

Hearing Date: August 3, 2026

Case Number: Z-26-11

Applicant: Matthew N. Lynes

Property Owner: Pumpkin Center Properties, LLLP

Property Address: 3705 Benchmark Drive

Tax Parcel No: 029-0-002-01-0

Current Zoning: A (Agricultural) and B-2 (General Business)

Fort Eisenhower Notification Required: N/A

Commission District 3: Catherine Smith-Rice

Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from A (Agricultural) and B-2 (General Business) to LI (Light Industrial)	Fence Supply Business	Section 23-1

SUMMARY OF REQUEST:

The petition requests the rezoning of one tract totaling 1.94 acres, located at 3705 Benchmark Drive at the intersection of Flowing Wells Road. The property is currently split-zoned A (Agricultural) and B-2 (General Business) and is undeveloped. The request is to rezone the property to LI (Light Industrial) to allow for the development of a fence supply business.

The concept plan submitted with the rezoning application proposes the following improvements:

- A 6,000-square-foot office/warehouse building, consisting of:
- 1,500 square feet of office space
- 4,500 square feet of warehouse space
- 12 off-street parking spaces
- A 6-foot chain-link fence enclosing the property.
- A septic drain field area
- A stormwater detention pond

According to the submitted Letter of Intent, the proposed outdoor storage area located at the rear of the property will be used for materials commonly associated with a fencing business, including vinyl, wood, and metal fencing, gates, hardware, and related supplies.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the property is located within the Belair Character Area. The vision for the Belair Character Area recognizes the importance of strategic locations near interstate interchanges, frontage roads, and other identified activity nodes as areas suitable for continued commercial, light industrial, and warehousing development.

The character area supports economic growth by encouraging development that takes advantage of existing transportation infrastructure while accommodating the expansion of public facilities and services needed to support a growing population. The proposed Light Industrial (LI) expansion aligns with the intended future land use pattern by promoting employment opportunities, supporting industrial development, and utilizing an area identified for continued commercial and industrial growth. Therefore, the proposed rezoning request is consistent with the goals and objectives of the 2023 Comprehensive Plan.

FINDINGS:

1. The property is surrounded by a mix of zoning districts, including B-2 (General Business) to the west, east, and south. Adjacent properties to the north include LI (Light Industrial), B-2 (General Business), and A (Agricultural) zoning districts.
2. On Tuesday, October 19, 2021, the Augusta Commission approved a rezoning from B-1 (Neighborhood Business) to B-2 (General Business) with the following conditions:
 - To be consistent with the documents submitted with this rezoning application. The applicant shall apply for a special exception for a business park in accordance with Section 22-2(f) of the Comprehensive Zoning Ordinance of Augusta, Georgia in order to receive approval for the business park from the Augusta Commission.
 - Any development on the property requiring an individual on-site sanitary sewer septic system shall be designed and installed in accordance with Richmond County Health Department regulations, at the time of development.
 - Approval of this rezoning request does not constitute approval of the concept site plan submitted with the rezoning application. Site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia is required for the actual development prior to construction commencing on the property.
 - Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, including the Augusta Tree Ordinance, as amended, at the time of development.
3. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, 2026, Benchmark Drive is classified as a Local Road.
4. According to the FEMA Flood Insurance Rate Maps (FIRM), the properties are not located within a Special Flood Hazard Area.

5. Public water is available to serve the site; however, sanitary sewer service is not currently available in the immediate area.
6. According to Augusta-Richmond County GIS data, no localized wetlands are identified on the property.
7. At the completion of this report, staff have not received any inquiries regarding the petition.

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 rezoning request to LI (Light Industrial) with the following conditions:

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.

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.

To Augusta Planning and Development Department

The applicant respectfully requests that the 1.94-acre property located at 570 Benchmark Drive, Augusta, Georgia, identified as Parcel [029-0-002-01-0](#), be **rezoned from B-2, General Business, to Light Industrial** to accommodate the operation of a fencing supply and installation business.

The proposed development will consist of an approximately 3,600-square-foot office and warehouse building with associated customer and employee parking, a concrete loading and work area, and outdoor storage areas. The office portion of the building will be used for the company's administrative and sales operations, while the warehouse will be used for the storage of tools, equipment, and fencing products.

The outdoor storage areas will be used for the organized storage of materials commonly associated with the fencing business, including wood fencing, metal fencing, vinyl fencing, posts, gates, hardware, and related supplies. The business may also sell fencing materials and replacement parts directly from the property. The outdoor storage area will be secured by a fence surrounding the entire property and maintained in an orderly manner consistent with applicable zoning and development standards.

To further enhance the appearance of the site and minimize visual impacts, the development plan includes additional landscaping and tree coverage along the road frontage to help screen the gravel storage and parking areas from public view while maintaining the functionality necessary for the operation of the business.

The proposed rezoning is necessary because the outdoor storage and operational components of the fencing business are not fully permitted under the property's existing B-2 zoning classification. The requested Light Industrial classification will allow the property to be used for the proposed office, warehouse, material storage, and fencing supply operations.

The requested LI zoning classification is also compatible with the surrounding area. The subject property is located within an established commercial and industrial corridor along Benchmark Drive and Flowing Wells Road, where office, warehouse, distribution, contractor-oriented, and light industrial uses are already present. The property is also adjacent to land currently zoned Light Industrial (LI) to the north, making the requested zoning classification consistent with the existing development pattern in the immediate area.

The proposed use is expected to generate relatively low traffic and will primarily consist of employees, occasional customers, delivery vehicles, and company installation crews entering and leaving the property.

The applicant believes the proposed use is appropriate for the property and will provide a productive business use while minimizing impacts on surrounding properties. The site plan includes a fence surrounding the entire property as well as additional landscaping and tree coverage along the road frontage to help screen the gravel storage and parking areas from public view. We respectfully request approval of the rezoning application

Sincerely,

Matthew Lynes



Rezoning Application

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

Application Date: 6/10/24

Applicant Information	Owner Information
Name: <u>Matthew N. Lyles</u>	Name: <u>Pumpkin Center Properties LLC</u>
Address: <u>3803 Bohler Rd.</u>	Address: <u>PO Box 70</u>
City: <u>Appling</u>	City: <u>Harlem</u>
State: <u>GA</u> Zip: <u>30802</u>	State: <u>GA</u> Zip: <u>30814</u>
Phone: <u>706-833-7150</u>	Phone: <u>706-825-3760</u>
Contact Person: <u>Matthew Lyles</u> Phone: <u>706-833-7150</u>	
Contact's e-mail: <u>matthew@signaturegrounds.com</u>	

I hereby request a Rezoning for the purpose of: Building a flex space for my fence supply business

I hereby request a Variance for: _____

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

Property Address: 3705 Benchmark Dr. Augusta, GA 30909
Present zoning: B2 Requested Zoning: Light Industrial
Map/ Parcel #: 029-0-002-01-0
Proposed Development: 6000 sq. ft. building

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: 6-10-26

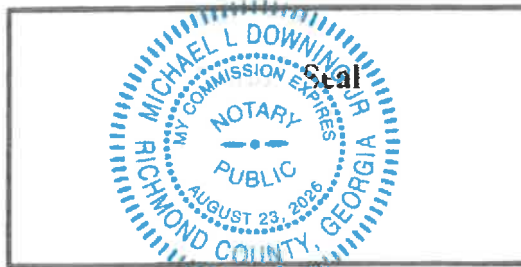
Petitioner's Signature: [Signature] Date: 6-10-26

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

this 10 day of JUNE, 20 26.

(Notary's official signature)

(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

06-10-26
Date

Matthew Lyness
Print Name and Title

Owner



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: Matthew Lyons

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: R. M. [Signature]



Parking or Land Subdivision Regulation Variance Application

Application Date: 6/10/26

Applicant Information	Owner Information
Name: <u>Matthew N. Lynes</u>	Name: <u>Pumpkin Center Properties LLC</u>
Address: <u>3803 Bohler Road</u>	Address: <u>PO Box 70</u>
City: <u>Appling</u>	City: <u>Harlem</u>
State: <u>GA</u> Zip: <u>30802</u>	State: <u>GA</u> Zip: <u>30814</u>
Phone: <u>706-833-7150</u>	Phone: <u>706-825-3700 (Chase)</u>
Contact Person: <u>Matthew Lynes</u> Phone: <u>706-833-7150</u>	
Contact's e-mail: <u>matthew@signaturegrounds.com</u>	

I hereby request a Variance for: _____

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

Property Address: <u>3705 Benchmark Drive Augusta GA 30909</u>
Present zoning <u>B2</u> Requested Zoning <u>Light Industrial</u>
Map/ Parcel #: <u>029-0-002-01-0</u>
Proposed Development: <u>6000 sq. ft building</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: 6-10-26

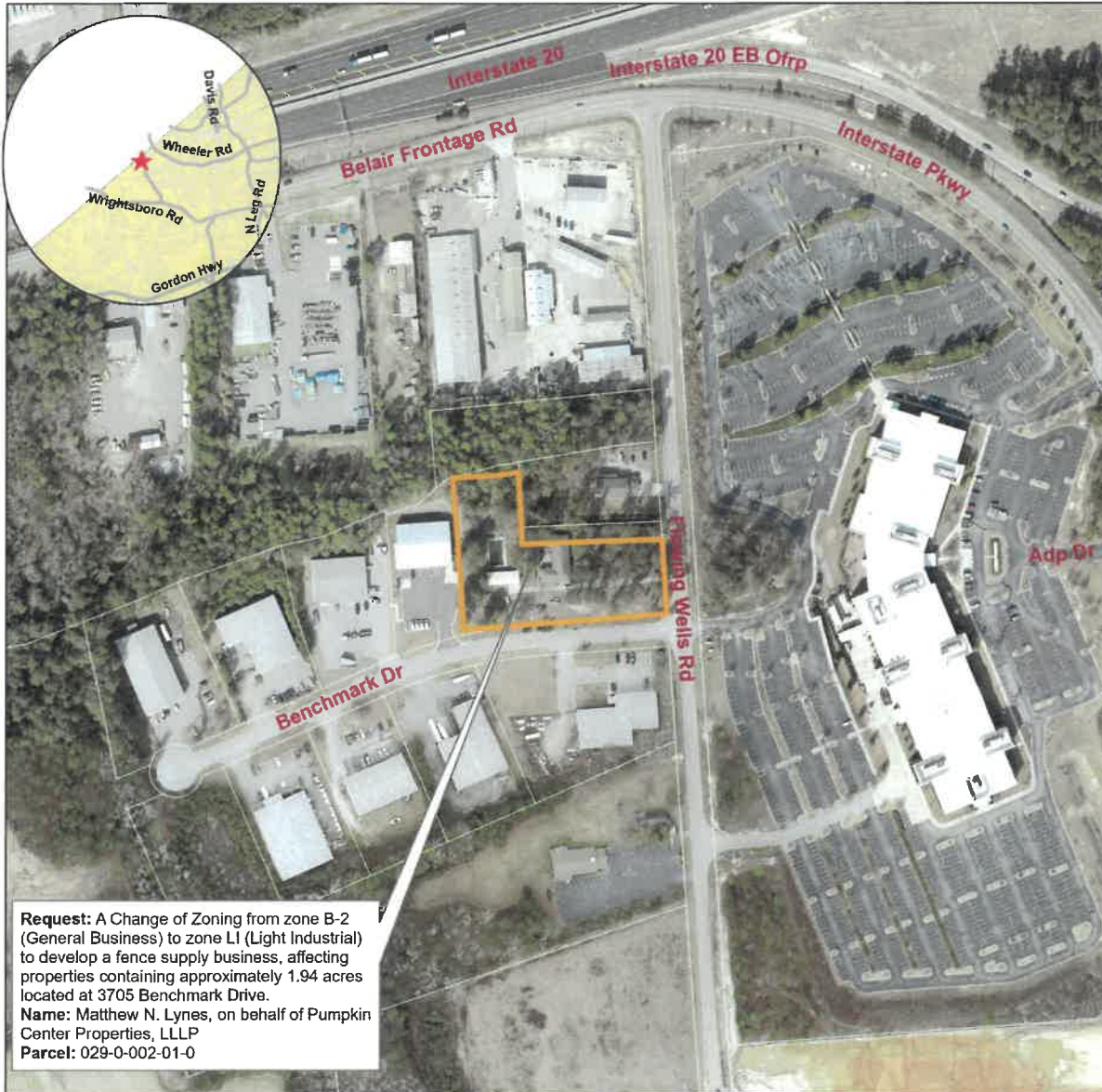
Petitioner's Signature: [Signature] Date: 6-10-26

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

this 10 day of JUNE, 20 26.

[Signature]
(Notary's official signature)





Request: A Change of Zoning from zone 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.
Name: Matthew N. Lynes, on behalf of Pumpkin Center Properties, LLLP
Parcel: 029-0-002-01-0

Planning Commission
Z-26-11
August 3, 2026

3705 Benchmark Drive

Aerial

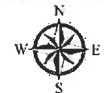
 Subject Property



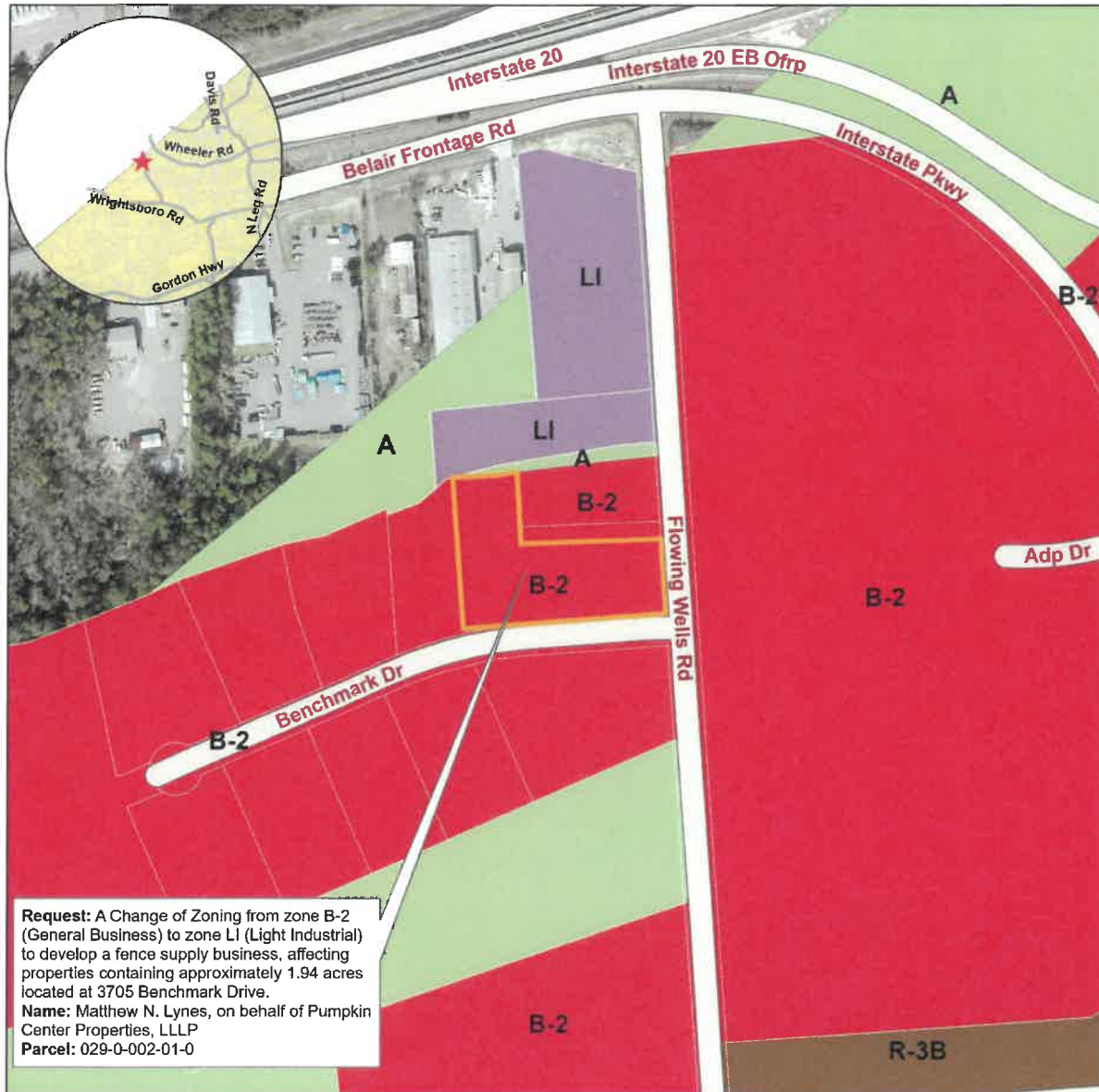
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/23/2026 PE22633

