

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

Case Number: SE-23-10

Hearing Date: Monday, December 4, 2023

Applicant: Rimrock Development Holdings

Property Owner: Patricia M Reece

Address of Property: 3731 Wheeler Road, Augusta, GA 30909

Tax Parcel #: 030-0-230-06-0

Present Zoning: B-2 (General Business)

Commission District: 3 (McKnight)

Super District: 10 (W. Guilfoyle)

Fort Eisenhower Notification Required: N/A

Request	Proposed Use / Activity	Applicable Comprehensive Zoning Ordinance Section
Special Exception	Extended Stay Hotel	Section 22-2(d)

1. Summary of Request:

The applicant requests a Special Exception to establish an extended stay hotel on a 3.7-acre property located at 3731 Wheeler Rd. The property remains undeveloped and is situated in a B-2 (General Business) zone.

2. Comprehensive Plan Consistency:

The proposed development is part of the Belair character area. The 2023 Comprehensive Plan characterizes commercial development in the Belair area as a mix of shopping centers, professional offices and suburban and highway-oriented commercial uses/service establishments arranged in a linear pattern along the major streets and highways. Development of the site should occur in a manner consistent with the existing land use patterns and architecture style and features of the surrounding area. The applicant's proposed land use is compatible with aspects of the Comprehensive Plan.

3. Findings:

1. The applicant requests a Special Exception to establish an extended stay hotel on the property.
2. Extended stay hotels are permitted by Special Exception in a B-2 (General Business) zone. In this case then a Special Exception is required for the proposed extended stay hotel.
 - 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.***
 - No business license shall be issued for any business operated from any guest room; ***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 development; ***Must comply, conceptual plan does not include buffers or landscaping details.***
 - No vehicle 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.***
3. The 3.7-acre tract fronts Wheeler Road and is situated immediately northeast of Doctors Hospital and immediately adjacent to NHP SH Georgia LLC (Memory Care Center) and Spicewood Apartments subdivision on the east side and immediately adjunct to Sonic Restaurant on the west side.
4. The proposed extended stay hotel will be 3 stories and contain 64 rooms. All guest rooms in this hotel will have kitchenettes.
5. A lobby, lounge and guest laundry room are included on the first level plan for the building.
6. The proposed land use is compatible with adjacent properties. Surrounding commercial land uses include restaurants, hotels, a hospital, convenience stores and an automobile repair shop.
7. The subject parcel is served by public water and sewer.
8. Wheeler Road is classified as a minor arterial street.
9. Transit service is available in the immediate area along Wheeler Road, the nearest transit stop is situated approximately 100 feet from the property.
10. The required parking for the extended stay hotel is 69 off-street spaces and there are 73 spaces shown on the plan. Guest rooms will be greater than 280 square feet and there will have to be round-the-clock staffing or management on site pursuant to the requirements of the Comprehensive Zoning Ordinance.
11. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
12. The site is not located within any wetlands.
13. The proposed use is compatible with surrounding land uses and consistent with the goals and policies in the Comprehensive Plan.

14. At the time of completion of this report staff has not received any inquiries regarding this application.

Recommendation: The Planning Commission recommends **Approval** of the zoning request, subject to the following condition(s):

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 3 stories and no more than 64 units.
3. Install a 6-foot privacy fence on the East property line adjacent to the Memory Care Center and Spicewood Apartment subdivision and the West property line adjacent to the Sonic Restaurant is required.
4. Issuance of development permits shall be contingent upon the submission of plans meeting engineering, environmental, and all other pertinent development regulations.
5. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA 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.



CRANSTON

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PO Box 2546 Augusta, Georgia 30903
706.722.1588

October 26, 2023

Mr. Kevin Boyd
Augusta Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Re: My Place Hotel – Special Exception Request
Augusta, Georgia
Our File No. 2023-0375

Dear Kevin,

We are submitting this letter on behalf of the developer be placed on the Planning Commission agenda for December's meeting. This application is a request for a special exception to the current B-2 zoning of TMP 030-0-230-06-0 located at 3731 Wheeler Road. Please find the following documents enclosed:

- Special Exception Application;
- 4 Concept Plans;
- Current Plat;
- Deed;
- Floor Plans;
- Building Elevations;
- Check for \$800.00

The proposed development will include a 3-story hotel consisting of 64 rooms, BBQ pavilion, dumpster, and detention pond. Parking will be provided around the site to meet the minimum requirements of Augusta-Richmond County. Water and sewer utilities are readily available on-site and access will be provided by a single right-in, right out driveway from Wheeler Road. A Georgia Power easement is located along the northern property line and encroachments may be required to pipe water from the detention pond to the nearby storm sewer system. An access/utility easement is also located along the eastern property line. It is assumed this was granted to the adjacent commercial establishment to allow for their driveway with angled parking to be extended to Gerredd Blvd. It does not appear this connection was ever made, but we intend to keep proposed development out of the easement in case this connection should be made in the future.

