



Commission Meeting

August 18, 2026

Item Name: Z-26-13

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	<u>Z-26-13</u> – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Leon Luna, on behalf of Steven Childs, requesting a rezoning 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. Tax Map # 067-0-010-00-0. District 4
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	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.
Funds are available in the following accounts:	N/A
<u>REVIEWED AND APPROVED BY:</u>	N/A

