



Commission Meeting

September 15, 2026

Item Name: SE-26-14

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	<u>SE-26-14</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Hull Barrett, PC, on behalf of PSH Augusta Downtown, LLC, requesting a rezoning from zones HI (Heavy Industrial) and LI (Light Industrial) to zone B-2 (General Business) to develop an extended-stay hotel, affecting properties containing approximately 2.3 acres located at 1310 and 1310 A Walker Street. Tax Map #'s 046-2-087-00-0 & 046-2-086-00-0. District 1
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. The Special Exception shall be limited to a judicial and detention facility, including associated judicial offices, courtrooms, administrative and support offices, meeting and conference space, holding cells, secured and non-secured parking facilities, and other customary accessory functions, substantially consistent with the use, scope, and operational characteristics described in the application and letter of intent. 2. The final development shall comply with the LI (Light Industrial) zoning standards and all other applicable provisions of the Comprehensive Zoning Ordinance, including parking, access, circulation, setbacks, and any lawful nonconforming-site requirements determined during site plan review (Sections 4, 5, 23 of the Augusta Comprehensive Zoning Ordinance) 3. Approval of this special exception request does not constitute approval of the conceptual site plan submitted with the special exception application. Prior to construction or land disturbance, the proposed development shall obtain all required site plans, building, land disturbance, engineering, utility, fire/life-safety, and other applicable approvals. 4. Existing trees to be retained shall be protected from construction activity in accordance with the approved Tree Protection/Tree Establishment Plan, and no regulated or protected tree shall be removed except in accordance with the Augusta Tree Ordinance (Title 8 - Chapter 4 of Augusta-Richmond County Code of Ordinances) 5. The development shall comply with all applicable requirements of the Augusta Tree Ordinance and the Illustrated Guide to Implementing the Augusta Tree Ordinance, including tree survey, minimum tree canopy, street yard, parking-lot landscaping, tree protection, tree establishment, and Tree Protection/Tree Establishment Plan requirements.

6. All project-specific comments and requirements issued by Augusta Engineering, Traffic Engineering, Utilities, Fire, Building, and other reviewing agencies shall be addressed prior to final site plan approval and/or issuance of applicable permits.
7. Any material change in the approved use that expands or changes the detention/corrections-related component beyond the scope described in the application shall be subject to review by the Augusta Planning and Development Department to determine whether additional zoning approval is required.
8. Approval of this Special Exception Request does not constitute approval of the conceptual site plan submitted with the application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.

Funds are available in the N/A
following accounts:

REVIEWED AND N/A
APPROVED BY: