

Hearing Date: May 4, 2026
Case Number: Z-26-08
Applicant: Lesak Holdings, LLC
Property Owners: ABW Properties Group, LLC
Property Addresses: 1650 Barton Chapel Road
Tax Parcel Nos: 054-0-028-00-0
Current Zoning: B-2 (General Business) w/ Conditions
Fort Eisenhower Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Amending Zoning Conditions	Establish an Automotive Service Station and Repair Garage for Specialty Vehicles	Section 22-1

SUMMARY OF REQUEST:

The petition requests an amendment to the zoning conditions associated with a previously approved rezoning case, Z-07-104, to permit the establishment of an automotive service station and repair garage for specialty vehicles. The request applies to approximately 1.03 acres located at 1650 Barton Chapel Road. The applicant is seeking to remove four of the six approved zoning conditions. The conditions proposed for removal are as follows:

1. No access to Sharon Road.
2. A 10-foot buffer conforming with the Augusta-Richmond County Tree Ordinance side buffer yard requirements including a 6-foot solid board fence along Sharon Road right-of-way with no gate except as required by fire codes.
3. The use shall be limited to a landscape service business or those uses allowed in a B-1 (Neighborhood Business) zone.
4. Should the property be sold the zoning shall revert to B-1 (Neighborhood Business).

The concept plan submitted with the application proposes the following:

- A one- to two story service shop building (approx. 2,400 sf w/ area designated for future expansion)
- Two driveway entrances w/ access along Sharon Road
- A total of fourteen (14) off-street parking spaces
- Retention of a 30-foot natural buffer between the site and adjacent residential and industrial properties

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan, the subject property is located within the Belair Character Area. This character area is described as a suburban setting characterized by medium-density residential development and well-planned communities. Interstate interchanges, frontage roads, and designated nodes serve as focal points for new commercial and light industrial/warehouse development. The plan anticipates continued expansion of public facilities and services to accommodate a growing population.

FINDINGS:

1. On Tuesday, February 5, 2008, the Augusta Commission approved zoning case Z-07-104, which rezoned the property from R-1B (One-Family Residential) to B-2 (General Business), subject to the following conditions:
 - No access to Sharon Road;
 - No freestanding signage within 100 feet of the right-of-way of Sharon Road;
 - A 10-foot buffer conforming with the Augusta-Richmond County Tree Ordinance side buffer yard requirements including a 6-foot solid board fence along Sharon Road right-of-way with no gate except as required by fire codes;
 - Buildings shall not exceed 2 ½ stories or 45 feet in height;
 - The use shall be limited to a landscape service business or those uses allowed in a B-1 (Neighborhood Business) zone;
 - Should the property be sold the zoning shall revert to B-1 (Neighborhood Business).
2. Section 22-1(b)(13) permits the use of automobile service stations and automobile repair garages where no body or fender repairs take place, provided that:
 - a) All repair work and vehicle storage shall be conducted within an area enclosed on all sides by a solid wall or finished board fence not less than six (6) feet in height and maintained in good condition at all times;
 - b) No dismantling of vehicles to obtain auto parts or other such activity shall be conducted;
 - c) Such use shall be located at least one hundred (100) feet from any residential district or use;
 - d) There shall be no opening in said building on any side facing a residential district or use other than a stationary window; and
 - e) Nonconforming automobile repair garages and automobile service stations shall be made to conform with Subsections (a) & (b) of Sections 22-1 (13) of this Ordinance.
3. As presented in the concept plan, the proposed service station does not conform with items (c) and (d). The applicant has applied for variances through the Board of Zoning Appeals and will be heard on May 18th.
4. The site is served by public water and sanitary sewer services.
5. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a designated Special Flood Hazard Area.