Augusta, GA Disclaimer

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 companies contracted to develop these data assume no legal responsibility for the information or accuracy contained on this map. It is strictly forbidden to use or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 450 Feet



Planning Commission
Z-26-11
August 3, 2026

3705 Benchmark Drive

Current Zoning

Subject Property

Zoning Classification

- A: Agriculture
- B-2: General Business
- LI: Light Industrial
- R-3B: Multiple-Family Residential



Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
7/23/2026 PE22633

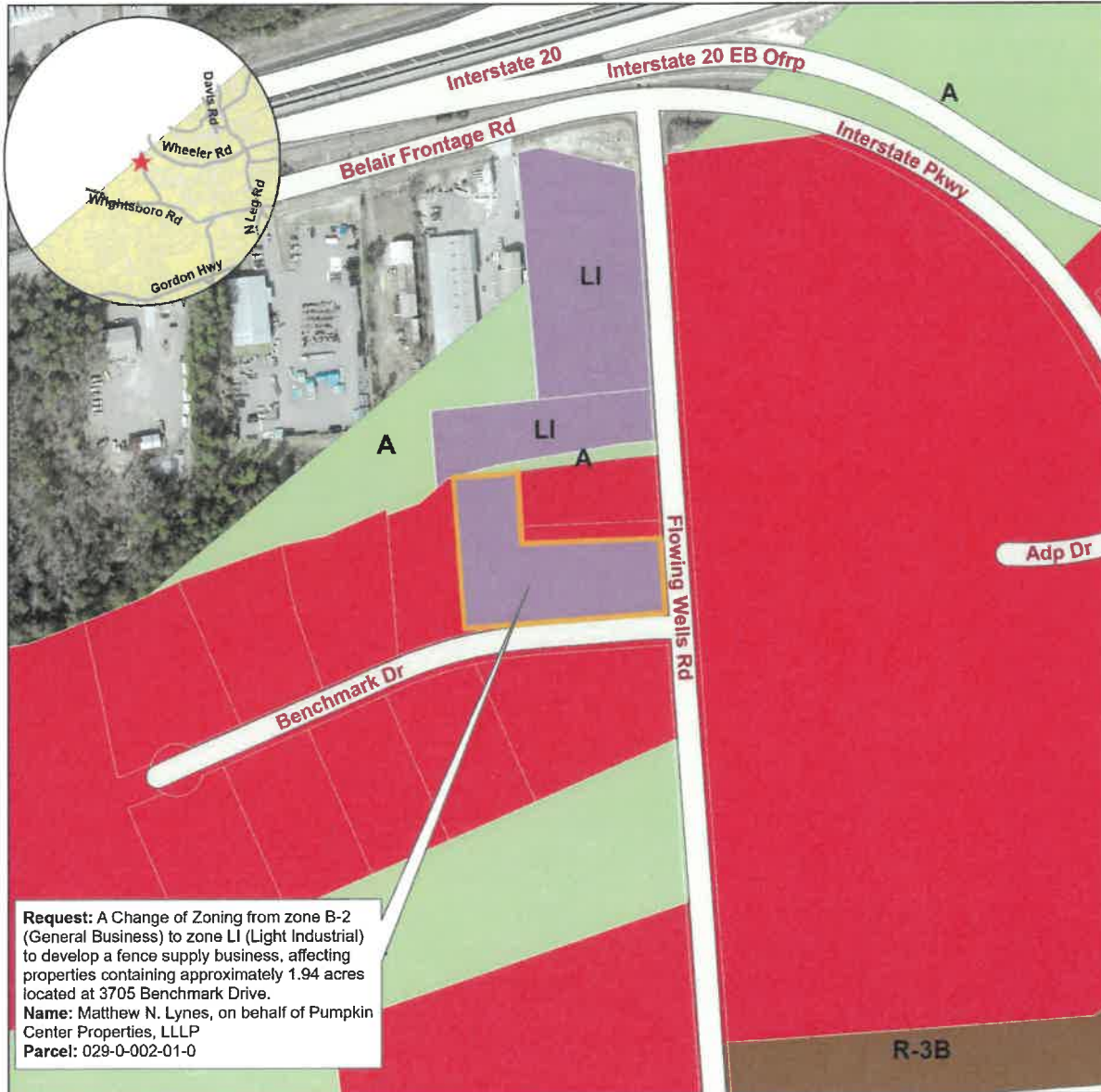
Augusta, GA Decalmer

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0 450 Feet

Request: A Change of Zoning from zone 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.
Name: Matthew N. Lynes, on behalf of Pumpkin Center Properties, LLLP
Parcel: 029-0-002-01-0



Request: A Change of Zoning from zone 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.
Name: Matthew N. Lynes, on behalf of Pumpkin Center Properties, LLLP
Parcel: 029-0-002-01-0

Planning Commission
Z-26-11
August 3, 2026

3705 Benchmark Drive

Future Zoning

- Subject Property

Zoning Classification

- A: Agriculture
- B-2: General Business
- LI: Light Industrial
- R-3B: Multiple-Family Residential

Augusta
 GEORGIA

Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 7/23/2026 PE22633

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0 450 Feet





D: DEED B: 1802 P: 1547
09/17/2021 09:58 AM
Doc # 2021032184 Pages: 4 Rec Fees: \$25.00
Transfer Tax: \$237.50
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 0747371193,

Prepared by and Return to:
Trotter Jones, LLP
3527 Walton Way Extension
Augusta, GA 30909
(706) 737-3138
File No. 2021-0465

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

WARRANTY DEED

