



Commission Meeting

August 18, 2026

Item Name: Z-26-11

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	<u>Z-26-11</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Matthew N. Lynes, on behalf of Pumpkin Center Properties, LLLP, requesting a rezoning from zone A (Agricultural) and B-2 (General Business) to zone LI (Light Industrial) to develop a fence supply business, affecting properties containing approximately 1.94 acres located at 3705 Benchmark Drive. Tax Map # 029-0-002-01-0. District 3
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. Any outdoor storage shall be enclosed by a 6-foot solid board privacy fence or wall. 2. Any proposed lighting fixtures must be directed downward and not toward buildings. 3. An undisturbed 20-foot street yard shall be established along the entire frontage of Flowing Wells Road and Benchmark Drive. Trees planted within the street yard along Flowing Wells Road shall consist of large-caliper tree species selected from the approved IGO list identified in the Augusta Tree Ordinance. 4. Approval of this rezoning request does not constitute approval of the concept site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property. 5. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A