

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

Case Number: SE-23-03

Hearing Date: Wednesday, July 5, 2023

Applicant: Wynn Hotels Augusta, LLC

Property Owner: Wynn Hotels Augusta, LLC

Address of Property: 113 Charlestowne Way, Augusta, GA 30907

Tax Parcel #: 011-0-22-03-0

Present Zoning: B-2 (General Business)

Commission District: 7 (S. Frantom)

Super District: 10 (W. Guilfoyle)

Fort Gordon 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 1.83-acre property located at 113 Charlestowne Way. The property is developed with the partial shell of the former Clarion Suites hotel and is situated in a B-2 (General Business) zoning district. The proposed renovation includes a dual brand concept for the property with a total of 112 rooms (LaQuinta by Wyndham and Hawthorne Suites). The extended stay portion will be 4 stories and contain 57 rooms. All guest rooms in this hotel will have kitchenettes.

2. Comprehensive Plan Consistency:

The subject property is situated in the West Augusta Character Area, as described within the 2018 Comprehensive Plan. The vision for the West Augusta Area is to promote limited development of the remaining vacant land while preserving the existing single-family residential characteristics that dominant the area. Commercial development should be confined to existing locations, existing commercial corridors, and any re-development of commercial sites should be buffered from adjoining residential uses. The proposed use is compatible with surrounding land uses and consistent with the goals and policies in the Comprehensive Plan.

3. Findings:

1. The applicant requests for 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; ***Complies***
 - 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 1.83-acre tract fronts Charlestowne Way and is situated immediately north of the Charlestowne subdivision.
4. The proposed extended stay hotel portion of the property will be 4 stories and contain 57 rooms. All guest rooms in this hotel will have kitchenettes.
5. A lobby, a dining area and a fitness area 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 self-storage facility, convenience stores and an automobile dealership.
7. The subject parcel is served by public water and sewer.
8. Charlestowne Way is identified as a private local or minor road on the Georgia Department of Transportation (GDOT) Function Classification map, with a pavement width of approximately 30 feet. Washington Road is classified as a major arterial street.
9. Transit service is available in the immediate area along Washington Road, the nearest transit stop is situated approximately 517 feet from the property.
10. The required parking for both hotels is 114 off-street spaces, but the group can only provide 108 spaces. 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. Staff received one call in opposition of the request and another call requesting additional information.

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. Provide a shared parking agreement with a nearby business or file a separate request for approval of a parking variance.
3. Install a 4-foot wrought iron fence along Charlestowne Way and a 6-foot privacy fence on the south property line adjacent to Charlestowne subdivision.
4. Issuance of development permits shall be contingent upon 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.

LaQuinta & Hawthorn Suites

3038 Washington Road
Augusta, Georgia 30907
Property Number 54748



This drawing is for illustrative purposes only. Refer to drawings for more detailed information.

Owner/Developer
Wynn Hotels Augusta LLC
3112 Washington Road, Ste J8K
Augusta GA 30907
425-212-8188

Architect
Harvey Architecture + Design, Inc.
1213 US Highway 70 East
Hillsborough, North Carolina 27278
Office # 919 883-1956

Sprinkler
Fess Fire Protection
131 International Drive
McKinville NC 27560
919-460-3099

Permit/Construction Set

Date	Purpose
6/17/2020	Concept Plans - Multiple Reviews
10/16/2020	Preliminary Plan Review Set
1/23/2021	Progress Set - Including Structural
4/12/2021	90% Progress Set - Structural & MEP
12/1/2021	99% Coordination set - Architectural Set for Brand Review
5/14/2022	Released For Permit & Construction
10/10/2022	Revised as per Code Review Comments
1/18/2023	Revised as per Code Review Comments
3/30/2023	Revised & Coordinated as per Brand Review

