



## COMMISSION MEETING MINUTES

Commission Chamber

Tuesday, January 16, 2024

2:00 PM

### PRESENT

Mayor Garnett Johnson  
Commissioner Brandon Garrett  
Commissioner Jordan Johnson  
Commissioner Bobby Williams  
Commissioner Alvin Mason  
Commissioner Sean Frantom  
Commissioner Francine Scott  
Commissioner Catherine Smith-McKnight  
Commissioner Stacy Pulliam  
Commissioner Tony Lewis  
Commissioner Wayne Guilfoyle

### INVOCATION

Pastor Claude Harris, Sr., New Life Worship Center

### PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

### RECOGNITION(S)

- A. Congratulations! 2023 November and December** Years of Service (YOS) 25–50-year recipients.

### DELEGATION(S)

- B. Mr. Bob Young** to discuss the appearance of the city.  
Presentation is made by Mr. Bob Young regarding the status of the Veterans Cemetery.
- C. Mr. Gregory R. St Ville** regarding Keep Augusta Moving 2024; transit and sidewalk.  
Presentation is made by Mr. St. Ville.

### CONSENT AGENDA

*(Items 1-19)*

### PLANNING

- 1. Z-23-41** – A request for concurrence with the Augusta Planning Commission to **DENY** a petition by Johnathan Thomas on behalf of Demure Properties, LLC requesting a **rezoning from zone R-**

**1B (One-family Residential) to zone R-2 (Two-family Residential)** affecting property containing approximately 0.2 acres located at 2005 Grand Boulevard. Tax Map 072-2-037-00-0.  
**DISTRICT 2**

Motion to approve concurring in the denial of the petition.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

- 2. Z-23-51** – A request for concurrence with the Augusta Planning Commission to **APPROVE** petition by Carmela Ann Thomas requesting a rezoning from zone R-1C (One-family Residential) and R-MH (**Manufactured Home Residential**) to zone **R-MH (Manufactured Home Residential)** affecting property containing approximately 0.33 acres located at **2802 April Drive**. Tax Map #094-0-367-00-0.

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

- 3. Z-23-52** – A request for concurrence with the Augusta Planning Commission to **APPROVE** petition by Patrick Wells on behalf of PLM of Augusta Properties, LLC, requesting to remove condition number 7 of previously adopted zoning case **Z-21-18**, which limits the use of the property to a landscaping business only and restricts storage of landscaping-related materials, affecting property containing approximately 10.67 acres located at **2930 Milledgeville Road**. Tax Map 070-4-100-00-0.

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

- 4. Z-23-53** – A request for concurrence with the Augusta Planning Commission to **APPROVE** petition by Tasha Madison on behalf of Standard Leverett requesting a rezoning from zone **R-1A (One-family Residential)** to zone **R-MH (Manufactured Home Residential)** affecting property containing approximately 0.4 acres located at **2016 Merritt Road**. Tax Map #055-4-053-01-0.

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

- 5. SE-23-06** – A request for concurrence with the Augusta Planning Commission to **DENY** petition by Arvind Patel on behalf of Reray Properties, LLC requesting a **Special Exception** to establish a liquor store per Section 21-2(c) of the Comprehensive Zoning Ordinance affecting property

containing approximately 0.29 acres located at **3107 Deans Bridge Road. Zoned B-1 (Neighborhood Business)**. Tax Map #096-2-205-00-0.

Motion to approve the petition.

Motion made by Williams, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

- 6. SE-23-09** – A request for concurrence with the Augusta Planning Commission to **APPROVE** petition by Brian Byler on behalf of David A. Duffie requesting a **Special Exception** to construct a private recreational facility per Section 26-1(i) of the Comprehensive Zoning Ordinance affecting properties containing approximately 10.57 acres located at **3805, 3807, and 3819 Wrightsboro Road. Zoned R-3B (Multiple-family Residential)**. Tax Map #039-0-019-00-0, 040-0-109-00-0 and 040-0-110-00-0.

Motion to approve.

Motion made by Smith-McKnight, Seconded by Williams.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

- 7. SE-23-10** – A request for concurrence with the Augusta Planning Commission to **APPROVE** petition by Rimrock Development Holdings on behalf of Patricia M Reece requesting a **Special Exception** to construct an **extended stay hotel** per Section 22-2(d) of the Comprehensive Zoning Ordinance affecting property containing approximately 3.7 acres located at **3731-Wheeler Road. Zoned B-2 (General Business)**. Tax Map #030-0-230-06-0.

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

- 8.** A request for concurrence with the Augusta Planning Commission to **APPROVE** with conditions a petition by Realty One Group Visionaries on behalf of Laney Walker Development Corporation requesting a rezoning from zone **R-1C (One-family Residential) and LI (Light Industrial) to PUD (Planned Unit Development)** affecting properties containing approximately 22.21 acres located at **1312, 1314, 1408 and 1409 Steiner Avenue and 1733 Mill Street**. Tax Map #059-3-001-00-0, 059-3-029-00-0, 059-3-028-00-0, 059-3-027-00-0 and 059-3-026-00-0

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

- 9.** A request for concurrence with the Augusta Planning Commission to **APPROVE** with conditions this petition by Peter Tuchyna on behalf of Imani Willingham requesting a rezoning from zone **R-**

**1 (One-family Residential) to zone R-1B (One-family Residential)** affecting property containing approximately 1.41 acres located at **3957 and 3959 Carolyn Street**. Tax Map #051-0-251-00-0 and 051-0-252-00-0.

