



## PUBLIC SERVICES COMMITTEE MEETING AGENDA

Commission Chamber  
Tuesday, May 12, 2026  
1:00 PM

### PUBLIC SERVICES

- 1.** Consider a request from Mr. Nick Edmond/Augusta Soccer Club regarding partnership overview and future collaboration.
- 2.** Update and progress for new Short Term Rental Agreement/Ordinance to assist with AirBnB issues and complaints. **(Requested by Commissioner Tina Slendak) (Deferred from the April 28, 2026 meeting)**
- 3.** Augusta Regional Airport (AGS) – Approve Recommendation of Award to Piedmont Mining LLC in the amount of \$2,140,506.52 for the Northwest Development Roadway & Utility project (ITB 26-144). This item was approved by the Augusta Aviation Commission April 30, 2026.
- 4.** Augusta Regional Airport (AGS) – Approve Recommendation of Award to NetPlanner Systems Inc. in the amount of \$1,556,877.35 for the Security Camera Improvement project. This item was approved by the Augusta Aviation Commission April 30, 2026.
- 5.** **A.N. 26-21 – New Location: Ammar Raza is the applicant for Skyrise Investment 2026 Inc, is requesting Retail Package Beer and Wine, located at 3526 Wrightsboro Road, Augusta GA 30909. District 5, Super District 9.**
- 6.** **A.N. 26-23 – New Location: Arisa Albright is the applicant for Tiger Thailicious LLC dba Suea Thai, requesting Consumption on Premise Liquor, Beer, Wine, and Sunday Sales. This is located at 123 James Brown Blvd, Augusta GA 30901. District 1, Super District 9**
- 7.** **A.N. 26-24 – Existing Location, New Ownership: Aziz Ratnani is the applicant for Alex & Kavita Food Mart LLC requesting Retail Package Beer, and Wine located at 2078 Old Savannah Road, Augusta GA 30901. District 2, Super District 9**
- 8.** **A.N. 26-25– Existing Location, New Ownership: Darshana Somaiva is the applicant for DAZ Petroleum, LLC requesting Retail Package Beer and Wine located at 1898 Gordon Hwy, Augusta GA 30904. District 2, Super District 9**
- 9.** **A.N. 26-26 – New Location: Consumption on Premises Beer, Wine, and Sunday Sales. Karmarsha Johnson is the applicant for Anthony Johnson d/b/a Big Mama Soul Food #2, located at 720 E Robinson Ave Ste 101, Grovetown GA 30813. District 3, Super District 10**
- 10.** **M.N. 26-05: A request by Cheryl Connell for Massage Operator’s License to be used in connection with C-Y Transformations located at 3154 Perimeter Parkway Ste 1. District 3, Super District 10.**
- 11.** **Augusta Regional Airport (AGS) – Approve amendment to the Airport’s 2026 Budget: transferring \$140,000.00 from “Available for Future Years” into the “Airport Administration”**

Permanent Full Time Regular Salary & Wages.” This item was approved by the Augusta Aviation Commission April 30, 2026.

- 12.** Discuss Indoor Smoking Ordinance. **(Requested Commissioner Jordan Johnson)**
- 13.** Discussion on the short term rental ordinance with the respective subject matter experts that were brought together in 2024. Please refer to the STR policy analysis attached. **(Requested by Commissioner Stacy Pulliam)**
- 14.** Reconvene the discussion from **August 13, 2024**, regarding our current ordinance on alcohol licensing Motion to **approve** directing the Planning and Development Department to provide data regarding alcohol licenses for off-premise consumption, specifically for package shops and liquor stores and to research the separation/distance requirements for off-premise alcohol consumption businesses. **(Requested by Commissioner Stacy Pulliam) (Lack committee quorum August 13, 2024) (Requested by Commissioner Stacy Pulliam 5-12-26)**
- 15.** Address, Illegal Dumping and our current code. **(Requested by Commissioner Stacy Pulliam)**
- 16.** Motion to approve the minutes of the April 28, 2026 Public Services Committee Meeting.



**Public Services Committee Meeting**

May 12, 2026

Augusta Soccer Club

<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Consider a request from Mr. Nick Edmond/Augusta Soccer Club regarding partnership overview and future collaboration.
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A

### AGENDA ITEM REQUEST FORM

**Commission/Committee: (Please check one)**

- Commission**
- Public Services Committee**
- Administrative Services Committee**
- Engineering Services Committee**
- Finance Committee**
- Public Safety Committee**

**Contact Information for Individual/Presenter Making the Request:**

Name: Nick Edmond  
 Address: 3824 Maddox Rd, Augusta GA 30909  
 Telephone Number: 706-854-0149  
 Fax Number: \_\_\_\_\_  
 E-Mail Address: nedmond@augustasoccer.com

**Caption/Topic of Discussion to be placed on the Agenda:**

The Augusta Soccer Park and Augusta Arsenal Soccer Club: Partnership Overview and Future Collaboration

\_\_\_\_\_

\_\_\_\_\_

**Please send this request form to the following address:**

<b>Ms. Lena J. Bonner</b>	<b>Telephone Number: 706-821-1820</b>
<b>Clerk of Commission</b>	<b>Fax Number: 706-821-1838</b>
<b>Room 806 Municipal Building</b>	<b>E-Mail Address: lbonner@augustaga.gov</b>
<b>530 Greene Street</b>	
<b>Augusta, GA 30911</b>	

Requests may be faxed, e-mailed or delivered in person and must be received in the Clerk's Office no later than 5:00 p.m. on the Wednesday preceding the Commission or Committee meeting of the following week. A five-minute time limit will be allowed for presentations.

Commission meetings are held on the first and third Tuesdays of each month at 2:00 p.m. Committee meetings are held on the second and last Mondays of each month from 12:30 to 3:30 p.m.



**Public Services Committee Meeting**

April 28, 2026

Update and progress for short term rentals/ordinance

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<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Update and progress for new Short Term Rental Agreement/Ordinance to assist with AirBnB issues and complaints. <b>(Requested by Commissioner Tina Slendak)</b>
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A



## Public.Services.Committee.Meeting

Meeting Date: 05/12/26

Augusta Regional Airport (AGS) – Northwest Development Roadway & Utilities

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- Department:** Augusta Regional Airport (AGS)
- Presenter:** Herbert L. Judon, Jr.
- Caption:** Augusta Regional Airport (AGS) – Approve Recommendation of Award to Piedmont Mining LLC in the amount of \$2,140,506.52 for the Northwest Development Roadway & Utility project.
- Background:**
- Bids were opened and read publicly on March 27, 2026, at 11:00 am, local time at the Augusta Procurement Department. Bids were received from ER Snell Contractor, Inc. headquarters in Snellville, GA, Piedmont Mining LLC. headquartered in Wrens, GA, and Reeves Construction Company headquartered in Augusta, GA.
- Based on Mead & Hunt’s review, we recommend awarding the project to Piedmont Mining in the amount of \$2,140,506.52 (See attached Bid Tabulation). After reviewing and evaluating the unit prices associated with the various construction line items, the costs associated seem to fall within the current market averages seen across the region and country in similar projects, with multiple being at or below the engineer’s estimate. Based upon our review and the City’s Procurement Department’s review, we believe Piedmont Mining has submitted a responsive bid and is a responsible, experienced airport contractor.
- It is hereby requested that the Aviation Commission approve this Recommendation of Award, allowing Augusta Regional Airport to award the project to Piedmont.
- Analysis:** Mead & Hunt’s construction estimate for this project was \$2,905,367.04. Piedmont’s bid for the same bid package came in at \$2,140,506.52.
- This Recommendation of Award has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.

**Financial Impact:** This contract is proposed to be funded through a Congressional Directed Spending (CDS) Grant in the amount of \$1,926,455.87 in FY 2026. GDOT plans to participate via their standard federal grant match of 5% resulting in GDOT & AGS providing the remaining \$107,025.33 each.

**Alternatives:** N/A

**Recommendation:** Approve Recommendation of Award to Piedmont Mining LLC in the amount of \$2,140,506.52 for the Northwest Development Roadway & Utility project.

**Funds are available in the following accounts:** Account Number: 55108.1301.54.12110

**REVIEWED AND APPROVED BY:** N/A



**BID Opening: BID Item #26-144 NW Development Roadway & Utility Project  
for Augusta, GA - Augusta Regional Airport  
BID Date: Friday, March 27, 2026 @ 11:00 a.m.**

**Total Number Specifications Mailed Out: 16**  
**Total Number Specifications Download (Demandstar): 471**  
**Total Electronic Notifications (Demandstar): 7**  
**Georgia Procurement Registry: 824**  
**Pre-Bid Conference Attendees: 5**  
**Total Packages Submitted: 3**  
**Total Non-Compliant: 0**

Vendors	Attachment "B"	Addendum 1, 2, & 3	E-Verify Number	SAVE Form	Bid Bond	Base Bid Total
E. R. Snell Contractor, Inc. 1785 Oak Rd. Snellville, GA 30078	Yes	Yes	22114	Yes	Yes	\$2,802,076.04
Piedmont Mining LLC 815 N. Main Street Wrens, GA 30833	Yes	Yes	924422	Yes	Yes	\$2,140,506.52
Reeves Construction Company 1 APAC Industrial Way Augusta, GA 30907	Yes	Yes	667047	Yes	Yes	\$2,350,237.90

## Invitation to Bid

Sealed bids will be received until **Wednesday, March 18, 2026 @ 3:00 p.m.** Bid openings are open to the public in the Procurement Department located at 535 Telfair Street, Suite 605, Augusta, GA 30901, and via Teams meeting ID: Teams: Meeting ID: 286 161 788 071 92; Passcode: DM2Zu98U for furnishing:

### **Bid Item #26-144    NW Development Roadway & Utility Project for Augusta, GA – Augusta Regional Airport**

No submittal will be accepted by email. All submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No bids may be withdrawn for a period of ninety (90) days after bids have been opened. Please mark BID number on the outside of the submittal envelope.

Bid documents may be examined at the office of the Augusta, GA Procurement Department, 535 Telfair Street – Suite 605, Augusta, GA 30901 **(706-821-2422)**. **Plans and specifications for this project shall be obtained by all prime, subcontractors and suppliers exclusively from Augusta Blueprint. There is a non-refundable fee of \$160.00 for the plans and specifications for this project. Addenda will also be posted on the plan room's websites.**

It is the wish of the Owner that all businesses are given the opportunity to submit on this project. To facilitate this policy the Owner is providing the opportunity to view plans online ([www.augustablue.com](http://www.augustablue.com)) at no charge through Augusta Blueprint (706-722-6488) beginning **Thursday, February 5, 2026**. Bidders are cautioned that submitting a package without Procurement of a complete set are likely to overlook issues of construction phasing, delivery of goods or services, or coordination with other work that is material to the successful completion of the project.

Pre-bid conference will be held on **Monday, March 2, 2026 @ 11:00 a.m.** via Teams meeting ID:276 568 383 890 20; Passcode: rx6HH6VB. The site visit will be on **Tuesday, March 3, 2026**. Please contact Elizabeth Giles in advance at (706) 796-4010 for details.

All request for clarifications or interpretations must for this bid must be submitted in writing by electronic email to [procbidandcontract@augustaga.gov](mailto:procbidandcontract@augustaga.gov) to the Procurement Department on or before the close of business **Wednesday, March 4, 2026 @ 5:00 P.M.**

Augusta Procurement Department  
Attn: Tywana Scott  
535 Telfair Street - Room 605  
Augusta, Georgia 30901  
Phone: 706-821-2422  
Email: [procbidandcontract@augustaga.gov](mailto:procbidandcontract@augustaga.gov)

**A 5% Bid bond is required to be submitted along with the bidders' qualifications. A 100% performance bond and a 100% payment bond will be required for award.**

Bidders are cautioned that acquisition of BID documents through any other source than the office of the Procurement Department is not advisable. Acquisition of BID documents from unauthorized sources places the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Publish:

Augusta Chronicle    February 5, 12, 19, 26, 2026



(706) 798-3236 • Fax: (706) 798-1551 • 1501 Aviation Way • Augusta, Georgia 30906 • [www.flyags.com](http://www.flyags.com)

April 23, 2026

Andy Penick, Procurement Director  
Augusta, Georgia Procurement Department  
535 Telfair Street, Suite 605  
Augusta, GA 30901

**RE: Northwest Development Roadway & Utility Project – Recommendation of Award**

Dear Mr. Penick,

I am requesting IFB#26-144, for Northwest Development Roadway & Utility Project be awarded to Piedmont Mining LLC. who is the qualifying low bidder. The amount of this base bid was \$2,140,506.52

If you have additional questions, please contact me at (706) 796-4040 or via email at [hjudon@augustaga.gov](mailto:hjudon@augustaga.gov).

Sincerely,

A handwritten signature in black ink that reads 'Herbert L. Judon, Jr.' with a stylized flourish at the end.

Herbert L. Judon, Jr., A.A.E, IAP  
Executive Director

Cc: Nancy M. Williams, Contract Compliance Administrator, Augusta Procurement Department



5955 Core Road, Suite 515  
North Charleston, South Carolina 29406  
803-520-2986  
meadhunt.com

April 30, 2026

Mr. Herbert L. Judon, Jr. A.A.E., IAP  
Executive Director  
Augusta Regional Airport  
1501 Aviation Way  
Augusta, Georgia 30906

Subject: Northwest Development Roadway & Utility Project – Recommendation of Award

Dear Mr. Judon:

The Augusta Procurement Department has publicly Bid the Plans and Specifications for the Northwest Development Roadway & Utility project (IFB #26-144) which includes but is not limited to the construction of approximately **1,500 linear feet** of new asphalt roadway, new 12" water line, new sanitary sewer line, electrical and Drainage improvements (see attached exhibit).

Mead and Hunt, Inc. has reviewed the response to the advertisement for bids (IFB #26-144) for the Project. Bids were opened and read publicly on March 27, 2026, at 11:00 am, local time at the Augusta Procurement Department. Bids were received from ER Snell Contractor, Inc. headquartered in Snellville, GA, Piedmont Mining LLC. headquartered in Wrens, GA, and Reeves Construction Company headquartered in Augusta, GA.

Based on Mead & Hunt's review, we recommend awarding the project to Piedmont Mining in the amount of \$2,140,506.52 (See attached Bid Tabulation). After reviewing and evaluating the unit prices associated with the various construction line items, the costs associated seem to fall within the current market averages seen across the region and country in similar projects, with multiple being at or below the engineer's estimate. Based upon our review and the City's Procurement Department's review, we believe Piedmont Mining has submitted a responsive bid and is a responsible, experienced airport contractor.

Should you have any questions, please feel free to contact us.

Sincerely,

MEAD & HUNT, INC.

Edwin J Scott, Jr., P.E.

RW Allen Construction  
1015 Broad Street  
Augusta, GA 30901

Reeves Construction Company  
#1 APAC Industrial Way  
Augusta, GA 30907

E R Snell  
1785 Oak Rd SW  
Snellville, GA 30078

Contractors South Inc.  
18118 Atomic Road  
Jackson, SC 29831

Paveway of Augusta, Aiken Inc.  
1353 Gordon Hwy #3825  
Augusta, GA 30901

Garden City Asphalt Solutions  
1927 Hopie Road  
Augusta, GA 30904

McKnight Construction Company  
635 NW Frontage Rd  
Augusta, GA 30907

Holmes Haulers LLC  
637 Bakers Branch Drive  
North Augusta, SC 29860

Georgia Paving  
3625 Buford Hwy  
Duluth, Ga 30096

C.W. Matthews Contracting Co.  
1600 Kenview Drive  
Marietta, GA 30060

Precision 2000, Inc.  
2215 Lawson Way  
Atlanta, GA 30341

ACC Construction Co  
635-A NW Frontage Rd  
Augusta, GA 30907

Hayes Construction  
3542 Carnoustie Dr  
Augusta, GA 30907

C.D. Moody Construction  
6017 Redan Road  
Lithonia, GA 30058

D. Shephard Construction & Utilities  
LLC  
2428 Peach Orchard Road  
Augusta, Ga 30906

TJF Construction  
692 Woodward Lake Rd  
Trenton, SC 29847

Herbert Judon  
Augusta Regional Airport

Elizabeth Giles  
Augusta Regional Airport

Dr. Yolonda Jackson  
Compliance

Bid Item #26-144 NW Development  
Roadway & Utility Project for Augusta,  
GA-Augusta Regional Airport  
Bid Due: Wed, 03/18/26 @3:00 p.m.

Bid Item #26-144 NW Development  
Roadway & Utility Project for Augusta,  
GA-Augusta Regional Airport  
Mail Date: 02/05/26

**Nancy M. Williams**

**From:** bidnotice.donotreply@doas.ga.gov  
**Sent:** Friday, February 6, 2026 3:29 PM  
**To:** Nancy M. Williams  
**Subject:** [EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2026-000000175

Dear Nancy Williams,  
 nwilliams@augustaga.gov

Please review the particulars of an event for 72155-AUGUSTA, CITY OF furnished below.

**Event Number:** PE-72155-NONST-2026-000000175  
**Event Title:** ITB 26-144 Construction Svcs. NW Development Roadway & Utilities Project  
**Event Type:** Non-State Agency

Process Log
2026/02/06 15:23:44 : Log starts for - 41150693 - EVENT_RELEASE_TO_SUPPL
2026/02/06 15:23:49 : Email Process Log for the Event#: PE-72155-NONST-2026-000000175
2026/02/06 15:23:49 : Email Batch# 2602060677
2026/02/06 15:23:49 : Notification Type: EVENT_RELEASE_TO_SUPPL
2026/02/06 15:29:08 : Total No of Contacts found for sending Email: 824
2026/02/06 15:29:08 : No of Email(s) not sent due to Bad Email Address: 0

The sourcing event can be reviewed at: <https://ssl.doas.state.ga.us/gpr/eventDetails?SourceNumber=PE-72155-NONST-2026-000000175&sourceSystemType=gpr20>

02/06/2026 03:29:08 PM

**[NOTICE:** This message originated outside of the City of Augusta's mail system -- **DO NOT CLICK** on links, open attachments or respond to requests for information unless you are sure the content is safe.]

## Planholders

Add Supplier

Export To Excel

## Supplier (7)

Supplier <span>⌵</span>	Download Date
Barnett Southern Corp.	02/06/2026
BP CARGO &LAWN	02/11/2026
ConstructConnect	02/09/2026
Dodge Data	02/06/2026
G & P CONSTRUCTION HAULING AND ENVIRONMENTAL, LLC	02/12/2026
Onvia, Inc. - Content Department	02/06/2026
Triple R Paving	02/06/2026

Add Supplier

## Supplier Details

<b>Supplier Name</b>	Barnett Southern Corp.
<b>Contact Name</b>	Gary Justice
<b>Address</b>	PO Box 704 , Washington, GA 30673
<b>Email</b>	gary@barnettsouthern.com
<b>Phone Number</b>	706-678-1507

## Documents

Filename	Type	Action
26-144_ITB	Bid Document / Specifications	View History
26-144_ADD1	Addendum	View History

26-144\_ADD3

Addendum

View  
History



(706) 798-3236 • Fax: (706) 798-1551 • 1501 Aviation Way • Augusta, Georgia 30906 • www.flyags.com

**Augusta Aviation Commission Meeting Minutes**

**April 30, 2026**

**10:00 a.m.**

**Orwen Aviation Commission Chambers  
2nd Floor - Terminal Building**

**Commission Members:** Commissioner Ronic West; Commissioner Michael Cioffi;  
Commissioner William Fennoy; Commissioner Marshall McKnight;  
Commissioner Wilbert Barrett; Commissioner James Germany;  
Commissioner Randy Sasser; Commissioner Kay Roland;  
Commissioner Davis Beman

**Absent:** Commissioner Dan Troutman; Commissioner Larry Harris;  
Commissioner Dr. Charles Larke;

**Staff:** Mr. Herbert L. Judon, Jr.; Ms. Lauren Smith; Mr. Kenneth Hinkle;  
Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey;  
Ms. Elizabeth Giles; Chief Fred Shaver; Ms. Diane Johnston;  
Ms. Catherine Highsmith; Mr. Tyler Good; Mr. Stephen Hedden;  
Mr. Greg Larsen; Mr. Bruce Keller; Mr. Herman Ruffin;  
Mr. Robert Patterson; Ms. Patricia Brooks; Mr. Korey Anderson;  
Mr. DeAndre Davis

**Others:** Ms. Dana Lynn McIntyre – Augusta Business Daily  
Ms. Jennifer Carrol – Reimagined Parking  
Ms. Nancy Williams – AGS Procurement

**CALL TO ORDER & PRAYER –** *Chairwoman Commissioner Ronic West called the meeting to order at 10:00am, Prayer offered by Commissioner Wilbert Barrett*

- I. AGENDA, MINUTES, STATISTICS, & CONSENT – Chairwoman Ronic West**
- A. April 29, 2026, Augusta Aviation Commission Meeting Agenda
  - B. March 26, 2026, Augusta Aviation Commission Meeting Minutes
  - C. March 2026 Statistics

*Motion by Commissioner Beman to correct March 2025 Statistics to reflect March 2026 Statistics  
Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Barrett to approve amended April 29, 2026,  
Augusta Aviation Commission Meeting Agenda, March 26, 2026, Augusta Aviation Commission Meeting  
Minutes, and March 2026 Statistics.  
No Discussion; Unanimous Ayes; Motion Carries*

**II. EMPLOYEE RECOGNITION**

- A. Introduce Finance Director – Herbert L. Judon, Jr. & Catherine Highsmith
  - i. Mr. Stephen Hedden
- B. Retirements – Herbert L. Judon, Jr., Catherine Highsmith, Diane Johnston, Patricia Brooks, Bruce Keller, Kenneth Hinkle
  - i. Mr. Greg Larsen – 9 years
  - ii. Mr. Robert Patterson – 9 years  
*Mrs. Patricia Brooks corrected Mr. Robert Patterson’s years of service as he was a contract employee for AGS, therefore working a total of 14 years.*
  - iii. Mr. Herman Ruffin – 9 years
  - iv. Ms. Deranda (Faye) Westbrook – 23 Years

**III. FINANCIALS – Mr. Stephen Hedden**

- A. March Financials to be presented during May Augusta Aviation Commission Meeting

**IV. DIRECTOR ACTION REQUESTS**

- A. Augusta Regional Airport (AGS) – Northwest Development Roadway & Utilities Recommendation of Award (ROA) – Elizabeth Giles  
*Motion by Commissioner Sasser 2<sup>nd</sup> by Commissioner Beman to approve Northwest Development Roadway & Utilities Recommendation of Award (ROA)  
No Discussion; Unanimous Ayes; Motion Carries*
- B. Augusta Regional Airport (AGS) – Security Camera Improvements Recommendation of Award (ROA) – Elizabeth Giles  
*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Barrett to approve Security Camera Improvements Recommendation of Award (ROA)  
Discussion; Unanimous Ayes; Motion Carries*
- C. Augusta Regional Airport (AGS) - Memorandum of Understanding (MOU) with Destination Augusta (DA) – Lauren Smith  
*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Beman to approve Memorandum of Understanding (MOU) with Destination Augusta (DA)  
Discussion; Unanimous Ayes; Motion Carries*

**V. INFORMATION ITEMS**

- A. Augusta Regional Airport (AGS) 26-111A Routine Maintenance & Emergency Maintenance Services to HVAC Systems – Bruce Keller
- B. Preliminary Masters Overview – Herbert L. Judon, Jr., Lauren Smith & Kenneth Hinkle
- C. Airline Updates – Herbert L. Judon, Jr.

D. Air Edu / Intern Presentation – Korey Anderson & Cody Mitchell

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Roland to enter Executive Session at 10:58am  
No Discussion; Unanimous Ayes; Motion Carries*

**VI. EXECUTIVE SESSION**

- A. To Discuss Personnel
- B. To Discuss Real Estate

*Motion by Commissioner Barrett 2<sup>nd</sup> by Commissioner Fennoy to adjourn Executive Session at 11:50am  
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Fennoy to execute Executive Session Affidavit  
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Sasser to approve Budget Amendment request in the amount of \$200,000  
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Roland to approve staff move forward with FY2027 Salary Study actions.  
No Discussion; Unanimous Ayes; Motion Carries*

**VII. COMMISSION COMMENTS / ACTION REQUESTS**

- A. Vote to publicly advertise scheduled Ordinance Update Workshops – Commissioner Ronic West
  - i. May 4, 2026, 9:00am – 11:00am; 6 Commissioners available
  - ii. May 21, 2026, 9:00am – 11:00am; 8 Commissioners available

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Sasser to schedule Ordinance Update Workshop  
May 21, 2026, 9:00am – 11:00am  
Discussion; Unanimous Ayes; Motion Carries*

**GENERAL DISCUSSION**

**ADJOURN MEETING**

**Motion to adjourn by Commissioner Fennoy 2<sup>nd</sup> by Commissioner McKnight  
No Discussion; Unanimous Ayes; Motion Carries**

**Meeting adjourned at 11:57pm**

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Ronic West, Chairwoman  
Augusta Aviation Commission

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Date



## Public.Services.Committee.Meeting

Meeting Date: 05/12/26

Augusta Regional Airport (AGS) – Security Camera Improvements

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- Department:** Augusta Regional Airport (AGS)
- Presenter:** Herbert L. Judon, Jr.
- Caption:** Augusta Regional Airport (AGS) – Approve Recommendation of Award to NetPlanner Systems Inc. in the amount of \$1,556,877.35 for the Security Camera Improvement project.
- Background:** Bids were opened and read publicly on March 27, 2026, at 11:00 am, local time at the Augusta Procurement Department. Bids were received from Johnson Controls Building Solutions headquartered in Columbia, SC, CelPlan Technologies headquartered in Reston, VA, and NetPlanner Systems Inc. headquartered in Martinez, GA.
- Based on Mead & Hunt’s review, we recommend awarding the project to NetPlanner in the amount of \$1,556,877.35 (See attached Bid Tabulation). After reviewing and evaluating the unit prices associated with the various construction line items, the costs associated seem to fall within the current market averages seen across the region and country in similar projects, with multiple being at or below the engineer’s estimate. Based upon our review and the City’s Procurement Department’s review, we believe NetPlanner has submitted a responsive bid and is a responsible, experienced security contractor.
- Analysis:** Mead & Hunt’s construction estimate for this project was **\$1,440,600.00**. NetPlanner’s bid for the same bid package came in at **\$1,556,877.35**.
- This Recommendation of Award has been reviewed by Airport Legal Counsel, Mr. Robert Kerr.
- Financial Impact:** This contract is proposed to be funded through an FAA Airport Improvement Program (AIP) Grant and/or via the Airport Infrastructure Grant (AIG) program in the amount of \$1,401,189.62 in FY 2026. GDOT plans

participate via their standard match of 5% resulting in AGS providing  
remaining 5%.

Item 4.

**Alternatives:** N/A

**Recommendation:** Approve Recommendation of Award to NetPlanner Systems Inc. in the amount of \$1,556,877.35 for the Security Camera Improvement project.

**Funds are available in the following accounts:** Account Number: 55108.1301.54.21110

**REVIEWED AND APPROVED BY:** N/A

## Invitation to Bid

Sealed bids will be received until **Wednesday, March 25, 2026 @ 3:00 p.m.** Bid openings are open to the public in the Procurement Department located at 535 Telfair Steet, Suite 605, Augusta, GA 30901, and via Teams: Meeting ID: 254 568 478 727 97; Passcode: SQ7Zs3sK for furnishing:

### **Bid Item #26-150 Security Camera Improvements for Augusta, GA – Augusta Regional Airport**

No submittal will be accepted by email. All submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No bids may be withdrawn for a period of ninety (90) days after bids have been opened. Please mark BID number on the outside of the submittal envelope.

Bid documents may examined at the office of the Augusta, GA Procurement Department, 535 Telfair Street – Suite 605, Augusta, GA 30901 **(706-821-2422)**. **Plans and specifications for this project shall be obtained by all prime, subcontractors and suppliers exclusively from Augusta Blueprint. There is a non-refundable fee of \$220.00 for the plans and specifications for this project. Addenda will also be posted on the plan room's websites.**

It is the wish of the Owner that all businesses are given the opportunity to submit on this project. To facilitate this policy the Owner is providing the opportunity to view plans online ([www.augustablue.com](http://www.augustablue.com)) at no charge through Augusta Blueprint (706-722-6488) beginning **Thursday, February 12, 2026**. Bidders are cautioned that submitting a package without Procurement of a complete set are likely to overlook issues of construction phasing, delivery of goods or services, or coordination with other work that is material to the successful completion of the project.

Pre-bid conference will be held on **Monday, March 9, 2026 @ 11:00 a.m.** via Teams meeting ID: 227 874 312 785 15; Passcode: dp9kB6eG. The site visit will be on **Tuesday, March 10, 2026**. Please contact Elizabeth Giles in advance at (706) 796-4010 for details.