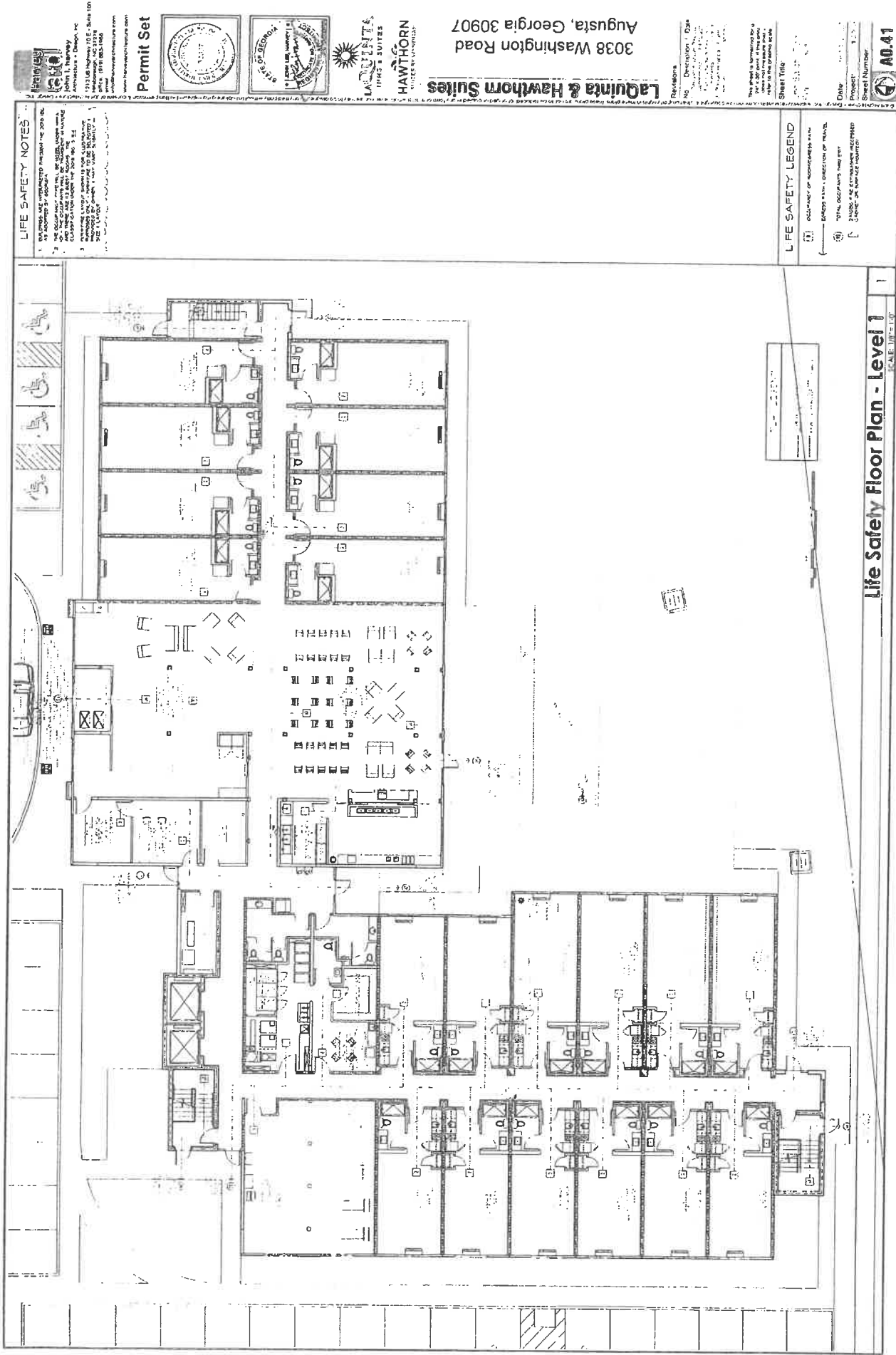
General Contractor
Smothers Development Group, LLC

Structural Engineer
Hauser - Cressch, Inc.
4505 Peacocks Road
Zebulon, North Carolina 27597