6. Based on Augusta-Richmond County GIS data, no wetlands are identified on the subject property.
7. Public transit service is not available near the site.
8. According to the Georgia Department of Transportation (GDOT) State Functional Classification Map (2026), Barton Chapel Road is classified as a Minor Arterial, and Sharon Road is classified as a Local Road.
9. Adjacent zoning districts include R-1B (One-Family Residential), LI (Light Industrial), A (Agriculture), and B-2 (General Business).
10. The proposed request is inconsistent with the 2023 Augusta-Richmond County Comprehensive Plan and is not compatible with surrounding zoning districts and existing land uses.
11. At the time of this report, staff have not received inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- “Ensure driveway is adequate distance from Sharon Road. Investigate location of driveway.”

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends **Approval** of this rezoning request with the following conditions:

1. Sidewalks shall be provided along Barton Chapel Road and Sharon Road adjacent to the development.
2. All lighting fixtures shall be fully shielded and directed downward to prevent light spillover onto adjacent residential properties.
3. The development shall comply with the Augusta Tree Ordinance.
4. No freestanding signage shall be permitted within 100 feet of the Sharon Road right-of-way.
5. Buildings shall not exceed 2 ½ stories or 45 feet in height.
6. Approval shall be contingent upon the granting of the necessary variances by the Board of Zoning Appeals, including relief from the requirement for a minimum 100-foot building separation from residential uses and the restriction of building openings facing residential properties.
7. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the rezoning 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.
8. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development.



Current Planning Division
Augusta Planning and Development Department
525 Telfair Street, Suite 300 • Augusta GA • 30901
706- 821-1796 • 706-821-1806 (fax)

Date: 4/8/26

REQUEST FOR PLANNING COMMISSION COMMENTS TRANSMITTAL SHEET

Application #: 7-26-08

Purpose: automotive service & repair

Project Type: (i.e. Grant, Staff Report, Letter, etc.): _____

Originator: Amanda Cruz

Dept./ Division: Engineering / Utilities
(circle one)

Review Comments Due by: 4/22/26

Reviewer's Name: Marques Jacobs Date Commented: 4/16/26

Recommendation (Approve / Approve with Conditions / Deny):

Approve []

Deny [X]

Comments: Ensure driveway is adequate distance from
Sharon Rd. Investigate location of driveway.



Rezoning Application

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

Application Date: 19 March 2026

Applicant Information		Owner Information	
Name:	<u>Lesak Holdings, LLC</u>	Name:	<u>ABW Properties Group, LLC</u>
Address:	<u>5454 Victoria Falls</u>	Address:	<u>448 Saint Julian Place</u>
City:	<u>Grovetown</u>	City:	<u>North Augusta</u>
State:	<u>GA</u> Zip: <u>30813</u>	State:	<u>GA</u> Zip: <u>29860</u>
Phone:	_____	Phone:	_____
Contact Person:	<u>Mark C. Lesak</u>	Phone:	_____
Contact's e-mail:	_____		

I hereby request a Rezoning for the purpose of: Amend conditions imposed under #B07104 to allows standard B-2 uses

I hereby request a Variance for: N/A

Applicant is the: Owner Petitioner Contractor Purchaser Other

Property Address: 1650 Barton Chapel Road, Augusta, GA 30909

Present zoning B-2 (w/restrictions) Requested Zoning B-2

Map/ Parcel #: 054-0-028-00-0

Proposed Development: Construction of low impact specialty automotive facility.

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: 3/25/26

Petitioner's Signature: [Signature] Date: 3/25/26

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

this 25th day of March, 20 26.

(Notary's official signature)

2-17-2029
(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.

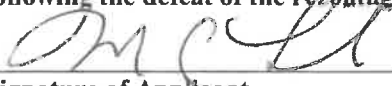
A pre-application meeting is required preceding submission of this application or the application will be deemed incomplete – call 706-821-1796

- 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

3/19/26
Date

Mark C Lesak
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: Mark C Lesak

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)
- Recorded Plat or Recorded 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
- Building Compliance Inspection (if needed)
- 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: _____

19 March 2026

Augusta-Richmond County Planning and Development
535 Telfair Street #300
Augusta, GA 30901

Subject: Rezoning Amendment Request

Dear Planning Commission Members,

Lesak Holdings LLC respectfully submits this request to amend the existing zoning conditions associated with the property located at 1650 Barton Chapel Road in Augusta, Georgia.