All request for clarifications or interpretations must for this bid must be submitted in writing by electronic email to [procbidandcontract@augustaga.gov](mailto:procbidandcontract@augustaga.gov) to the Procurement Department on or before the close of business **Friday, March 13, 2026 @ 5:00 P.M.**

Augusta Procurement Department  
Attn: Tywana Scott  
535 Telfair Street - Room 605  
Augusta, Georgia 30901  
Phone: 706-821-2422  
Email: [procbidandcontract@augustaga.gov](mailto:procbidandcontract@augustaga.gov)

**A 5% Bid bond is required to be submitted along with the bidders' qualifications. A 100% performance bond and a 100% payment bond will be required for award.**

Bidders are cautioned that acquisition of BID documents through any other source than the office of the Procurement Department is not advisable. Acquisition of BID documents from unauthorized sources places the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Publish:

Augusta Chronicle February 12, 19, 26, 2026 and March 5, 2026



**BID Opening: BID Item #26-150 Security Camera Improvements  
for Augusta, GA - Augusta Regional Airport  
BID Date: Wednesday, March 25, 2026 @ 3:00 p.m.**

**Total Number Specifications Mailed Out: 15  
Total Number Specifications Download (Demandstar): 13  
Total Electronic Notifications (Demandstar): 394  
Georgia Procurement Registry: 1176  
Pre-Bid Conference Attendees: 34  
Total Packages Submitted: 3  
Total Non-Compliant: 0**

Vendors	Attachment "B"	Addendum 1 & 2	E-Verify Number	SAVE Form	Bid Bond	Moblization	Base Bid Total	Base Bid + Mobilization
CelPlan Technologies, Inc. 1920 Association Dr., 4th Floor Reston, VA 20191	Yes	Yes	1887023	Yes	Yes	\$147,502.00	\$3,237,731.00	\$3,385,233.00
Johnson Controls Building Solutions 14 Woodcross Dr. Columbia, SC 29212	Yes	Yes	272768	Yes	Yes	\$182,196.00	\$1,639,759.00	\$1,821,955.00
NetPlanner Systems, Inc. 4808 Technology Drive Martinez, GA 30907	Yes	Yes	48892	Yes	Yes	\$0.00	\$1,556,877.35	\$1,556,877.35



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(706) 798-3236 • Fax: (706) 798-1551 • 1501 Aviation Way • Augusta, Georgia 30906 • [www.flyags.com](http://www.flyags.com)

April 30, 2026

Andy Penick, Procurement Director  
Augusta, Georgia Procurement Department  
535 Telfair Street, Suite 605  
Augusta, GA 30901

**RE: Security Camera Improvements – Recommendation of Award - Revised**

Dear Mr. Penick,

I am requesting IFB #26-150, for Security Camera Improvements Project be awarded to NetPlanner Systems Inc. who is the qualifying low bidder. The amount of this base bid was \$1,556,877.35.

The recommended approval amount is higher than the original estimated budget of \$1,450,000.00. We have had Mead & Hunt review these amounts and their recommendation is that we proceed with the Recommended bid award to NetPlanner in the amount of \$1,555,877.35. We anticipate the additional amount to be funded through our FAA Airport Improvement Program (AIP) and/or the Airport Infrastructure Grant (AIG). In addition, GDOT plans to participate via their standard match of 5% resulting in AGS providing the remaining 5% from Enterprise funds. Please let me know if you need any further clarification on this project.

If you have additional questions, please contact me at (706) 796-4040 or via email at [hjudon@augustaga.gov](mailto:hjudon@augustaga.gov).

Sincerely,

A handwritten signature in black ink that reads "Herbert L. Judon, Jr." with a stylized flourish at the end.

Herbert L. Judon, Jr., A.A.E, IAP  
Executive Director

Cc: Nancy M. Williams, Contract Compliance Administrator, Augusta Procurement Department



5955 Core Road, Suite 515  
North Charleston, South Carolina 29406  
803-520-2986  
meadhunt.com

April 30, 2026

Mr. Herbert L. Judon, Jr. A.A.E., IAP  
Executive Director  
Augusta Regional Airport  
1501 Aviation Way  
Augusta, Georgia 30906

Subject: Security Camera Improvements – Recommendation of Award

Dear Mr. Judon:

The Augusta Procurement Department has publicly Bid the Plans and Specifications for the Security Camera Improvement project (IFB #26-150) which includes but is not limited to the installation of new security cameras in and around the commercial terminal and the necessary/related infrastructure improvements associated with the overall project (see attached exhibit).

Mead and Hunt, Inc. has reviewed the response to the advertisement for bids (IFB #26-150) for the Project. Bids were opened and read publicly on March 27, 2026, at 11:00 am, local time at the Augusta Procurement Department. Bids were received from Johnson Controls Building Solutions. headquartered in Columbia, SC, CelPlan Technologies headquartered in Reston, VA, and NetPlanner Systems Inc. headquartered in Martinez, GA.

Based on Mead & Hunt's review, we recommend awarding the project to NetPlanner in the amount of \$1,556,877.35 (See attached Bid Tabulation). After reviewing and evaluating the unit prices associated with the various construction line items, the costs associated seem to fall within the current market averages seen across the region and country in similar projects, with multiple being at or below the engineer's estimate. Based upon our review and the City's Procurement Department's review, we believe NetPlanner has submitted a responsive bid and is a responsible, experienced security contractor.

Should you have any questions, please feel free to contact us.

Sincerely,

MEAD & HUNT, INC.

Edwin J Scott, Jr., P.E.

Project Manager

cc:

Jason McCann, Mead & Hunt Inc.  
Nancy Williams, City of Augusta Procurement  
Tywana Scott, City of Augusta Procurement  
Elizabeth Giles, Augusta Regional Airport  
Lauren Smith, Augusta Regional Airport  
Herbert Judon, Augusta Regional Airport

A3 COMMUNICATIONS  
ATTN: MIKE BLACK  
10700 ABBOTTS BRIDGE ROAD  
SUITE 140  
DULUTH, GA. 30097

ADAPTTOSOLVE, INC  
ATTN: LARA BENNETT  
111 AIRPORT PARKWAY  
LAGRANGE, GA 30240

NETPLANNER SYSTEMS, INC.  
ATTN: ALLISON MURPHY  
4808 TECHNOLOGY DRIVE  
MARTINEZ, GA 30907

ADS SECURITY, LLC  
4210 COLUMBIA ROAD, SUITE 2B  
MARTINEZ, GA 30907

ISO NETWORK  
ATTN: ERIC CARRIER  
2100 BARRETT PARK DRIVE SUITE 508  
KENNESAW, GEORGIA 30144

GC&E SYSTEMS GROUP, INC.  
ATTN: JIM MANN/SCOTT JOHNSON  
5835 PEACHTREE CORNERS EAST,  
SUITE A  
PEACHTREE CORNERS, GA 30092

SWANN COMMUNICATIONS U.S.A. INC.  
12636 CLARK STREET,  
SANTA FE SPRINGS, CA 90670

LIGHTSPEED DATALINKS  
474 SUITE C HAMILTON RD.  
COLUMBUS, GA. 31904

BTV SYSTEMS  
2481 ROCKY CREEK RD.  
MACON, GA. 31206

BLACK CREEK INTEGRATED SYSTEMS  
P.O. BOX 101747  
IRONDALE, ALA. 35210

JOHNSON CONTROLS  
ATTN: DALE WILLM  
3243 SUNSET BLVD.  
WEST COLUMBIA, SC 29169

1 ACCORD TECHNOLOGIES  
ATTN: RICK DANIEL  
P. O. BOX 3788  
EATONTON, GEORGIA 31024

CONVERGINT  
201 SHERATON BLVD  
MACON, GA 31210

JOHNSON CONTROLS  
DISTRICT 202  
3980 DEKALB TECHNOLOGY PKWY.  
BUILDING 700  
ATLANTA, GA 30340

CARVER SECURITY SYSTEM, INC  
1145 BANKS MILL RD SE  
AIKEN, SC 29803

HERBERT JUDON  
AUGUSTA REGIONAL AIRPORT

ELIZABETH GILES  
AUGUSTA REGIONAL AIRPORT

YOLANDA JACKSON  
COMPLIANCE

BID ITEM #26-150  
SECURITY CAMERA IMPROVEMENT for  
AUGUSTA GA-AUGUSTA REGIONAL  
AIRPORT  
Bid Due: Wednesday, 3/25/26 @3:00 p.m.

BID ITEM #26-150  
SECURITY CAMERA IMPROVEMENT for  
AUGUSTA GA-AUGUSTA REGIONAL  
AIRPORT  
Mail Date: Thursday, 02/12/26

**Tywanna Scott**

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**From:** bidnotice.donotreply@doas.ga.gov  
**Sent:** Thursday, February 12, 2026 5:48 PM  
**To:** Tywanna Scott  
**Subject:** [EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2026-000000176

Dear Tywanna Scott,  
tscott@augustaga.gov

Please review the particulars of an event for 72155-AUGUSTA, CITY OF furnished below.

**Event Number: PE-72155-NONST-2026-000000176**  
**Event Title: 26-150 Security Camera Improvements**  
**Event Type: Non-State Agency**

Process Log
2026/02/12 17:40:22 : Log starts for - 41519812 - EVENT_RELEASE_TO_SUPL
2026/02/12 17:40:29 : Email Process Log for the Event#: PE-72155-NONST-2026-000000176
2026/02/12 17:40:29 : Email Batch# 2602120906
2026/02/12 17:40:29 : Notification Type: EVENT_RELEASE_TO_SUPL
2026/02/12 17:47:53 : Total No of Contacts found for sending Email: 1176
2026/02/12 17:47:53 : No of Email(s) not sent due to Bad Email Address: 0

The sourcing event can be reviewed at:  
<https://ssl.doas.state.ga.us/gpr/eventDetails?eSourceNumber=PE-72155-NONST-2026-000000176&sourceSystemType=gpr20>

02/12/2026 05:47:53 PM


**[NOTICE: This message originated outside of the City of Augusta's mail system -- DO NOT CLICK on links, open attachments or respond to requests for information unless you are sure the content is safe.]**

## Planholders

Add Supplier

Export To Excel

## Supplier (13)

Supplier 	Download Date
Alscan, Inc.	02/16/2026
Avigilon	02/12/2026
CelPlan Technologies, Inc.	02/19/2026
Cincar Consulting Group, LLC	02/13/2026
ConstructConnect	02/17/2026
Dodge Data	02/13/2026
GovGuide	02/17/2026
Onvia, Inc. - Content Department	02/12/2026
Sentinel Consulting	02/17/2026
SMW Security & Surveillance LLC	02/12/2026
Teleco Augusta	02/13/2026
THE RKP AGENCY LLC	02/13/2026
UPTIME365	03/12/2026

Add Supplier

## Supplier Details

<b>Supplier Name</b>	Alscan, Inc.
<b>Contact Name</b>	Jason Mullis
<b>Address</b>	1213 Dalon Rd NE , Atlanta, GA 30306
<b>Email</b>	jnullis@alscaninc.com
<b>Phone Number</b>	478-993-6286

Filename	Type	Action
26-150_ITB	Bid Document / Specifications	<a href="#">View</a> <a href="#">History</a>
26-150_ADD1	Addendum	<a href="#">View</a> <a href="#">History</a>
26-150_ADD2	Addendum	<a href="#">View</a> <a href="#">History</a>



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**Augusta Aviation Commission Meeting Minutes**

**April 30, 2026**

**10:00 a.m.**

**Orwen Aviation Commission Chambers  
2nd Floor - Terminal Building**

**Commission Members:** Commissioner Ronic West; Commissioner Michael Cioffi;  
Commissioner William Fennoy; Commissioner Marshall McKnight;  
Commissioner Wilbert Barrett; Commissioner James Germany;  
Commissioner Randy Sasser; Commissioner Kay Roland;  
Commissioner Davis Beman

**Absent:** Commissioner Dan Troutman; Commissioner Larry Harris;  
Commissioner Dr. Charles Larke;

**Staff:** Mr. Herbert L. Judon, Jr.; Ms. Lauren Smith; Mr. Kenneth Hinkle;  
Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey;  
Ms. Elizabeth Giles; Chief Fred Shaver; Ms. Diane Johnston;  
Ms. Catherine Highsmith; Mr. Tyler Good; Mr. Stephen Hedden;  
Mr. Greg Larsen; Mr. Bruce Keller; Mr. Herman Ruffin;  
Mr. Robert Patterson; Ms. Patricia Brooks; Mr. Korey Anderson;  
Mr. DeAndre Davis

**Others:** Ms. Dana Lynn McIntyre – Augusta Business Daily  
Ms. Jennifer Carrol – Reimagined Parking  
Ms. Nancy Williams – AGS Procurement

**CALL TO ORDER & PRAYER –** *Chairwoman Commissioner Ronic West called the meeting to order at 10:00am, Prayer offered by Commissioner Wilbert Barrett*

**I. AGENDA, MINUTES, STATISTICS, & CONSENT – Chairwoman Ronic West**

- A. April 29, 2026, Augusta Aviation Commission Meeting Agenda
- B. March 26, 2026, Augusta Aviation Commission Meeting Minutes
- C. March 2026 Statistics

*Motion by Commissioner Beman to correct March 2025 Statistics to reflect March 2026 Statistics  
Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Barrett to approve amended April 29, 2026,  
Augusta Aviation Commission Meeting Agenda, March 26, 2026, Augusta Aviation Commission Meeting  
Minutes, and March 2026 Statistics.  
No Discussion; Unanimous Ayes; Motion Carries*

**II. EMPLOYEE RECOGNITION**

- A. Introduce Finance Director – Herbert L. Judon, Jr. & Catherine Highsmith
  - i. Mr. Stephen Hedden
- B. Retirements – Herbert L. Judon, Jr., Catherine Highsmith, Diane Johnston, Patricia Brooks, Bruce Keller, Kenneth Hinkle
  - i. Mr. Greg Larsen – 9 years
  - ii. Mr. Robert Patterson – 9 years
    - Mrs. Patricia Brooks corrected Mr. Robert Patterson’s years of service as he was a contract employee for AGS, therefore working a total of 14 years.*
  - iii. Mr. Herman Ruffin – 9 years
  - iv. Ms. Deranda (Faye) Westbrook – 23 Years

**III. FINANCIALS – Mr. Stephen Hedden**

- A. March Financials to be presented during May Augusta Aviation Commission Meeting

**IV. DIRECTOR ACTION REQUESTS**

- A. Augusta Regional Airport (AGS) – Northwest Development Roadway & Utilities Recommendation of Award (ROA) – Elizabeth Giles
  - Motion by Commissioner Sasser 2<sup>nd</sup> by Commissioner Beman to approve Northwest Development Roadway & Utilities Recommendation of Award (ROA)*
  - No Discussion; Unanimous Ayes; Motion Carries*
- B. Augusta Regional Airport (AGS) – Security Camera Improvements Recommendation of Award (ROA) – Elizabeth Giles
  - Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Barrett to approve Security Camera Improvements Recommendation of Award (ROA)*
  - Discussion; Unanimous Ayes; Motion Carries*
- C. Augusta Regional Airport (AGS) - Memorandum of Understanding (MOU) with Destination Augusta (DA) – Lauren Smith
  - Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Beman to approve Memorandum of Understanding (MOU) with Destination Augusta (DA)*
  - Discussion; Unanimous Ayes; Motion Carries*

**V. INFORMATION ITEMS**

- A. Augusta Regional Airport (AGS) 26-111A Routine Maintenance & Emergency Maintenance Services to HVAC Systems – Bruce Keller
- B. Preliminary Masters Overview – Herbert L. Judon, Jr., Lauren Smith & Kenneth Hinkle
- C. Airline Updates – Herbert L. Judon, Jr.

