

Hearing Date: November 4, 2024

Case Number: SE-24-17

Applicant: Studio Lodge of Augusta, LLC

Property Owner: Akber Mithani

Property Address: 1052 Claussen Road

Tax Parcel No: 012-0-014-10-0

Current Zoning: B-2 (General Business) and
HI (Heavy Industrial)

Fort Eisenhower Notification Required:
N/A

Commission District 7: Sean Frantom

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Extended Stay Motel	Sections 22-2(e)

SUMMARY OF REQUEST:

The applicant requests a special exception to establish an extended stay-motel at 1052 Claussen Road. The 3.39-acre tract has a 3-story motel and clubhouse that were constructed in 1998 - 2000. It is situated in the B-2 (General Business) and HI (Heavy Industrial) zones.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed development is part of the West Augusta character area. The vision for West Augusta is to confine commercial development to existing locations and to ensure any additional redevelopment of commercial sites will be buffered from adjoining residential areas. The proposal is consistent with the 2023 Comprehensive Plan.

FINDINGS:

- Extended stay motels are permitted by special exception in the B-2 (General Business) and H-I (Heavy Industrial) zones and shall meet the following criteria.
 - 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. There are 44 rooms that measure 280 sf, 60 rooms measure 360 sf and 10 rooms measure 560 sf.***
 - 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.***
2. The property fronts Claussen Road and is situated immediately west of I-20.
 3. The existing motel consists of 3 stories with 114 guest rooms. All guest rooms have kitchenettes. No new construction is planned for the site.
 4. The clubhouse and pool area will remain on the property.
 5. The subject parcel is served by public water and sewer.
 6. Claussen Road is classified as a local road.
 7. Transit service is available in the immediate area along Claussen Road, the nearest transit stop is situated approximately 0.45 miles from the property.
 8. The required off-street parking spaces for the extended stay-motel is 128 spaces and there are 128 parking spaces shown on the plan submitted with the application.
 9. 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.
 10. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located within a Special Flood Hazard Area.
 11. The site is not located within any wetlands.
 12. The proposed use is compatible with surrounding land uses and consistent with the goals and policies in the Comprehensive Plan.
 13. At the time of completion of this report staff has not received any inquiries regarding this application.

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

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

1. Shall comply with all applicable regulations set forth in Section 22-2(e) of the Comprehensive Zoning Ordinance of Augusta, Georgia.
2. The extended stay-motel shall be limited to 3 stories with no more than 114 guest rooms.
3. 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.

To whom it may concern:

We would like to change our zoning to ~~the~~ include Extended Stay as well as Hotel for our property listed below.

Nooraddin Mithani
~~Sam Mithani~~ 678-481-8260

Noor@mithani.com

Studio Lodge of Augusta, LLC
1052 Claussen RD
Augusta, GA 30907

10.2.20
11.1.20
12.1.20

As required by subsection (4) of O.C.A.A. Section 12-8-87, this plot has been prepared by a local reviewer and approved, by an employee, local jurisdiction, as evidenced by signature and stamp, of the reviewer, who is not a law enforcement officer or a person who is involved in the investigation of the crime. Furthermore, the reviewer certifies that this plot complies with the minimum standards for the review of the scene, and that the review was conducted in accordance with the minimum standards for the review of the scene, and that the review was conducted in accordance with the minimum standards for the review of the scene.

PARKING CALCULATIONS

MINIMUM SPACES REQUIRED --

TOTAL BUILDING SPACES = 42 SPACES -- 42 SPACES REQUIRED

TOTAL BUILDING EMPLOYEES + 25% OVERHEAD = 11 SPACES REQUIRED

3,000 SQ FT COM. CENTER = 11 SPACES REQUIRED (20 BY 60)

TOTAL PARKING SPACES REQUIRED = 53 SPACES

TOTAL AVAILABLE SPACES PROVIDED = 51 SPACES PLUS 2 A.C.