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

10. A request for concurrence with the Augusta Planning Commission to **APPROVE** with conditions this petition by Jonathan Thomas on behalf of Thoai Duy Tu requesting a rezoning from zone **R-1C (One-family Residential) to zone R-3C (Multiple-family Residential)** affecting property containing approximately 0.19 acres located at **1377 Wrightsboro Road**. Tax Map #059-1-087-00-0

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

11. A request for concurrence with the Augusta Planning Commission to **APPROVE** with conditions this petition by Chuck Warbington on behalf of Susan Hardwick requesting a rezoning from **zone R-1A (One-family Residential), B-2 (General Business), and LI (Light Industrial) to zone R-1E (One-family Residential)** affecting property containing approximately 35.57 acres located at **2014 and 2020 North Leg Road, 1904 and 1914 Wylds Road and 2041 Gordon Highway**. Tax Map #055-0-005-00-0, 055-0-005-04-0, 055-0-005-01-0, 055-0-005-02-0 and 069-0-004-00-0.

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

## **PUBLIC SERVICES**

12. **Motion to approve New Ownership (Existing Location): A.N. 24-2:** A request by **Jason K. Shepherd** for an on-premises consumption **Liquor, Beer & Wine** License to be used in connection with Fishbowl Lounge located at 2248 Lumpkin Rd. There will be **Dance**. District 5. Super District 9. **(Approved by Public Services Committee January 8, 2024)**

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

13. **Motion to approve New Ownership (Existing Location): A.N. 24-3:** A request by **Lanell Demmons** for an on-premises consumption **Beer & Wine** License to be used in connection with

Chuck E Cheese located at 3435 Wrightsboro Rd. There will be **Sunday Sales and Kids Arcade. District 5. Super District 9.(Approved by Public Services Committee January 8, 2024)**

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

14. **Discussion:** A request by **Catrina E. Anderson** for a **Massage Operator's License** to be used in connection with Beyond Body Massage located at 1835 Central Ave. District 1. Super District 9. **(Approved by Public Services Committee January 8, 2024)**

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

15. Motion to **approve** tasking the Administrator with organizing a tour in the next 60 days of various neighborhoods such as Harrisburg, Laney-Walker and other areas that commissioners may suggest and that commissioners, representatives from Code Enforcement and Engineering Department, the Fire Chief, officials in Magistrate Court and anyone else deemed necessary to be there to see the bad conditions of where people are living in the properties owned by slumlords and absentee property owners throughout the county. **(Approved by Public Services Committee January 8, 2024)**

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

### **ADMINISTRATIVE SERVICES**

16. Approve setting the qualifying fees for the local elected offices for 2024 Elections **(Approved by Administrative Services Committee January 8, 2024)**

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

17. Motion to approve a contract with Holland & Knight LLP for State Lobbying and Legislative Representation Services (22-300) for a total not to exceed \$102,000.00 for 2024. **(Approved by Administrative Services Committee January 8, 2024)**

Motion to approve.

Motion made by Guilfoyle, Seconded by Scott.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis

Motion carries 10-0.

## **FINANCE**

18. Motion to **approve** beginning the process for the Commission to receive quarterly reports from the Finance Department regarding statements of general fund dollars and how they are spent.

**(Approved by Finance Committee January 8, 2024)**

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

## **PETITIONS AND COMMUNICATIONS**

19. Motion to **approve** the minutes of the Commission regular meeting held January 2, 2024 and Special Called Meeting held January 8, 2024.

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

**\*\*\*\*END CONSENT AGENDA\*\*\*\***  
**AUGUSTA COMMISSION**

## **AUGUSTA COMMISSION REGULAR AGENDA**

(Items 20-24)

## **PUBLIC SERVICES**

20. Discuss security, licensing and even possible closing Smart Grocery on Wrightsboro Road after several shootings which a few have been fatal. **(Requested by Commissioner Catherine McKnight)**

Motion to refer this item to the next Public Safety Committee meeting and to ask the owner and a representative from the Sheriff's Office to be present at that time for the discussion and to also add to that a discussion of the convenience store at Glendale and Olive Roads along with the police reports for these two businesses.

Motion made by Smith-McKnight, Seconded by Williams.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

- 21. New Location: A.N. 24-1:** A request by **Jacqueline V. Stephenson** for a retail package **Beer & Wine** License to be used in connection with Family Dollar #21675 located at 2510 Tobacco Rd. District 4. Super District 9. **(Referred from Public Services on January 8, 2024 with no recommendation)**

It was the consensus of the Commission that this item be placed back on the next Public Services Committee agenda without objection due to the absence of the applicant.

## **PUBLIC SAFETY**

22. Motion to approve acceptance of \$387,569.00 in new funding and carry over approximately \$471,710,00 from ARPA2023.

Motion to approve.

Motion made by Garrett, Seconded by Frantom.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

23. Motion to approve the BISDigital sole source bid in the amount of \$41,269.76 for the Augusta Judicial Circuit's Jury Assembly room AV system.

Motion to approve.

Motion made by Garrett, Seconded by Smith-McKnight.

Voting Yea: Garrett, Johnson, Williams, Mason, Frantom, Scott, Smith-McKnight, Pulliam, Lewis, Guilfoyle

Motion carries 10-0.

## **LEGAL MEETING**

**A.** Pending and Potential Litigation

**B.** Real Estate

**C.** Personnel

24. Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.