COMMISSION MEETING AGENDA
Commission Chamber
Tuesday, October 20, 2026
2:00 PM

INVOCATION

Pastor Garry R. Kerr, First Baptist Church of Keysville

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

RECOGNITION(S)

A. August 2026 Years of Service Recipients: 5–20 YOS Recipients and 25-50 YOS Recipients

DELEGATION(S)

B. **Mr. Patrick Walton** - Augusta Utilities.

C. **Dr. Lawrence Freeman, Jr.**, regarding the need for additional Augusta Transit Bus Shelters.

D. **Ms. Debra Friar Smalley** regarding a Special Called Commission Meeting for the Comprehensive Zoning Plan.

E. **Ms. Denise Tucker** regarding Arts in the Heart of Augusta Festival: 2026 Report and City Partnership Update.

F. **Ms. Chastanae Cherry-** Presentation in support of preserving the Transit Department budget for the next budget cycle.

G. **Ms. Christie Stewart** regarding Manhood & Womanhood Tour.

H. **Ms. Debra Estep** Guardrails needed for charter, courts, government position definitions and government spending.

CONSENT AGENDA

(Items 1-17)

PLANNING

1. **Final Plat – S-959-FINAL-R1** – Mystical Rose Gardens – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Richard Baldwin on behalf of NEK Commercial Properties LLC requesting final plat approval for Mystical Rose Gardens containing 18 lots, located at 2368 Tobacco Road. Tax Map #154-2-005-00-0. Reviewing agency approval: 9/28/2026

2. **SE-26-16** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Shannon Franklin on behalf of Dennis Lamb requesting a special exception per Section 26-1(b) of the Comprehensive Zoning Ordinance to establish a private school affecting

property containing approximately 1.98 acres located at 2019 Rosier Road. Tax Map # 132-0-010-00-0. Zoned R-1A (One-Family Residential). District 5 (Commissioner Don Clark).

3. **SE-26-18** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Sharonda Smith on behalf of New Life Worship Center requesting a special exception per Section 26-1(r) of the Comprehensive Zoning Ordinance to establish a daycare facility affecting property containing approximately 43.41 acres located at 3550 Morgan Road. Tax Map # 129-0-001-03-0. Zoned R-3B (Multiple-Family Residential). District 4 (Commissioner Lonnie Wimberly).

4. **SE-26-19** – A request for concurrence with the Augusta Planning Commission to **APPROVE a** petition by Shelly Mack on behalf of Richmond County Board of Education requesting a special exception per Section 26-1(e) of the Comprehensive Zoning Ordinance to establish an adult daycare facility affecting property containing approximately 12 acres located at 3110 Tate Road. Tax Map # 084-4-001-00-0. Zoned R-1A (One-Family Residential). District 5 (Commissioner Don Clark).

5. **SE-26-20** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Shelly Mack on behalf of Richmond County Board of Education requesting a special exception per Section 26-1(r) of the Comprehensive Zoning Ordinance to establish a day care facility affecting property containing approximately 12 acres located at 3110 Tate Road. Tax Map # 084-4-001-00-0. Zoned R-1A (One-Family Residential). District 5 (Commissioner Don Clark).

6. **SE-26-21** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by GCC Development, LLC on behalf of Walter Sheridan Wilson Trust requesting a special exception per Section 22-2(d) of the Comprehensive Zoning Ordinance to establish an extended-stay hotel affecting property containing approximately 2.30 acres of a 17.59-acre tract located at 3611-Wheeler Road. Tax Map # 022-0-039-02-0. Zoned B-2 (General Business). District 3 (Commissioner Catherine Smith-Rice

7. **Z-26-15** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by DQR Construction LLC on behalf of Darrain Rudolph requesting a rezoning from zone R-1A (One-Family Residential) to R-1C (One-Family Residential) affecting property containing approximately 1.29 acres located at 3482 Bullock Avenue. Tax Map # 120-0-187-00-0. District 5 (Commissioner Don Clark).

8. **Z-26-16** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by GCC Development, LLC on behalf of Walter Sheridan Wilson Trust requesting a rezoning from zone A (Agricultural) to B-2 (General Business) affecting property containing approximately 2.30 acres of a 17.59-acre tract located at 3611-Wheeler Road. Tax Map # 022-0-039-02-0. Zoned A (Agricultural). District 3 (Commissioner Catherine Smith-Rice).

9. An amendment to Ordinance #8010 to correct the zoning change of Zone LI (Light Industrial) to Zone R-3B (Multiple-Family Residential)

PUBLIC SERVICES

10. Approve Change Order #1 to CW Matthews Contracting, Co. for Southeast Apron Construct in the amount of **$29,013.39** (25BFA366).

ENGINEERING SERVICES

11. **Approve** 2026 funding to SREL for bird activity around the constructed wetlands.

12. Motion to **approve** Contract Amendment with Itron (RFP 24-261). **(Approved by Engineering Services Committee October 13, 2026)**

13. Motion to **approve** Roof Replacement at Walker St Utilities Building to South Paw in the amount of $35,153.20.**(Approved by Engineering Services Committee October 13, 2026)**.

FINANCE

14. Approve the disbursement of $510,013 from the Augusta Richmond County Opioid Abatement Trust Fund to the six (6) organizations identified in this proposal, subject to execution of individual application agreements and compliance with all reporting and accountability requirements set forth herein.

PUBLIC SAFETY

15. Motion to **approve** acceptance of FEMA Assistance to Firefighters Grant Award EMW-2025-FG-04323 **$305,405.55** federal fund and authorize the required non-federal cost share of **$30,540.55**: (Time sensitive deadline). **(Approved by Public Safety Committee October 13, 2026)**

PETITIONS AND COMMUNICATIONS

16. Motion to **approve** the minutes of the September 15, 2026, and October 6, 2026 regular meetings.

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

AUGUSTA COMMISSION
REGULAR AGENDA

(Items 17-23)

PUBLIC SERVICES

17. Motion to approve a Letter of Endorsement on behalf of Dr. Joyce Haskell and Jean Barney of the College Hill Chapter, NSDAR, for a Proposed Granite Historical Marker in the Downtown Historic District Commemorating Princess Augusta and Recognizing Her Historical Significance to the Community **(Historic Preservation Committee reviewed & supports as of 9/24/2026).**

18. Hookah Ordinance **(Deferred from the Public Services Committee October 6, 2026)**

ADMINISTRATIVE SERVICES

19. Receive as information "Procurement—One Year Later: Progress, Performance, and Results" **(Forwarded from Administrative Services Committee without recommendation)**

PUBLIC SAFETY

20. Motion to award a contract to FirstClass Healthcare (FCH Richmond LLC) for inmate medical services at the Charles B. Webster Detention Center (CBWDC) and the Richmond County Correctional Institution (RCCI). Term of the contract is for 1 year contract with the option to renew for four (4) additional one (1) year terms. (**Requested by Administration on behalf of the Sheriff's Office)**

APPOINTMENT(S)

21. Motion to **approve** the reappointment of **Angela Overstreet Wright, MD and Jamie DeStefano, DMD, PhD** to the Richmond County Board of Health with terms ending 12/31/2029.

22. Motion to approve the appointment of Mrs. Inger Carter and Mr. Douglas Jackson to the Sheriff's Merit Board. **(Requested by Commission Don Clark)**

LEGAL MEETING

A. Pending and Potential Litigation

B. Real Estate

C. Personnel

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

Commission Meeting

October 20, 2026

Years of Service

Department:	N/A
Presenter:	N/A
Caption:	August 2026 Years of Service Recipients: 5–20 YOS Recipients and 25-50 YOS Recipients
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

Lena Bonner

From: Shadonasty Palmer
Sent: Wednesday, September 30, 2026 11:39 AM
To: Lena Bonner
Cc: Natasha L. McFarley; Employee Relations; Anita Rookard; Karen Sessoms
Subject: Agenda Item Request: September 25-50 Years of Service Recognitions
Attachments: 5-20 YOS Recipients Memo - September 2026.pdf; 25-50 YOS Recipients Memo - September 2026.pdf

Importance: High

Good afternoon Ms. Bonner,

Human Resources would like to request time to recognize the employees that celebrated 25–50 years of service during the month of September 2026 at the upcoming Commission Meeting on Tuesday, October 20, 2026, at 2:00 PM. Attached are the 5-20 and 25-50 YOS recipient memos.

When time permits, please confirm whether the September 25-50 YOS recognitions can be included on the upcoming agenda.

Attachments:
September 5-20 YOS Memo
September 25-50 YOS Memo

Respectfully,

Augusta
GEORGIA
HUMAN RESOURCES
where you are the priority

ShaDonasty Palmer
Employee Relations Manager
Augusta-Richmond County
535 Telfair Street, Suite 400
Augusta, GA 30901
Direct: (706) 826-1377 | Fax: (706) 821-2867
spalmer@augustaga.gov | www.augustaga.gov



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AED:104.1

Commission Meeting

October 20, 2026

Delegation

Department:	N/A
Presenter:	N/A
Caption:	**Mr. Patrick Walton** - Augusta Utilities.
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

Commission Meeting

October 20, 2026

Delegation

Department:	N/A
Presenter:	N/A
Caption:	**Dr. Lawrence Freeman, Jr.**, regarding the need for additional Augusta Transit Bus Shelters.
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

Commission Meeting

October 20, 2026

Delegation

Department:	N/A
Presenter:	N/A
Caption:	**Ms. Debra Friar Smalley** regarding a Special Called Commission Meeting for the Comprehensive Zoning Plan.
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

Agenda Item Request Form

- Commission Meetings are held on the first and third Tuesday of each month, beginning at 2:00 PM.
- Committee Meetings are held on the second and last Tuesday of each month, beginning at 1:00 PM.

Click here to view the full Commission and Committee Calendar.

Meeting Type *

- (•) Commission
- ( ) Public Safety Committee
- ( ) Public Services Committee
- ( ) Administrative Services Committee
- ( ) Engineering Services Committee
- ( ) Finance Committee

Meeting Date *
10/21/2026

Contact Information for Individual/Presenter Making the Request:

Name *
Debra Friar Smalley

Address *
4095 Duncan Drive

Telephone Number *
7063392552

Fax Number

Email Address *
debrafriar1972@gmail.com

Caption/Topic of Discussion to be placed on the Agenda: *
Special Called Commission Meeting for the Comprehensive Zoning Plan - request to speak.

Requests must be received in the Clerk's Office no later than 9:00 a.m. on the Thursday preceding the Commission and Committee meetings of the following week. A five-minute time limit will be allowed for presentations.

Meeting location:
Lee N. Beard Commission Chamber, 2nd Floor
Augusta, GA Municipal Building
535 Telfair Street
Augusta, GA 30901

Submission Date
10/14/2026 4:58 PM

Commission Meeting

October 20, 2026

Delegation

Department:	N/A
Presenter:	N/A
Caption:	**Ms. Denise Tucker** regarding Arts in the Heart of Augusta Festival: 2026 Report and City Partnership Update.
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

Agenda Item Request Form

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- Committee Meetings are held on the second and last Tuesday of each month, beginning at 1:00 PM.

Click here to view the full Commission and Committee Calendar.

Meeting Type *

- (●) Commission
- ( ) Public Safety Committee
- ( ) Public Services Committee
- ( ) Administrative Services Committee
- ( ) Engineering Services Committee
- ( ) Finance Committee

Meeting Date *

10/20/2026

Contact Information for Individual/Presenter Making the Request:

Name *

Denise Tucker

Address *

4029 Madison Lane, Augusta, GA 30909

Telephone Number *

706-832-9750

Fax Number

Email Address *

denise@augustaarts.com

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

Arts in the Heart of Augusta Festival: 2026 Report and City Partnership Update

(Note: If I didn't make the deadline for the 20th) I can move to the first November meeting)

Requests must be received in the Clerk's Office no later than 9:00 a.m. on the Thursday preceding the Commission and Committee meetings of the following week. A five-minute time limit will be allowed for presentations.

Meeting location:
Lee N. Beard Commission Chamber, 2nd Floor
Augusta, GA Municipal Building
535 Telfair Street
Augusta, GA 30901

Submission Date

10/14/2026 10:46 PM

Commission Meeting

October 20, 2026

Delegation

Department:	N/A
Presenter:	N/A
Caption:	**Ms. Chastanae Cherry-** Presentation in support of preserving the Transit Department budget for the next budget cycle.
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

Agenda Item Request Form

- Commission Meetings are held on the first and third Tuesday of each month, beginning at 2:00 PM.
- Committee Meetings are held on the second and last Tuesday of each month, beginning at 1:00 PM.

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Meeting Type *

- (●) Commission
- ( ) Public Safety Committee
- ( ) Public Services Committee
- ( ) Administrative Services Committee
- ( ) Engineering Services Committee
- ( ) Finance Committee

Meeting Date *

10/20/2026

Contact Information for Individual/Presenter Making the Request:

Name *

Chastanae Cherry

Address *

3243 Ramsgate Road

Telephone Number *

8038349980

Fax Number

Email Address *

chaswill49@gmail.com

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

Presentation in support of preserving the Transit Department budget for the next budget cycle

Requests must be received in the Clerk's Office no later than 9:00 a.m. on the Thursday preceding the Commission and Committee meetings of the following week. A five-minute time limit will be allowed for presentations.

Meeting location:
Lee N. Beard Commission Chamber, 2nd Floor
Augusta, GA Municipal Building
535 Telfair Street
Augusta, GA 30901

Submission Date

10/14/2026 9:58 PM

Commission Meeting

October 20, 2026

Delegation

Department:	N/A
Presenter:	N/A
Caption:	**Ms. Christie Stewart** regarding Manhood & Womanhood Tour.
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

Agenda Item Request Form

- Commission Meetings are held on the first and third Tuesday of each month, beginning at 2:00 PM.
- Committee Meetings are held on the second and last Tuesday of each month, beginning at 1:00 PM.

Click here to view the full Commission and Committee Calendar.

Meeting Type *

- (●) Commission
- ( ) Public Safety Committee
- ( ) Public Services Committee
- ( ) Administrative Services Committee
- ( ) Engineering Services Committee
- ( ) Finance Committee

Meeting Date *

10/20/2026

Contact Information for Individual/Presenter Making the Request:

Name *

Christie Stewart (Manhood & Womanhood Tour)

Address *

2801 Washington Rd. STE. 107. PMB#388 Augusta, GA. 30901

Telephone Number *

804-469-0866

Fax Number

Email Address *

Cstewart@manhoodwomanhoodtour.org

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

Manhood & Womanhood Tour(MWT) - Requests for Consideration of a City-Owned Facility Partnership to Support Youth Development, Community Safety, and Recidivism Prevention.
MWT is an established community based nonprofit serving at risk youth, court-involved individuals, and community participants through structured educational and developmental programming.

Requests must be received in the Clerk's Office no later than 9:00 a.m. on the Thursday preceding the Commission and Committee meetings of the following week. A five-minute time limit will be allowed for presentations.

Meeting location:
Lee N. Beard Commission Chamber, 2nd Floor
Augusta, GA Municipal Building
535 Telfair Street
Augusta, GA 30901

Submission Date

10/14/2026 9:50 PM

Commission Meeting

October 20, 2026

Delegation

Department:	N/A
Presenter:	N/A
Caption:	**Ms. Debra Estep** Guardrails needed for charter, courts, government position definitions and government spending.
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

Augusta GEORGIA Agenda Item Request Form

- Commission Meetings are held on the first and third Tuesday of each month, beginning at 2:00 PM.
- Committee Meetings are held on the second and last Tuesday of each month, beginning at 1:00 PM.

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Meeting Type *

- (●) Commission
- ( ) Public Safety Committee
- ( ) Public Services Committee
- ( ) Administrative Services Committee
- ( ) Engineering Services Committee
- ( ) Finance Committee

Meeting Date *
10/20/2026

Contact Information for Individual/Presenter Making the Request:

Name *
Debra Estep

Address *
1523 johns rd

Telephone Number *
7063390848

Fax Number

Email Address *
wondercusp@gmail.com

Caption/Topic of Discussion to be placed on the Agenda: *
Guardrails needed for charter, courts, government position definitions and government spending. Changes to ordinance and charter that could benefit the community and the choices we need to make to ensure the public is heard as we make these choices.

Requests must be received in the Clerk's Office no later than 9:00 a.m. on the Thursday preceding the Commission and Committee meetings of the following week. A five-minute time limit will be allowed for presentations.

Meeting location:
Lee N. Beard Commission Chamber, 2nd Floor
Augusta, GA Municipal Building
535 Telfair Street
Augusta, GA 30901

Submission Date
10/13/2026 2:18 PM

Commission Meeting

October 20, 2026

Item Name: S-959-FINAL-R1

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	**Final Plat – S-959-FINAL-R1** – Mystical Rose Gardens – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Richard Baldwin on behalf of NEK Commercial Properties LLC requesting final plat approval for Mystical Rose Gardens containing 18 lots, located at 2368 Tobacco Road. Tax Map #154-2-005-00-0. Reviewing agency approval: 9/28/2026
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

AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
STAFF REPORT

Case Number: Final Plat – Mystical Rose Garden – S-959 (Revision 1)

Hearing Date: Monday, October 5, 2026

Applicant: Richard Baldwin

Property Owner: NEK Commercial Properties LLC

Property Address: 2368 Tobacco Road

Tax Parcel #: 154-2-005-00-0

Present Zoning: B-1

Neighborhood or Subdivision: The Gardens

Commission District: 6 (Tony Lewis) **Super District:** 10 (Wayne Guilfoyle)

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

GENERAL NOTES

- THE TERM "CERTIFICATION" AS USED IN RULE 180-6-.08(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67. IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

LEGEND

PROPERTY BOUNDARY	
ADJACENT PROPERTY LINE	
1/2" REBAR FOUND	⊙ 1/2" RBF
5/8" REBAR FOUND	⊙ 5/8" RBF
4x4 RIGHT OF WAY MONUMENT FOUND BROKEN	⊡ 4x4 R/WMF BROKE
4x4 RIGHT OF WAY MONUMENT FOUND DISTURBED	⊡ 4x4 R/WMF DIST
5/8" REBAR SET WITH CAP	⊙ 5/8" RBS CAP

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA CERTIFICATE No. 001392 RICHARD E. BALDWIN 08/13/2026 REGISTERED LAND SURVEYOR

Richard E. Baldwin 8/13/2025
RICHARD E. BALDWIN, GRLS — DATE
GEORGIA REGISTERED LAND SURVEYOR #3262
CERTIFICATE OF AUTHORIZATION
LAND SURVEYOR FIRM #000051

1. Based on monumentation found in the field and plat in reference, property lines are as shown. The survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by Augusta/Richmond County tax records and are not guaranteed as to accuracy or completeness. This property may be subject to easements, protective covenants and other facts that may be revealed by a complete title search.
2. This property is not located in a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13245C0162L, Effective Date: November 15, 2019.
3. This is a boundary plat and may not show all improvements on the property.
4. The basis of bearing for this survey is Georgia State Plane Coordinate System, East Zone (NAD83/2011), determined by GPS observations utilizing an eGPS 20d GPS base and rover multi-frequency receivers on the eGPS Solutions, LLC VRS Network.

Total Area	Square Feet - 100,487.36	Acres - 2.307	
LOT 1	Square Feet - 4,601.37	Acres - 0.106	
LOT 2	Square Feet - 1,842.21	Acres - 0.042	
LOT 3	Square Feet - 1,841.94	Acres - 0.042	
LOT 4	Square Feet - 2,824.75	Acres - 0.065	
LOT 5	Square Feet - 2,824.10	Acres - 0.065	
LOT 6	Square Feet - 1,840.16	Acres - 0.042	
LOT 7	Square Feet - 1,839.44	Acres - 0.042	
LOT 8	Square Feet - 2,821.84	Acres - 0.065	
LOT 9	Square Feet - 2,821.89	Acres - 0.065	
LOT 10	Square Feet - 1,839.36	Acres - 0.042	
LOT 11	Square Feet - 1,839.02	Acres - 0.042	
LOT 12	Square Feet - 2,820.36	Acres - 0.065	
LOT 13	Square Feet - 2,819.60	Acres - 0.065	
LOT 14	Square Feet - 1,837.86	Acres - 0.042	
LOT 15	Square Feet - 1,837.87	Acres - 0.042	
LOT 16	Square Feet - 2,876.44	Acres - 0.066	
COMMON AREA	Square Feet - 32,745.50	Acres - 0.752	
ROAD R/W TO BE DEEDED TO CITY OF AUGUSTA	Square Feet - 28,611.02	Acres - 0.657	

REFERENCE -PLAT BOOK 19 PAGE 175 -DEED BOOK 1998 PAGE 1523

Field Work Completed on: October 15, 2025

E.O.C. Plat: 1 in 331,653.26
E.O.C. Field: This Survey was completed using eGPS 20d GPS base and rover multi-frequency receivers on the eGPS solutions vrs real-time kinematic network along with Robotic Total Station. The field data for this boundary survey has a relative positional accuracy of 0.08' or less, horizontally, at the 95% confidence level.
Equipment used: Geomax Zoom 95 Robotic Total Station, eGPS 20d GPS base and rover multi-frequency receivers



VICINITY MAP

2368 TOBACCO ROAD
AUGUSTA GA 30906

SETBACKS

ZONING: R-1E (SINGLE FAMILY ATTACHED) PROPOSED

SETBACKS

FRONT (TOBACCO RD)	40 FT
FRONT (MACK LN)	30 FT
FRONT (LOCAL RD)	15 FT
SIDE	5 FT
REAR	25 FT

THERE IS NO MIN LOT SIZE OR WIDTH, DENSITY OF UNITS PER ACRE -10
MAXIMUM BUILDING HEIGHT 45'

NUMBER LOTS = 17 (16 RESIDENTIAL, 1 COMMON AREA)
AVERAGE LOT SIZE (RESIDENTIAL) = 2,726.15 SF
ROAD RIGHT OF WAY TO BE DEEDED TO AUGUSTA/RICHMOND COUNTY

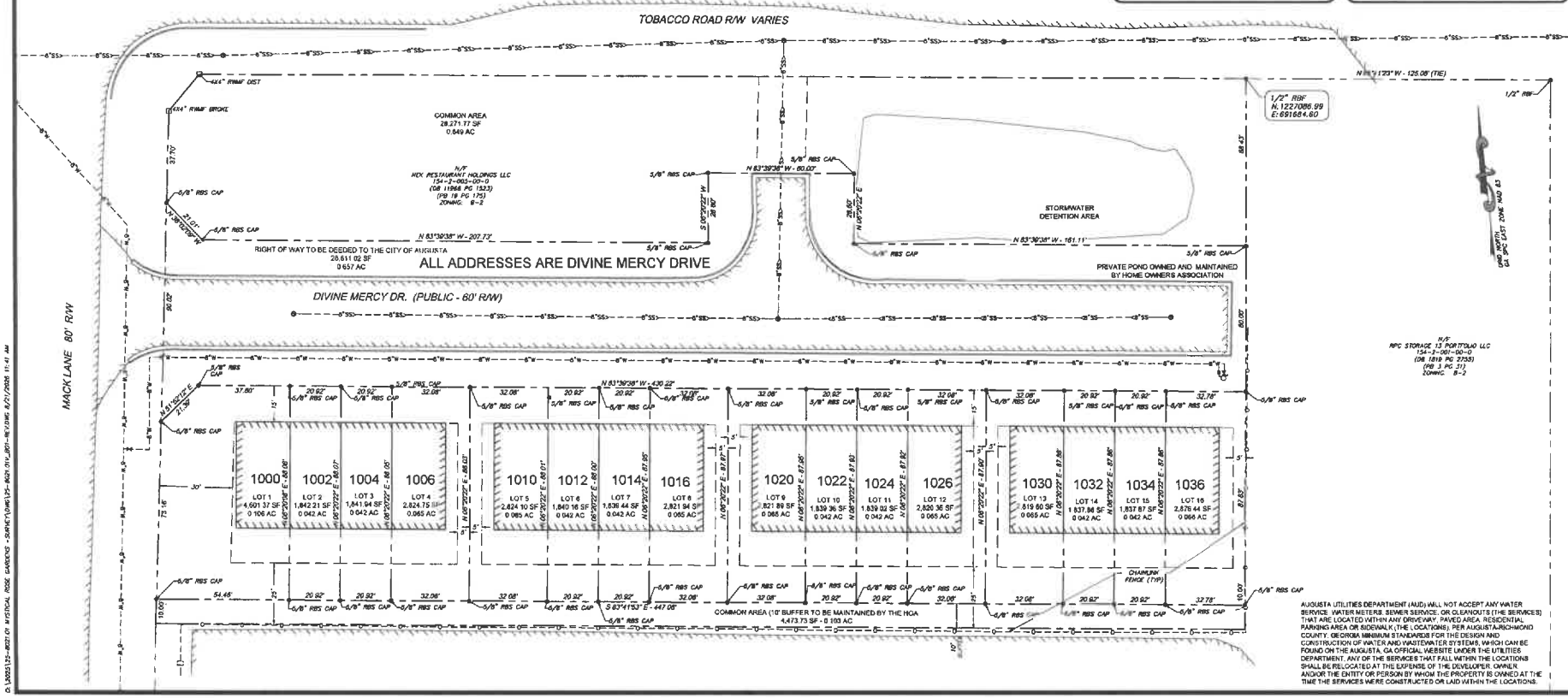
SUBDIVIDE NOTES
OWNER/DEVELOPER
NEK RESTAURANT HOLDINGS, LLC (NIKOLUKA ANIEDOBE)
538 EDGEFIELD RD., STE G, NORTH AUGUSTA, SC
803-221-4778

APPROVED FINAL PLAT

(NOT VALID UNTIL SIGNED)
AUGUSTA COMMISSION
Date Approved _____
Chairperson, Mayor
Clerk/Commission

APPROVED FINAL PLAT

(NOT VALID UNTIL SIGNED)
AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
Date Approved _____
Chairman
Secretary



AUGUSTA UTILITIES DEPARTMENT (AUD) WILL NOT ACCEPT ANY WATER SERVICE, WATER METERS, SEWER SERVICE, OR CLEANOUTS (THE SERVICES) THAT ARE LOCATED WITHIN ANY DRIVEWAY, PAVED AREA, RESIDENTIAL PARKING AREA OR SIDEWALK (THE LOCATIONS), PER AUGUSTA/RICHMOND COUNTY, GEORGIA MINIMUM STANDARDS FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS, WHICH CAN BE FOUND ON THE AUGUSTA, GA OFFICIAL WEBSITE UNDER THE UTILITIES DEPARTMENT. ANY OF THE SERVICES THAT FALL WITHIN THE LOCATIONS SHALL BE RELOCATED AT THE EXPENSE OF THE DEVELOPER, OWNER AND/OR THE ENTITY OR PERSON BY WHOM THE PROPERTY IS OWNED AT THE TIME THE SERVICES WERE CONSTRUCTED OR LAID WITHIN THE LOCATIONS.

NO.	REVISION DESCRIPTION	DATE
1	MOVED LOT LINES	07/23/26

GRAPHIC SCALE 1" = 20'

EMC ENGINEERING SERVICES, INC.
4622 Columbia Road, Suite B
Martinez, GA 30907
Ph: (706) 854-0007
Fax: (706) 863-8311
augusta@emcengr.com
www.emcengr.com
ALBANY - ATLANTA - AUGUSTA - BRUNSWICK - COLUMBUS
GREENVILLE - SAVANNAH - STATESBORO - THOMASTON

FINAL PLAT
MYSTICAL ROSE GARDENS
G.M.D. 1660 - 154-2-005-00-0 - 2368 TOBACCO ROAD
AUGUSTA, RICHMOND, GEORGIA
Prepared for:
NEK COMMERCIAL PROPERTIES LLC

PROJECT NO.	25-0021.01
DRAWN BY	LNL
DESIGNED BY	
SURVEYED BY	NB
SURVEY DATE	6-26-2025
CHECKED BY	REB
SCALE	1" = 20'
DATE	08-27-2025

SHEET 1 OF 1

D:\2025\125-WEST OF MYSTICAL ROSE GARDENS - SURVEY\DWG\25-WOR DIV_001-REVISIONS 8-21-2025 11:41 AM

Commission Meeting

October 20, 2026

Item Name: SE-26-16

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	**SE-26-16** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Shannon Franklin on behalf of Dennis Lamb requesting a special exception per Section 26-1(b) of the Comprehensive Zoning Ordinance to establish a private school affecting property containing approximately 1.98 acres located at 2019 Rosier Road. Tax Map # 132-0-010-00-0. Zoned R-1A (One-Family Residential). District 5 (Commissioner Don Clark).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. The property shall be limited to a private school or uses permitted in the R-1A zone. 2. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted during site plan review. 3. Any proposed lighting fixtures must be directed downward and not toward buildings. 4. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the special exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
Funds are available in the following accounts:	N/A
REVIEWED AND APPROVED BY:	N/A

Augusta GEORGIA
PLANNING & DEVELOPMENT DEPARTMENT

Augusta-Richmond County
Planning Commission
Staff Report

Hearing Date: October 5, 2026
Case Number: SE-26-16
Applicant: Shannon Franklin
Property Owner: Broken Outreach Ministries Inc.
Property Address: 2019 Rosier Road
Tax Parcel No: 132-0-010-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Gordon Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Private School	Section 26-1(b)

SUMMARY OF REQUEST:

This Special Exception request applies to the property located at 2019 Rosier Road, identified as Tax Parcel No. 132-0-010-00-0 and zoned R-1A (One-Family Residential). The applicant, Shannon Franklin, requests approval to operate Legacy Heights Academy, a private Christian K-8 microschool, within the existing church facility. According to the Letter of Intent, the school would initially serve approximately 20 students and would operate Monday through Friday from 7:30 a.m. to 3:30 p.m. The school would occupy existing classroom space within the church; no additions or exterior building modifications, expansion of the existing parking lot, or additional signage beyond applicable permitting requirements are proposed.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within the South Augusta Character Area, which has experienced continued residential and institutional growth over time, including the development of new schools and supporting community services. The proposed use is consistent with this development pattern by providing an educational use that responds to the needs of a growing residential area.

Legacy Heights Academy would operate within an existing church facility, allowing the proposed school to utilize existing classroom space and infrastructure without requiring building additions, exterior modifications, expansion of the parking lot, or significant changes to the site. The applicant also proposes maintaining a small-scale operation, initially serving approximately 20 students, which is appropriate for the existing facility and surrounding residential character.

CRITERIA FOR GRANTING SPECIAL EXCEPTION:

The granting of a special exception is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located;
   The proposed special use is generally consistent with the purpose and character of the R-1A (One-Family Residential) district. The property is located within an existing church facility, and the proposed private K-8 microschool would utilize existing classroom space without requiring significant changes to the site. The small-scale nature of the proposed school, initially serving approximately 20 students, is compatible with the surrounding residential character.
2. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area;
   The proposed use is not anticipated to impede the normal or orderly development of surrounding properties. The surrounding area is predominantly residential, and the proposed school would operate within an existing church facility with no proposed building additions, exterior modifications, parking lot expansion, or substantial changes to the property. The continued use of the existing facility would not be expected to adversely affect the development of surrounding residential properties.
3. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;
   The location and character of the proposed use are consistent with the established development pattern of the area. The South Augusta Character Area has experienced continued residential and institutional growth, including the development of schools and other community-serving uses. The proposed microschool would provide an educational service within an existing institutional facility and would support the needs of the surrounding residential community while maintaining the existing site configuration.
4. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;
   The property has frontage along Rosier Road near Murphy Court. Rosier Road is classified as a Major Collector and provides access to the subject property and the surrounding residential area. Given the proposed scale of the school and the initial enrollment of approximately 20 students, the existing roadway is considered adequate to serve the proposed use.
5. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles;
   Access to the property is provided from Rosier Road, and the existing church parking areas would be used for student arrival and dismissal. The applicant proposes staggered parent drop-off and pick-up procedures to manage traffic associated with the school. No school bus transportation is proposed. Given the limited enrollment and use of the existing parking and access areas, the proposed use is not anticipated to generate traffic volumes that would adversely affect traffic or pedestrian safety or emergency vehicle access.

6. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use;
   The proposed school would operate within an existing church facility and would utilize existing site infrastructure and public services. No additional development or expansion of the facility is proposed that would create a substantial additional demand for public utilities or emergency services. Existing public facilities and services are anticipated to be adequate to serve the proposed use.
7. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor;
   The proposed school would utilize the existing church parking areas and existing site infrastructure. The applicant states that the existing parking lot is adequate to accommodate staff and parent activity associated with the school. No expansion of the parking lot or additional loading facilities are proposed.
8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area;
   The proposed school would operate Monday through Friday from 7:30 am to 3:30 pm. The limited hours of operation and small enrollment are not anticipated to create significant adverse impacts on surrounding properties. Student arrival and dismissal would be managed through staggered parent drop-off and pick-up procedures using the existing church parking areas. The proposed manner of operation is generally compatible with the surrounding residential area.
9. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.
   The proposed use would be located entirely within the existing church facility. No building additions, exterior modifications, or new structures are proposed as part of the Special Exception request. Therefore, the proposed use would not alter the existing height, size, or location of structures on the property and is not expected to create a compatibility concern with neighboring properties.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- Recommendation for approval.

Engineering Comments:

- No Comments have been received at this time.

Utilities Comments:

- No Comments have been received at this time.

Fire Comments:

- No Comments have been received at this time.

FINDINGS:

1. Private schools are not permitted by right within the R-1A zoning district but may be considered through the Special Exception process pursuant to Section 26-1(b) of the Comprehensive Zoning Ordinance.

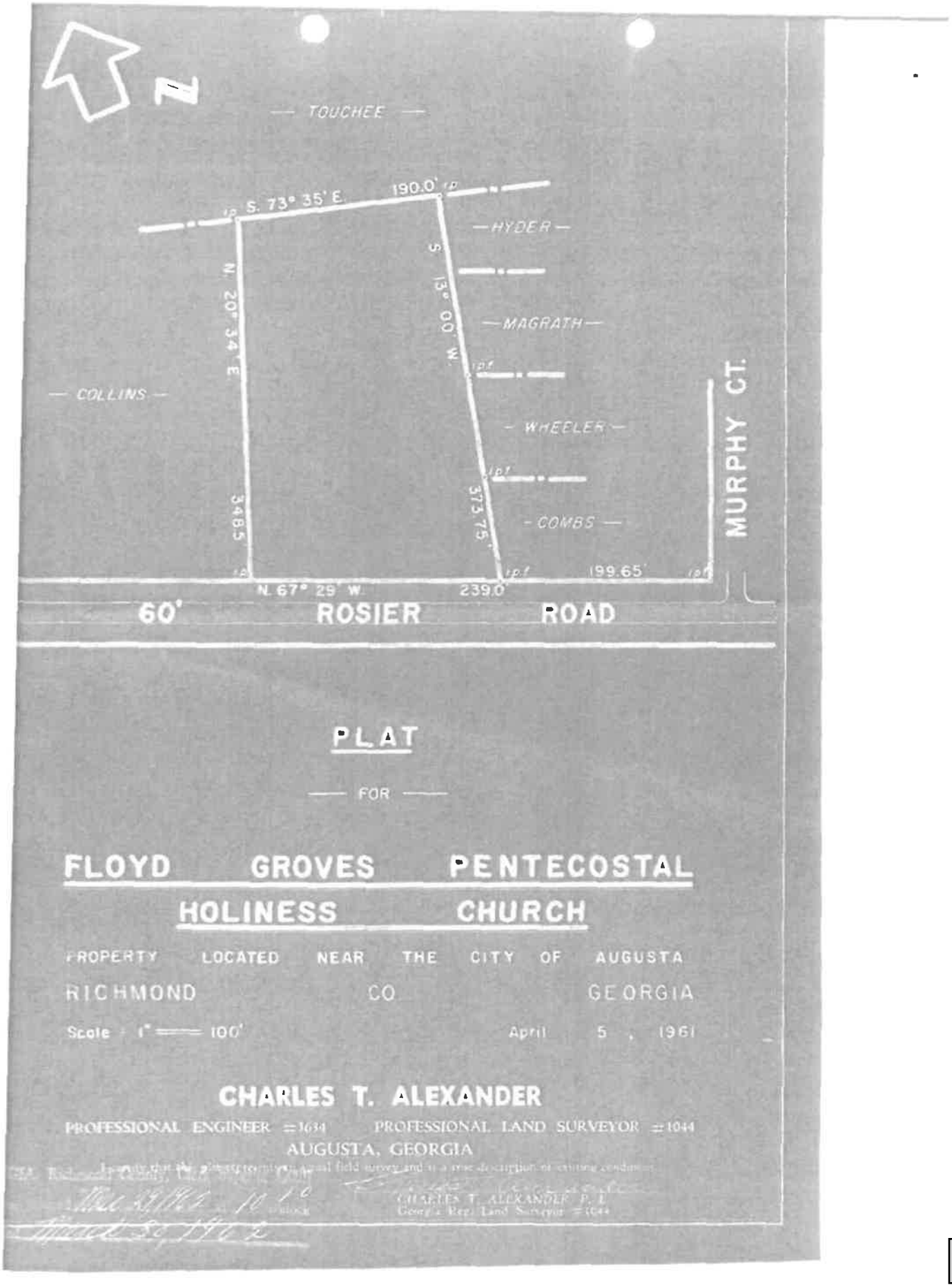
2. The applicant proposes to operate Legacy Heights Academy, a private Christian K-8 microschool operated by Guiding Path Enrichment Center, within the existing church facility located at 2019 Rosier Road.
3. According to the Letter of Intent, the proposed microschool would initially serve approximately 20 students in grades Kindergarten through 8th grade.
    - The proposed hours of operation are Monday through Friday, 7:30 a.m. to 3:30 p.m.
    - Staffing is expected to consist of an Executive Director/Administrator, two classroom teachers, and part-time instructional support staff as needed.
    - The school would utilize existing classroom space within the church. No building additions, exterior modifications, or expansion of the existing parking lot are proposed.
    - Student arrival and dismissal would be handled through staggered parent drop-off and pick-up procedures utilizing the existing church parking areas. No school bus transportation is proposed.
4. The applicant states that the existing church parking lot provides adequate parking to accommodate staff and parent activity associated with the proposed school.
5. The subject property has frontage along Rosier Road near Murphy Court. Rosier Road is classified as a Major Collector, providing access to the site and connecting the property to the surrounding residential area.
6. Pursuant to Section 4-2(b)(5), elementary and junior high schools are required to provide two parking spaces per classroom at maximum occupancy. The proposed use will utilize the existing classroom space within the church.
7. The subject property is not located within a designated flood zone, and no wetlands have been identified on the property.
8. The surrounding area consists primarily of residential uses, with some commercial development located to the southeast. The proposed school will utilize an existing church facility and is not expected to substantially alter the existing development pattern of the area.
9. The proposed use is consistent with the Comprehensive Plan and the South Augusta Character Area by providing an educational use that responds to continued residential growth in the area.
10. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

RECOMMENDATION: The Planning Commission recommends **Approval** of the special exception to establish a private school with the following conditions:

1. The property shall be limited to a private school or uses permitted in the R-1A zone.
2. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted during site plan review.
3. Any proposed lighting fixtures must be directed downward and not toward buildings.
4. Approval of this rezoning request does not constitute approval of the conceptual site plan submitted with the special exception application. The proposed development shall obtain site

plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.

NOTE: *This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. The report is an evaluation of stated information presented by the applicant, research done by the staff, including the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge at the hearing based on all the information available at that time.*


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ROSIER
ROAD
PLAT
— FOR —
FLOYD GROVES PENTECOSTAL
HOLINESS CHURCH
PROPERTY LOCATED NEAR THE CITY OF AUGUSTA
RICHMOND CO GEORGIA
Scale 1" = 100'
April 5, 1961
CHARLES T. ALEXANDER
PROFESSIONAL ENGINEER #1634 PROFESSIONAL LAND SURVEYOR #1044
AUGUSTA, GEORGIA
CHARLES T. ALEXANDER P. L.
Georgia Reg. Land Surveyor #1044



4159 WHEELER ROAD, SUITE D, MARTINEZ, GA 30907
706-513-3933
WWW.GUIDINGPATHENRICHMENT.COM

July 25, 2026

Department of Planning and Development
Planning Division
535 Telfair Street, Suite 300
Augusta, Georgia 30901

To the Augusta Planning Commission:

On behalf of Legacy Heights Academy, I respectfully request approval of a Special Exception to operate a private Christian K–8 microschool within the existing church facility located at 2019 Rosier Road, Augusta, Georgia.

Legacy Heights Academy is a nonprofit educational program operated under Guiding Path Enrichment Center, a Georgia nonprofit organization dedicated to improving educational outcomes for children and families throughout the CSRA.

Our mission is to provide a safe, faith-based learning environment where students receive individualized instruction, character development, and academic support through small class sizes.

The proposed microschool will initially serve approximately 20 students in grades Kindergarten through 8th grade.

Proposed Hours of Operation

Monday through Friday

7:30 a.m. – 3:30 p.m.

Proposed Staff

- Executive Director/Administrator
- Two classroom teachers
- Part-time instructional support staff as needed

Existing Building

The school will occupy existing classroom space inside the church.

No additions or exterior building modifications are proposed.

No expansion of the existing parking lot is requested.

No additional signage beyond applicable permitting requirements is proposed.

GUIDING PATH ENRICHMENT CENTER
ENRICHING HEARTS AND MINDS

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Traffic

Because enrollment is intentionally limited to approximately 20 students, vehicle traffic will be minimal compared to a traditional public or private school.

Student arrival and dismissal will occur through staggered parent drop-off and pick-up procedures utilizing the church's existing parking areas.

No school bus transportation is planned.

Parking

The existing church parking lot provides adequate parking for staff and parents during arrival and dismissal.

The proposed use is expected to have minimal impact on surrounding properties.

Community Benefit

Legacy Heights Academy was established to address educational gaps affecting children throughout Richmond County.

Many of the students expected to enroll come from families seeking smaller learning environments and additional academic support.

The school will provide:

- Small class sizes
- Individualized instruction
- Christian character education
- Parent partnerships
- Safe learning environment
- Academic intervention
- Community service opportunities

Compatibility

The proposed use is compatible with the existing church property and surrounding neighborhood.

The school will operate entirely within the existing church facility and will not substantially change the character of the property.

GUIDING PATH ENRICHMENT CENTER
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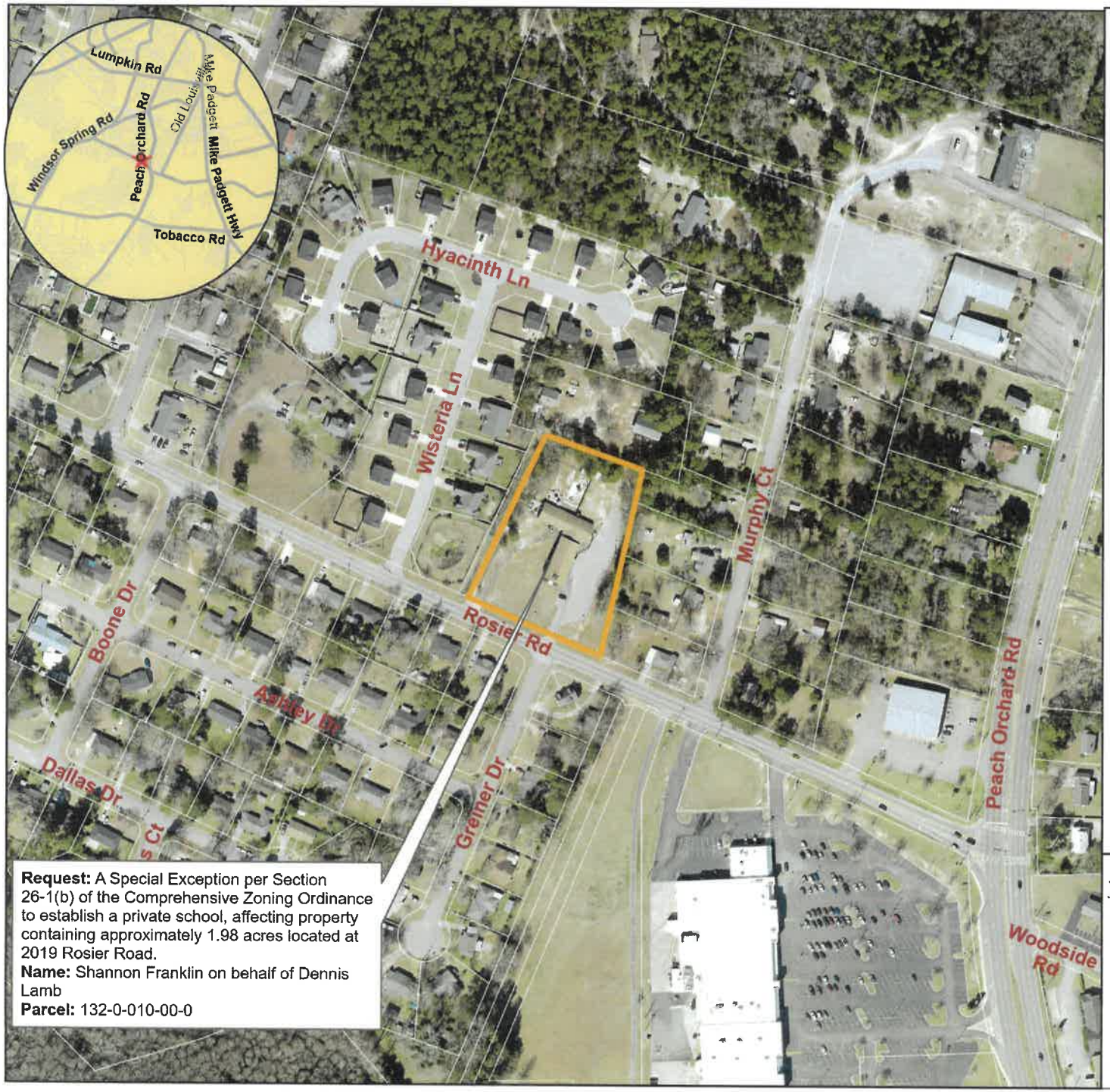
Because enrollment is intentionally limited, the proposed use is not expected to create excessive traffic, noise, or demand on public infrastructure.

We respectfully request approval of this Special Exception so Legacy Heights Academy may begin serving students and families in Richmond County.

Thank you for your consideration.

Respectfully,

Shanon Franklin, Ed.S.
Executive Director
Guiding Path Enrichment Center/Legacy Heights Academy



Request: A Special Exception per Section 26-1(b) of the Comprehensive Zoning Ordinance to establish a private school, affecting property containing approximately 1.98 acres located at 2019 Rosier Road.
Name: Shannon Franklin on behalf of Dennis Lamb
Parcel: 132-0-010-00-0

Planning Commission
SE-26-16
October 5, 2026

2019 Rosier Road

Aerial

Subject Property

Augusta GEORGIA

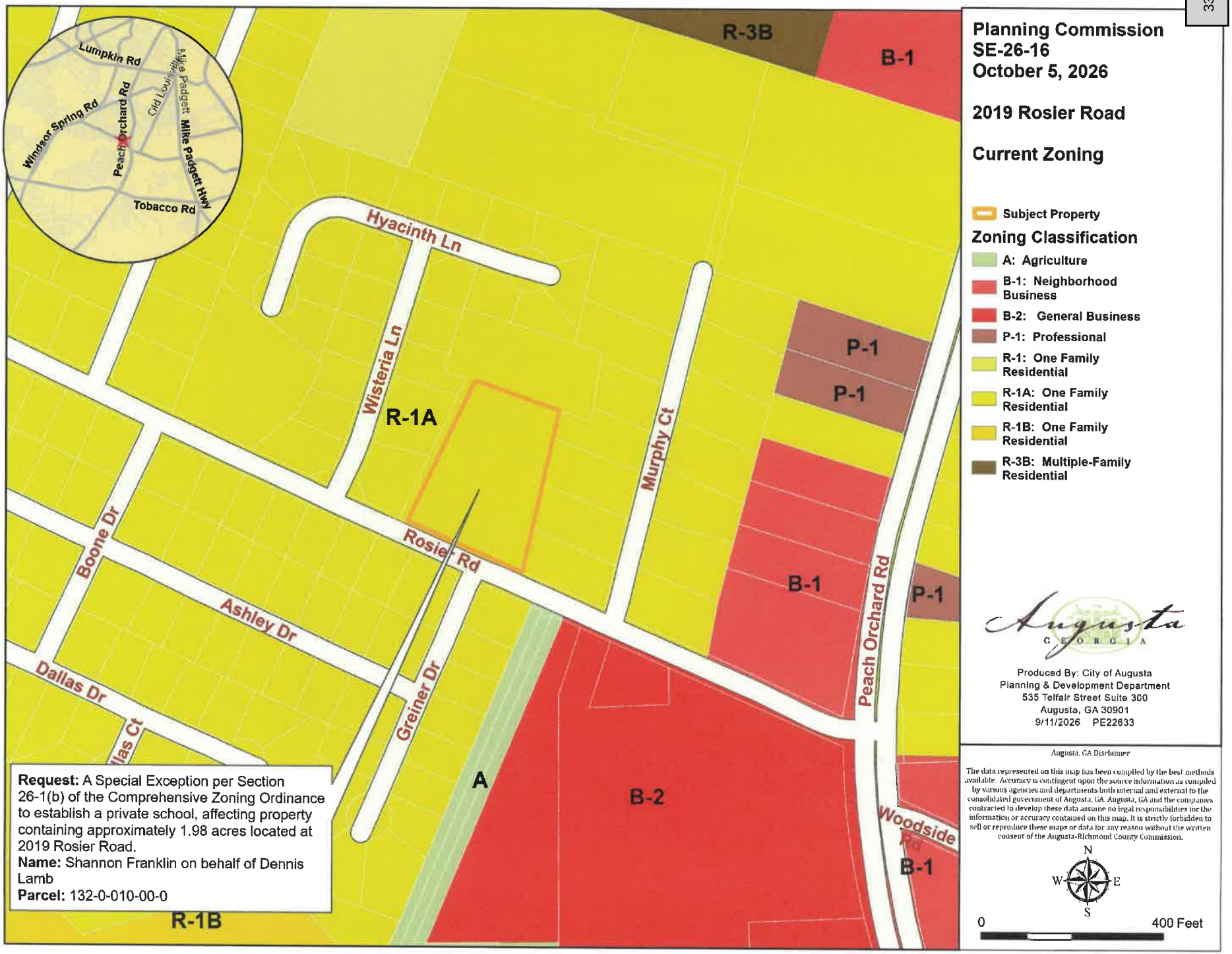
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/11/2026 PE22633

Augusta, GA Disclaimer

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N W E S

0 400 Feet


Lumpkin Rd
Windsor Spring Rd
Peach Orchard Rd
Old Louisville
Mike Padgett
Mike Padgett Hwy
Tobacco Rd
Hyacinth Ln
Wisteria Ln
R-1A
R-3B
B-1
P-1
P-1
Murphy Ct
B-1
P-1
Peach Orchard Rd
Rosier Rd
Boone Dr
Ashley Dr
Dallas Dr
Greiner Dr
A
B-2
Woodside Dr
B-1
R-1B
Request: A Special Exception per Section 26-1(b) of the Comprehensive Zoning Ordinance to establish a private school, affecting property containing approximately 1.98 acres located at 2019 Rosier Road.
Name: Shannon Franklin on behalf of Dennis Lamb
Parcel: 132-0-010-00-0
Planning Commission
SE-26-16
October 5, 2026
2019 Rosier Road
Current Zoning
Subject Property
Zoning Classification
A: Agriculture
B-1: Neighborhood Business
B-2: General Business
P-1: Professional
R-1: One Family Residential
R-1A: One Family Residential
R-1B: One Family Residential
R-3B: Multiple-Family Residential
Augusta GEORGIA
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/11/2026 PE22633
Augusta, GA Disclaimer
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Commission Meeting

October 20, 2026

Item Name: SE-26-18

Department: Planning & Development

Presenter: Adleasia Cameron, Director

Caption: **SE-26-18** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Sharonda Smith on behalf of New Life Worship Center requesting a special exception per Section 26-1(r) of the Comprehensive Zoning Ordinance to establish a daycare facility affecting property containing approximately 43.41 acres located at 3550 Morgan Road. Tax Map # 129-0-001-03-0. Zoned R-3B (Multiple-Family Residential). District 4 (Commissioner Lonnie Wimberly).

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation:

1. The property shall be limited to a day care facility or uses permitted in the R-3B zone.
2. Any new building exceeding 1,000 square feet or any substantial change to the site associated with the special exception request requires approval by the Augusta Commission.
3. Any proposed lighting fixtures must be directed downward and not toward buildings.
4. The applicant must obtain a City of Augusta business license and maintain a valid license with the State of Georgia.
5. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted. A site plan is required.
6. Approval of this request does not constitute approval of the conceptual site plan submitted with the special exception application. The proposed development shall obtain site plan approval in compliance with the Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

Augusta GEORGIA
PLANNING & DEVELOPMENT DEPARTMENT

Augusta-Richmond County
Planning Commission
Staff Report

Hearing Date: October 5, 2026
Case Number: SE-26-18
Applicant: Sharonda Smith
Property Owner: New Life Worship Center
Property Address: 3550 Morgan Road
Tax Parcel No: 129-0-001-03-0
Current Zoning: R-3B (Multiple-Family Residential)
Fort Gordon Notification Required: N/A
Commission District 4: Lonnie Wimberly
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Day Care Facility	Section 26-1(r)

SUMMARY OF REQUEST:

This request is for a Special Exception pursuant to Section 26-1(r) of the Comprehensive Zoning Ordinance to establish a daycare facility at 3550 Morgan Road. The petition was submitted by Sharonda Smith on behalf of New Life Worship Center and affects approximately 43.41 acres identified as Tax Map # 129-0-001-03-0. The subject property is zoned R-3B (Multiple-Family Residential).

The request is limited to the proposed daycare use and does not include a rezoning. If approved, the property will remain zoned R-3B and will continue to be subject to all applicable zoning and development requirements.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located along Morgan Road and contains approximately 43.41 acres. The proposed daycare facility is a community-serving use that may be appropriate in proximity to residential development. The request does not alter the underlying R-3B zoning classification.

The substantial size of the property provides an opportunity to accommodate the proposed use with appropriate setbacks, parking, circulation, landscaping, buffering, and other site improvements. Final development must be consistent with applicable Comprehensive Plan policies, zoning requirements, and site-development standards.

CRITERIA FOR GRANTING SPECIAL EXCEPTION:

The granting of a special exception is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located;
   The property is zoned R-3B, and the requested daycare facility is being considered pursuant to Section 26-1(r). The underlying zoning will remain unchanged, and the proposed use will be subject to R-3B development requirements.
2. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area;
   The approximately 43.41-acre site provides substantial area to accommodate the proposed facility and associated parking, circulation, landscaping, buffering, and other improvements. Potential impacts can be addressed through final site plan review and compliance with applicable development standards.
3. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;
   The proposed daycare facility is a community-serving use that may be appropriately located in proximity to residential development. The request does not require a change to the underlying R-3B zoning classification, and final development will be subject to applicable zoning, site development, and Comprehensive Plan requirements.
4. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;
   The property is located along Morgan Road. There are currently no plans for further development of the property.
5. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles;
   The final design must provide adequate circulation for parents or guardians, employees, visitors, service vehicles, and emergency vehicles. Drop-off and pick-up activity should be accommodated on-site to minimize conflicts with public traffic and pedestrian movement.
6. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use;
   Final water, sewer, fire protection, emergency access, stormwater, and other public service requirements must be confirmed through the applicable review and permitting processes. No site plan identifying proposed development improvements was submitted with this application.
7. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor;
   Subject to final site-plan approval. Parking, refuse, and service areas shall be located and screened as required by the Comprehensive Zoning Ordinance.
8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area;

The proposed daycare facility is a community-serving use with generally scheduled periods of arrival and departure. The facility shall operate in accordance with current regulations, and the site shall be designed to minimize impacts associated with traffic, noise, lighting, and outdoor activity.

9. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties. *The approximately 43.41-acre property provides substantial area to appropriately locate the proposed facility. Building height, setbacks, parking, landscaping, buffering, and other dimensional requirements must comply with R-3B standards and development regulations.*

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No Traffic Engineering comments have been received.

Engineering Comments:

- No Engineering comments have been received.

Utilities Comments:

- No Utilities comments have been received.