The reason for this request is to pursue a special exception for the use of an extended stay hotel as required by section 22-2 of the Augusta Comprehensive Zoning Ordinance. As shown on the floor plans provided, all hotel units include a kitchenet which would define the establishment as an extended stay hotel according to Section 2 of the Ordinance.

We trust that the information provided is suitable for your review and approval. Should you have any questions concerning this matter, please do not hesitate to contact us at your convenience.

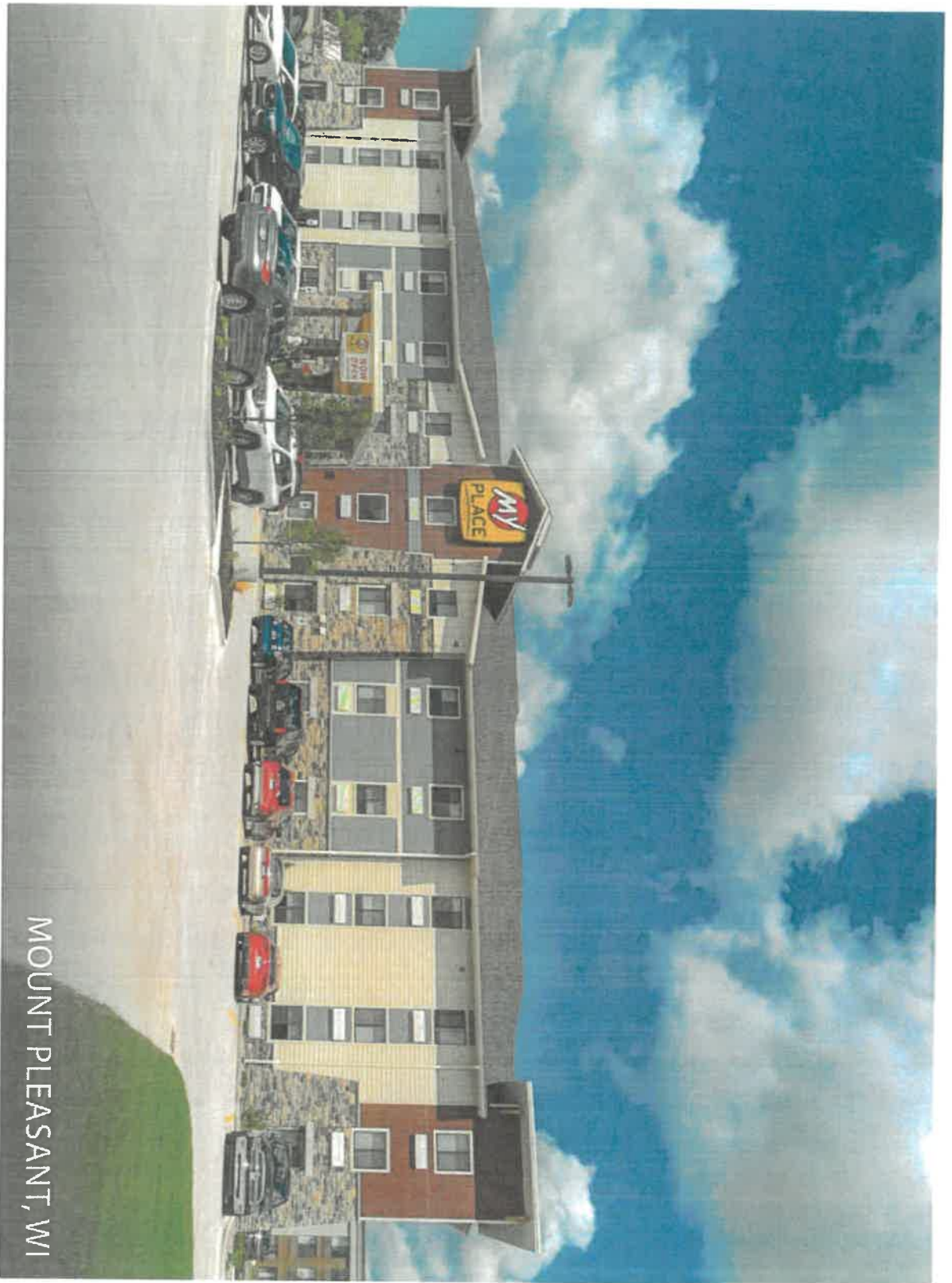
Sincerely,

CRANSTON LLC



Burt Fine

BSF/bsf
Enclosures



ISSUE DATE: 1-16-16 REVISION DATE: 3-5-2020

MOUNT PLEASANT, WI



EXTERIOR

URBAN 3 STORY - 64 UNIT



ROOM GUIDE

- | | | | |