The property is currently zoned B-2 with conditions established under Zoning Case #B07104 dated February 14, 2008. This request seeks to amend those conditions, including the limitation restricting permitted uses to B-1 zoning categories and the provision requiring the property to revert to B-1 zoning upon sale, in order to allow the property to function as a standard B-2 zoning classification without conditional limitations.

Specifically, this request includes the removal of the following existing zoning conditions: the prohibition of access to Sharon Road; the requirement for a 10-foot buffer conforming with the Augusta-Richmond County Tree Ordinance side bufferyard requirements including a 6-foot solid board fence along the Sharon Road right-of-way with no gate except as required by fire codes; the limitation of the use to a landscape service business or those uses allowed in a B-1 (Neighborhood Business) zone; and the condition that the zoning revert to B-1 (Neighborhood Business) upon sale of the property.

Since these conditions were established in 2008, the property has remained vacant. Amending the conditions would allow the site to be responsibly developed in a manner compatible with surrounding land uses.

The immediate surrounding area is largely characterized by light industrial and commercial zoning, with a limited number of residential properties located adjacent to the site. The proposed development has been intentionally designed to remain compatible with these neighboring uses. Existing trees along the eastern property boundary will be retained to maintain a natural buffer with nearby residential properties. Lesak Holdings LLC is pursuing development of the property as part of a long-term small business initiative tied to the

owner's transition from military service. The proposed project is a small specialty automotive service and vehicle storage facility.

Unlike traditional high-volume repair shops, the business model is appointment-based, focusing on a number of specialty vehicles at a time with an emphasis on craftsmanship, preservation, and technical service. In some cases, the operation may also include the occasional sale of specialty or collector vehicles associated with the services performed on-site.

Primary customer access will occur from Barton Chapel Road, while limited access from Sharon Road will support controlled vehicle drop-off, trailer maneuvering, and operational circulation within the site.

As the business grows, future improvements may include expanded workspace and additional enclosed storage while maintaining the character of a small professional specialty automotive facility.

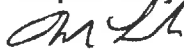
In addition to its core operations, the project intends to contribute positively to the surrounding community. This will be done by providing internships, training programs, small automotive enthusiast events, and supporting technical education programs.

The goal of this rezoning amendment is to allow the improvement of a currently vacant property that contributes positively to the local community and remains compatible with nearby properties.

The scale and appointment-based nature of the operation (will minimize) traffic, noise, and activity levels and will remain consistent with surrounding area.

Lesak Holdings LLC appreciates the Planning Commission's consideration of this request and welcomes the opportunity to answer any questions regarding the proposed development.

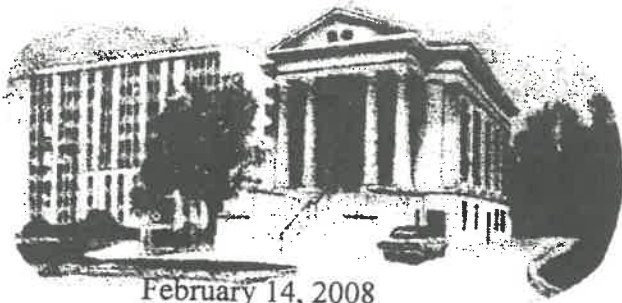
Respectfully submitted,



Mark Lesak

Managing Member

Lesak Holdings LLC



February 14, 2008

Mark Jackson
118 Clark Street
Martinez GA 30907

To Whom It May Concern:

At its meeting on Tuesday, February 5, 2008 the Augusta-Richmond County Planning Commission considered your petition, on behalf of Tyler Eidson, requesting a change of zoning from R-1B (One-family Residential) to Zone B-2 (General Business) affecting property containing approximately 1.1 acres and is known as 1650 Barton Chapel Road. (Tax Map 054 Parcel 028) This petition was postponed from the December 3, 2007 agenda)

