

Hearing Date: August 3, 2026

Case Number: Z-26-13

Applicant: Leon Luna

Property Owner: Steven Childs

Property Address: 2364 Gordon Highway

Tax Parcel No(s): 067-0-010-00-0

Current Zoning: A (Agricultural), B-1 (Neighborhood Business), B-2 (General Business), & LI (Light Industrial)

Fort Eisenhower Notification Required: Yes

Commission District 4: Lonnie Wimberly

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from A (Agricultural), B-1 (Neighborhood Business), B-2 (General Business) to LI (Light Industrial)	RV & Boat Outdoor Storage/Outdoor Parking for Recreational Vehicles	Section 23-1

SUMMARY OF REQUEST:

The applicant seeks to rezone a 6.55-acre tract from B-1 (Neighborhood Business), B-2 (General Business) and A (Agricultural) to LI (Light Industrial) to develop RV & Boat Outdoor Storage. The proposed project will consist of approximately 247 storage units, primarily featuring open gravel storage spaces designed to accommodate recreational vehicles, boats, campers, travel trailers, utility trailers and other oversized vehicles. A portion of the facility will include covered storage spaces with overhead protective structures to provide customers with additional protection from weather-related elements. The concept plan presented with the rezoning application proposes the following:

- Approximately 247 total storage spaces
- Open grave storage areas
- Covered RV and boat storage spaces
- Fully fenced perimeter
- Controlled electronic gate access
- Security camera surveillance system
- Wide drive aisles designed for large vehicle access
- Site lighting for safety and security
- Online account management and payment capabilities
- On-site maintenance and operational oversight

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is in the South Augusta Character Area. This area is characterized by a suburban pattern of development, with low-density subdivisions of mostly single-family detached units on uniform lots approximately ¼ acre in size. The 2023 Comprehensive Plan's vision for the South Augusta Character Area includes a mix of housing types, preserving suburban-style, single-family neighborhoods, while medium density residential developments are added in a targeted manner to diversity housing options as utility and transportation infrastructure improves. Mixed-use and planned unit developments are encouraged at infill sites and at abandoned commercial properties, enhancing walkability, and reducing car dependency. Established activity centers are the focus for enhanced recreation and education activities, retail investment and job opportunities.

FINDINGS:

1. There are no recent zoning petitions for the property.
2. The conceptual site plan identifies lighting throughout the facility for security purposes. At the time of site plan review, all exterior lighting shall be designed in accordance with Section 3-A (Outdoor/Street Lighting) of the Comprehensive Zoning Ordinance to minimize off-site glare and impacts on adjacent properties.
3. According to the zoning narrative provided by the applicant, this project will address the increasing demand for dedicated storage solutions RVs, boats, trailers, and similar recreational assets.
4. Public water and sewer are present in the immediate area.
5. The Georgia Department of Transportation (GDOT) Function Classification Map, 2026, classifies Gordon Highway as a heavily traveled principle arterial road and divided multi-lane highway.
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
8. Adjacent zoning districts to the north include a mix of B-1 (Local Business) and A (Agriculture), to the east is B-1 (Local Business), A (Agriculture) and LI (Light Industrial), to the west is A (Agriculture) and PUD (Planned Unit Development) with Stipulations and to the south is R-1C (One-Family Residential).
9. The proposed change in zoning to LI would not be consistent with the 2023 Comprehensive Plan.
10. At the time of completion of this report, staff have not any received any inquiries regarding this rezoning 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

Fire Comments: Based on the planning commission staff report

- A fire hydrant will need to be installed to provide protection for all enclosed buildings required by the International Fire Code 507.5.1 as amended by 120-3-3 of the Rules and Regulations of the State of Georgia.
- All access gates will meet the access requirements of the International Fire Code 503.6.