|------------------------|---------------------|----------------------|-------------------------|
| 1 - SINGLE QUEEN | 6 - STAIR | 11 - PUBLIC RESTROOM | 16 - OFFICE / WORKROOM |
| 2 - DOUBLE QUEEN | 7 - CORRIDOR | 12 - MY LOUNGE | 17 - MECHANICAL |
| 3 - ELEVATOR LOBBY | 8 - MECHANICAL ROOM | 13 - LOBBY | 18 - LAUNDRY / WORKROOM |
| 4 - ELEVATOR | 9 - ELECTRICAL ROOM | 14 - VESTIBULE | 19 - MY GUEST LAUNDRY |
| 5 - ELEVATOR EQUIPMENT | 10 - MY STORE | 15 - FRONT DESK | 20 - STORAGE |

ISSUE DATE: 1-16-16 REVISION DATE: 3-5-2020

UNIT PLANS - GEN 2

3 STORY 64 UNIT - MAIN FLOOR




Planning Commission
SE-23-10
December 4, 2023

3731 Wheeler Road

Aerial

Legend

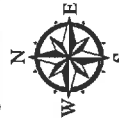
 Subject Property



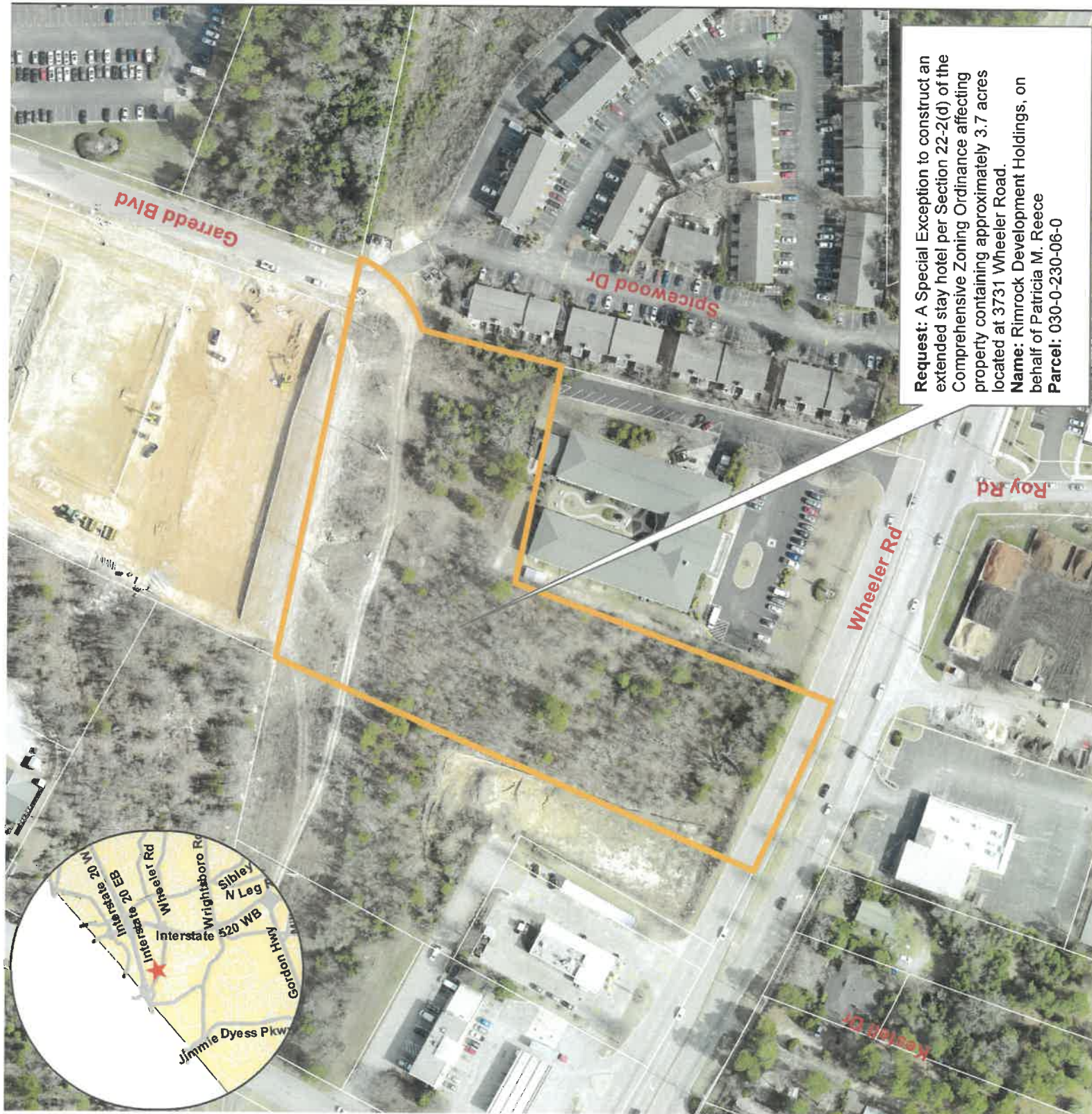
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
11/28/2023 MH18072