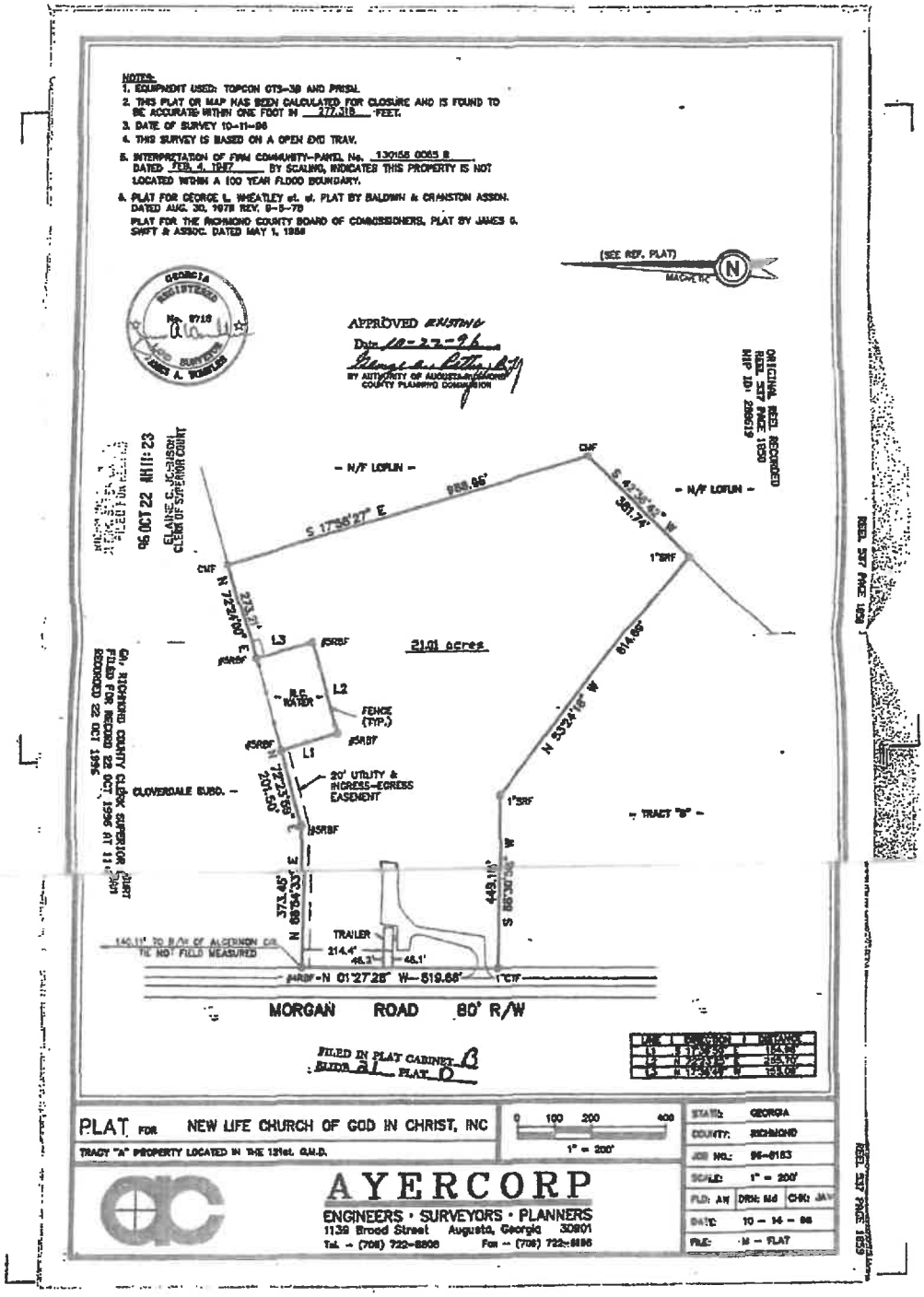
FINDINGS:

1. The subject property is located at 3550 Morgan Road, Tax Map # 129-0-001-03-0.
2. The property contains approximately 43.41 acres and is zoned R-3B (Multiple-Family Residential).
3. The applicant is requesting a Special Exception pursuant to Section 26-1(r) to establish a daycare facility. The proposed use is not permitted by right under the current zoning classification and requires approval by the Augusta Commission.
4. The applicant intends to utilize one of the existing buildings located on the New Life Church of God in Christ property for the proposed use.
5. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
6. According to the Augusta-Richmond County GIS mapping layer, no wetlands are identified on the property.
7. According to the Georgia Department of Transportation State Functional Classification GIS map, Morgan Road is classified as a local or residential street.
8. The predominant zoning in the surrounding area consists of R-1, R-1A and R-1C (One-Family Residential), R-MH (Manufactured Home Residential) and B-2 (General Business) zones.
9. This request is consistent with the 2023 Comprehensive Plan.
10. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

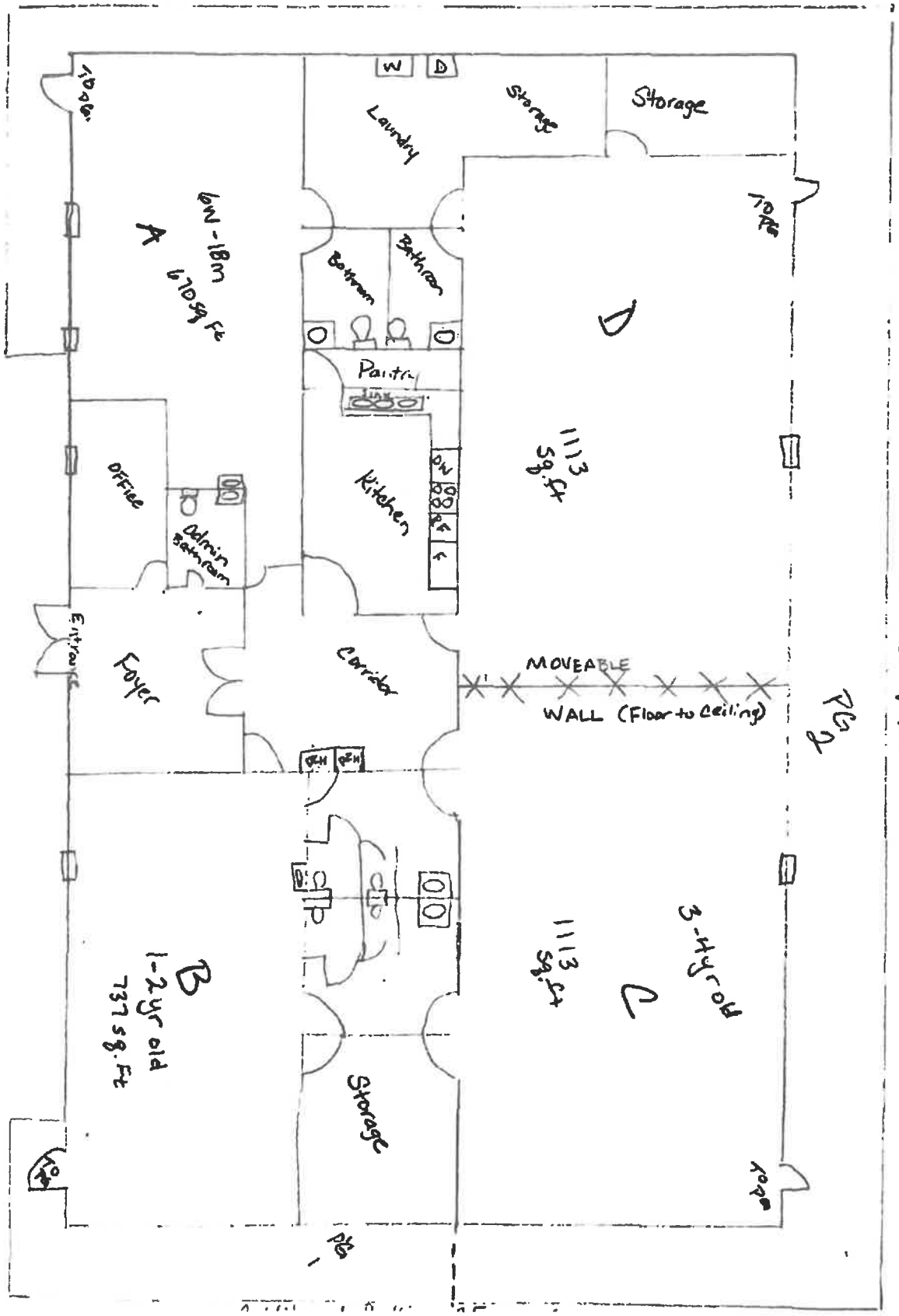
RECOMMENDATION: The Planning Commission recommends **Approval** of the special exception to establish a day care facility with the following conditions:

1. The property shall be limited to a day care facility or uses permitted in the R-3B zone.
2. Any new building exceeding 1,000 square feet or any substantial change to the site associated with the special exception request, requires approval by the Augusta Commission.
3. Any proposed lighting fixtures must be directed downward and not toward buildings.
4. The applicant must obtain a City of Augusta business license and maintain a valid license with the State of Georgia.
5. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted. A site plan is required.
6. Approval of this request does not constitute approval of the conceptual site plan submitted with the special exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.

NOTE: *This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.*


NOTES:
1. EQUIPMENT USED: TOPCON GTS-3B AND PRISM.
2. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 277,319 FEET.
3. DATE OF SURVEY 10-11-96
4. THIS SURVEY IS BASED ON A OPEN END TRAV.
5. INTERPRETATION OF FHM COMMUNITY-PANEL No. 130158 0065 B DATED FEB. 4, 1987 BY SCALING, INDICATES THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD BOUNDARY.
6. PLAT FOR GEORGE L. WHEATLEY et. al. PLAT BY BALDWIN & CRAWSTON ASSOC. DATED AUG. 30, 1978 REV. 9-5-78
PLAT FOR THE RICHMOND COUNTY BOARD OF COMMISSIONERS, PLAT BY JAMES S. SWIFT & ASSOC. DATED MAY 1, 1956
(SEE REF. PLAT)
APPROVED EXISTING
Date 10-22-96
BY AUTHORITY OF AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
96 OCT 22 AM 11:23
ELAINE C. JACKSON
CLERK OF SUPERIOR COURT
RICHMOND COUNTY, GEORGIA
FILED FOR RECORD
22 OCT 1996
AT 11 AM
RECORDED
IN BOOK
PAGE
CLOVERDALE SUBD.
- N/F LOFLIN -
S 17°56'27" E
958.86'
S 47°56'45" W
361.74'
- N/F LOFLIN -
CMF
1"RBF
1"CTF
N 72°40'00" E
233.21'
5/8"RBF
21.01 acres
814.66'
N 53°24'16" W
L1
L2
L3
FENCE (TYP.)
20' UTILITY & INGRESS-EGRESS EASEMENT
- TRACT "B" -
S 89°30'36" W
449.11'
N 88°34'33" E
373.45'
TRAILER
214.4'
46.3'
48.1'
140.11' TO B/W OF ALCOVION CIR. NOT FIELD MEASURED
5/8"RBF-N 01°27'28" W-519.68'
MORGAN ROAD 80' R/W
FILED IN PLAT CABINET B
SLIDE 21 PLAT 6
PLAT FOR NEW LIFE CHURCH OF GOD IN CHRIST, INC
TRACY "A" PROPERTY LOCATED IN THE 121st G.M.D.
0 100 200 400
1" = 200'
AYERCORP
ENGINEERS • SURVEYORS • PLANNERS
1139 Broad Street Augusta, Georgia 30901
Tel. - (706) 722-8606 Fax - (706) 722-8696
STATE: GEORGIA
COUNTY: RICHMOND
JOB NO.: 96-0183
SCALE: 1" = 200'
FLD: AW DRN: MS CHK: JAY
DATE: 10 - 14 - 96
FILE: M - PLAT

14 parking spaces



Sharonda Smith/KAI's World Care & Learning Center
3550-B Morgan Rd.
762-280-3686
KAIsWorldCLC2026@outlook.com

August 21, 2026

SUBJECT: Letter of Intent To Open A Child Care Center At 3550-B Morgan Rd., Hephzibah, GA

Dear Planning and Development,

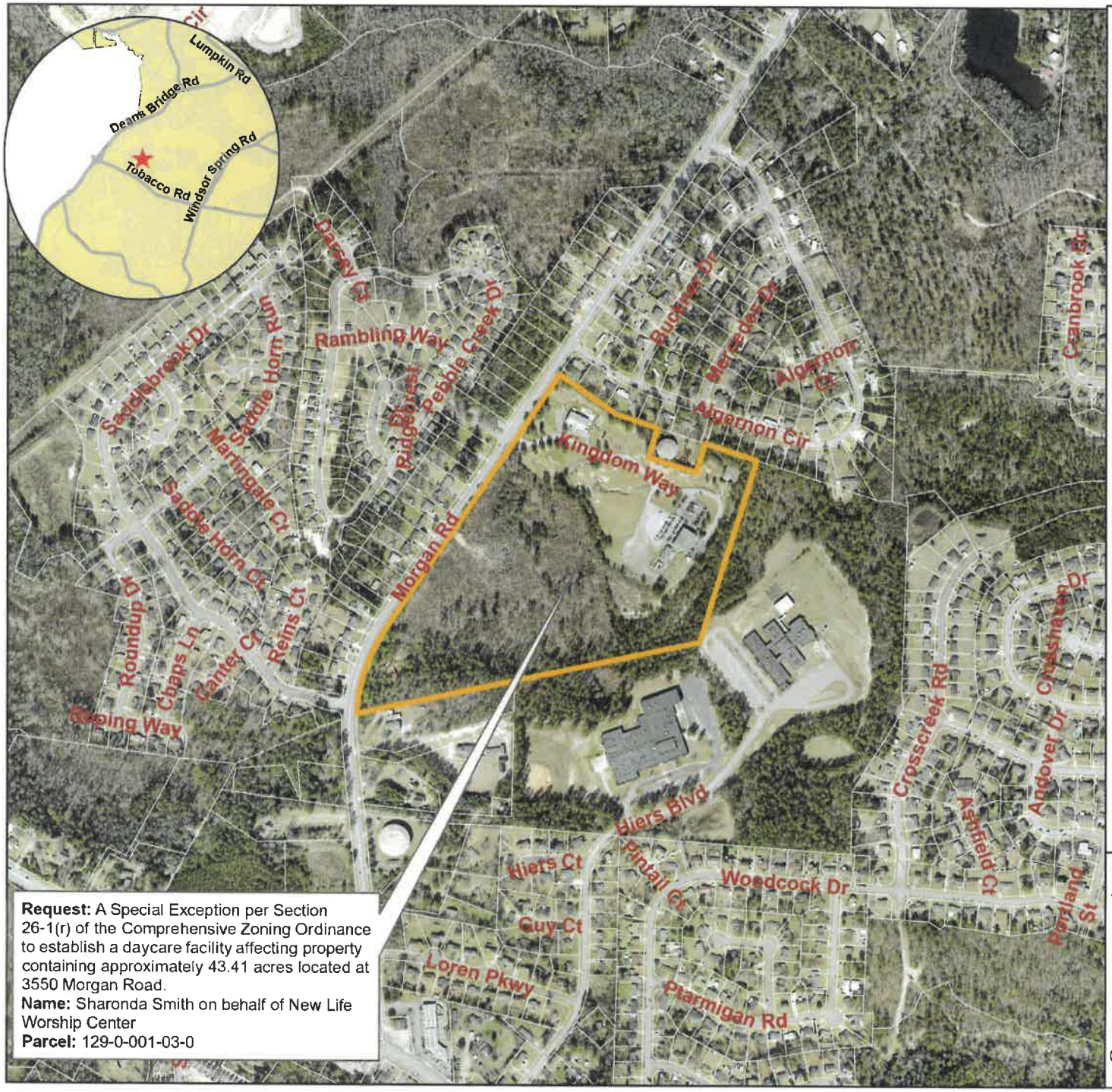
This Letter of Intent is to explain **KAI's World Care & Learning Center** intention to establish and operate a licensed commercial childcare facility at the property located at **3550-B Morgan Rd, Hephzibah, GA 30815**. I certify that the business will be operated as a licensed Child Care Learning Center providing early childhood education and care services for infants, toddlers, and preschool- and school-aged children. The projected number of students is 80, not including before and after school students. The goal is to serve those in the community and the surrounding elementary schools by providing quality childcare services.

As the owner and director of KAIs World, I know what it means to serve others. I spent over 26 years in service of this country in the US Army. I spent several years abroad, working with other nations and their communities. I also spent several years assisting the local communities in the states that I resided in. I worked with local schools as a volunteer with reading programs, mentor for middle and high school students, and as a church youth staff member. I have also operated a three-star Quality Rated home daycare successfully. It because word spread rapidly about the quality of care that I received, I had to create and maintain a waiting list for care. It is the love and care that I provide for a diversity of children that keeps my phone ringing. I am looking forward to bringing this service to Richmond County residents in the Morgan Road area.

Our obligation to proceed is contingent upon securing all necessary local zoning approvals, conditional use permits, and state licensing approvals from the Georgia Department of Early Care and Learning (DECAL) or relevant local authorities for childcare operations. We aim to commence operations on or around December 2026. I currently rent the building from the Owner (New Life Worship Center). I spoke with the leadership and received permission to operate. The building was previously used as a childcare center for several years, until COVID-19 forced its closure in August 2020. We look forward to the possibility of bringing a high-quality, much-needed early learning center to this location.

Sincerely,

Sharonda L. Smith
Owner/Director
KAI's World Care & Learning Center



Request: A Special Exception per Section 26-1(r) of the Comprehensive Zoning Ordinance to establish a daycare facility affecting property containing approximately 43.41 acres located at 3550 Morgan Road.
Name: Sharonda Smith on behalf of New Life Worship Center
Parcel: 129-0-001-03-0

Planning Commission
SE-26-18
October 5, 2026

3550 Morgan Road

Aerial

Subject Property

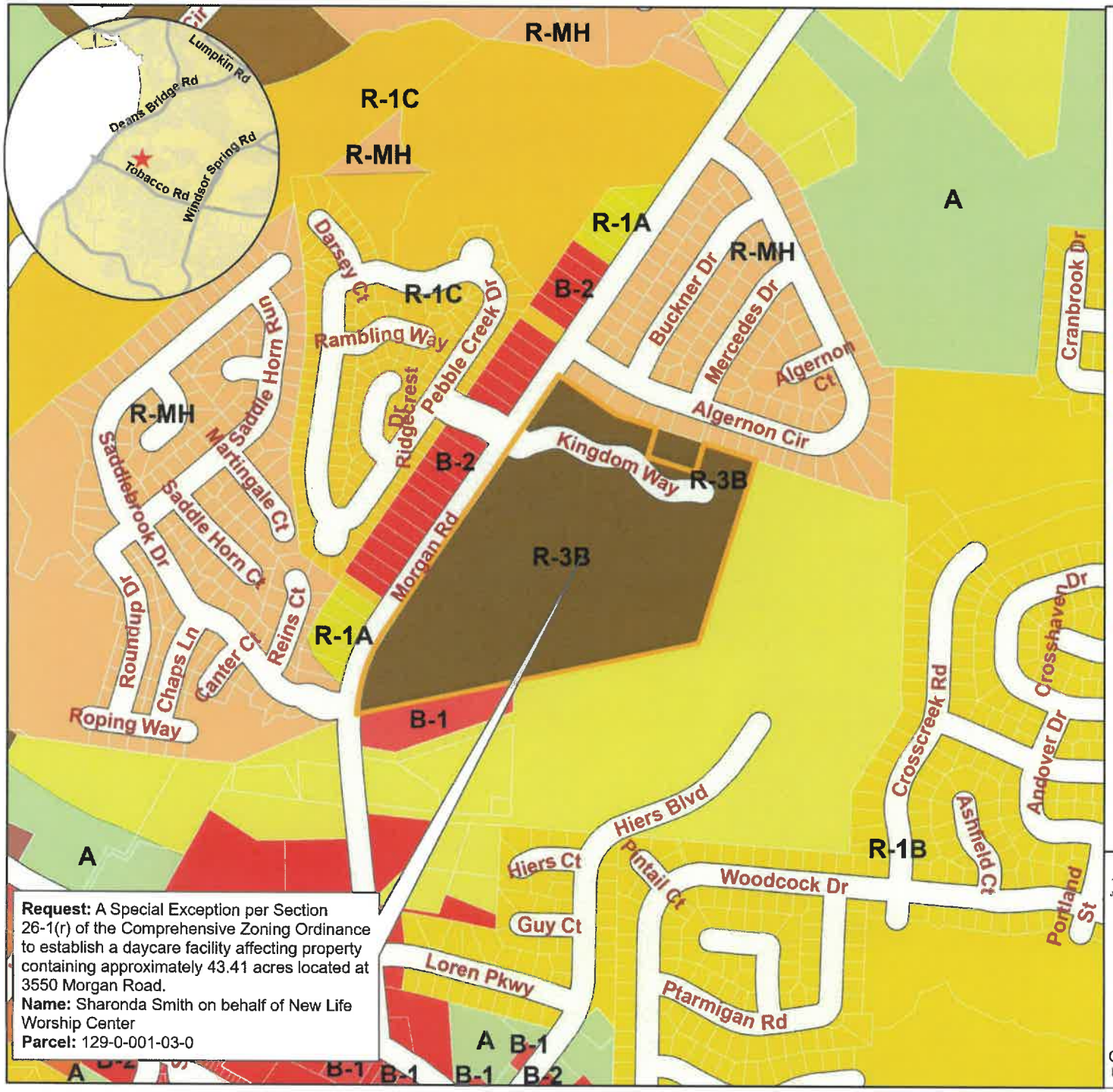
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/10/2026 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.

N W E S

0 1,200 Feet



Request: A Special Exception per Section 26-1(r) of the Comprehensive Zoning Ordinance to establish a daycare facility affecting property containing approximately 43.41 acres located at 3550 Morgan Road.
Name: Sharonda Smith on behalf of New Life Worship Center
Parcel: 129-0-001-03-0

Planning Commission
SE-26-18
October 5, 2026

3550 Morgan Road

Current Zoning

- Subject Property

Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- P-1: Professional
- R-1: One Family Residential
- R-1A: One Family Residential
- R-1B: One Family Residential
- R-1C: One Family Residential
- R-1E: One Family Residential
- R-3A: Multiple-Family Residential
- R-3B: Multiple-Family Residential
- R-MH: Manufactured Home Residential

Augusta GEORGIA

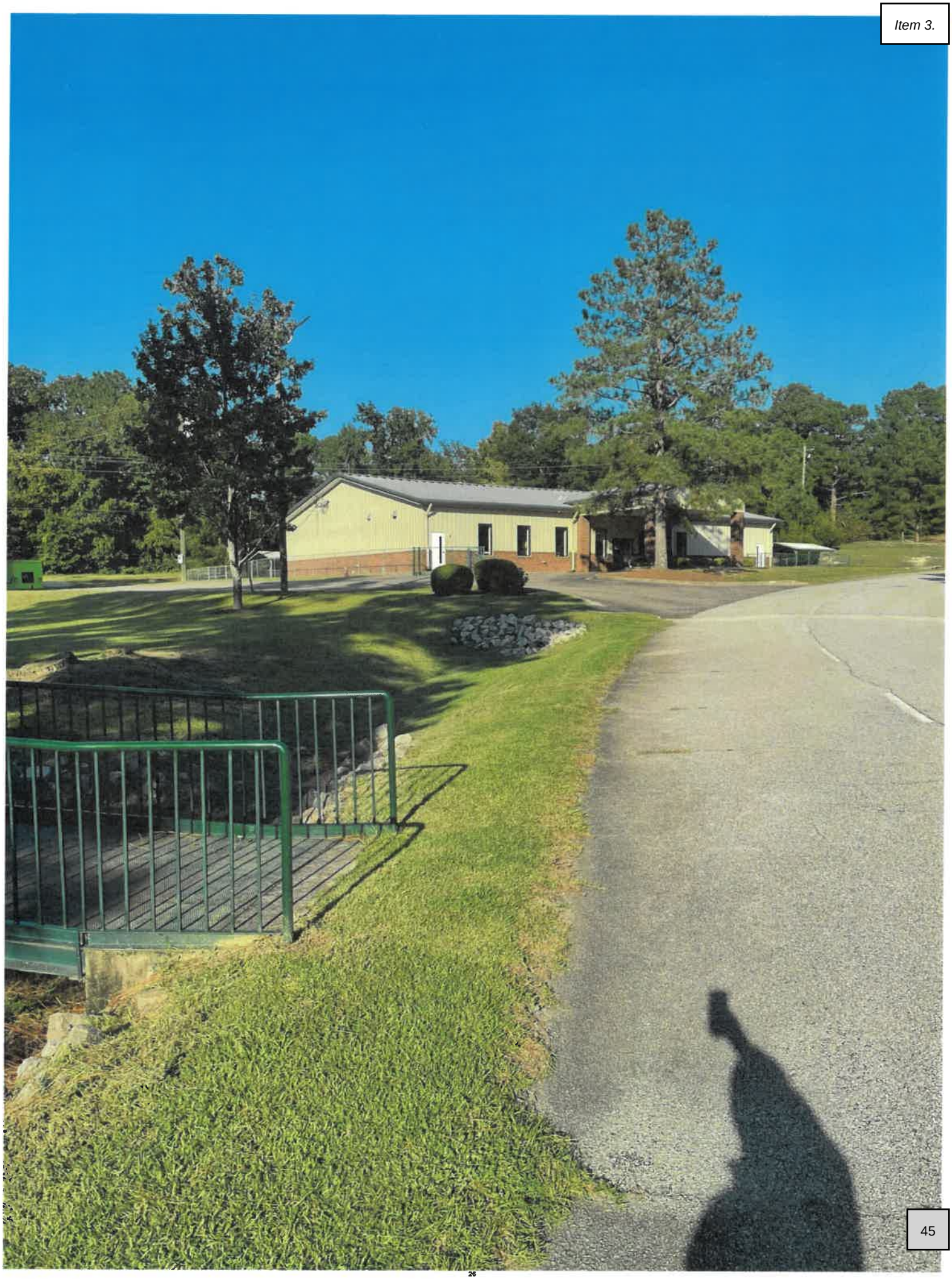
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N W E S

0 1,200 Feet





Commission Meeting

October 20, 2026

Item Name: SE-26-19

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	**SE-26-19** – A request for concurrence with the Augusta Planning Commission to **APPROVE a** petition by Shelly Mack on behalf of Richmond County Board of Education requesting a special exception per Section 26-1(e) of the Comprehensive Zoning Ordinance to establish an adult daycare facility affecting property containing approximately 12 acres located at 3110 Tate Road. Tax Map # 084-4-001-00-0. Zoned R-1A (One-Family Residential). District 5 (Commissioner Don Clark).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. The property shall be limited to an adult day care facility or uses permitted in the R-1A zone. 2. The hours of operation shall be limited to 8:30 am to 4:30 pm Monday through Friday. 3. Any new building exceeding 1,000 square feet or any substantial change to the site associated with the special exception request requires approval by the Augusta Commission. 4. Any proposed lighting fixtures must be directed downward and not toward buildings. 5. The applicant must obtain a City of Augusta business license and maintain a valid license with the State of Georgia. 6. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted. 7. Approval of this request does not constitute approval of the conceptual site plan submitted with the special exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
Funds are available in the following accounts:	N/A
REVIEWED AND APPROVED BY:	N/A

Augusta GEORGIA
PLANNING & DEVELOPMENT DEPARTMENT

Augusta-Richmond County
Planning Commission
Staff Report

Hearing Date: October 5, 2026
Case Number: SE-26-19
Applicant: Shelly Mack
Property Owner: Richmond County Board of Education
Property Address: 3110 Tate Road
Tax Parcel No: 084-4-001-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Gordon Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Adult Day Care Facility	Section 26-1(e)

SUMMARY OF REQUEST:

This request is for a Special Exception to allow an adult daycare facility at 3110 Tate Road, Tax Map # 084-4-001-00-0. The approximately 12-acre property is currently zoned R-1A (One-Family Residential). The applicant, Shelly Mack on behalf of Richmond County Board of Education, is requesting approval pursuant to Section 26-1(e) of the Comprehensive Zoning Ordinance.

The proposed use would establish an adult daycare facility on the subject property. The request is use-specific and does not propose a change to the underlying R-1A zoning classification.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located within an area characterized primarily by residential development. The proposed adult daycare facility represents a specialized institutional/service use that is subject to Special Exception review within the R-1A zoning district.

The approximately 12-acre size of the property provides an opportunity for the proposed use to be accommodated while maintaining appropriate setbacks, access, parking, landscaping, and buffering from surrounding properties. Final site development shall be evaluated for consistency with the Comprehensive Plan and all applicable development regulations during the site-plan review process.

CRITERIA FOR GRANTING SPECIAL EXCEPTION:

The granting of a special exception is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located;
   The property is zoned R-1A (One-Family Residential), and the request is for an adult daycare facility pursuant to Section 26-1(e) of the Comprehensive Zoning Ordinance. The proposed use is subject to Special Exception review and shall comply with all applicable requirements of the R-1A zoning district and the approved Special Exception.
2. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area;
   The approximately 12-acre subject property provides sufficient area to accommodate the proposed adult daycare facility while allowing for appropriate site design, setbacks, access, parking, landscaping, and buffering. Final site plan review will ensure that the development is designed to minimize potential impacts to surrounding properties.
3. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;
   The proposed adult daycare facility would provide a community service use on a relatively large tract of land. The Special Exception process provides an opportunity to evaluate the location and character of the proposed use within the surrounding residential development pattern. The proposed use does not require a change to the underlying R-1A zoning classification.
4. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;
   The property is located along Tate Road, which provides access to the subject property. Final access, driveway design, roadway requirements, and any improvements shall be reviewed by the appropriate agencies as part of the development-review process.
5. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles;
   The approximately 12-acre property provides sufficient area for the proposed development to be designed with appropriate vehicular circulation, parking, pedestrian access, and emergency-vehicle access. The site currently has multiple access points along Tate Road.
6. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use;
   The proposed use will be subject to review by the applicable agencies for water, sewer, fire protection, stormwater, and other public-service requirements. There are currently no plans for further development of the property.
7. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor;

Refuse, service, parking, and loading areas shall be designed and located in accordance with applicable zoning and development requirements. Appropriate landscaping and screening shall be provided where required to minimize potential impacts to surrounding properties.

8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area;
   No adverse effects are anticipated, subject to compliance with applicable regulations. The facility shall operate in a manner that minimizes adverse impacts on the surrounding community.
9. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.
   The approximately 12-acre property provides sufficient area to establish appropriate building setbacks and site design relative to surrounding properties. Final building height, size, location, setbacks, landscaping, buffering, and other dimensional requirements shall comply with the R-1A zoning standards and development regulations.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No Traffic Engineering comments have been received.

Engineering Comments:

- No Engineering comments have been received.

Utilities Comments:

- No Utilities comments have been received.

FINDINGS:

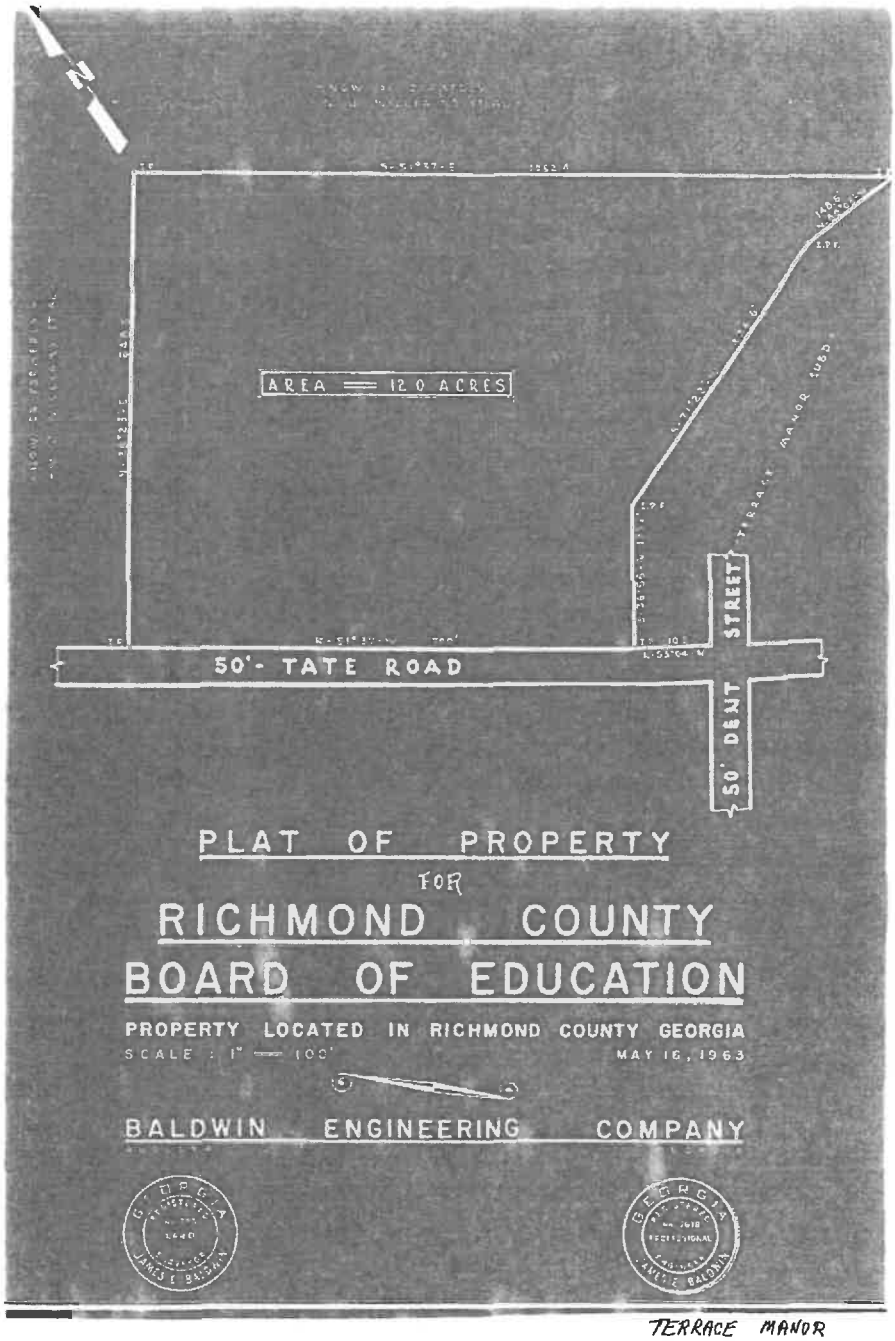
1. The subject property is located at 3110 Tate Road, Tax Map # 084-4-001-00-0, and contains approximately 12 acres.
2. The property is currently zoned R-1A (One-Family Residential).
3. The applicant, Shelly Mack on behalf of Richmond County Board of Education, is requesting a Special Exception pursuant to Section 26-1(e) of the Comprehensive Zoning Ordinance to establish an adult daycare facility.
4. The request does not propose a rezoning of the property. The underlying R-1A zoning classification would remain in place if the Special Exception is approved.
5. The applicant seeks to utilize the former Terrace Manor Elementary School to establish an adult day care and day care facility. According to County tax records, the school was constructed in 1964 and contains approximately 52,853 square feet. The school permanently closed in 2023.
6. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS mapping layer, no wetlands are identified on the property.

8. According to the Georgia Department of Transportation State Functional Classification GIS map, Tate Road is classified as a local or residential street.
9. The predominant zoning in the surrounding area consists of R-1A, R-1B, and R-1C (One-Family Residential) zoning districts.
10. This request is consistent with the 2023 Comprehensive Plan.
11. A neighborhood meeting was held on Tuesday, September 22nd, to discuss the proposed use with members of the surrounding community.
12. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

RECOMMENDATION: The Planning Commission recommends **Approval** of the special exception to establish an adult day care facility with the following conditions:

1. The property shall be limited to an adult day care facility or uses permitted in the R-1A zone.
2. The hours of operation shall be limited to 8:30 am to 4:30 pm Monday through Friday.
3. Any new building exceeding 1,000 square feet or any substantial change to the site associated with the special exception request requires approval by the Augusta Commission.
4. Any proposed lighting fixtures must be directed downward and not toward buildings.
5. The applicant must obtain a City of Augusta business license and maintain a valid license with the State of Georgia.
6. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted.
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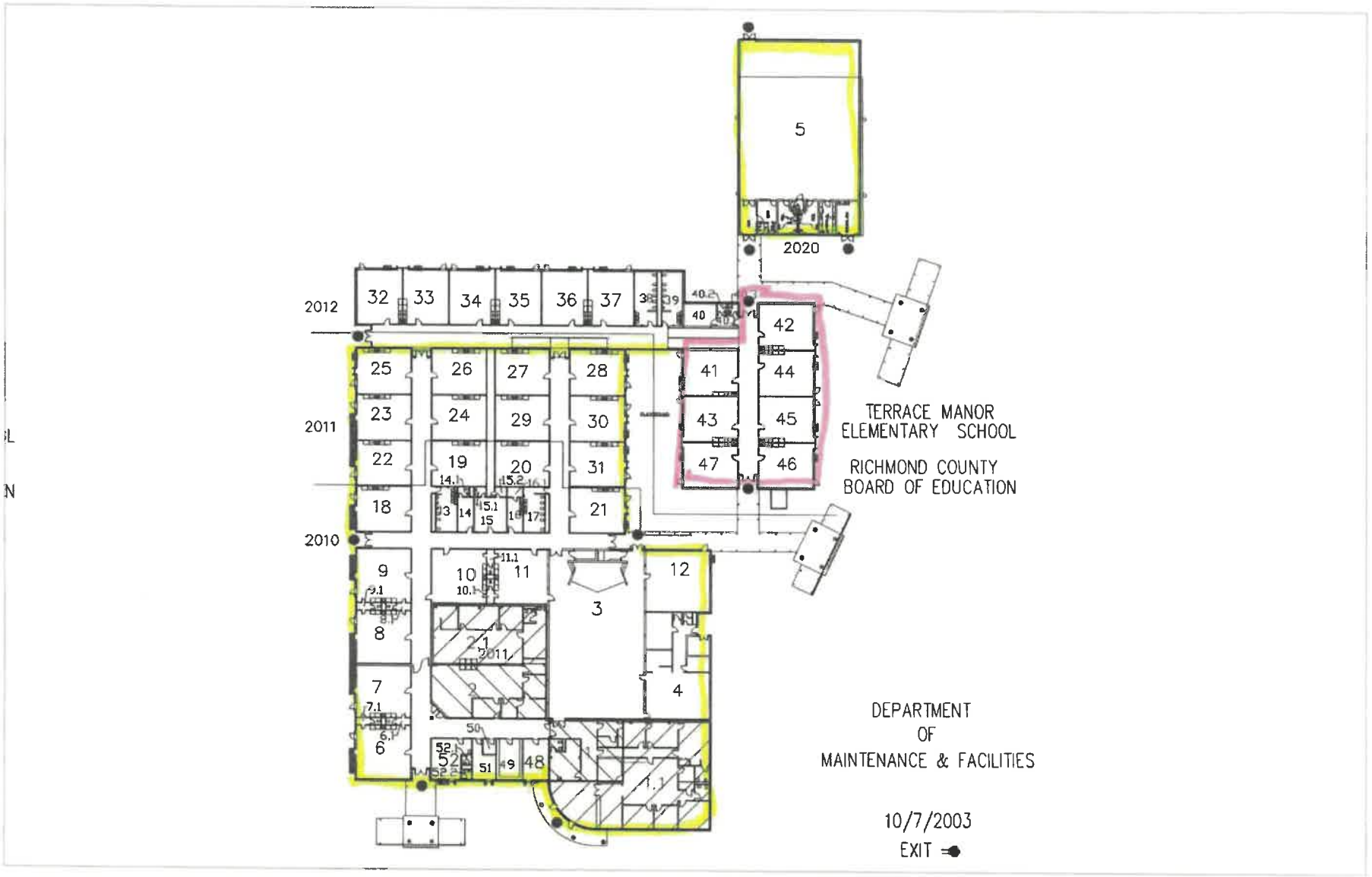
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TERRACE MANOR




MACKLANDER
3110 TATE RD
MACKLANDER
3110 TATE RD


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TERRACE MANOR
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RICHMOND COUNTY
BOARD OF EDUCATION
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DEPARTMENT
OF
MAINTENANCE & FACILITIES
10/7/2003
EXIT

Proposal to the Augusta-Richmond County Planning Commission

Request for Zoning Approval / Special Exception to Allow an Adult Day Program for Individuals with Developmental Disabilities and Mental Health Diagnoses and an After-School Program for Special Needs Children and At-Risk Youth in a Residential Zoning District

Applicant: Shelley Parker-Mack

Requested Use:
Adult Day Program / Adult Day Support Services for Individuals with Developmental Disabilities and Mental Health Diagnoses, and an After-School Program for Special Needs Children and At-Risk Youth (Ages 12–17)

EXECUTIVE SUMMARY

This proposal respectfully requests approval from the Augusta-Richmond County Planning Commission and the Augusta Commission to allow the use of a residentially zoned property (formerly an elementary school) for an Adult Day Program serving individuals with developmental disabilities, including those with co-occurring mental health conditions, and an After-School Program serving special needs children and at-risk youth between the ages of 12 and 17.

The Adult Day Program will provide structured daytime support, supervision, life-skills development, social engagement, community inclusion, and wellness activities for adults with developmental disabilities and mental health diagnoses.

The After-School Program will provide a safe, structured, and supportive environment for children with special needs and at-risk youth during after-school hours. The program will offer academic support, mentoring, life-skills training, social development opportunities, behavioral support, recreational activities, and positive youth engagement designed to promote educational success and reduce risk factors that contribute to juvenile delinquency and negative outcomes.

Neither program is intended to operate as a residential facility, boarding home, overnight care facility, or high-traffic commercial establishment. Both programs are designed to provide community-based support services in a safe, supervised, and professionally managed environment.

Approval of this request would support the public interest by expanding access to disability services, youth development programs, and family support services throughout Richmond County while helping vulnerable populations remain connected to their communities.

This proposal is driven by a deep passion for supporting individuals with developmental disabilities and their families. With more than 20 years of experience serving individuals with developmental disabilities, mental health diagnoses, and special needs, we bring both professional expertise and personal understanding to this mission. As the parent of a son with autism, the challenges, concerns, and successes experienced by families are not only understood professionally but are lived personally. This unique perspective provides a comprehensive understanding of the needs of individuals receiving services, their families, caregivers, and the broader community. It has inspired a lifelong commitment to creating programs that promote dignity, independence, inclusion, safety, and opportunity. The proposed Adult Day Program and After-School Program are founded on the belief that every individual deserves access to quality services, meaningful community involvement, and the support necessary to reach their fullest potential.

PURPOSE OF THE REQUEST

The purpose of this request is to allow a former elementary school to be used as a community-based Adult Day Program and After-School Program that serves individuals with developmental disabilities, mental health diagnoses, special needs children, and at-risk youth.

Many adults with developmental disabilities require supervised daytime services after aging out of school-based programs. Likewise, many families of special needs children and at-risk youth face challenges securing safe, structured after-school environments that provide educational support, supervision, and positive developmental opportunities.

The proposed use addresses both community needs by creating a comprehensive support center that promotes independence, inclusion, education, safety, and community engagement.

All youth participating in the program will be supervised by qualified staff and volunteers who have completed applicable background checks and training requirements.

PROPOSED OPERATING CONDITIONS

Hours of Operation:

Adult Day Program:
Monday through Friday
8:30 a.m. – 4:30 p.m.

After-School Program:
Monday through Friday
3:00 p.m. – 7:00 p.m.

Additional summer and school-break programming may be offered during daytime hours, subject to all applicable regulations and approvals.

COMPATIBILITY WITH RESIDENTIAL CHARACTER

The proposed Adult Day Program and After-School Program are compatible with the neighborhood's residential character because both uses are supervised, community-serving, and educational.

The property's previous use as an elementary school demonstrates its historical compatibility with educational and community-focused programming. The proposed use will continue serving individuals in a manner consistent with the property's longstanding role as a place of learning, support, and community engagement.

Neither program will generate excessive traffic, late-night activity, industrial operations, or commercial impacts inconsistent with surrounding residential uses.

COMMUNITY NEED AND PUBLIC BENEFIT

In addition to the benefits outlined for adults with developmental disabilities and mental health diagnoses, the After-School Program will provide the following public benefits:

- Academic enrichment and homework assistance
- Social skills development and peer interaction
- Mentoring and leadership development
- Behavioral support and conflict resolution training
- Life-skills education and workforce readiness preparation
- Safe supervision during critical after-school hours
- Reduced juvenile delinquency and exposure to negative influences
- Family support for working parents and caregivers
- Community engagement and volunteer opportunities
- Inclusive programming for youth with developmental disabilities and special needs

DESCRIPTION OF PROPOSED PROGRAMS

ADULT DAY PROGRAM

The Adult Day Program will provide daytime support services for adults with developmental disabilities and mental health diagnoses, including:

- Supervised daily activities
- Life-skills development

- Social and recreational activities
- Health and wellness activities
- Communication and socialization support
- Personal care support as needed
- Community integration activities
- Coordination with families, guardians, case managers, and support professionals

AFTER-SCHOOL PROGRAM FOR SPECIAL NEEDS CHILDREN AND AT-RISK YOUTH

The After-School Program will serve youth ages 12–17 and may include:

- Homework assistance and tutoring
- Academic enrichment activities
- Reading and literacy support
- STEM and technology-based learning opportunities
- Life-skills and independent living instruction
- Social skills development
- Behavioral support services
- Mentoring and leadership development
- Recreational and wellness activities
- Arts, music, and creative expression opportunities
- Career exploration and workforce readiness
- Community service and civic engagement projects
- Family engagement and support services

IMPORTANCE OF APPROVAL

Approval of this request will allow Transformational Empowerment to address two significant community needs simultaneously:

1. Daytime support services for adults with developmental disabilities and mental health diagnoses.
2. After-school support services for children with special needs and at-risk youth.

The proposed programs will strengthen families, improve educational outcomes, promote independence, reduce gaps in community services, and provide a safe and supportive environment for vulnerable populations throughout Richmond County.

The former elementary school property is uniquely suited to serve these purposes because it already possesses the infrastructure, layout, and community-centered design necessary to support educational, developmental, and support programming.

This proposal represents an investment in the well-being of Richmond County residents and aligns with community goals related to education, disability services, youth development, public safety, and family support.

PROPOSED CONDITIONS OF APPROVAL

1. The use shall be limited to an Adult Day Program/Day Support Program for individuals with developmental disabilities and mental health diagnoses and an After-School Program serving special needs children and at-risk youth ages 12–17.
2. No overnight lodging or residential boarding shall be permitted.
3. Hours of operation shall be limited to daytime hours unless otherwise approved.
4. The number of participants shall not exceed the approved capacity established by applicable building, fire, state, and local requirements.
5. The applicant shall maintain all required licenses, permits, inspections, and approvals.
6. Parking shall be provided on-site or as otherwise approved by Augusta-Richmond County.
7. Drop-off and pick-up shall be managed to prevent traffic congestion.
8. The property shall be maintained in a clean, safe, and orderly condition.

9. The applicant shall comply with all applicable building, fire, accessibility, business licensing, and safety requirements.
10. Any outdoor activity shall be supervised and conducted in a manner respectful of nearby residences.

Conclusion

For the reasons stated above, Shelley Parker-Mack respectfully requests approval of the proposed Adult Day Program for individuals with developmental disabilities and mental health diagnoses, as well as the proposed After-School Program for Special Needs Children and At-Risk Youth (ages 12–17), at the subject property.

These programs will provide important community services, support families, promote inclusion, and improve the quality of life for adults with developmental disabilities and mental health conditions, as well as youth who require additional academic, social, behavioral, and developmental support. The Adult Day Program will provide meaningful opportunities for independence, skill development, community engagement, and socialization. At the same time, the After-School Program will offer a safe, structured, and supportive environment that promotes academic success, positive youth development, mentoring, life-skills training, and responsible decision-making.

Together, these programs will address critical service gaps within Richmond County by providing accessible, community-based support services that strengthen families, reduce isolation, encourage educational achievement, and promote long-term positive outcomes for vulnerable populations.

The proposed programs can operate safely and respectfully within a residential area, particularly given the property's former use as an elementary school, provided appropriate conditions and oversight are in place. The applicant is committed to working collaboratively with Augusta-Richmond County officials, neighbors, families, schools, and regulatory agencies to ensure the programs are operated professionally and safely, in a manner that benefits the community while maintaining compatibility with the surrounding neighborhood.

Respectfully submitted,

Shelley Parker-Mack, CEO
(706) 394-7771
mack.shelley@macklanderllc.net
3114 Augusta Tech Drive, Augusta, GA 30906



Request: A Special Exception per Section 26-1(e) of the Comprehensive Zoning Ordinance to establish an adult daycare facility affecting property containing approximately 12 acres located at 3110 Tate Road.
Name: Shelly Mack on behalf of Richmond County Board of Education
Parcel: 084-4-001-00-0

Planning Commission
SE-26-19
October 5, 2026

3110 Tate Road

Aerial

Subject Property

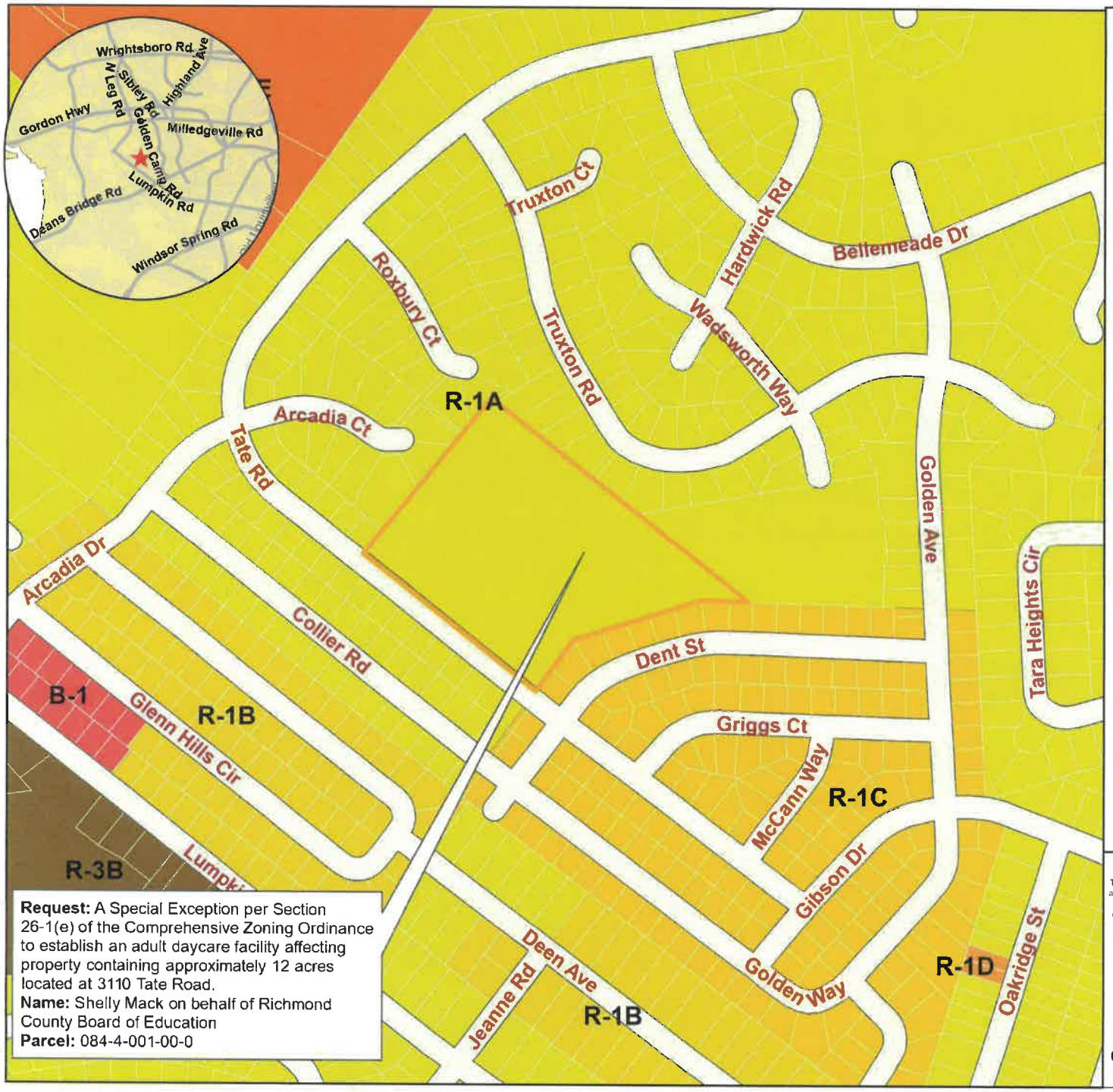
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/10/2026 PE22633

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N W E S

0 750 Feet



Request: A Special Exception per Section 26-1(e) of the Comprehensive Zoning Ordinance to establish an adult daycare facility affecting property containing approximately 12 acres located at 3110 Tate Road.
Name: Shelly Mack on behalf of Richmond County Board of Education
Parcel: 084-4-001-00-0

Planning Commission
SE-26-19
October 5, 2026

3110 Tate Road

Current Zoning

Subject Property

Zoning Classification

- B-1: Neighborhood Business
- R-1A: One Family Residential
- R-1B: One Family Residential
- R-1C: One Family Residential
- R-1D: One Family Residential
- R-1E: One Family Residential
- R-3B: Multiple-Family Residential

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/10/2026 PE22633

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SPECIAL
EXCEPTION
PLANNING

Commission Meeting

October 20, 2026

Item Name: SE-26-20

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	**SE-26-20** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Shelly Mack on behalf of Richmond County Board of Education requesting a special exception per Section 26-1(r) of the Comprehensive Zoning Ordinance to establish a day care facility affecting property containing approximately 12 acres located at 3110 Tate Road. Tax Map # 084-4-001-00-0. Zoned R-1A (One-Family Residential). District 5 (Commissioner Don Clark).
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	1. The property shall be limited to a day care facility or uses permitted in the R-1A zone. 2. The hours of operation shall be limited to 3:30 p.m. to 8:00 p.m. Monday through Friday. 3. The children must enter into a separate location from the adult center and remain in that location until the adult center closes at 4:30 pm. 4. Any new building exceeding 1,000 square feet or any substantial change to the site associated with the special exception request requires approval by the Augusta Commission. 5. Any proposed lighting fixtures must be directed downward and not toward buildings. 6. The applicant must obtain a City of Augusta business license and maintain a valid license with the State of Georgia. 7. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted. 8. Approval of this request does not constitute approval of the conceptual site plan submitted with the special exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
Funds are available in the following accounts:	N/A
REVIEWED AND APPROVED BY:	N/A

Augusta GEORGIA
PLANNING & DEVELOPMENT DEPARTMENT

Augusta-Richmond County
Planning Commission
Staff Report

Hearing Date: October 5, 2026
Case Number: SE-26-20
Applicant: Shelly Mack
Property Owner: Richmond County Board of Education
Property Address: 3110 Tate Road
Tax Parcel No: 084-4-001-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Gordon Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Day Care Facility	Section 26-1(r)

SUMMARY OF REQUEST:

This request is for a Special Exception pursuant to Section 26-1(r) of the Comprehensive Zoning Ordinance to establish a day care facility at 3110 Tate Road. The petition was submitted by Shelly Mack on behalf of the Richmond County Board of Education and affects approximately 12 acres identified as Tax Map # 084-4-001-00-0. The subject property is zoned R-1A (One-Family Residential).

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is located along Tate Road and contains approximately 12 acres. The proposed day care facility is a community-serving use that may be appropriate in proximity to residential development. The request does not alter the underlying R-1A zoning classification.

The size of the property provides an opportunity to accommodate the proposed use with appropriate setbacks, parking, circulation, landscaping, buffering, and other site improvements. Final development should be consistent with applicable Comprehensive Plan policies and all zoning and site-development requirements.

CRITERIA FOR GRANTING SPECIAL EXCEPTION:

The granting of a special exception is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located;
   The property is zoned R-1A, and the requested day care facility is being considered pursuant to Section 26-1(r). The underlying zoning will remain unchanged, and the use will be subject to all applicable R-1A and site-development requirements.
2. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area;
   The approximately 12-acre site provides sufficient area to accommodate the proposed facility and associated parking, circulation, landscaping, buffering, and other improvements. Potential impacts can be addressed through final site-plan review.
3. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;
   The proposed day care facility is a community-serving use that may be appropriately located in proximity to residential development. The request does not require a change to the underlying zoning classification, and final development will be subject to applicable site and zoning standards.
4. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;
   The property is accessed from Tate Road. Final access design, driveway location, sight distance, and any required improvements will be reviewed by the appropriate agencies.
5. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles;
   The final design must provide adequate circulation for parents or guardians, employees, visitors, service vehicles, and emergency vehicles. Drop-off and pick-up activity should be accommodated on-site without creating conflicts with public traffic or pedestrian movement.
6. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use;
   Final water, sewer, fire protection, emergency access, stormwater, and other public service requirements must be confirmed through the applicable review and permitting processes. There are currently no plans for further development of the property.
7. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor;
   Parking, refuse, and service areas shall be located and screened as required by the Comprehensive Zoning Ordinance. The final design should minimize potential impacts to surrounding properties.
8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area;
   The proposed day care facility is a community-serving use with generally scheduled periods of arrival and departure. The facility shall operate in a manner that minimizes adverse impacts on the surrounding community.
9. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.

The approximately 12-acre property provides adequate area to appropriately locate the proposed facility. Building height, setbacks, parking, landscaping, buffering, and other dimensional requirements must comply with R-1A standards and development regulations.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No Traffic Engineering comments have been received.

Engineering Comments:

- No Engineering comments have been received.

Utilities Comments:

- No Utilities comments have been received.