RECOMMENDATION: The Planning Commission recommends **APPROVAL** of the rezoning request to B-2 (General Business) with the following conditions:

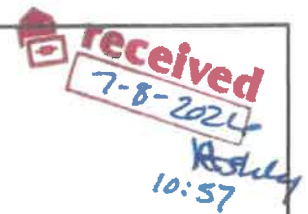
1. Storage of vehicles shall be limited to RV's (recreational vehicles), boats, campers, trailers, and utility trailers. No oversized vehicles, including 18-wheeler trucks, are permitted on the property.
2. All storage must be contained within a fully enclosed building; however, the storage of boats, recreation vehicles, or RV's may be allowed if all such vehicles are deemed "road ready" (tagged operational) and are covered and completely screened from view of any adjoining residential lots.
3. No individual rental storage unit shall be used for any purpose other than the storage of personal or business property.
4. Limited overnight accommodation for on-site managerial or security personnel is permitted only within the principal office building. Overnight occupancy or accommodation within any storage unit is strictly prohibited.
5. The facility shall be enclosed by a fence and secured with controlled-access gates. A solid board fence or wall shall be installed in the front yard for privacy screening. Adequate lighting shall be provided to allow 24-hour access to all rented or leased storage spaces. Security cameras shall be installed at all access gates and building entrances.
6. The facility shall provide a 20-foot side and rear buffer yard when adjacent to any Residential (R) zoning district or residential use. Required fencing and landscaping shall be installed in accordance with the Augusta Tree Ordinance.
7. The proposed use shall comply with the dumpster enclosure requirements of Section 21-3.
8. The development of the property shall comply with all development standards and regulations set forth by Augusta, Georgia, as amended, 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.*



Rezoning Application

An application to amend the official Zoning Map of Augusta, GA.



Application Date: Jun 22, 2026

Applicant Information		Owner Information	
Name:	<u>Leon Luna</u>	Name:	<u>Steven D. Childs</u>
Address:	<u>116 Fred CT</u>	Address:	<u>689 Glen Abbey Dr.</u>
City:	<u>GROVETOWN</u>	City:	<u>Martinez</u>
State:	<u>GA</u>	State:	<u>GA.</u>
Zip:	<u>30813</u>	Zip:	<u>30907</u>
Phone:	<u>719-761-5789</u>	Phone:	<u>706-830-8100</u>
Contact Person:	<u>Leon Luna</u>		Phone:
Contact's e-mail:	<u>freedomgareolutions@outlook.com</u>		

I hereby request a Rezoning for the purpose of: RV AND Boat outdoor storage

I hereby request a Variance for: outdoor parking for recreational vehicles

Applicant is the: ☐ Owner ☐ Petitioner ☐ Contractor ☒ Purchaser ☐ Other

Property Address:	<u>2364 Gordon Highway, Augusta, GA, 30909</u>		
Present zoning	<u>B1, B2, A</u>	Requested Zoning	<u>LI</u>
Map/ Parcel #:	<u>0670010000</u>		
Proposed Development:	<u>RV + Boat outdoor storage</u>		

I certify that I am the legal owner of the property for which this application is being made and that I have identified all individuals and business entities having an ownership interest in the real property in question on the space below.

Owner's Signature: [Signature] Date: 7/7/26

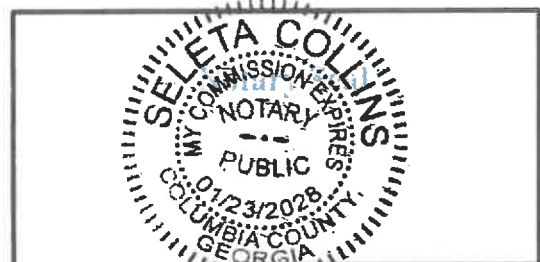
Petitioner's Signature: [Signature] Date: 7/7/26

Subscribed and affirmed before me in the county of Columbia, State of Georgia,

this 7 day of July, 2026.