PROPERTY LOCATED WEST OF AUGUSTA IN THE 60TH QUAD.
AUGUSTA -- RICHMOND COUNTY GEORGIA
APR 27, 1907

1994-1995

[illegible][illegible]

1. DEPT. A PLAY FOR ROSE HILL, LTD. BY JAMES G. SMYTH & ASSOC. DATED FEB. 1, 1964.
2. DEPT. A PLAY FOR MULTIMEDIA BUILDERS, INC. BY MURPHY & WHITE DATED JULY 29, 1963.
3. DEPT. A PLAY BY ANNE BOWEN CRUMLEY & ASSOC. N.C. DATED JUNE 1, 1967.
4. DEPT. A PLAY FOR POST OF GEORGIA INSURANCE CO. BY MURPHY & WHITE DATED JUNE 1, 1967.
5. DEPT. A PLAY FOR THE PLAYERS DATED JUNE 1, 1967.
6. DEPT. A PLAY FOR THE PLAYERS DATED JUNE 1, 1967.
7. DEPT. A PLAY FOR THE PLAYERS DATED JUNE 1, 1967.
8. DEPT. A PLAY FOR THE PLAYERS DATED JUNE 1, 1967.
9. DEPT. A PLAY FOR THE PLAYERS DATED JUNE 1, 1967.
10. DEPT. A PLAY FOR THE PLAYERS DATED JUNE 1, 1967.

PARCEL "B" TO BECOME
PART OF PARCEL "A"

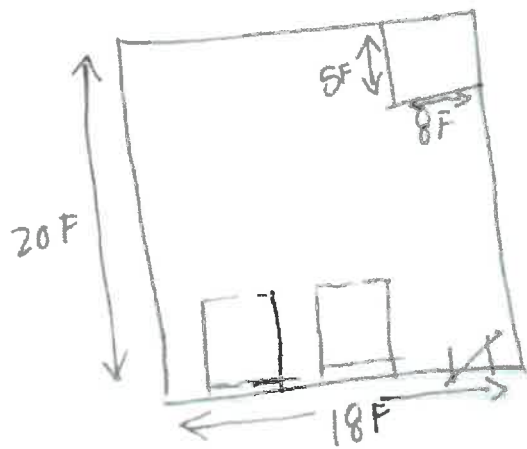
PARCEL "A" =	1.500 ACRES
PARCEL "B" =	0.706 ACRES
TOTAL	= 2.206 ACRES

APPROVED-EXEMPT FOR RECORDING ONLY
16 August 2017
BY AUTHORITY OF ALABAMA PLANNING
B. J. [Signature]

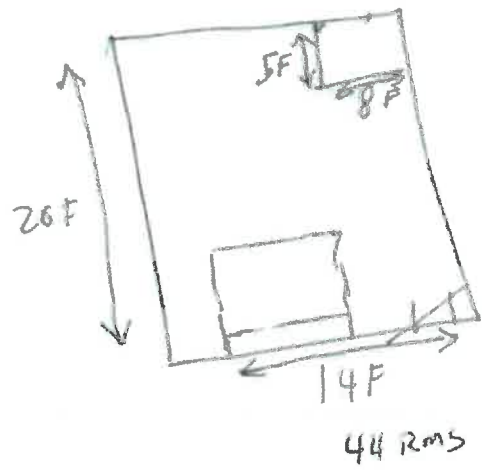
**SUBURBAN KENNEDY STATE
PARKING CALCULATIONS**

LANE ROOMS = 107 ROOMS = 107 SPACES NEED
 AND EMPLOYEES = 4 EMPLOYEES/2 = 2 SPACES NEED
 2. Available spaces remaining = 109 SPACES
 LANE ROOMS EMPLOYEES = 101 SPACES REMAIN 8 HOURS