Truss Manufacturer
N/A

Civil Engineer

MEP Engineer
David Webb, PE
McBane, North Carolina 27302



LIFE SAFETY NOTES

1. ALL ROOMS ARE ASSUMED TO BE OCCUPIED BY ONE PERSON.
2. ALL OCCUPANTS MUST BE EVACUATED TO THE EXTERIOR SAFETY AREA.
3. ALL OCCUPANTS MUST BE EVACUATED TO THE EXTERIOR SAFETY AREA.
4. ALL OCCUPANTS MUST BE EVACUATED TO THE EXTERIOR SAFETY AREA.
5. ALL OCCUPANTS MUST BE EVACUATED TO THE EXTERIOR SAFETY AREA.

Permit Set



LaQuinta & Hawthorn Suites

HAWTHORN SUITES BY VANTAGE

3038 Washington Road
Augusta, Georgia 30907

Revisions	Date
1. Initial Design	10/1/2018
2. Final Design	10/1/2018
3. Construction Documents	10/1/2018
4. Final Construction Documents	10/1/2018
5. Final Construction Documents	10/1/2018

This project is intended for use as a guide only. It is not to be used for construction without the approval of the architect.

Sheet Title

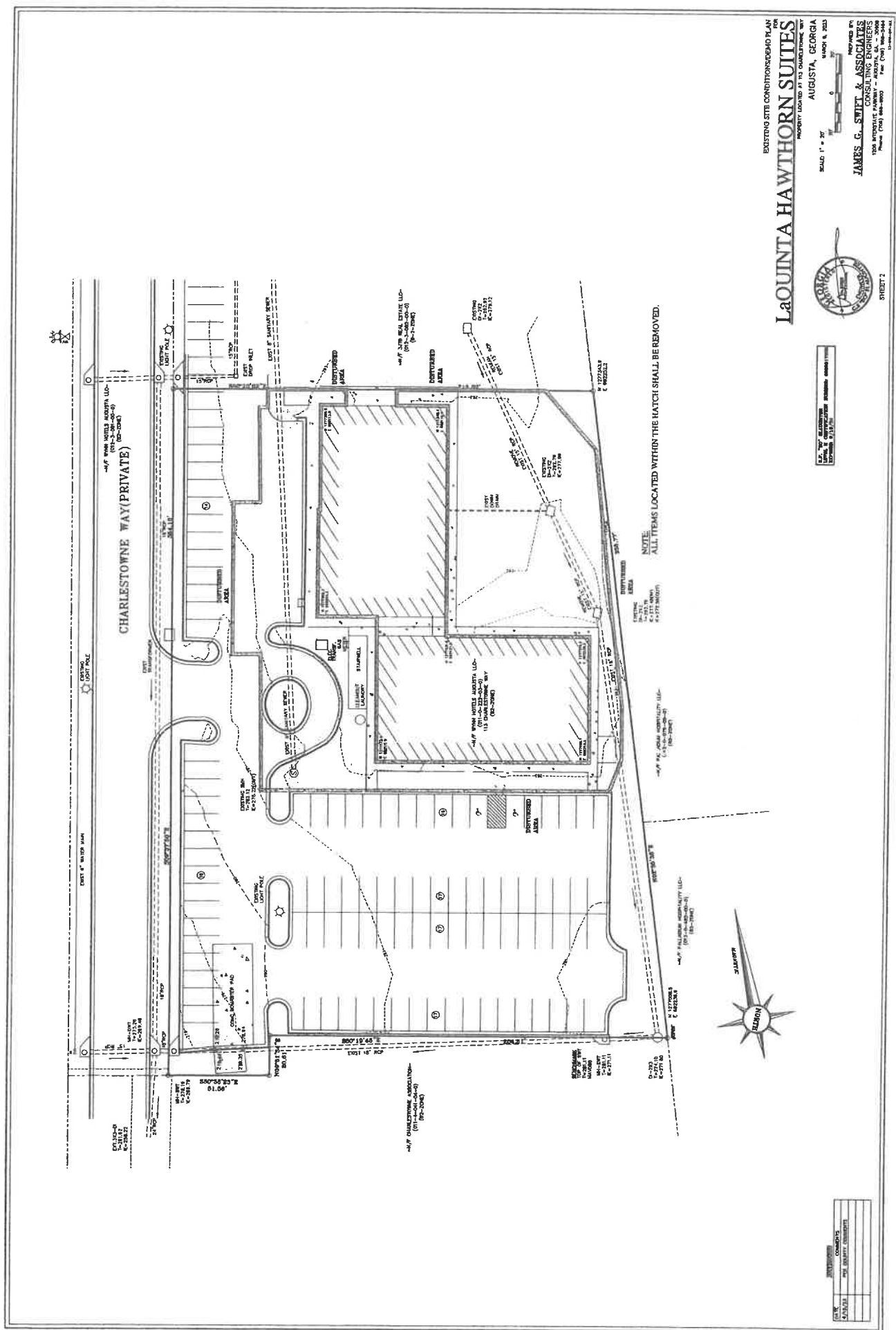
Date: 10/1/2018
Project: 10000
Sheet Number: A0.41