Seleta Collins
(Notary's official signature)

1.23.2028
(Commission Expiration)





Standards Governing the Exercise of the Zoning Power

The following standards are used by staff to determine whether a proposed rezoning will:

- a) Will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- b) Adversely affect the existing use or usability of adjacent or nearby property;
- c) Will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
- d) Be in conformity with the policy and intent of the Comprehensive Land Use Plan;
- e) Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

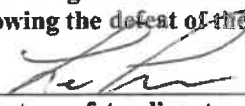
**In order to make an application to the Planning Commission you must submit the following:
Completed application including all supporting documentation listed in this packet.
A pre-application meeting is required preceding submission of this application or the application
will be deemed incomplete – call 706-821-1796**

1. The following fees made payable to Augusta Planning and Development Department as of
March 24, 2014

a) Rezoning A (Agriculture) and R-1 (One-family Residential) Zones	\$800.00
b) All other Zones for applications under 10 acres	\$1000.00
c) All other Zones for applications over 10 acres	\$1,250.00
d) Special Exceptions	\$800.00
e) Subdivision Variance	\$500.00
f) Parking Variance	\$300.00

2. If you are not the property owner, you must attach a signed statement of consent from the property owner.
3. The Planning Commission meets on the first Monday of each month at 3:00 p.m. unless otherwise advertised due to a holiday. The calendar dates for said meetings are included in this application packet.
4. The Planning Commission is a recommending body and their decision is forwarded to the Augusta Commission for a final decision. The Augusta Commission meets on the third Tuesday of each month at 2:00 p.m. unless otherwise advertised.

The undersigned below is authorized to make this application. Section 35-8 states if the zoning decision of a local government is for the rezoning of property and the amendment to the Zoning Ordinance to accomplish the rezoning is defeated by the local government, then the same property may not again be considered for rezoning until the expiration of at least six (6) months immediately following the defeat of the rezoning by the local government pursuant to O.C.G.A. 36-66-4(c) (2012).


Signature of Applicant

JUN 22, 2026
Date

LEON LUNA CO-OWNER FREEDOM GATE SOLUTIONS LLC
Print Name and Title



Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a local government official who will consider this application.

☐ Yes ☒ No

Applicant's Name:

 Leon LUNA

Name and Official position of Government official	Contributions made: (List all which aggregate to \$250 or more)	Date Contribution was Made: (in the last two years)

If necessary, attach additional sheets to disclose or describe all contributions.

Rezoning and Special Exception Checklist

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department on behalf of the Planning Commission reserves the right to reject any incomplete applications.

- ☒ Pre-Application Meeting
- ☒ Application Form
- ☒ Deed (Legal Description)
- ☒ Prepared Boundary Survey
- ☒ (4) Four Site Plans or concept plans 24" x 36" drawn to scale
Requests involving a single family lot must provide an 11" x 17" scale plan
* Note: Additional site plan requirements may be deemed necessary
- ☒ Letter of Intent (explanation of proposed use)
- ☒ Conflict of Interest Certification / Campaign Contributions
- ☒ Application Fee – payable to Augusta Planning and Development Department
- ☐ Photographs
- ☐ Community Meeting (Strongly Recommended)
- ☐ Located within local Historic Preservation District (Summerville, Downtown or Olde Town)

Additional Exhibits that may be required (as necessary):

- ☐ Traffic Study
- ☐ Review Form for Development of Regional Impact

Signature of Staff Member accepting application:



LETTER OF INTENT

RV & Boat Storage Facility Development

Date: June 22, 2026

From:
Freedom Gate Solutions, LLC

Subject: Letter of Intent for Development and Operation of RV & Boat Storage Facility

To Whom It May Concern,

This Letter of Intent ("LOI") is submitted by Freedom Gate Solutions, LLC to formally express our intent to develop, own, and operate a professionally managed RV and Boat Storage Facility to serve the growing demand for secure recreational vehicle and watercraft storage within the region.

The proposed project will consist of approximately 247 storage units, primarily featuring open gravel storage spaces designed to accommodate recreational vehicles, boats, campers, travel trailers, utility trailers, and other oversized vehicles. A portion of the facility will include covered storage spaces with overhead protective structures to provide customers with additional protection from weather-related elements.