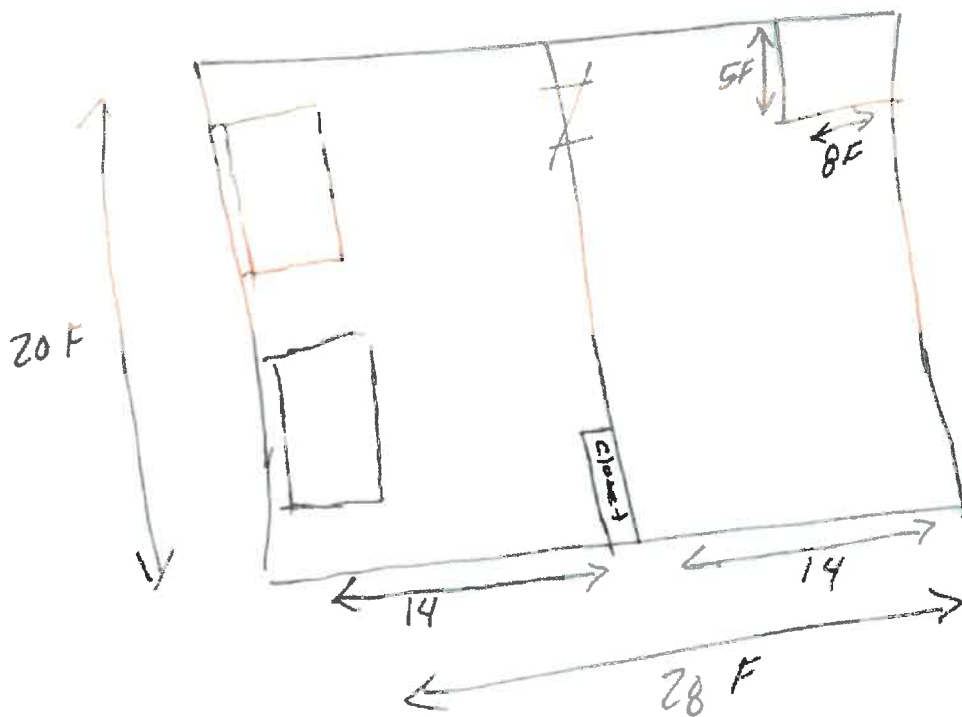
14-00000-1



60 Rms

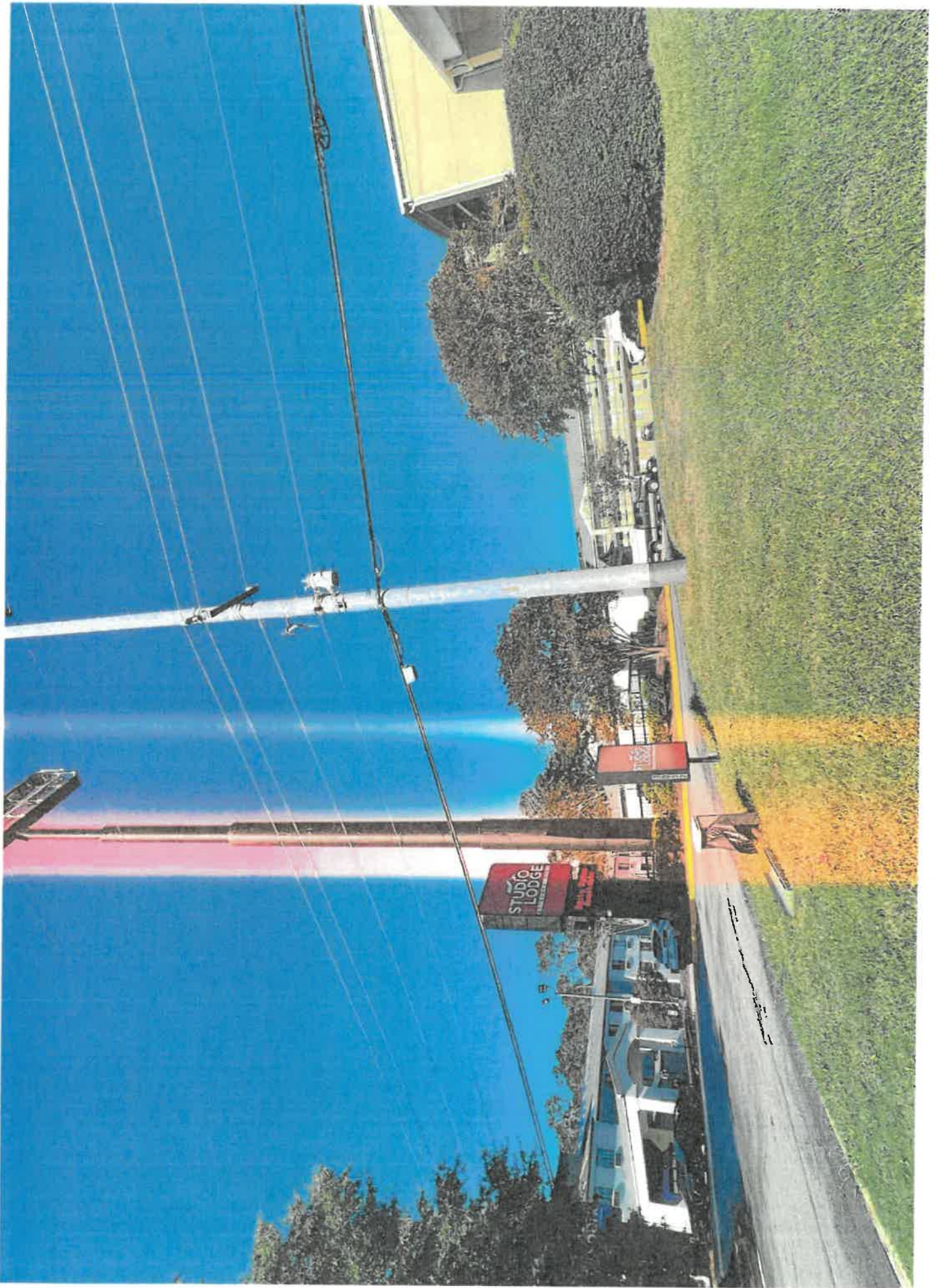


44 Rms



10 Rms

All Rooms have Kitchensettes
Studio Lodge of Augusta
1052 Claussen Rd





Planning Commission
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1052 Claussen Road