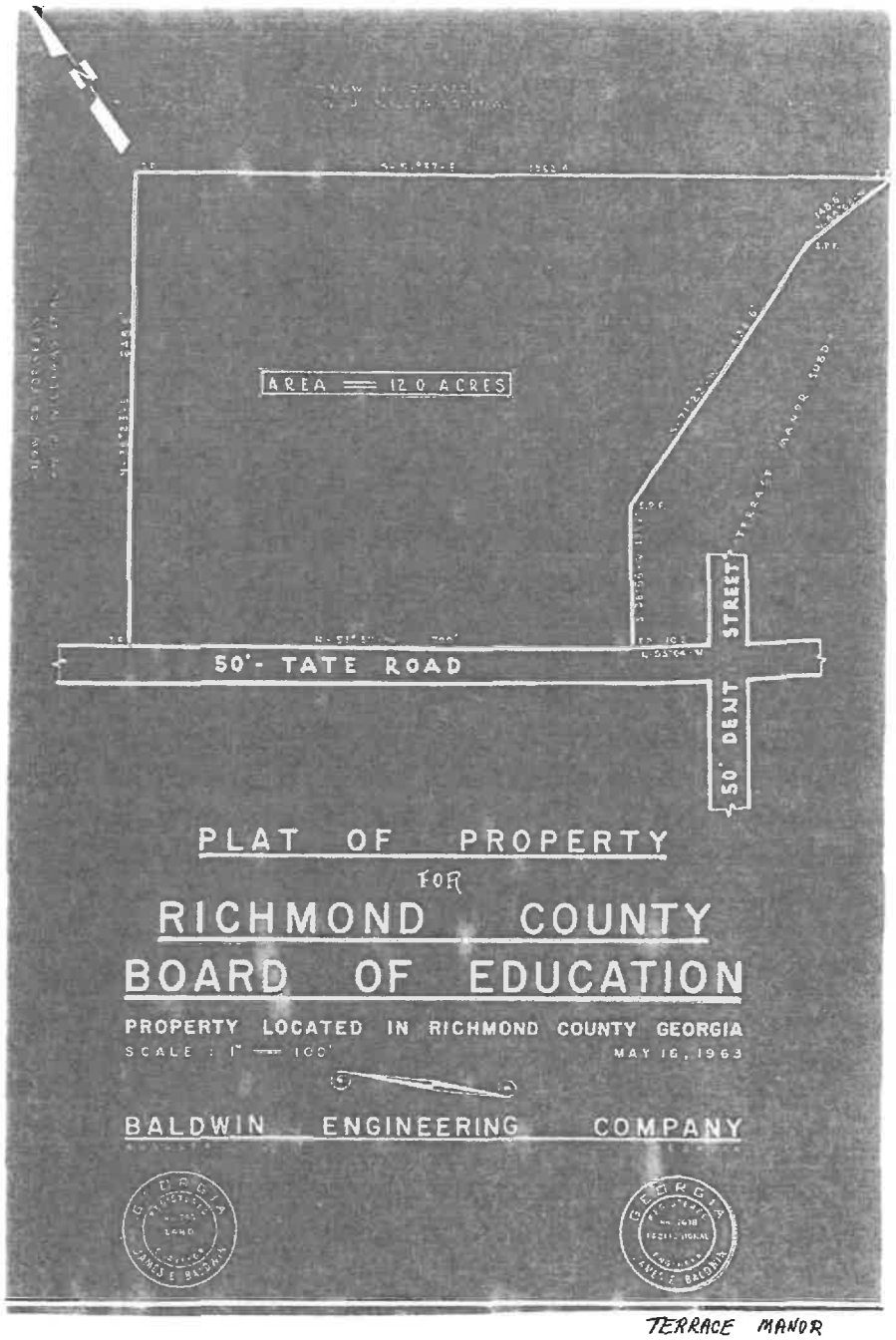
FINDINGS:

1. The subject property is located at 3110 Tate Road, Tax Map # 084-4-001-00-0.
2. The property contains approximately 12 acres and is zoned R-1A (One-Family Residential).
3. The applicant is requesting a Special Exception pursuant to Section 26-1(r) to establish a day care facility. The proposed use is not permitted by right under the current zoning classification and requires approval by the Augusta Commission.
4. The request does not include a rezoning; the underlying R-1A zoning classification would remain in place.
5. The applicant seeks to utilize the former Terrace Manor Elementary School to establish an adult day care and day care facility. According to County tax records, the school was constructed in 1964 and contains approximately 52,853 square feet. The school permanently closed in 2023.
6. According to FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS mapping layer, no wetlands are identified on the property.
8. According to the Georgia Department of Transportation State Functional Classification GIS map, Tate Road is classified as a local or residential street.
9. The predominant zoning in the surrounding area consists of R-1A, R-1B, and R-1C (One-Family Residential) zoning districts.
10. This request is consistent with the 2023 Comprehensive Plan.
11. A neighborhood meeting was held on Tuesday, September 22nd, to discuss the proposed use with members of the surrounding community.
12. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

RECOMMENDATION: The Planning Commission recommends **Approval** of the special exception to establish a day care facility with the following conditions:

1. The property shall be limited to a day care facility or uses permitted in the R-1A zone.
2. The hours of operation shall be limited to 3:30 p.m. to 8:00 p.m. Monday through Friday.
3. The children must enter into a separate location from the adult center and remain in that location until the adult center closes at 4:30 pm.
4. Any new building exceeding 1,000 square feet or any substantial change to the site associated with the special exception request requires approval by the Augusta Commission.
5. Any proposed lighting fixtures must be directed downward and not toward buildings.
6. The applicant must obtain a City of Augusta business license and maintain a valid license with the State of Georgia.
7. The development of the property shall comply with all development standards and regulations set forth by the City of Augusta, Georgia, as amended, at the time of development. A Tree Protection and Landscape Plan shall be submitted.
8. Approval of this request does not constitute approval of the conceptual site plan submitted with the special exception application. The proposed development shall obtain site plan approval in compliance with Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.

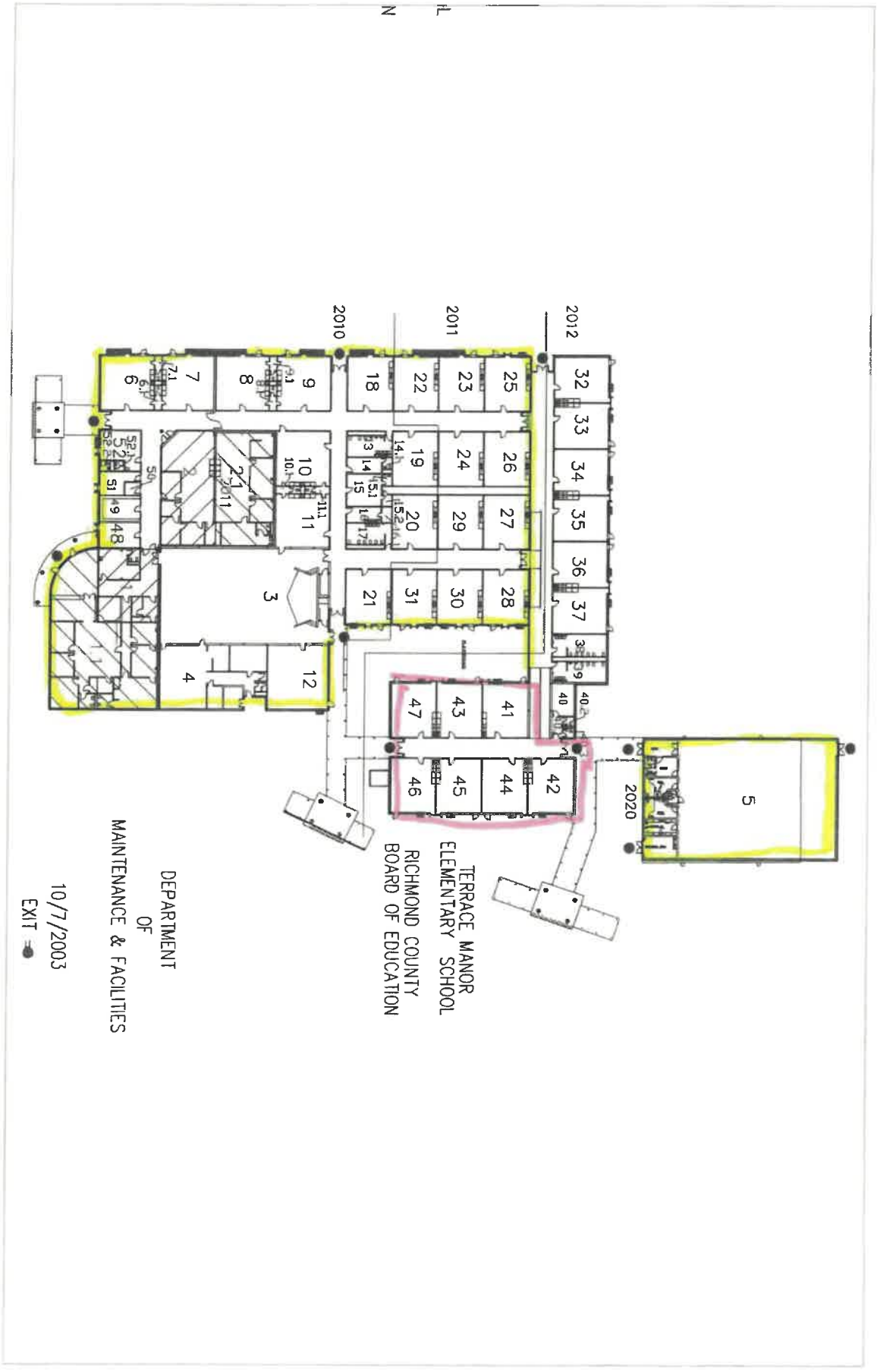
NOTE: *This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.*



TERRACE MANOR




MACKLANDER
3110 TATE RD
MACKLANDER
3110 TATE RD


TERRACE MANOR
ELEMENTARY SCHOOL
RICHMOND COUNTY
BOARD OF EDUCATION
DEPARTMENT
OF
MAINTENANCE & FACILITIES
10/7/2003
EXIT
2010
2011
2012
2020

Proposal to the Augusta-Richmond County Planning Commission

Request for Zoning Approval / Special Exception to Allow an Adult Day Program for Individuals with Developmental Disabilities and Mental Health Diagnoses and an After-School Program for Special Needs Children and At-Risk Youth in a Residential Zoning District

Applicant: Shelley Parker-Mack

Requested Use: ~~ADULT~~ DAYCARE CENTER
Adult Day Program / Adult Day Support Services for Individuals with Developmental Disabilities and Mental Health Diagnoses, and an After-School Program for Special Needs Children and At-Risk Youth (Ages 12–17)

EXECUTIVE SUMMARY

This proposal respectfully requests approval from the Augusta-Richmond County Planning Commission and the Augusta Commission to allow the use of a residentially zoned property (formerly an elementary school) for an Adult Day Program serving individuals with developmental disabilities, including those with co-occurring mental health conditions, and an After-School Program serving special needs children and at-risk youth between the ages of 12 and 17.

The Adult Day Program will provide structured daytime support, supervision, life-skills development, social engagement, community inclusion, and wellness activities for adults with developmental disabilities and mental health diagnoses.

The After-School Program will provide a safe, structured, and supportive environment for children with special needs and at-risk youth during after-school hours. The program will offer academic support, mentoring, life-skills training, social development opportunities, behavioral support, recreational activities, and positive youth engagement designed to promote educational success and reduce risk factors that contribute to juvenile delinquency and negative outcomes.

Neither program is intended to operate as a residential facility, boarding home, overnight care facility, or high-traffic commercial establishment. Both programs are designed to provide community-based support services in a safe, supervised, and professionally managed environment.

Approval of this request would support the public interest by expanding access to disability services, youth development programs, and family support services throughout Richmond County while helping vulnerable populations remain connected to their communities.

This proposal is driven by a deep passion for supporting individuals with developmental disabilities and their families. With more than 20 years of experience serving individuals with developmental disabilities, mental health diagnoses, and special needs, we bring both professional expertise and personal understanding to this mission. As the parent of a son with autism, the challenges, concerns, and successes experienced by families are not only understood professionally but are lived personally. This unique perspective provides a comprehensive understanding of the needs of individuals receiving services, their families, caregivers, and the broader community. It has inspired a lifelong commitment to creating programs that promote dignity, independence, inclusion, safety, and opportunity. The proposed Adult Day Program and After-School Program are founded on the belief that every individual deserves access to quality services, meaningful community involvement, and the support necessary to reach their fullest potential.

PURPOSE OF THE REQUEST

The purpose of this request is to allow a former elementary school to be used as a community-based Adult Day Program and After-School Program that serves individuals with developmental disabilities, mental health diagnoses, special needs children, and at-risk youth.

Many adults with developmental disabilities require supervised daytime services after aging out of school-based programs. Likewise, many families of special needs children and at-risk youth face challenges securing safe, structured after-school environments that provide educational support, supervision, and positive developmental opportunities.

The proposed use addresses both community needs by creating a comprehensive support center that promotes independence, inclusion, education, safety, and community engagement.

All youth participating in the program will be supervised by qualified staff and volunteers who have completed applicable background checks and training requirements.

PROPOSED OPERATING CONDITIONS

Hours of Operation:

Adult Day Program:
Monday through Friday
8:30 a.m. – 4:30 p.m.

After-School Program:
Monday through Friday
3:00 p.m. – 7:00 p.m.

Additional summer and school-break programming may be offered during daytime hours, subject to all applicable regulations and approvals.

COMPATIBILITY WITH RESIDENTIAL CHARACTER

The proposed Adult Day Program and After-School Program are compatible with the neighborhood's residential character because both uses are supervised, community-serving, and educational.

The property's previous use as an elementary school demonstrates its historical compatibility with educational and community-focused programming. The proposed use will continue serving individuals in a manner consistent with the property's longstanding role as a place of learning, support, and community engagement.

Neither program will generate excessive traffic, late-night activity, industrial operations, or commercial impacts inconsistent with surrounding residential uses.

COMMUNITY NEED AND PUBLIC BENEFIT

In addition to the benefits outlined for adults with developmental disabilities and mental health diagnoses, the After-School Program will provide the following public benefits:

- Academic enrichment and homework assistance
- Social skills development and peer interaction
- Mentoring and leadership development
- Behavioral support and conflict resolution training
- Life-skills education and workforce readiness preparation
- Safe supervision during critical after-school hours
- Reduced juvenile delinquency and exposure to negative influences
- Family support for working parents and caregivers
- Community engagement and volunteer opportunities
- Inclusive programming for youth with developmental disabilities and special needs

DESCRIPTION OF PROPOSED PROGRAMS

ADULT DAY PROGRAM

The Adult Day Program will provide daytime support services for adults with developmental disabilities and mental health diagnoses, including:

- Supervised daily activities
- Life-skills development

• Social and recreational activities

• Health and wellness activities

• Communication and socialization support

• Personal care support as needed

• Community integration activities

• Coordination with families, guardians, case managers, and support professionals

AFTER-SCHOOL PROGRAM FOR SPECIAL NEEDS CHILDREN AND AT-RISK YOUTH – 3:30 – 9:00

The After-School Program will serve youth ages 12–17 and may include:

• Homework assistance and tutoring

• Academic enrichment activities

• Reading and literacy support

• STEM and technology-based learning opportunities

• Life-skills and independent living instruction

• Social skills development

• Behavioral support services

• Mentoring and leadership development

• Recreational and wellness activities

• Arts, music, and creative expression opportunities

• Career exploration and workforce readiness

• Community service and civic engagement projects

• Family engagement and support services

IMPORTANCE OF APPROVAL

Approval of this request will allow Transformational Empowerment to address two significant community needs simultaneously:

1. Daytime support services for adults with developmental disabilities and mental health diagnoses.
2. After-school support services for children with special needs and at-risk youth.

The proposed programs will strengthen families, improve educational outcomes, promote independence, reduce gaps in community services, and provide a safe and supportive environment for vulnerable populations throughout Richmond County.

The former elementary school property is uniquely suited to serve these purposes because it already possesses the infrastructure, layout, and community-centered design necessary to support educational, developmental, and support programming.

This proposal represents an investment in the well-being of Richmond County residents and aligns with community goals related to education, disability services, youth development, public safety, and family support.

PROPOSED CONDITIONS OF APPROVAL

1. The use shall be limited to an Adult Day Program/Day Support Program for individuals with developmental disabilities and mental health diagnoses and an After-School Program serving special needs children and at-risk youth ages 12–17.
2. No overnight lodging or residential boarding shall be permitted.
3. Hours of operation shall be limited to daytime hours unless otherwise approved.
4. The number of participants shall not exceed the approved capacity established by applicable building, fire, state, and local requirements.
5. The applicant shall maintain all required licenses, permits, inspections, and approvals.
6. Parking shall be provided on-site or as otherwise approved by Augusta-Richmond County.
7. Drop-off and pick-up shall be managed to prevent traffic congestion.
8. The property shall be maintained in a clean, safe, and orderly condition.

9. The applicant shall comply with all applicable building, fire, accessibility, business licensing, and safety requirements.
10. Any outdoor activity shall be supervised and conducted in a manner respectful of nearby residences.

Conclusion

For the reasons stated above, Shelley Parker-Mack respectfully requests approval of the proposed Adult Day Program for individuals with developmental disabilities and mental health diagnoses, as well as the proposed After-School Program for Special Needs Children and At-Risk Youth (ages 12–17), at the subject property.

These programs will provide important community services, support families, promote inclusion, and improve the quality of life for adults with developmental disabilities and mental health conditions, as well as youth who require additional academic, social, behavioral, and developmental support. The Adult Day Program will provide meaningful opportunities for independence, skill development, community engagement, and socialization. At the same time, the After-School Program will offer a safe, structured, and supportive environment that promotes academic success, positive youth development, mentoring, life-skills training, and responsible decision-making.

Together, these programs will address critical service gaps within Richmond County by providing accessible, community-based support services that strengthen families, reduce isolation, encourage educational achievement, and promote long-term positive outcomes for vulnerable populations.

The proposed programs can operate safely and respectfully within a residential area, particularly given the property's former use as an elementary school, provided appropriate conditions and oversight are in place. The applicant is committed to working collaboratively with Augusta-Richmond County officials, neighbors, families, schools, and regulatory agencies to ensure the programs are operated professionally and safely, in a manner that benefits the community while maintaining compatibility with the surrounding neighborhood.

Respectfully submitted,

Shelley Parker-Mack, CEO
(706) 394-7771
mack.shelley@macklanderllc.net
3114 Augusta Tech Drive, Augusta, GA 30906



Request: A Special Exception per Section 26-1(r) of the Comprehensive Zoning Ordinance to establish an after school/day care facility affecting property containing approximately 12 acres located at 3110 Tate Road.
Name: Shelly Mack on behalf of Richmond County Board of Education
Parcel: 084-4-001-00-0

Planning Commission
SE-26-20
October 5, 2026

3110 Tate Road

Aerial

Subject Property

Augusta GEORGIA

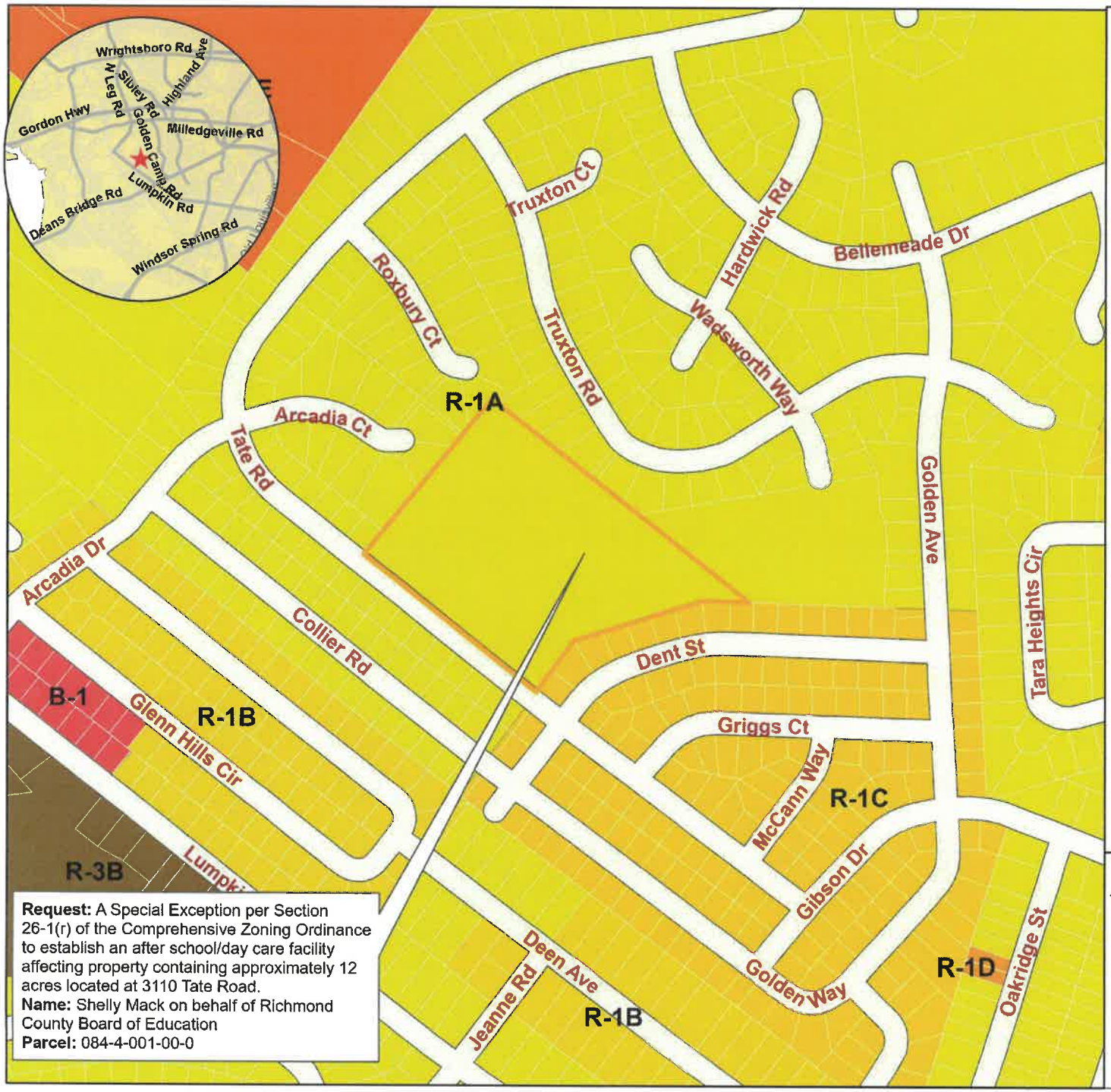
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N W E S

0 700 Feet



Request: A Special Exception per Section 26-1(r) of the Comprehensive Zoning Ordinance to establish an after school/day care facility affecting property containing approximately 12 acres located at 3110 Tate Road.
Name: Shelly Mack on behalf of Richmond County Board of Education
Parcel: 084-4-001-00-0

Planning Commission
SE-26-20
October 5, 2026

3110 Tate Road

Current Zoning

Subject Property

Zoning Classification

- B-1: Neighborhood Business
- R-1A: One Family Residential
- R-1B: One Family Residential
- R-1C: One Family Residential
- R-1D: One Family Residential
- R-1E: One Family Residential
- R-3B: Multiple-Family Residential

Augusta GEORGIA

Produced By: City of Augusta
Planning & Development Department
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N W E S

0 700 Feet

Commission Meeting

October 20, 2026

Item Name: SE-26-21

Department: Planning & Development

Presenter: Adleasia Cameron, Director

Caption: **SE-26-21** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by GCC Development, LLC on behalf of Walter Sheridan Wilson Trust requesting a special exception per Section 22-2(d) of the Comprehensive Zoning Ordinance to establish an extended-stay hotel affecting property containing approximately 2.30 acres of a 17.59-acre tract located at 3611-Wheeler Road. Tax Map # 022-0-039-02-0. Zoned B-2 (General Business). District 3 (Commissioner Catherine Smith-Rice

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation:

1. Approval shall be contingent upon approval and effectiveness of the companion rezoning of the approximately 2.30-acre hotel development area to B-2 (General Business). The Special Exception shall not authorize an extended stay hotel while the development area remains zoned A (Agricultural).
2. The Special Exception shall be limited to a 124-room Hotel, Extended Stay substantially as described in the application and shall comply with Section 22-2(d), including all seven use-specific restrictions and regulations.
3. The final plans shall demonstrate that the use satisfies the Zoning Ordinance definition of Hotel - Extended Stay, including guestroom access through a central area or main lobby and kitchenettes or kitchen facilities in at least one-half of the guest rooms.
4. The development shall comply with the Augusta Tree Ordinance and Illustrated Guide, including the applicable 30 percent (%) minimum tree-canopy requirement, tree survey, Tree Protection/Tree Establishment Plan, preservation requirements, and any required mitigation or establishment bond.
5. All site lighting, refuse areas, service areas, parking, loading, buffers, landscaping, signage, and stormwater facilities shall comply with applicable Augusta-Richmond County requirements and shall be designed to minimize impacts on adjoining properties.
6. Pursuant to Section 22-6, the approved use must be initiated within six (6) months of the granting of the Special Exception, or the approval shall no longer be valid. If initiated and later discontinued for one (1) year, the Special Exception shall no longer be valid.
7. Approval of this Special Exception does not constitute final site-plan, subdivision, land-disturbance, engineering, utility, stormwater, building, fire/life-safety, or construction approval. All required approvals and permits shall be obtained before construction or land disturbance.

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

Hearing Date: October 5, 2026
Case Number: SE-26-21
Applicant: GCC Development, LLC
Property Owner: Walter Sheridan Wilson Trust
Property Address: 3611 Wheeler Road
Tax Parcel No: 022-0-039-02-0
Current Zoning: A (Agricultural)
Fort Gordon Notification Required: N/A
Commission District 3: Catherine Smith-Rice
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Extended Stay Hotel	Section 22-2(d)

SUMMARY OF REQUEST:

GCC Development LLC requests a Special Exception to establish a 124-room extended stay hotel on an approximately 2.30-acre portion of Tax Parcel No. 022-0-039-02-0 associated with 3611 Wheeler Road. The applicant states that the hotel site will be split from the parent tract and developed with associated parking, utilities, stormwater-control infrastructure, landscaping, and related site improvements. The applicant identifies the property as currently zoned A (Agricultural) and proposed for B-2 (General Business) zoning. Accordingly, this Special Exception is dependent upon approval and effectiveness of the companion rezoning to B-2, because an extended stay hotel is eligible for Special Exception consideration in the B-2 Zone under Section 22-2(d).

The applicant further states that access will be provided by two (2) curb cuts on the adjacent driveway within a 60-foot private right-of-way and that no direct vehicular access will be provided from Perimeter Parkway. Water and sanitary sewer laterals are proposed to connect to existing Augusta-Richmond County mains adjacent to the project, and stormwater facilities are proposed on site.

COMPREHENSIVE PLAN CONSISTENCY:

The subject property is within the Belair Character Area of the Envision Augusta 2023 Comprehensive Plan. The Plan describes the Wheeler Road area as having gradually developed with a mix of professional offices, suburban and highway-oriented commercial uses, and service establishments. The Belair vision anticipates continued commercial activity at appropriate nodes and identifies B-2 (General Business)

among the recommended professional/commercial zoning districts. The proposed hotel is therefore generally consistent with the character-area land-use framework, provided that the companion B-2 rezoning is approved and the project satisfies applicable access, buffering, landscaping, tree-canopy, utility, stormwater, and site-development requirements.

CRITERIA FOR GRANTING SPECIAL EXCEPTION:

The granting of a special exception is subject to a finding by the Planning Commission that a petition meets all nine (9) criteria:

1. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located;
   Yes, contingent upon the companion rezoning to B-2. Section 22-2(d) expressly provides for an extended stay hotel in the B-2 Zone by Special Exception. The use cannot be established under this approval while the development area remains zoned A.
2. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area;
   No, based on the submitted information. The Wheeler Road area contains a mix of professional, commercial, service, institutional, and residential development. Compliance with required buffers, landscaping, access controls, and site-development standards will be necessary to reduce potential impacts on nearby properties.
3. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general;
   Yes, subject to the companion B-2 rezoning and final site-plan review. The Belair Character Area recognizes the Wheeler Road corridor as an area of professional, suburban commercial, highway-oriented commercial, and service development, and identifies B-2 as a recommended professional/commercial zoning district.
4. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use;
   The applicant proposes access from an adjacent private driveway/right-of-way rather than direct access from Perimeter Parkway. Adequacy of the access connection, roadway capacity, and any required improvements must be confirmed through final Traffic Engineering and Engineering review.
5. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles;
   Potentially, subject to final agency review. The applicant proposes two (2) curb cuts on the adjacent private access drive. Final plans must demonstrate safe ingress/egress, internal circulation, pedestrian accommodations where required, and emergency-vehicle access.
6. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use;
   The applicant proposes connection to existing public water and sanitary sewer mains adjacent to the site. Final utility capacity, fire-flow, emergency access, stormwater, and other public-service requirements must be verified by the responsible agencies before development approval.

7. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor;
   Yes, if the final site plan complies with applicable B-2 development standards, dumpster/refuse requirements, parking and loading standards, buffering, landscaping, lighting, and screening requirements. These details remain subject to final site-plan review.
8. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area;
   The hotel is an around-the-clock lodging use, and Section 22-2(d) requires staff or management on duty 24 hours per day, seven (7) days per week. Potential effects can be addressed through compliant site lighting, parking, refuse handling, landscaping, security, and enforcement of the use-specific standards.
9. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.
   Compatibility will depend on the final approved site and building plans. Section 22-3 permits professional or commercial buildings in B-2 up to 165 feet in height, while Section 22-4 applies the B-1 setback provisions to B-2. Final plans must comply with all applicable dimensional, buffering, landscaping, fire, and building-code requirements.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No Traffic Engineering comments have been received.

Engineering Comments:

- No Engineering comments have been received.

Utilities Comments:

- No Utilities comments have been received.

Fire Comments:

- No Fire comments have been received.

FINDINGS:

1. The subject property is 3611 Wheeler Road, Tax Parcel No. 022-0-039-02-0. The Special Exception application concerns an approximately 2.30-acre portion of the larger parent tract.
2. The applicant is GCC Development LLC, and the owner is the Walter Sheridan Wilson Trust. The application requests a 124-room extended stay hotel.
3. The application identifies the existing zoning as A (Agricultural) and the proposed zoning as B-2 (General Business). An extended stay hotel is not being authorized in the A Zone by this application; approval of this Special Exception must be contingent upon the subject 2.30-acre development area being rezoned to B-2.
4. Section 22-2(d) allows a Hotel, Extended Stay in the B-2 Zone by Special Exception, subject to seven (7) use-specific standards: no direct vehicular access to guest rooms; 24-hour on-site staff or management; a minimum of 280 square feet per guest room; no business license for a business

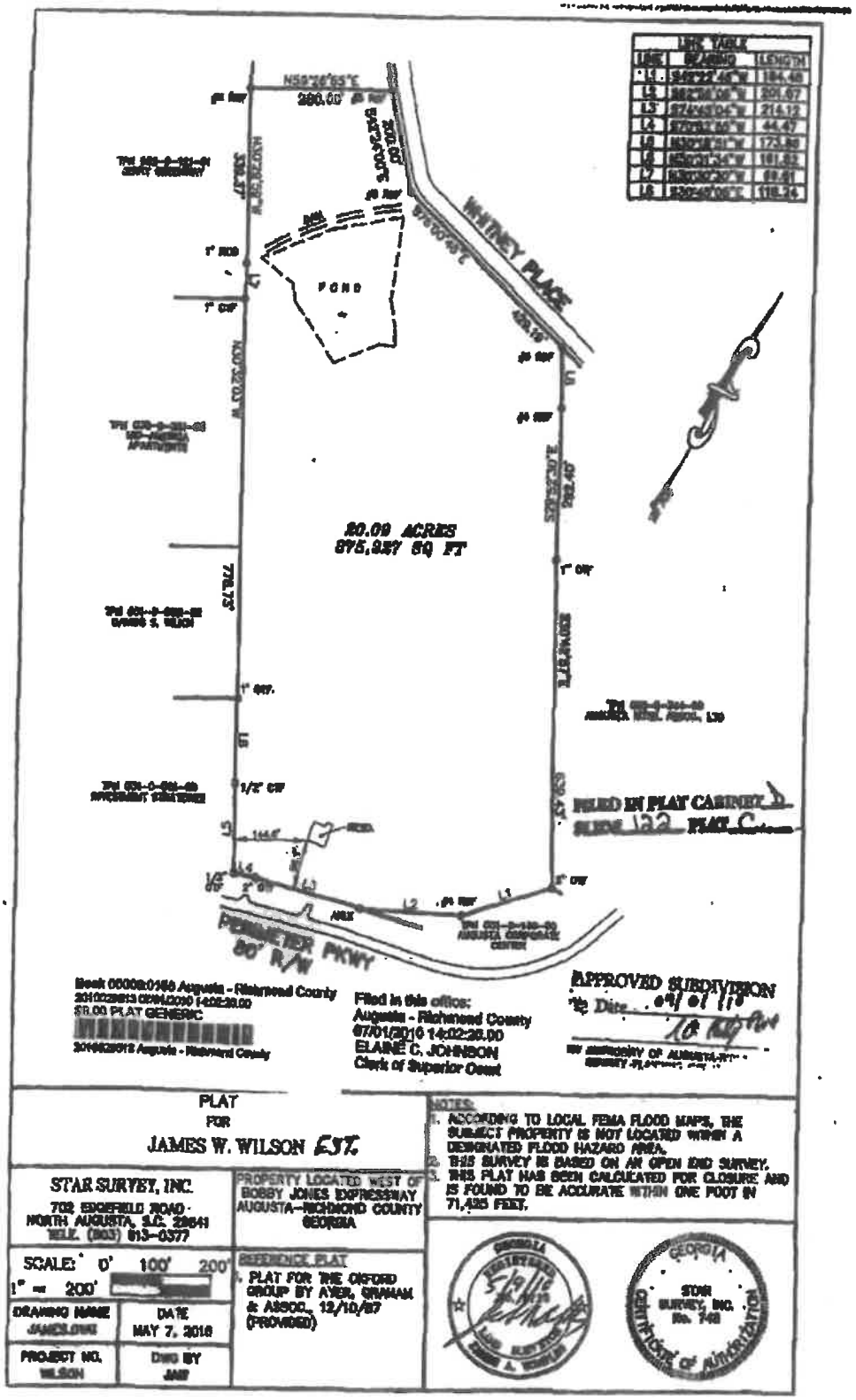
operated from a guest room; no outside storage or permanent parking of equipment or vehicles; no conversion of the building to apartments or condominiums; and consideration of a preliminary plan showing buildings, ingress/egress, buffers and landscaping, amenities, and development density.

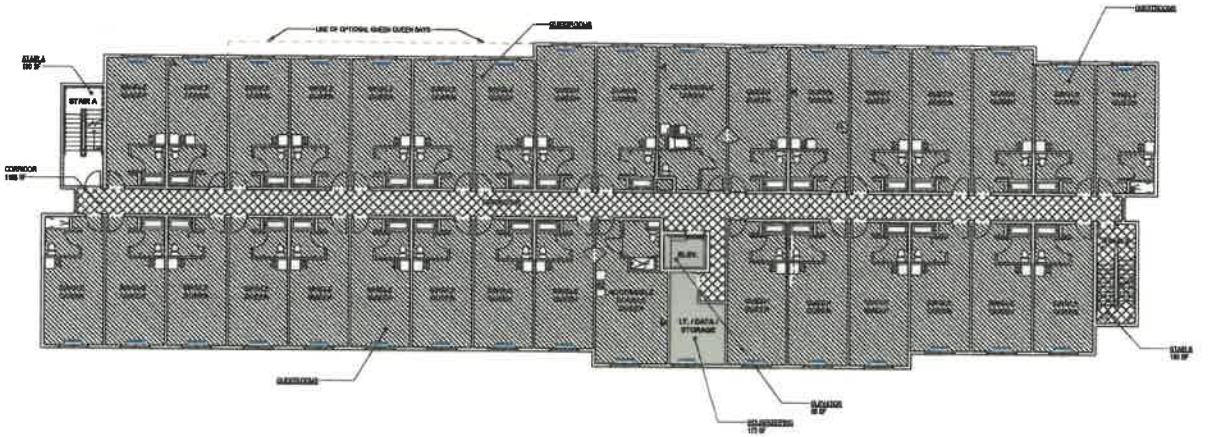
5. The proposed use meets the ordinance definition of Hotel - Extended Stay only if guest rooms are accessed through a central area or main lobby and at least one-half of the rooms contain kitchenettes or other kitchen facilities. Final plans and building review must demonstrate conformity with that definition.
6. The applicant proposes access through two (2) curb cuts on an adjacent driveway within a 60-foot private right-of-way and states that no direct access will be provided from Perimeter Parkway. Final access design remains subject to Traffic Engineering and site-plan review.
7. The applicant proposes connection to existing Augusta-Richmond County water and sanitary sewer mains and on-site stormwater-control infrastructure. Final utility capacity, connection design, fire protection, drainage, and stormwater compliance remain subject to review by the applicable departments and agencies.
8. The 2023 Comprehensive Plan places the site in the Belair Character Area, where the Wheeler Road corridor is described as containing professional offices, suburban and highway-oriented commercial uses, and service establishments. B-2 is listed among the recommended professional/commercial zoning districts for the character area.
9. The Augusta Tree Ordinance applies to new development and requires a minimum 30 percent (%) tree canopy based on gross site area, together with a tree survey and Tree Protection/Tree Establishment Plan before land-disturbing activity. The final site plan must demonstrate compliance with the Tree Ordinance and the Illustrated Guide.
10. Approval of the Special Exception would authorize only the extended stay hotel use described in the application and would not constitute approval of a subdivision plat, final site plan, land-disturbance plan, building plan, utility plan, stormwater plan, or construction permit.
11. Under Section 22-6, a Special Exception granted under Section 22-2 must be initiated within six (6) months of approval or it becomes invalid; if the approved use is initiated and later ceases to operate for one (1) year, the Special Exception becomes invalid.
12. Any material change to the use of or site-development concept is subject to review by the Augusta Planning and Development Department to determine whether additional zoning or Special Exception approval is required.

RECOMMENDATION: The Planning Commission recommends **Approval** of the Special Exception to establish a 124-room extended stay hotel with the following conditions:

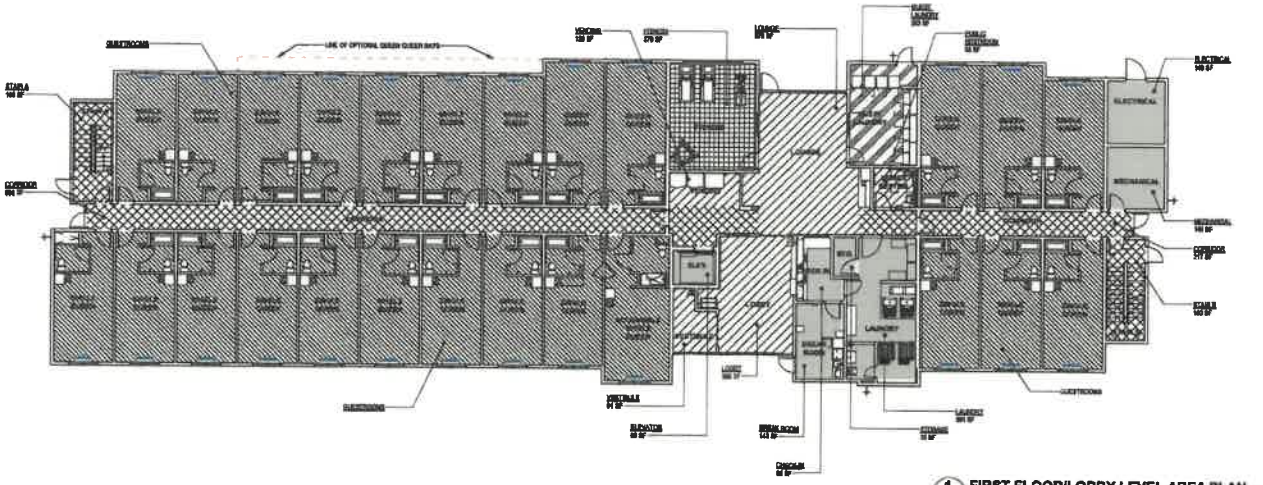
1. Approval shall be contingent upon approval and effectiveness of the companion rezoning of the approximately 2.30-acre hotel development area to B-2 (General Business). The Special Exception shall not authorize an extended stay hotel while the development area remains zoned A (Agricultural).
2. The Special Exception shall be limited to a 124-room Hotel, Extended Stay substantially as described in the application and shall comply with Section 22-2(d), including all seven use-specific restrictions and regulations.
3. The final plans shall demonstrate that the use satisfies the Zoning Ordinance definition of Hotel - Extended Stay, including guestroom access through a central area or main lobby and kitchenettes or kitchen facilities in at least one-half of the guest rooms.
4. The development shall comply with the Augusta Tree Ordinance and Illustrated Guide, including the applicable 30 percent (%) minimum tree-canopy requirement, tree survey, Tree Protection/Tree Establishment Plan, preservation requirements, and any required mitigation or establishment bond.
5. All site lighting, refuse areas, service areas, parking, loading, buffers, landscaping, signage, and stormwater facilities shall comply with applicable Augusta-Richmond County requirements and shall be designed to minimize impacts on adjoining properties.
6. Pursuant to Section 22-6, the approved use must be initiated within six (6) months of the granting of the Special Exception, or the approval shall no longer be valid. If initiated and later discontinued for one (1) year, the Special Exception shall no longer be valid.
7. Approval of this Special Exception does not constitute final site-plan, subdivision, land-disturbance, engineering, utility, stormwater, building, fire/life-safety, or construction approval. All required approvals and permits shall be obtained before construction or land disturbance.

NOTE: *This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.*


WITNEY PLACE
POND
80.09 ACRES
875,937 SQ FT
PERIMETER PKWY
80' R/W
FILED IN PLAT CABINET D
SLIDE 122 PLAT C
APPROVED SUBDIVISION
Filed in this office:
Augusta - Richmond County
07/01/2016 14:02:28.00
ELAINE C. JOHNSON
Clerk of Superior Court
PLAT
FOR
JAMES W. WILSON EST.
STAR SURVEY, INC.
702 EDGEFIELD ROAD
NORTH AUGUSTA, S.C. 29841
TELE. (803) 613-0377
PROPERTY LOCATED WEST OF
BOBBY JONES EXPRESSWAY
AUGUSTA-RICHMOND COUNTY
GEORGIA
SCALE: 0' 100' 200'
1" = 200'
REFERENCE PLAT
1. PLAT FOR THE OXFORD GROUP BY AYER, GRAHAM & ASSOC., 12/10/87 (PROVIDED)
DRAWING NAME
JAMES.DWG
DATE
MAY 7, 2016
PROJECT NO.
WILSON
DWG BY
JMF
NOTES:
1. ACCORDING TO LOCAL FEMA FLOOD MAPS, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
2. THIS SURVEY IS BASED ON AN OPEN END SURVEY.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 71,435 FEET.
GEORGIA
STAR SURVEY, INC.
No. 748
CERTIFICATE of AUTHORIZATION



2 TYPICAL UPPER FLOOR AREA PLAN



1 FIRST FLOOR/LOBBY LEVEL AREA PLAN

PROTOTYPE FACILITIES PROGRAM

GENERAL NOTES

1. GUESTROOM MIX: PERCENTAGE OF GUESTROOMS AND SUITES MAY VARY BASED ON SPECIFIC MARKET CONDITIONS. MAINTAIN THE PROTOTYPE PERCENTAGES WHENEVER POSSIBLE.
2. SHOWERS: SEE DESIGN STANDARDS, "GUESTROOMS" CHAPTER FOR QUEEN/KING GUESTROOM SHOWER PERCENTAGES.
3. ACCESSIBLE GUESTROOMS & SUITES: COMPLY WITH GOVERNING REGULATIONS FOR PERCENTAGE AND DISTRIBUTION OF GUESTROOMS FOR DISABLED PERSONS TO INCLUDE HEARING IMPAIRED GUESTROOMS, AND QUANTITY OF ACCESSIBLE GUESTROOMS WITH ROLL-IN SHOWER AND TUBS CONFIGURED FOR DISABLED PERSONS.
4. CONNECTING DOORS: COMPLY WITH ALL GOVERNING REGULATIONS PROVIDE CONNECTING DOORS IN ACCESSIBLE GUESTROOMS TO ADJACENT NON-ACCESSIBLE GUESTROOM OR SUITE TYPES. SEE DESIGN STANDARDS FOR MARKET AND BRAND STANDARD CONNECTING DOOR CRITERIA.

	GUEST SPACES	QUANTITY	REQUIRED PERCENTAGE	UNIT AREA	TOTAL NET SF
LOBBY					
	VESTIBULE	1			91 SF
	LOBBY	1			599 SF
	LOUNGE	1			670 SF
	PUBLIC RESTROOMS	1			69 SF
TOTAL LOBBY AREA		4			1,101 SF
FOOD & BEVERAGE, FRONT-OF-HOUSE					
	VENDING AREA	1			129 SF
TOTAL VENDING		1			129 SF
RECREATION FACILITIES					
	FITNESS CENTER	1			276 SF
TOTAL RECREATION FACILITIES		1			276 SF
GUESTROOMS					
	QUEEN QUEEN	55			2,999 SF
	KING QUEEN	34			1,592 SF
	ACCESSIBLE QUEEN QUEEN	4			199 SF
	ACCESSIBLE KING QUEEN	3			159 SF
TOTAL GUESTROOMS		101			4,949 SF
GUESTROOM CORRIDORS & SUPPORT					
	CORRIDOR	7			448 SF
	STAIR A	4			427 SF
	STAIR B	4			427 SF
TOTAL GR CORRIDORS		15			1,302 SF
GUESTROOM SUPPORT					
	GUEST LAUNDRY	1			201 SF
		1			201 SF
TOTAL GUEST SPACES		148			10,137 SF

	BACK OF HOUSE	QUANTITY	REQUIRED PERCENTAGE	UNIT AREA	TOTAL NET SF
ADMINISTRATION					
	ADMINISTRATION	1			89 SF
	STORAGE	1			34 SF
		2			123 SF
EMPLOYEE AREAS					
	EMPLOYEE BREAKROOM	1			343 SF
		1			343 SF
LAUNDRY					
	LAUNDRY ROOM	1			391 SF
		1			391 SF
ELEVATORS & CORRIDOR					
	ELEVATOR	4			340 SF
		4			340 SF
HOUSEKEEPING					
	HOUSEKEEPING	1			321 SF
		1			321 SF
MECHANICAL, PLUMBING & ELECTRICAL					
	MECHANICAL	1			145 SF
	ELECTRICAL	1			140 SF
		2			285 SF
TOTAL BACK-OF-HOUSE SPACES		13			1,725 SF

	QTY	REQUIRED PERCENTAGE	UNIT SF	TOTAL SF
Total Number of Guestrooms/Suites Floors	4			
Total Number of Floors	4			
Levels Guestrooms				44,137 SF
Floors Of Hotels				10,034 SF
Level Mail Building Area				54,171 SF
Public and Shafts				4,967 SF
Total Gross Building Area				84,138SF
Total Gross Square Feet per Room				439 SF

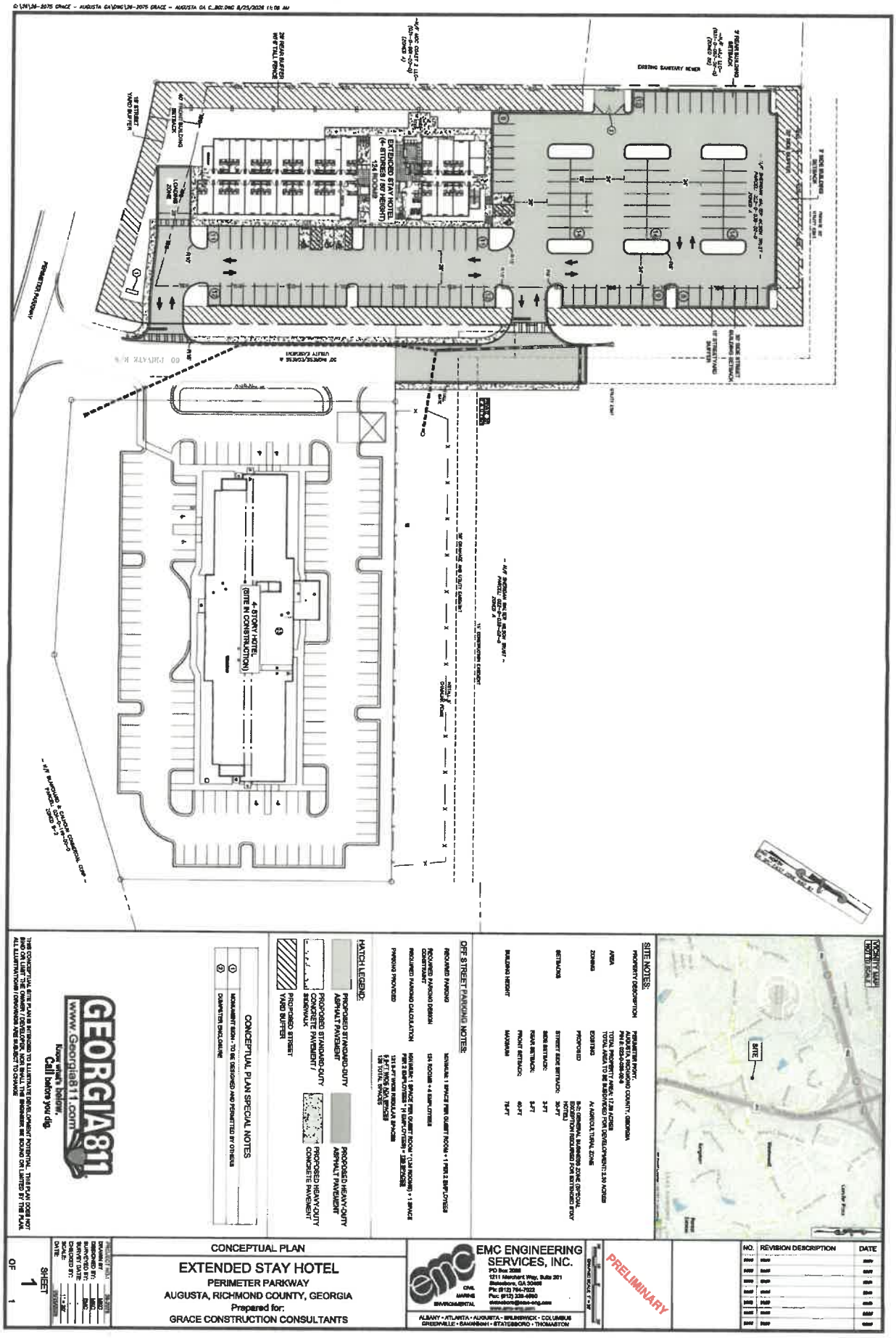
AREA LEGEND

- Lobby
- Recreation Facilities
- Guestrooms
- Guest Corridors
- Guest Support
- Back of House

AREA PLAN

004

NOT FOR CONSTRUCTION


EXTENDED STAY HOTEL
(4 STORIES / 60' HEIGHT)
124 ROOMS
4-STORY HOTEL
(SITE IN CONSTRUCTION)
PERIMETER PARKWAY
EXISTING SANITARY SEWER
SITE NOTES:
OFF STREET PARKING NOTES:
HATCH LEGEND:
PROPOSED STANDARD-DUTY ASPHALT PAVEMENT
PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
PROPOSED STANDARD-DUTY CONCRETE PAVEMENT / SIDEWALK
PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
PROPOSED STREET YARD BUFFER
CONCEPTUAL PLAN SPECIAL NOTES
MONUMENT SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
DUMPSTER ENCLOSURE
VICINITY MAP
SITE
GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.
THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT RAISE OR LIMIT THE CONDITIONS REQUIRED BY THE ZONING ORDINANCE. DEVELOPMENT WILL BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DIMENSIONS ARE SUBJECT TO CHANGE
CONCEPTUAL PLAN
EXTENDED STAY HOTEL
PERIMETER PARKWAY
AUGUSTA, RICHMOND COUNTY, GEORGIA
Prepared for:
GRACE CONSTRUCTION CONSULTANTS
EMC ENGINEERING SERVICES, INC.
PO Box 2066
1211 Fairchard Way, Suite 201
Statesboro, GA 30459
Ph: (912) 764-7022
Fax: (912) 238-4890
emcstatesboro@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON
PRELIMINARY
NO. REVISION DESCRIPTION DATE
SHEET 1 OF 1

ENGINEERING SERVICES, INC.
• Environmental • Marine • Civil • Survey

1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
www.emc-eng.com

Planning & Development Review
SEP 11 2026
AUGUSTA, GA
APPROVED ☑ | DENIED ☐ | PENDING ☐ | N/A ☐

LETTER OF INTENT

August 24, 2026

Mr. Kevin Boyd
Augusta – Richmond County
535 Telfair Street
Suite 300
Augusta, GA 30901

RE: **Special Exception Request**
Perimeter Parkway (PIN # 022-0-039-02-0)
Augusta, Richmond County, Georgia

Dear Mr. Boyd,

The proposed project consists of a proposed extended stay hotel, located on Perimeter Parkway in Augusta, Richmond County, Georgia. The project site will consist of a single parcel of land totaling ±2.30-acres to be split from the parent tract identified as PIN # 022-0-039-02-0 (Zoned A). The developer intends to rezone only the ±2.30-acres needed for the proposed development. Please refer to the conceptual site plan included in this package for additional information.

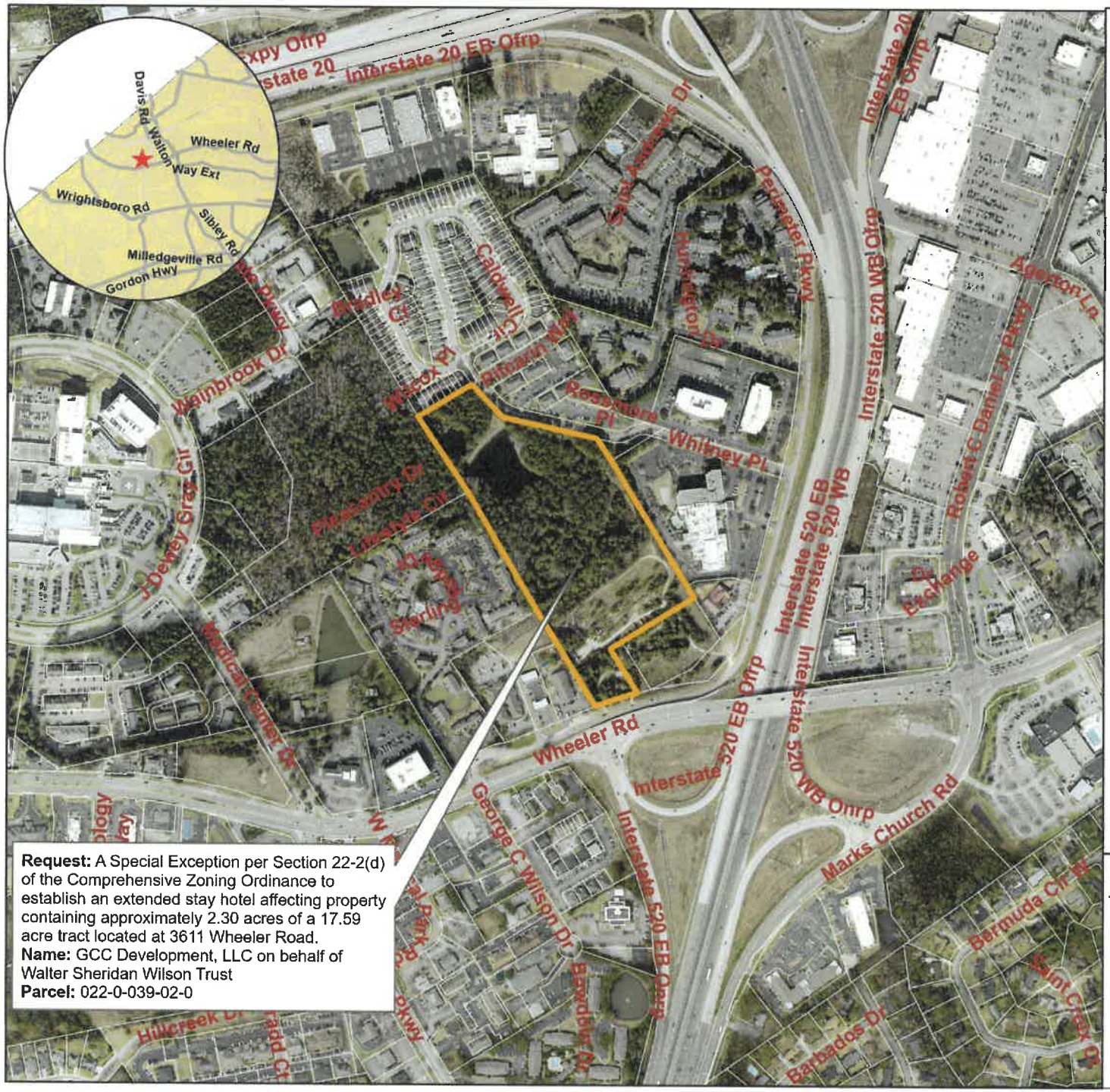
It is the intent of the developer to construct the proposed extended stay hotel with associated parking, utility infrastructure and stormwater control infrastructure. The intent is to connect utility laterals to the existing ARC water and sanitary sewer service mains located adjacent to the project site for utility service. Stormwater infrastructure will be installed onsite to treat runoff water quality and quantity in order to meet all local and state requirements.

Access to the site shall be provided via two curb cuts on the adjacent driveway within the 60' private right-of-way. No access shall be offered directly from Perimeter Parkway.

Per Augusta-Richmond County ordinance Section 22-2(d), a special exception must be approved for any proposed hotel that will offer extended stay to guests. The proposed development shall be designed to comply with items #1-7 in Section 22-2(d).

Sincerely,

Keith E. Stevens, PE
Junior Project Manager



Request: A Special Exception per Section 22-2(d) of the Comprehensive Zoning Ordinance to establish an extended stay hotel affecting property containing approximately 2.30 acres of a 17.59 acre tract located at 3611 Wheeler Road.
Name: GCC Development, LLC on behalf of Walter Sheridan Wilson Trust
Parcel: 022-0-039-02-0

Planning Commission
SE-26-21
October 5, 2026

3611 Wheeler Road

Aerial

Subject Property

Augusta GEORGIA

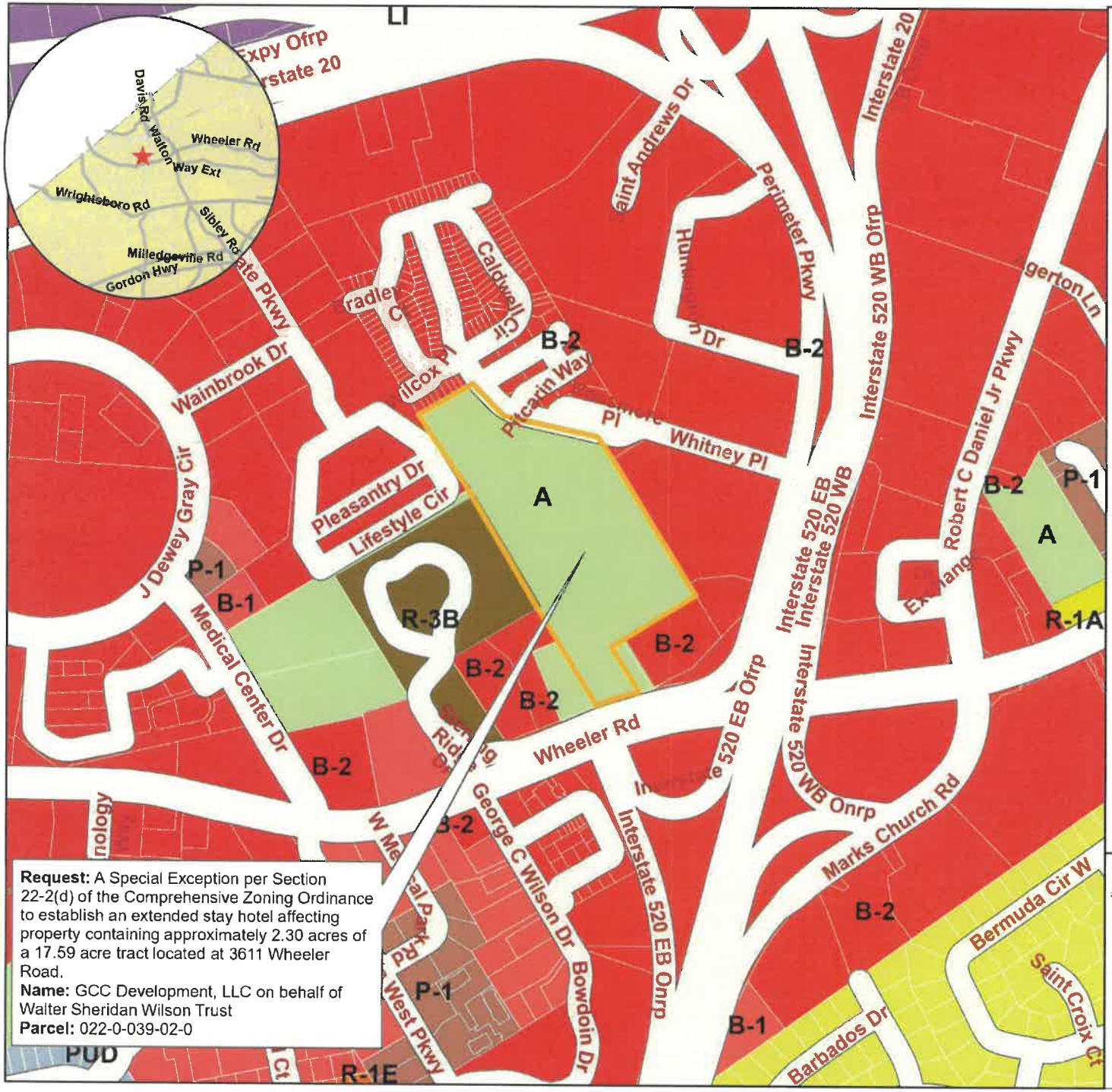
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/11/2026 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.

N
W E
S

0 1,000 Feet



Request: A Special Exception per Section 22-2(d) of the Comprehensive Zoning Ordinance to establish an extended stay hotel affecting property containing approximately 2.30 acres of a 17.59 acre tract located at 3611 Wheeler Road.
Name: GCC Development, LLC on behalf of Walter Sheridan Wilson Trust
Parcel: 022-0-039-02-0

Planning Commission
SE-26-21
October 5, 2026

3611 Wheeler Road

Current Zoning

- Subject Property

Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- LI: Light Industry
- P-1: Professional
- PUD: Planned Unit Development
- R-1: One Family Residential
- R-1A: One Family Residential
- R-1E: One Family Residential
- R-3B: Multiple-Family Residential

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/11/2026 PE22633

Augusta, GA Disclaimer

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N W E S

0 1,000 Feet

Commission Meeting

October 20, 2026

Item Name: Z-26-15

Department: Planning & Development

Presenter: Adleasia Cameron, Director

Caption: **Z-26-15** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by DQR Construction LLC on behalf of Darrain Rudolph requesting a rezoning from zone R-1A (One-Family Residential) to R-1C (One-Family Residential) affecting property containing approximately 1.29 acres located at 3482 Bullock Avenue. Tax Map # 120-0-187-00-0. District 5 (Commissioner Don Clark).

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation:

1. The property shall be rezoned only to R-1C (One-Family Residential), and the development shall be limited to two (2) detached one-family residential lots and two (2) detached one-family residences substantially consistent with the submitted subdivision concept.
2. The final subdivision shall contain no more than two (2) lots. Each lot shall meet or exceed the R-1C minimum lot width of 60 feet and minimum lot area of 6,000 square feet required by Section 11-1(b).
3. Each resulting lot and residence shall comply with all applicable R-1 and R-1C development standards, including Section 8-1, Section 8-8 setbacks, Section 8-9 lot coverage, and all other incorporated requirements not specifically modified by Section 11.
4. The final subdivision plat shall be reviewed, approved, and recorded in accordance with the Augusta subdivision regulations applicable before issuance of building permits depending upon the new lot configuration.
5. No flagpole lot shall be created.
6. Final driveway locations, drainage, utility service, grading, and construction shall comply with all applicable Augusta engineering, utilities, building, and development requirements.
7. Approval of the rezoning shall not constitute approval of the submitted concept plan, final subdivision plat, grading plan, drainage plan, utility plan, or building plans.
8. The single-family dwellings placed on the newly created parcels must front face Bullock Avenue.
9. Emergency vehicles (EMS) must have access to these parcels.

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

Augusta GEORGIA
PLANNING & DEVELOPMENT DEPARTMENT

Augusta-Richmond County
Planning Commission
Staff Report

Hearing Date: October 5, 2026
Case Number: Z-26-15
Applicant: DQR Construction, LLC
Property Owner: Darrain Rudolph
Property Addresses: 3482 Bullock Avenue
Tax Parcel No(s): 120-0-187-00-0
Current Zoning: R-1A (One-Family Residential)
Fort Gordon Notification Required: N/A
Commission District 5: Don Clark
Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from R-1A (One – Family Residential) to R-1C (One – Family Residential)	Two (2) One – Family Residential Houses	Sections 11-1 8-1, 8-8 and 8-9

SUMMARY OF REQUEST:

The applicant seeks to rezone 3482 Bullock Avenue, Tax Parcel 120-0-187-00-0, from R-1A (One-Family Residential) to R-1C (One-Family Residential) to allow the property to be subdivided into two (2) separate residential lots for the construction of two detached single-family homes. The applicant's Letter of Intent states that the proposed use will remain residential in nature and that each future residence will be developed in accordance with applicable zoning, building, setback, access, and other development requirements.

The submitted subdivision concept/plot plan depicts a total frontage of approximately 140.42 feet along Bullock Avenue divided into two approximately equal lots, each with about 70.21 feet of frontage. The plan labels the proposed tracts at approximately 0.622 acre and 0.645 acre, respectively, and shows one proposed residence on each tract.

COMPREHENSIVE PLAN CONSISTENCY:

According to the Envision Augusta 2023 Comprehensive Plan, the subject property is within the South Augusta Character Area. The Plan describes South Augusta as predominantly suburban, with low-density single-family detached neighborhoods, and calls for preservation of suburban-style single-family neighborhoods while accommodating compatible infill residential development. The recommended development patterns specifically call for maintaining low-density single-family residential development where it is the predominant land use and for infill residential development at densities compatible with the surrounding area, with site design reflecting existing neighborhood patterns and architectural styles.

The requested R-1C zoning would retain the property's one-family residential classification. The proposed development of two (2) detached one-family residences therefore remains within the same general residential land-use category. The principal regulatory change is the minimum lot dimension: R-1A requires a minimum lot width of 80 feet and a minimum lot area of 10,000 square feet, while R-1C requires a minimum lot width of 60 feet and a minimum lot area of 6,000 square feet.

CRITERIA TAKEN INTO CONSIDERATION:

The granting of a rezoning is subject to a finding by the Planning Commission that a petition meets all seven (7) criteria:

1. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision-making relative to amendments to the official zoning map

   The requested R-1C zoning is generally compatible with the purpose and intent of the Envision Augusta 2023 Comprehensive Plan. The subject property lies within the South Augusta Character Area, which is described as predominantly suburban and characterized by low-density, detached one-family neighborhoods. The Plan supports preservation of suburban-style, one-family neighborhoods while allowing compatible infill residential development. The request would retain the property in a one-family residential zoning classification and would allow two (2) detached one-family residences. The proposed lots, at approximately 70.21 feet of frontage each and approximately 0.622 acre and 0.645 acre in area, remain consistent with a low-density residential development pattern. Compatibility of the final development will also depend on the resulting site and building design reflecting the established neighborhood pattern.
2. Whether the proposed zoning district and use permitted within that district are suitable in view of the zoning and development of adjacent and nearby property;

   Yes. The requested R-1C district is suitable in view of the predominantly residential character documented in the surrounding area. Site photographs show detached residences and an established residential setting. The proposed development would not introduce a nonresidential, multifamily, manufactured-home, or special-exception use; it would continue the detached one-family residential use already associated with the property and surrounding neighborhood. The principal change is the dimensional standard that would permit the tract to be divided into two (2) approximately 70.21-foot-wide lots rather than maintaining the 80-foot minimum width required in R-1A.
3. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district;

   Based on the submitted materials, no specific adverse effect on the existing use or usability of adjacent or nearby property has been identified. The proposed use remains detached one-family residential, and the requested R-1C zoning would not, by itself, introduce a different general land-use category into the neighborhood. Potential development impacts associated with setbacks, lot coverage, access, drainage, utilities, grading, and construction remain subject to applicable Augusta requirements and

separate development review. Final development should maintain compatibility with the established residential pattern.

4. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

   The property can continue to be used for one-family residential purposes under the existing R-1A zoning; therefore, the submitted materials do not demonstrate substantial reasons why the property cannot or should not be used as currently zoned. The stated reason for the rezoning is instead that the applicant proposes to subdivide the approximately 140.42 feet of Bullock Avenue frontage into two (2) lots of approximately 70.21 feet each. Those proposed lot widths do not satisfy the 80-foot minimum width required in R-1A, but they exceed the 60-foot minimum width required in R-1C. Accordingly, the requested rezoning is necessary for the specific two-lot subdivision concept presented by the applicant, rather than because the property cannot support a permitted residential use under its current zoning.

5. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted;

   Yes, based on the information currently available. The proposal is limited to two (2) detached one-family residences on Bullock Avenue, a local street, and does not represent a change to a higher-intensity non-residential or multifamily use. Based on the limited scale of the request, the proposal is not expected to create a substantial increase in demand on public facilities. However, no Traffic Engineering, Engineering, or Utilities comments had been received at the time this staff report was prepared, and the submitted materials do not provide a separate capacity analysis for schools, water and sewer utilities, or police and fire services. Final driveway locations, drainage, utility service, grading, and construction remain subject to applicable agency and development review requirements.

6. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties; and

   The submitted materials do not identify a specific new or changing condition that was unanticipated by the Comprehensive Plan or that independently requires a zoning change. Rather, the request is applicant-driven and is intended to accommodate a proposed two-lot residential subdivision. The Comprehensive Plan already contemplates compatible residential infill within the South Augusta Character Area. Therefore, the request is better understood as an infill development proposal within an existing residential area than as a response to an unforeseen change in land-use conditions.

7. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

   The request provides the owner with greater flexibility to subdivide and develop the tract while retaining a one-family residential zoning classification. At the same time, R-1C continues to impose minimum lot dimensions and the incorporated R-1 development standards, including setbacks, lot coverage, access and other development controls intended to protect neighborhood character and the public welfare. The proposed approximately 70.21-foot-wide lots exceed the R-1C minimum width of 60 feet and substantially exceed its 6,000-square-foot minimum lot area. Subject to compliance with applicable subdivision, zoning, engineering, utility, building and development requirements, the

requested district provides a regulatory framework that balances residential use of the property with applicable protections for surrounding properties and the public.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No Traffic Engineering comments have been received.

Engineering Comments:

- No Engineering comments have been received.

Utilities Comments:

- No Utilities comments have been received.

Fire Comments:

- No Fire comments have been received.

FINDINGS:

1. The subject property is located at 3482 Bullock Avenue and is identified as Tax Parcel 120-0-187-00-0. The application identifies the present zoning as R-1A and requests R-1C zoning.
2. The application and Letter of Intent state that the purpose of the rezoning is to subdivide the property into two (2) lots and construct one detached single-family residence on each lot.
3. The submitted plot plan depicts the existing tract being divided into two proposed lots with a combined Bullock Avenue frontage of approximately 140.42 feet, or approximately 70.21 feet of frontage per lot.
4. The plot plan labels the proposed tracts at approximately 0.622 acre and 0.645 acre. Both proposed lots substantially exceed the 6,000-square-foot minimum lot area required in the R-1C Zone.
5. The proposed approximately 70.21-foot lot widths do not meet the 80-foot minimum width required by Section 9-1(b) for R-1A lots, but they exceed the 60-foot minimum width required by Section 11-1(b) for R-1C lots.
6. The proposed use does not change from one-family residential to a non-residential use; the requested zoning change primarily permits the proposed subdivision geometry by reducing the minimum lot-width standard from 80 feet to 60 feet.
7. Detached one-family dwellings are permitted within the R-1 residential series. The proposed residences remain subject to all applicable R-1 development standards carried forward into R-1C, including building size compatibility, setbacks, accessory-structure provisions, height, and lot coverage.
8. For a lot width greater than 70 feet, Section 8-8(b)(3) requires two (2) side yards of not less than 10 feet each. Final subdivision and building plans must demonstrate compliance with this requirement.
9. Section 8-8(c) requires a rear setback of at least 20 percent (%) of lot depth, with no required rear yard exceeding 50 feet. The final rear setback must therefore be calculated from the surveyed depth of each resulting lot.

10. Bullock Avenue is a local street, so under Section 8-8(a) a front setback of at least 30 feet for each residence is required. A 25-foot setback is available only under the ordinance's qualifying subdivision and right-of-way provisions. Final plans should show a 30-foot front setback unless staff documents an applicable alternative. Section 8-8(c) requires a rear yard of at least 20 percent (%) of surveyed lot depth, capped at 50 feet. Final building plans must demonstrate both setbacks.
11. Section 8-1 prohibits flagpole lots in the R-1 Zone. The submitted concept depicts both proposed lots with direct frontage on Bullock Avenue rather than flagpole configurations.
12. The submitted site photographs show a predominantly residential setting with detached homes, mature vegetation, chain-link fencing, and an existing small residential accessory structure or outbuilding on the subject tract.
13. The South Augusta Character Area policies favor retention of low-density single-family residential development and compatible residential infill. Because the request retains a detached one-family residential use, the principal compatibility question is whether the proposed lot pattern and future house design are consistent with the established neighborhood pattern.
14. The Augusta Tree Ordinance generally establishes a 30 percent (%) minimum canopy requirement for development; however, Section 8-4-13(b)(1) expressly exempts construction, including clearing, of single-family residential structures on individual lots from compliance with the private-development provisions of the Tree Ordinance.
15. Accordingly, the Tree Ordinance's development-site canopy and Tree Protection/Tree Establishment Plan requirements should not be imposed on the construction of the two individual single-family residences solely by virtue of this rezoning. Separate provisions protecting public trees, rights-of-way, nuisance trees, and other independently applicable requirements remain enforceable.
16. The Illustrated Guide explains the 30 percent (%) minimum canopy methodology for development projects subject to Section 8-4-13; because the proposed individual single-family residences fall within the stated exemption, the Illustrated Guide does not independently create a canopy obligation for those exempt structures.
17. The submitted materials do not identify a special-exception use, manufactured-home use, multi-family development, or non-residential activity. The request is limited to rezoning and subdivision for two (2) detached one-family residences.
18. The rezoning does not approve the subdivision plat, final grading, drainage, utility connections, driveway locations, or building permits. Those items remain subject to separate review under applicable Augusta regulations.

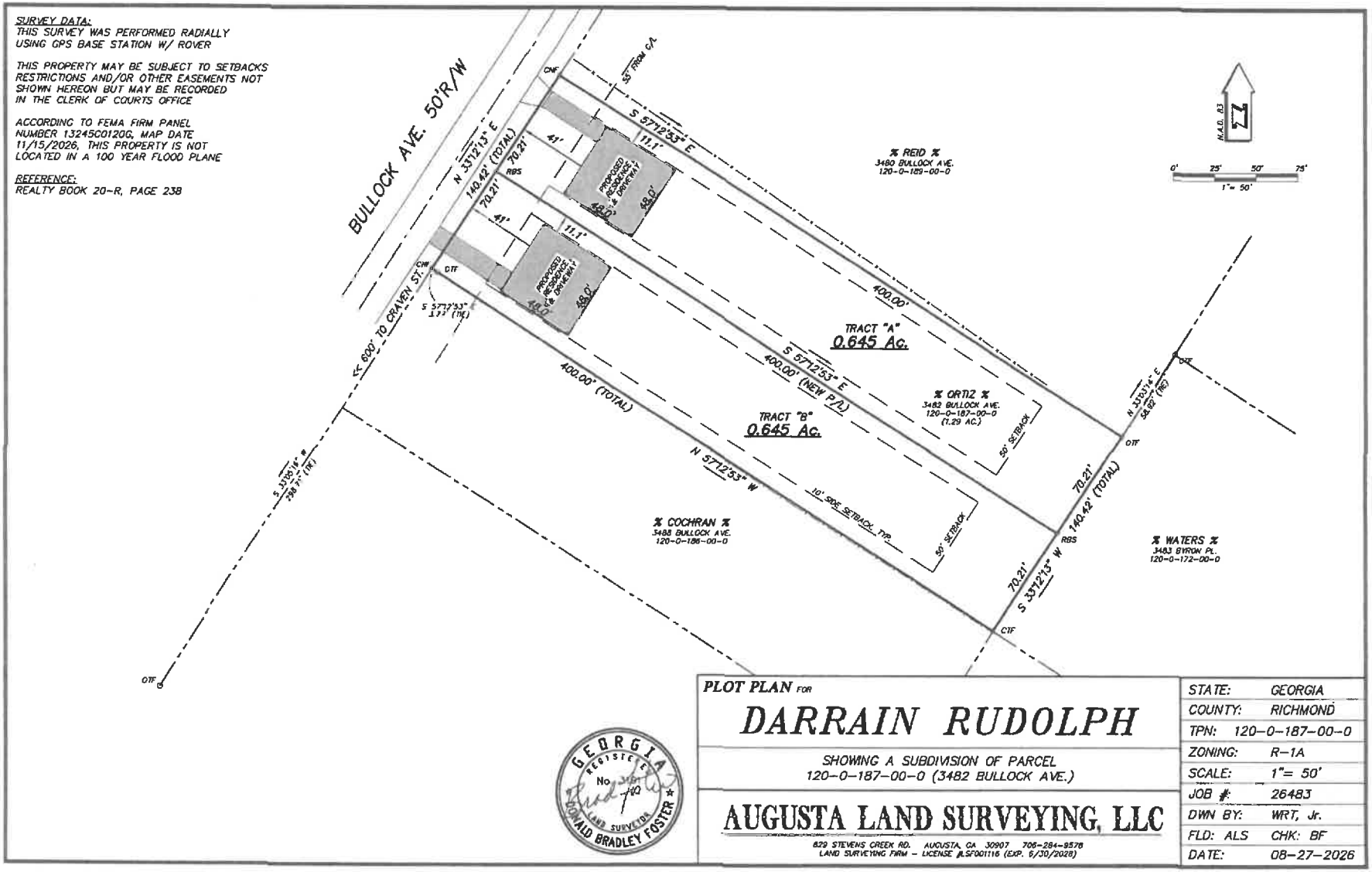
RECOMMENDATION: The Planning Commission recommends **Approval** of the rezoning request to R-1C (One-Family Residential) with the following conditions:

1. The property shall be rezoned only to R-1C (One-Family Residential), and the development shall be limited to two (2) detached one-family residential lots and two (2) detached one-family residences substantially consistent with the submitted subdivision concept.

2. The final subdivision shall contain no more than two (2) lots. Each lot shall meet or exceed the R-1C minimum lot width of 60 feet and minimum lot area of 6,000 square feet required by Section 11-1(b).
3. Each resulting lot and residence shall comply with all applicable R-1 and R-1C development standards, including Section 8-1, Section 8-8 setbacks, Section 8-9 lot coverage, and all other incorporated requirements not specifically modified by Section 11.
4. The final subdivision plat shall be reviewed, approved, and recorded in accordance with the Augusta subdivision regulations applicable before issuance of building permits depending upon the new lot configuration.
5. No flagpole lot shall be created.
6. Final driveway locations, drainage, utility service, grading, and construction shall comply with all applicable Augusta engineering, utilities, building, and development requirements.
7. Approval of the rezoning shall not constitute approval of the submitted concept plan, final subdivision plat, grading plan, drainage plan, utility plan, or building plans.

8. The single-family dwellings placed on the newly created parcels must front face Bullock Avenue.
9. Emergency vehicles (EMS) must have access to these parcels.

NOTE: *This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.*



PLOT PLAN FOR

DARRAIN RUDOLPH

SHOWING A SUBDIVISION OF PARCEL
120-0-187-00-0 (3482 BULLOCK AVE.)

AUGUSTA LAND SURVEYING, LLC

829 STEVENS CREEK RD. AUGUSTA, GA 30907 706-284-9578
LAND SURVEYING FIRM – LICENSE #LSF001116 (EXP. 6/30/2028)

GEORGIA REGISTERED No. 3140 LAND SURVEYOR HOWARD BRADLEY FOSTER

STATE:	GEORGIA
COUNTY:	RICHMOND
TPN:	120-0-187-00-0
ZONING:	R-1A
SCALE:	1"= 50'
JOB #:	26483
DWN BY:	WRT, Jr.
FLD: ALS	CHK: BF
DATE:	08-27-2026

LETTER OF INTENT

RE: Rezoning and Subdivision Request

To Whom It May Concern:

I am submitting this Letter of Intent in support of my request to rezone the subject property.

The purpose of the rezoning request is to allow the property to be subdivided into two separate residential lots for the future construction of single-family homes.

The proposed use will remain residential in nature. My intent is to develop the property responsibly while maintaining compatibility with the surrounding residential area. Each proposed lot and future residence will be developed in accordance with applicable zoning, building, setback, access, and other development requirements.

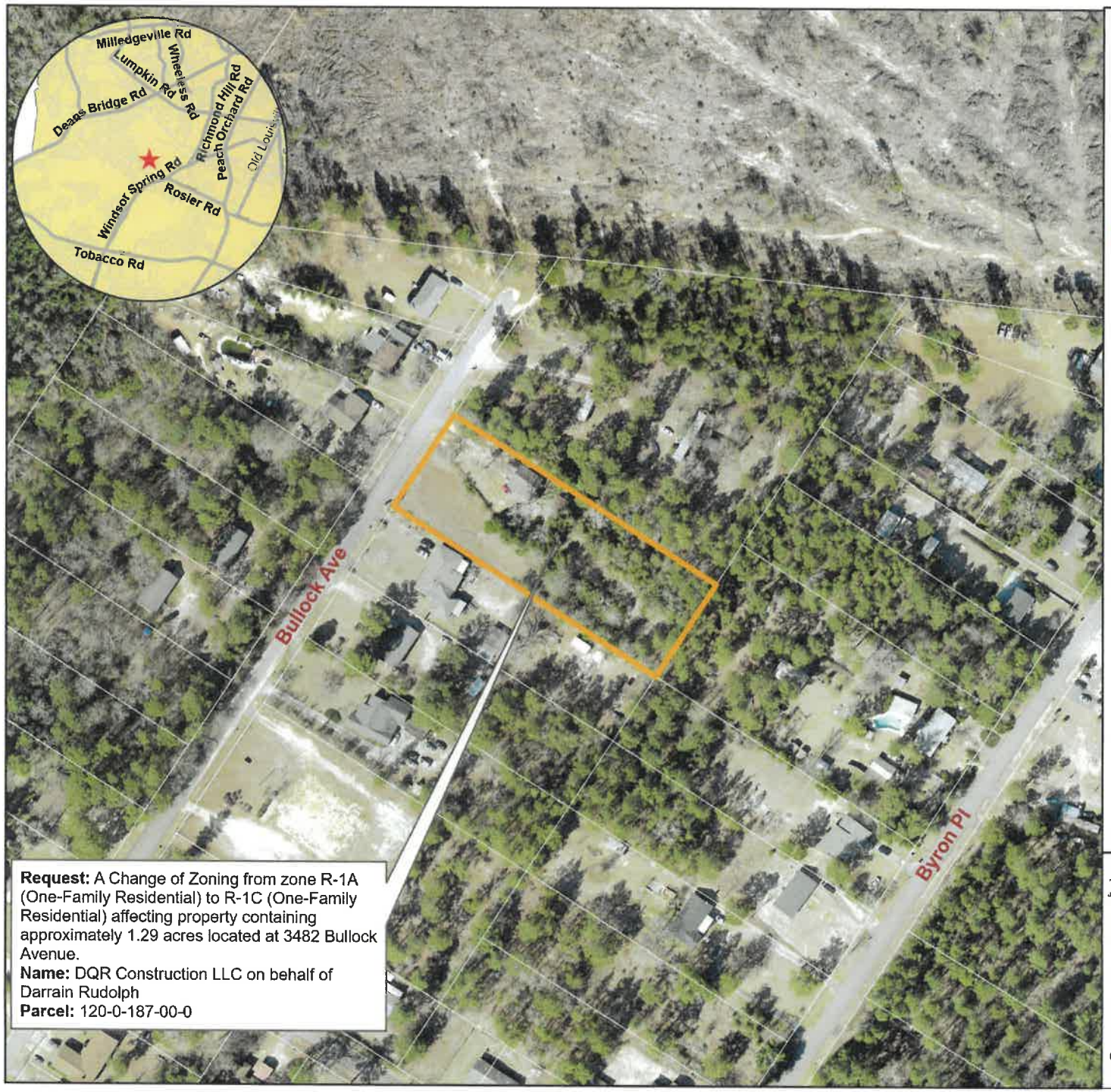
The requested rezoning and subdivision will allow for better utilization of the property while supporting additional quality residential housing within the community.

Thank you for your consideration of this request.

Sincerely,

Rico Merriweather Jr.

DQR Construction LLC.



Request: A Change of Zoning from zone R-1A (One-Family Residential) to R-1C (One-Family Residential) affecting property containing approximately 1.29 acres located at 3482 Bullock Avenue.
Name: DQR Construction LLC on behalf of Darrain Rudolph
Parcel: 120-0-187-00-0

Planning Commission
Z-26-15
October 5, 2026

3482 Bullock Avenue

Aerial

Subject Property

Augusta GEORGIA

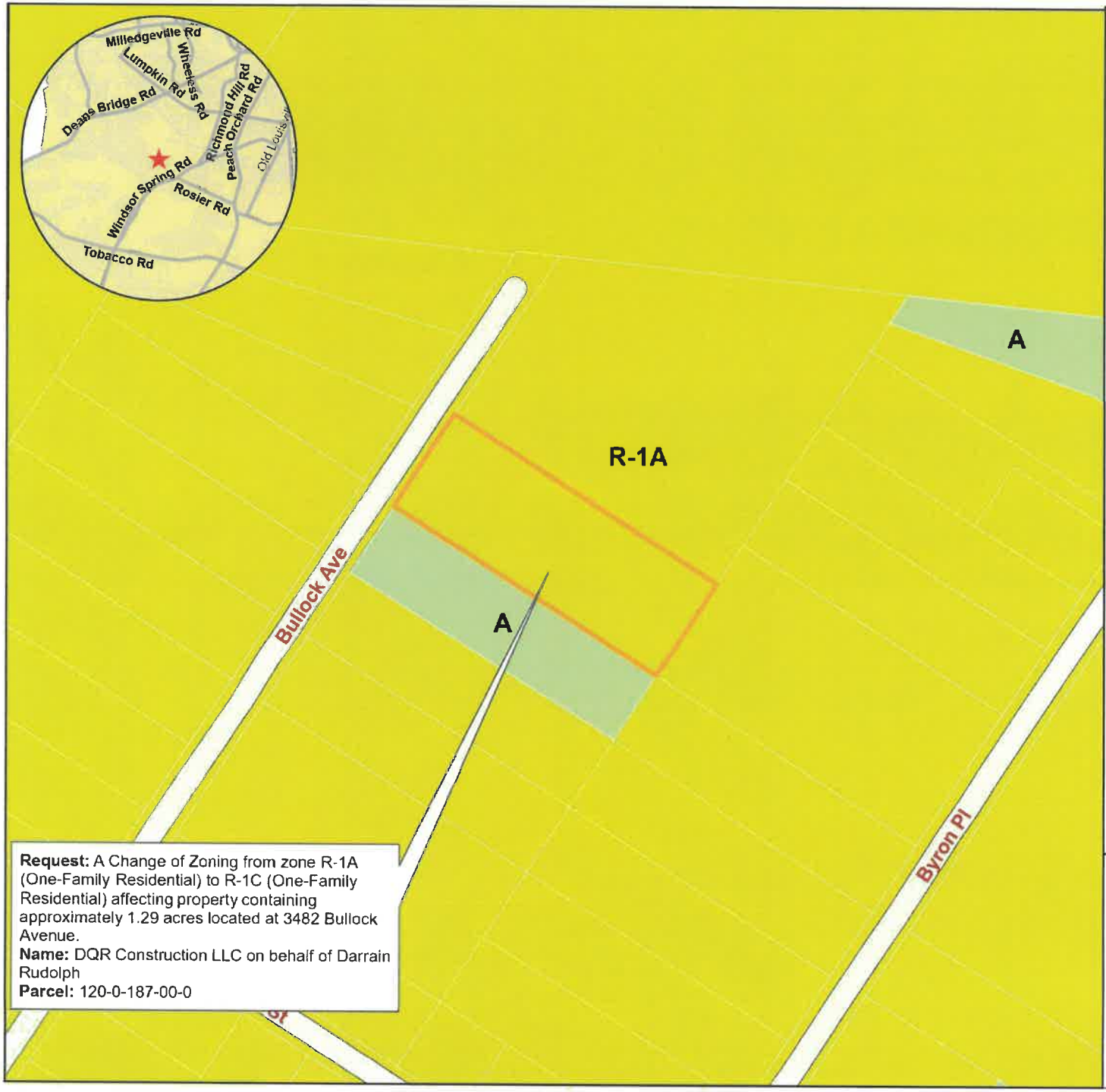
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/10/2026 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.

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Request: A Change of Zoning from zone R-1A (One-Family Residential) to R-1C (One-Family Residential) affecting property containing approximately 1.29 acres located at 3482 Bullock Avenue.
Name: DQR Construction LLC on behalf of Darrain Rudolph
Parcel: 120-0-187-00-0

Planning Commission
Z-26-15
October 5, 2026

3482 Bullock Avenue

Current Zoning

Subject Property

Zoning Classification

A: Agriculture

R-1A: One Family Residential

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/10/2026 PE22633

Augusta, GA Disclaimer

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Keyboard shortcuts © 2026

Commission Meeting

October 20, 2026

Item Name: Z-26-16

Department: Planning & Development

Presenter: Adleasia Cameron, Director

Caption: **Z-26-16** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by GCC Development, LLC on behalf of Walter Sheridan Wilson Trust requesting a rezoning from zone A (Agricultural) to B-2 (General Business) affecting property containing approximately 2.30 acres of a 17.59-acre tract located at 3611-Wheeler Road. Tax Map # 022-0-039-02-0. Zoned A (Agricultural). District 3 (Commissioner Catherine Smith-Rice).

Background: N/A

Analysis: N/A

Financial Impact: N/A

Alternatives: N/A

Recommendation:

1. The rezoning approval shall apply only to the approximately 2.30 acre project area identified in the applicant's rezoning materials and final recorded subdivision/legal description. Any portion of the parent tract outside the approved project area shall retain its existing zoning unless separately rezoned.
2. Approval of this rezoning does not authorize an extended stay hotel by right. Establishment of the proposed extended stay hotel shall be contingent upon approval of the companion Special Exception under Section 22-2(d) and continued compliance with all restrictions and regulations applicable to that Special Exception.
3. The development shall demonstrate compliance with all applicabl B-2 development standards, including off-street parking under Section 4, setbacks under Sections 21-6 and 22-4, solid-waste facilities under Section 21-3, and all access, loading, lighting, utility, stormwater, fire, and other site-development requirements in effect at the time of development.
4. The development shall comply with the Augusta Tree Ordinance and the Illustrated Guide to Implementing the Augusta Tree Ordinance, including the minimum 30 percent (%) tree-canopy requirement and submission/approval of all required tree survey and Tree Protection/Tree Establishment Plan materials before lan disturbance.
5. Approval of this rezoning request does not constitute approval of the conceptual site plan. Prior to construction, the proposed development shall obtain all required subdivision, site plan, land-

disturbance, utility, stormwater, building, fire, and other approval required by Augusta, Georgia, as amended.

6. The applicant shall provide a Traffic Assessment Impact Worksheet as part of the Site Plan review process.

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

Augusta GEORGIA
PLANNING & DEVELOPMENT DEPARTMENT

Augusta-Richmond County
Planning Commission
Staff Report

Hearing Date: October 5, 2026
Case Number: Z-26-16
Applicant: GCC Development, LLC
Property Owner: Walter Sheridan Wilson Trust
Property Addresses: 3611 Wheeler Road
Tax Parcel No(s): 022-0-039-02-0
Current Zoning: A (Agricultural)
Fort Gordon Notification Required: N/A
Commission District 3: Catherine Smith-Rice
Super District 10: Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezoning from A (Agricultural) to B-2 (General Business)	Extended Stay Hotel	Section 22-2(d)

SUMMARY OF REQUEST:

This application is a request to rezone approximately 2.30 acres of the property at 3611 Wheeler Road, identified as a portion of Tax Parcel 022-0-039-02-0, from A (Agricultural) to B-2 (General Business). The parent tract is approximately 17.59 acres; the applicant proposes to split and rezone only the approximately 2.30-acre project area for development of a 124-room extended stay hotel.

The submitted letter of intent and concept plan describes a four-story hotel, approximately 50 feet in height, with associated parking, utility infrastructure, and onsite stormwater controls. Utility laterals are proposed to connect to existing Augusta-Richmond County water and sanitary sewer mains adjacent to the project site. Access is proposed from two (2) curb cuts on the adjoining driveway within a 60-foot private right-of-way; no direct vehicular access is proposed from Perimeter Parkway.

An extended stay hotel is not a use permitted by right in the B-2 Zone. Section 22-2(d) of the Comprehensive Zoning Ordinance identifies a Hotel, Extended Stay as a Special Exception in the B-2 Zone. The applicant has also filed a companion Special Exception request. Approval of this rezoning, by itself, would not authorize the extended stay hotel use unless the Special Exception is also approved and the development complies with the requirements of Section 22-2(d).

The concept plan submitted with the rezoning application features the following:

- A four-story, approximately 50-foot-high extended stay hotel containing 124 guest rooms.
- Off-street parking, internal drives, a loading area, and supporting site improvements.
- Utility connections to existing public water and sanitary sewer infrastructure adjacent to the site.

- Onsite stormwater infrastructure intended to address runoff water quality and quantity requirements.
- Two (2) proposed access points from the adjoining private driveway, with no direct access from Perimeter Parkway.

COMPREHENSIVE PLAN CONSISTENCY:

According to the Envision Augusta 2023 Comprehensive Plan, the subject property is within the Belair Character Area. The Plan describes the area around Doctors Hospital and along Wheeler Road as an area that has gradually developed with professional offices, suburban and highway-oriented commercial uses, and service establishments. It further identifies the Doctors Hospital activity center as an area intended to retain a mix of healthcare-related businesses, offices, medium-density housing, and commercial establishments.

The Belair Character Area lists P-1 (Professional/Office), B-1 (Neighborhood Business), and B-2 (General Business) among the recommended professional/commercial zoning districts. The requested B-2 zoning is therefore consistent with the land-use direction for the character area. The applicant's proposal to use an existing private driveway rather than create direct access from Perimeter Parkway is also consistent with the Plan's emphasis on limiting vehicular access points along major corridors.

CRITERIA TAKEN INTO CONSIDERATION:

The granting of a rezoning is subject to a finding by the Planning Commission that a petition meets all seven (7) criteria:

1. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision-making relative to amendments to the official zoning map

   Yes. The subject property is located within the Belair Character Area of the 2023 Comprehensive Plan. The Plan identifies B-2 (General Business) as one of the recommended professional/commercial zoning districts within this character area. The Plan further recognizes that the area along Wheeler Road has gradually developed with a mixture of professional offices, suburban and highway-oriented commercial uses, and service establishments. Accordingly, the requested B-2 zoning is consistent with the land-use pattern and recommended zoning districts identified for the Belair Character Area.
2. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property;

   Yes. The requested B-2 zoning is suitable considering the existing development pattern along Wheeler Road and within the surrounding area. Wheeler Road functions as an established commercial and service corridor, particularly in the vicinity of Doctors Hospital and Interstate 20. The proposed hotel use would be consistent with the commercial and service-oriented development occurring along the

corridor. The B-2 district also accommodates a broader range of commercial uses appropriate for areas intended to serve more than immediately adjacent residential neighborhoods.

3. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district;
   No significant adverse effect is anticipated based upon the proposed development. The applicant proposes development of the property as a hotel, and the companion Special Exception application, SE-26-21, provides an additional level of review specifically for the proposed extended stay hotel. Potential impacts associated with access, traffic, lighting, landscaping, stormwater management, buffering, and site design remain subject to applicable Augusta-Richmond County development standards and final site-plan review. Approval of the rezoning, however, would permit the range of uses allowed within the B-2 district and would not limit the property exclusively to the proposed hotel unless specifically conditioned.
4. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;
   Yes. The property is currently zoned A (Agricultural). While the existing zoning permits agricultural and other uses authorized within that district, it does not accommodate the applicant's proposed commercial hotel development. The property's location along Wheeler Road and the established commercial development pattern of the surrounding corridor support consideration of a commercial zoning classification. Rezoning to B-2 is therefore necessary for the applicant to pursue the proposed hotel use and associated Special Exception.
5. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted;
   Yes, subject to final agency review and development approval. The property is located within an established urbanized area of Augusta-Richmond County along Wheeler Road where public infrastructure and municipal services are available. The proposed commercial development will remain subject to review for roadway access, water and sewer capacity, stormwater management, fire protection, emergency access, and other applicable infrastructure requirements. Because the proposed use is commercial rather than residential, it is not expected to generate a direct demand for public-school capacity.
6. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties; and
   Yes. The existing Agricultural zoning does not reflect the increasingly commercial and service-oriented development pattern identified along Wheeler Road. The Comprehensive Plan specifically recognizes the gradual development of Wheeler Road with professional offices, suburban and highway-oriented commercial uses, and service establishments. The requested B-2 zoning would therefore better reflect the existing and planned development character of the corridor than the property's current Agricultural classification.
7. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

Yes. The requested B-2 zoning provides the property owner with reasonable commercial use of property situated along an established commercial corridor while maintaining the development standards and regulatory safeguards applicable to the General Business district. Development remains subject to applicable zoning, site-plan, access, stormwater, landscaping, tree-canopy, building, fire/life-safety, and other development requirements. In addition, the proposed extended stay hotel requires separate approval through SE-26-21, allowing the specific use and its potential impacts to be evaluated independently of the rezoning request.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- No Traffic Engineering comments have been received.

Engineering Comments:

- No Engineering comments have been received.

Utilities Comments:

- No Utilities comments have been received.

Fire Comments:

- No Fire comments have been received.

FINDINGS:

1. The request applies to approximately 2.30 acres to be divided from the approximately 17.59-acre parent tract identified as Tax Parcel 022-0-039-02-0. The remainder of the parent tract is not included in this rezoning request.
2. The requested zoning is B-2 (General Business). B-2 is identified by the 2023 Comprehensive Plan as a recommended professional/commercial zoning district within the Belair Character Area.
3. Section 22-2(d) of the Comprehensive Zoning Ordinance permits a Hotel, Extended Stay in the B-2 Zone only by Special Exception. A companion Special Exception request is therefore necessary before the proposed use may be established.
4. Section 22-2(d) requires, among other standards, no direct vehicular access to guest rooms; 24-hour staff or management; a minimum of 280 square feet per guest room; no business operated from a guest room; no outside storage or permanent parking of equipment or vehicles; no conversion to apartments or condominiums; and a preliminary development plan addressing layout, access, buffers, landscaping, amenities, and density.
5. The submitted concept plan depicts a 124-room extended stay hotel that is four (4) stories and approximately 50 feet in height. Section 22-3 allows a maximum building height of 165 feet in the B-2 Zone.
6. Section 22-4 provides that the setback provisions of the B-1 Zone apply in the B-2 Zone. Final setback compliance will be verified during site plan review based on the final subdivision boundary and the zoning of adjoining properties.
7. Section 4-2 requires extended-stay hotels to provide one parking space for each guest room, plus one space for each two employees, plus additional parking for ancillary functions. A 124-room

hotel therefore requires at least 124 spaces before employee and any ancillary-use parking is added. Final parking calculations and compliance must be demonstrated during site plan review.

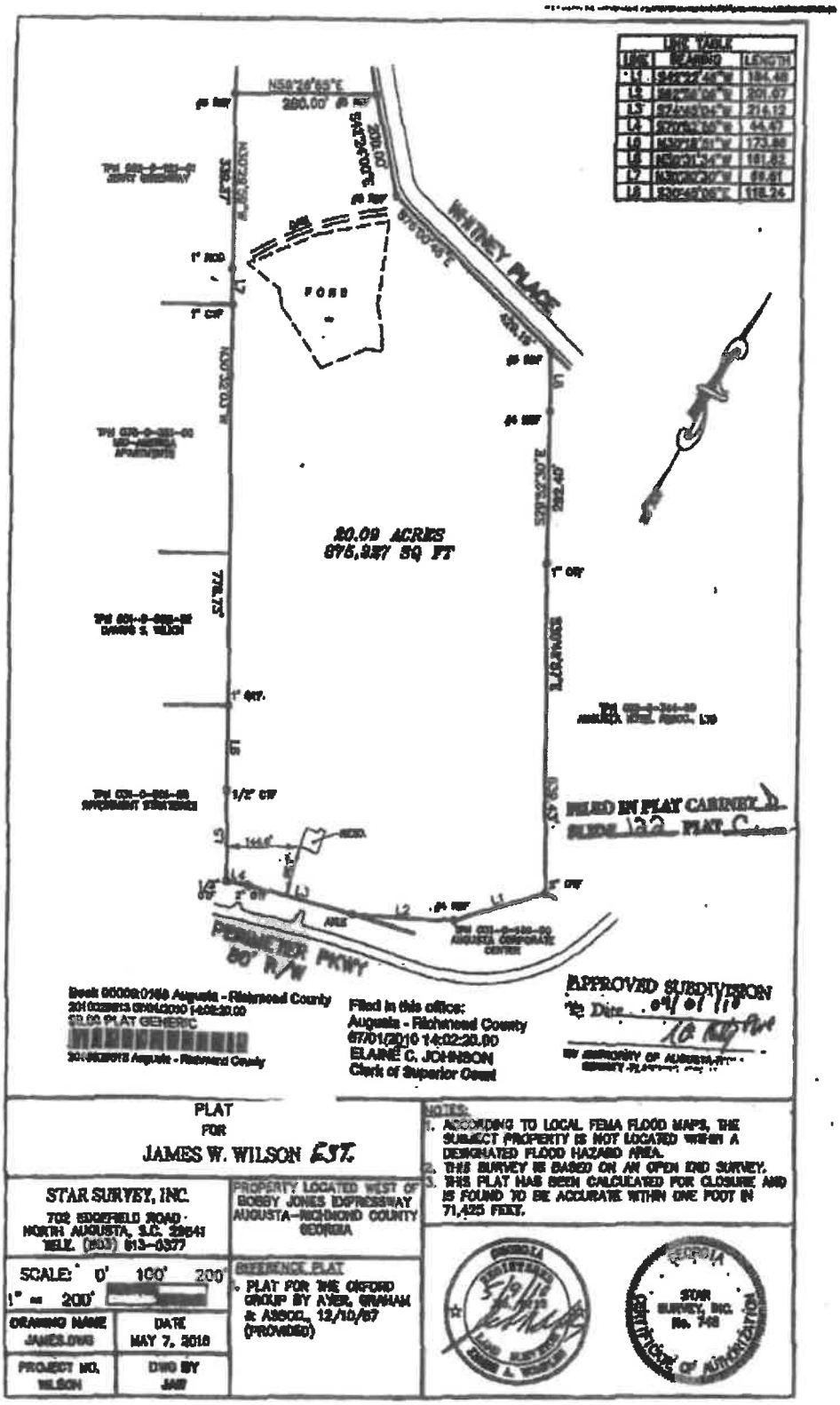
8. B-2 uses are subject to the dumpster and recyclable-material-bin requirements of Section 21-3. The final site plan shall provide compliant solid-waste facilities, access, screening, and sanitary drainage or roofing as applicable.
9. The applicant proposes access through two (2) curb cuts on an adjoining private driveway within a 60-foot private right-of-way. The letter of intent states that no direct access will be provided from Perimeter Parkway.
10. The Preliminary Traffic Impact Worksheet submitted with the application identifies ITE Land Use Code 310 (Hotel) and estimates 724 total daily trips, with 58 trips in both the AM and PM peak hours. The official determination field regarding whether a full traffic impact study is required is not completed in the submitted worksheet.
11. The applicant proposes to connect utility laterals to existing Augusta-Richmond County water and sanitary sewer mains adjacent to the project site. Final utility design and capacity are subject to applicable departmental review and approval.
12. The applicant proposes onsite stormwater infrastructure to address runoff water quality and quantity in accordance with local and state requirements. Final stormwater design is subject to engineering and site plan review.
13. The Augusta Tree Ordinance requires all land undergoing development to provide a minimum 30 percent (%) tree canopy based on gross site area through preservation, replacement planting, or a combination of both. If the final project area is 2.30 acres, the minimum canopy requirement would be approximately 30,056 square feet; the final requirement shall be based on the surveyed gross site area.
14. A tree survey and Tree Protection/Tree Establishment Plan are required prior to land-disturbing activity in accordance with the Tree Ordinance and the Illustrated Guide. Existing protected trees proposed for preservation must be shown and protected during construction.
15. The site photographs provided for this report show the project frontage and a substantially vegetated portion of the site. The proposed B-2 zoning is consistent with the professional/commercial land-use recommendations for the Belair Character Area.

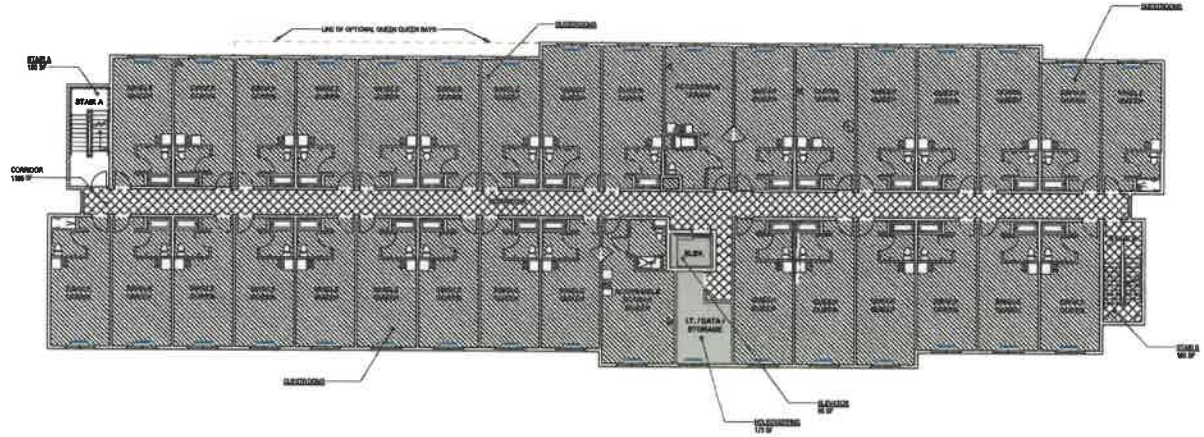
RECOMMENDATION: The Planning Commission recommends **Approval** of the rezoning request to B-2 (General Business) with the following conditions:

1. The rezoning approval shall apply only to the approximately 2.30-acre project area identified in the applicant's rezoning materials and final recorded subdivision/legal description. Any portion of the parent tract outside the approved project area shall retain its existing zoning unless separately rezoned.
2. Approval of this rezoning does not authorize an extended stay hotel by right. Establishment of the proposed extended stay hotel shall be contingent upon approval of the companion Special Exception under Section 22-2(d) and continued compliance with all restrictions and regulations applicable to that Special Exception.

3. The development shall demonstrate compliance with all applicable B-2 development standards, including off-street parking under Section 4, setbacks under Sections 21-6 and 22-4, solid-waste facilities under Section 21-3, and all access, loading, lighting, utility, stormwater, fire, and other site-development requirements in effect at the time of development.
4. The development shall comply with the Augusta Tree Ordinance and the Illustrated Guide to Implementing the Augusta Tree Ordinance, including the minimum 30 percent (%) tree-canopy requirement and submission/approval of all required tree survey and Tree Protection/Tree Establishment Plan materials before land disturbance.
5. Approval of this rezoning request does not constitute approval of the conceptual site plan. Prior to construction, the proposed development shall obtain all required subdivision, site plan, land-disturbance, utility, stormwater, building, fire, and other approvals required by Augusta, Georgia, as amended.
6. The applicant shall provide a Traffic Assessment Impact Worksheet as part of the Site Plan review process.

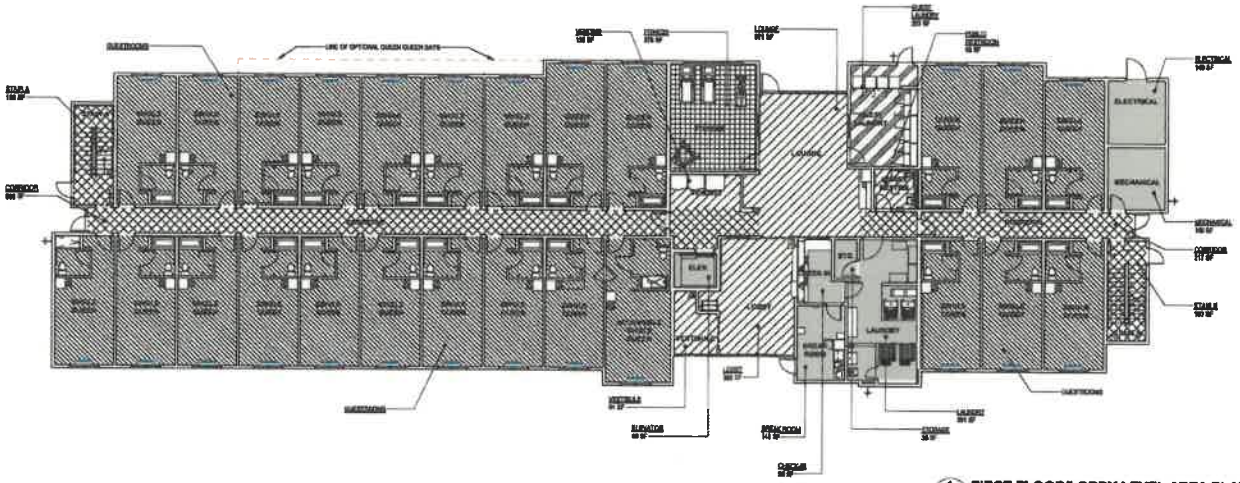
NOTE: *This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.*


LINE TABLE
LINE BEARING LENGTH
L1 S45°22'46"W 184.48
L2 S68°28'08"W 201.67
L3 S74°48'04"W 214.12
L4 S20°04'50"W 44.67
L5 N30°28'01"W 173.88
L6 N50°31'54"W 181.83
L7 N39°08'30"W 69.61
L8 S30°48'06"E 118.24
N58°26'55"E
280.00'
WHITNEY PLACE
FOUND
20.09 ACRES
875,937 SQ FT
1" RBO
1" CTP
1" OTP
1/2" CTP
PERIMETER PKWY
80' R/W
FILED IN PLAT CABINET D
SLIDE 122 PLAT C
APPROVED SUBDIVISION
Date 04/01/16
Book 00009:0169 Augusta - Richmond County
20160228813 07/01/2016 14:02:20.00
PLAT GENERIC
Filed in this office:
Augusta - Richmond County
07/01/2016 14:02:20.00
ELAINE C. JOHNSON
Clerk of Superior Court
PLAT
FOR
JAMES W. WILSON EST.
STAR SURVEY, INC.
702 EDGEFIELD ROAD
NORTH AUGUSTA, S.C. 29841
TELE. (803) 613-0377
PROPERTY LOCATED WEST OF
BOBBY JONES EXPRESSWAY
AUGUSTA—RICHMOND COUNTY
GEORGIA
SCALE: 0' 100' 200'
1" = 200'
REFERENCE PLAT
1. PLAT FOR THE OXFORD GROUP BY AYER, GRAHAM & ASSOC., 12/10/87 (PROVIDED)
DRAWING NAME
JAMES.DWG
DATE
MAY 7, 2016
PROJECT NO.
WILSON
DWG BY
JAW
NOTES:
1. ACCORDING TO LOCAL FEMA FLOOD MAPS, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
2. THIS SURVEY IS BASED ON AN OPEN END SURVEY.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 71,425 FEET.
GEORGIA
STAR SURVEY, INC.
No. 748
Certificate of Authorization



2 TYPICAL UPPER FLOOR AREA PLAN

SCALE: 3/32" = 1'-0"



1 FIRST FLOOR/LOBBY LEVEL AREA PLAN

SCALE: 3/32" = 1'-0"

PROTOTYPE FACILITIES PROGRAM

GENERAL NOTES

1. GUESTROOM MIX, PERCENTAGE OF GUESTROOMS AND SUITES MAY VARY BASED ON SPECIFIC MARKET CONDITIONS. MAINTAIN THE PROTOTYPE PERCENTAGE MINIMUM MIX.
2. SHOWERS: SEE DESIGN STANDARDS, "GUESTROOMS" CHAPTER FOR QUEEN/QUEEN GUESTROOM SHOWER PERCENTAGES.
3. ACCESSIBLE GUESTROOMS & SUITES, COMPLY WITH SOVEREIGN REGULATIONS FOR PERCENTAGE AND DISTRIBUTION OF GUESTROOMS FOR DISABLED PERSONS TO INCLUDE HEARING IMPAIRED GUESTROOMS, AND QUANTITY OF ACCESSIBLE GUESTROOMS WITH ROLL-IN SHOWER AND TUBS CONFIGURED FOR DISABLED PERSONS.
4. CONNECTING ROOMS: COMPLY WITH ALL SOVEREIGN REGULATIONS. PROVIDE CONNECTING DOORS IN ACCESSIBLE GUESTROOMS TO ADJACENT NON-ACCESSIBLE GUESTROOM OR SUITE TYPES. SEE DESIGN STANDARDS FOR MINIMUM AND BRAND STANDARD CONNECTING DOOR CRITERIA.