Project Overview

Freedom Gate Solutions, LLC intends to develop a secure, customer-focused storage facility that offers convenient access, competitive pricing, and modern security features. The facility is expected to include:

- Approximately 247 total storage spaces
- Open gravel storage areas
- Covered RV and boat storage spaces
- Fully fenced perimeter
- Controlled electronic gate access
- Security camera surveillance system
- Wide drive aisles designed for large vehicle access
- Site lighting for safety and security
- Online account management and payment capabilities
- On-site maintenance and operational oversight

Purpose and Need

The purpose of this project is to address the increasing demand for dedicated storage solutions for RVs, boats, trailers, and similar recreational assets. As residential neighborhoods and homeowners' associations continue to limit on-site vehicle storage, the need for secure, accessible, and professionally managed storage facilities has grown substantially.

The proposed development will provide:

- A secure storage option for local residents and businesses
- Enhanced protection for valuable recreational assets
- Economic development opportunities within the community
- Additional local tax revenue
- Potential employment opportunities during construction and facility operations

Development Intent

Freedom Gate Solutions, LLC intends to pursue all required due diligence activities, including site evaluation, engineering, permitting, zoning approvals, environmental compliance reviews, and infrastructure planning necessary for project execution.

Upon obtaining the required approvals and financing, Freedom Gate Solutions, LLC plans to construct and operate the facility in accordance with all applicable federal, state, and local regulations while maintaining high standards of safety, security, and customer service.

This Letter of Intent is provided as evidence of our commitment to move forward with the planning and development of the proposed RV and Boat Storage Facility and may be presented to landowners, lenders, investors, government agencies, contractors, engineers, and other stakeholders involved in the project.

We appreciate your consideration and look forward to working with all parties to bring this project to successful completion.

Sincerely,

Freedom Gate Solutions, LLC



Authorized Representative

Project Summary

- **Developer:** Freedom Gate Solutions, LLC
- **Project Type:** RV & Boat Storage Facility
- **Total Capacity:** Approximately 247 Units
- **Storage Mix:** Open Gravel and Covered Storage
- **Security Features:** Gated Access, Fencing, Surveillance Cameras, Site Lighting
- **Primary Users:** RV Owners, Boat Owners, Trailer Owners, and Recreational Vehicle Enthusiasts
- **Objective:** Provide secure, accessible, and professionally managed storage solutions for the community.



Request: A Change of Zoning from zones A (Agricultural), B-1 (Neighborhood Business), B-2 (General Business) and LI (Light Industrial) to zone LI (Light Industrial) to develop an outdoor recreational vehicle and boat storage facility, affecting property containing approximately 6.55 acres located at 2364 Gordon Highway.
Name: Leon Luna, on behalf of Steven Childs
Parcel: 067-0-010-00-0

Planning Commission
Z-26-13
August 3, 2026

2364 Gordon Highway

Aerial

 **Subject Property**



Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 7/24/2026 PE22633

Augusta, GA Proclaimer

The data represented on this map has been compiled by the best method, available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the compiler, as well as the developer of these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0  700 Feet



Planning Commission
Z-26-13
August 3, 2026

2364 Gordon Highway

Current Zoning

Subject Property

Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- LI: Light Industrial
- PUD: Planned Unit Development
- R-1: One Family Residential
- R-1C: One Family Residential
- R-1E: One Family Residential
- R-MH: Manufactured Home Residential

Augusta
GEORGIA

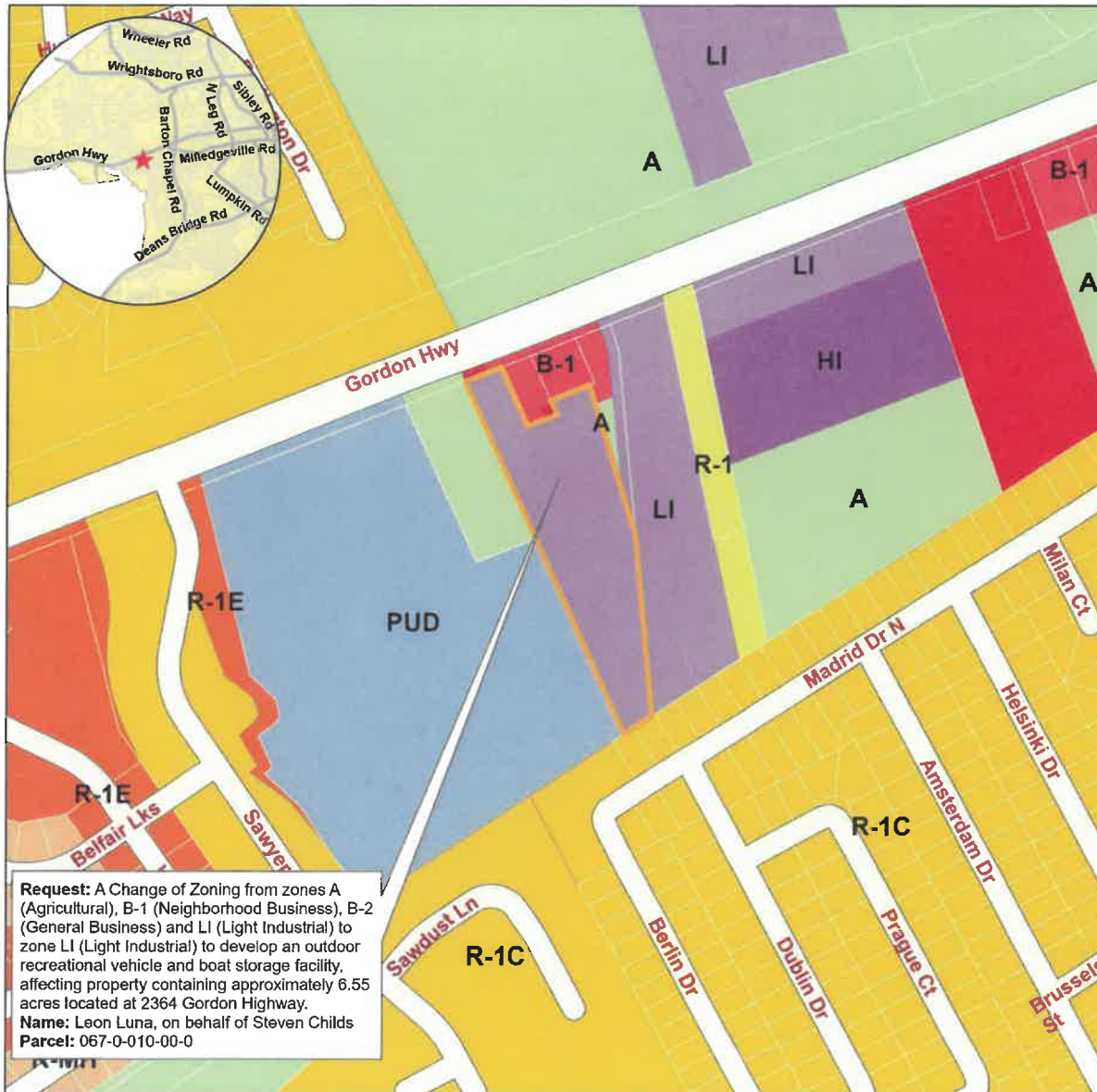
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0 700 Feet



Planning Commission
Z-26-13
August 3, 2026

2364 Gordon Highway

Future Zoning

Subject Property

Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- LI: Light Industry
- PUD: Planned Unit Development
- R-1: One Family Residential
- R-1C: One Family Residential
- R-1E: One Family Residential
- R-MH: Manufactured Home Residential



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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/24/2026 PE22633

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0 700 Feet

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Name: Leon Luna, on behalf of Steven Childs
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GEORGE LYLES
704-763-6762

Available
(706) 736-0700

 **Meybohm**
COMMERCIAL

CHARLIE MOYE
706-832-1726

For Sale
Call George Lyles
704-763-6762



Book 01442:2076 Augusta - Richmond County
2014027145 08/13/2014 16:37:08.00
\$12.00 QUITCLAIM DEED
2014027145 Augusta - Richmond County

CLERK OF SUPERIOR COURT
SOUTHERN COUNTY, GEORGIA
FILED IN OFFICE

2014 ~~VOID~~ 12

~~BOB WOOD~~
CINCY MASON, CLERK

Return to:
Brian S. coursey
Hull Barrett
7004 Evans Town Center Blvd.
Third Floor
Evans, GA 30809

TITLE NOT EXAMINED

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF RICHMOND

THIS INDENTURE, made this 5th day of June, in the Year of Our Lord Two Thousand Fourteen, between STEVEN D. CHILDS, party/ies of the first, and SPC HOLDINGS, LLC, party/ies of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of \$10.00, in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT CLAIM to the said party/ies of the second part, its successors and assigns, the following described property, to-wit:

All that tract, lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, fronting a distance of 123.10 feet on the South side of Gordon Highway and being shown and designated as "6.55 ACRES" upon a plat of lots prepared for L & B Motors by Star Survey, Inc., James A. Wombles, R.L.S., dated October 5, 2004, recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Plat Book 1, page 1032; reference being hereby made to said plat for a more complete and accurate description as to the metes, courses, bounds and location of said property.

Richmond County Tax Map and Parcel Number: 067-0-010-00-0.

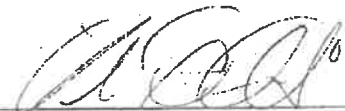
This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said party/ies of the first part, nor said party/ies of the first

part's heirs, successors or assigns, nor any other person or persons claiming under said party/ies of the first part shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party/ies of the first part has/have hereunto set his/her/their/its hand and seal, by and through its duly authorized signatory, the day and year above written.

Signed, sealed and delivered
in the presence of:


Steven D. Childs L.S.

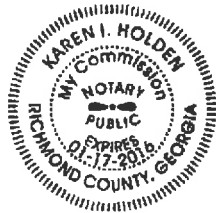
Unofficial Witness



Notary Public

Commission expiration date: 11/17/2016

Notarial Seal



Filed in this office:
Augusta - Richmond County
06/13/2014 16:37:08.00
ELAINE C JOHNSON
Clerk of Superior Court

Return Recorded Document to:
Bush Law Firm, P.C.
462 Telfair Street
Augusta, Georgia 30901
File #: 95-1188

STATE OF GEORGIA
COUNTY OF RICHMOND

WARRANTY DEED
Title Not Examined

This Indenture made this 16th day of January, 2012, between Bobby Childs, of the County of Columbia, State of Georgia, as party or parties of the first part, hereinafter called Grantor(s), and Steven D. Childs, whose mailing address is: 2364 Gordon Highway, Augusta, Georgia 30909, as party or parties of the second part, hereinafter called Grantee(s) (the words "Grantor(s)" and "Grantee(s)" to include his/her/their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor(s), for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee(s), his/her/their heirs, successors and assigns:

All that tract, lot or parcel of land with improvements thereon situate, lying and being in the State of Georgia, County of Richmond, fronting a distance of 123.10 feet on the South side of Gordon Highway and being shown and designated as "6.55 ACRES" upon a plat of lots prepared for L & B MOTORS by Star Survey, Inc., James A. Womble, R.L.S., dated October 5, 2004, recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Plat Book 1, page 1032; reference being hereby made to said plat for a more complete and accurate description as to the metes, courses, bounds and location of said property.

Richmond County Tax Map and Parcel Number: 067-0-010-00-0.

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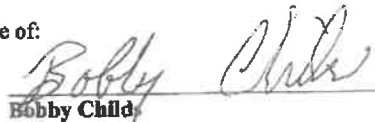
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee(s) forever in FEE SIMPLE.

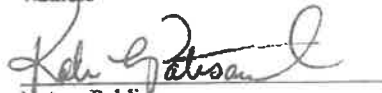
AND THE SAID Grantor(s) will warrant and forever defend the right and title to the above-described property unto the said Grantee(s) against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s) this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness

 (Seal)
Bobby Childs


Notary Public
My Commission Expires:
(SEAL)



Filed in this office:
Augusta - Richmond County
01/18/2012 15:46:41.00
Elaine C. Johnson
Clerk of Superior Court