It was the decision of the Commission to approve your petition with the following conditions:

- 1) no access to Sharon Road;
- 2) no freestanding signage within 100 feet of the right-of-way of Sharon Road;
- 3) a 10 foot buffer conforming with the Augusta-Richmond County Tree Ordinance side bufferyard requirements including a 6 foot solid board fence along Sharon Road right-of-way with no gate except as required by fire codes;
- 4) buildings shall not exceed 2 ½ stories or 45 feet in height and
- 5) the use shall be limited to a landscape service business or those uses allowed in a B-1 (Neighborhood Business) Zone
- 6) should the property be sold the zoning shall revert to B-1 (Neighborhood Business)

Enclosed is an ordinance verifying this change and a Zoning Restriction Agreement. Please sign and return the agreement to this office for recording. The zoning change does not become official until this zoning restriction agreement is properly recorded. This decision is final. Please remove sign.

Sincerely,


George A. Patty
Executive Director

AUGUSTA-RICHMOND COUNTY
PLANNING COMMISSION
GEORGE A. PATTY
EXECUTIVE DIRECTOR
GENE HUNT
CHAIRMAN
525 TELFAIR STREET
AUGUSTA, GEORGIA 30901
PHONE: (706) 821-1796
FAX: (706) 821-1806
www.AugustaGA.gov

Conceptual Site Plan

Low Impact Specialty Automotive Facility



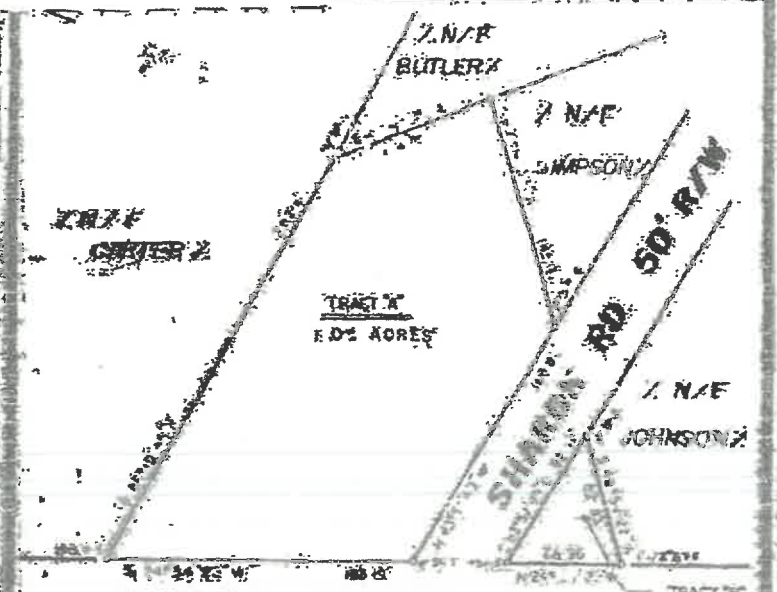
Project Information

ADDRESS: 1650 Barton Chapel Road
CITY: Augusta
PARCEL SIZE: 1.03 Acres
PREPARED BY: Lesak Holdings, LLC
DATE: March 2026
NOTES: For Zoning Review; Not for Construction

Legend

- Building Footprint
- Concrete Apron
- Pavement Sections
- Landscaping Islands
- Natural Barrier
- Future Expansion
- Boundary Line





SHARON CHAPEL ROAD
60' R/W

Survey data and notes including bearings and distances. Includes a circular seal of the Georgia Surveyors Association.

THE ARTHUR LITTLE ESTATE

RICHMOND COUNTY, GEORGIA

APRIL 22, 2005

SMITH SURVEYING COMPANY

Surveyor's signature and seal information.