	GUEST SPACES	QUANTITY	REQUIRED PERCENTAGE	UNIT AREA	TOTAL NET SF
LOBBY					
	VESTIBULE	1			91 SF
	LOBBY	1			709 SF
	LOUNGE	1			975 SF
	PUBLIC RESTROOMS	1			99 SF
TOTAL LOBBY AREAS		4			1,781 SF
FOOD & BEVERAGE	FOOD & BEVERAGE / FRONT-OF-HOUSE				
	VENDING AREA	1			120 SF
TOTAL VENDING		1			120 SF
RECREATION FACILITIES					
	FITNESS CENTER	1			275 SF
TOTAL RECREATION FACILITIES		1			275 SF
GUESTROOMS					
	SINGLE QUEEN	69			2,899 SF
	QUEEN/QUEEN	69			3,692 SF
	ACCESSIBLE SINGLE QUEEN	4			168 SF
	ACCESSIBLE QUEEN QUEEN	6			258 SF
TOTAL GUESTROOMS		148			6,966 SF
GUESTROOM CORRIDORS & SUPPORT					
	CORRIDOR	1			4,442 SF
	STAIR A	4			637 SF
	STAIR B	4			637 SF
TOTAL GR CORRIDORS		10			5,716 SF
GUESTROOM SUPPORT					
	GUEST LAUNDRY	1			207 SF
		1			207 SF
TOTAL GUEST SPACES		148			13,121 SF

	BACK OF HOUSE	QUANTITY	REQUIRED PERCENTAGE	UNIT AREA	TOTAL NET SF
ADMINISTRATION					
	ADMINISTRATION	1			75 SF
	STORAGE	1			54 SF
		2			131 SF
EMPLOYEE AREAS					
	EMPLOYEE BREAKROOM	1			143 SF
		1			143 SF
LAUNDRY					
	LAUNDRY ROOM	1			881 SF
		1			881 SF
ELEVATORS & CORRIDOR					
	ELEVATOR	4			342 SF
		4			342 SF
HOUSEKEEPING					
	HOUSEKEEPING	3			321 SF
		3			321 SF
MECHANICAL, PLUMBING & ELECTRICAL					
	MECHANICAL	1			446 SF
	ELECTRICAL	1			446 SF
		2			892 SF
TOTAL BACK-OF-HOUSE SPACES		15			1,789 SF

	QTY	REQUIRED PERCENTAGE	UNIT SF	TOTAL SF
Total Number of Guestroom Floors	4			
Total Number of Floors	4			
Guest Stations				65,101 SF
Back Of House				1,931 SF
Total Hotel Building Area				46,909 SF
Lobby and Vestibule				4,041 SF
Total Gross Building Area				84 (.000)*
Total Gross Square Feet per Room				439 SF

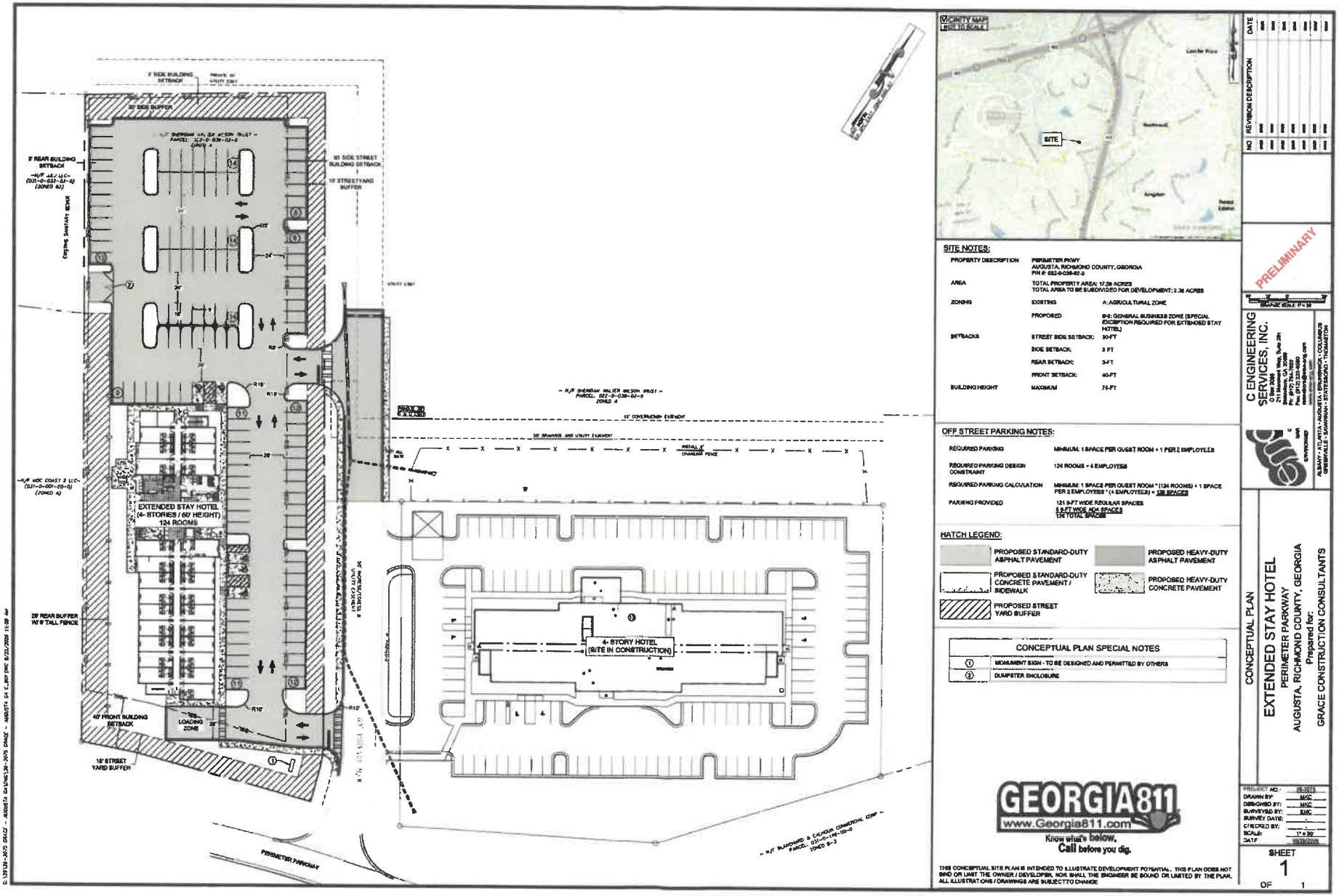
AREA LEGEND

- Lobby
- Recreation Facilities
- Guestrooms
- Guest Corridors
- Guest Support
- Back of House

AREA PLAN

004

NOT FOR CONSTRUCTION


EXTENDED STAY HOTEL
(4- STORIES / 60' HEIGHT)
124 ROOMS
4- STORY HOTEL
(SITE IN CONSTRUCTION)
LOADING ZONE
40' FRONT BUILDING SETBACK
15' STREET YARD BUFFER
20' REAR BUFFER W/ 6' TALL FENCE
10' STREETYARD BUFFER
10' SIDE STREET BUILDING SETBACK
5' REAR BUILDING SETBACK
5' SIDE BUILDING SETBACK
10' SIDE BUFFER
50' DRAINAGE AND UTILITY EASEMENT
15' CONSTRUCTION EASEMENT
PERIMETER PARKWAY
SITE
VICINITY MAP
SITE NOTES:
PROPERTY DESCRIPTION
PERIMETER PKWY
AUGUSTA, RICHMOND COUNTY, GEORGIA
PIN #: 052-0-039-02-0
AREA
TOTAL PROPERTY AREA: 17.39 ACRES
TOTAL AREA TO BE SUBDIVIDED FOR DEVELOPMENT: 2.39 ACRES
ZONING
EXISTING: A: AGRICULTURAL ZONE
PROPOSED: B-2: GENERAL BUSINESS ZONE (SPECIAL EXCEPTION REQUIRED FOR EXTENDED STAY HOTEL)
SETBACKS
STREET SIDE SETBACK: 30-FT
SIDE SETBACK: 3 FT
REAR SETBACK: 3-FT
FRONT SETBACK: 40-FT
BUILDING HEIGHT
MAXIMUM: 75-FT
OFF STREET PARKING NOTES:
REQUIRED PARKING: MINIMUM: 1 SPACE PER GUEST ROOM + 1 PER 2 EMPLOYEES
REQUIRED PARKING DESIGN CONSTRAINT: 124 ROOMS + 4 EMPLOYEES
REQUIRED PARKING CALCULATION: MINIMUM: 1 SPACE PER GUEST ROOM * (124 ROOMS) + 1 SPACE PER 2 EMPLOYEES * (4 EMPLOYEES) = 126 SPACES
PARKING PROVIDED: 121 9-FT WIDE REGULAR SPACES
5 9-FT WIDE ADA SPACES
126 TOTAL SPACES
HATCH LEGEND:
PROPOSED STANDARD-DUTY ASPHALT PAVEMENT
PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
PROPOSED STANDARD-DUTY CONCRETE PAVEMENT / SIDEWALK
PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
PROPOSED STREET YARD BUFFER
CONCEPTUAL PLAN SPECIAL NOTES
1 MONUMENT SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
2 DUMPSTER ENCLOSURE
GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.
THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE
NO REVISION DESCRIPTION DATE
PRELIMINARY
C ENGINEERING SERVICES, INC.
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON
CONCEPTUAL PLAN
EXTENDED STAY HOTEL
PERIMETER PARKWAY
AUGUSTA, RICHMOND COUNTY, GEORGIA
Prepared for:
GRACE CONSTRUCTION CONSULTANTS
PROJECT NO.: 20-0012
DRAWN BY: MKC
DESIGNED BY: MKC
SURVEYED BY: EMC
SURVEY DATE: -
CHECKED BY: -
SCALE: 1" = 30'
DATE: 08/25/2020
SHEET 1 OF 1

ENGINEERING SERVICES, INC.
• Environmental • Marine • Civil • Survey

1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
www.emc-eng.com

LETTER OF INTENT

August 24, 2026



Mr. Kevin Boyd
Augusta – Richmond County
535 Telfair Street
Suite 300
Augusta, GA 30901

RE: **Rezoning Request**
Perimeter Parkway (PIN # 022-0-039-02-0)
Augusta, Richmond County, Georgia

Dear Mr. Boyd,

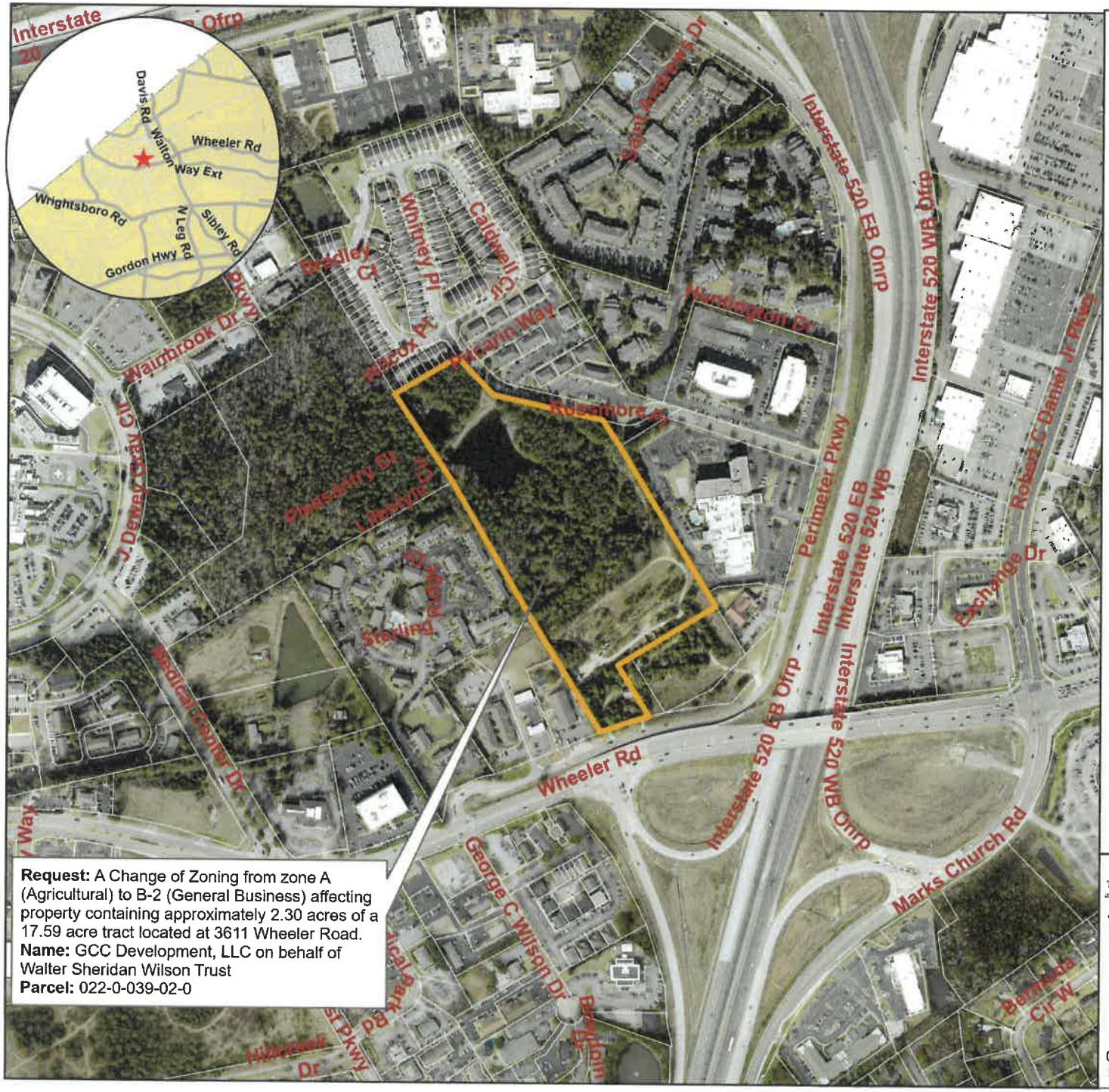
The proposed project consists of a proposed extended stay hotel, located on Perimeter Parkway in Augusta, Richmond County, Georgia. The project site will consist of a single parcel of land totaling ±2.30-acres to be split from the parent tract identified as PIN # 022-0-039-02-0 (Zoned A). The developer intends to rezone only the ±2.30-acres needed for the proposed development. Please refer to the conceptual site plan included in this package for additional information.

It is the intent of the developer to construct the proposed 124-room extended stay hotel with associated parking, utility infrastructure and stormwater control infrastructure. The intent is to connect utility laterals to the existing ARC water and sanitary sewer service mains located adjacent to the project site for utility service. Stormwater infrastructure will be installed onsite to treat runoff water quality and quantity in order to meet all local and state requirements.

Access to the site shall be provided via two curb cuts on the adjacent driveway within the 60' private right-of-way. No access shall be offered directly from Perimeter Parkway.

Sincerely,

Keith E. Stevens, PE
Junior Project Manager



Request: A Change of Zoning from zone A (Agricultural) to B-2 (General Business) affecting property containing approximately 2.30 acres of a 17.59 acre tract located at 3611 Wheeler Road.
Name: GCC Development, LLC on behalf of Walter Sheridan Wilson Trust
Parcel: 022-0-039-02-0

Planning Commission
Z-26-16
October 5, 2026

3611 Wheeler Road

Aerial

Subject Property

Augusta GEORGIA

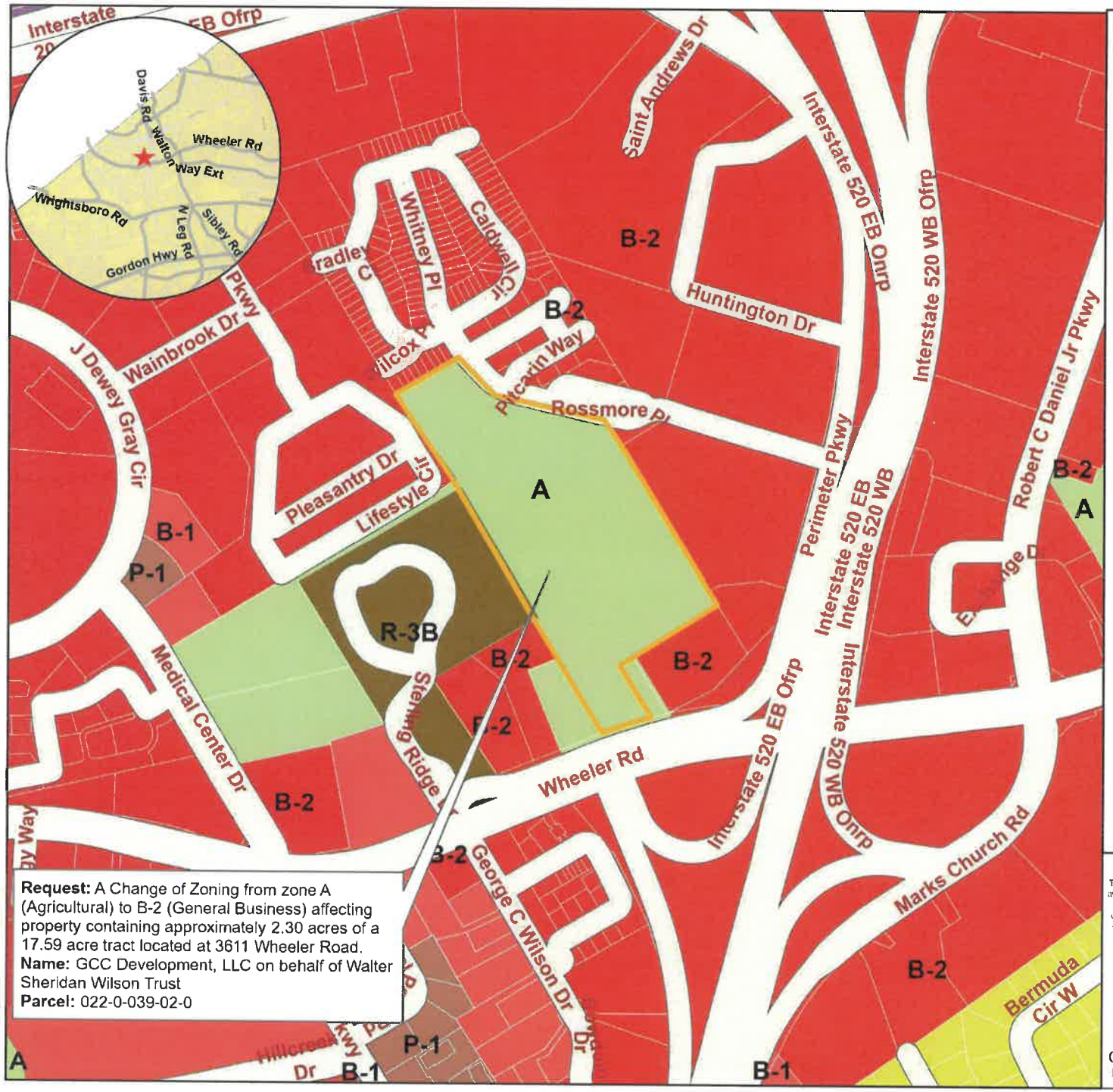
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/10/2026 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.

N
W E
S

0 900 Feet



Request: A Change of Zoning from zone A (Agricultural) to B-2 (General Business) affecting property containing approximately 2.30 acres of a 17.59 acre tract located at 3611 Wheeler Road.
Name: GCC Development, LLC on behalf of Walter Sheridan Wilson Trust
Parcel: 022-0-039-02-0

Planning Commission
Z-26-16
October 5, 2026

3611 Wheeler Road

Current Zoning

- Subject Property

Zoning Classification

- A: Agriculture
- B-1: Neighborhood Business
- B-2: General Business
- HI: Heavy Industry
- P-1: Professional
- PUD: Planned Unit Development
- R-1: One Family Residential
- R-3B: Multiple-Family Residential

Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/10/2026 PE22633

Augusta, GA Disclaimer

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N W E S

0 900 Feet

Commission Meeting

October 20, 2026

Item Name: Amendment to Ordinance #8010

Department:	Planning & Development
Presenter:	Adleasia Cameron, Director
Caption:	An amendment to Ordinance #8010 to correct the zoning change of Zone LI (Light Industrial) to Zone R-3B (Multiple-Family Residential)
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	To amend B-2 (General Business) conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles
Funds are available in the following accounts:	N/A
REVIEWED AND APPROVED BY:	N/A

Augusta GEORGIA

Office of the Administrator

Tameka Allen
Administrator

July 21, 2026

Adleasia Cameron, Director
Planning and Development
535 Telfair Street
Augusta, GA 30901

Dear Ms. Cameron,

At the regular meeting held Tuesday, July 21, 2026, the Augusta, Georgia Commission took action on the following:

1. Denied Z-26-07 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Quanecia Pokam, on behalf of Joel Pokam, requesting a rezoning from zone R-1A (One-Family Residential) to zone B-1 (Neighborhood Business) to develop a day care center, affecting property containing approximately 0.57 acres located at 2933 Deans Bridge Road. Tax Map # 085-3-254-00-0.

2. Approved Z-26-10 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Hull Barrett, PC, on behalf of PSH Augusta Downtown, LLC, requesting a rezoning from zones HI (Heavy Industrial) and LI (Light Industrial) to zone B-2 (General Business) to develop an extended stay hotel, affecting properties containing approximately 2.3 acres located at 1310 and 1310 A Walker Street. Tax Map #'s 046-2-087-00-0 & 046-2-086-00-0. District 1

3. Approved Z-26-08 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC, requesting to amend B-2 (General Business) zoning conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road. Tax Map # 054-0-028-00-0.

4. Approved Z-26-08 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Lesak Holdings, LLC, on behalf of ABW Properties Group, LLC, requesting to amend B-2 (General Business) zoning conditions from zoning case Z-07-104 to establish an automotive service station and repair garage for specialty vehicles, affecting property containing approximately 1.03 acres located at 1650 Barton Chapel Road. Tax Map # 054-0-028-00-0.

5. Approved SE-26-11 – A request for concurrence with the Augusta Planning Commission to DENY a petition by Sevita-REM Georgia I, LLC, on behalf of MGJHI, LLC, requesting a special exception per Section 26-1(h) of the Comprehensive Zoning Ordinance to establish a family personal care home with 4 clients, affecting property containing approximately 0.62 acres located at 3120 Blackmon Court. Tax Map # 139-0-254-00-0. Zoned R-1A (One-Family Residential). District 8

ORDINANCE NO. 8010

An Ordinance to amend the Comprehensive Zoning Ordinance adopted by The Augusta, Georgia Commission effective September 16, 1997 (Ordinance No. 5960), together with all amendments which have been approved by the Augusta Commission, as authorized under the Home Rule Provisions of the Comprehensive Zoning Map from the Constitution of the State of Georgia," by changing the Comprehensive Zoning Map by rezoning from Zone LI (Light Industrial) to Zone R-3B (Multiple-Family Residential), affecting the property located on the north right-of-way line of Sharon Road, in the northeast quadrant at the intersection of Sharon Road and Barton Chapel Road, and for the repeal of ordinances in conflict herewith and for other purposes:

THE AUGUSTA, GEORGIA COMMISSION HEREBY ORDAINS:

SECTION I. The Comprehensive Zoning Ordinance adopted by the Board of Commissioners of Richmond County on the 15th day of November 1983, the caption of which is set out above, changing the Comprehensive Zoning Map by changing the zoning from Zone LI (Light Industrial) to Zone R-3B (Multiple-Family Residential) on the property as follows:

Commencing at the point found approximately 183.19 feet north from the Sharon Road and Barton Chapel Road intersection of the subject property, said point being the Point of Beginning; thence in an northwesterly direction a distance of approximately 183.19 feet to a point; thence in a east direction a distance of approximately 282.11 feet to a point; thence in a southeasterly direction a distance of approximately 104.30 feet to a point; thence in a southwesterly direction a distance of approximately 145.31 feet to a point; thence in westerly direction of approximately 169.81 feet to a point, more or less to the Point of Beginning. Containing 1.03 acres, more or less. Located at 1650 Barton Chapel Road. Map # 054-0-028-00-0.

Z-26-08

SECTION II – This amendment to the Comprehensive Zoning Maps for Augusta, Georgia, is subject to the following conditions:

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

SECTION III. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Done in Open Meeting under the Common Seal thereof, this 21st day of July, 2026.

Mayor Garnett L. Johnson

ATTEST:

Lena J. Bonner, Clerk of Commission

This petition was published in the Augusta Chronicle, Thursday, April 16, 2026, by the Planning Commission for a public hearing on May 21, 2026.

One Reading _____

Z-26-08

Public.Services.Committee.Meeting

Meeting Date: 10/13/2026

Augusta Regional Airport (AGS) - Construct Southeast Apron – PH I, Change Order #1

Department:	Augusta Regional Airport (AGS)
Presenter:	Herbert L. Judon, Jr., Airport Executive Director
Caption:	Augusta Regional Airport (AGS) – Approve Change Order #1 to CW Matthews Contracting, Co. for Southeast Apron Construct in the amount of $29,013.39 (25BFA366).
Background:	CW Matthews is currently contracted to construct the Southeast Apron - Ph I project. This requested Change Order includes additional taxiway guidance signs as identified by the FAA's Part 139 inspector which were not included within the original scope of the project. Mead & Hunt has evaluated the change order request provided and finds that the costs associated with the line items are acceptable and are within the unit prices provided as part of the original contract/bid. The original contract value for CW Matthews was $4,916,043.4
Analysis:	This Change Order has been reviewed by Airport Legal Counsel, Mr. Robert Kerr
Financial Impact:	This project is funded through Georgia Department of Transportation (GDOT) Grant (#72).
Alternatives:	N/A
Recommendation:	Approve Change Order #1 to CW Matthews Contracting, Co. for Southeast Apron Construct in the amount of $29,013.39.
Funds are available in the following accounts:	551081305-5412110
REVIEWED AND APPROVED BY:	N/A

Mead & Hunt

CHANGE ORDER

OWNER - Augusta Aviation Commission
Augusta Regional Airport
1501 Aviation Way
Augusta, GA 30906
Ph: 706-796-4010

ARCHITECT / ENGINEER – Mead & Hunt, Inc.
5955 Core Road, Suite 515
North Charleston, SC 29406
Ph. (843) 486-8330

PROJECT: **AGS Southeast Apron Phase I**
Project No.: 0119700-212113.02

CHANGE ORDER NO.: **01**
Date: **09/21/2026**
Cc:

CONTRACTOR: **CW Matthews Contracting, Co.**
1600 Kenview Drive
Marietta, GA 30060

DESCRIPTION of CHANGE: Quantity Adjustments

CP No.	Description	Amount
COP-1	Taxiway Guidance Sign Revisions	$29,013.39
	TOTAL	$29,013.39

CP No.	Spec	Description	Unit	Quantity	Unit Price	Amount
COP-1	C-105.1	Additional Mobilization, Cleanup, & Demobilization	LS	1	$3,428.39	$3,428.39
COP-1	L-125.6	New Taxiway Guidance Sign Panels & Concrete Pads (S-01A & S-01B)	EA	2	$6,210.00	$12,420.00
COP-1	L-125.7	New Taxiway Guidance Sign Panels (S-02 – S-04 & Extended Concrete Pad (S-03)	LS	1	$7,445.00	$7,445.00
COP-1	L-125.8	Taxiway Guidance Sign, 2 Module, Size 2, Mode 2 on Existing PCC Foundation	EA	1	$5,120.00	$5,120.00
COP-1	X-101	Additional Survey	EA	16	$37.50	$600.00
					TOTAL	$29,013.39

PROVIDED JUSTIFICATION:

1. Additional Taxiway Guidance signs as identified by Airport's Part 139 inspector.

ADJUSTMENT of CONTRACT SUM

Original Contract Sum:	$ 4,916,043.44
Prior Adjustments:	$ 0.00
Contract Sum Prior to this Change:	$ 4,916,043.44
Adjustment for this Change:	$ 29,013.39
Revised Contract Sum:	$ 4,945,056.83

ADJUSTMENT of CONTRACT TIME

Original Contract Time:	210 (days)
Prior Adjustments:	0 (days)
Contract Time Prior to this Change:	210 (days)
Adjustment for this Change:	0 (days)
Revised Contract Time:	240 (days)

Contractor waives any claim for further adjustments of the Contract Sum and Contract Time related to the above described change in the

ENGINEER
Recommended by: Mead & Hunt

Engineer Date

OWNER'S REPRESENTATIVE
Recommended by:

Representative Date

CONTRACTOR
Accepted by:

Date

OWNER
Approved by:

Date

AUGUSTA REGIONAL AIRPORT

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

Augusta Aviation Commission Meeting Minutes
September 24, 2026
10:00 a.m.
Orwen Aviation Commission Chambers
2nd Floor - Terminal Building

Commission Members: **Commissioner Ronic West; Commissioner Michael Cioffi; Commissioner Larry Harris; Commissioner Charles Larke; Commissioner Kay Roland; Commissioner James Germany; Commissioner Dan Troutman; Commissioner Davis Beman**

Absent: **Commissioner Randy Sasser; Commissioner William Fennoy; Commissioner Wilbert Barrett; Commissioner Marshall McKnight;**

Staff: **Mr. Herbert L. Judon, Jr.; Ms. Lauren Smith; Mr. Robert Kerr – Staff Attorney; Mr. Kenneth Hinkle; Mr. Stephen Hedden; Ms. Elizabeth Giles; Ms. Jennifer Humphrey**

Others: **Ms. Dana-Lynn McIntyre – Augusta Press; Mr. Robert Moore – Foth; Ms. Becky Shealy – Daniel Field Airport; Mr. Plunket – ARC Law Dept.; Mr. David Irwin – Mauldin & Jenkins Ms. Catie – Reimagined Parking; Mr. Edwin Scott – Mead & Hunt via Teams**

CALL TO ORDER & PRAYER – *Chair Commissioner Ronic West called the meeting to order at 10:06 a.m. and Commissioner Larry Harris offered prayer.*

I. AGENDA, MINUTES – Chairwoman Ronic West

A. September 24, 2026, Augusta Aviation Commission Meeting Agenda
Motion by Commissioner Beman 2nd by Commissioner Germany to approve September 24, 2026, Augusta Aviation Commission Meeting Agenda
No Discussion; Unanimous Ayes; Motion Carries

B. September 10, 2026, Augusta Aviation Commission Special Called Meeting Minutes
Motion by Commissioner Germany 2nd by Commissioner Harris to approve September 10, 2026, Augusta Aviation Commission Special Called Meeting Minutes
No Discussion; Unanimous Ayes; Motion Carries

Commissioner Troutman Point of Personal Privilege, Commissioner Sasser's mom has been moved to hospice
Commissioner West Point of Personal Privilege, Commissioner Fennoy diagnosed with Covid during ACI Conference

II. COMMITTEE REPORTS

A. Marketing Committee Report – Commissioner Michael Cioffi
Received as information

III. FINANCIALS – Mr. Stephen Hedden

A. August Financials
Motion by Commissioner Troutman 2nd by Commissioner Roland to accept August Financial Report
No Discussion; Unanimous Ayes; Motion Carries

IV. INFORMATION ITEMS

A. Presentation of the 2024 Audited Financial Results – Mr. David Irwin, CPA with Mauldin & Jenkins, LLC
Motion by Commissioner Troutman 2nd by Commissioner Larke to accept the presentation of the 2024 Audited Financial Results with the request that Mr. Hedden email the report to the full Commission.
Discussion; Unanimous Ayes; Motion Carries
B. Construction Development Update – Ms. Elizabeth Giles
Commissioner Troutman expressed concern regarding parking at FBO to accommodate tenants & FBO customers, recommends specific designated spaces; Update on Long Term Lot A & NW Road;
Commissioner Cioffi asked about the ditch enclosure – Elizabeth reported it went well.
Received as information
C. Operations Update – Mr. Kenneth Hinkle
Commissioner Beman inquired about the plan for October; discussion regarding parking overflow lots
Received as information
D. Delta Headquarters Meeting Overview – Ms. Lauren Smith
Received as information
E. Small Community Air Service Development Program (SCASDP) Grant – Mr. Herbert L. Judon, Jr.
Received as information

Recognize our guests: Ms. Cameron w/ ARC Planning & Development; Ms. Shealy w/ DNL; Ms. Catie w/ Reimagined Parking

V. DIRECTOR ACTION REQUESTS

A. Augusta Regional Airport (AGS) – Airport Zoning Ordinance (AZO) Commencement – Mr. Kenneth Hinkle
Received as information

B. Augusta Regional Airport (AGS) – Airport Zoning Ordinance (AZO) Update Work Authorization #27 – Mr. Kenneth Hinkle
Motion by Commissioner Larke 2nd by Commissioner Beman to approve Airport Zoning Ordinance (AZO) Update Work Authorization #27
Discussion; Unanimous Ayes; Motion Carries

C. Augusta Regional Airport (AGS) – Construct Southeast Apron – Ph I, Change Order #1 – Ms. Elizabeth Giles
Motion by Commissioner Troutman 2nd by Commissioner Harris to approve Construct Southeast Apron – Ph I, Change Order #1
No Discussion; Unanimous Ayes; Motion Carries

VI. EXECUTIVE SESSION

Motion by Commissioner Harris 2nd by Commissioner Beman at 11:29 a.m. to enter Executive Session to discuss Potential Litigation.
No Discussion; Unanimous Ayes; Motion Carries

A. To Discuss Potential Litigation
Requested to remain in Executive Session: Airport Legal Counsel, Mr. Robert Kerr, Mr. Herbert L. Judon, Jr., Mr. Ken Hinkle, Ms. Elizabeth Giles, Mr. Edwin Scott via Teams, Mr. Plunkett

At 11:44 a.m. Mr. Ken Hinkle, Ms. Elizabeth Giles, Mr. Edwin Scott were asked to exit Executive Session

Motion by Commissioner Troutman 2nd by Commissioner Beman to exit Executive Session at 12:35 p.m.
No Discussion; Unanimous Ayes; Motion Carries

Motion by Commissioner Troutman 2nd by Commissioner Beman to execute the Closed Meeting Affidavit
No Discussion; Unanimous Ayes; Motion Carries

VII. COMMISSION COMMENTS / ACTION REQUESTS

A. Ordinance Update Workshop #6 Proposed Date: Thursday October 10, 2026, 9:00 a.m. – 11:00 a.m.
Commissioners present agreed to finalize the proposed workshop date and time.

GENERAL DISCUSSION

Commissioner West shared that the ACI Conference was AI Heavy information

ADJOURN MEETING

Motion to adjourn by Commissioner Roland 2nd by Commissioner Harris
No Discussion; Unanimous Ayes; Motion Carries

Meeting Adjourned at 12:35 p.m.

_____ _____

Ronic West Chairman
Augusta Aviation Commission

Date

Engineering Services Committee

Meeting Date: October 13, 2026

Approve 2026 funding to SREL for bird activity around the constructed wetlands.

Department: Utilities

Presenter: Wes Byne, Director

Caption: Approve 2026 funding to SREL for bird activity around the constructed wetlands.

Background: Savannah River Ecology Lab (SREL) conducts a project to document bird activity around the constructed wetlands at the JB Messerly WWTP. The bird activity counts are necessary to ensure that vegetation management efforts in the wetlands minimize the number of migratory birds that utilize the wetlands to roost. SREL has conducted this research for several years for AUD. During the last approval of the agreement, it was amended to allow for 3 additional years if funding was available. There was a miscommunication and 2025-2026 was omitted from funding. This agenda item restores funding until September 2026.

Analysis: This work is necessary to maintain the wetlands in their proper operating condition.

Financial Impact: $110,000 from operating funds.

Alternatives: None

Recommendation: Approve agenda item as stated.

Funds are available in the following accounts: 506043310-5212115

REVIEWED AND APPROVED BY: fwb

AGREEMENT BETWEEN

THE UNIVERSITY OF GEORGIA RESEARCH FOUNDATION, INC.

SAVANNAH RIVER ECOLOGY LABORATORY

AND

AUGUSTA - RICHMOND COUNTY, GEORGIA

Effective, October 1, 2026, the University of Georgia Research Foundation, Inc., Savannah River Ecology Laboratory, hereinafter called the "University", accepts from Augusta - Richmond County, a political subdivision of the state of Georgia through its Board of Commissioners, hereinafter called the "Sponsor", a research grant, the conditions of which are as follows:

I. Objectives: There are six objectives of this research grant. **First**, the University will conduct ground-based surveys (via UGA vehicle) describing the abundance and distribution patterns of waterfowl (ducks, geese, and swans), wading birds (herons, egrets, ibises, wood storks), other waterbirds (American coots, grebes, gallinules, cormorants, anhingas, gull species), raptors, and avian species of special interest (bald eagles, ospreys) using man-made wetlands in the vicinity of Augusta Regional Airport at Bush Field, hereinafter called the "Airport". Specifically, this includes only the nearby Messerly Wastewater Treatment Plant's artificial wetlands comprised of twelve individual wetland cells. Surveys of the Merry Land and Investment Company's Brickyard Ponds have been discontinued as of the 2017–2018 contract period. **Second**, the University will continue to conduct ground-based bird movement surveys at both the Airport and the adjacent artificial wetlands. These ground-based surveys are designed to provide time-and location-specific information regarding the daily patterns of movement, altitude, and behavior of flocking bird species such as blackbirds and larger-bodied bird species including waterfowl, wading birds, and birds of prey. **Third**, the University will continue to serve as a resource to Airport personnel by providing assistance for the purpose of identifying birds involved in collisions with aircraft at the Airport and otherwise consulting with Airport personnel on bird issues. **Fourth**, the University will continue to examine historical and updated bird strike data from the Airport to identify patterns that may be associated with the construction and operation of the artificial wetlands. **Fifth**, the University will conduct a once-per-week evening qualitative assessment of blackbird use of the wetlands during October – March to guide bird harassment efforts conducted by the Sponsor's bird-harassment team. At the time of these assessments, University personnel will also provide assistance to the bird-harassment team members to refine their use of bird-harassment tools. **Sixth** and finally, the University will summarize the above data in a manner so as to provide Airport and Augusta Utilities Department officials useful information for identifying potential bird hazards in the vicinity of the Airport, guiding bird control efforts, and gauging the effectiveness of bird control measures over time.

II. Programs: The principal contractor/investigator, Travis L. DeVault, Savannah River Ecology Laboratory, will direct the programs. The contractor/investigator will be assisted by certain technical consultants. Commitments as to the extent of the obligations of this investigator

will be the responsibility of the investigator, within the scope of the work plans approved by the Sponsor. Work plans for accomplishing each of the objectives listed above are attached.

III. Funds: (a). For the work accomplished by the University during the grant period from October 1, 2026 – September 30, 2027 (12 months; total cost - $111,396, the Sponsor will pay the University $111,396 upon submission of periodic invoices and upon receipt of evidence approved by the Sponsor that the work programs are progressing. Budgets for the research programs are attached.

(b). If this research grant is terminated prior to the end of the grant period, payments by the Sponsor shall be provided based on the actual incurred and/or obligated expenditures as of the date of termination.

(c). Expenditures shall be made at the discretion of the principal investigator in conformity with the approved budgets and work plans and in relation to the fiscal policies of the University.

IV. Liability: To the extent provided by Georgia law, each party agrees to be responsible for any and all liability including claims, demands, losses, costs, damages, and expenses of every kind and description, or damages to persons or property, arising out of or in connection with, or occurring during the course of this contract, where such liability is founded upon or grows out of the acts or omissions of any of the officers, employees, or agents of the party. The University assumes no responsibility for its interpretation of the data collected under these studies, with regard to aircraft accidents occurring as the result of bird strikes at the Airport.

V. Reports: The principal investigator will submit eight (8) copies of a final report to the Sponsor on November 1, in the year of the investigation's completion, covering all aspects of these investigations, in accordance with the conditions defined in the work plan agreed to by the University and the Sponsor. Interim presentations summarizing the results to date of the study, as described above, may be provided to the Sponsor if requested.

VI. Records: The University agrees to abide by the Office of Management and Budget 2 CFR 200 in regard to accounting for staff workloads.

VII. Publications: (a). The University shall have freedom of publication of the research conducted under this contract.

(b). All manuscripts written for publication will be a collaborative effort between the principal investigator and a designee of the Sponsor. In the event that no Sponsor collaborator is designated, the Sponsor will be provided two (2) courtesy copies of any manuscripts written by the principal investigator prior to publication.

(c). In the event that the Sponsor elects to provide data collected by the University under this research program to a third party for publication purposes, the principal investigator shall have the following options in regard to such publications: (1) The principal investigator and/or other University staff involved in the work may choose to be co-author(s) of the publication, with editorial privileges and/or (2) The principal investigator shall be allowed the option of having a disclaimer appear in the publication claiming no responsibility for the use and interpretation of data collected by the University.

VIII. Duration: (a). The period of performance shall be from October 1, 2026 – September 30, 2027.

(b). This research grant may be terminated at any time upon 30 days written notice by either party.

(c). The contract covering these research programs shall be renewable on an annual basis upon agreement of both the Sponsor and the University.

IX. Equal Opportunity Employment: During the performance of this contract, the University/Contractor agrees not to discriminate in its employment practices or subcontracts with regard to race, color, sex, age, religion, national origin or disability.

X. Inventions: Investigators/Contractors shall comply with the stipulations of P.L.96-517.

PRINCIPAL CONTRACTOR/INVESTIGATOR

BY: Travis L DeVault DATE: 9-19-2026

Travis L. DeVault,
Associate Director for Research (UGA, Savannah River Ecology Laboratory)

UNIVERSITY OF GEORGIA RESEARCH FOUNDATION, INC.

BY: DATE: 9-15-2026

Jonathan McMichael, Award Manager for
Dr. Christopher King,
UGA Interim Vice President for Research

AUGUSTA - RICHMOND COUNTY

BY: DATE:

Garnett L. Johnson
Mayor

Attest:_____
Clerk of Commission

General Scope of Work
for a Bird Study at Augusta Regional Airport at Bush Field and Messerly Wastewater Treatment Plant Constructed Wetlands Project

While always endeavoring to effectively monitor bird populations that may or may not pose a hazard to air traffic operations, Savannah River Ecology Laboratory (SREL) will carry on with the decision to discontinue aerial bird surveys as of 2017–2018. This decision was based upon results from more than 600 previous aerial surveys (1998–2017) of these areas and other programmatic ground-based surveys, together indicating that distributions and movements of heavily-bodied birds such as geese, other waterfowl, and wading birds using these wetlands in the vicinity of Bush Field Airport have not posed a particular concern from the perspective of a potential aircraft-bird strike hazard. In the place of these aerial surveys, SREL will continue to broaden the program of ground-based counts (described below) at the Constructed Wetlands Project by counting these heavy-bodies bird species from a vehicle visiting each of the twelve Constructed Wetlands Project cells on a twice-monthly basis. If warranted, due to a perceived increase in the threat of aircraft strikes with such large-bodied birds, SREL may consider resuming a program of aerial surveys to include the Constructed Wetlands Project and Merry Land Brickyard Ponds in future contracts.

While replacing aerial surveys as described above, SREL also will continue ground-based bird movement surveys at both the airfield and the adjacent constructed wetlands. These ground-based surveys are designed to provide time- and location-specific information regarding the daily patterns of movement, altitude, and behavior of the larger-bodied bird species including waterfowl, wading birds, and birds of prey, as well as flocking blackbirds. This specific information will provide the type of detail that will allow airport management and flight controllers to continue to predict times, locations, and conditions of increased bird-strike hazard potential that would be of particular consequence to aircraft in the area. Furthermore, with the habitat alterations now being implemented at the artificial wetlands during fall/winter (i.e., airboat crushing of vegetation) and with active bird dispersal activities (e.g., pyrotechnics, or acoustics) now being used at the airfield and the artificial wetlands, these ground-based bird movement surveys have the further importance of helping to evaluate the effectiveness of these techniques and identifying any new problematic bird movement patterns that might be created by such bird disturbances.

This contract period will also include a series of qualitative assessments of blackbird use of the entire artificial wetlands and surrounding tree-line that will be used to guide the bird harassment activities conducted there. Particular areas within the wetlands harboring relatively large numbers of roosting blackbirds will be identified before, during, and after Augusta Utilities Department vegetation crushing by airboats. The results from these once-per-week assessments (conducted from October through March) will be communicated to the bird-harassment team so that optimizing adjustments can be made quickly to the bird harassment activities. These same evening visits to the wetlands will also be used as needed to meet with the Sponsor's bird-harassment team members to train and refine their use of all the tools they have to work with, including the Avian Dissuader laser and various pyrotechnic/launcher devices. These qualitative assessments will further be used in the decision-making process to determine if and when vegetation crushing by airboats will need to be carried out.

In addition to bird surveys described above, the SREL principal investigator and/or technical consultants supported under this contract will act as an avian information resource by providing professional consultation to the Sponsor's bird-harassment team and Bush Field Airport personnel with regard to bird issues, including help in identifying the remains and/or photographs of any birds involved in aircraft strikes in the vicinity of Bush Field or in the effective use/deployment of bird-harassment techniques (e.g., sound, lasers, pyrotechnics, etc.) that may be used.

In order to keep the cost of this work as low as possible, SREL will continue to provide an annual report to Augusta that include a comprehensive, yet simplified approach of summarizing the results primarily in tabular and graphical form (excluding detailed statistical analyses), with an accompanying Executive Summary explaining the meaning and importance of the data that have been collected. The SREL principal investigator and/or technical consultants will be available however to verbally discuss the findings with Augusta Utilities Department and Bush Field officials, including the Wildlife Control Specialist, as necessary. This approach will continue to be the most cost-effective in terms of directing a greater proportion of the overall budget to personnel who are involved directly with the collection and reporting of critical data.

Specific details for carrying-out the research programs of this study ([I] conducting ground-based bird-movement surveys, [II] conducting qualitative assessments of roosting blackbirds in the Constructed Wetlands Project with bird-harassment techniques refinement) are provided in the two individual scope of work plans that follow. Separate budgets for each of the two major study components are also provided.

RESEARCH PROGRAM I:

Scope of Work for Ground-Based Bird-Movement Surveys at the Augusta Regional Airport at Bush Field and the Constructed Wetlands Project

(12 months, beginning October 1, 2026)

Based on previous aerial surveys of bird abundance and distribution in wetlands near the Augusta Regional Airport at Bush Field, relatively large numbers of large-bodied aquatic birds are found in the area, particularly during the winter period when migratory waterfowl are most abundant. In addition to the many waterfowl found in the area, numerous wading birds, divers including cormorants and anhingas, blackbirds, gulls, and raptors including vultures are known to frequent the area as well. Wetlands near Bush Field harboring the majority of these birds include the Merry Land and Investment Company Brickyard Ponds and the Constructed Wetlands Project of the Messerly Wastewater Treatment Plant. Based on previous ground-based bird-movement surveys, extremely large numbers (in the millions) of migrant blackbirds may move through airspace in the vicinity of Bush Field and the Constructed Wetlands Project in the fall/winter period on a twice-daily basis. These blackbirds, in particular, have created an annual period of increased hazardous conditions to aircraft operating in the area.

SREL personnel will continue to collect ground-based bird data to determine daily behavior and movement patterns (i.e., timing, directions, altitudes) of birds moving through the airspaces of Bush Field and the Constructed Wetlands Project. Emphasis will be placed on documentation of movements of flocking bird species such as blackbirds and large-bodied bird species such as waterfowl that are most likely to produce serious consequences when involved in collisions with aircraft. In the absence of aerial surveys conducted in years prior to 2017–2018, SREL intends to continue to broaden the program of ground-based counts at the Constructed Wetlands Project by counting these heavy-bodies bird species from a vehicle by visiting each of the twelve Constructed Wetlands Project cells on a twice-monthly basis.

Bird movements will be documented from routinely-monitored ground stations at Bush Field and the Constructed Wetlands Project. Stations selected at Bush Field (3) and at the Constructed Wetlands Project (1) in December 2001 will continue to be used to ensure adequate coverage of the areas of interest. The daylight hours will be divided into four approximately equal time blocks: (1) 15 minutes before sunrise until 9:00AM, (2) 9:01AM until 12:00PM, (3) 12:01PM until 3:00PM, and (4) 3:01PM until 15 minutes after sunset (Eastern Standard Times; one hour added when Eastern Daylight Saving Time is in use). Emphasis will be placed on the time blocks coinciding with sunrise and sunset, because most bird movements occur during these times of the day. Observations will be made at two different stations within two different time blocks daily, for two days each week, for four weeks each month of the study. This methodology allows for all possible combinations of the four locations and the four time blocks to be chosen monthly in a randomized design. Observations will be made over a 2.5 hr period and will consist of four 30-minute observation bouts with a 10-minute lapse between each observation period. Observations will be initiated at the beginning of a time block with the exception of the last time block, which will be timed so that the final 30-minute observation bout ends approximately 15

minutes after sunset. During the observation bouts, observers will scan the 360° horizon with binoculars, attempting to collect data on as many flying birds as possible with no upper limit on distance from the observer. Short movements by birds (<100m) or movements by small passerine birds in flocks of less than 20 birds will not be recorded. Emphasis will be placed on movements of waterfowl (ducks and geese), wading birds (herons, egrets, ibises, wood storks), other large and/or flocking waterbirds (coots, cormorants, anhingas, gull spp., blackbird spp.), and raptors (hawks, kites, vultures, bald eagles, ospreys). During times of intense movements, observers will give priority to larger birds and larger flocks. Observations will be conducted regardless of weather conditions. In addition to meteorological data, the following data will also be recorded for each observation: time, species, actual or estimated number of individuals, approximate distance from the observer, approximate direction from observer, estimated altitude above land or water, approximate direction of bird movement, and flight behavior (e.g., level flight, soaring, landing, taking-off).

Data will be stored on a networked PC-workstation operating in a Microsoft-Windows environment. Upon project completion, all data will be provided to the Sponsor in a mutually agreeable database format (e.g., Microsoft Excel). For the purposes of electronic data storage and summarization, bird movement data from Bush Field and the Constructed Wetlands Project will be retained according to each of four observational stations. Data summaries will be performed using standard statistical software. Summaries will be made for each observation station and will be comprised of avian species movement patterns including timing and direction of flight, flight altitudes, and temporal (annual and seasonal) changes in bird movement patterns.

As a part of this Research Program, the SREL principal investigator and/or technical consultants will act as an avian information resource by providing professional consultation to Bush Field Airport personnel with regard to birdstrike issues, including help in identifying the remains and/or photographs of any birds involved in aircraft strikes in the vicinity of Bush Field or in the effective use/deployment of bird-harassment techniques (e.g., sound, lasers, pyrotechnics, etc.) that may be used.

RESEARCH PROGRAM II:

Scope of Work for Conducting Qualitative Assessments of Roosting Blackbirds in the Constructed Wetlands Project with Bird-Harassment Techniques Refinement

(6 months, beginning October 1, 2026)

Based on previous ground-based surveys of bird abundance and movements in and around the Constructed Wetlands Project of the Messerly Wastewater Treatment Plant (WTP) near the Augusta Regional Airport at Bush Field, blackbirds numbering into the millions have been shown to roost at night within and adjacent to the Constructed Wetlands where they use the standing vegetation of the wetland cells as a roosting substrate. This behavior is particularly notable in the fall/winter months (November–February) when migratory blackbirds frequent the area. Fall crushing of standing vegetation in the entire Constructed Wetlands was first used as a successful habitat alteration for dissuading use of the wetlands by roosting blackbirds in November and December 2008, and the process was continued again in 2009 through 2025, each time successfully removing the blackbird roost. This vegetation crushing will be carried out once again as early as mid-October in 2026 by contractors working for the Augusta Utilities Department. Although not necessary in past years, multiple airboat crushing events in the same fall/winter may be required to maintain the desired vegetation alteration and thus keep roosting blackbird numbers in check as the season progresses, so insight as to whether/when vegetation re-crushing is needed will be valuable. In addition to altering habitat as a bird deterrent, the WTP operator prior to December 31, 2009, Operations Management International (OMI), Inc., first assembled a bird-harassment team in late 2008 to begin actively engaging the roosting blackbirds with the aid of propane cannons and other pyrotechnic/acoustic devices. Since January 1, 2010, operations of the WTP have been assumed by Environmental Services Group (ESG), Inc. and they have provided a bird-harassment team to continue the bird abatement program. As in 2009 through 2025, and with a continued desire to develop the activities of the bird-harassment team, SREL personnel will again make qualitative assessments of numbers of roosting blackbirds in the fall/winter of 2026–27 at all wetland cells and the surrounding tree-line that will be used to guide and coordinate the activities of the bird-harassment team. These same qualitative assessments will further be used in the decision-making process to determine whether/when vegetation re-crushing by airboats will need to be carried out. Additionally, SREL personnel will work with the bird-harassment team as needed to increase basic bird knowledge and provide further training and refinement in their use of bird-harassment tools.

During this contract period, once-per-week visits to the Constructed Wetlands will be made from October through March. Since blackbirds roosting in the wetland cells arrive in the evening and depart at dawn, the assessments will concentrate on the evening arrival period. Observations will be conducted from 30 minutes before sunset until 30 minutes after sunset (Eastern Standard Times). Each evening while at the Constructed Wetlands, SREL personnel will qualitatively examine blackbird use of all wetland cells and the surrounding tree-line while traversing the site in a vehicle, noting areas of high-density bird-use and prioritizing areas for the concentration of bird harassment activities. SREL personnel will communicate the findings of these assessments within 24-hours to designated ESG and/or Augusta Utilities Department

personnel via e-mail (primary) or voice communication (secondary). SREL personnel will also assemble the communications/assessments made over the course of a 6-month period (October 2026-March 2027) into a text record (pdf file) for inclusion with annual final report documents. SREL personnel will also coordinate to meet with bird-harassment team members while at the Constructed Wetlands as needed for the purpose of general consultation on matters related to wetlands and birds, improving basic knowledge of bird identification/behavior, and providing training/refinement in the use of such devices as the Avian Dissuader laser, propane cannons, and various pyrotechnic/launcher devices.

Under this agreement, SREL personnel will only be responsible for conducting the assessments of bird use of the artificial wetlands and offering refinement of bird-harassment techniques associated with this scope of work. SREL will not assume responsibility for conducting the vegetation crushing or any other type of vegetation alteration. Costs and logistics for conducting the vegetation alteration and costs associated with bird-scaring devices and the actual bird harassment will be the responsibility of the Sponsor.

RESEARCH PROGRAM I:

Budget for Ground-Based Bird-Movement Surveys at the Augusta Regional Airport at Bush Field and the Constructed Wetlands Project

(12 months, beginning October 1, 2026)

Personnel costs, including benefits	
T. L. DeVault (PI; Assoc. Dir. Research, 10% FTE)	
Salary: $12,075 Benefits @ 23%: $2,777	$14,852
M. Strassburg (Research Technician, 70% FTE)	
Salary: $29,803 Benefits @ 51%: $15,200	$45,003
UGA Vehicle expenses (NOT TRAVEL)	$ 3,500
RESEARCH PROGRAM I DIRECT COSTS	**$63,355**
UGA/SREL INDIRECT COSTS (@ 36%)	**$22,808**
RESEARCH PROGRAM I: TOTAL	**$86,163**

RESEARCH PROGRAM II:

Budget for Conducting Qualitative Assessments of Roosting Blackbirds in the Constructed Wetlands Project with Bird-Harassment Techniques Refinement

(6 months, beginning October 1, 2026)

Personnel costs, including benefits	
T. L. DeVault (PI; Assoc. Dir. Research, 7% FTE)	
Salary: $8,453 Benefits @ 23%: $1,944	$ 10,397
M. Strassburg (Research Technician, 10% FTE)	
Salary: $4,276 Benefits @ 51%: $2,181	$ 6,457
UGA Vehicle expenses (NOT TRAVEL)	$ 1,500
Expendable supplies	$ 200
RESEARCH PROGRAM II DIRECT COSTS	**$ 18,554**
UGA/SREL INDIRECT COSTS (@ 36%)	**$ 6,679**
RESEARCH PROGRAM II: TOTAL	**$ 25,233**
RESEARCH PROGRAM I: TOTAL (from page 10)	**$ 86,163**
GRAND TOTAL:	**$ 111,396**

Prepared by: Travis L. DeVault
The University of Georgia
Savannah River Ecology Laboratory
P.O. Drawer E, Aiken, SC 29802

Office: (803) 725-5679
Cell: (419) 602-4102
travis.devault@uga.edu

Engineering Services Committee

Meeting Date: October 13th , 2026

Approve AUD Itron Contract Amendment

Department: Utilities

Presenter: Wes Byne, Director

Caption: Approve Contract Amendment with Itron (RFP 24-261)

Background: AUD has a current contract with Itron Inc for Advanced Metering Infrastructure hardware and services. This amendment is to add pipe asset management tools and capabilities to the contract and to correct amendment naming nomenclature.

Analysis: Itron and a partner company, VodaAI, offer a free pipe asset management risk modeling service for 1 year as an included item with the use of Temetra. This service when used in conjunction with other tools and services procured by AUD will allow for more robust system modeling and analysis of potentially problematic pipe assets and improve AUDs ability to proactively prevent issues. In year 2 there is an associated cost should AUD elect to continue to use.

Financial Impact: N/A

Alternatives: None

Recommendation: Approve contract amendment.

Funds are available in the following accounts: N/A

REVIEWED AND APPROVED BY: N/A

ORDER DOCUMENT

Pipeline Asset Management Evaluation

This Order Document is made a part of and governed by the Master Sales Agreement dated April 1, 2025 (the "Agreement") between Itron, Inc. ("Itron") and City of Augusta, Georgia ("Customer"), effective on the last date of signature (the "Order Document Effective Date).

1. Scope.

This Order Document sets forth terms and conditions under which Itron will provide the following products Itron products (the "Pipeline Asset Management Evaluation Products") to Customer for evaluation at no charge for a period of twelve (12) months beginning on validation of set up by Itron (the "Evaluation Period") under the attached statement of work.

Pipeline Asset Management Mains Risk Modeling Essentials

Pipeline Asset Management Platform Services

2. Attachments.

The following documents are attached to and made a part of this Order Document:

Attachment 1 – Itron Pipe Asset Management, Statement of Work for City of Augusta

Attachment 2 – Pricing Summary Q-00017229

3. Term.

This Order Document begins on the Order Document Effective and shall continue through the end of the Evaluation Period. Upon expiration of the Evaluation Period, Customer shall cease using the Pipeline Asset Management Evaluation Products, unless Itron and Customer have entered into a separate commercial agreement for Customer's continued use of Pipeline Asset Management Mains Risk Modeling Essentials and Pipeline Asset Management Platform Services post-expiration of this Order Document.

For informational purposes only, Itron has provided a non-binding budgetary quote for use of Pipeline Asset Management Mains Risk Modeling Essentials and Pipeline Asset Management Platform Services under a commercial agreement.

4. Relationship to Agreement.

In the event of any conflict between this Order Document and the Agreement, this Order Document shall control as to its subject matter to the extent necessary resolve the conflict.

5. Technical Support Services.

Itron will provide technical support services as part of the evaluation of the Pipeline Asset Management Evaluation Products by Customer for the Evaluation Period as set forth in the Maintenance & Support Service Addendum to the Agreement.

6. Access and Use.

6.1 Provision of Access. Itron hereby grants Customer a non-exclusive, non-transferable right during the Evaluation Period to: (a) access and use the Pipeline Asset Management Evaluation Products; and (b) use Itron's documentation accompanying the solely Pipeline Asset Management Evaluation Products (for instance, user manuals, training materials, product descriptions and specifications, and technical manuals) for Customer's internal evaluation purposes in connection with Customer's use of the Pipeline Asset

Management Evaluation Products. Customer will not use the Pipeline Asset Management Evaluation Products and documentation for any purpose other than evaluating and testing Pipeline Asset Management Evaluation Products internally in connection with assessing whether Customer desires to enter into a commercial agreement with Itron for access to and use of the Pipeline Asset Management Evaluation Products. This Agreement does not provide a commercial access grant, and Customer's access to and use of the Pipeline Asset Management Evaluation Products after the Evaluation Period is subject to Itron and Customer entering into and executing a separate agreement. If applicable, Itron shall provide to Customer the necessary passwords and network links or connections to allow Customer to access the products and services during the Evaluation Period.

6.2 Use Restrictions. Customer shall not use the Pipeline Asset Management Evaluation Products or documentation for any purposes beyond the scope of the access granted in this Order Document. Customer shall not at any time, directly or indirectly, (i) copy, modify, or create derivative works of the Pipeline Asset Management Evaluation Products or documentation, in whole or in part; (ii) rent, lease, lend, sell, license, sublicense, assign, distribute, publish, transfer, or otherwise make available the Pipeline Asset Management Evaluation Products or documentation; (iii) reverse engineer, disassemble, decompile, decode, adapt, or otherwise attempt to derive or gain access to any software component of the Pipeline Asset Management Evaluation Products, in w Pipeline Asset Management Evaluation Products or documentation products and services or Documentation; or (v) use the Pipeline Asset Management Evaluation Products or documentation in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property right or other right of any person, or that violates any applicable law.