LIFE SAFETY LEGEND

- (1) OCCUPANCY OF ROOMS/SPACE
- (2) EXIT/STAIRS
- (3) EXIT/STAIRS
- (4) EXIT/STAIRS
- (5) EXIT/STAIRS

Life Safety Floor Plan - Level 1

SCALE: 1/8" = 1'-0"



Thursday, May 18, 2023

To,

Department of planning & Development
Planning Division
535 Teflair St, Augusta GA 30901

Special Exception Application – Extended Stay in B-2 Zone

Hello,

We hereby request a special exception for Hawthorn Suites Extended stay hotel in B-2 Zone at 113 Charlestowne Way, Augusta GA 30907.

Going back to the history of this parcel, it used to be a 175-room full-service Clarion Suites in the past. This hotel was closed later due to owners' internal issue and then was purchased from bank by our group. This was an old exterior corridor property which we thought of converting into an A class interior corridor hotel. Seeing the Hotel occupancy reports and the extended stay potential in the market we came up with the idea of building a dual brand property with 112 rooms – it would be 55 rooms LaQuinta by Wyndham and 57 rooms Hawthorne Suites by Wyndham. First, we subdivided the original 3.53 acre of land into two parcels and the front parcel facing the Washington road was sold to 7Brew coffee house developer, The beautiful development on this parcel – 7Brew is up open and already serving customers on Washington Road and all around. On the back parcel we are proposing to build Dual Brand Interior Corridors Wyndham Franchisee Hotels. We are a group who already are owners of 4 hotels in Richmond County and 4 in Columbia County and proposing another two in Richmond County.

The application for consideration is attached herewith required documentation. Please let us know if anything further is needed for this application to be processed.