D. Air Edu / Intern Presentation – Korey Anderson & Cody Mitchell

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Roland to enter Executive Session at 10:58am  
No Discussion; Unanimous Ayes; Motion Carries*

**VI. EXECUTIVE SESSION**

- A. To Discuss Personnel
- B. To Discuss Real Estate

*Motion by Commissioner Barrett 2<sup>nd</sup> by Commissioner Fennoy to adjourn Executive Session at 11:50am  
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Fennoy to execute Executive Session Affidavit  
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Sasser to approve Budget Amendment request in the amount of \$200,000  
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Roland to approve staff move forward with FY2027 Salary Study actions.  
No Discussion; Unanimous Ayes; Motion Carries*

**VII. COMMISSION COMMENTS / ACTION REQUESTS**

- A. Vote to publicly advertise scheduled Ordinance Update Workshops – Commissioner Ronic West
  - i. May 4, 2026, 9:00am – 11:00am; 6 Commissioners available
  - ii. May 21, 2026, 9:00am – 11:00am; 8 Commissioners available

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Sasser to schedule Ordinance Update Workshop  
May 21, 2026, 9:00am – 11:00am  
Discussion; Unanimous Ayes; Motion Carries*

**GENERAL DISCUSSION**

**ADJOURN MEETING**

**Motion to adjourn by Commissioner Fennoy 2<sup>nd</sup> by Commissioner McKnight  
No Discussion; Unanimous Ayes; Motion Carries**

**Meeting adjourned at 11:57pm**

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Ronic West, Chairwoman  
Augusta Aviation Commission

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Date



**Public Services Committee Meeting**

May 12, 2026

Alcohol License

- Department:** Planning & Development
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-21 – New Location: Ammar Raza is the applicant for Skyrise Investment 2026 Inc, is requesting Retail Package Beer and Wine, located at 3526 Wrightsboro Road, Augusta GA 30909. District 5, Super District 9.
- Background:** New Location
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant to pay a fee of \$1,330.00
- Alternatives:** N/A
- Recommendation:** Planning & Development Department approved the application subject to additional information not contradicting the applicant’s statements.  
Sheriff’s Office approved the application subject to additional information not contradicting applicants’ statements.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A

**Case Number:** A.N. 26-21  
**Application Type:** Retail Package Beer & Wine--New Location  
**Business Name:** Skyrise Investment 2026 Inc  
**Hearing Date:** May 12, 2026  
**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

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**Applicant:** Ammar Raza  
**Property Owner:** Beta- Columbia LLC  
**Address of Property:** 3526 Wrightsboro Road  
**Tax Parcel #:** 040-0-097-00-0  
**Commission Districts:** District 5,  
Super District 9



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**ANALYSIS:**

Location Restrictions:

- **Zoning:** General Business, B-2
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

**ADDITIONAL CONSIDERATIONS:**

- **Reputation, Character** – The applicant’s reputation, character, trade and business associations or past business ventures, mental and physical capacity to conduct business.
- **Previous Violations of Liquor Laws** – If the applicant is a previous holder of a license to sell alcoholic liquors, whether they have violated any laws, regulations, or ordinances relating to such business.
- **Manner of Conducting Prior Liquor Business** – If the applicant is a previous holder of a license to sell alcoholic liquors, the manner with which they conducted the business thereunder especially as to the necessity for unusual police observation and inspection to prevent the violation of any law, regulation, or ordinance relating to such business.
- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.

- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.
- **Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled or supervised by them, the manner with which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.
- **Previous Revocation of License** – If the applicant is a person whose license issued under the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

**FINANCIAL IMPACT:** The applicant will pay a fee of \$1,330.00.

**RECOMMENDATION:**

Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

Sherrif's Office recommends approval of the application subject to additional information not contradicting the applicant's statements.

**NOTE:** The staff report includes information available approximately two (2) weeks prior to the Public Services Committee meeting. It represents an evaluation of the facts presented by the applicant; research done by staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance and the Alcohol Ordinance of Augusta, Georgia. New facts may emerge, and staff reserve the right to make an oral recommendation at the hearing based on all information available at that time.

Alcohol License Application  
Physical Address:  
Augusta Planning & Development  
1803 Marvin Griffin Rd  
Augusta, GA 30906  
706-312-5038



Alcohol License Number (Office Use Only): LCB 2026 - 390 253

**Alcohol Beverage Application**

AN 26-21

Business Legal Name: SKYRISE INVESTMENTS 2026 INC

If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 3526 WRIGHTSBORO ROAD, AUGUSTA, GA, 30909  
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 040-0-097-00-0 Zoning: B2

Business Phone: (762 ) 218-3526 Home Phone: ( ) \_\_\_\_\_

Applicant Name: AMMAR RAZA

Applicant's Address: [REDACTED]  
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [REDACTED] Date of Birth: [REDACTED]

If Applicant is a transfer, list previous Applicant: \_\_\_\_\_

Location Manager(s): 1. RAJU VEMUGANTI

2. \_\_\_\_\_

3. \_\_\_\_\_

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency?  Yes  No

**Ownership Information**

Corporation (if applicable): Date Chartered: 1/14/2026

Mailing Address:

Name of Business: SKYRISE INVESTMENTS 2026 INC DBA BELAIR LUCKY LOTTO

Attention: AMMAR RAZA

Address: 3526 WRIGHTSBORO ROAD,

City/State/Zip: AUGUSTA, GA, 30909

Ownership Type:  Corporation  Partnership  Individual

Corporate Name: SKYRISE INVESTMENTS 2026 INC DBA BELAIR LUCKY LOTTO

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text. AMMAR RAZA	Click or tap here to enter text. PRESIDENT	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. 100%
Click or tap here to enter text.	Click or tap here to enter text. 5642	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

- Restaurant – Full  
  Restaurant – Limited  
  Hybrid  
  Lounge  
  Convenience Store  
 Package Store  
 Other: \_\_\_\_\_

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer		YES	YES		
Consumption on Premises					
Wholesale					

Total License Fee: \$ 1330      Prorated License Fee (After July 1 ONLY): \$ 665

Have you ever applied for an Alcohol Beverage License before:  Yes    No

If so, give year of application and its disposition: \_\_\_\_\_

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?

Yes  
  No  
 If so, please initial: AR

Attach a passport-sized photograph (front view) take within two years. Write name on back of the dealer submitting the license application.

Has any liquor business in which you hold, or have held, any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulation of Augusta – Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits?  Yes    No

If yes, give full details:

\_\_\_\_\_

\_\_\_\_\_

Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County, or Municipal law, regulation or ordinance? (Do not include traffic violations, with the exception of any offense pertaining to alcohol or drugs.) All other charges must be included, even if they are dismissed.  Yes    No

If yes, give reason charged or held, date and place where charged and its disposition.

\_\_\_\_\_

\_\_\_\_\_

List owner or owners of the building and property.

OWNER (BETA COLUMBIA LLC )

LEASE OWNER (SUDHA INVESTMENTS 2025 LLC), I AM THE SUBLET

List the name and other required information for each person, firm or corporation having any interest in the business.

AMMAR RAZA (100%)

If a new application, attach a surveyor's plat and state the straight-line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are being sold.

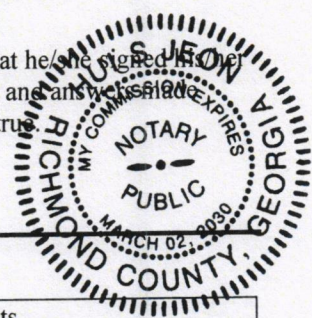
- A) Church: \_\_\_\_\_
- B) Library: \_\_\_\_\_
- C) School: \_\_\_\_\_
- D) Public Recreation: \_\_\_\_\_

State of Georgia, Augusta-Richmond County, I, AMMAR RAZA, do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the forgoing alcoholic beverage application are true.

*Ammar*  
Applicant Signature

I hereby certify that Ammar Raza is personally known to me. That he/she signed his/her name to the forgoing allocation stating to me that he/she knew and understood all statements and answers herein, and, under oath administered by me, has sworn that said statements and answers are true.

This 13 day of March, in the year 2026.



Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

The Board of Commissioners on the \_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, (Approved/Disapproved) the forgoing application.

\_\_\_\_\_  
Administrator Date



**Public Services Committee Meeting**

May 12, 2026

Alcohol License

- Department:** Planning & Development
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-23 – New Location: Arisa Albright is the applicant for Tiger Thailicious LLC dba Suea Thai, requesting Consumption on Premise Liquor, Beer, Wine, and Sunday Sales. This is located at 123 James Brown Blvd, Augusta GA 30901. District 1, Super District 9
- Background:** New Location.
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant to pay a fee of \$5610.00
- Alternatives:** N/A
- Recommendation:** Planning & Development Department approved the application subject to additional information not contradicting the applicant’s statements.  
  
Sheriff’s Office approved the application subject to additional information not contradicting applicants’ statements.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



Augusta-Richmond County  
Planning & Development Department  
Alcohol License Staff Report

**Case Number:** A.N. 26-23

**Application Type:** Consumption on Premises Liquor, Beer, Wine, and Sunday Sales– New Location (Full-Service Restaurant)

**Business Name:** Tiger Thailicious DBA Suea Thai

**Hearing Date:** May 12, 2026

**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

**Applicant:** Arisa Albright

**Property Owner:** 901 Broad Street LLC

**Address of Property:** 123 James Brown Blvd

**Tax Parcel #:** 037-3-088-00-0

**Commission Districts:** District 1,  
Super District 9



**ANALYSIS:**

Location Restrictions:

- **Zoning:** General Business, B-2
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

**ADDITIONAL CONSIDERATIONS:**

- **Reputation, Character** – The applicant’s reputation, character, trade and business associations or past business ventures, mental and physical capacity to conduct business.
- **Previous Violations of Liquor Laws** – If the applicant is a previous holder of a license to sell alcoholic liquors, whether they have violated any laws, regulations, or ordinances relating to such business.
- **Manner of Conducting Prior Liquor Business** – If the applicant is a previous holder of a license to sell alcoholic liquors, the manner in which they conducted the business thereunder especially as to the necessity for unusual police observation and inspection to prevent the violation of any law, regulation, or ordinance relating to such business.

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.

**Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled of supervised by them, the manner with which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.

- **Previous Revocation of License** – If the applicant is a person whose license issue dunder the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

**FINANCIAL IMPACT:** The applicant will pay a fee of \$5,610.00

**RECOMMENDATION:**

Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

Sherrif's Office recommends approval of the application subject to additional information not contradicting the applicant's statements.

**NOTE:** The staff report includes information available approximately two (2) weeks prior to the Public Services Committee meeting. It represents an evaluation of the facts presented by the applicant; research done by staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance and the Alcohol Ordinance of Augusta, Georgia. New facts may emerge, and staff reserve the right to make an oral recommendation at the hearing based on all information available at that time.

**COPY**

Alcohol License Application  
Licensing Division  
1803 Marvin Griffin Rd  
Augusta, GA 30904  
706-312-5038



Alcohol License Number (Office Use Only): LCB2026 0000335

**Alcohol Beverage Application**

Business Legal Name: TIGER THAILICIOUS LLC.  
If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 123 James Brown Blvd, Augusta  
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 037-3-088-00-0 Zoning: B-2

Business Phone: ( ) \_\_\_\_\_ Home Phone: <sup>cell</sup> (678) 665-6452

Applicant Name: ARISA ALBRIGHT

Applicant's Address: [REDACTED]  
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [REDACTED] Date of Birth: [REDACTED] 75

If Applicant is a transfer, list previous Applicant: \_\_\_\_\_

- Location Manager(s): 1. ARISA ALBRIGHT
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency?  Yes  No

**Ownership Information**

Corporation (if applicable): Date Chartered: \_\_\_\_\_

Mailing Address:  
Name of Business: TIGER THAILICIOUS LLC  
Attention: ARISA ALBRIGHT  
Address: 631 Fieldstone Way  
City/State/Zip: EVANS Ga 30809

Ownership Type:  Corporation  Partnership  Individual

Corporate Name: \_\_\_\_\_

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text. <b>ARISA ALBRIGHT</b>	Click or tap here to enter text. <b>Owner/Mgr</b>	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. <b>50%</b>
Click or tap here to enter text. <b>TIPPAWAN WONGKHEW</b>	Click or tap here to enter text. <b>Owner</b>	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text. <b>50%</b>
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

- Restaurant – Full  
  Restaurant – Limited  
  Hybrid  
  Lounge  
  Convenience Store  
 Package Store  
 Other: \_\_\_\_\_

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer					
Consumption on Premises	✓	✓	✓		✓
Wholesale					

Total License Fee: \$ 5610      Prorated License Fee (After July 1 ONLY): \$ 2805

Have you ever applied for an Alcohol Beverage License before:  Yes    No

If so, give year of application and its disposition: \_\_\_\_\_

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?

Yes  
  No  
 If so, please initial: AA

Attach a passport-sized photograph (front view) take within two years. Write name on back of the dealer submitting the license application.

Has any liquor business in which you hold, or have held, any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulation of Augusta – Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits?  Yes    No

If yes, give full details:

\_\_\_\_\_

\_\_\_\_\_

Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County, or Municipal law, regulation or ordinance? (Do not include traffic violations, with the exception of any offense pertaining to alcohol or drugs.) All other charges must be included, even if they are dismissed.  Yes    No

If yes, give reason charged or held, date and place where charged and its disposition.

\_\_\_\_\_

\_\_\_\_\_

List owner or owners of the building and property.

\_\_\_\_\_  
\_\_\_\_\_

List the name and other required information for each person, firm or corporation having any interest in the business

ARISA ALBRIGHT  
TIPPAWAN WONGKAEW

If a new application, attach a surveyor's plat and state the straight-line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are being sold.

A) Church: \_\_\_\_\_ C) School \_\_\_\_\_  
B) Library: \_\_\_\_\_ D) Public Recreation: \_\_\_\_\_

State of Georgia, Augusta-Richmond County, I, ARISA ALBRIGHT, do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the forgoing alcoholic beverage application are true.

[Signature]  
Applicant Signature



I hereby certify that Arisa Albright is personally known to be. That he/she stated his/her name to the forgoing allocation stating to me that he/she knew and understood all statements and answers made herein, and, under oath administered by me, has sworn that said statements and answers are true.

This 2nd day of March, in the year 2020.

Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

The Board of Commissioners on the \_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, (Approved/Disapproved) the forgoing application.

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Date



**Public Services Committee Meeting**

May 12, 2026

Alcohol License

- Department:** Planning & Development Department
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-24 – Existing Location, New Ownership: Aziz Ratnani is the applicant for Alex & Kavita Food Mart LLC requesting Retail Package Beer, and Wine located at 2078 Old Savannah Road, Augusta GA 30901. District 2, Super District 9
- Background:** Existing location, new ownership
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant will pay a fee of \$1,330.00
- Alternatives:** N/A
- Recommendation:** Planning & Development Department approved the application subject to additional information not contradicting the applicant’s statements.  
  
Sheriff’s Office approved the application subject to additional information not contradicting applicant’s statements.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



**PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**Case Number:** A.N. 26-24  
**Application Type:** Retail Package Beer, and Wine – Exiting Location, New Ownership  
**Business Name:** Alex & Kavita Food Mart LLC  
**Hearing Date:** May 12, 2026  
**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager

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**Applicant:** Aziz Ratnani  
**Property Owner:** Real Fortune 7 Inc  
**Address of Property:** 2078 Old Savannah Road  
**Tax Parcel #:** 087-02-012-01-0  
**Commission Districts:** District 2,  
Super District 9



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**ANALYSIS:**

Location Restrictions:

- **Zoning:** General Business B-2
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

**ADDITIONAL CONSIDERATIONS:**

- **Reputation, Character** – The applicant’s reputation, character, trade and business associations or past business ventures, mental and physical capacity to conduct business.
- **Previous Violations of Liquor Laws** – If the applicant is a previous holder of a license to sell alcoholic liquors, whether they have violated any laws, regulations, or ordinances relating to such business.
- **Manner of Conducting Prior Liquor Business** – If the applicant is a previous holder of a license to sell alcoholic liquors, the manner in which they conducted the business thereunder especially as to



Augusta-Richmond County  
 Planning & Development Department  
 Alcohol License Staff Report

the necessity for unusual police observation and inspection to prevent the violation of any law, regulation, or ordinance relating to such business.

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.
- **Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled or supervised by them, the manner in which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.
- **Previous Revocation of License** – If the applicant is a person whose license issued under the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

**FINANCIAL IMPACT:** The applicant will pay a fee of \$1,330.00

**RECOMMENDATION:**

Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

Sherrif's Office recommends approval of the application subject to additional information not contradicting the applicant's statements.

**NOTE:** The staff report includes information available approximately two (2) weeks prior to the Public Services Committee meeting. It represents an evaluation of the facts presented by the applicant; research done by staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance and the Alcohol Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make an oral recommendation at the hearing based on all information available at that time.

**COPY**

Alcohol License Application  
Licensing Division  
1803 Marvin Griffin Rd  
Augusta, GA 30904  
706-312-5038



Alcohol License Number (Office Use Only): LCB20260000377

**Alcohol Beverage Application**

Business Legal Name: ALEX & KAVITA FOODMART LLC  
If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 2078 OLD SAVANNAH RD AUGUSTA, GA 30901  
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 087-2-012-01-0 Zoning: B2

Business Phone: ( ) 7327910937 Home Phone: ( ) \_\_\_\_\_

Applicant Name: AZIZ RATNANI

Applicant's Address: [REDACTED]  
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [REDACTED] Date of Birth: [REDACTED]

If Applicant is a transfer, list previous Applicant: \_\_\_\_\_

- Location Manager(s): 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency?  Yes  No

**Ownership Information**

Corporation (if applicable): Date Chartered: 1/15/2026

Mailing Address:

Name of Business: ALEX & KAVITA FOODMART LLC  
Attention: \_\_\_\_\_  
Address: 2078 OLD SAVANNAH RD AUGUSTA GA, 30901  
City/State/Zip: AUGUSTA, GA 30901

Ownership Type:  Corporation  Partnership  Individual

Corporate Name: ALEX & KAVITA FOODMART LLC

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

- Restaurant - Full  
  Restaurant - Limited  
  Hybrid  
  Lounge  
  Convenience Store  
 Package Store  
 Other: \_\_\_\_\_

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer		✓	✓		✓
Consumption on Premises					
Wholesale					

Total License Fee: \$ 1330      Prorated License Fee (After July 1 ONLY): \$ 665

Have you ever applied for an Alcohol Beverage License before?  Yes    No

If so, give year of application and its disposition: \_\_\_\_\_  
 \_\_\_\_\_

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?

Yes  
  No  
 If so, please initial:   ✓  

Attach a passport-sized photograph (front view) take within two years. Write name on back of the dealer submitting the license application.

Has any liquor business in which you hold, or have held, any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulation of Augusta - Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits?  Yes    No

If yes, give full details:

\_\_\_\_\_

\_\_\_\_\_

Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County, or Municipal law, regulation or ordinance? (Do not include traffic violations, with the exception of any offense pertaining to alcohol or drugs.) All other charges must be included, even if they are dismissed.  Yes    No

If yes, give reason charged or held, date and place where charged and its disposition.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List owner or owners of the building and property.

AZIZ RATNANI

List the name and other required information for each person, firm or corporation having any interest in the business.

ALEX & KAVITA FOODMART LLC

If a new application, attach a surveyor's plat and state the straight-line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are being sold.

A) Church: \_\_\_\_\_ C) School \_\_\_\_\_  
B) Library: \_\_\_\_\_ D) Public Recreation: \_\_\_\_\_

State of Georgia, Augusta-Richmond County, I, \_\_\_\_\_, do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the forgoing alcoholic beverage application are true.

[Signature]  
Applicant Signature

I hereby certify that \_\_\_\_\_ is personally known to be. That he/she signed his/her name to the forgoing allocation stating to me that he/she knew and understood all statements and answers made herein, and, under oath administered by me, has sworn that said statements and answers are true.

This 3 day of May, in the year 2026

Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

The Board of Commissioners on the \_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, (Approved/Disapproved) the forgoing application.

\_\_\_\_\_  
Administrator Date



**Public Services Committee Meeting**

May 12, 2026

Alcohol License

- Department:** Planning & Development Department
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-25– Existing Location, New Ownership: Darshana Somaiva is the applicant for DAZ Petroleum, LLC requesting Retail Package Beer and Wine located at 1898 Gordon Hwy, Augusta GA 30904. District 2, Super District 9
- Background:** Existing location, new ownership
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant will pay a fee of \$1,330.00
- Alternatives:** N/A
- Recommendation:** Planning & Development Department approved the application subject to additional information not contradicting the applicant’s statements.  
Sheriff’s Office approved the application subject to additional information not contradicting applicant’s statements.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



**PLANNING & DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**Case Number:** A.N. 26-25  
**Application Type:** Retail Package Beer, and Wine – Exiting Location, New Ownership  
**Business Name:** DAZ Petroleum, Inc  
**Hearing Date:** May 12, 2026  
**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager

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**Applicant:** Darshana Somaiva  
**Property Owner:** Shivling LLC  
**Address of Property:** 1898 Gordon Hwy  
**Tax Parcel #:** 070-1-058-00-0  
**Commission Districts:** District 2,  
Super District 9



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**ANALYSIS:**

Location Restrictions:

- **Zoning:** Light Industrial L-1
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

**ADDITIONAL CONSIDERATIONS:**

- **Reputation, Character** – The applicant’s reputation, character, trade and business associations or past business ventures, mental and physical capacity to conduct business.
- **Previous Violations of Liquor Laws** – If the applicant is a previous holder of a license to sell alcoholic liquors, whether they have violated any laws, regulations, or ordinances relating to such business.
- **Manner of Conducting Prior Liquor Business** – If the applicant is a previous holder of a license to sell alcoholic liquors, the manner in which they conducted the business thereunder especially as to



Augusta-Richmond County  
 Planning & Development Department  
 Alcohol License Staff Report

the necessity for unusual police observation and inspection to prevent the violation of any law, regulation, or ordinance relating to such business.

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.
- **Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled of supervised by them, the manner in which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.
- **Previous Revocation of License** – If the applicant is a person whose license issue dunder the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

**FINANCIAL IMPACT:** The applicant will pay a fee of \$1,330.00

**RECOMMENDATION:**

Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

Sherrif's Office recommends approval of the application subject to additional information not contradicting the applicant's statements.

**NOTE:** The staff report includes information available approximately two (2) weeks prior to the Public Services Committee meeting. It represents an evaluation of the facts presented by the applicant; research done by staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance and the Alcohol Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make an oral recommendation at the hearing based on all information available at that time.

**COPY**

Alcohol License Application  
Physical Address:  
Augusta Planning & Development  
1803 Marvin Griffin Rd  
Augusta, GA 30906  
706-312-5038



Alcohol License Application  
Mailing Address:  
Augusta Planning & Development  
P.O. Box 9270  
Augusta, GA 30906

Alcohol License Number (Office Use Only): LCB 2026000225

**Alcohol Beverage Application**

Business Legal Name: DAZ Petroleum Inc  
If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 1898 Gordon Hwy, Augusta, GA-30904  
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 0701058000 Zoning: \_\_\_\_\_

Business Phone: [REDACTED] Home Phone: [REDACTED]

Applicant Name: Darshana Somaiva

Applicant's Address: [REDACTED]  
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [REDACTED] Date of Birth: [REDACTED]

If Applicant is a transfer, list previous Applicant: \_\_\_\_\_

- Location Manager(s): 1. Ravi  
2. \_\_\_\_\_  
3. \_\_\_\_\_

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency?  Yes  No

**Ownership Information**

Corporation (if applicable): Date Chartered: 11/18/2025

Mailing Address:

Name of Business: DAZ Petroleum Inc  
Attention: Darshana Somaiva  
Address: 1898 Gordon Hwy  
City/State/Zip: Augusta, Ga- 30904

Ownership Type:  Corporation  Partnership  Individual

Corporate Name: DAZ Petroleum Inc

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text. Darshana Somaiya 100% shareholder	Click or tap here to enter text.	Click or tap here to enter text. [REDACTED] 03	Click or tap here to enter text. [REDACTED]	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

- Restaurant – Full  
  Restaurant – Limited  
  Hybrid  
  Lounge  
  Convenience Store  
 Package Store  
 Other: \_\_\_\_\_

Convenience Store

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer		X	X		X
Consumption on Premises					
Wholesale					

Total License Fee: \$ 1330      Prorated License Fee (After July 1 ONLY): \$ 665

Have you ever applied for an Alcohol Beverage License before:  Yes    No

If so, give year of application and its disposition: \_\_\_\_\_  
 \_\_\_\_\_

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?  
 Yes    No   If so, please initial: DS

Attach a passport-sized photograph (front view) take within two years. Write name on back of the dealer submitting the license application.

Has any liquor business in which you hold, or have held, any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulation of Augusta – Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits?  Yes    No  
 If yes, give full details:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County, or Municipal law, regulation or ordinance? (Do not include traffic violations, with the exception of any offense pertaining to alcohol or drugs.) All other charges must be included, even if they are dismissed.  Yes    No

If yes, give reason charged or held, date and place where charged and its disposition.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



List owner or owners of the building and property.

DAZ 1898 Properties LLC

List the name and other required information for each person, firm or corporation ~~having~~ any interest in the business.

Darshana Somaiva - 100% shareholder

If a new application, attach a surveyor's plat and state the straight-line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are being sold.

Existing Convenience St

A) Church: \_\_\_\_\_

C) School: \_\_\_\_\_

B) Library: \_\_\_\_\_

D) Public Recreation: \_\_\_\_\_

State of Georgia, Augusta-Richmond County, I, Darshana Somaiva, do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the forgoing alcoholic beverage application are true.

*Darshana Somaiva*  
Applicant Signature

I hereby certify that Darshana Somaiva is personally known to be. That he/she signed his/her name to the forgoing allocation stating to me that he/she knew and understood all statements and answers made herein, and, under oath administered by me, has sworn that said statements and answers are true.

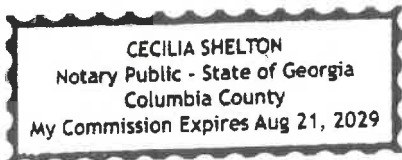
This 6 day of January, in the year 2026.

Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

The Board of Commissioners on the \_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, (Approved/Disapproved) the forgoing application.

\_\_\_\_\_  
Administrator Date



*Cecilia Shelton*  
Notary Public



**Public Services Committee Meeting**

May 12, 2026

Alcohol License

- Department:** Planning & Development
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** A.N. 26-26 – New Location: Consumption on Premises Beer, Wine, and Sunday Sales. Karmarsha Johnson is the applicant for Anthony Johnson d/b/a Big Mama Soul Food #2, located at 720 E Robinson Ave Ste 101, Grovetown GA 30813. District 3, Super District 10
- Background:** New Location- Full Restaurant
- Analysis:** Applicant meets the requirements of the City of Augusta’s Alcohol Ordinance.
- Financial Impact:** Applicant to pay a fee of \$2,495.00
- Alternatives:** N/A
- Recommendation:** Planning & Development Department approved the application subject to additional information not contradicting the applicant’s statements.  
  
Sheriff’s Office approved the application subject to additional information not contradicting applicants’ statements.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



Augusta-Richmond County  
Planning & Development Department  
Alcohol License Staff Report

**Case Number:** A.N. 26-26

**Application Type:** Consumption on Premises Beer, Wine, and Sunday Sales– New Location  
(Full-Service Restaurant)

**Business Name:** Anthony Johnson d/b/a Big Mama Soulfood #2

**Hearing Date:** May 12, 2026

**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager, Planning and Development Department

**Applicant:** Karmarsha Johnson

**Property Owner:** Shank Inc

**Address of Property:** 720 E. Robinson Avenue Ste 101

**Tax Parcel #:** 078-0-177-00-0

**Commission Districts:** District 3,  
Super District 10



**ANALYSIS:**

Location Restrictions:

- **Zoning:** General Business, B-2
- **Distance Requirements:** The proposed location for retail package Beer & Wine meets the minimum distance to churches, schools, libraries, and public recreational areas.

**ADDITIONAL CONSIDERATIONS:**

- **Reputation, Character** – The applicant’s reputation, character, trade and business associations or past business ventures, mental and physical capacity to conduct business.
- **Previous Violations of Liquor Laws** – If the applicant is a previous holder of a license to sell alcoholic liquors, whether they have violated any laws, regulations, or ordinances relating to such business.
- **Manner of Conducting Prior Liquor Business** – If the applicant is a previous holder of a license to sell alcoholic liquors, the manner in which they conducted the business thereunder especially as to the necessity for unusual police observation and inspection to prevent the violation of any law, regulation, or ordinance relating to such business.

- **Location** - The location for which the license is sought, as to traffic congestion, general character of neighborhood, and the effect such an establishment would have on the adjacent surrounding property values.
- **Number of Licenses in a Trading Area** – The number of licenses already granted for a similar business in the trading area of place for which the license is sought.

**Dancing** – If dancing is to be permitted upon the premise for which the license is sought and the applicant has previously permitted dancing upon the premises controlled of supervised by them, the manner with which they controlled or supervised such dancing to prevent any violation of any law, regulation, or ordinance.

- **Previous Revocation of License** – If the applicant is a person whose license issue dunder the police powers of any governing authority has been previously suspended, or revoked, or who has previously had an alcoholic beverages license suspended or revoked.
- **Payment of Taxes** - If the applicant and business are not delinquent in the payment of any local taxes.
- **Congregation of Minors** – Any circumstances which may cause minors to congregate in the vicinity of the proposed location, even if the location meets the distance requirements under Section 6-2-64(b) herein.
- **Prior Incidents** - Evidence that a substantial number of incidents requiring police intervention have occurred within a square city block of the proposed location during the twelve (12) months immediately preceding the date of application.
- **Previous Denial or Revocation** – The denial of an application or revocation of a license, occurring within the preceding twelve (12) months, which was based on the qualifications of the proposed location.

**FINANCIAL IMPACT:** The applicant will pay a fee of \$2495.00

**RECOMMENDATION:**

Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

Sherrif's Office recommends approval of the application subject to additional information not contradicting the applicant's statements.

**NOTE:** The staff report includes information available approximately two (2) weeks prior to the Public Services Committee meeting. It represents an evaluation of the facts presented by the applicant; research done by staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance and the Alcohol Ordinance of Augusta, Georgia. New facts may emerge, and staff reserve the right to make an oral recommendation at the hearing based on all information available at that time.

**COPY**

Alcohol License Application  
Licensing Division  
1803 Marvin Griffin Rd  
Augusta, GA 30904  
706-312-5038



Item 9.

Alcohol License Number (Office Use Only): LCB20260000506

**Alcohol Beverage Application**

Business Legal Name: Anthony Johnson  
If registered with the Georgia Secretary of State, a copy of the current year registration is required. Out of state businesses must register as a foreign entity with the Georgia Secretary of State. If you are a sole proprietor, provide your legal name.

Physical Location: 720 E Robinson Ave Ste 101  
(Complete Street Address - City, State, Zip Code)

Business Location: Map & Parcel #: 078-0-177-00-0 Zoning: B2

Business Phone: (706) 755-2043 #1 Biz Home Phone: (706) 699-2460

Applicant Name: Karmarsha Johnson  
Applicant's Address: [Redacted]  
(Complete Street Address - City, State, Zip Code)

Applicant's Social Security: [Redacted] Date of Birth: [Redacted]

If Applicant is a transfer, list previous Applicant: \_\_\_\_\_

Location Manager(s): 1. Anthony Johnson  
2. \_\_\_\_\_  
3. \_\_\_\_\_

Is Applicant an American Citizen or Alien lawfully admitted for permanent residency?  Yes  No

**Ownership Information**

Corporation (if applicable): Date Chartered: \_\_\_\_\_

Mailing Address:  
Name of Business: Big Mama Soul food  
Attention: Karmarsha Johnson  
Address: 2803 Wrightboro Rd # 30  
City/State/Zip: Augusta Ga 30909

Ownership Type:  Corporation  Partnership  Individual

Corporate Name: \_\_\_\_\_

List name and other required information for each person having interest in this business.

Name	Position	SSNO #	Address	Interest
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

What type of business will you operate in this location?

- Restaurant – Full  
  Restaurant – Limited  
  Hybrid  
  Lounge  
  Convenience Store  
 Package Store  
 Other: \_\_\_\_\_

License Information	Liquor	Beer	Wine	Dance	Sunday Sales
Retail Package Dealer					
Consumption on Premises		✓	✓		✓
Wholesale					

Total License Fee: \$ 2495      Prorated License Fee (After July 1 ONLY): \$ 1247.50

Have you ever applied for an Alcohol Beverage License before:  Yes    No

If so, give year of application and its disposition: \_\_\_\_\_  
 \_\_\_\_\_

Are you familiar with Georgia and Augusta-Richmond County laws regarding the sale of alcoholic beverages?

Yes  
  No  
 If so, please initial:   *KS*  

Attach a passport-sized photograph (front view) take within two years. Write name on back of the dealer submitting the license application.

Has any liquor business in which you hold, or have held, any financial interest, or are employed, or have been employed, ever been cited for any violation of the rules and regulation of Augusta – Richmond County or the State Revenue Commission relating to the sale and distribution of distilled spirits?  Yes    No

If yes, give full details:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Have you ever been arrested, or held by Federal, State, or other law-enforcement authorities, for any violation of any Federal, State, County, or Municipal law, regulation or ordinance? (Do not include traffic violations, with the exception of any offense pertaining to alcohol or drugs.) All other charges must be included, even if they are dismissed.  Yes    No

If yes, give reason charged or held, date and place where charged and its disposition.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

List owner or owners of the building and property.

Meybohm, Shank Inc.

List the name and other required information for each person, firm or corporation having any interest in the business.

\_\_\_\_\_

If a new application, attach a surveyor's plat and state the straight-line distance from the property line of school, church, library, or public recreation area to the wall of the building where alcohol beverages are being sold.

A) Church: \_\_\_\_\_ C) School: \_\_\_\_\_  
B) Library: \_\_\_\_\_ D) Public Recreation: \_\_\_\_\_

State of Georgia, Augusta-Richmond County, I, \_\_\_\_\_, do solemnly swear, subject to the penalties of false swearing, that the statements and answers made by me as the applicant in the forgoing alcoholic beverage application are true.

Karl John  
Applicant Signature

I hereby certify that Kamarsha Johnson is personally known to be. That he/she signed his/her name to the forgoing allocation stating to me that he/she knew and understood all statements and answers made herein, and, under oath administered by me, has sworn that said statements and answers are true.

This 6 day of April, in the year 2020.

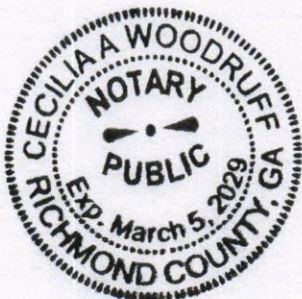
Office Use Only

Department Recommendation	Approve	Deny	Comments
Alcohol Inspection	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Sheriff	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.
Fire Inspector	<input type="checkbox"/>	<input type="checkbox"/>	Click or tap here to enter text.

The Board of Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, (Approved/Disapproved) the forgoing application.

Administrator

Date





**Public Services Committee Meeting**

May 12, 2026

**Massage Operator’s License Application**

- Department:** Planning and Development Department
- Presenter:** Cecilia Woodruff, Planning Services Branch Manager
- Caption:** M.N. 26-05: A request by Cheryl Connell for Massage Operator’s License to be used in connection with C-Y Transformations located at 3154 Perimeter Parkway Ste 1. District 3, Super District 10.
- Background:** New Location
- Analysis:** The applicant meets the requirements of the City of Augusta’s Massage Therapy Ordinance.
- Financial Impact:** The applicant will pay an application fee of \$120.00, and a fee based on Gross Revenue.
- Alternatives:** N/A
- Recommendation:** Planning & Development recommends approval of the application subject to additional information not contradicting the applicant’s statements.  
 Sheriff’s Office recommends approval of the application subject to additional information not contradicting the applicant’s statements.
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



Augusta-Richmond County  
Planning & Development Department  
Massage License Staff Report

**Application Type:** Massage Operators License – New Location  
**Business Name:** C-Y Transformations  
**Hearing Date:** May 12, 2026  
**Prepared By:** Cecilia Woodruff, Planning Services Branch Manager  
Planning & Development Department

**Applicant:** Cheryl Connell  
**Property Owner:** Snelling Properties LLP  
**Address of Property:** 3154 Perimeter Parkway Ste 1  
**Tax Parcel #:** 022-4-031-00-0  
**Commission Districts:** District 3,  
Super District 10  
**Background:** New Location



**ANALYSIS:**

Location Restrictions:

- **Zoning:** B2

**LICENSE REQUIREMENTS:**

- Any person desiring to own, operate, conduct, or carry on in Augusta, Georgia, the business of offering or providing massage therapy, before doing so shall have in his/her possession the current operator’s license. A licensee holding an operator’s license under this chapter is not authorized or licensed to actually perform the massage therapy on the customers of the massage therapy business unless such licensee also holds a massage therapy license. Any person other than an exempt person , employed or otherwise engaged by a massage therapy business to perform massage therapy on menders of the public shall, prior to engaging in such activity, have in person’s possession, a then current massage therapy license issued by the Augusta-Richmond County Commission. A licensee holding a massage therapy license is not licensed to own, operate, conduct, or carry on a massage therapy business without an operator’s license. Any massage therapy business which does not maintain an office in Augusta-Richmond County, but which sends a massage therapist into Augusta-Richmond County to provide massage therapy on an outcall basis, must possess an operator’s License. Any person providing massage on an outcall basis must possess a massage therapy license.

**Qualifications for Operator’s License, Section 6-4-3**

- Must be at least 18 years of age and have received a high school diploma or graduate equivalency diploma.
- Must be a citizen of the United States or alien lawfully admitted.
- Must show ownership in the business.
- Consent to criminal background check. No operator's license shall be issued to any person convicted of or pleading guilty or nolo contendere to any charge under any federal, state, or local law within ten (10) years prior to filing date of the application for an operator's license.
- No operator's license shall be issued to any person who has had any license under the police powers of Augusta revoked within two (2) years to filing the application for an operator's license,
- If a person in whose name an operator's license is issued is not a resident of Augusta, such person must appoint and continuously maintain in Augusta a registered agent upon whom any process, notice or demand required or permitted by law or under this chapter may be served.
- An operator's license may be denied where it appears to the Augusta-Richmond County Commission that the applicant does not have adequate financial strength or adequate financial participation on the proposed business to direct and manage its affairs, or where it appears that the applicant is intended or likely to be a surrogate for a person who would not otherwise qualify for an operator's license.
- At the time of filing the application for an operator's license and thereafter, the applicant must have in his/her employ or under a binding contract, a person who holds a massage therapy license for the applicant if the operator's license is granted.

**FINANCIAL IMPACT:** The applicant will pay an administrative fee of \$120.00 for the Massage Operator's License, and a fee based on estimated gross revenue reported.

**RECOMMENDATION:**

Planning and Development Department recommends approval of the application subject to additional information not contradicting the applicant's statements.

Sherrif's Office recommends approval of the application subject to additional information not contradicting the applicant's statements.

**NOTE:** The staff report includes information available approximately two (2) weeks prior to the Public Services Committee meeting. It represents an evaluation of the facts presented by the applicant; research done by staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance and the Alcohol Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make an oral recommendation at the hearing based on all information available at that time.

**COPY**

**PERSONNEL STATEMENT  
1803 MARVIN GRIFFIN ROAD  
AUGUSTA, GA. 30906**

- 1) Full Name of Applicant: Cheryl Lynn Connell
- 2) Home Address: 155 Morehead DR, Martinez, GA 30907
- 3) Telephone #: [REDACTED] SS#: [REDACTED] Date of Birth [REDACTED]
- High School Diploma: Yes  No  or GED: Yes  No
- 4) Trade name of Business of which personnel statement is a part of: C-4 Transformations
- 
- 5) Business Address: 3154 Perimeter Parkway, Suite 1, Augusta GA 30909
- 6) Business Telephone: (706) 284-9481
- 7) Position of Applicant in Business: Owner/operator
- 8) Other names used by applicant: maiden name, names used in former marriages, alias, stage name and/or nicknames Graham, Rodriguez, King
- 9) Place of Birth: Columbia, Missouri U.S. Citizen  yes ( ) no
- Naturalized: \_\_\_\_\_ Date, Place and Court: \_\_\_\_\_
- Certification No: \_\_\_\_\_
- 10) Martial Status: ( ) Married  Divorced ( ) Separated ( ) Widowed ( ) Single
- 11) If married, divorced, or widowed, complete the information requested below.
- Full name of spouse: Marvin Fred Graham JR SS# \_\_\_\_\_
- 12) Applicants: Height: 5'9" Weight: 185 Age: ? 56 - he's deceased
- Color Hair: Black Color Eyes: Brown

13) Employment Records: (Give most recent experience first. If self-employed, give details)

From		To		Occupation and Description of Duties Performed	Salaries Received	Employees	State	Reason for Leaving
Month	Year	Month	Year					
Aug	2015	Dec	2025	Massage Practice Owner/operator	125/hr	-	GA	Lease Expired
Dec	2007	Current		RN in Surg/Trauma ICU	42.50	-	GA	Still employed
April	2005	Dec	2007	RN in CCU U Hosp	?	-	GA	Changed to MCG
	1998	April	2005	LPN Select Spec. Hosp		-	GA	Became RN A <sup>101</sup> Hosp.
OCT	1989	Aug	1997	medic/LPN US Army	E-5	-	GA	ETS <sup>id</sup>

14) List in reverse chronological order all of your residence for the past ten years.

From		Street	City	State
Month	Year			
Aug	1999 - Current	155 Morehead Dr	Martinez	GA

15) References: Give three personal references, not relatives, former employers, fellow employees, or school teachers, who are responsible, reputable, adults, business or professional men or women, who have known you well during the past five years. (Name, residence, business, address, and number of years known).  
Linda Carter, 184 Bobhill St, N. Augusta, SC 29810 - Nurse Practitioner - 4yrs  
Annalise Premier, 4081 Speaker St, Martinez GA 30507 - Physician Assistant - 4yrs  
Adam Jeter, 630 Morris Run, N. Augusta, SC 29810 Home Inspector - 5yrs

16) Military service: (Serial numbers, branch of service, period of service, type of discharge)  
US Army 91C, OCT 1989 - Aug 1997 - Honorable

17) Have you ever been arrested, or held by Federal, State, or other law enforcement authorities, for any violations of any federal, state, county, or municipal law, regulation or ordinance? (Do not include traffic violations, unless they are offenses pertaining to alcohol or drugs, such as driving under the influence.) All other charges must be included even if they were dismissed: Give reason charged or held, date, place where charged and disposition. Technically NO - However [REDACTED]

18) Attach two (2) copies of driver's license and or picture I.D. to application. [REDACTED]

Note: Before signing this statement, check all answers and explanations to see that you have answered all questions correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herein.