Augusta, GA Disclaimer

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0 200 Feet




Request: A Special Exception to construct an extended stay hotel per Section 22-2(d) of the Comprehensive Zoning Ordinance affecting property containing approximately 3.7 acres located at 3731 Wheeler Road.
Name: Rimrock Development Holdings, on behalf of Patricia M. Reece
Parcel: 030-0-230-06-0

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3731 Wheeler Road

Current Zoning

Legend

 Subject Property

Zoning Classification

 B-2: General Business

 R-3B: Multiple-Family Residential



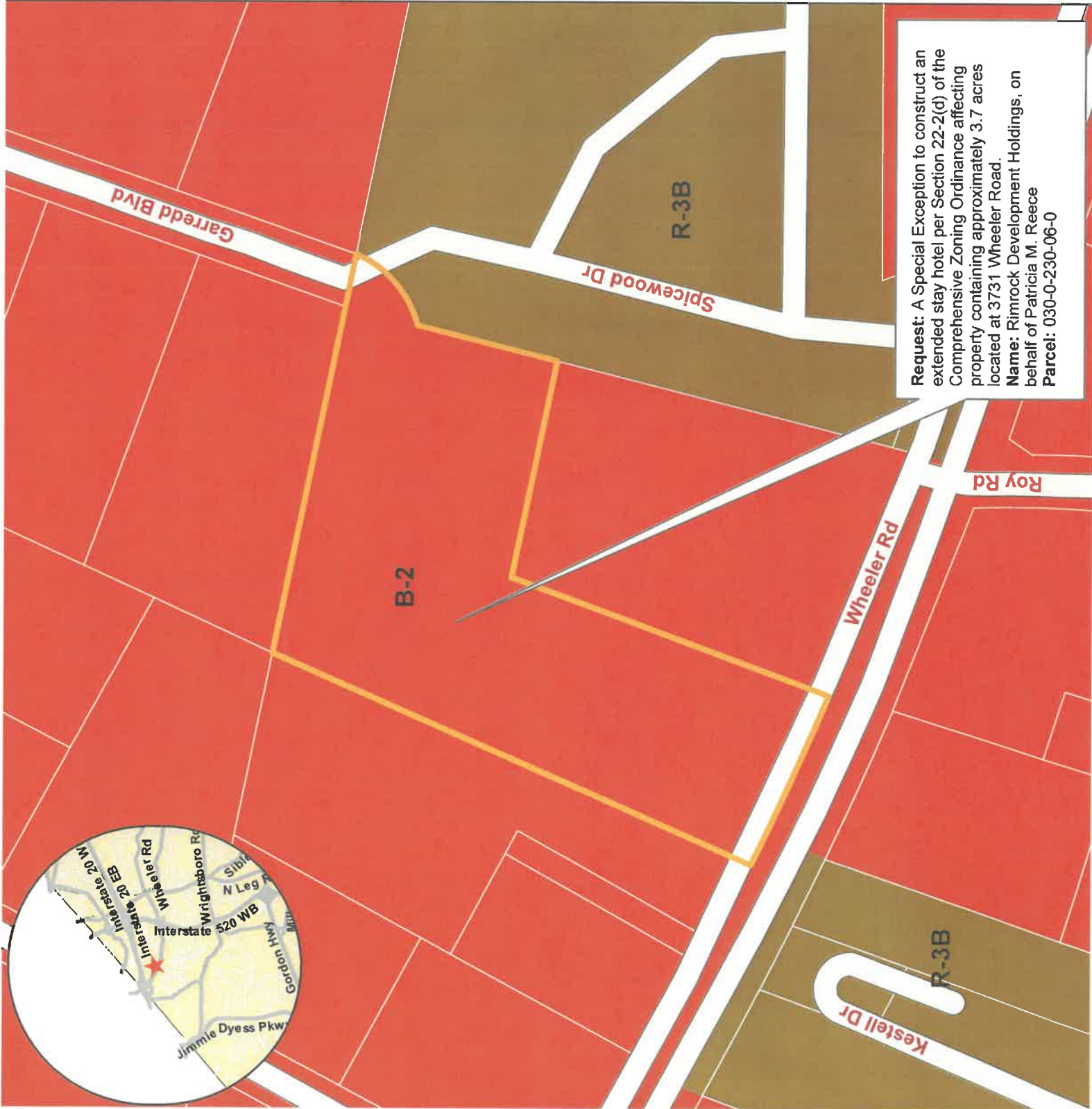
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