7. NO WARRANTY; DISCLAIMER. PIPELINE ASSET MANAGEMENT EVALUATION PRODUCTS OR DOCUMENTATION BY ITRON UNDER THIS ORDER DOCUMENT ARE PROVIDED AS-IS. ITRON MAKES NO WARRANTY OF ANY KIND RELATING TO PIPELINE ASSET MANAGEMENT EVALUATION PRODUCTS AND DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING: (I) IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (II) WARRANTIES OF TITLE AND NON-INFRINGEMENT, AND (III) WARRANTIES ARISING FROM STATUTE, OPERATION OF LAW, COURSE OF DEALING, PERFORMANCE, USAGE OR TRADE PRACTICE. TO THE EXTENT ANY IMPLIED WARRANTY CANNOT BE EXCLUDED, SUCH WARRANTY IS LIMITED IN DURATION TO THE EXPRESS WARRANTY PERIOD (IF AN EXPRESS WARRANTY IS PROVIDED). ITRON AND ITS SUPPLIERS DO NOT WARRANT OR REPRESENT THAT PIPELINE ASSET MANAGEMENT EVALUATION PRODUCTS WILL BE FREE FROM BUGS OR ERRORS OR THAT THEIR USE WILL BE UNINTERRUPTED. ITRON ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY INTERRUPTION OR CESSATION OF TRANSMISSION VIA CUSTOMER OR THIRD-PARTY WIDE-AREA NETWORK (WAN), CELLULAR OR OTHER PUBLIC COMMUNICATIONS OR BROADBAND SYSTEMS (INCLUDING OUTAGES, DISCONTINUANCE, DEVICE NON-REACHABILITY, LOSS OR INACCURATE READING) OR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES ARISING FROM CHANGES MADE BY CUSTOMER TO THE CONTENT OR PROGRAMMING OF EQUIPMENT. THESE DISCLAIMERS WILL APPLY NOTWITHSTANDING ANY FAILURE OF THE ESSENTIAL PURPOSE OF ANY LIMITED REMEDY PROVIDED UNDER THIS ORDER DOCUMENT.

8. Customer Feedback.

Customer hereby grants Itron a royalty-free, worldwide, irrevocable, perpetual license to use and incorporate into any products and services any suggestions, enhancement requests, recommendations or other feedback provided by Customer ("Customer Feedback"). As between the Itron and Customer, Itron will own all rights, title, and interest in and to any products, services, or enhancements developed by or on behalf of Itron based on any Customer Feedback.

9. Survival.

The following sections of shall survive expiration or termination of this Order Document: Section 4 (Relationship to Agreement), Section 6.2 (Use Restrictions), Section 7 (No Warranty; Disclaimer), and Section 8 (Customer Feedback).

AGREED:

Itron, Inc.	**City of Augusta, Georgia**
_____	_____
Signature	Signature
_____	_____
Printed Name	Printed Name
_____	_____
Title	Title
_____	_____
Date	Date

Itron Pipe Asset Management

Statement of Work for City of Augusta

An Itron Temetra Analysis Solution

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Statement of Work

This Statement of Work ("**SOW**") defines the services to be performed by **Itron Inc** for City of Augusta ("**Customer**") for the **Pipe Asset Management**.

This SOW defines the scope and the necessary actions and resources required for planning, initiating, configuring Itron's Pipe Asset Management Solution for Customer's water network, and defines Itron and Customer roles and responsibilities for delivery of Service Offering.

The City of Augusta has an approximately 1344 miles distribution system and desires to use artificial intelligence and machine learning to prioritize the most vulnerable water mains and optimize asset management resources more effectively as well as maximize risk reduction.

Itron will use AI to analyze existing GIS and failure data multidimensionally and then rank the most vulnerable pipes by their Likelihood-of-Failure (LOF™). To accomplish this, Itron uses a purpose-built AI engine to discover invisible patterns from previous pipe failures and then calculate LOF rankings.

In addition to LOF, the Itron platform provides an array of tools to understand the Consequence-of-Failure (COF™) and the overall Business Risk Exposure (BRE™) associated with any specific potable water main in the utility's system. The Planner module prioritizes rehabilitation and replacement projects to optimize risk reduction and maximize the effectiveness of capital investment funds. Our solution includes our Analytics module which uses artificial intelligence to provide the industry's most accurate assessment of Remaining Useful Life (RUL™).

We will work with the City of Augusta to gather all relevant utility data (e.g., GIS & prior failure) needed for Itron's model. We additionally use 'data hooks' to automatically collect relevant information from public databases (e.g., GSC and MSC). Our data scientists further improve the model by engineering additional data sets that are proven to enhance the overall predictive accuracy of the solution.

The pipe rank analysis is presented and made available through our innovative Software-as-a-Service (SaaS) subscription platform. This software deployment model is ideal because it offers timely ongoing user experience (UX) enhancements and updates that are fully covered in Itron's annual subscription plan. This approach also eliminates disruptions and opportunity costs associated with traditional software updates and upgrades.

The team at Itron is passionate about client success and strives for open communication and collaboration. Throughout the project, periodically scheduled conference calls or web meetings are available for status updates, with additional sessions as desired. The City of Augusta will have ongoing access to our team as needed. Your success is our success, and we will work diligently to ensure both.

Scope of Work

Itron's solution-based approach to meeting the needs of the City of Augusta has many advantages. Project management is one of them. Once we identify and agree on a start date, planning and scheduling functions are fundamentally built-in into the Itron process, which provides flexibility based on client availability for meetings and data preparation.

Project Workflow

Quality control and quality assurance activities occur at each step in our process and are reviewed by the project team and overseen by the appropriate manager. Implementation is a defined step in Itron's process. A summary of the Project Workflow Process follows:

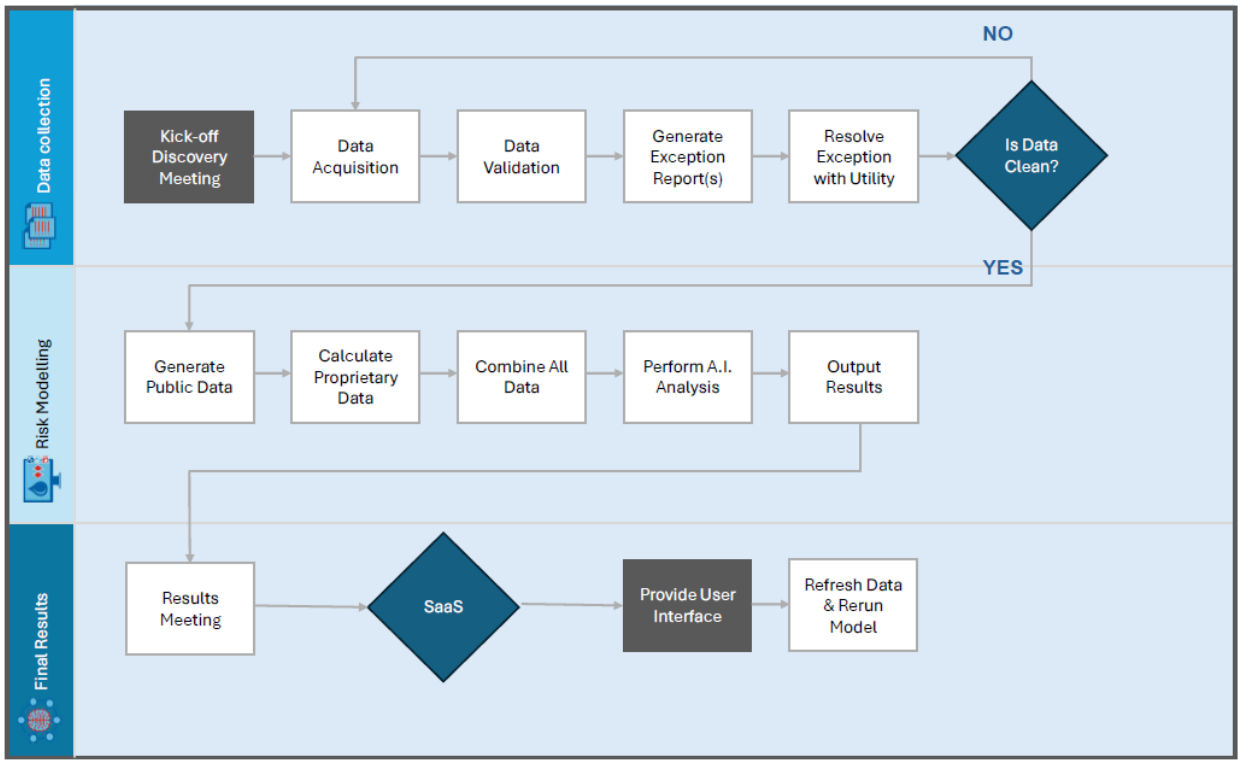


Figure 1. Itron Project Workflow Process

Data Collection

1. **Data Acquisition from the Utility:** The utility will provide the pipe and failure data, as described in Appendix A, along with any other identified information.
2. **Data Validation:** Itron will apply proprietary data validation algorithms to find anomalies, inconsistencies, or missing data and generate an Exception Report.
3. **Resolve Exceptions with Utility**: Strong collaboration between the utility and Itron is important for resolving any exceptions and making improvements to the data. Depending on the number of exceptions and data questions, multiple iterations of the Data Validation and Exceptions Process may be required.

Risk Modelling

4. **Gather Additional Data Sets:** Itron will gather relevant data from multiple public and private sources. Itron then calculates proprietary data variables based on the intersection of utility and public datasets.

5. **Run AI/ML Analysis:** All data sets *(utility provided, publicly available, and proprietary engineered)* are analyzed by the AI/ML engine.

Final Results

6. **Output Results:** The LOF™ rankings are provided via the UI. Itron will measure the performance of the model and present the model results and performance to the utility in a Results Meeting.
7. **Provide User Interface and Training:** Following the Results Meeting, Itron will provide the utility staff with access credentials to the UI and training on the platform and all selected modules.
8. **Refresh Data and Rerun Model: Perform Future Analysis (ESSENTIALS SUBSCRIPTION):** Itron will analyze any new failures and pipe data using the AI/ML engine and provide forward looking analyses with twelve-month, three, five, ten, and twenty-year projections.

Plan Include:	
Solutions	Risk Modeling
Features	LoF* | CoF* Essentials | BRE* | Plan Creation User Interface with unlimited seats, updates, training (as needed), GIS Files Analysis includes public and engineered variables.
PLAN	ESSENTIALS *Great for utilities with less frequent analyses needs.*
# Of Model Analyses	1/year
Self Service	Yes
Data Assessment & Cleanup	Yes
Advanced Data Assessment	Included
Data Science Optimization	Included
Enhanced RUL	Not Included
Support	Unlimited

Summary of Responsibility

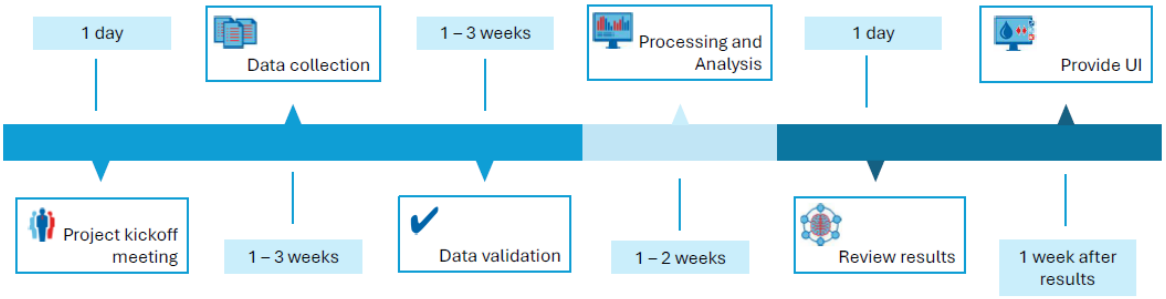
Table reference:

Activity | Deliverable | Responsible Party | Primary Responsible

Item Description	Type	Responsible Party	
		Itron	Utility
1. Provide credentials for access to user interface (UI)	Activity	Primary Responsible	
2. Participate in a Kickoff meeting	Activity	Primary Responsible	Responsible Party
3. Provide required utility data in accordance with Appendix A	Deliverable		Responsible Party
4. Provide additional utility data identified in kickoff meeting (pressure, flow, etc.)	Deliverable		Responsible Party
5. Run data validation process (may require more than one iteration)	Activity	Responsible Party	
6. Provide exception report(s)	Deliverable	Responsible Party	
7. Provide response(s) to exception report(s)	Deliverable		Responsible Party
8. Gather / calculate public and proprietary data	Activity	Responsible Party	
9. Run AI/ML engine Analysis	Activity	Responsible Party	
10. Provide LOF ranking results to the UI	Deliverable	Responsible Party	
11. Participate in a Results Review meeting	Activity	Primary Responsible	Responsible Party
12. Provide training to Utility staff	Deliverable	Responsible Party	

Project Timeline

Key project milestones are outlined below. Itron anticipates results completed within six to twelve weeks after the kickoff meeting. Variances in completion are typically due to the initial data quality and the availability of utility staff to assist with completion of the Data Validation & Exception Reports.



Appendix A: Data Requirements

The utility should provide data as described below for all mains considered as part of the assessment. For peak model confidence, it is recommended that historical failure data (breaks and leaks) include a minimum of 3 years' history prior to the assessment period (a longer / complete failure history is encouraged), with a minimum of 10 failures each year and at least 200 total failures. It is understood that certain attributes may be incomplete or missing for certain pipe segments. Itron will work with the utility to improve the data wherever possible.

Data Requirements – Onboarding

As part of the steps to kick off the predictive modeling project, Itron will provide the user with the necessary credentials to access our platform to upload the files necessary for the project and start the data cleaning process.

There are two required files (format): Description of the file contents is below.

1. Active pipes and abandoned pipes in a single layer (zipped files in format of shape file).
2. Leaks (zipped files in format of shape file, or .xlsx).

Active and Abandoned Pipes

Field	Description
Pipe ID	Unique identifier for each pipe
Material	Material of the pipe
Pipe diameter	Diameter of the pipe in inches or mm
Install year	Year of pipe installation
Geometry	Geometry [LineStrings or MultiLinestrings] of pipe
Abandoned*	Flag indicating whether the pipe is abandoned (=1) or active (=0)
Abandon year *	The year the pipe was abandoned

*Fields marked with * are optional. Providing them can increase the accuracy of the results.*

1. Are there any default values of the pipe installation date that should be considered Null (for example 01/01/1900)?
2. Please filter out any pipe types that should be excluded from the analysis (for example OWNER='Private' etc). Desired information will help increase the accuracy of the model.

Leaks

Field	Description
Pipe ID	Pipe ID for each failure which is in 1:1 correlation with the Pipe id in the pipes file
Failure ID *	Unique identifier for each failure
Failure date	Date the failure occurred, in YYYY-MM-DD format, e.g. 1979-08-24
Geometry*	Geometry [Point] of failure given in the shapefile

*Fields marked with * are optional. Providing them can increase the accuracy of the results.*

1. Please filter out other types of line breaks (service, transmission, etc.) that may be included in the raw data but are not in scope prior to uploading.
2. Please filter any human-caused leaks (e.g., contractor leaks) that may be included in the raw data.

Additional Desired Data Can Be Uploaded to Increase Model Accuracy:

1. Additional Pipe Attributes
2. Cathodic Protection
3. Rehabilitation (Yes/No, Method, Date)
4. Additional Failure Attributes
5. Failure Coordinates (x,y)
6. Method of Repair (Couplings, clamps, length of repair, repair material)
7. Service line failure data
8. Additional Desired Layers / Features
9. Joint and/or Joint Type
10. Hydrants, Couplings, Reducers, other appurtenances
11. Water Source (Wells, Pumps, Tanks)
12. Service lines
13. Meters, taps
14. Valves (Flow Control, Pressure Regulating)
15. Other data (by pipe segment if available)
16. Water pressure (Min/Max/Average)
17. PCI (pavement condition index) scores
18. Flow / velocity
19. Condition assessment information
20. Water quality (Complaints/Locations/Dates/Issues)

Appendix B: Curriculum Vitae

Project Team

Itron	Rusty Agi, Executive Client Executive
Itron	Marq Moody, Technical Sales Engineer - Water
VODA.ai	Joe Engram, Director of Sales
VODA.ai	Cory Sides, EVP US Sales
VODA.ai	Lowell Rust. VP Implementation
	*Additional delivery team will be assigned as required at the commencement of the project

Attachment 2

Itron
We create a more resourceful world

Pricing Summary

2111 N Molter Road
Liberty Lake, WA, 99019-9469
customer.orders@itron.com
www.itron.com

City of Augusta, Georgia
530 Green Street Room 118
Augusta, GA 30911

Quote Number: Q-00017229
Date: 02/16/2026
Valid until: 04/16/2026

Line	Item Number	Description	Qty	UOM	Unit Price	Extended Price
Itron Managed Services – Year 1 Pilot						
1	3000-02157	PIPE ASSET MANAGEMENT MAINS RISK MODELING, ESSENTIALS-SUBSCRIPTION	1,344 miles			No charge
2	3000-02155	PIPE ASSET MANAGEMENT-PLATFORM SERVICES SUBSCRIPTION	1			No charge
		Year 1 Quote Total				**$0.00**
Budgetary Products – Year 2						
1	3000-02157	PIPE ASSET MANAGEMENT MAINS RISK MODELING, ESSENTIALS-SUBSCRIPTION	1,344 miles	Each	$100.46	$135,018.24
2	3000-02155	PIPE ASSET MANAGEMENT-PLATFORM SERVICES SUBSCRIPTION	1	Each	$21,840.00	$21,840.00
		Optional Total Year 2				**$156,858.24**

Notes and Assumptions

1. This quote is governed by the Itron Terms of Sale found at https://na.itron.com/terms-of-sale, unless customer has a written sales agreement executed by Itron for the products and services included within this quote, in which case such written agreement will govern.
2. This quote expires sixty (60) days following the date of this quote, unless customer and Itron establish a written sales agreement for the products and services included within this quote prior to the expiration date.
3. All prices are in USD and payments are required in the same currency.
4. Prices do not include any taxes, duties, or tariffs.
5. Itron Professional Services and Software Prices. Unless otherwise agreed by the parties, Itron reserves the right to adjust software and professional services prices after the first year following the date of the applicable agreement or addition thereto at the then-current price list.
6. Any pricing provided beyond the committed fixed price window is indicative only and subject to the price adjustment clause in this pricing summary.
7. Third party products and services included within this quote are subject to terms and conditions and potential price increases from the applicable vendor, which Itron may require customer to accept as a condition to providing such products and services.

Engineering Services Committee

Meeting Date: EnterTextHere

Approve Roof Replacement at Walker St Utilities Building

Department:	Utilities
Presenter:	Wes Byne
Caption:	Approve Roof Replacement at Walker St Utilities Building to South Paw in the amount of $35,153.20..
Background:	The Utilities Admin and Engineering building at 452 Walker St suffered roof damage during Hurricane Helene. Although pricing was taken immediately after the hurricane, the project was delayed pending the insurance claim. The roof repairs were solicited through three vendors and Southpaw roofing was the apparently responsive low bidder.
Analysis:	The roof that was damaged was the shingle parapet roof surrounding the building. Several holes and missing shingles have been patched over the past two years, but the roof is now ready for replacement.
Financial Impact:	$35,153.20 from operating funds in account: 506043110-5413120. This fee is expected to be reimbursed from the City's insurance claim.
Alternatives:	None are recommended.
Recommendation:	Approve Roof Replacement at Walker St Utilities Building.
Funds are available in the following accounts:	506043110-5413120
REVIEWED AND APPROVED BY:	WB/LC

Augusta
GEORGIA

UTILITIES DEPARTMENT

Wes Byne, P.E.
Director

TO: Andy Penick
Director, Procurement Department

THRU: Wes Byne, P.E.
Director, Utilities Department

FROM: Ramiro Guedea 706-312-4137

CC:

DATE: August 31, 2026

SUBJECT: JUSTIFICATION FOR EMERGENCY REQUISITION

I am writing to formally request immediate intervention and repair services for the **Thomas D. Wiedmeier Building.**

The building sustained substantial structural roof damage during Hurricane Helene in 2024. Consequently, the facility suffers active, severe water leaks every time rain is in the forecast. While temporary measures may have mitigated immediate impacts in the past, the shingles on the roof are no longer sound and the aesthetics on the backside reflects the wear and tear.

We have reached a critical point where further delay will result in catastrophic, irreversible structural damage to the building. Prolonged exposure to moisture is risking the safety of the interior infrastructure, electrical systems, and occupants.

Please expedite the procurement of a qualified roofing contractor to fully replace shingles to prevent further damage.

Thank you for your prompt attention to this urgent matter.

Agt 8
January

AUGUSTA UTILITIES DEPARTMENT
IN-HOUSE REQUISITION

CHECK ALL THAT APPLY:

REQUISITION #

DATE: 7/16/2026

DIVISION Augusta Utilities Admin

FUND #: 506043110 5413120

☐ WATER ☐ EQUIPMENT ☐ CHEMICAL ☐ LAB ☐ IT ☐ ROUTINE
☐ SEWER ☐ TOOLS ☐ GASES ☐ UNIFORM ☐ SCADA ☑ EMERGENCY
☐ SUPPLIES ☐ SAFETY ☑ REPAIR ☐ LIFT STATION ☐ INVENTORY ☐ SOLE SOURCE
☐ SERVICE ☐ OFFICE ☐ MAINTENACE ☑ OTHER ☐ BID ITEM ☐ PREFER ITEM

SHIP TO:

Thomas D. Wiedmeier Bulding
452 Walker ST
Augusta, GA. 30901

VENDOR: SouthPaw Roofing
ADDRESS: 525 Pleasant Home Road
PHONE #: 706-860-6650
QUOTED BY: Zach Murray

Penn Roofing

Bright Roofing

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	R/R nails, shingles,			0.00		0.00		0.00
2.	drip edge, and other			0.00		0.00		0.00
3.	required items	115 squares	305.68	35,153.20		0.00		0.00
4.				0.00		0.00		0.00
5.				0.00		0.00		0.00
6.				0.00		0.00		0.00
7.				0.00		0.00		0.00
8.				0.00		0.00		0.00
9.				0.00		0.00		0.00
10.				0.00		0.00		0.00
11.				0.00		0.00		0.00
12.				0.00		0.00		0.00
13.				0.00		0.00		0.00
14.				0.00		0.00		0.00
	SHIPPING CHARGES			0.00		0.00		0.00
	TOTAL			35,153.20		42,000.00		44,500.00

JUSTIFICATION AND EXPLANATION FOR PURCHASE:

The Thomas D. Wiedmeier Building received substantial roof damage due to Hurricane Helene-2024 resulting in water leaks when rain is in the forecast. Further delay could result in structure damage if prolonged.

REQUESTED BY: Thomas Wiedmeier

APPROVED BY:

Director's Signature: W Bryan

Rev. 4/29/2013

Southpaw Roofing | Augusta
525 Pleasant Home Road
Augusta, GA 30907
Phone: (706) 860-6650

Company Representative
Zach Murray
Phone: (706) 860-6650
zachmurray@southpawroofing.com

452 Walker Street - Shingle Replacement

06/03/2026

Romero Guedea
City of Augusta Utilites
452 Walker Street
Augusta, GA 30901-2461
(706) 312-4137

Job: Romero Guedea

Roofing Section

- Remove existing shingles down to deck.
- Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of $55 per sheet. (2 sheets included)
- Install Southpaw Signature Synthetic underlayment to keep your roof dry.
- Install Standard ice and water shield throughout valley transitions
- Install Class 3 impact resistant IKO Cambridge Lifetime Architectural Shingles per specifications using 1 ¼" roofing nails with wind protection up to 130 mph
- Install IKO Class 3 impact resistant Hip and Ridge Shingles
- Install TopShield Shingle over Ridge Vent
- Install Southpaw Secure-Lock Fastening System
- Install standard roof sealant
- Install standard pipe boot
- Install metal valley pans to both valleys above front entrance
- Install aluminum trim coil flashing (if applicable)
- Install all pipe and chimney flashings (if applicable)
- Install aluminum drip edge
- Install IKO Leading Edge Plus starter
- Clean up all job related debris
- Provide Lifetime workmanship warranty (non transferrable)
- Provide Limited Lifetime IKO Manufacturer warranty (prorated after 10 years)

- Our Crews are licensed and insured.
- They will perform a 10 point clean up when the work is done.
- Crews will maintain safety requirement at all times during the construction process

Sub Total	**$33,993.81**
Tax	$1,159.30
TOTAL	$35,153.11

CONDITIONS AND PROVISIONS

The Purchaser(s) hereof agree to pay the total sum stated, and strictly according to the terms stated, either by cash payment(s), or by execution of propernote(s), either of which shall be full and conclusive evidence of the fulfillment of all obligations of the Seller undertaken under the agreements. The Seller reserves the right to discount note(s) covering any deferred payments, with or without recourse. It is agreed that if Purchaser(s) fail to pay the cash or to execute the note(s) according to the terms, the entire unpaid sum shall bear interest from date of the fulfillment of the obligations of the Seller, and at the highest rate permitted by law of the State where these agreements makes said sum payable This is of the essence of the agreements, and upon default of the payment of any installment, the Seller,. its successors and assigns shall have the optional right to declare the entire balance due and payable, and to charge interest therefrom at the highest rate permitted by the law of the State where these agreements makes said sum payable, and in the event any balance is collected by law or through an attorney-at-law, or under advice therefrom, the Purchaser(s) agrees to pay all costs of collection, including interest and attorney fees.

It is expressly agreed that under these agreements the Seller is obligated to perform only that which is specified, and if during the course of performance of the Labor and Services agreement, certain defects in the building or property of the Purchaser(s) are discovered or uncovered necessitating repairs, the Purchaser(s) shall assume the full responsibility for such repairs.

Our labor warranty to original purchaser:
[A] Roof Replacement - Lifetime workmanship warranty
[B] Repairs - none
[C] Material- Contractor makes no warranty, express or implied (including warranty of fitness for purpose and merchantability). Any warranty or limited warranty shall be as provided by the manufacturer of the products and materials used in construction.

Owner hereby grants the Contractor the right to display signs and advertise at the building site.

Where materials are to be matched. Contractor shall make every reasonable effort to do so using standard colors and materials, but does not guarantee a perfect match.

Owner shall provide for protection of, and be responsible for any damage, warpage, racking, loss of material on the premises.

Contractor agrees to complete the work in a substantial and workmanlike manner but is not responsible for failures or defects that result from work done by others prior, at the time of, or subsequent to work done under this agreement, failure to keep gutters, downspouts and valleys reasonably clear of leaves or obstructions, failure of the Owner to authorize Contractor to undertake needed repairs or replacement of fascia, vents, defective or deteriorated roofing or roofing felt, trim, sheathing, rafters, structural members, siding, masonry, caulking, metal edging, or flashing of any type

Unless otherwise noted in this agreement, the price quoted does not include removing or replacing fascia, trim sheathing, rafters, structural members, siding, masonry, vents, caulking, metal edging or flashing of any type. If during the course of work, it should become apparent that any such portions of the structure should be repaired or replaced. Owner may authorize Contractor to do such additional work and charge Owner for the additional labor and materials required plus a reasonable profit. Any wood repair is an extra unless specified in contract.

All invoices must be paid upon completion of work. Accepted forms of payments are: Business or personal check, cashiers check, money order, cash, or credit card. ***Credit card payments will have an additional 3% processing fee.*** Any unpaid invoices for work completed grants Southpaw Roofing to take legal action, filing a lien on the property where the work was completed. If the job is through insurance, the first check is due on the day of completion along with any out of pocket expenses. Please make checks payable to Southpaw Roofing. All returned checks will have a $35.00 returned check fee

Note:
If you have a split air condition system or a water line near the roof line, it's your responsibility to confirm that the unit/water line was installed to run on the bottom of the attic floor and not against the roof. If the supply line in the attic is touching the roof decking, there is a possibility the roof nails will penetrate through the decking and could hit the supply line causing air to quit working. It is also the responsibility of the homeowner to check for gas and water lines as well before the roof is installed. There will be debris falling inside as from any construction project, we ask that you cover items in your attic due to debris falling when a roof is removed and replaced. It is the responsibility of the homeowner to cover or clean up debris, not of Southpaw Roofing.

By signing below, you agree to these terms and understand that if the work is not detailed on the contract, that the work will not be done. It must be on the contract to avoid later confusion.
This contract is good for 30 days.

This agreement constitutes the entire contract and the parties are not bound by oral expression or representation by any party or agent of either party. All changes to the work approved by Owner and accepted by Contractor become part of this contract.

I hereby certify that I have read and received a copy of this agreement and all its provisions. By signing this copy of the contract, you are authorizing Southpaw Roofing to proceed with the work listed above and agree with these terms.

Zach Murray (Southpaw Roofing) — 10/5/2026

Company Authorized Signature — Date

Customer Signature — Date

From: Terry Schalk <tschalk@acceleratedadjusting.com>
Sent: Thursday, August 13, 2026 4:19 PM
To: Christopher P. Yount <CYount@augustaga.gov>; Terry Schalk <tschalk@acceleratedadjusting.com>
Subject: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Chris

You had previously sent me those roof estimates have they made a decision on which one yet?

Yes, Ramiro states he has sent this to you.

Can you please get with the utilities department and get some explanations on the attached invoices?

Did they actually rent the pumps on the first 6 pages if so we will need the final invoice amount.

Final invoice requested from accounting who hopes to have it next week.

What was the lime purchased for pages 7-9, the FEMA report only listed an amount of $3,076.32

Used to raise pH of water being treated. Same reasoning of the Alum during the emergency, see 7.037 & 7.038

What happened to the relays at the pump station that required replacement pages 10-11.

Relays shorted out and failed, caused by 4160 breaker that went to ground.

Pages 12 and 13 appear to be for fuel tank rentals, what were they needed for?

On-site fuel tanks used to provide equipment fuel during Hurricane recovery.

What was the water truck rental for? Pages 14 and 15

Rented as a backup to haul sodium hypochlorite for water treatment.

What was the Backhoe rented for? I'm guessing to clear the debris?

Debris removal.

Thanks for your help with this.

Best Regards

Terry Schalk
FL License # E143772
Independent General Adjuster & Appraiser
954-557-5522
On 08/12/2026 1:18 PM EDT Christopher P. Yount <cyount@augustaga.gov> wrote:

Terry,

Attached are 3 estimates for repairs at AUD Administration Building on Walker St.

Christopher Yount
Loss Control Officer

City of Augusta - Risk Management
(706) 771-2969
Cell (706) 550-7437
Outlook for iOS

From: Ramiro Guedea <rguedea@augustaga.gov>
Sent: Wednesday, 12 August 2026 13:15:44
To: Christopher P. Yount <CYount@augustaga.gov>
Cc: Ramiro Guedea <rguedea@augustaga.gov>; Chad Hendrix <CHendrix@augustaga.gov>; Wes Byne <WByne@augustaga.gov>
Subject: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Good afternoon Chris;

Attached are the three (3) roofing estimates for the **Thomas D. Wiedmeier Building** located at:

452 Walker Street
Augusta, Ga 30901

I believe the deadline date for the Hurricane Helene insurance claim is 9/8/2026.

Please advise on next step for repairs and settlement.

Best

Ramiro Guedea
452 Walker Street suite, 200
Augusta, Georgia 30901
rguedea@augustaga.gov
706-836-4912

Leadra Collins

From: Ramiro Guedea
Sent: Friday, October 2, 2026 12:06 PM
To: Leadra Collins
Subject: FW: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Leadra,

Spoke with Chris-Risk Mgnt he stated that the repair is under the insurance claim and that we can proceed wit the repairs.

Ramiro Guedea

From: Christopher P. Yount <CYount@augustaga.gov>
Sent: Wednesday, August 19, 2026 10:20 AM
To: Chad Hendrix <CHendrix@augustaga.gov>; Ramiro Guedea <rguedea@augustaga.gov>
Cc: Tess T. Thompson <TThompson@augustaga.gov>
Subject: Re: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Thank you,

Christopher Yount
Loss Control Officer
City of Augusta - Risk Management
(706) 771-2969
Cell (706) 550-7437
Outlook for iOS

From: Chad Hendrix <CHendrix@augustaga.gov>
Sent: Wednesday, 19 August 2026 09:58:01
To: Christopher P. Yount <CYount@augustaga.gov>; Ramiro Guedea <rguedea@augustaga.gov>
Cc: Tess T. Thompson <TThompson@augustaga.gov>
Subject: RE: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Chris, please see below in red.

Thank you,

Chad Hendrix, PE
Augusta Utilities Department

From: Christopher P. Yount <CYount@augustaga.gov>
Sent: Thursday, August 13, 2026 4:22 PM
To: Chad Hendrix <CHendrix@augustaga.gov>; Ramiro Guedea <rguedea@augustaga.gov>
Subject: FW: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Please see some additional questions that the independent adjuster had in regard to several items.

Thank you,

Christopher Yount
Loss Control Officer
City of Augusta - Risk Management
535 Telfair St, Suite 920
Augusta, GA 30901
(706) 771-2969
Cell (706) 550-7437
E-mail cyount@augustaga.gov

Augusta GEORGIA

From: Terry Schalk <tschalk@acceleratedadjusting.com>
Sent: Thursday, August 13, 2026 4:19 PM
To: Christopher P. Yount <CYount@augustaga.gov>; Terry Schalk <tschalk@acceleratedadjusting.com>
Subject: [EXTERNAL] Re: Fw: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Chris

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Yes, Ramiro states he has sent this to you.
Can you please get with the utilities department and get some explanations on the attached invoices? Did they actually rent the pumps on the first 6 pages if so we will need the final invoice amount.
Final invoice requested from accounting who hopes to have it next week.
What was the lime purchased for pages 7-9, the FEMA report only listed an amount of $3,076.32
Used to raise pH of water being treated. Same reasoning of the Alum during the emergency, see 7.037 & 7.038
What happened to the relays at the pump station that required replacement pages 10-11.
Relays shorted out and failed, caused by 4160 breaker that went to ground.
Pages 12 and 13 appear to be for fuel tank rentals, what were they needed for?
On-site fuel tanks used to provide equipment fuel during Hurricane recovery.
What was the water truck rental for? Pages 14 and 15
Rented as a backup to haul sodium hypochlorite for water treatment.
What was the Backhoe rented for? I'm guessing to clear the debris?
Debris removal.

Thanks for your help with this.

Best Regards

Terry Schalk
FL License # E143772
Independent General Adjuster & Appraiser
954-557-5522

On 08/12/2026 1:18 PM EDT Christopher P. Yount <cyount@augustaga.gov> wrote:

Terry,

Attached are 3 estimates for repairs at AUD Administration Building on Walker St.

Christopher Yount
Loss Control Officer
City of Augusta - Risk Management
(706) 771-2969
Cell (706) 550-7437
Outlook for iOS

From: Ramiro Guedea <rguedea@augustaga.gov>
Sent: Wednesday, 12 August 2026 13:15:44
To: Christopher P. Yount <CYount@augustaga.gov>
Cc: Ramiro Guedea <rguedea@augustaga.gov>; Chad Hendrix <CHendrix@augustaga.gov>; Wes Byne <WByne@augustaga.gov>
Subject: Thomas D. Wiedmeier Building-Hurricane Damage Roofing estimates

Good afternoon Chris;

Attached are the three (3) roofing estimates for the **Thomas D. Wiedmeier Building** located at:

452 Walker Street
Augusta, Ga 30901

I believe the deadline date for the Hurricane Helene insurance claim is 9/8/2026.

Please advise on next step for repairs and settlement.

Best

Ramiro Guedea
452 Walker Street suite, 200
Augusta, Georgia 30901
rguedea@augustaga.gov
706-836-4912

ST-5 (Rev. 07/11/22)

STATE OF GEORGIA
DEPARTMENT OF REVENUE
SALES TAX CERTIFICATE OF EXEMPTION
GEORGIA PURCHASER

To: SOUTHPAW ROOFING AUGUSTA (SUPPLIER) 9/1/2026 (DATE)

525 PLEASANT HOME ROAD (SUPPLIER'S ADDRESS) AUGUSTA (CITY) GA (STATE) 30907 (ZIP CODE)

THE UNDERSIGNED HEREBY CERTIFIES that all purchases* made after this date will qualify for the tax-free or tax-exempt treatment indicated below. (Check the Applicable Box) (*The terms "purchase" and "sale" include leases and rentals.)

☐ 1. Purchases of tangible personal property or services for **RESALE ONLY**. O.C.G.A. § 48-8-30. A sales and use tax number is required unless the purchaser is one of the following: church, qualifying tax exempt child caring institution, tax exempt parent-teacher organization or association, private school (grades K-12), nonprofit entity raising funds for a public library, member councils of the Boys Scouts of America or Girl Scouts of the U.S.A. **TAX-FREE TREATMENT DOES NOT EXTEND TO ANY PURCHASE TO BE USED BY THE PURCHASER, INCLUDING ITEMS THE PURCHASER WILL DONATE.** O.C.G.A. §§ 48-8-3(15), (39), (41), (56), (59), (71).

☒ 2. Purchases of tangible personal property or services made by the United States government, the state of Georgia, any county or municipality of this state, fire districts which have elected governing bodies and are supported in whole or in part by ad valorem taxes, or any bona fide department of such governments when paid for directly to the seller by warrant on appropriated government funds. A sales and use tax number is not required for this exemption. O.C.G.A. § 48-8-3(1)(A).

☐ 3. Purchases of tangible personal property or services made by any authority created by local law enacted by the General Assembly or local constitutional amendment, which authority provides public water or sewer service. A sales and use tax number is not required for this exemption. O.C.G.A. § 48-8-3(1)(B).

☐ 4. Purchases of tangible personal property or services made by the University System of Georgia and its educational units, the American Red Cross, a Community Service Board located in this state, Georgia Department of Community Affairs Regional Commissions, or specific qualified authorities provided with a sales tax exemption under Georgia law. A sales and use tax number is not required for this exemption. O.C.G.A. §§ 37-2-6.1(d), 48-8-3(8), 50-8-44.

☐ 5. The sale, use, consumption, or storage of materials, containers, labels, sacks, or bags used for packaging tangible personal property for shipment or sale. Materials purchased at a retail establishment for consumer use are not exempt. A sales and use tax number is not required for this exemption. O.C.G.A. § 48-8-3(94).

☐ 6. Aircraft, watercraft, motor vehicles, and other transportation equipment manufactured or assembled in this state when sold by the manufacturer or assembler for use exclusively outside this state and when possession is taken from the manufacturer or assembler by the purchaser within this state for the sole purpose of removing the property from this state under its own power when the equipment does not lend itself more reasonably to removal by other means. A sales and use tax number is not required for this exemption. O.C.G.A. § 48-8-3(32).

☐ 7. The sale of aircraft, watercraft, railroad locomotives and rolling stock, motor vehicles, and major components of each, that will be used principally to cross the borders of this state in the service of transporting passengers or cargo by common carriers and by carriers who hold common carrier and contract carrier authority in interstate or foreign commerce under authority granted by the United States Government. Replacement parts installed by carriers in such aircraft, watercraft, railroad locomotives and rolling stock, and motor vehicles that become an integral part of the craft, equipment, or vehicle are also exempt. The exemption does not extend to private carriers. O.C.G.A. § 48-8-3(33)(A).

☐ 8. Purchases of tangible personal property or services made by the Federal Reserve Bank, a federally charted credit union, or a credit union organized under the laws of this state. A sales and use tax number is not required for this exemption. 12 U.S.C. §§ 531, 1768 § 1768; O.C.G.A § 48-8-97.

Under penalties of perjury, I declare that I have examined this certificate and, to the best of my knowledge and belief, this certificate is true and correct and made in good faith, pursuant to the sales and use tax laws of the State of Georgia. Further, I understand that any tangible personal property obtained under this certificate is subject to sales and use tax if the purchaser uses or consumes the property in any manner other than indicated above.

Purchaser's Name: AUGUSTA-RICHMOND COUNTY CONSOLIDATED GOVT Sales Tax Number: 58-2204274 (IF REQUIRED)

Purchaser's Type of Business: CITY-COUNTY CONSOLIDATED GOVERNMENT

Purchaser's Address: 535 TELFAIR STREET, SUITE 605, AUGUSTA, GA 30901

Printed Name and Signature: ANDY PENICK Title: PROCUREMENT DIRECTOR

Telephone Number: 706-821-2422 Email: PROCADMINISTRATIVE@AUGUSTAGA.GOV

Supplier must secure and maintain one properly completed certificate of exemption from each purchaser making purchases without the payment of tax.

Penn Roofing Inc
PO Box 2085 ,
Evans, GA 30809
Phone: 706-421-0226

Company Representative
Brian Spence
Phone: (706) 421-0226
Bspence@pennroof.com

06/22/2026
Claim Information

Romero Guedea
Augusta Utilities
452 Walker Street
Augusta, GA 30901
(706) 836-4912

Job: Romero Guedea

Replacement Section

To Whom It May Concern:
As requested we have inspected the roof system at the above referenced location.

- Provide all set-up, clean-up, and hoisting of materials required for this project.
- Tear-off the existing shingles and dispose of all trash and debris. Please note that any deck damage that may be discovered during the reroof process will be billed in addition to the contract amount. The following unit prices will be used to address any unforeseen damage: $65/sheet for deck replacement, and $6/lf for any structural repairs.
- Price below reflects the removal of one layer of existing shingles, if more than one layer is uncovered during the tear off phase, the amount increases by $600 per layer.
- Furnish and install new Synthetic Underlayment to cover over the roof deck.
- Furnish and install new ice and water shield in the valleys.
- Furnish and install new drip edge metal where existing on all gables and eaves.
- Furnish and install new 30 year shingles throughout the field of the roof.
- Furnish and install new rain diverter where existing.
- Penn Roofing will fabricate new coping / transition metal for the top of shingle roof system using 24g kynar coated flat stock metal.
- Furnish and install new pipe boot flashings at all roof top pipe penetrations.
- Penn Roofing will provide a work permit from local County.
- Please Note: In the event that electrical wiring or HVAC piping is improperly installed on the underside of the roof deck, and it is inadvertently punctured during the reroof process, it will be the responsibility of the building owner to pay for the repair of the aforementioned damage.
- Provide a ten (10) year workmanship warranty on all labor and materials required for this project.

Penn Roofing has provided a lift , porta john and dumpster for this project. Cost has been added to the contract amount below.

Thank you for the opportunity to work with you on this project. If you have any questions or need any additional information, please do not hesitate to give me a call.

	Qty	Unit
Materials		
Labor		
		$42,042.00

TOTAL $42,042.00

Starting at **$388/month** with Acorn FINANCE · APPLY

NEED FINANCING, SEE LINK ABOVE

This agreement is made between Penn Roofing INC and Customer listed above estimate. Penn Roofing, INC agrees to perform the scope of work list above. The total cost for this work is listed on this estimate agreement, which the Customer agrees to pay in full **upon completion.** By signing this Estimate agreement, the Customer confirms their approval of the described work and agrees to pay the total amount upon completion. If payment is not made as agreed, Penn Roofing, INC reserves the right to file a lien on the property. Any additional work not listed will require a separate agreement.
LATE FEES: After the 15 days a 5% fee will be added each weeks (every 7 days), maximum fee being 20% after 30 days past due.

All return checks will be charge a $35.00 check return fee.

Company Authorized Signature _____ Date _____

Customer Signature _____ Date _____

Customer Signature _____ Date _____

05/20/2026

Brighter Side Roofing
102 Holley Hill Dr
North Augusta, SC 29841
Phone: (803) 426-1716

Company Representative
Ray Mundy
Phone: (803) 426-1716
Ray@brightersideroofing.com

Ramiro Guedea
Augusta Utilities
452 Walker Street
Augusta, GA 30901-2461
(706) 836-4912

Job: Ramiro Guedea

Asphalt - Pitched Area

- Remove existing shingles down to deck.
- Re-nail any loose wood. If bad or rotten wood is discovered, it will be replaced at a price of $50 per sheet.
- Install 3' of Owens Corning WeatherLock ice and water shield at all gutter lines and valleys.
- Install Owens Corning ProArmor Synthetic underlayment to keep roof dry.
- Install Owens Corning Starter Strip Shingles along all gutter lines, rake edges, and valleys.
- Install Owens Corning Oakridge Limited Lifetime Dimensional Shingles per specifications using 1 ¼" roofing nails.
- Install Owens Corning ProEdge Hip & Ridge Shingles
- Install new ridge vent.
- Install new pipe and chimney flashings.
- Clean up all job related debris
- Provide 10 yr workmanship warranty

- We are licensed and insured.
- Crews will maintain safety requirement at all times during the construction process

	Qty	Unit	Price
Materials			
Owens Corning Oakridge AR PREMIUM PERFORMANCE AND STRIKING BEAUTY Oakridge® laminated shingles provide premium protection and impressive curb appeal. A full double layer in the nailing zone gives Oakridge® Shingles greater integrity and better holding power compared to shingles with single layer wide nail zones. We proved it in testing. And the warm, inviting look in popular colors provide a step-up from traditional three-tab shingles.	333.00	BD	--
Owens Corning ProEdge (33')	5.00	BD	--
Tri-Built Shingle Starter - 7 3/4" (100')	8.00	BD	--
Owens Corning ProArmor Synthetic Underlayment (10 sq) - BRGHTRSD	10.00	RL	--
Tri-Built Aluminum Drip Edge - 6"x1 1/8" (10')	71.00	PC	--
Tri-Built Roofing Coil Nails - 1 1/4" (7200 Cnt)	5.36	BX	--
Tri-Built Plastic Cap Nails - 1" (3000 Cnt)	3.86	BX	--
Labor			
Tear off and Install Laminated Shingles	115.30	SQ	--
Steep Fee - 10/12 to 11/12 Pitch	96.40	SQ	--
2 Story Roof	116.00	SQ	--
Install Drip Edge	710.00	LF	--
Other - Dumpster- Large- Approx 5-7 tons of debris	1.00	EA	--
42' Lift	0.00	EA	--
Richmond County Building Permit	1.00	EA	--
			$44,500.00

TOTAL $44,500.00

Starting at $410/month with Acorn FINANCE · APPLY

EXCLUSIONS, TERMS, AND CONDITIONS

1. UNFORESEEN DECKING / STRUCTURAL CONDITIONS

Unforeseen decking damage is not included in the contract price. Replacement of roof decking (OSB) will be charged at the rate of $50.00 per sheet and $4.50 per linear foot for 1x6 boards, unless otherwise specified. Three sheets are included with all full roof installs.

If Brighter Side Roofing LLC determines that existing roof decking is unsuitable or unsafe, including but not limited to rot, delamination, warping, moisture damage, or failure to meet manufacturer installation requirements, the Customer authorizes Brighter Side Roofing LLC to replace such decking as necessary without delay to ensure proper installation and weather protection. All such work will be billed at the rates listed above.

By signing this agreement, Customer acknowledges that additional charges for decking replacement may be incurred without further notice.

2. WEATHER AND JOBSITE CONDITIONS

Customer understands that roofing work requires temporary exposure of the structure. Brighter Side Roofing LLC is not responsible for damage caused by sudden, unexpected, or uncontrollable weather events once the roofing system has been opened during installation.

3. CUSTOMER RESPONSIBILITIES

Customer is responsible for protecting or removing personal property, including but not limited to:

- Vehicles
- Wall hangings
- Electronics
- Attic contents
- Landscaping and outdoor items

Brighter Side Roofing LLC is not responsible for:

- Interior damage due to vibration (including nail pops, drywall cracks, or shifting items)
- Dust or debris entering attic or living spaces
- Damage to unprotected property

4. DAMAGES NOT INCLUDED / LIMITATION OF LIABILITY

Brighter Side Roofing LLC shall not be responsible for any indirect, incidental, or consequential damages, including but not limited to:

- Water damage to interior spaces
- Wet insulation or drywall
- Damage to flooring, ceilings, or contents
- HVAC or electrical system issues
- Pre-existing conditions or prior repairs
- Leaks occurring during active construction
- Acts of God (including windstorms, hailstorms, hurricanes, tornadoes, lightning, flooding, earthquakes, or fire)
- Vandalism, misuse, or abuse

Liability is strictly limited to defects in workmanship as outlined in this agreement.

5. WARRANTY

Brighter Side Roofing LLC warrants labor and materials installed per the terms below:

- Full Roof Replacement (Lifetime Shingles or Metal Roofing): 10-Year Workmanship Warranty
- Full Roof Replacement (25-Year Shingles): 6-Year Workmanship Warranty
- TPO Roofing Systems: 20-Year Manufacturer Warranty + 5-Year Labor Warranty

No workmanship or material warranty is provided for repairs unless explicitly stated in writing.

Warranty coverage applies only to materials purchased and installed by Brighter Side Roofing LLC and is limited to installation-related defects.

All warranties begin upon job completion and do not begin until final payment is received in full.

Warranty is void if:

- Payment is not made within 30 days of completion
- Work is altered or repaired by others
- Damage is caused by external factors outside contractor control

Brighter Side Roofing LLC does not guarantee color matching on repairs.

6. PAYMENT TERMS

Payment is due in full immediately upon job completion, unless otherwise agreed in writing.

- A 3.0% surcharge applies to all credit card payments
- Any unpaid balance after 5 days will accrue interest at 1.5% per month (18% annually), compounded monthly

Failure to make payment when due will result in the entire remaining balance becoming immediately due and payable.

Customer agrees to pay all costs associated with collection, including but not limited to attorney fees, court costs, and filing fees.

7. RIGHT TO STOP WORK

Brighter Side Roofing LLC reserves the right to stop or suspend work immediately in the event of:

- Non-payment
- Payment disputes
- Unsafe conditions
- Customer interference

Any delays caused by the above will not be the responsibility of Brighter Side Roofing LLC.

8. ACCEPTANCE OF TERMS

By signing this agreement, Customer acknowledges and accepts all terms, conditions, exclusions, and pricing outlined above.

No additional approvals are required for work necessary to complete the project in accordance with manufacturer specifications and industry standards.

9. MECHANIC'S LIEN RIGHTS (GEORGIA & SOUTH CAROLINA)

GEORGIA PROJECTS

For projects performed in the State of Georgia, Customer acknowledges that Brighter Side Roofing LLC has the right to file a mechanic's and materialman's lien against the property for any unpaid balance.

Customer is hereby given notice that:

- A Notice to Owner/Contractor may be provided as required by Georgia law
- A lien may be filed if payment is not received
- Said lien will include the full contract amount, approved change orders, interest, and all associated collection costs

Customer agrees that in the event of non-payment:

- Brighter Side Roofing LLC may file a lien in the county where the property is located
- Brighter Side Roofing LLC may pursue foreclosure of lien in accordance with Georgia law
- Customer will be responsible for attorney fees, court costs, and lien filing fees

SOUTH CAROLINA PROJECTS

For projects performed in the State of South Carolina, Customer acknowledges that Brighter Side Roofing LLC has the right to file a mechanic's lien in the event of non-payment.

Customer is hereby given notice that:

- Brighter Side Roofing LLC may serve a Notice of Right to File Lien as required under South Carolina law
- If payment is not made, a mechanic's lien may be filed within 90 days from the last date labor or materials were furnished
- A lawsuit to enforce the lien must be filed within 6 months of the last date of work, in accordance with South Carolina law

Customer agrees that any lien filed may include:

- The unpaid contract balance
- Approved change orders
- Interest charges
- Costs of collection, including attorney fees and court costs

ACKNOWLEDGMENT

By signing this agreement, Customer acknowledges receipt of this notice and understands that failure to pay for labor, materials, or services provided may result in a lien being placed against the property, which could ultimately lead to foreclosure proceedings.

Company Authorized Signature _____ Date _____

Customer Signature _____ Date _____

Customer Signature _____ Date _____

Commission Meeting

October 20, 2026

FEMA Assistance to Firefighters Grant Award

Department:	N/A
Presenter:	N/A
Caption:	Motion to **approve** acceptance of FEMA Assistance to Firefighters Grant Award EMW-2025-FG-04323 **$305,405.55** federal fund and authorize the required non-federal cost share of **$30,540.55**: (Time sensitive deadline). **(Approved by Public Safety Committee October 13, 2026)**
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

Award Letter

U.S. Department of Homeland Security
Washington, D.C. 20472

FEMA

Effective date: 09/21/2026

Antonio Burden
AUGUSTA-RICHMOND COUNTY GOVERNMENT
TIMOTHY SCHROER 535 TELFAIR STREET, SUITE 800
AUGUSTA, GA 30901

EMW-2025-FG-04323

Dear Antonio Burden,

Congratulations on behalf of the Department of Homeland Security. Your application submitted for the Fiscal Year (FY) 2025 Assistance to Firefighters Grant (FG) Grant funding opportunity has been approved in the amount of $305,405.45 in Federal funding. As a condition of this award, you are required to contribute non-Federal funds equal to or greater than $30,540.55 for a total approved budget of $335,946.00. Please see the FY 2025 FG Notice of Funding Opportunity for information on how to meet this cost share requirement.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the FEMA Grants Outcomes (FEMA GO) system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Summary Award Memo - included in this document
- Agreement Articles - included in this document
- Obligating Document - included in this document
- 2025 FG Notice of Funding Opportunity (NOFO) - incorporated by reference

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Sincerely,

Associate Administrator (A)
FEMA Resilience

Cynthia Spishak

AUGUSTA, GEORGIA
New Grant Proposal/Application

Before a Department/agency may apply for the grant/award on behalf of Augusta Richmond County, they must first obtain approval signature from the Administrator and the Finance Director. The Administrator will obtain information on the grant program and requirements from the funding agency and review these for feasibility to determine if this grant/award will benefit Augusta Richmond County. The Finance Director will review the funding requirement to determine if the grant will fit within our budget structure and financial goals.

Proposal	Project No.	Project Title
PR000641	FIRE	FY 2025 AFG Equipment, Wellness and Fitness (FG-04323)

Requesting grant funds offered by the Federal Emergency Management Agency for Fire Department equipment, wellness and Fitness to purchase Multi-Cancer Early Detection (MCED) Screening, Preventive Mental Health visits and Advanced Heart Monitor/Defibrillator./ Cash Match: 10%, Cash Match Funding Source is Fire Department Fund Balance 274000000/1342210 / EEO notification required: No . EEO Notified: No

Awarded $305,405.50 Fed. fund

Start Date: 09/01/2026 **End Date:** 09/01/2028
Submit Date: 06/18/2026 **Department:** 034 Fire **Cash Match?** Y
Total Budgeted Amount: 1,933,794.41 **Total Funding Agency:** 1,757,995.41 **Total Cash Match:** 175,799.00

Sponsor: GM0016 Federal Emergency Management
Sponsor Type: PT Pass thru Federal
Purpose: 18 Emergency Service **Flow Thru ID:** FEMA

Contacts

Type	ID	Name		Phone
I	26402	HARVEY, SARAH	Sarah Harvey	706-821-2513
I				

Approvals

Type	By	Date
FA	A. BURDEN	06/18/2026

Dept. Signature: [signature]
Grant Coordinator Signature: NHW 7/10/2026

1.) I have reviewed the Grant application and enclosed materials and:

X I find the grant/award to be feasible to the needs of Augusta Richmond County

o Deny the request

[signature] 7/11/26
Finance Director Date

2.) I have reviewed the Grant application and enclosed materials and:

✓ Approve the Department Agency to move forward with the application

o Deny the request

[signature] 7/13/2026
Administrator Date

This form will also be used to provide the external auditors with information on all grants for compliance and certification requirements as required by the State and Federal Government.

Commission Meeting

October 20, 2026

Minutes

Department:	N/A
Presenter:	N/A
Caption:	Motion to **approve** the minutes of the September 15, 2026, and October 6, 2026 regular meetings.
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

COMMISSION MEETING MINUTES

Commission Chamber
Tuesday, September 15, 2026
2:00 PM

PRESENT: Mayor Johnson, Mayor Pro Tem Guilfoyle, Commissioners Johnson, Pulliam, Rice, Wimberly, Clark, Lewis, Slendak, Garrett and Scott.

INVOCATION

Reverend Tony Christie, Pastor, Hillcrest Baptist Church

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

RECOGNITION(S)

A. August 2026 Years of Service Recipients: 5–20 YOS Recipients and 25-50 YOS Recipients.

Recognitions made accordingly.

DELEGATION(S)

B. **Ms. Moniqua Acosta**-persistent nuisance and maintenance conditions at a property adjacent to my commercial property.

Presentation made accordingly.

C. **Ms. Amanda Cruz- Mandatory Green Infrastructure for Data Centers –** additional development code to consider in the data center ordinance.

Presentation made accordingly.

D. **Ms. Lisa Lovestone-Gifford**-Lack of Governmental Oversight in Richmond County.

Presentation made accordingly.

E. **Ms. Zakiya Mabery- C-CAPE** regarding review of latest Data Center Ordinance; Resident Protections, Accountability and request for a 150-day moratorium extension.

Presentation made accordingly.

F. **Lakeland Barnes**- history of SPLOST and the intentions of SPLOST 9. **(Lack quorum deferred from Finance Committee Mtg. Sept. 9, 2026)**

Presentation made accordingly.

G. **Mr. Ben Hasan** regarding item (#2 ASC) **25CSA279** for Building Automation Service and Mechanical Change Order in the amount of **$584,074.42** by Trane Company; and Change

Order **25CSA201** Exhibit G Annual Service Agreement in amount **$317,010.31** by **Trane Company**.

H. Dr. Gayla Spooner Keesee regarding procedural compliance before final adoption.

Presentation made accordingly.

CONSENT AGENDA

(Items 1-20)

PLANNING

1. **Z-26-14** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Bill Corder with Bluewater Engineering Services on behalf of J-Mar Builders & Services, Inc. requesting a rezoning from zones B-1 (Neighborhood-Business), B-2 (General Business), and LI (Light Industrial) to zone LI (Light Industrial) to establish a contracting business and laydown yard affecting properties containing approximately 0.66 acres located at 1730 Broad Street, 212 Frank Street, and 225 Deans Lane. Tax Map #s 035-2-151-01-0, 035-2-153-00-0, 035-2-158-00-0. District 1 (Commissioner: Jordan Johnson).