After recording, please return to:
Fidelity, Edenfield & Green, LLC
1630 Jannice Dycus Parkway, Suite 1
Augusta, Georgia 30909
21-1115

D: DEED B: 1806 P: 296
10/07/2021 09:34 AM
Doc # 2021034384 Pages: 2 Rec Fees: \$25.00
Transfer Tax: \$85.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant ID: 6577442888

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of October, 2021 between Mark Jackson, hereinafter referred to as the party of the first part, and ABW Properties Group LLC, a South Carolina Limited Liability Company, hereinafter referred to as the party of the second part,

WITNESSETH:

That the party of the First Part, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, does grant, bargain, sell and convey unto the party of the Second Part, his heirs and assigns, the following described property, to-wit:

All that tract or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, being known and designated as Tract "A", containing 1.83 acres, more or less, as shows on a plat prepared for "Rev. Arthur Little Estate", made by Franklin A. Toole, Registered Land Surveyor, dated April 22, 1988, a copy of which is recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Book 292, page 749; reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said property. This property is conveyed subject to any easements and to any restrictions of record in said Clerk's Office.

Said property is hereby conveyed subject to any and all applicable easements, restrictions, covenants, and rights-of-way of record in the aforesaid clerk's office.

Property Address: 1650 Bartow Chapel Road, Augusta, GA 30909
Tax Map and Parcel No.: 054-0-028-00-0

TOGETHER WITH ALL AND SINGULAR the rights, easements, ways, members and appurtenances to said land, being, belonging or in any wise appertaining and the remainders, reversions, rents, issues and profits thereof, and every part thereof.

TO HAVE AND TO HOLD the tract or parcel of land, together with all and singular the rights, members and appurtenances to the same, being, belonging, or in any wise appertaining to the every proper use, benefit and behoof of the said party of the Second Part, his heirs and assigns, forever in Fee Simple.

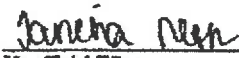
AND THE SAID PARTY OF THE FIRST PART, his heirs and assigns, will warrant and forever defend the right and title to the above described property, unto the said party of the Second Part, his heirs and assigns, against the claims of all persons whomsoever.

The phrases "party of the first part" and "party of the second part," as used in the singular herein, shall, when appropriate, be construed to read as if written in the plural, and the pronouns and relative words used herein shall, when appropriate, be construed to read as if written in the feminine or neuter, respectively, and the word "successors" shall be substituted for the word "heirs" when appropriate.

IN WITNESS WHEREOF the party of the first part has/have hereunto set his/hers/their hand(s) and seal(s)
the day and year first above written, as the date of these presents.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:


Mark Jackson


Unofficial Witness


Notary Public
My commission expires:



Planning Commission
Z-26-08
May 4, 2026

1650 Barton Chapel Road

Aerial

Subject Property



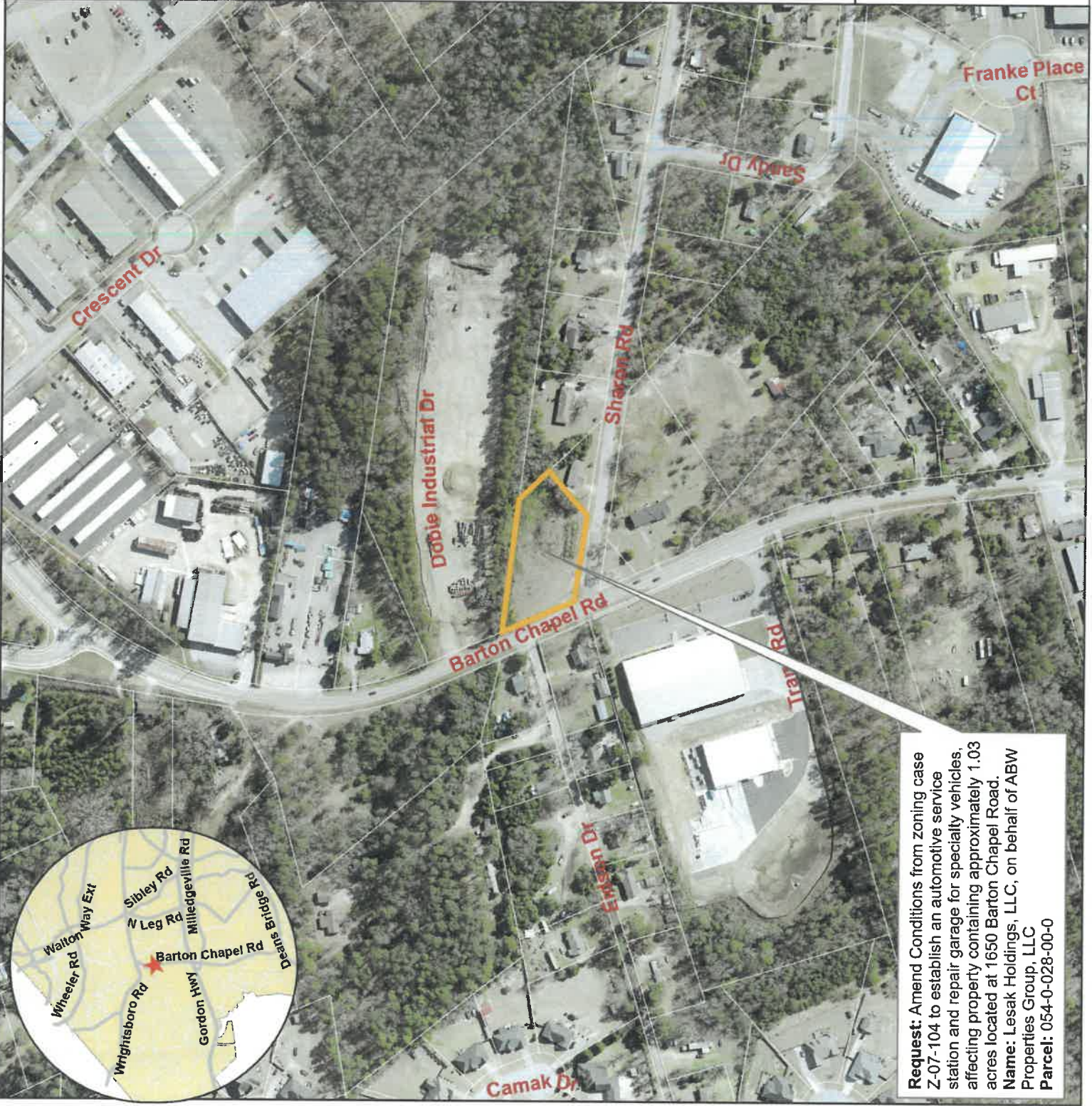
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Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
4/22/2026 PE22633

Augusta, GA Disclaimer

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500 Feet



Request: Amend Conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road.
Name: Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC
Parcel: 054-0-028-00-0








Planning Commission
Z-26-08
May 4, 2026

1650 Barton Chapel Road

Current Zoning

 Subject Property

Zoning Classification

-  A: Agriculture
-  B-2: General Business
-  LI: Light Industry
-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-MH: Manufactured Residential
-  Home Residential



