Commission (HPC) approval and subsequent issuance of a Certificate of Appropriateness (COA) may be required prior to commencement of any exterior changes to the parcel located at 1310A Walker Street.
3. Comply with all applicable development regulations and standards set forth in Section 22-2(d) of the Comprehensive Zoning Ordinance of Augusta, Georgia.
4. Comply with all applicable lighting regulations and standards.
5. The development must comply with all aspects of the Augusta Tree Ordinance.

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.*