Aerial

Legend

 Subject Property



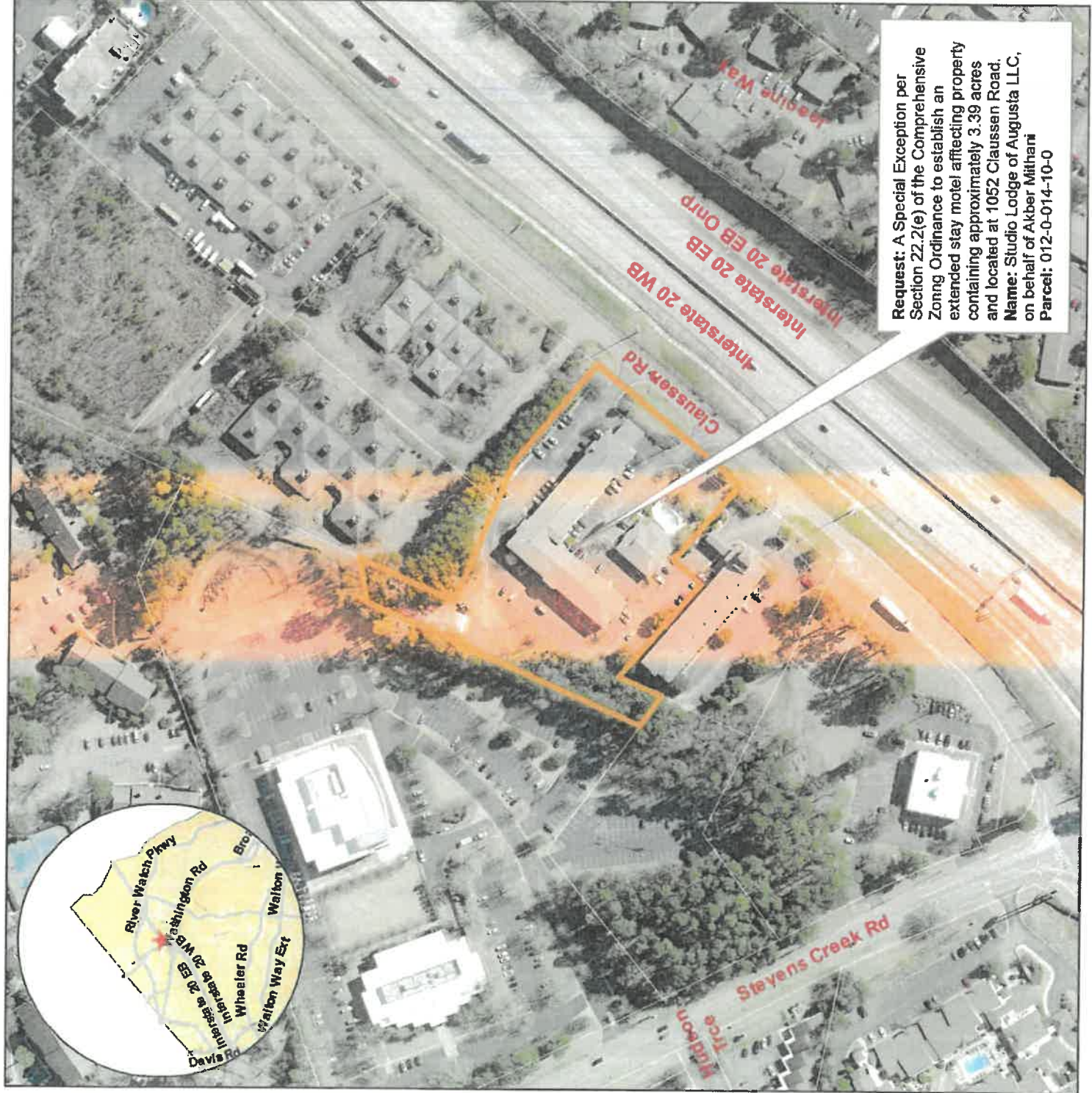
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
10/24/2024 MH18072

Augusta, GA Disclaimer

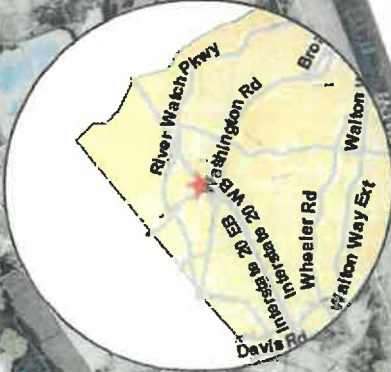
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0 200 Feet



Request: A Special Exception per Section 22.2(e) of the Comprehensive Zoning Ordinance to establish an extended stay motel affecting property containing approximately 3.39 acres and located at 1052 Claussen Road.
Name: Studio Lodge of Augusta LLC, on behalf of Akber Mithani
Parcel: 012-0-014-10-0



Planning Commission
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1052 Clausen Road

Current Zoning

Legend

 Subject Property

Zoning Classification

 B-1: Neighborhood Business

 B-2: General Business

 HI: Heavy Industry



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535 Telfair Street Suite 300
Augusta, GA 30901
10/25/2024 MH18072

Augusta, GA Disclaimer

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0 200 Feet

Request: A Special Exception per Section 22.2(e) of the Comprehensive Zoning Ordinance to establish an extended stay motel affecting property containing approximately 3.39 acres and located at 1052 Clausen Road.
Name: Studio Lodge of Augusta LLC,
on behalf of Akber Mithani
Parcel: 012-0-014-10-0



B-2

B-1

HI

B-2

B-2

B-1