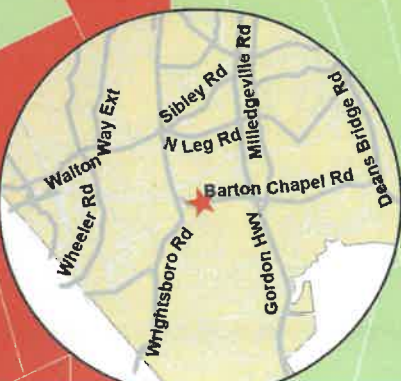
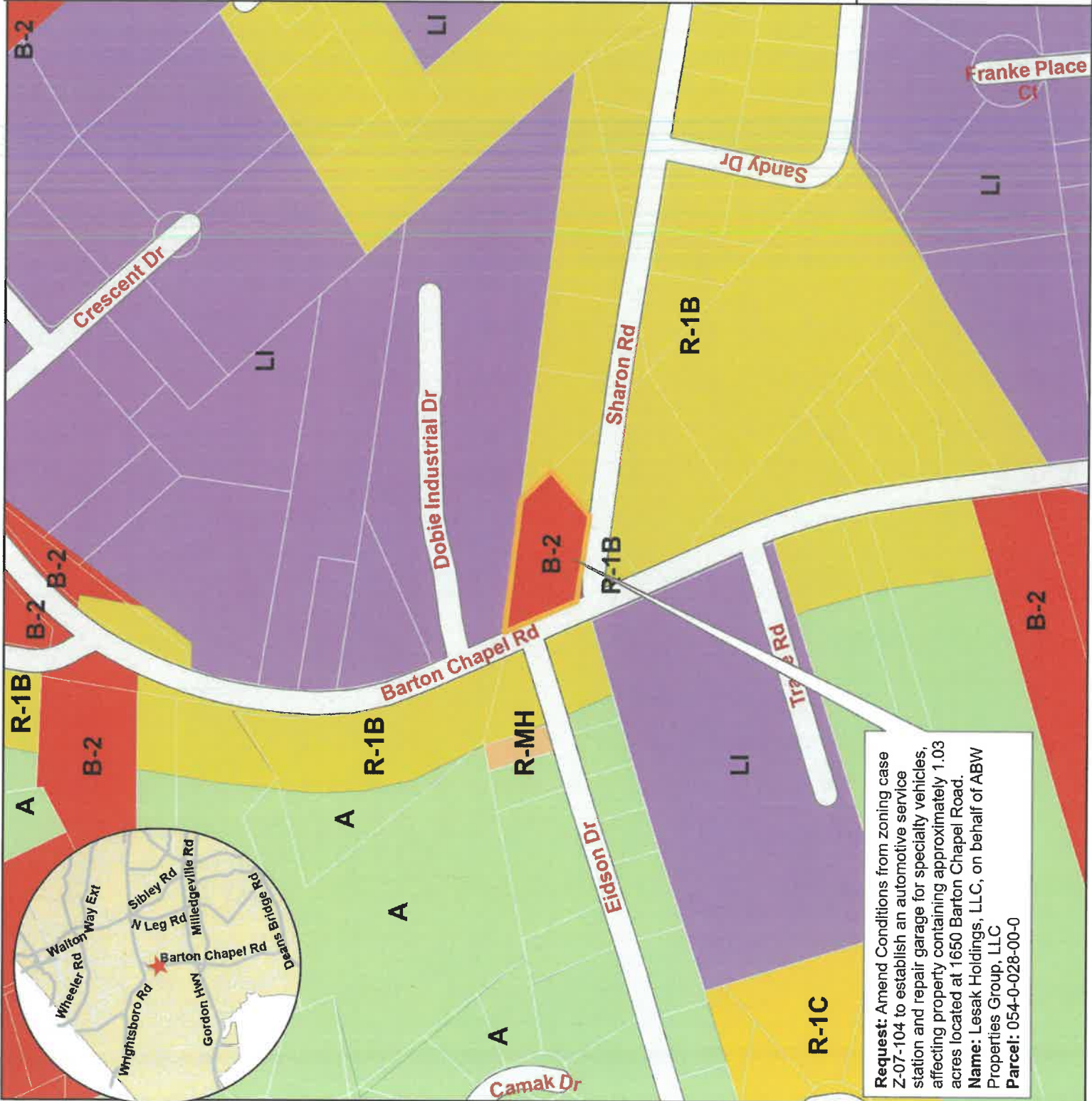
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Augusta, GA Disclaimer

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0 500 Feet



Request: Amend Conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road.
Name: Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC
Parcel: 054-0-028-00-0