Thanks


Jigar Amin
425-212-8188

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113 Charlestowne Way

Aerial

Legend

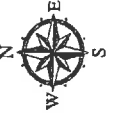
 Parcel of Interest

Augusta
G E O R G I A

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
6/21/2023 bb21255

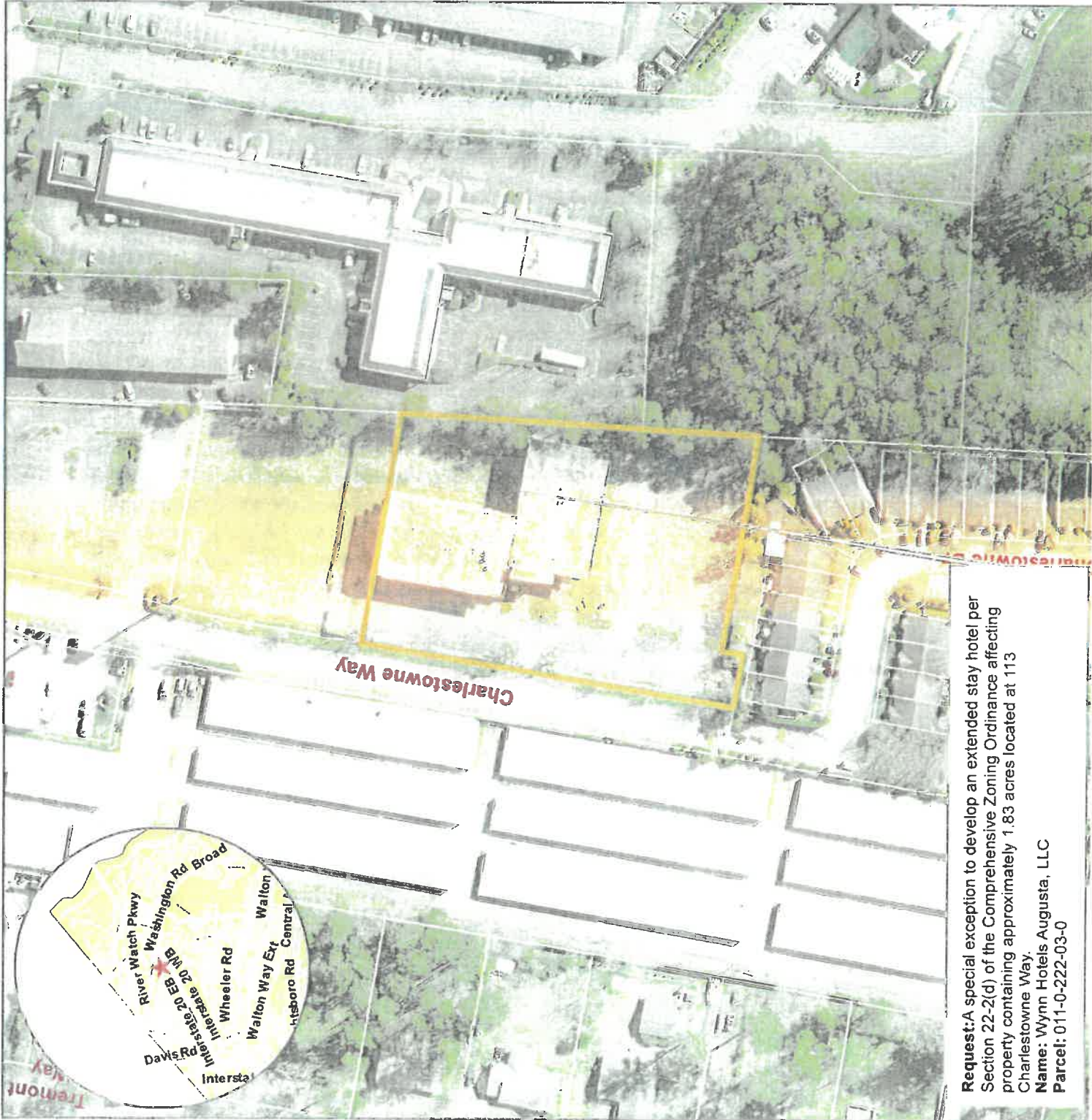
Augusta, GA Disclaimer

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200 Feet



Request: A special exception to develop an extended stay hotel per Section 22-2(d) of the Comprehensive Zoning Ordinance affecting property containing approximately 1.83 acres located at 113 Charlestowne Way.
Name: Wynn Hotels Augusta, LLC
Parcel: 011-0-222-03-0

Planning Commission
SE-23-03
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113 Charlestowne Way