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

2. **SE-26-14** – A request for concurrence with the Augusta Planning Commission to **APPROVE** a petition by Hull Barrett, PC, on behalf of PSH Augusta Downtown, LLC, requesting a rezoning from zones HI (Heavy Industrial) and LI (Light Industrial) to zone B-2 (General Business) to develop an extended-stay hotel, affecting properties containing approximately 2.3 acres located at 1310 and 1310 A Walker Street. Tax Map #'s 046-2-087-00-0 & 046-2-086-00-0. District 1

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

3. **SE-26-13** – A request for concurrence with the Augusta Planning Commission to **DENY** a petition by Madhusudhan Kothakapu with Apex Liquors LLC, on behalf of On Track New LLC, requesting a special exception per Section 21-2(c) of the Comprehensive Zoning Ordinance to establish a liquor store affecting property containing approximately 2.03 acres located at 4505 Windsor Spring Road. Tax Map # 194-0-001-06-0. Zoned B-1 (Neighborhood Business). District 8 (Commissioner Brandon Garrett).

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

4. **SE-26-17** – A request for concurrence with the Augusta Planning Commission to **APPROV** petition by Ira Brown with Harmoni Towers Gateway LLC, on behalf of Vincent McClain, requesting a special exception per Section 28-A-5(A) of the Comprehensive Zoning Ordinance to establish a telecommunications facility, affecting property containing approximately 2 acres located at 3421 Milledgeville Road. Tax Map # 069-1-011-00-0. Zoned LI (Light Industrial). District 2 (Commissioner Stacy Pulliam).

   Motion to approve

   Motion made by Slendak and seconded by Garrett
   Motion carried 11-0

PUBLIC SERVICES

5. Motion to **approve** the Daniel Field Airport FY2027 Tentative Allocation of $2,033,632 FAA & State (GDOT) funding and approve Mayor Johnson signing the acceptance letter of this tentative allocation. **(Approved by Public Services Committee September 9, 2026)**

   Motion to approve

   Motion made by Slendak and seconded by Garrett
   Motion carried 11-0

6. Motion to **approve** Augusta Regional Airport (AGS) Aviation Commission has approved the purchase of two (2) Ford E-350 StarCraft Buses from Model 1 Commercial Vehicles for Airport Shuttle Service utilizing the Georgia State Contract. Approved by the Augusta Aviation Commission 08/27/2026. The Augusta Regional Airport request the approval of the Augusta Commission for the purchase in the amount of $227,800.00.**(Approved by Public Services Committee September 9, 2026)**

   Motion to approve

   Motion made by Slendak and seconded by Garrett
   Motion carried 11-0

7. Motion to **approve** Augusta Regional Airport (AGS) - Approve Amendment #1 to Work Authorization #11 for Mead & Hunt to provide additional Construction Administration and Construction Observation (CA/CO) services for the Terminal Checkpoint Modernization Project (Bid #25-BFA049) in the amount of $429,950.00. Approved by the Augusta Aviation Commission 08/27/2026.**(Approved by Public Services Committee September 9, 2026)**

   Motion to approve

   Motion made by Slendak and seconded by Garrett
   Motion carried 11-0

8. Motion to **approve** Augusta Regional Airport (AGS) - Approve Drainage Ditch Enclosure – (IFB #250150) Change Order #1 – Final Balancing to Reeves Construction Company in the amount of ($276,616.10). Approved by the Augusta Aviation Commission 08/27/2026. **(Approved by Public Services Committee September 9, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

9. Motion to **approve** the Sec. 5307/5339 Augusta Transit grant application between the Federal Transit Administration (FTA) and Augusta, Georgia.**(Approved by Public Services Committee September 9, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

10. Augusta Regional Airport (AGS) - Approve the First Amendment to the Delta Air Lines Lease Agreement. Approved by the Augusta Aviation Commission 08/27/2026.

Motion to approve

Motion made by Slendak and seconded by Garrett

Motion carried 11-0

11. A motion to renew the Sec. 5311 Rural Transit grant application between the Georgia Department of Transportation (GDOT) and Augusta, Georgia for July 1, 2027, to June 30, 2028.

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

12. Motion to approve A.N. 26-39 –New Location: **Retail Package Beer and Wine**. Michael B. Corley Jr. is the applicant for Gregory M Parker Inc, to be used in connection with 2311 Windsor Spring Rd, Augusta GA 30906.District 5, Super District 9.**(Approved by Public Services Committee September 9, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0 no objectors

13. Motion to **approve A.N. 26-40** –Existing Location, New Ownership: **Retail Package Beer Wine**. Geoff Franqui is the applicant for 8th Street Family LLC, to be used in connection with 307 Eighth Street, Augusta GA 30901. District 1, Super District 9. **(Approved by Public Services Committee September 9, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

14. Motion to approve and execute the FY 2027 Metropolitan Planning Organization (MPO) Annual Safe and Accessible Transportation Options/Complete Streets Funding Contract from the Georgia Department of Transportation (GDOT).

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

15. Motion to **approve** and execute the FY 2027 Metropolitan Planning Organization (MPO) Annual PL Funding Contract from the Georgia Department of Transportation (GDOT). **(Approved by Public Services Committee September 9, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

16. Motion to **approve** the annual application to the Federal Transit Administration (FTA) for Section 5303 funds in FY 2028. **(Approved by Public Services Committee September 9, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

ADMINISTRATIVE SERVICES

17. Motion to **approve** the sole source procurement from Johnson, Laschober & Associates P.C. (JLA) for architectural services resulting from the Midwest Maintenance marble structure assessment contract at the Municipal Building in the amount of $120,000.00. **(Approved by Administrative Services Committee September 9, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

18. Motion to **approve** the request for the change order to 25CSA279 for the Building Automation Service and Mechanical Service Agreements – Year 2 in the total amount of **$584,074.42** by Trane Company. In addition, **approve** the request for the change order to 25CSA201 for the Exhibit G Annual Service Agreement – Year 2 in the total amount of **$317,010.31** by Trane Company. **Approved by Administrative Services Committee September 9, 2026)**

Motion to refer to committee.

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

19. Motion to approve the award RFP Item #26-139, Old Government House Mold Remediation in the amount of $110,227.48 to ACC Restoration, LLC.

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

20. Motion to **approve** Housing and Community Development Department's (HCD's) request to continue to partner with Augusta/CSRA Habitat for Humanity to provide affordable housing to families that reside in the Augusta, Georgia-Richmond County area. To continue support the construction and development of one (1) single family units to be sold to low-income homebuyers. **Approved by Administrative Services Committee September 9, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

21. Motion to **approve** the amendment of 2020 HOPWA Agreements for Antioch Ministries and Promise Land CDC to prevent the recapture of funding. Funding has been earmarked by HUD as HOPWA Expiring Funds for FY2020 and is scheduled to be recaptured on September 30, 2026. **Approved by Administrative Services Committee September 9, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

PUBLIC SAFETY

22. Approve Annual Contract with Georgia Department of Corrections. **(Approved by Public Safety Committee September 8, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

23. Solicitor General Omeeka Loggins-requesting reinstatement of 2026 budget cut funds due to risk of office closure.**(Approved by Public Safety Committee September 8, 2026)**

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

PETITIONS AND COMMUNICATIONS

24. Motion to **approve** the minutes of September 1, 2026, Commission meeting.

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

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

AUGUSTA COMMISSION
REGULAR AGENDA

(Items 21-33)

PUBLIC SERVICES

25. To discuss the deplorable condition of Appleby Library. **(Requested by Commissioner Catherine Rice)**

Motion to delete

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

26. **ZA-R-262** –Approval of the Proposed Data Center Ordinance to provide clear regulatory standards for future data center development.

Establish zoning regulations governing the location, review procedures, design standards, operational requirements, infrastructure coordination, environmental protections, and abandonment requirements for Data Centers (DCs) and High-Density Computing Facilities (HDCFs) within Augusta-Richmond County.

- **Substitute Motion**

Extend moratorium for (30) thirty days.

Motion made by Pulliam and seconded by Wimberly

Motion failed 5-6
Voting Yes: Pulliam, Wimberly, Lewis, Scott. J. Johnson
Voting No: Rice, Clark, Slendak, Garrett, Guilfoyle, Mayor Johnson

- **Original Motion**

Motion to approve
Motion made by Rice and seconded by Slendak

Motion carried 6-5
Voting Yes: Mayor Johnson, Rice, Slendak, Clark, Guilfoyle, Garrett
Voting No: J. Johnson, Pulliam, Lewis, Wimberly, Scott

ENGINEERING SERVICES

27. Motion to approve entering into Construction Agreement with the Georgia Department of Transportation (GDOT) for Greene Street-Part2 (13th St. to 5th St.) Improvements Project (PI #0021263). Also, authorize Augusta Mayor to execute Project Specific Construction Agreement and its associated documents (electronic and hard copy). /AE

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

28. Approve the award of "Solid Waste and Recycling Front Load Services" Contract to Georgia Waste System, LLC. (GWS) subject to receipt of signed contract and associated documents. The Contract is for five years with renewal option of two additional two years terms. AE/26-196

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

29. Approve Amendment 14 for capital improvements at the J. B. Messerly Wastewater Treatment Plant and associated budget amendments.

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

30. Receive update on the J. B. Messerly Wastewater Treatment Plant.

Motion to accept

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

31. Approve additional fees in the amount of $407,255.00 to ISM Engineering for engineering services supporting project management, rainfall, and on-call engineering. ISM is a Prequalified Engineering Consultant (RFQ24-132)

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

32. Approve funding in the amount of $150,000 from vegetation management 2026 allocation to ensure continuity of county-wide right of way trees maintenance and removal services. /AE

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

33. **Mr. Richard E Jones**- uneven manway covers and work order cancellations. (Deferred from the August 25, 2026 committee meeting.

Motion to defer to next committee meeting.

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

FINANCE

34. Planning and Development in coordination with Augusta Economic Development Authority (AEDA) requests Commission approval to apply for the Federal Highway Administration (FHWA) Protect Planning Grant to advance resilience planning for the Mike Padgett Highway corridor, with Valencia Way as the priority major-employer arterial focus.

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

35. Discuss and approve employee contribution rates for the health benefits plan for FY 2027.

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

PUBLIC SAFETY

36. Moton to **approve** the Probate Court's request for the replacement of the current filing carousels utilizing Sourcewell Cooperative Contract with Kardex Remstar, LLC in the amount $290,468.50. Amount revised down to $**243,774.85**. **(No recommendation from Public Safety Committee September 9, 2026)**

Motion to approve

Motion made by Garrett and Slendak
Motion carried 9-2 with Pulliam and J. Johnson voting no

LEGAL MEETING

A. Pending and Potential Litigation

B. Real Estate

C. Personnel

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

Motion to approve

Motion made by Clark and seconded by Guilfoyle.
Motion carried 7-0 with Rice, Lewis, Garrett and Scott out.

38. Motion to follow the recommendation of the Augusta Aviation Commission and terminate the checkpoint modernization project contract expanding the TSA lines at Augusta Regional Airport.

Motion to approve

Motion made by Clark and seconded by J. Johnson
Motion carried 8-0 with Garrett, Rice and Lewis out

ADDENDUM AGENDA
SEPTEMBER 15, 2026

Addendum Agenda accepted without objection.

ADD- CONSENT AGENDA:

1. Augusta Regional Airport (AGS) - Acceptance of FAA AIP Grant No. 3-13-0011-064-2026(#64) in the amount of **$1,634,899.74**. **Approved by the Augusta Aviation Commission 08/27/2026. (Approved by the Public Services Commission September 8, 2026)**

   Motion to approve

   Motion made by Slendak and seconded by Garrett
   Motion carried 11-0

2. Motion to **approve** Augusta, GA Juvenile Justice Center Renovation - Contract Documents and GMP Amendment. **(Requested by Noland Martin, Administrator Juvenile Court)**

   1) **RWA Executed A133-2019 Contract, 2)RWA Executed A133-**
   2) **2019 Exhibit A GMP Amendment with attachments,**
   3) **A133-2019 Exhibit B Insurance.**

   Motion to approve

   Motion made by Slendak and seconded by Garrett
   Motion carried 11-0

CORRECTION:
PLANNING:

3. **SE-26-14 –** A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Hull Barrett, PC, on behalf of PSH Augusta Downtown, LLC, requesting a rezoning from zones HI (Heavy Industrial) and LI (Light Industrial) to zone B-2 (General Business) to develop an extended-stay hotel, affecting properties containing approximately 2.3 acres located at 1310 and 1310 A Walker Street. Tax Map #'s 046-2-087-00-0 & 046-2-086-00-0. District 1

SHOULD READ:

4. **SE-26-14 – A request for concurrence with the Augusta Planning Commission to APPROVE a petition by Nolan Martin on behalf of Augusta-Richmond County requesting a special exception per Section 26-1(p) of the Comprehensive Zoning Ordinance to establish a Juvenile Court Center, affecting property containing approximately 4.85 acres located at**

1001 Fourth Street. Tax Map # 060-1-036-00-0. Zoned LI (Light Industrial). Dist (Commissioner Jordan Johnson).

Motion to approve

Motion made by Slendak and seconded by Garrett
Motion carried 11-0

//

COMMISSION MEETING MINUTES

Commission Chamber
Tuesday, October 06, 2026
2:00 PM

Present: Mayor Johnson, Mayor Pro Tem Guilfoyle, Commissioners Johnson, Pulliam, Rice. Wimberly, Clark, Lewis, Slendak, Garrett, Scott

INVOCATION

Reverend Charles Utley, Pastor, McElmurray Spring Branch Baptist Church

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

DELEGATION(S)

A. **Mr. Steven Coffman**- update on Patton's Pals and discuss our partnership moving forward.

   Presentation made accordingly.

B. **Ms. Patricia Geter/West Augusta Six-** Discussion of Construction Plan Access Fees and Their Impact on Small Business Participation in Augusta Procurement.

   Presentation made accordingly.

C. **Ms. Chastanae Cherry** -Oversight Committee formation regarding Data Center Ordinance protections.

   Presentation made accordingly.

D. **Ms. Francine McCoy** regarding the paving of Bussey Road.

   It was the consensus of the Commission to have Dr. Malik report back in ninety (90) days with a possible solution regarding paving possibility.

CONSENT AGENDA

(Items 1-17)

PUBLIC SERVICES

1. **ZA-R-262** –Approval of the Proposed Data Center Ordinance to provide clear regulatory standards for future data center development.

   Establish zoning regulations governing the location, review procedures, design standards, operational requirements, infrastructure coordination, environmental protections, and abandonment requirements for Data Centers (DCs) and High-Density Computing Facilities (HDCFs) within Augusta-Richmond County. **(Approved by Augusta Commission on September 15, 2026 - second reading)**

   (Consensus of the Commission to companion agenda items 1, 20 & 21 for discussion)

   Motion to approve #1

   Motion made by Rice and seconded by Guilfoyle
   Voting yes. Clark, Garrett, Mayor Johnson, Guilfoyle, Rice and Slendak
   Voting No J. Johnson, Lewis, Pulliam, Scott and Wimberly

   Motion carried 6-5

2. **Motion to approve A.N. 26-41** –New Location: Consumption on Premise Beer. Duc Trong Tran is the applicant for Augusta Cigar & Billiards LLC, to be used in connection with 3112 Washington Rd STE A & B, Augusta GA 30907. District 7, Super District 10. **(Approved by Public Services Committee September 29, 2026 no objectors)**

   Motion to approve

   Motion made by Guilfoyle and seconded by Clark
   Motion carried 11-0 (no objectors)

3. Motion to **approve** A.N. 26-42 –Existing Location, New Ownership: Retail Package Liquor, Beer and Wine. Shravan Kumar Raul is the applicant for H&S Wine & Spirits, to be used in connection with 2372 Barton Chapel Rd, Augusta GA 30906. District 5, Super District 9.(**Approved by Public Services Committee September 29, 2026- no objectors)**

   Motion to approve

   Motion made by Guilfoyle and seconded by Clark
   Motion carried 11-0 (no objectors)

4. Motion to **approve** a sole source in the amount of $29,260 to the agreement for procurement and installation of scoreboards from Electro-Mech at Eisenhower Park ballfields. Funding is available in the appropriate account.**(Approved by Public Services Committee on September 29, 2026)**

   Motion to approve

   Motion made by Guilfoyle and seconded by Clark
   Motion carried 11-0 (no objectors)

5. **Motion Augusta Regional Airport (AGS) – Approve** selection and award of contract to Mass Media Marketing, LTD (M3) for the Airport Marketing Agency pursuant to RFQ 26-172. The terms of the contract are for three years with two one-year options to extend. **(Approved by Public Services Committee on September 29, 2026)**

   Motion to approve

   Motion made by Guilfoyle and seconded by Clark
   Motion carried 11-0 (no objectors)

6. Motion to **approve** Augusta Regional Airport (AGS) – Approve NetJets Management Services Agreement. Approved by the Augusta Aviation Commission 09/10/2026. **(Approved by Public Services Committee on September 29, 2026)**

   Motion to approve

   Motion made by Guilfoyle and seconded by Clark
   Motion carried 11-0

7. Motion to **approve** the selection of Tri Scapes, LLC as the vendor for Bid Item# 26-181, Construction Services for May Park Improvements, in the amount of **$2,695,132.55;** to approve associated SPLOST 7 allocations; and to authorize the mayor to execute the contracts and all related documents.**(Approved by Public Services Committee on September 29, 2026)**

   Motion to approve

   Motion made by Guilfoyle and seconded by Clark
   Motion carried 11-0

8. Motion to **approve** the agreement with Food Services Agreement with G.A. Food Services of Pinellas County, LLC. and to authorize the mayor to execute the contracts and all related documents. **(Approved by Public Services Committee on September 29, 2026)**

   Motion to approve

   Motion made by Guilfoyle and seconded by Clark
   Motion carried 11-0

ADMINISTRATIVE SERVICES

9. Motion to **approve** the request for the change order to 25CSA279 for the Building Automation Service and Mechanical Service Agreements – Year 2 in the total amount of $584,074.42 by Trane Company.

   In addition, approve the request for the change order to 25CSA201 for the Exhibit G Annual Service Agreement – Year 2 in the total amount of $317,010.31 by Trane Company. **(Deferred from the September 15,2026 Commission Meeting. (Approved by Administrative Services Committee September 29, 2026)**

   Motion to approve

Motion made by Guilfoyle and seconded by Clark
Motion carried 11-0

ENGINEERING SERVICES

10. Motion to **approve** supplement funding in amount not to exceed $121,014 to M. Mitchell Group contract to cover cost of non-reimbursable concrete flatwork repairs adjacent to the right of way that was damaged by Hurricane Helene. AE/ Bid 25-905 (26ENG171). **(Approved by Engineering Services Committee on September 29, 2026)**

Motion to approve

Motion made by Guilfoyle and seconded by Clark
Motion carried 11-0

11. Motion to **approve** the award of the Construction Contract to Morgan Corporation in the amount of $4,767,795 for the Deans Bridge Road Solid Waste Facility Phase 3, Stage 2, South Cell 2 – Phase 1 Construction Project. The award is contingent upon receipt of all required signed contract and associated required documents. Also authorize use of $5.5million from "Solid waste restricted reserve funds" for this project construction and Construction Quality Assurance, and accordingly approve amending Environmental Services FY2026 Budget to add this amount to Solid Waste Operations Funds. AE/ RFP 26-272. **(Approved by Engineering Services Committee on September 29, 2026)**

Motion to approve

Motion made by Guilfoyle and seconded by Garrett
Motion carried 10-0 with Pulliam out

12. Motion to **approve** funding in the amount of $41,000.00 for the continued provision of Rhythm Engineering Technical Support and Software Services through a sole-source procurement for Richmond County's Traffic ITS Operations, including the operation and maintenance of the Rhythm In-Sync Adaptive Signal Timing System. Also, approve the annual continuation of Rhythm Engineering services to ensure ongoing system support, maintenance, and operational continuity. /AE.**(Approved by Engineering Services Committee on September 29, 2026)**

Motion to approve

Motion made by Guilfoyle and seconded by Clark
Motion carried 11-0

13. Motion to **approve** Environmental Services to support the DCA OneGeorgia Authority Hurricane Disaster Relief Grant for the Woodlake Sewer and Water Project. **(Approved by Engineering Services Committee on September 29, 2026)**

Motion to approve

Motion made by Guilfoyle and seconded by Clark
Motion carried 11-0

FINANCE

14. Motion to **approve** the SPLOST 9 project list for general obligation bond issuance. **(Approved by Finance Committee September 29, 2026)**

Motion to approve

Motion made by Guilfoyle and seconded by Clark
Motion carried 11-0

15. Motion to **approve** the SPLOST 8 Contractor Agreement with the Augusta, Georgia Land Bank Authority for Blight Mitigation.**(Approved by Finance Committee September 29, 2026)**

Motion to approve

Motion made by Guilfoyle and seconded by Clark
Motion carried 11-0

PETITIONS AND COMMUNICATIONS

16. Motion to **approve** the Augusta Legislative Delegation's (K. Howard) appointment of Mr. Brandon Few to the Augusta Port Authority.

Motion to approve

Motion made by Guilfoyle and seconded by Clark
Motion carried 11-0

17. Motion to **approve** the minutes of the Commission September 15, 2026, minutes with corrections.

Motion to approve

Motion made by Guilfoyle and seconded by Clark
Motion carried 11-0

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

AUGUSTA COMMISSION
REGULAR AGENDA

(Items 18-24)

PUBLIC SERVICES

18. Hookah Ordinance **(Deferred from the Public Services Committee September 29, 2026)**

It was the consensus of the Commission to receive the recommendation of the Mayor to defer this matter for two weeks to the next Commission Meeting to bring downtown Augusta to the table to talk about Hookah.

19. Motion to **approve** the selection of JHC Corporation as the vendor for Bid Item# 26-182, Construction Services for Boykin Road Park Improvements, in the amount of $2,342,342.00; to approve associated SPLOST 7 allocations; and to authorize the mayor to execute the contracts and all related documents. **(Requested by Administration on behalf of Augusta Recreation)**

Motion to approve

Motion made by Rice and seconded by Scott
Motion carried 9-2 with Slendak and Garrett voting no

20. Direct Planning Department to amend the draft Data Center Ordinance to include developer-funded utility protections, Community Benefits Agreements, and facility growth caps and refer the amended ordinance for a formal Second Reading. **(Requested by Commissioner Stacy Pulliam)**

(Companioned for discussion agenda items 1, 20 & 21)

No action taken due to the approval of agenda item #1

21. Have a subject matter expert on data centers present a briefing on data center safeguards today or on an upcoming agenda prior to the formal second reading. **(Requested by Commissioner Stacy Pulliam)**

(Companioned for discussion agenda items 1, 20 & 21)

No action taken due to the approval of agenda item #1

ENGINEERING SERVICES

22. Discuss Johns Road abandonment. **(No recommendation from Engineering Services Committee September 29, 2026)**

Motion to approve holding public hearing in three weeks.

Motion made by Rice and seconded by Guilfoyle

Motion carried 11-0

23. Discussion of waste contract: engineering, procurement & law dept. **(Requested by Commissioner Tony Lewis)**

Received as information without objection.

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Commission Meeting

Meeting Date: October 20, 2026

Proposed Granite Historical Marker in the Downtown Historic District

Department:	Planning & Development
Presenter:	Adleasia Cameron
Caption:	Motion to approve a Letter of Endorsement on behalf of Dr. Joyce Haskell and Jean Barney of the College Hill Chapter, NSDAR, for a Proposed Granite Historical Marker in the Downtown Historic District Commemorating Princess Augusta and Recognizing Her Historical Significance to the Community (Historic Preservation Committee reviewed & supports as of 9/24/2026).
Background:	
Analysis:	
Financial Impact:	
Alternatives:	
Recommendation:	Motion to approve a Letter of Endorsement for the Proposed Granite Historical Marker in the Downtown Historic District Commemorating Princess Augusta and Recognizing Her Historical Significance to the Community
Funds are available in the following accounts:	

Augusta-Richmond County Historic Preservation Commission

September 30, 2026

Dr. Joyce Haskell
Augusta Women's Club
229 Edgefield Road
North Augusta, South Carolina 29841
jhaskellphd@yahoo.com
803-640-6037

RE: Historical Marker in the Downtown Historic District to commemorate Princess Augusta

Dear Dr. Haskell,

On September 24, 2026, Augusta's Historic Preservation Commission (HPC) voted unanimously to support the proposed Granite Historical Marker to Commemorate Princess Augusta. This marker will be in the Downtown Historic District near the 6th Street Riverwalk Ramp. The content of the marker was presented to HPC during the meeting.

During a courtesy review of the project, HPC was impressed with this proposal, and it will provide further enhancement of August's past and founding. Since this marker will be in a pedestrian oriented location, this will give the trail users a view of this marker along with other markers at that location.

Thank you for your presentation and the information provided to HPC. The marker to commemorate Princess Augusta is an exciting project that will be transformational for Augusta's Riverwalk and downtown.

Respectfully,

Dave Barbee,
Chair
Augusta-Richmond County Historic Preservation Commission

CC: Augusta Historic Preservation Commission
Planning and Development Staff
Augusta City Administrator's Office
Augusta Law Department
Augusta Parks and Recreation Department
Augusta Arts Council

Public Services Committee

August 25, 2026

Hookah Ordinance

Department:	N/A
Presenter:	N/A
Caption:	Hookah Ordinance **(Requested by Commissioner Jordan Johnson)**
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

Sec. 4-2-78. Definitions.

The following words and phrases, whenever used in this Article, shall be construed as defined in this Section:

A. "Bar" means an establishment that is devoted to the serving of alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of those beverages, including but not limited to, taverns, nightclubs, cocktail lounges, and cabarets.

B. "Business" means a sole proprietorship, partnership, joint venture, corporation, or other business entity, either for-profit or not-for-profit, including retail establishments where goods or services are sold; professional corporations and other entities where legal, medical, dental, engineering, architectural, or other professional services are delivered; and private clubs.

C. "E-cigarette" means any electronic oral device, such as one composed of a heating element, battery, and/or electronic circuit, which provides a vapor of nicotine or any other legal substances, and the use or inhalation of which simulates smoking. The term shall include any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, vape pen, or under any other product name or description.

D. "Employee" means a person who is employed by an employer in consideration for direct or indirect monetary wages or profit, and a person who volunteers his or her services for a non-profit entity.

E. "Employer" means a person, business, partnership, association, corporation, including a municipal corporation, trust, or non-profit entity that employs the services of one or more individual persons.

F. "Enclosed Area" Enclosed area means all space between a floor and ceiling that is bounded on all sides by walls, doorways or windows, whether open or closed. A wall includes any retractable divider, garage door, or other physical barrier, whether temporary or permanent.

G. "Health Care Facility" means an office or institution providing care or treatment of diseases, whether physical, mental, or emotional, or other medical, physiological, or psychological conditions, including but not limited to, hospitals, rehabilitation hospitals or other clinics, including weight control clinics, nursing homes, long-term care facilities, homes for the aging or chronically ill, laboratories, and offices of surgeons, chiropractors, physical therapists, physicians, psychiatrists, dentists, and all specialists within these professions. This definition shall include all waiting rooms, hallways, private rooms, semiprivate rooms, and wards within health care facilities.

H. "Hookah" means a water pipe and any associated products and devices, which are used to produce fumes, smoke, and/or vapor from the burning of material including, but not limited to, tobacco, shisha, or other plant matter.

I. "Hookah Bar" or "Hookah Lounge" means an establishment that derives more than eighty (80) percent of its quarterly gross revenue from the sale of shisha for consumption on the premises by customers and the sale of accessories used for smoking shisha. A hookah lounge does not allow individuals under the age of eighteen (18) to enter the premises, and does not have a permit or license to sell alcoholic beverages, but may serve food and nonalcoholic beverages for consumption on the premises by customers.

I.a. "Hookah License" is an optional license separate from business and alcohol licenses that allows for the consumption of shisha by guests on the premises of a bar and/or restaurant, provided that all shisha is purchased on the premises and that the bar or restaurant does not allow individuals under the age of twenty-one (21) to enter the premises at any time that hookah is smoked. The holder of a Hookah License shall pay a regulatory fee as provided for in Augusta, Georgia Code Section 2-1-3(c), at the time of the issuance of the initial hookah license, and thereafter at the time of the issuance of any alcohol license upon renewal thereof. The regulatory fee shall be an annual fee paid at the time the establishment begins selling hookah products, and each year thereafter when the alcohol license is renewed.

J. "Place of Employment" means an area under the control of a public or private employer, including, but not limited to, work areas, private offices, employee lounges, restrooms, conference rooms, meeting rooms, classrooms, employee cafeterias, hallways, construction sites, temporary offices, and vehicles. A private residence is not a "place of employment" unless it is used as a child care, adult day care, or health care facility.

K. "Playground" means any park or recreational area designed in part to be used by children that has play or sports equipment installed or that has been designated or landscaped for play or sports activities, or any similar facility located on public or private school grounds or on Augusta, Georgia owned grounds.

L. "Private Club" means an organization, whether incorporated or not, which is the owner, lessee, or occupant of a building or portion thereof used exclusively for club purposes at all times, which is operated solely for a recreational, fraternal, social, patriotic, political, benevolent, or athletic purpose, but not for pecuniary gain, and which only sells alcoholic beverages incidental to its operation. The affairs and management of the organization are conducted by a board of directors, executive committee, or similar body chosen by the members at an annual meeting. The organization has established bylaws and/or a constitution to govern its activities. The organization has been granted an exemption from the payment of federal income tax as a club under 26 U.S.C. Section 501.

M. "Public Event" means an event which is open to and may be attended by the general public, including but not limited to, such events as concerts, fairs, farmers' markets, festivals, parades, performances, and other exhibitions, regardless of any fee or age requirement.

N. "Public building" Any enclosed building, structure or indoor facility owned, operated, leased or managed by Augusta, Georgia which is used by or open to the public, including without limitation, public transportation, enclosed areas occupied by Augusta, Georgia staff, open office areas, shared offices, private offices, hallways, restrooms, escalators, elevators, stairways, lobbies, reception and waiting rooms, classrooms, meeting or conference rooms and auditoriums, on-site cafeterias, lunchrooms and lounges.

O. "Public Place" means an area to which the public is invited or in which the public is permitted, including but not limited to, all public buildings, banks, bars, educational facilities, gaming facilities, health care facilities, hotels and motels, laundromats, public transportation vehicles and facilities, reception areas, restaurants, retail food production and marketing establishments, retail service establishments, retail stores, shopping malls, sports arenas, theaters, and waiting rooms. A private residence is not a "public place" unless it is used as a child care, adult day care, or health care facility.

P. "Recreational Area" means any public or private area open to the public for recreational purposes, whether or not any fee for admission is charged, including but not limited to, amusement parks, athletic fields, beaches, fairgrounds, gardens, golf courses open to the public, parks, plazas, skate parks, swimming pools, trails, and zoos.

Q. "Restaurant" means an eating establishment, including but not limited to, coffee shops, cafeterias, sandwich stands, and private and public school cafeterias, which gives or offers for sale food to the public, guests, or employees, as well as kitchens and catering facilities in which food is prepared on the premises for serving elsewhere. The term "restaurant" shall include a bar area within the restaurant.

R. "Service Line" means an indoor or outdoor line in which one (1) or more persons are waiting for or receiving service of any kind, whether or not the service involves the exchange of money, including but not limited to, ATM lines, concert lines, food vendor lines, movie ticket lines, and sporting event lines.

S. "Shopping Mall" means an enclosed public walkway or hall area that serves to connect retail or professional establishments.

T. "Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. "Smoking" also includes the use of an e-cigarette which creates an aerosol or vapor, in any manner or in any form, or the use of any oral smoking device for the purpose of circumventing the prohibition of smoking in this Article.

U. "Sports Arena" means a place where people assemble to engage in physical exercise, participate in athletic competition, or witness sports or other events, including sports pavilions, stadiums, gymnasiums, health spas, boxing arenas, swimming pools, roller and ice rinks, and bowling alleys.

V. "Reasonable distance" means a distance that is sufficient to ensure indoor areas remain smoke-free by preventing smoke from infiltrating enclosed public places via any entrance, exit, window, vent, or air intake system of a building where smoking is prohibited, and to protect persons entering or exiting enclosed areas from involuntarily inhaling second-hand smoke.

W. "Cigar Bar/Lounge" means a stand-alone retail establishment authorized to sell or serve alcohol for consumption on premises, as provided for in Augusta, Georgia Code, Alcoholic Beverages, Sections 6-2-1 through 6-2-145, and which certifies that 20 percent of more of their annual gross sales revenue is from the sale of cigars.

Sec. 4-2-84. Where smoking not regulated.

A. Notwithstanding any other provision of this Article to the contrary, smoking and e-cigarettes shall not be prohibited in private residences, unless used as a childcare, . adult day care, or health care facility.

B. Except as otherwise provided in this article, smoking and e-cigarettes shall not be prohibited in private vehicles.

C. Areas within the geographical confines of Augusta, Georgia wherein the Board of Commissioners of Augusta, Georgia does not have jurisdiction, including property belonging to the City of Hephzibah, the City of Blythe, the State of Georgia and the federal government.

D. Hookah Bars and Lounges in existence as of the date of adoption of this section and which permit waterpipe smoking on the premises as of the date of the adoption of this section.

E. Retail Electronic Smoking device stores in existence as of the date of the adoption of this section and which permit electronic device usage as of the date of the adoption of this section.

F. Bars, Cigar Bars/Lounges, Private Clubs and Restaurants that have a valid Hookah License and permit waterpipe smoking on the premises and do not allow individuals under the age of twenty-one (21) to enter the premises at any time that hookah is smoked and obtain an indoor air certificate of exemption.

G. Indoor Air (Outdoor Use) Certificate of Exemption. Certain establishments authorized for sale or service of alcohol for consumption on the premises are exempt from the prohibition of smoking contained therein as follows:

1. *Cigar bar/lounge.* A stand-alone establishment authorized to sell or serve alcohol for consumption on the premises, which certifies that 20 percent or more of their annual gross sales revenue is from the sale of cigars, shall be exempt provided that:
    a. Cigars and hookah are the only tobacco products consumed in the premises;
    b. Access to the establishment is denied to any person under the age of 21,
    c. Establishment does not employ any individual under the age of 21.
    d. Establishment pays a regulatory fee as provided for in Augusta, Georgia Code Section 2-1-3(c), at the time of the issuance of the initial alcohol license, and thereafter at the time of the issuance of the alcohol license upon renewal thereof. (The regulatory fee is an annual fee paid at the time the establishment begins selling tobacco products, and each year thereafter when the alcohol license is renewed.)
    e. The certificate of exemption shall be displayed conspicuously in the manner of the alcohol license.
    f. Establishment shall install exterior sign indicating "cigar bar/lounge".
    g. Such establishment shall not sell or permit the use of:
        1. Vape products, including electronic smoking devices, component parts or e-liquids.
        2. Cigarettes (tobacco rolled in paper).
    h. Cigar Bar/Lounge shall not be located within 100 yards of another Cigar Bar/Lounge.
    i. Cigar Bar/Lounge must have a filtration system exceeding ninety-eight percent efficiency with all air within the lounge exhausted directly to the outside by an exhaust fan of sufficient size.

2. *Bar*. A stand-alone establishment authorized to sell or serve alcohol for consumption on the premises shall be exempt provided that:
    a. Hookah is the only tobacco product consumed in the premises.
    b. Access to the establishment is denied to any person under the age of 21.
    c. Establishment does not employ any individual under the age of 21.
    d. Establishment pays a regulatory fee as provided for in Augusta, Georgia Code Section 2-1-3(c), at the time of the issuance of the initial alcohol license, and thereafter at the time of the issuance of the alcohol license upon renewal thereof. (The regulatory fee is an annual fee paid at the time the establishment begins selling tobacco products, and each year thereafter when the alcohol license is renewed.)
    e. The certificate of exemption shall be displayed conspicuously in the manner of the alcohol license.
    f. Such establishment shall not sell or permit the use of:

1. Vape products, including electronic smoking devices, component parts or e-liquids.
2. Cigarettes (tobacco rolled in paper).
3. Unrolled tobacco.
4. Cigars.

h. The bar must have a filtration system exceeding ninety-eight percent efficiency with all air within the lounge exhausted directly to the outside by an exhaust fan of sufficient size.

i. The bar must prominently advertise at the entrance that hookah is allowed on premises and that access to the premises is limited to those twenty-one (21) years or older.

3. *Restaurant*. A stand-alone establishment authorized to sell or serve alcohol and food for consumption on the premises shall be exempt provided that:

a. Hookah is the only tobacco product consumed in the premises and then only outside and/or on an open-air patio.

b. Access to the establishment is denied to any person under the age of 21 at all times when hookah is smoked.

c. Establishment does not employ any individual under the age of 21.

d. Establishment pays a regulatory fee as provided for in Augusta, Georgia Code Section 2-1-3(c), at the time of the issuance of the initial alcohol license, and thereafter at the time of the issuance of the alcohol license upon renewal thereof. (The regulatory fee is an annual fee paid at the time the establishment begins selling tobacco products, and each year thereafter when the alcohol license is renewed.)

e. The certificate of exemption shall be displayed conspicuously in the manner of the alcohol license.

f. Such establishment shall not sell or permit the use of:

1. Vape products, including electronic smoking devices, component parts or e-liquids.
2. Cigarettes (tobacco rolled in paper).
3. Unrolled tobacco.
4. Cigars.

g. The restaurant must prominently advertise at the entrance that hookah is allowed on premises and that access to the premises is limited to those twenty-one (21) years or older when hookah is smoked.

Sec. 2-1-3. - Administrative and regulatory fee structure; occupation tax structure.

c. The regulatory fee schedule for persons in occupations and professions shall be as set below, and may be amended from time to time:

Adult Entertainment Establishments	$3,830.00 per year
Adult Entertainment (live)	$155.00 per day
Amusement Parks	$770.00 per year
Arcades	$385.00 per year
Cigar Bar/Lounge	$125.00 per year
Craft Show Promoters	$460.00 per year
Dance Hall License incidental to Alcohol License	$155.00 per year
Entertainment Venue	$385.00 per year
Flea Markets	
1 through 10 rental spaces	$460.00 per year
11 or more rental spaces	$770.00 per year
Fortune Tellers	$770.00 per year
Going Out of Business Sales	$155.00 per 90 days
(May be renewed for 60 days)	$155.00
Hookah Bar/Lounge Hookah License	$125.00 per year $_____ per year
Hybrid Restaurant	$550.00 per year
Incidental Alcohol License	$250.00 per year
Second Hand Goods	$155.00 per year
Special Entertainment Permit	$50.00

Street Vendors	$55.00 per day
Temporary and Transient Vendors	$195.00 per day
Wreckers	$40.00 per year
Taxicabs	$40.00 per year
Limousines	$40.00 per year
Vending Machines (per machine)	$10.00 per year
Salvage Yards	$350.00

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 7. - SMOKING PROHIBITIONS IN PUBLIC PLACES AND PLACES OF EMPLOYMENT IN TITLE 4 PUBLIC HEALTH, CHAPTER 2 HEALTH AND SANITATION, ARTICLE 7 SMOKING PROHIBITIONS IN PUBLIC PLACES AND PLACES OF EMPLOYMENT, SECTIONS 4-2-78 AND 4-2-84 OF THE AUGUSTA, GEORGIA CODE OF ORDINANCES TO PROVIDE FOR AN UPDATE TO THE ORDINANCES RELATED TO THE USE OF HOOKAH; AND AMENDING TITLE 2 – FINANCE AND TAXATION, CHAPTER 1 – BUSINESS TAX CERTIFICATE, ARTICLE 1 – IN GENERAL, SECTION 2-1-3.

WHEREAS, the Commission recognizes a need to update the applicable ordinances to reflect the current economic climate;

WHEREAS, on _____ _____, 2026, a vote was held in Augusta-Richmond County that changed the applicable statutes to allow for more expansive but still limited use of hookah in public spaces; and,

WHEREAS, the Commission recognizes that allowing more liberal use of hookah in public spaces will be beneficial to businesses and not burdensome on public health;

THE AUGUSTA, GEORGIA COMMISSION ordains as follows:

SECTION I. The following shall be deleted from Section 4-2-78:

~~A. "Bar" means an establishment that is devoted to the serving of alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of those beverages, including but not limited to, taverns, nightclubs, cocktail lounges, and cabarets.~~

~~B. "Business" means a sole proprietorship, partnership, joint venture, corporation, or other business entity, either for-profit or not-for-profit, including retail establishments where goods or services are sold; professional corporations and other entities where legal, medical, dental, engineering. architectural, or other professional services are delivered; and private clubs.~~

~~C. "E-cigarette" means any electronic oral device, such as one composed of a heating element, battery, and/or electronic circuit, which provides a vapor of nicotine or any other legal substances, and the use or inhalation of which simulates smoking. The term shall include any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, vape pen, or under any other product name or description.~~

~~D. "Employee" means a person who is employed by an employer in consideration for direct or indirect monetary wages or profit, and a person who volunteers his or her services for a non-profit entity.~~

E. "Employer" means a person, business, partnership, association, corporation, including a municipal corporation, trust, or non-profit entity that employs the services of one or more individual persons.

F. "Enclosed Area" Enclosed area means all space between a floor and ceiling that is bounded on all sides by walls, doorways or windows, whether open or closed. A wall includes any retractable divider, garage door, or other physical barrier, whether temporary or permanent.

G. "Health Care Facility" means an office or institution providing care or treatment of diseases, whether physical, mental, or emotional, or other medical, physiological, or psychological conditions, including but not limited to, hospitals, rehabilitation hospitals or other clinics, including weight control clinics, nursing homes, long-term care facilities, homes for the aging or chronically ill, laboratories, and offices of surgeons, chiropractors, physical therapists, physicians, psychiatrists, dentists, and all specialists within these professions. This definition shall include all waiting rooms, hallways, private rooms, semiprivate rooms, and wards within health care facilities.

H. "Hookah" means a water pipe and any associated products and devices, which are used to produce fumes, smoke, and/or vapor from the burning of material including, but not limited to, tobacco, shisha, or other plant matter.

I. "Hookah Bar" or "Hookah Lounge" means an establishment that derives more than eighty (80) percent of its quarterly gross revenue from the sale of shisha for consumption on the premises by customers and the sale of accessories used for smoking shisha. A hookah lounge does not allow individuals under the age of eighteen (18) to enter the premises, and does not have a permit or license to sell alcoholic beverages, but may serve food and nonalcoholic beverages for consumption on the premises by customers.

J. "Place of Employment" means an area under the control of a public or private employer, including, but not limited to, work areas, private offices, employee lounges, restrooms, conference rooms, meeting rooms, classrooms, employee cafeterias, hallways, construction sites, temporary offices, and vehicles. A private residence is not a "place of employment" unless it is used as a child care, adult day care, or health care facility.

K. "Playground" means any park or recreational area designed in part to be used by children that has play or sports equipment installed or that has been designated or landscaped for play or sports activities, or any similar facility located on public or private school grounds or on Augusta, Georgia owned grounds.

L. "Private Club" means an organization, whether incorporated or not, which is the owner, lessee, or occupant of a building or portion thereof used exclusively for club purposes at all times, which is operated solely for a recreational, fraternal, social, patriotic, political, benevolent, or athletic purpose, but not for pecuniary gain, and which only sells alcoholic beverages incidental to its operation. The affairs and management of the organization are conducted by a board of directors, executive committee, or similar body chosen by the members at an annual meeting. The organization has established bylaws and/or a constitution to govern its activities. The organization has been granted an exemption from the payment of federal income tax as a club under 26 U.S.C. Section 501.

M. "Public Event" means an event which is open to and may be attended by the general public, including but not limited to, such events as concerts, fairs, farmers' markets, festivals, parades, performances, and other exhibitions, regardless of any fee or age requirement.

N. "Public building" Any enclosed building, structure or indoor facility owned, operated, leased or managed by Augusta, Georgia which is used by or open to the public, including without limitation, public transportation, enclosed areas occupied by Augusta, Georgia staff, open office areas, shared offices, private offices, hallways, restrooms, escalators, elevators, stairways, lobbies, reception and waiting rooms, classrooms, meeting or conference rooms and auditoriums, on-site cafeterias, lunchrooms and lounges.

O. "Public Place" means an area to which the public is invited or in which the public is permitted, including but not limited to, all public buildings, banks, bars, educational facilities, gaming facilities, health care facilities, hotels and motels, laundromats, public transportation vehicles and facilities, reception areas, restaurants, retail food production and marketing establishments, retail service establishments, retail stores, shopping malls, sports arenas, theaters, and waiting rooms. A private residence is not a "public place" unless it is used as a child care, adult day care, or health care facility.

P. "Recreational Area" means any public or private area open to the public for recreational purposes, whether or not any fee for admission is charged, including but not limited to, amusement parks, athletic fields, beaches, fairgrounds, gardens, golf courses open to the public, parks, plazas, skate parks, swimming pools, trails, and zoos.

Q. "Restaurant" means an eating establishment, including but not limited to, coffee shops, cafeterias, sandwich stands, and private and public school cafeterias, which gives or offers for sale food to the public, guests, or employees, as well as kitchens and catering facilities in which food is prepared on the premises for serving elsewhere. The term "restaurant" shall include a bar area within the restaurant.

R. "Service Line" means an indoor or outdoor line in which one (1) or more persons are waiting for or receiving service of any kind, whether or not the service involves the exchange of money, including but not limited to, ATM lines, concert lines, food vendor lines, movie ticket lines, and sporting event lines.

S. "Shopping Mall" means an enclosed public walkway or hall area that serves to connect retail or professional establishments.

T. "Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. "Smoking" also includes the use of an e-cigarette which creates an aerosol or vapor, in any manner or in any form, or the use of any oral smoking device for the purpose of circumventing the prohibition of smoking in this Article.

U. "Sports Arena" means a place where people assemble to engage in physical exercise, participate in athletic competition, or witness sports or other events, including sports pavilions, stadiums, gymnasiums, health spas, boxing arenas, swimming pools, roller and ice rinks, and bowling alleys.

V. "Reasonable distance" means a distance that is sufficient to ensure indoor areas remain smoke-free by preventing smoke from infiltrating enclosed public places via any entrance, exit, window, vent, or air intake system of a building where smoking is prohibited, and to protect persons entering or exiting enclosed areas from involuntarily inhaling second-hand smoke.

W. "Cigar Bar/Lounge" means a stand-alone retail establishment authorized to sell or serve alcohol for consumption on premises, as provided for in Augusta, Georgia Code, Alcoholic Beverages, Sections 6-2-1 through 6-2-145, and which certifies that 20 percent of more of their annual gross sales revenue is from the sale of cigars.

SECTION II. The following shall be deleted from Section 4-2-84:

A. Notwithstanding any other provision of this Article to the contrary, smoking and e-cigarettes shall not be prohibited in private residences, unless used as a childcare. adult day care, or health care facility.
B. Except as otherwise provided in this article, smoking and e-cigarettes shall not be prohibited in private vehicles.
C. Areas within the geographical confines of Augusta, Georgia wherein the Board of Commissioners of Augusta, Georgia does not have jurisdiction, including property belonging to the City of Hephzibah, the City of Blythe, the State of Georgia and the federal government.
D. Hookah Bars and Lounges in existence as of the date of adoption of this section and which permit waterpipe smoking on the premises as of the date of the adoption of this section.
E. Retail Electronic Smoking device stores in existence as of the date of the adoption of this section and which permit electronic device usage as of the date of the adoption of this section.
F. Indoor Air Certificate of Exemption. Certain establishments authorized for sale or service of alcohol for consumption on the premises are exempt from the prohibition of smoking contained therein as follows:
1. Cigar bar/lounge. A stand-alone establishment authorized to sell or serve alcohol for consumption on the premises, which certifies that 20 percent or more of their annual gross sales revenue is from the sale of cigars, shall be exempt provided that:
a. Cigars are the only tobacco product consumed in the premises;
b. Access to the establishment is denied to any person under the age of 21,
c. Establishment does not employ any individual under the age of 21.
d. Establishment pays a regulatory fee as provided for in Augusta, Georgia Code Section 2-1-3(c), at the time of the issuance of the initial alcohol license, and thereafter at the time of the issuance of the alcohol license upon renewal thereof. (The regulatory fee is an annual fee paid at the time the establishment begins selling tobacco products, and each year thereafter when the alcohol license is renewed.)
e. The certificate of exemption shall be displayed conspicuously in the manner of the alcohol license.
f. Establishment shall install exterior sign indicating "cigar bar/lounge".
g. Such establishment shall not sell or permit the use of:
1. Vape products, including electronic smoking devices, component parts or e-liquids.
2. Cigarettes (tobacco rolled in paper).
3. Unrolled tobacco.

~~4. Hookah products such as "hookahs", glass pipes or bongs.~~

~~h. Cigar Bar/Lounge shall not be located within 100 yards of another Cigar Bar/Lounge.~~

~~i. Cigar Bar/Lounge must have a filtration system exceeding ninety-eight percent efficiency with all air within the lounge exhausted directly to the outside by an exhaust fan of sufficient size.~~

SECTION III. The following shall be added to Section 4-2-78:

A. "Bar" means an establishment that is devoted to the serving of alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of those beverages, including but not limited to, taverns, nightclubs, cocktail lounges, and cabarets.

B. "Business" means a sole proprietorship, partnership, joint venture, corporation, or other business entity, either for-profit or not-for-profit, including retail establishments where goods or services are sold; professional corporations and other entities where legal, medical, dental, engineering, architectural, or other professional services are delivered; and private clubs.

C. "E-cigarette" means any electronic oral device, such as one composed of a heating element, battery, and/or electronic circuit, which provides a vapor of nicotine or any other legal substances, and the use or inhalation of which simulates smoking. The term shall include any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, vape pen, or under any other product name or description.

D. "Employee" means a person who is employed by an employer in consideration for direct or indirect monetary wages or profit, and a person who volunteers his or her services for a non-profit entity.

E. "Employer" means a person, business, partnership, association, corporation, including a municipal corporation, trust, or non-profit entity that employs the services of one or more individual persons.

F. "Enclosed Area" Enclosed area means all space between a floor and ceiling that is bounded on all sides by walls, doorways or windows, whether open or closed. A wall includes any retractable divider, garage door, or other physical barrier, whether temporary or permanent.

G. "Health Care Facility" means an office or institution providing care or treatment of diseases, whether physical, mental, or emotional, or other medical, physiological, or psychological conditions, including but not limited to, hospitals, rehabilitation hospitals or other clinics, including weight control clinics, nursing homes, long-term care facilities, homes for the aging or chronically ill, laboratories, and offices of surgeons, chiropractors, physical therapists, physicians, psychiatrists, dentists, and all specialists

within these professions. This definition shall include all waiting rooms, hallways, private rooms, semiprivate rooms, and wards within health care facilities.

H. "Hookah" means a water pipe and any associated products and devices, which are used to produce fumes, smoke, and/or vapor from the burning of material including, but not limited to, tobacco, shisha, or other plant matter.

I. "Hookah Bar" or "Hookah Lounge" means an establishment that derives more than eighty (80) percent of its quarterly gross revenue from the sale of shisha for consumption on the premises by customers and the sale of accessories used for smoking shisha. A hookah lounge does not allow individuals under the age of twenty-one (21) to enter the premises, and may serve food and alcoholic beverages for consumption on the premises by customers.

I.a. “Hookah License” is an optional license separate from business and alcohol licenses that allows for the consumption of shisha by guests on the premises of a bar and/or restaurant provided that all shisha is purchased on the premises and that the bar or restaurant does not allow individuals under the age of twenty-one to enter the premises. The holder of a Hookah License shall pay a regulatory fee as provided for in Augusta, Georgia Code Section 2-1-3(c), at the time of the issuance of the initial hookah license, and thereafter at the time of the issuance of any alcohol license upon renewal thereof. The regulatory fee shall be an annual fee paid at the time the establishment begins selling hookah products, and each year thereafter when the alcohol license is renewed.

J. "Place of Employment" means an area under the control of a public or private employer, including, but not limited to, work areas, private offices, employee lounges, restrooms, conference rooms, meeting rooms, classrooms, employee cafeterias, hallways, construction sites, temporary offices, and vehicles. A private residence is not a "place of employment" unless it is used as a child care, adult day care, or health care facility.

K. "Playground" means any park or recreational area designed in part to be used by children that has play or sports equipment installed or that has been designated or landscaped for play or sports activities, or any similar facility located on public or private school grounds or on Augusta, Georgia owned grounds.

L. "Private Club" means an organization, whether incorporated or not, which is the owner, lessee, or occupant of a building or portion thereof used exclusively for club purposes at all times, which is operated solely for a recreational, fraternal, social, patriotic, political, benevolent, or athletic purpose, but not for pecuniary gain, and which only sells alcoholic beverages incidental to its operation. The affairs and management of the organization are conducted by a board of directors, executive committee, or similar body chosen by the members at an annual meeting. The organization has established bylaws and/or a constitution to govern its activities. The organization has been granted an exemption from the payment of federal income tax as a club under 26 U.S.C. Section 501.

M. "Public Event" means an event which is open to and may be attended by the general public, including but not limited to, such events as concerts, fairs, farmers' markets,

festivals, parades, performances, and other exhibitions, regardless of any fee or age requirement.

N. "Public building" Any enclosed building, structure or indoor facility owned, operated, leased or managed by Augusta, Georgia which is used by or open to the public, including without limitation, public transportation, enclosed areas occupied by Augusta, Georgia staff, open office areas, shared offices, private offices, hallways, restrooms, escalators, elevators, stairways, lobbies, reception and waiting rooms, classrooms, meeting or conference rooms and auditoriums, on-site cafeterias, lunchrooms and lounges.

O. "Public Place" means an area to which the public is invited or in which the public is permitted, including but not limited to, all public buildings, banks, bars, educational facilities, gaming facilities, health care facilities, hotels and motels, laundromats, public transportation vehicles and facilities, reception areas, restaurants, retail food production and marketing establishments, retail service establishments, retail stores, shopping malls, sports arenas, theaters, and waiting rooms. A private residence is not a "public place" unless it is used as a child care, adult day care, or health care facility.

P. "Recreational Area" means any public or private area open to the public for recreational purposes, whether or not any fee for admission is charged, including but not limited to, amusement parks, athletic fields, beaches, fairgrounds, gardens, golf courses open to the public, parks, plazas, skate parks, swimming pools, trails, and zoos.

Q. "Restaurant" means an eating establishment, including but not limited to, coffee shops, cafeterias, sandwich stands, and private and public school cafeterias, which gives or offers for sale food to the public, guests, or employees, as well as kitchens and catering facilities in which food is prepared on the premises for serving elsewhere. The term "restaurant" shall include a bar area within the restaurant.

R. "Service Line" means an indoor or outdoor line in which one (1) or more persons are waiting for or receiving service of any kind, whether or not the service involves the exchange of money, including but not limited to, ATM lines, concert lines, food vendor lines, movie ticket lines, and sporting event lines.

S. "Shopping Mall" means an enclosed public walkway or hall area that serves to connect retail or professional establishments.

T. "Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. "Smoking" also includes the use of an e-cigarette which creates an aerosol or vapor, in any manner or in any form, or the use of any oral smoking device for the purpose of circumventing the prohibition of smoking in this Article.

U. "Sports Arena" means a place where people assemble to engage in physical exercise, participate in athletic competition, or witness sports or other events, including sports pavilions, stadiums, gymnasiums, health spas, boxing arenas, swimming pools, roller and ice rinks, and bowling alleys.

V. "Reasonable distance" means a distance that is sufficient to ensure indoor areas remain smoke-free by preventing smoke from infiltrating enclosed public places via any entrance, exit, window, vent, or air intake system of a building where smoking is prohibited, and to protect persons entering or exiting enclosed areas from involuntarily inhaling second-hand smoke.

W. "Cigar Bar/Lounge" means a stand-alone retail establishment authorized to sell or serve alcohol for consumption on premises, as provided for in Augusta, Georgia Code, Alcoholic Beverages, Sections 6-2-1 through 6-2-145, and which certifies that 20 percent of more of their annual gross sales revenue is from the sale of cigars.

SECTION IV. The following shall be added to Section 4-2-84:

A. Notwithstanding any other provision of this Article to the contrary, smoking and e-cigarettes shall not be prohibited in private residences, unless used as a childcare. adult day care, or health care facility.

B. Except as otherwise provided in this article, smoking and e-cigarettes shall not be prohibited in private vehicles.

C. Areas within the geographical confines of Augusta, Georgia wherein the Board of Commissioners of Augusta, Georgia does not have jurisdiction, including property belonging to the City of Hephzibah, the City of Blythe, the State of Georgia and the federal government.

D. Hookah Bars and Lounges, as well as Bars, Cigar Bars/Lounges, Bars, Private Clubs and Restaurants that have a valid Hookah License and permit waterpipe smoking on the premises.

E. Retail Electronic Smoking device stores in existence as of the date of the adoption of this section and which permit electronic device usage as of the date of the adoption of this section.

F. Indoor Air Certificate of Exemption. Certain establishments authorized for sale or service of alcohol for consumption on the premises are exempt from the prohibition of smoking contained therein as follows:

1. *Cigar bar/lounge.* A stand-alone establishment authorized to sell or serve alcohol for consumption on the premises, which certifies that 20 percent or more of their annual gross sales revenue is from the sale of cigars, shall be exempt provided that:

   a. Cigars and hookah are the only tobacco products consumed in the premises;

   b. Access to the establishment is denied to any person under the age of 21,

   c. Establishment does not employ any individual under the age of 21.

   d. Establishment pays a regulatory fee as provided for in Augusta, Georgia Code Section 2-1-3(c), at the time of the issuance of the initial alcohol license, and thereafter at the time of the issuance of the alcohol license upon renewal thereof. (The regulatory fee is an annual fee paid at the time the establishment begins selling tobacco products, and each year thereafter when the alcohol license is renewed.)

   e. The certificate of exemption shall be displayed conspicuously in the manner of the alcohol license.

f. Establishment shall install exterior sign indicating "cigar bar/lounge".

g. Such establishment shall not sell or permit the use of:

1. Vape products, including electronic smoking devices, component parts or e-liquids.

2. Cigarettes (tobacco rolled in paper).

h. Cigar Bar/Lounge shall not be located within 100 yards of another Cigar Bar/Lounge.

i. Cigar Bar/Lounge must have a filtration system exceeding ninety-eight percent efficiency with all air within the lounge exhausted directly to the outside by an exhaust fan of sufficient size.