VERIFICATION

State of Georgia Richmond County

Cheryl Lynn Connell do solemnly swear, subject to the penalties of false swearing that the statements and answers made by me as the applicant in the forgoing personnel statement are true.

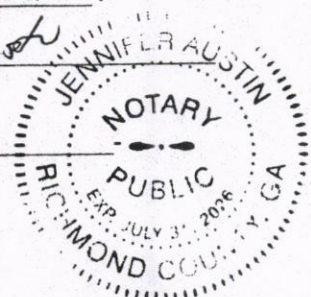
Cheryl Lynn Connell  
 Applicant's signature (Full name in ink)

I hereby certify that Cheryl Lynn Connell  
 (the above signed person) is personally known to me, that he/she signed his/her name to the foregoing application stating to me that he/she knew and understood all statements and answers made therein, and, under oath.

This 17th day of March in the year 2026

Jennifer Austin  
 Notary Public  
 Disapproval

Sheriff Department Approval \_\_\_\_\_





**Public Services Committee Meeting**

Meeting Date: 05/12/26

Augusta Regional Airport (AGS) – 2026 Budget Amendment

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**Department:** Augusta Regional Airport (AGS)

**Presenter:** Herbert L. Judon, Jr.

**Caption:** Augusta Regional Airport (AGS) – Approve amendment to the Airport’s 2026 Budget: transferring \$140,000.00 from “Available for Future Years” into the “Airport Administration Permanent Full Time Regular Salary & Wages.”

**Background:** In FY 2026, the Airport will be making multiple organizational (personnel) adjustments to improve operations. Most of these adjustments were unknown during the budget development cycle in 2025 and are driven by a variety of factors inclusive of the assignment of additional responsibilities, position reclassifications, promotions, retention, and succession planning initiatives. All adjustments will follow normal policies and approval processes.

To support the compensation associated with these actions, sufficient funding must be available within the “Personnel Services & Benefits” budget section. This administrative/approval process is mandated to move funds to/from this particular section of the budget.

**Analysis:** The Airport’s budgetary line item, “Available for Future Years” contingency totals \$2,916,440.00 for 2026. ***This amendment will not affect or increase the Airport’s overall balanced budget; it simply administratively moves funds from one line-item to another.*** Moreover, the Airport anticipates the total impact of this request (inclusive of other internal efficiencies) to result in a net decrease to Airport personnel expenditures.

**Financial Impact:** Airport’s 2026 Budget: transferring \$140,000.00 from “Available for Future Years” into the “Airport Administration Permanent Full Time Regular Salary & Wages.”

**Alternatives:** N/A

**Recommendation:** Approve amendment to the Airport’s 2026 Budget: transferring \$200,000.00 from “Available for Future Years” into the “Airport Administration Permanent Full Time Regular Salary & Wages.”

**Funds are available in the following accounts:** 551101110/6021110

**REVIEWED AND APPROVED BY:** N/A



## Public.Services.Committee.Meeting

Meeting Date: 05/12/26

Augusta Regional Airport (AGS) – 2026 Budget Amendment

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- Department:** Augusta Regional Airport (AGS)
- Presenter:** Herbert L. Judon, Jr.
- Caption:** Augusta Regional Airport (AGS) – Approve amendment to the Airport’s 2026 Budget: transferring \$200,000.00 from the “Available for Future Years” line item into the “Airport Administration Permanent Full-Time Regular Salary & Wages” line item.
- Background:** In FY 2026, the Airport will be making multiple organizational (personnel) adjustments to improve operations. Most of these adjustments were unknown during the budget development cycle in 2025 and are driven by a variety of factors inclusive of the assignment of additional responsibilities, position reclassifications, promotions, retention, and succession planning initiatives. All adjustments will follow normal policies and approval processes.
- To support the compensation associated with these actions, sufficient funding must be available within the “Personnel Services & Benefits” budget section. This administrative/approval process is mandated to move funds to/from this particular section of the budget.
- Sufficient funds to cover these actions are technically already available within the Airport’s current Personnel Services & Benefits section.
- Analysis:** The Airport’s budgetary line item, “*Available for Future Years*” contingency totals \$2,916,440.00. ***This amendment will not affect or increase the Airport’s overall balanced budget; it simply administratively moves funds from one line-item to another.*** Moreover, the Airport anticipates the total impact of this request (inclusive of other internal efficiencies) to result in a net decrease to Airport personnel expenditures.

**Financial Impact:** Airport’s 2026 Budget: transferring \$200,000.00 from the “Available for Future Years” line item into the “Airport Administration Permanent Full Time Regular Salary & Wages” line item.

**Alternatives:** N/A

**Recommendation:** Approve amendment to the Airport’s 2026 Budget: transferring \$200,000.00 from the “Available for Future Years” line item into the “Airport Administration Permanent Full Time Regular Salary & Wages” line item.

**Funds are available in the following accounts:** Transfer funds **From Account #:** 55110.1110.60.21110  
**To Account #:** 55108.1101.51.11110

**REVIEWED AND APPROVED BY:** N/A



(706) 798-3236 • Fax: (706) 798-1551 • 1501 Aviation Way • Augusta, Georgia 30906 • www.flyags.com

**Augusta Aviation Commission Meeting Minutes**

**April 30, 2026**

**10:00 a.m.**

**Orwen Aviation Commission Chambers  
2nd Floor - Terminal Building**

**Commission Members:** Commissioner Ronic West; Commissioner Michael Cioffi;  
Commissioner William Fennoy; Commissioner Marshall McKnight;  
Commissioner Wilbert Barrett; Commissioner James Germany;  
Commissioner Randy Sasser; Commissioner Kay Roland;  
Commissioner Davis Beman

**Absent:** Commissioner Dan Troutman; Commissioner Larry Harris;  
Commissioner Dr. Charles Larke;

**Staff:** Mr. Herbert L. Judon, Jr.; Ms. Lauren Smith; Mr. Kenneth Hinkle;  
Mr. Robert Kerr – Staff Attorney; Ms. Jennifer Humphrey;  
Ms. Elizabeth Giles; Chief Fred Shaver; Ms. Diane Johnston;  
Ms. Catherine Highsmith; Mr. Tyler Good; Mr. Stephen Hedden;  
Mr. Greg Larsen; Mr. Bruce Keller; Mr. Herman Ruffin;  
Mr. Robert Patterson; Ms. Patricia Brooks; Mr. Corey Anderson;  
Mr. DeAndre Davis

**Others:** Ms. Dana Lynn McIntyre – Augusta Business Daily  
Ms. Jennifer Carrol – Reimagined Parking  
Ms. Nancy Williams – AGS Procurement

**CALL TO ORDER & PRAYER –** *Chairwoman Commissioner Ronic West called the meeting to order at 10:00am, Prayer offered by Commissioner Wilbert Barrett*

**I. AGENDA, MINUTES, STATISTICS, & CONSENT – Chairwoman Ronic West**

- A. April 29, 2026, Augusta Aviation Commission Meeting Agenda
- B. March 26, 2026, Augusta Aviation Commission Meeting Minutes
- C. March 2026 Statistics

*Motion by Commissioner Beman to correct March 2025 Statistics to reflect March 2026 Statistics  
Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Barrett to approve amended April 29, 2026,  
Augusta Aviation Commission Meeting Agenda, March 26, 2026, Augusta Aviation Commission Meeting  
Minutes, and March 2026 Statistics.  
No Discussion; Unanimous Ayes; Motion Carries*

## II. EMPLOYEE RECOGNITION

- A. Introduce Finance Director – Herbert L. Judon, Jr. & Catherine Highsmith
  - i. Mr. Stephen Hedden
- B. Retirements – Herbert L. Judon, Jr., Catherine Highsmith, Diane Johnston, Patricia Brooks, Bruce Keller, Kenneth Hinkle
  - i. Mr. Greg Larsen – 9 years
  - ii. Mr. Robert Patterson – 9 years
    - Mrs. Patricia Brooks corrected Mr. Robert Patterson's years of service as he was a contract employee for AGS, therefore working a total of 14 years.*
  - iii. Mr. Herman Ruffin – 9 years
  - iv. Ms. Deranda (Faye) Westbrook – 23 Years

## III. FINANCIALS – Mr. Stephen Hedden

- A. March Financials to be presented during May Augusta Aviation Commission Meeting

## IV. DIRECTOR ACTION REQUESTS

- A. Augusta Regional Airport (AGS) – Northwest Development Roadway & Utilities Recommendation of Award (ROA) – Elizabeth Giles
  - Motion by Commissioner Sasser 2<sup>nd</sup> by Commissioner Beman to approve Northwest Development Roadway & Utilities Recommendation of Award (ROA)*
  - No Discussion; Unanimous Ayes; Motion Carries*
- B. Augusta Regional Airport (AGS) – Security Camera Improvements Recommendation of Award (ROA) – Elizabeth Giles
  - Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Barrett to approve Security Camera Improvements Recommendation of Award (ROA)*
  - Discussion; Unanimous Ayes; Motion Carries*
- C. Augusta Regional Airport (AGS) - Memorandum of Understanding (MOU) with Destination Augusta (DA) – Lauren Smith
  - Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Beman to approve Memorandum of Understanding (MOU) with Destination Augusta (DA)*
  - Discussion; Unanimous Ayes; Motion Carries*

## V. INFORMATION ITEMS

- A. Augusta Regional Airport (AGS) 26-111A Routine Maintenance & Emergency Maintenance Services to HVAC Systems – Bruce Keller
- B. Preliminary Masters Overview – Herbert L. Judon, Jr., Lauren Smith & Kenneth Hinkle
- C. Airline Updates – Herbert L. Judon, Jr.

D. Air Edu / Intern Presentation – Korey Anderson & Cody Mitchell

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Roland to enter Executive Session at 10:58am  
No Discussion; Unanimous Ayes; Motion Carries*

**VI. EXECUTIVE SESSION**

- A. To Discuss Personnel
- B. To Discuss Real Estate

*Motion by Commissioner Barrett 2<sup>nd</sup> by Commissioner Fennoy to adjourn Executive Session at 11:50am  
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Beman 2<sup>nd</sup> by Commissioner Fennoy to execute Executive Session Affidavit  
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Sasser to approve Budget Amendment request in the amount of \$200,000  
No Discussion; Unanimous Ayes; Motion Carries*

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Roland to approve staff move forward with FY2027 Salary Study actions.  
No Discussion; Unanimous Ayes; Motion Carries*

**VII. COMMISSION COMMENTS / ACTION REQUESTS**

- A. Vote to publicly advertise scheduled Ordinance Update Workshops – Commissioner Ronic West
  - i. May 4, 2026, 9:00am – 11:00am; 6 Commissioners available
  - ii. May 21, 2026, 9:00am – 11:00am; 8 Commissioners available

*Motion by Commissioner Fennoy 2<sup>nd</sup> by Commissioner Sasser to schedule Ordinance Update Workshop  
May 21, 2026, 9:00am – 11:00am  
Discussion; Unanimous Ayes; Motion Carries*

**GENERAL DISCUSSION**

**ADJOURN MEETING**

**Motion to adjourn by Commissioner Fennoy 2<sup>nd</sup> by Commissioner McKnight  
No Discussion; Unanimous Ayes; Motion Carries**

**Meeting adjourned at 11:57pm**

\_\_\_\_\_  
Ronic West, Chairwoman  
Augusta Aviation Commission

\_\_\_\_\_  
Date



**Public Services Committee Meeting**

May 12, 2026

Indoor Smoking Ordinance

<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Discuss Indoor Smoking Ordinance. ( <b>Requested Commissioner Jordan Johnson</b> )
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A

**Lena Bonner**

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**From:** Commissioner Jordan Johnson  
**Sent:** Thursday, May 7, 2026 8:15 AM  
**To:** Lena Bonner  
**Cc:** Natasha L. McFarley  
**Subject:** Agenda item request

Ms. Bonner,

Please add to the appropriate agenda, "Discuss Indoor Smoking Ordinance."