Current Zoning

Legend

Parcel of Interest

Zoning Classification

B-1: Neighborhood
Business

B-2: General Business

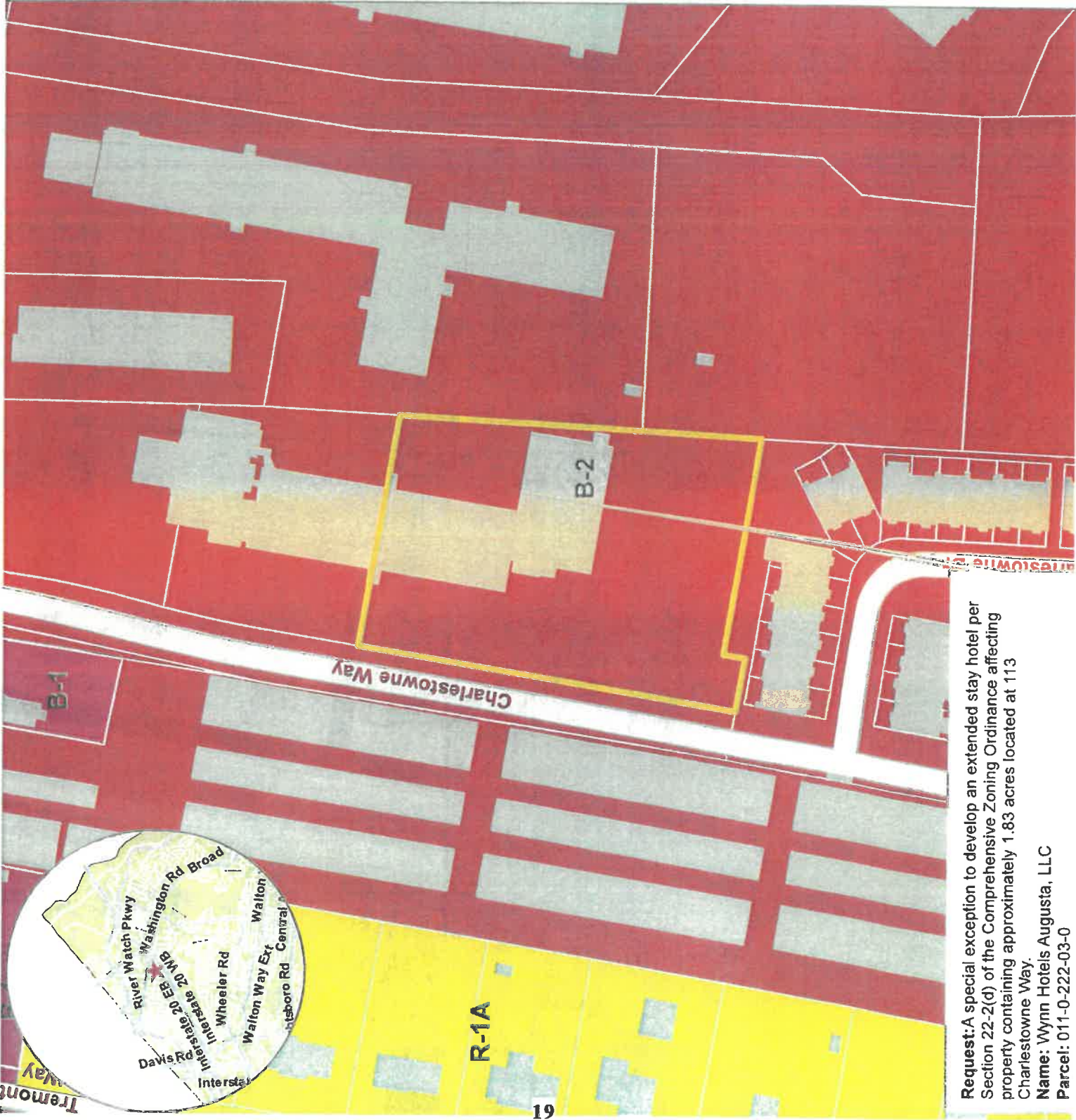
R-1A: One Family
Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
6/21/2023 bb21255

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Request: A special exception to develop an extended stay hotel per Section 22-2(d) of the Comprehensive Zoning Ordinance affecting property containing approximately 1.83 acres located at 113 Charlestowne Way.

Name: Wynn Hotels Augusta, LLC
Parcel: 011-0-222-03-0