THIS INDENTURE, made between Rachel Victoria Lewis and Derek Austin Lewis, hereinafter called Grantors and Pumpkin Center Properties, LLLP, a Georgia Partnership, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, align, convey and confirm unto the Grantee, the property more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

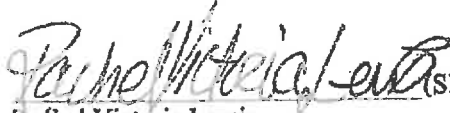
TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 any wise appertaining, to

the only proper use, benefit and behoof of the Grantee, and Grantee's heirs, successors and assigns,
forever in fee simple.

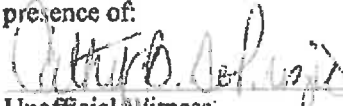
AND THE GRANTORS will warrant and forever defend the right and title to the above-
described property unto the Grantee against the claims of all persons whomsoever.

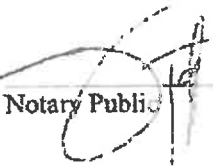
IN WITNESS WHEREOF, Grantors have signed and sealed this deed, the 10th day of
September, 2021.

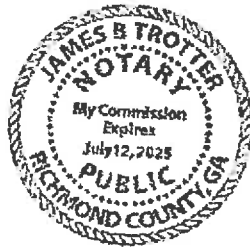
 (SEAL)
Rachel Victoria Lewis

_____(SEAL)
Derek Austin Lewis

Signed, sealed and delivered in the
presence of:


Unofficial Witness


Notary Public



the only proper use, benefit and behoof of the Grantee, and Grantee's heirs, successors and assigns,
forever in fee simple.

AND THE GRANTORS will warrant and forever defend the right and title to the above-
described property unto the Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have signed and sealed this deed, the 10th day of
September, 2021.

_____(SEAL)
Rachel Victoria Lewis

Derck Austin Lewis (SEAL)
Derck Austin Lewis

Signed, sealed and delivered in the
presence of:

Cathy B. Delacruz
Unofficial Witness

[Signature]
Notary Public



Exhibit "A"
Legal Description

ALL THAT lot or parcel of land with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, being shown and designated as a tract of land containing 1.94 acres, more or less, on a plat recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Reel 475, Page 1145. Reference is hereby made to said plat for a more complete and accurate description of the metes, bounds and location of said property.

Tax Map & Parcel No. 029-0-002-01-0