Thank you

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AED:104.1



**Public Services Committee Meeting**

May 12, 2026

Short Term Rental Ordinance

<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Discussion on the short term rental ordinance with the respective subject matter experts that were brought together in 2024. Please refer to the STR policy analysis attached. <b>(Requested by Commissioner Stacy Pulliam)</b>
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A

SHORT-TERM RENTAL POLICY ANALYSIS

**Commission Workshop**  
**May 2023**

Policy Area	Commissioner Questions/Comments	General Staff Analysis
<p><b>What are the Commission's Preferences (what should be regulated through ordinance?)</b></p>	<p><b>Commissioner Pulliam</b></p> <ol style="list-style-type: none"> <li>1. What are the most common policy features in localities?</li> <li>2. In terms of legalities, what policy rules/features were challenged more frequently?               <ol style="list-style-type: none"> <li>a. Which localities have pending litigation?</li> <li>b. Examples (rentals exceeding 16 people, taxation if primary residence)</li> <li>c. Localities with challenges (Fulton, Gwinnett, Dekalb)</li> </ol> </li> <li>3. Scenario regarding whether a business would require a license:               <ol style="list-style-type: none"> <li>a. To rent primary residence (owner lives there); are we considering this property a business? For example, renting lake property to neighbor who moved away and returns each summer. Per Director Delaney, the exchange of monies, receipt of compensation (for services/goods) identifies this example as a business.</li> <li>b. House swapping would be different, although there is an phone app for this (with usage fees)</li> </ol> </li> <li>4. Scenario regarding dealing with violators               <ol style="list-style-type: none"> <li>a. Loud Parties (noise nuisance); how do we deal with STR parties versus a regular homeowner with a low party, who is not an STR owner? Sheriff will address both but the non-STR owner is not charged a fee. Per Director Delaney, Sheriff would still issue citation to non-STR owner. The STR business still has own set of rules to comply with (maintaining property, noise, closing at proper hours, based on zoning and classification).</li> </ol> </li> <li>5. Could the Masters period (Apr 1-15) be an exemption from registry (as block-out date) Note that Planning's research identified block-out dates as a favorable ordinance component.</li> </ol> <p><b>Commissioner Johnson</b></p> <ol style="list-style-type: none"> <li>1. Issue where AirBNB used for parties (particularly in the Sand Hills area). (long hours, excessive vehicles)               <ol style="list-style-type: none"> <li>a. How would ordinance address these issues?</li> </ol> </li> <li>2. Length of Stay (LOS)               <ol style="list-style-type: none"> <li>a. Discussion about day-by-day hotels; owners are having difficulty moving people out b/c they stay longer than 30 days (then considered their "dwelling place")---would regulating the LOS avoid this issue with AirBNB?—meaning someone is renting for an extended tiem which then becomes a "dwelling place" issue?</li> <li>b. For business travelers, major hotel chains require a letter stating LOS (ex. 60 days) to address LOS, because a person doesn't always want to change a room.</li> </ol> </li> <li>3. Business License Requirement               <ol style="list-style-type: none"> <li>a. Would this apply to a regular homeowner wanting to rent out an <u>additional</u> property? Per Director Delaney a person with two (2) or more rental properties are currently required to obtain a business license.</li> </ol> </li> <li>4. Fees In General and Fees for Violators               <ol style="list-style-type: none"> <li>a. Business license requirement would help with fee collection</li> <li>b. Would like to consider an application fee (\$150 minimum)</li> <li>c. Considerable fee for violators                   <ul style="list-style-type: none"> <li>- Those not registered</li> <li>- Noise violators</li> <li>- Traffic violators</li> </ul> </li> </ol> </li> <li>5. Are AirBNB, VRBO fees currently remitted to the city? Yes, through regular excise taxes</li> <li>6. Need to have staff resources to perform site inspections or deal with complaints</li> <li>7. Which municipality is more comparable to Augusta-Richmond County? Hall County,</li> </ol>	<p><b>Addressing Legalities</b></p> <ul style="list-style-type: none"> <li>o Per Director Delaney, the Planning Department (PD) was careful not to include recommendations challenged in the court system.</li> <li>o Not aware of successful challenges of requiring the owner to acquire a business license while staying in the house while providing STR, because a business license is required anytime goods/services (lodging) are provided</li> </ul> <p><b>Regulating Parties Use</b></p> <ul style="list-style-type: none"> <li>o Ordinance may not be able to regulate because after hour noise ordinance is regulated/enforced by the Sheriff's Department</li> <li>o Ex. Large family reunions would be similar to parties (ie still the same issue)</li> <li>o <b>Daytime occupancy means</b> the hours between 10:00 am and 10:00 pm. "Daytime occupants" mean the guests who may occupy a Vacation Rental during a daytime occupancy</li> <li>o <b>Length of Stay:</b> the ordinance would have a timeframe clause not to exceed 30 days (making it a STR and a housing agreement)</li> <li>o Could we add an <b>exemption for special circumstances</b> (government, etc.)</li> </ul> <p><b>Regulating Registration</b></p> <ul style="list-style-type: none"> <li>o Current owners who register through only hubs (AirBNB, Booking, VRBO, FlipKey, HomeAway, etc.); taxes are paid the 20<sup>th</sup> of each month.               <ul style="list-style-type: none"> <li>▪ Have registry</li> <li>▪ Have flat rate fee</li> <li>▪ Have an application and application renewal fee (range from \$100-\$450)</li> <li>▪ Some have an additional tax on top of the base hotel/motel excise tax                   <ul style="list-style-type: none"> <li>• Savannah (\$1 transportation/tourism fee)</li> </ul> </li> </ul> </li> <li>o Need to have strong notification and penalty systems (ie warning and fines)</li> </ul> <p><b>Regulating (Excise) Taxes</b></p> <ul style="list-style-type: none"> <li>o Could be used as a tool to discourage violators</li> </ul>

SHORT-TERM RENTAL POLICY ANALYSIS

**Commission Workshop**  
**May 2023**

Policy Area	Commissioner Questions/Comments	General Staff Analysis
	<p>8. What events other than the Masters could cause a need for additional block-out dates? Iron Man, Rowing Club and other tourists activities.</p> <p>9. What are the unintended consequences of drafting a STR ordinance? Per Director Delaney Yes</p> <ul style="list-style-type: none"> <li>a. Financial impact on homeowners who make lesser revenue who are bridging an income shortage</li> <li>b. On-street traffic violators may not be discouraged through ordinance/policy—meaning a STR business would be willing to pay the fine for violating on-street parking</li> <li>c. Block-out dates could have a negative impact</li> <li>d. Need to have a reasonable application fee</li> <li>e. Did not want a large application fee</li> <li>f. Need to crack down on those buying a multitude of properties just to use as STR as a large enterprise</li> </ul> <p><b>Commissioner Frantom</b></p> <ul style="list-style-type: none"> <li>1. The AirBNB revenue that funnels through Destination Augusta, how is this collected?</li> <li>2. What are the benefits of STR registration (having a database)?</li> </ul> <p>Answer(s)</p> <ul style="list-style-type: none"> <li>- List and location will change over time</li> <li>- Can easily identify as a STR when complaints occur; because STRs aren't always know to neighbors</li> <li>- Registry could be made public (but should it be published for safety purposes? Should we safeguard property owner's rights by not disclosing this list to the public?</li> </ul> <ul style="list-style-type: none"> <li>3. We have to do better for holding owners accountable through regulation and penalties</li> <li>4. Would like to include Length of Stay, block-out dates (to accommodate the Masters Tournament); a database for accountability; limit number of weeks per year a host can rent STR—one locality set a cap of seven (7) weeks in a year.</li> <li>5. Need to safeguard against owners with multiple properties, and renting those as STRs</li> <li>6. Need to safeguard against multifamily units becoming STRs</li> <li>7. Illegal Boarding or Rooming Houses: Houses with two (2) or more unrelated families in a residence, where the owner is not a resident; Per Director Delaney, this would not be included in the STR ordinance—already addressed in current ordinances (defined and where allowed)</li> <li>8. Need for significant/stiff penalties (concurred with Commissioner Johnson); adding penalties to tax bill</li> </ul> <p><b>Commissioner Guilfoyle</b></p> <ul style="list-style-type: none"> <li>1. How do we capture STRs that do not enlist with the major sites (AirBNB, VRBO)?; need to ensure this is not a voluntary registration.</li> <li>2. How much staff time would be required to identify those not registering?</li> </ul> <p><b>Commissioner Bobby Williams</b></p> <ul style="list-style-type: none"> <li>1. What would the basis, features of the ordinance (what would it cover)?</li> </ul> <ul style="list-style-type: none"> <li>a. Daytime vs. night-time occupancy</li> <li>b. On-street vs. off-street parking</li> <li>c. Other common nuisances would be addressed—ie tie a penalty to a regulation</li> </ul>	

SHORT-TERM RENTAL POLICY ANALYSIS

Commission Workshop May 2023		
Policy Area	Commissioner Questions/Comments	General Staff Analysis
<b>Administrator Douse Questions and Comments</b>	<ol style="list-style-type: none"> <li>1. While individuals who register with a broker (AirBNB, etc.) are taxed, Augusta does not benefit from those taxes—because those dollars are part of the Hotel/Motel Tax, which goes to the Coliseum Authority and Destination Augusta (formerly know as CVB).</li> <li>2. Collections started in July 2021 and in 2022, \$930,000 was collected; from Jan-March of 2023, over \$300,000 has already been collected—forecasted at \$1.2M for 2023 in Hotel/Motel Tax</li> <li>3. Would a registry weed out STR property owners who are also filing for Homestead Exemption?</li> </ol>	
<b>Citizen Input</b>	None	
<b>Next Steps <a href="#">(at 52:47 mark)</a></b>	<ol style="list-style-type: none"> <li>1. Subcommittee to decide how/if it wants to move forward.                             <ul style="list-style-type: none"> <li>- Go through Commission to direct staff to move forward to draft an ordinance</li> </ul> </li> <li>2. Need to contact other stakeholder agencies (to determine if they are willing to assist in enforcing an ordinance) – in cooperation with Code Enforcement                             <ul style="list-style-type: none"> <li>- Sherriff (to address safety component)</li> <li>- Tax Commissioner, Assessor</li> <li>- Fire</li> </ul> </li> <li>3. Attorney Brown Guidance <a href="#">(at 57:43 mark)</a> <ul style="list-style-type: none"> <li>- Premature for Commission to authorize a drafting of an ordinance at this point</li> <li>- Need more conversation on the enforcement of citations</li> <li>- Need to involve other agencies and branches of government; this is still the preliminary stage.</li> <li>- We haven't quantified how real the need for a STR ordinance is; as opposed to perceived benefits of a STR ordinance; (how many complaints have we analyzed)</li> <li>- Public hasn't weighed in very much (in a public setting)</li> <li>- Schedule another meeting in 30-45 days with appropriate entities with 5 minute presentation from each on the pros and cons of a draft STR.</li> <li>- Stakeholder entities should have their presentation ready to introduce at the next meeting (pros and cons).</li> </ul> </li> </ol>	

**Lena Bonner**

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**From:** Commissioner Stacy Pulliam  
**Sent:** Thursday, May 7, 2026 9:28 AM  
**To:** Lena Bonner  
**Cc:** Natasha L. McFarley  
**Subject:** Re: Agenda Items To Be Added

Correction-

This should have read-

Reconvene our discussion on the short term rental ordinance with the respective subject matter experts that were brought together in 2024. Please refer to the STR policy analysis attached.



*Stacy Pulliam*

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Together v

**From:** Commissioner Stacy Pulliam  
**Sent:** Thursday, May 7, 2026 8:59:23 AM  
**To:** Lena Bonner <lbonner@augustaga.gov>  
**Cc:** Natasha L. McFarley <nmcfarley@augustaga.gov>  
**Subject:** Agenda Items To Be Added

Great morning, please add all of the following items to our committee meeting on May 12.

1. Reconvene our discussion on the short term rental ordinance with the stake holders that were brought together in 2024. Please refer to the STR policy analysis attached.

2. reconvene the discussion from August 13, 2024, regarding our current ordinance on alcohol licensing

Motion to **approve** directing the Planning and Development Department to provide data regarding alcohol licenses for off-premise consumption, specifically for package shops and liquor stores and to research the separation/distance requirements for off-premise alcohol consumption businesses. **(Requested by Commissioner Stacy Pulliam) (Lack committee quorum August 13, 2024)**

3. **Address, Illegal Dumping and our current code.**

Kind Regards,



*Stacy Pulliam*

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**Lena Bonner**

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**From:** Commissioner Stacy Pulliam  
**Sent:** Thursday, May 7, 2026 8:59 AM  
**To:** Lena Bonner  
**Cc:** Natasha L. McFarley  
**Subject:** Agenda Items To Be Added  
**Attachments:** STR Policy Analysis.docx

Great morning, please add all of the following items to our committee meeting on May 12.

1. Reconvene our discussion on the short term rental ordinance with the stake holders that were brought together in 2024. Please refer to the STR policy analysis attached.

2. reconvene the discussion from August 13, 2024, regarding our current ordinance on alcohol licensing

Motion to **approve** directing the Planning and Development Department to provide data regarding alcohol licenses for off-premise consumption, specifically for package shops and liquor stores and to research the separation/distance requirements for off-premise alcohol consumption businesses. **(Requested by Commissioner Stacy Pulliam) (Lack committee quorum August 13, 2024)**

3. **Address, Illegal Dumping and our current code.**

Kind Regards,



*Stacy Pulliam*

**STA**

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**Public Services Committee Meeting**

May 12, 2026

Current Alcohol Ordinance on alcohol licensing

<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Reconvene the discussion from <b>August 13, 2024</b> , regarding our current ordinance on alcohol licensing Motion to <b>approve</b> directing the Planning and Development Department to provide data regarding alcohol licenses for off-premise consumption, specifically for package shops and liquor stores and to research the separation/distance requirements for off-premise alcohol consumption businesses. <b>(Requested by Commissioner Stacy Pulliam) (Lack committee quorum August 13, 2024) (Requested by Commissioner Stacy Pulliam 5-12-26)</b>
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A



**Public Services Committee Meeting**

May 12, 2026

Illegal Dumping

- Department:** N/A
- Presenter:** N/A
- Caption:** **Address, Illegal Dumping and our current code. (Requested by Commissioner Stacy Pulliam)**
- Background:** N/A
- Analysis:** N/A
- Financial Impact:** N/A
- Alternatives:** N/A
- Recommendation:** N/A
- Funds are available in the following accounts:** N/A
- REVIEWED AND APPROVED BY:** N/A



**Public Services Committee Meeting**

May 12, 2026

Minutes

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<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Motion to approve the minutes of the April 28, 2026 Public Services Committee Meeting.
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A



**PUBLIC SERVICES COMMITTEE MINUTES**

Commission Chamber  
 Tuesday, April 28, 2026  
 1:00 PM

**PRESENT: Commissioners Rice, Lewis, Scott, Slendak, members. Also Mayor Johnson, Guilfoyle, Clark, Wimberly, Johnson.**

1. **SE-26-04** - A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Tom Lewis, on behalf of Georgia Waste Systems, Inc., requesting a special exception per Section 24-2(a) of the Comprehensive Zoning Ordinance to develop an indoor waste sorting and transfer station, affecting property containing approximately 10.33 acres located at 3946 and 3946 A Goshen Industrial Boulevard. Tax Map #'s 184-0-082-12-0 & 185-0-04-00-0. Zoned HI (Heavy Industrial). **(Deferred from the April 21, 2026 Commission Meeting)**

**Deleted from the agenda without objection.**

2. **A.N. 26-18** – New Location: Vaibhavkumar R Patel, Applicant for Vaibhavkumar R Patel, is requesting a Retail Package Liquor, Beer, and Wine license. This will be located at 3101 Washington Road, Augusta GA 30907. District 7, Super District 10

**Motion to approve**

**Motion made by Slendak and seconded by Scott**

**Motion carried 4-0**

3. Update and progress for new Short Term Rental Agreement/Ordinance to assist with AirBnB issues and complaints. **(Requested by Commissioner Tina Slendak)**

**Received as information and forwarded to next committee meeting without objection.**

4. **Mr. Paul Tan** regarding the use of Magnolia Cemetery for a promotion ceremony for First Lieutenant Paul Tan to Captain on May 1st.

**Deleted from the agenda with objection.**

- 5. Motion to approve the minutes of the April 14, 2026 Public Services Committee Meeting.

**Motion to approve**

**Motion made by Slendak and seconded by Scott**

**Motion carried 4-0**

**ADDENDUM AGENDA**

**ADDITION(S):**

- 1. Discuss the emergency closure of Augusta Aquatic Center and Henry Brigham Pool as well.

**Added without objection**

**Received as information with Recreation Director to report back.**

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