2. *Hookah bar/lounge*. A stand-alone establishment authorized to sell or serve alcohol for consumption on the premises, which certifies that 20 percent or more of their annual gross sales revenue is from the sale of shisha for consumption on the premises by customers and/or the sale of accessories used for smoking shisha, shall be exempt provided that:

a. substances for consumption in a hookah are the only smoking products consumed in the premises;

b. Access to the establishment is denied to any person under the age of 21,

c. Establishment does not employ any individual under the age of 21.

d. Establishment pays a regulatory fee as provided for in Augusta, Georgia Code Section 2-1-3(c), at the time of the issuance of the initial alcohol license, and thereafter at the time of the issuance of the alcohol license upon renewal thereof. (The regulatory fee is an annual fee paid at the time the establishment begins selling shisha products, and each year thereafter when the alcohol license is renewed.)

e. The certificate of exemption shall be displayed conspicuously in the manner of the alcohol license.

f. Establishment shall install exterior sign indicating "hookah bar/lounge".

g. Such establishment shall not sell or permit the use of:

1. Vape products, including electronic smoking devices, component parts or e-liquids.

2. Cigarettes (tobacco rolled in paper).

h. Hookah Bar/Lounge shall not be located within 100 yards of another Hookah Bar/Lounge.

i. Hookah Bar/Lounge must have a filtration system exceeding ninety-eight percent efficiency with all air within the lounge exhausted directly to the outside by an exhaust fan of sufficient size.

j. During the hours of operation, the interior of the premises of a hookah bar/lounge shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernible to a person with normal vision.

3. *Bar*. A stand-alone establishment authorized to sell or serve alcohol for consumption on the premises shall be exempt provided that:
   a. Hookah is the only tobacco product consumed in the premises;
   b. Access to the establishment is denied to any person under the age of 21,
   c. Establishment does not employ any individual under the age of 21.
   d. Establishment pays a regulatory fee as provided for in Augusta, Georgia Code Section 2-1-3(c), at the time of the issuance of the initial alcohol license, and thereafter at the time of the issuance of the alcohol license upon renewal thereof. (The regulatory fee is an annual fee paid at the time the establishment begins selling tobacco products, and each year thereafter when the alcohol license is renewed.)
   e. The certificate of exemption shall be displayed conspicuously in the manner of the alcohol license.
   f. Such establishment shall not sell or permit the use of:
      1. Vape products, including electronic smoking devices, component parts or e-liquids.
      2. Cigarettes (tobacco rolled in paper).
      3. Unrolled tobacco.
      4. Cigars.
   h. The bar must have a filtration system exceeding ninety-eight percent efficiency with all air within the lounge exhausted directly to the outside by an exhaust fan of sufficient size.
   i. The bar must prominently advertise at the entrance that hookah is allowed on premises and that access to the premises is limited to those twenty-one (21) years or older.

4. *Restaurant*. A stand-alone establishment authorized to sell or serve alcohol and food for consumption on the premises shall be exempt provided that:
   1. Hookah is the only tobacco products consumed in the premises and then only outside and/or on a patio;
   2. Access to the establishment is denied to any person under the age of 21,
   3. Establishment does not employ any individual under the age of 21.
   4. Establishment pays a regulatory fee as provided for in Augusta, Georgia Code Section 2-1-3(c), at the time of the issuance of the initial alcohol license, and thereafter at the time of the issuance of the alcohol license upon renewal thereof. (The regulatory fee is an annual fee paid at the time the establishment begins selling tobacco products, and each year thereafter when the alcohol license is renewed.)
   e. The certificate of exemption shall be displayed conspicuously in the manner of the alcohol license.
   f. Such establishment shall not sell or permit the use of:
      1. Vape products, including electronic smoking devices, component parts or e-liquids.
      2. Cigarettes (tobacco rolled in paper).

3. Unrolled tobacco.
4. Cigars.

g. The restaurant must prominently advertise at the entrance that hookah is allowed on premises and that access to the premises is limited to those twenty-one (21) years or older.

SECTION V. The following shall be added to Section 2-1-3. - Administrative and regulatory fee structure; occupation tax structure:

Hookah Bar/Lounge	$125.00 per year
Hookah License	$_____ per year

Said amendments to the ordinances adopted herein shall control the regulation and enforcement of the use of hookah in public spaces.

SECTION VI. The provisions of any ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are repealed.

SECTION VII. Should any section, subsection, clause, or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance in whole or any part thereof other than the part so declared to be invalid.

SECTION VIII. This amendment to the Augusta-Richmond County ordinances shall become effective upon its adoption.

Adopted this _____ day of _____, 2026.

_____
Garnett L. Johnson, Mayor

Administrative Services Committee Meeting

Meeting Date: October 13, 2026

Procurement Department

Department:	Procurement Department
Presenter:	Andy Penick, Director
Caption:	Receive as information “Procurement—One Year Later: Progress, Performance, and Results”
Background:	N/A
Analysis:	N/A
Financial Impact:	N/A
Alternatives:	N/A
Recommendation:	Receive as information “Procurement—One Year Later: Progress, Performance, and Results”
Funds are available in the following accounts:	N/A
REVIEWED AND APPROVED BY:	N/A

Procurement—One Year Later: Progress, Performance, and Results



Andy Penick,

Director of Procurement

YOUR PROCUREMENT DEPARTMENT



TRANSFORMING PROCUREMENT

A Year of Innovation, Accountability & Results

Presented by:

Andy Penick, Procurement Director

“Delivering exceptional value through transparency, efficiency and strategic partnerships.”

Our Mission

To provide transparent, ethical and efficient procurement services that maximize taxpayer value while supporting every department in achieving its mission.

Our Core Values:

- Integrity
- Transparency
- Accountability
- Customer Service
- Fiscal Responsibility
- Continuous Improvement

Where We Started

When I assumed leadership of the Procurement Department, several opportunities for improvement were identified:

- Greater consistency in Procurement processes
- Strengthening Contract administration
- Improvement of Procurement timelines
- Policy and procedure modernization
- Greater collaboration with departments
- Expanded local vendor participation
- Improvement of reporting capabilities

Operational Improvements

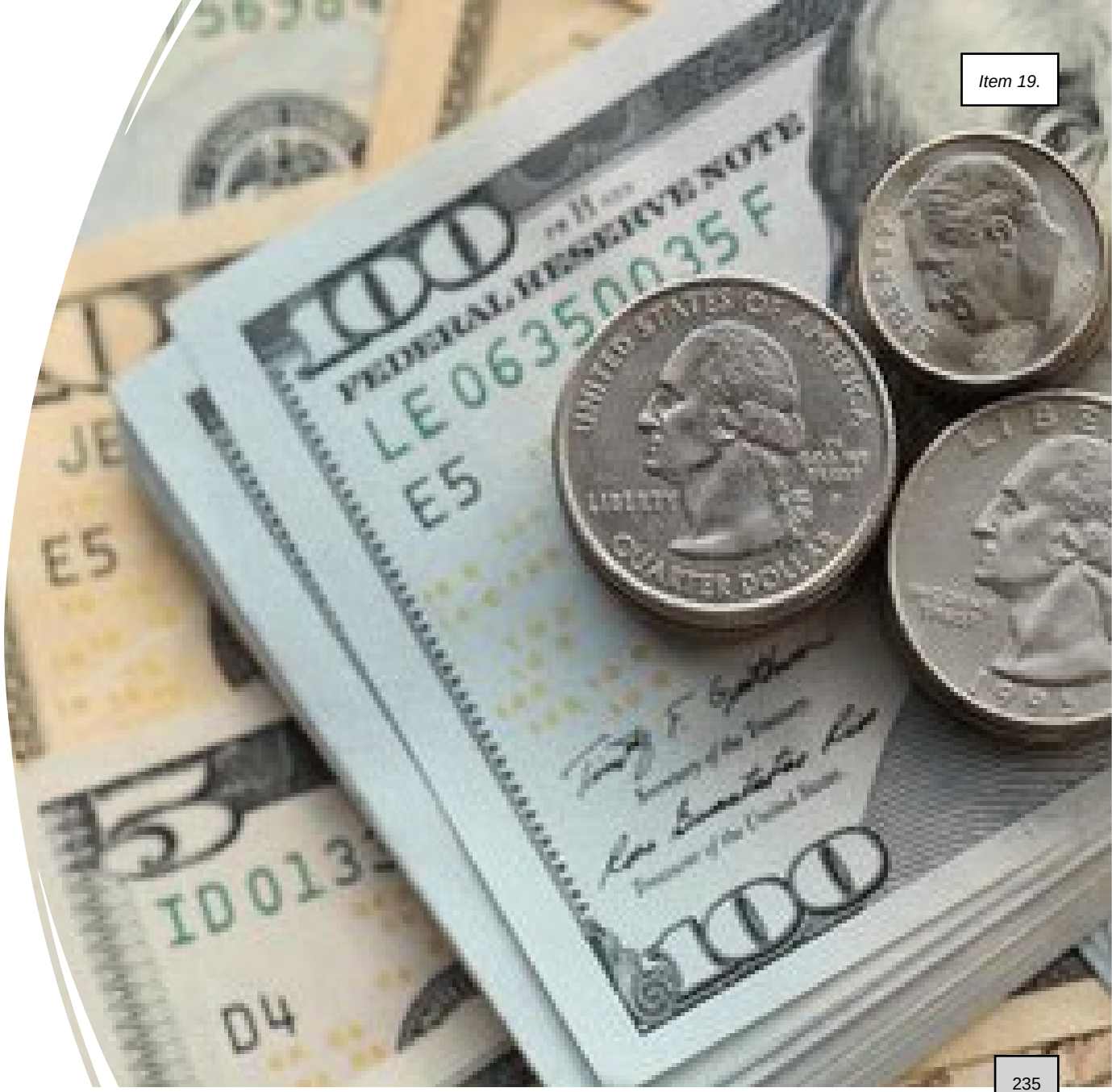
- Major Process Enhancements
- Standardized procurement procedures
- Updated solicitation templates
- Improved workflow management
- Better contract tracking
- Enhanced communication with departments
- Improved documentation
- Reduced processing delays

COST SAVINGS

Delivering Value to Taxpayers

Cost Savings Last Fiscal Year:

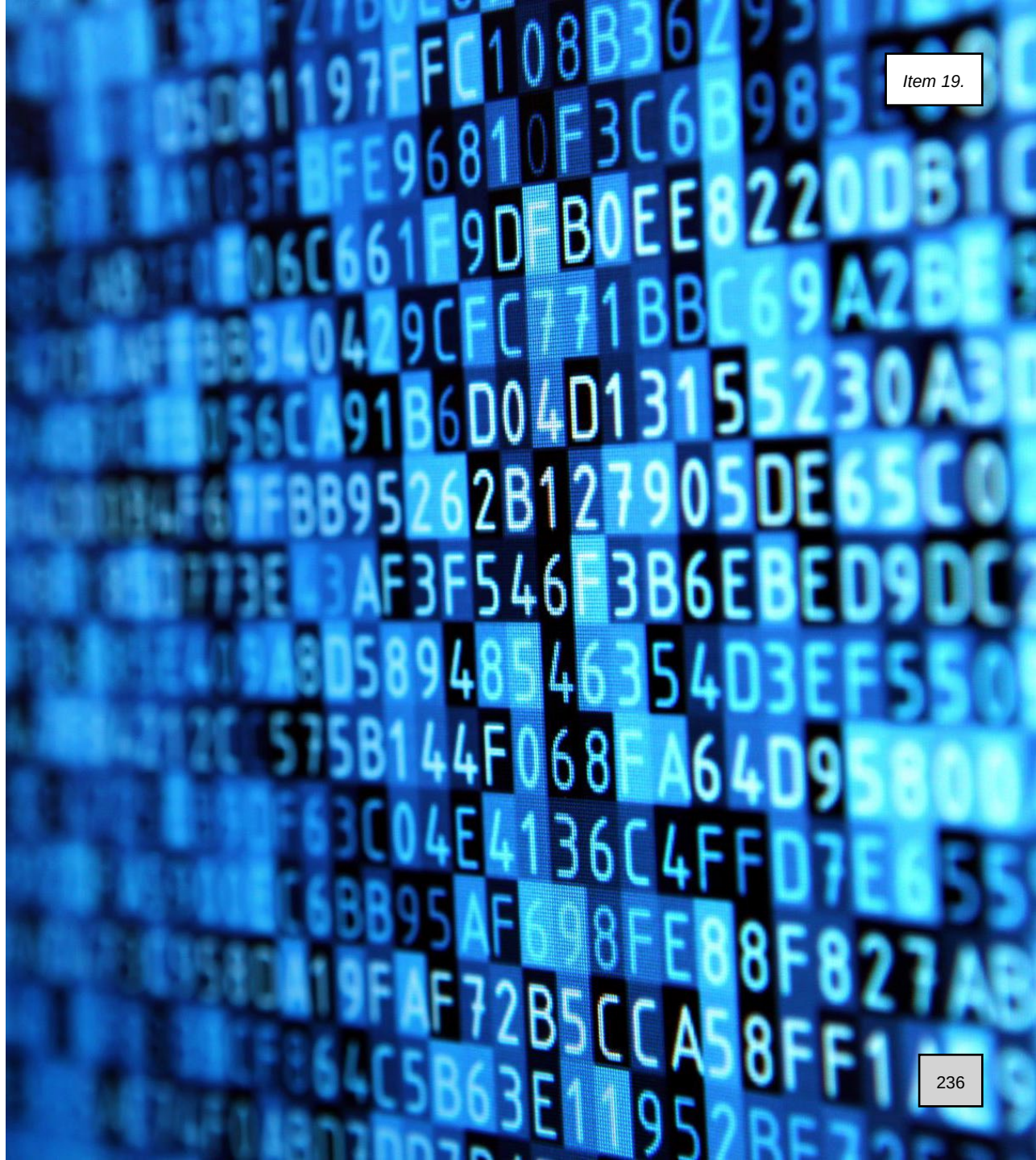
- 58% reduction in copy/print volume
- 49% reduction in printing equipment and printing costs through new contract with Pollock Company
- Additional reductions expected across all departments



PERFORMANCE DASHBOARD

Procurement by the Numbers

- 109 Solicitations Issued
- 31 Contracts renewed
- 13,282 Purchase Orders Processed
- 1-2 days Purchase Order Turnaround
- 90 days Average Procurement Cycle Time
- Vendor Registrations
- Greater use of Cooperative Agreements
- Improved Customer Satisfaction



VENDOR ENGAGEMENT

Strengthening Our Supplier Community

2026 Events:

- Gwinnett County Supplier Networking and Resource Fair
- Georgia Tech APEX Accelerator "Innovate Your Opportunity for Success" at Georgia Cyber Center
- Georgia Procurement Workshop at Augusta University
- Augusta Compliance Department "Doing Business with Augusta, Georgia" Workshop

Why It Matters:

- A stronger vendor community creates greater competition, resulting in better pricing and improved service for the City

Compliance & Transparency

Building Public Trust

Achievements

- Updating procurement policies and procedures
- Strengthening internal controls
- Improving contract oversight
- Standardizing documentation
- Enhancing audit readiness

TECHNOLOGY IMPROVEMENTS

Modernizing Procurement

Technology Initiatives

- E-Procurement processes
- Digital contract tracking
- Electronic approvals
- Procurement dashboards
- Improved reporting
- Better documents management



OUR TEAM

Investing in People

This year's accomplishments were possible because of the dedication and professionalism of our Procurement Team

Highlights

- Cross-training
- Professional Certifications
- Team Collaboration
- Increased productivity
- Customer-focused culture

MAJOR SUCCESS STORIES

PRINT SHOP

Installation of high-quality, cost-efficient copiers offering a broader range of printing solutions

Faster turnaround time on large scale projects

COURIERS

Acquisition of updated reliable vehicles

Cross training

Faster interoffice mail delivery

E-Procurement Software

Purpose-built for Government

Empowering Collaboration, Compliance and Speed

City of Augusta



NIGP Business Council

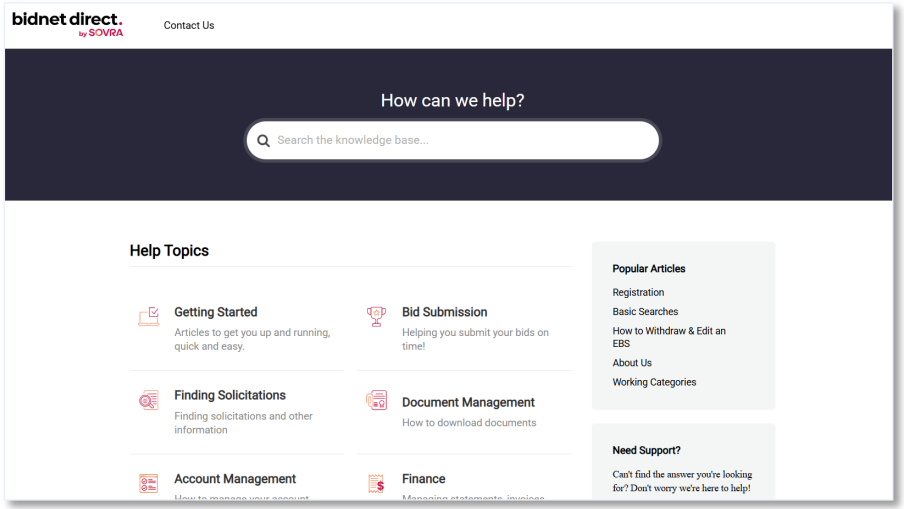
bidnet direct. by SOVRA

Supporting and Empowering Suppliers to Succeed

Suppliers have access to:

- **Step by Step guides to become new vendors**.
- A **Knowledge Base** that helps them discover how to find opportunities and submit bids.
- An **AI-powered chatbot** for instant answers within the platform.
- **Customer support** available Monday–Friday, 8:00 am–8:00 pm EST, by phone or email.
- **Enhanced features** designed to make finding bids faster and easier, such as:
  - AI Overview
  - Saved Solicitations

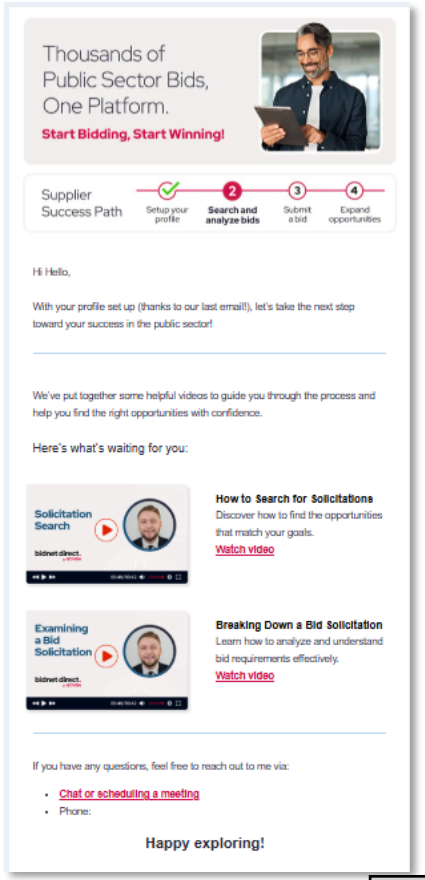
Knowledge base



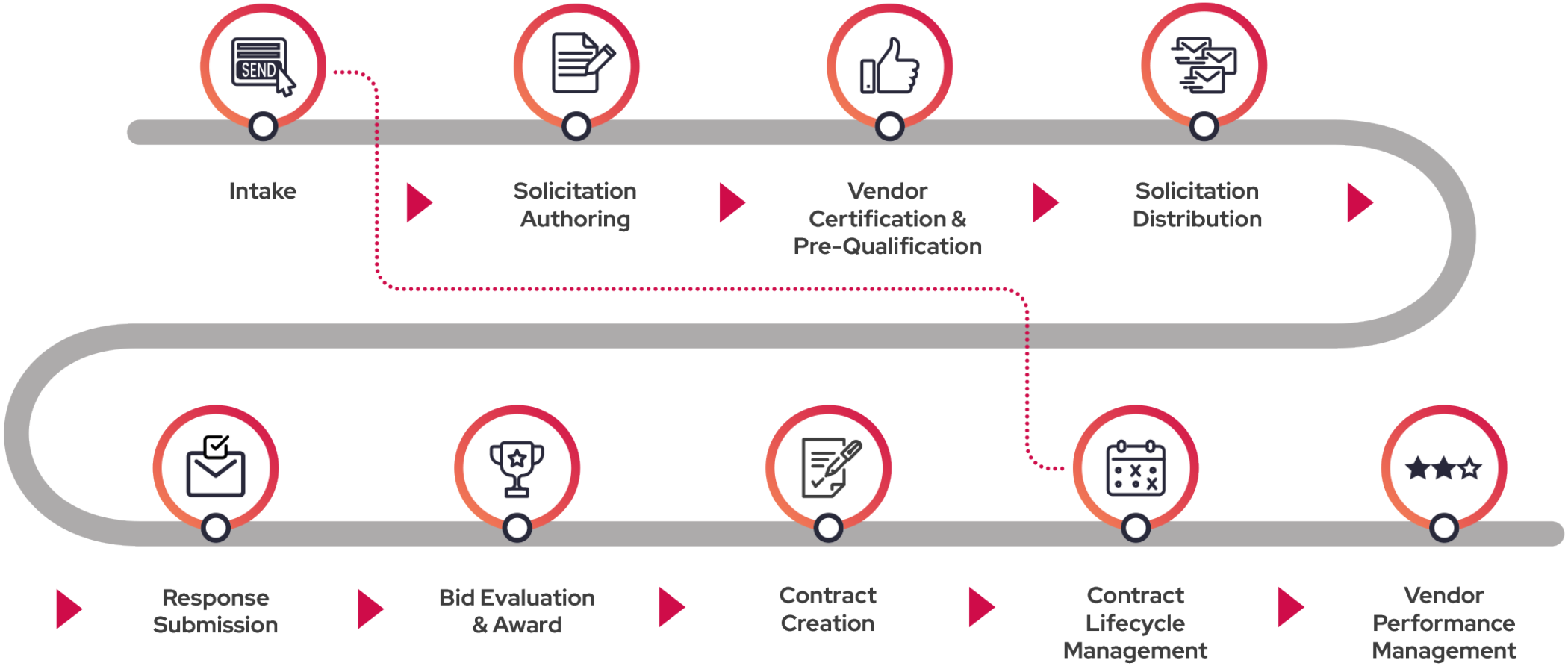
AI Chatbot



Onboarding Email Workflow



Source-to-Contract Workflow



LOOKING AHEAD

Strategic Goals for the Next 12 Months

- Strategic sourcing initiatives
- Updated Standard Operating Procedures
- Expanded vendor outreach
- Increased supplier diversity
- Performance dashboards
- Continuous process improvement
- Achieving best value procurements
- Enhanced customer service

THANK YOU



Public Safety

Meeting Date: October 13, 2026

Motion to Award a Contract for RFP 26-200 Inmate Medical Services

Department:	Sheriff
Presenter:	Major Chester V. Huffman, Jr.
Caption:	Motion to award a contract to FirstClass Healthcare (FCH Richmond LLC) for inmate medical services at the Charles B. Webster Detention Center (CBWDC) and the Richmond County Correctional Institution (RCCI). Term of the contract is for 1 year contract with the option to renew for four (4) additional one (1) year terms.
Background:	Inmate medical services are currently provided through a contract with VitalCore Health Strategies. As the three-year contract expires effective 12/31/2026, the Sheriff's Office and RCCI have selected a new vendor through Procurement and RFP 26-200. The Sheriff's Office is requesting the award of a new contract with FirstClass Healthcare (FCH Richmond LLC). A copy of the draft contract is attached.
Analysis:	Inmate medical services include medical, dental, and mental health treatment for the inmate population of Augusta-Richmond County, Georgia. This is a fundamental requirement under the Constitution.
Financial Impact:	Funds are available in the CBWDC 2027 annual budget for Inmate Medical as well as the RCCI 2027 annual budget.
Alternatives:	N/A
Recommendation:	Award a contract for inmate medical services for the CBWDC and RCCI.
Funds are available in the following accounts:	#273-03-2511/53-17711

REVIEWED AND APPROVED BY:

RFP - Request for Proposal

Sealed proposal will be received at this office until **Thursday, May 28, 2026 @ 11:00 a.m. and will be opened publicly. Opening may also be viewed via Teams: Meeting ID: 255 111 459 111 752; Passcode: 6AD2gb2q for furnishing:**

RFP #26-200 Inmate Medical Services for Augusta, GA – Sheriff's Office

Proposals will be received by Augusta, GA Commission hereinafter referred to as the OWNER at the offices of **Andy Penick, Procurement Director.** No proposals will be accepted by email; all proposal must be received by mail or hand delivered. All submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday.

RFP documents may be obtained on the Augusta, Georgia web site under the Procurement Department ARCBid (http://appweb2.augustaga.gov/NewARCBid/ARCBid.html), Euna OpenBids (https://network.demandstar.com) and Georgia Procurement Registry (https://ssl.doas.state.ga.us/gpr/index).RFP documents may be obtained at the office of the Augusta, GA Procurement Department, 535 Telfair Street – Suite 605, Augusta, GA 30901. Addenda will also be posted on the above listed website.

For the optional site-visit please contact Major Chester Huffman at (706) 821-1442.

Questions, request for clarifications or interpretations regarding this proposal must be submitted to the Procurement Department:

Augusta Procurement Department
Attn: Tywanna Scott
535 Telfair Street - Room 605
Augusta, Georgia 30901
Phone: 706-821-2422
Email: procbidandcontract@augustaga.gov

All request for clarifications or interpretations must for this proposal must be submitted in writing by electronic email to procbidandcontract@augustaga.gov to the Procurement Department on or before the close of business Thursday, May 14, 2026 @ 5:00 P.M.

No proposal may be withdrawn for a period of ninety **(90)** days after proposal have been opened, pending the execution of contract with the successful bidder.

Invitation for proposal and specifications. An invitation for proposal shall be issued by the Procurement Office and shall include specifications prepared in accordance with Article 4 (Product Specifications), and all contractual terms and conditions applicable to the procurement. **All specific requirements contained in this request for qualification/proposal including, but not limited to, the number of copies needed, the timing of the submission, the required financial data, and any other requirements designated by the Procurement Department are considered material conditions of the proposal which are not waivable or modifiable by the Procurement Director.** All requests to waive or modify any such material condition shall be submitted through the Procurement Director to the appropriate committee of the Augusta, Georgia Commission for approval by the Augusta, Georgia Commission. Please mark RFP number on the outside of the envelope.

GEORGIA E-Verify and Public Contracts: The Georgia E-Verify law requires contractors and all sub-contractors on Georgia public contract (contracts with a government agency) for the physical performance of services over $2,499 in value to enroll in E-Verify, regardless of the number of employees.

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

No proposals will be accepted by email; all proposal must be received by mail or hand delivered.

Publish:

Augusta Chronicle April 16, 23, 30, 2026 and May 7, 2026

RFP Opening: RFP Item #26-200 Inmate Medical Services for Augusta, GA - Sheriff's Office
RFP Due Date: Friday, June 5, 2026 @ 11:00 a.m.

Total Number Specifications Mailed Out: 29
Total Number Specifications Download (Demandstar): 12
Total Electronic Notifications (Demandstar): 189
Georgia Procurement Registry: 1346
Pre-Bid Conference Attendees: N/A
Total Packages Submitted: 4
Total Non-Compliant: 0

Vendors	Attachment "B"	Addendum 1 & 2	E-Verify Number	SAVE Form	Original & USB Drive	Fee Proposal
CorrectHealth Richmond, LLC 1720 Windward Concourse, Suite 300 Alpharetta, GA 30005	Yes	Yes	1384886	Yes	Yes	Yes
First Class Healthcare, LLC 2310 Parklake Dr., Ste. 100 Atlanta, GA 30345	Yes	Yes	408279	Yes	Yes	Yes
Rejuvenate U Center for Women and Men, Inc. 402 Sleepy Lane Warner Robins, GA 31088	Yes	Yes	3024839	Yes	Yes	Yes
Wexford Health Sources, Inc. 501 Holiday Drive, Suite 300 Pittsburg, PA 15220	Yes	Yes	2458573	Yes	Yes	Yes

RFP Opening: RFP Item #26-200 Inmate Medical Services
for Augusta, GA - Sheriff's Office
RFP Date: Friday, June 5, 2026 @ 11:00 a.m. via TEAMS
Evaluation Date: Thursday, July 16, 2026 11:00 a.m. via ZOOM

Vendors			CorrectHealth Richmond, LLC 1720 Windward Concourse, Suite 300 Alpharetta, GA 30005	First Class Healthcare, LLC 2310 Parklake Dr., Ste. 100 Atlanta, GA 30345	Rejuvenate U Center for Women and Men, Inc. 402 Sleepy Lane Warner Robins, GA 31088	Wexford Health Sources, Inc. 501 Holiday Drive, Suite 300 Pittsburg, PA 15220		CorrectHealth Richmond, LLC 1720 Windward Concourse, Suite 300 Alpharetta, GA 30005	First Class Healthcare, LLC 2310 Parklake Dr., Ste. 100 Atlanta, GA 30345	Rejuvenate U Center for Women and Men, Inc. 402 Sleepy Lane Warner Robins, GA 31088	Wexford Health Sources, Inc. 501 Holiday Drive, Suite 300 Pittsburg, PA 15220
Phase 1			Ranking of 0-5 (Enter a number	Ranking of 0-5 (Enter a number	Ranking of 0-5 (Enter a number	Ranking of 0-5 (Enter a number					
Evaluation Criteria	**Ranking**	**Points**	**Scale 0 (Low) to 5 (High)**	**Scale 0 (Low) to 5 (High)**	**Scale 0 (Low) to 5 (High)**	**Scale 0 (Low) to 5 (High)**		**Weighted Scores**	**Weighted Scores**	**Weighted Scores**	**Weighted Scores**
1. Completeness of Response • Package submitted by the deadline • Package is complete (includes requested information as required per this solicitation) • Attachment B is complete, signed and notarized	N/A	Pass /Fail	PASS	PASS	PASS	PASS		PASS	PASS	PASS	PASS
2. Qualifications & Experience	(0-5)	20	3.5	4.8	0.5	3.3		70.0	95.0	10.0	65.0
3. Organization & Approach	(0-5)	15	3.5	4.8	1.5	2.8		52.5	71.3	22.5	41.3
4. Scope of Services: a. Ability to provide Specialty Services that will be provided On-site. b. Use of innovative technology and technics. c. Ability to provide clinically necessary medical, dental and mental health services to all inmates On-site. d. Cost effective program and to minimize other health care related costs such as off-site transportation and security. e. Ability to offer a health and medical services program that minimizes legal liability.	(0-5)	15	3.5	4.8	1.5	2.5		52.5	71.3	22.5	37.5
5. Financial Stability	(0-5)	10	4.0	4.8	1.3	2.5		40.0	47.5	12.5	25.0
6. References	(0-5)	5	3.8	5.0	1.5	2.5		18.8	25.0	7.5	12.5
7. Proximity to Area - enter the point value for the one line only)											
Within Richmond County	5	10						0.0	0.0	0.0	0.0
Within CSRA	5	6						0.0	0.0	0.0	0.0
Within Georgia	5	4	5.0	5.0	5.0			20.0	20.0	20.0	0.0
Within SE	5	2						0.0	0.0	0.0	0.0
All Others	5	1				5.0		0.0	0.0	0.0	5.0
Phase 1 Total - (Total Maximum Ranking 35- Maximum Weighted Total Possible 375)			23.3	29.0	11.3	18.5		253.8	330.0	95.0	186.3
Phase 2 (Option - Numbers 9-10) (Vendors May Not Receive Less Than a 3 Ranking in Any Category to be Considered for Award)											
9. Presentation by Team	(0-5)	10						0.0	0.0	0.0	0.0
10. Q&A Response to Panel Questions	(0-5)	5						0.0	0.0	0.0	0.0
11. Cost/Fee Proposal Consideration (only choose 1 line according to dollar value of the proposal in relation to all fee proposals - enter the point value for the one line only)											
Lowest Fees	5	10		5.0				0.0	50.0	0.0	0.0
Second	5	6	5.0					30.0	0.0	0.0	0.0
Third	5	4						0.0	0.0	0.0	0.0
Forth	5	2						0.0	0.0	0.0	0.0
Fifth	5	1						0.0	0.0	0.0	0.0
Total Phase 2 - (Total Maximum Ranking 15 - Maximum Weighted Total Possible 125)			5.0	5.0	0.0	0.0		30.0	50.0	0.0	0.0
Total (Total Possible Score 500) Total (May not Receive Less Than a 3 Ranking in Any Category to be Considered for											
Total Cumulative Score (Maximum point is 500)			28.3	34.0	11.3	18.5		283.8	380.0	95.0	186.3

Internal Use Only

Evaluator: Cumulative Date: Phase I - 7/21/26

Procurement DepartmentRepresentative:Tywanna E. Scott

Procurement Department Completion Date: Phase I - 7/21/26

RICHMOND COUNTY SHERIFF'S OFFICE

Sheriff Eugene Brantley

Law Enforcement Center
400 Walton Way
Augusta, GA 30901
Phone: 706.821.1000 Fax: 706.821.1064

MEMORANDUM

TO: Andy Penick, Director, Procurement Department
FROM: Chester Huffman, Director of Detention Services, Richmond County Sheriff's Office
DATE: July 27, 2026
SUBJECT: Recommendation Memo for RFP #26-200

On July 27, 2026, a final evaluation document was received containing four proposers for RFP 26-200, Inmate Medical Services. The Sheriff's Office recommends awarding **FirstClass Healthcare**, as it meets the bid specifications, the needs of the facility, and is the lowest bid in compliance.

For the Sheriff,

Chester V. Huffman Jr.

Major Chester V. Huffman, Jr.
Richmond County Sheriff's Office
Charles B. Webster Detention Center
1941 Phinizy Road
Augusta, GA 30906
(706) 399-2830

CMS
ATTN: CAROLINE LEE
4170 ARLINGTON RD.
EVANS, GA 30809

CORRECTIONAL MEDICAL CARE
980 HARVEST DRIVE, SUITE 202
BLUE BELL, PA 19422
(RETURNED MAIL)

WEXFORD HEALTH SOURCES
501 HOLIDAY DRIVE
SUITE 300
PITTSBURGH, PA 15220

WELLPATH, LLC
3340 PERIMETER HILL DRIVE
NASHVILLE, TN 37211

PRIMECARE MEDICAL
3940 LOCUST LANE
HARRISBURG, PA 17109

NAPHCARE
2090 COLUMBIANA RD.,
SUITE 4000
BIRMINGHAM, AL 35216

AYEODELE AYEDUN MD
1840 WRIGHTBORO ROAD
AUGUSTA GA 30904

VITALCORE HEALTH STRATERGIES, LLC
719 SW VAN BUREN, SUITE 100
TOPEKA, KS 66603

VETS SECURING AMERICA
10100 REUNION PL.
SAM ANTONIO. TX 78216
(RETURNED MAIL)

RFP ITEM #26-200 INMATE MEDICAL CONTRACT FOR AUGUSTA, GA – SHERIFF'S OFFICE
DUE: THURSDAY, MAY 28, 2026, @ 11:00 A.M.

FIRST IMEX CORPORATION
5038 STORY MILL ROAD
ATLANTA, GA 30815

FIRSTCLASS HEALTHCARE
2310 PARKLAND DRIVE NE
SUITE 100
ATLANTA, GA 30345

CORRECTIONAL HEALTH CARE SOLUTIONS
ATTN: DARLENE CELIA
200 HIGH POINT DRIVE
CHALFONT, PA 19814
(RETURNED MAIL)

MEDICAL VILLA PHARMACY
ATTN: MARSHALL CURTIS
520 LANEY WALKER BLVD.
AUGUSTA, GA 30901
(RETURNED MAIL)

CORRECT HEALTH
3384 PEACHTREE ROAD NE
SUITE 700
ATLANTA, GA 30326
(RETURNED MAIL)

PRISON HEALTH SERVICES INC
ATTN MICHAEL MILLER
434 REGENCY BOULEVARD
SHREVEPORT LA 71106
(RETURNED MAIL)

CENTURION
7700 FORSYTH BLVD
ST. LOUIS, MO 63105

LIGHTHOUSE NURSING AGENCY
ATN: JASON NOLES
1040 KEITH DRIVE
PERRY, GA 31069
(RETURNED MAIL)

WEXFORD HEALTH SOURCES
501 HOLIDAY DR.
FOSTER PLAZA FOUR
PITTSBURGH, PA 15220

ARMOR HEALTH
4960 SW 72ND AVENUE SUITE 400
MIAMI, FL 33155
(RETURNED MAIL)

CMS
ATTN: GARY MCWILLIAMS
12647 OLIVE BLVD.
ST. LOUIS, MO 63141
(RETURNED MAIL)

YESCARE
205 POWELL PLACE, SUITE 104
BRENTWOOD, TN 37027

CORRECTIONAL HEALTH CARE SOLUTIONS
600 N. GLYNN ST. SUITE B
FAYETTEVILLE, GA 30214

CORRECT HEALTH
1720 WINDWARD CONCOURSE,
SUITE 300
ALPHARETTA, GA 30009

DEPT OF CORRECTIONAL HEALTHCARE
1120 15TH ST
AUGUSTA, GA 30912

MTC
500 N MARKETPLACE DR.
CENTERVILLE, UT 84014

WEXFORD HEALTH SOURCES, INC
501 HOLIDAY DRIVE
FOSTER PLAZA FOUR
PITTSBURGH, PA 15220

GLOBAL DIAGNOSTIC SERVICES
ATN: RALPH MATTHEWS
2066 EASTSIDE DR
BLDG C STE 300
CONYERS, GA 30013

ADVANCED CORRECTIONAL HEALTHCARE
720 COOL SPRING BLVD., SUITE 100
FRANKLIN, TN 37067

PG 1 OF 2

LISA KELLEY
1321 EAST 31ST STREET
SAVANNAH, GA 31404

MARIA BOLTON
RCCI

MAJOR CHESTER HUFFMAN
SHERIFF'S OFFICE

SHEILA WHITE
SHERIFF'S OFFICE

RFP ITEM #26-200
INMATE MEDICAL SERVICES FOR AUGUSTA, GA – SHERIFF'S OFFICE
DUE: THURSDAY, MAY 28, 2026, @ 11:00 A.M.

RFP ITEM #26-200
INMATE MEDICAL SERVICES
FOR AUGUSTA, GA – SHERIFF'S OFFICE
MAILED: THURS., 04/16/26

PAGE 2 OF 2

Click here to find out how Euna Procurement can better help your purchasing team

Planholders

Add Supplier | Export To Excel

Supplier (12)

Supplier	Download Date
AETNA	04/20/2026
Armor Health	04/17/2026
Beyond Belief Logistics	05/04/2026
CorrectHealth, LLC	05/05/2026
Creative Benefits Consulting	04/21/2026
Dodge Data	04/17/2026
GENESYS Health Alliance	04/19/2026
Jaykay Medical Staffing	05/20/2026
One Team Solutions Enterprises	06/04/2026
Onvia, Inc. - Content Department	04/17/2026
VitalCore Health Strategies	04/23/2026
Wellpath LLC	04/18/2026

Add Supplier

Supplier Details

Supplier Name	AETNA
Contact Name	Melissa Rine
Address	17716 SW 45 Street , Miramar, FL 33029
Email	rinem@aetna.com
Phone Number	305-586-0257

Documents

Tywanna Scott

From: bidnotice.donotreply@doas.ga.gov
Sent: Friday, April 17, 2026 2:30 PM
To: Tywanna Scott
Subject: [EXTERNAL] Confirmation of the Event Batch Email process - PE-72155-NONST-2026-000000185

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-2026-000000185
Event Title: 26-200 Inmate Medical Services
Event Type: Non-State Agency

Process Log
2026/04/17 14:21:12 : Log starts for - 45335993 - EVENT_RELEASE_TO_SUPL
2026/04/17 14:21:18 : Email Process Log for the Event#: PE-72155-NONST-2026-000000185
2026/04/17 14:21:18 : Email Batch# 2604173458
2026/04/17 14:21:18 : Notification Type: EVENT_RELEASE_TO_SUPL
2026/04/17 14:29:54 : Total No of Contacts found for sending Email: 1346
2026/04/17 14:29:54 : 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-2026-000000185&sourceSystemType=gpr20

04/17/2026 02:29:54 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.]

FYI: Process Regarding Request for Proposals

Sec. 1-10-51. Request for proposals.

Request for proposals shall be handled in the same manner as the bid process as described above for solicitation and awarding of contracts for goods or services with the following exceptions:

(a) Only the names of the vendors making offers shall be disclosed at the proposal opening.

(b) Content of the proposals submitted by competing persons shall not be disclosed during the process of the negotiations.

(c) Proposals shall be open for public inspection only after the award is made.

(d) Proprietary or confidential information, marked as such in each proposal, shall not be disclosed without the written consent of the offeror.

(e) Discussions may be conducted with responsible persons submitting a proposal determined to have a reasonable chance of being selected for the award. These discussions may be held for the purpose of clarification to assure a full understanding of the solicitation requirement and responsiveness thereto.

(f) Revisions may be permitted after submissions and prior to award for the purpose of obtaining the best and final offers.

(g) In conducting discussions with the persons submitting the proposals, there shall be no disclosure of any information derived from the other persons submitting proposals.

Sec. 1-10-52. Sealed proposals.

(a) *Conditions for use*. In accordance with O.C.G.A. § 36-91-21(c)(1)(C), the competitive sealed proposals method may be utilized when it is determined in writing to be the most advantageous to Augusta, Georgia, taking into consideration the evaluation factors set forth in the request for proposals. The evaluation factors in the request for proposals shall be the basis on which the award decision is made when the sealed proposal method is used. Augusta, Georgia is not restricted from using alternative procurement methods for

obtaining the best value on any procurement, such as Construction Management at Risk, Design/Build, etc.

(b) *Request for proposals.* Competitive sealed proposals shall be solicited through a request for proposals (RFP).

(c) *Public notice*. Adequate public notice of the request for proposals shall be given in the same manner as provided in section 1-10- 50(c)(Public Notice and Bidder's List); provided the normal period of time between notice and receipt of proposals minimally shall be fifteen (15) calendar days.

(d) *Pre-proposal conference.* A pre-proposal conference may be scheduled at least five (5) days prior to the date set for receipt of proposals, and notice shall be handled in a manner similar to section 1-10-50(c)-Public Notice and Bidder's List. No information provided at such pre-proposal conference shall be binding upon Augusta, Georgia unless provided in writing to all offerors.

(e) *Receipt of proposals*. Proposals will be received at the time and place designated in the request for proposals, complete with bidder qualification and technical information. No late proposals shall be accepted. Price information shall be separated from the proposal in a sealed envelope and opened only after the proposals have been reviewed and ranked.

The names of the offerors will be identified at the proposal acceptance; however, no proposal will be handled so as to permit disclosure of the detailed contents of the response until after award of contract. A record of all responses shall be prepared and maintained for the files and audit purposes.

(f) *Public inspection*. The responses will be open for public inspection only after contract award. Proprietary or confidential information marked as such in each proposal will not be disclosed without written consent of the offeror.

(g) *Evaluation and selection*. The request for proposals shall state the relative importance of price and other evaluation factors that will be used in the context of proposal evaluation and contract award. (Pricing proposals will not be opened until the proposals have been reviewed and ranked). Such evaluation factors may include, but not be limited to:

(1) The ability, capacity, and skill of the offeror to perform the contract or

provide the services required;

(2) The capability of the offeror to perform the contract or provide the service promptly or within the time specified, without delay or interference;

(3) The character, integrity, reputation, judgment, experience, and efficiency of the offeror;

(4) The quality of performance on previous contracts;

(5) The previous and existing compliance by the offeror with laws and ordinances relating to the contract or services;

(6) The sufficiency of the financial resources of the offeror relating to his ability to perform the contract;

(7) The quality, availability, and adaptability of the supplies or services to the particular use required; and

(8) Price.

(h) *Selection committee*. A selection committee, minimally consisting of representatives of the procurement office, the using agency, and the Administrator's office or his designee shall convene for the purpose of evaluating the proposals.

(i) *Preliminary negotiations*. Discussions with the offerors and technical revisions to the proposals may occur. Discussions may be conducted with the responsible offerors who submit proposals for the purpose of clarification and to assure full understanding of, and conformance to, the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussions and revision of proposals and such revisions may be permitted after submission and prior to award for the purpose of obtaining best and final offers. In conducting discussions, there shall be no disclosure of information derived from proposals submitted by competing offerors.

(j) From the date proposals are received by the Procurement Director through the date of contract award, no offeror shall make any substitutions, deletions,

additions or other changes in the configuration or structure of the offeror's teams or members of the offeror's team.

(k) *Final negotiations and letting the contract.* The Committee shall rank the technical proposals, open and consider the pricing proposals submitted by each offeror. Award shall be made or recommended for award through the Augusta, Georgia Administrator, to the most responsible and responsive offeror whose proposal is determined to be the most advantageous to Augusta, Georgia, taking into consideration price and the evaluation factors set forth in the request for proposals. No other factors or criteria shall be used in the evaluation. The contract file shall contain a written report of the basis on which the award is made/recommended. The contract shall be awarded or let in accordance with the procedures set forth in this Section and the other applicable sections of this chapter.

INMATE MEDICAL SERVICES AGREEMENT
BETWEEN
AUGUSTA, GA and FIRSTCLASS HEALTHCARE, LLC

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") for Inmate Medical Services for the Richmond County Sheriff's Office at the Richmond County Jail and the Richmond County Correctional Institution is made and entered into by and between FIRSTCLASS HEALTHCARE, LLC, hereinafter referred to as "CONTRACTOR," and Augusta, Georgia, hereinafter referred to as "AUGUSTA," a consolidated government and political subdivision of the State of Georgia, by and through its Board of Commissioners, collectively referred to herein as "the Parties."

WHEREAS AUGUSTA wishes to obtain professional services from qualified individuals and/or firms experienced in the delivery of inmate medical services; and,

WHEREAS CONTRACTOR is a recognized vendor of these services and desires to provide them to Augusta; and,

WHEREAS AUGUSTA issued a Request for Proposal for the acquisition of these services; and,

WHEREAS CONTRACTOR responded to AUGUSTA'S RFP # 26-200 and has represented to Augusta that it is experienced and qualified to provide the services contained therein; and,

WHEREAS AUGUSTA has relied on such representation and determined that the best interest of the County will be served by awarding the contract to CONTRACTOR.

NOW THEREFORE, in consideration of the foregoing, the provisions contained herein, and the mutual benefits derived therefrom, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONTRACTOR and AUGUSTA agree as follows:

CONTRACT DOCUMENTS

The contract between AUGUSTA and CONTRACTOR consists of-

1. RFP for Inmate Healthcare Services, (Exhibit A) and any amendments and/or addenda thereto. Said Exhibit A is hereby incorporated and made a part of this Agreement; and
2. CONTRACTOR'S entire proposal submitted on June 3, 2026, in response to the RFP, and amendments, addenda, modifications and/or clarifications thereto (Exhibit B). Said Exhibit B is hereby incorporated and made a part of this Agreement; and
3. This Agreement.

CONFLICTS AND PRECEDENCE

The contract documents are complimentary and what is called for one, is as binding as if called for by all. In the event there are any conflicting provisions, the contract documents shall take precedence in the following order:

Agreement (including Attachments/Exhibits)
Amendments to the Agreement
RFP #26-200
CONTRACTOR'S Response to RFP #26-200

TERM

The term of this Agreement shall be one (1) year with the option to extend for four (4) additional one-year (1) terms, and shall begin on January 1, 2027, and shall terminate December 31, 2027. This agreement shall: (i) terminate absolutely and without further obligation on the part of Augusta each and every December 31 at 11:59 pm, as required by O.C.G.A. §36-60-13, as amended, unless sooner terminated in accordance with the termination provisions of this agreement; (ii) automatically renew each January 1 at 12:00 am, unless terminated in accordance with the termination provisions of this agreement; and (iii) terminate absolutely, with no further renewals, five (5) years from the Commencement Date.

If the CONTRACTOR materially breaches this Agreement and/or its incorporated documents and has failed to cure the defect upon thirty (30) days' notice, Augusta may terminate this Agreement upon ninety (90) days' written notice.

If AUGUSTA materially breaches this Agreement and/or its incorporated documents and has failed to cure the defect upon thirty (30) days' notice, CONTRACTOR may terminate this Agreement UPON ninety (90) days' written notice.

The Agreement may be terminated for convenience at any time during its term or any renewal thereof, by providing sixty (60) days written notice to the other party prior to the proposed date of termination.

It is understood and agreed that this Agreement shall be subject to annual appropriations by AUGUSTA. If future funds are not appropriated for this Agreement, and upon exhaustion of existing funding, AUGUSTA may terminate this Agreement without penalty or liability, by providing a minimum of thirty (30) days written notice to CONTRACTOR.

PAYMENT

Payments shall be based on CONTRACTOR's Best and Final Cost Proposal, contained in CONTRACTOR's Proposal (Exhibit B), as follows:

	Richmond County Jail	Richmond County Correctional Institution
Year One	$10,695,000	$515,000
Year Two	$11,015,850	$530,450
Year Three	$11,346,326	$546,364
Year Four	$11,686,715	$562,755
Year Five	$12,037,317	$579,637

Out of Facility Care (off-site) medical care for both facilities are subject to an annual aggregate cap of Four Hundred Seventy-Five Thousand Dollars ($475,000.00). Any costs exceeding the annual cap will be billed to AUGUSTA for reimbursement. If actual costs do not exceed the capped amount in any contract year, CONTRACTOR shall refund the entire amount of any remaining differential in this category to AUGUSTA at the end of each contract year.

The CONTRACTOR assumes full responsibility for all pharmaceutical costs and prescription medication expenses for both the Richmond County Jail and the Richmond County Correctional Institution (RCCI), bearing all such costs with no cost-sharing with AUGUSTA.

Payments to CONTRACTOR shall be made monthly, pursuant to a billing statement submitted by CONTRACTOR. Monthly invoices from CONTRACTOR shall be submitted to AUGUSTA on or before the fifth day of each month of the subsequent month of service. The County payment terms will be thirty (30) days from receipt of invoice.

The terms of this Agreement supersede all provisions of the Georgia Prompt Pay Act.

DEFENSE and INDEMNIFICATION

CONTRACTOR shall defend, indemnify, and hold harmless AUGUSTA, its officers, agents, and employees from, and against, all claims, damages, suits, actions, recoveries, judgments, and costs and expenses including reasonable attorney fees arising out of or in connection with its operations under this Agreement.

This clause shall survive termination and shall not be subject to the statute of limitations underlying the alleged act or omission if the putative plaintiff is not subject to such statute, although this provision inures only to the parties and their officers, agents, and employees, does not create a third-party beneficiary

Agreement, and may not be asserted by anyone other than the parties.

CERTIFICATION

The CONTRACTOR represents and warrants that all medical professionals used in the performance of this Agreement shall be appropriately credentialed and, if necessary, licensed, and in good standing with the State of Georgia.

INSURANCE

CONTRACTOR shall provide AUGUSTA with proof of professional liability insurance, to include workers' compensation, general liability and medical malpractice coverage for its health care staff, employees, agents, and subcontractors for the term of services provided under this agreement. General liability insurance will be in the amount of $2 million per occurrence and $4 million in the aggregate. Medical malpractice insurance limit will be $3 million per occurrence and $5 million in the aggregate. Workman's compensation insurance, as required by applicable state law. CONTRACTOR shall promptly notify AUGUSTA, in writing, of cancellation of any insurance coverage.

GOVERNING LAW

This Agreement shall be construed and enforced in accordance with the laws of the State of Georgia, notwithstanding any contrary result under the rules governing conflicts of laws. All claims, disputes, and other matters in question between the Parties, arising out of or relating to this Agreement, or breach thereof, shall be decided in the Superior Court of Richmond County, Georgia or the United States District Court for the Southern District of Georgia, Augusta Division. By executing this agreement, CONTRACTOR specifically consents to jurisdiction and venue as specified and waives any right to contest same.

INDEPENDENT CONTRACTOR STATUS

It is mutually understood and agreed, and it is the intent of the parties hereto that an independent CONTRACTOR relationship be and is hereby established under the terms and conditions of this Agreement. Nothing in this Agreement shall be construed to create an agency relationship, an employer--employee relationship. a joint venture relationship, or any other relationship allowing AUGUSTA to exercise control or direction over the manner or methods by which CONTRACTOR, its employees, agents, or subcontractors perform hereunder, or CONTRACTOR to exercise control or direction over the manner or methods by which AUGUSTA, its employees, officers, agents, or subcontractors perform hereunder, other than as provided in this Agreement.

SUBCONTRACTING

In the performance of its duties related to this Agreement, it is understood that CONTRACTOR is not licensed, or otherwise authorized, to engage in any activity that may be construed or deemed to constitute the practice of

medicine, dentistry, optometry, or other professional healthcare service requiring licensure or other authorization under state law. To comply with these requirements, CONTRACTOR may hire physicians and other clinicians as employees or engage physicians or other clinicians as independent contractors ("Contract Professionals") rather than employees, to supply the clinical services required under this Agreement. CONTRACTOR shall engage contract employees and professionals that meet the applicable professional licensing requirements, and CONTRACTOR shall exercise administrative supervision over such employees and contract professionals as necessary to ensure the fulfillment of the obligations contained in this Agreement. Contract professionals and employees shall provide clinical services under this Agreement in a manner reasonably consistent with the independent clinical judgment that the Contract Professional is required to exercise. It is further understood that CONTRACTOR may subcontract for specialized services such as pharmacy, medical waste, medical supplies, and other services or supplies which it is required to provide under this Agreement.

EQUAL EMPLOYMENT OPPORTUNITY

During the performance and administration of this Agreement, CONTRACTOR shall comply with all federal and state non-discrimination laws, regulations, and policies. CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, ancestry, national origin, place of birth, marital status, sexual orientation, age, or handicap unrelated to a bona fide occupational qualification of the position or because of status as a disabled veteran or Vietnam-Era veteran. CONTRACTOR will distribute copies of its commitment not to discriminate to all persons who participate in recruitment, screening, referral, and selection of job applicants and to prospective job applicants.

OTHER CONTRACTS AND THIRD-PARTY BENEFICIARIES

The parties acknowledge that CONTRACTOR is neither bound by nor aware of any other existing contracts to which Augusta is a party and which relate to the provision of health care to inmates/detainees at the facility. The parties agree that they have not entered into this Agreement for the benefit of any third person or persons, and it is their express intention that this Agreement is for their respective benefits only and not for the benefits of others who might otherwise be deemed to constitute third-party beneficiaries thereof.

FORCE MAJEURE

In case the performance of any term or provision hereof shall be delayed or prevented because of compliance with any law, decree or order of any governmental agency or authority of local, State, or Federal governments or

because of riots, war, terrorism, explosions, acts of civil or military authority, acts of public enemy, public disturbances, lack of adequate security escorts, strikes, lockouts, differences with workers, earthquakes, fires, Acts of God, epidemics, pandemics, or any other reason whatsoever which is not reasonably within the control of the party whose performance is interfered with and which, by the exercise of reasonable diligence, said party is unable to prevent, the party so suffering may, at its option, suspend, without liability, the performance of its obligations hereunder during the period such cause continues.

NO ASSIGNMENT, NO AMENDMENT, NO WAIVER

This Agreement (i) may not be assigned or transferred, in whole or in part, by operation of law, or otherwise, by either Party, without the prior written consent of the other party, and (ii) may not be amended or modified by course of conduct or otherwise, except in writing, duly executed by each party. Any unauthorized assignment, amendment, transfer or modification shall be null and void and of no force or effect.

NOTICES

Any notice of termination, request, demand or other communication under this Agreement shall be in writing and shall be deemed delivered: (a) when delivered in person to a representative of the parties listed below; (b) upon receipt when mailed by overnight courier service, mailed by first-class, certified or registered mail, return receipt requested, addressed to the party at the address below; or (c) upon confirmation of receipt, if sent by facsimile to the fax number of the party listed below:

For CONTRACTOR:
Dr. Benjamin Lefkove
Chief Executive Officer
FCH Richmond LLC
2310 Parklake Dr. NE, Ste. 100
Atlanta, GA 30345
Phone: (404) 500-6414
Email: Ben@FirstClassHealthcare.com

For AUGUSTA:
c/o Administrator
Augusta, Georgia
Administrator's Office
535 Telfair Street, Suite 910
Augusta, GA 30901

Such address may be changed from time to time by either party by providing written notice as provided above.

SURVIVAL

The provisions concerning and pertaining to termination, insurance, and indemnification will survive any termination or expiration of the Agreement.

COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be considered an original and all of which shall constitute but one and the same instrument.

TITLES OF PARAGRAPHS

Titles of paragraphs are inserted solely for convenience of reference and shall not be deemed to limit, expand, or otherwise affect the provisions to which they relate.

SEVERABILITY

If any one or more provisions of this Agreement shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed and enforced as if such invalid, illegal, or unenforceable provision had never been contained herein.

ENTIRE AGREEMENT; AMENDMENT OR MODIFICATION

This Agreement, along with the contract documents specified above, constitute the entire Agreement of the Parties, and is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and Agreements that have been made in connection with the subject matter hereof. This Agreement may be amended at any time, but only with the written consent of both parties.

CONTRACT TERMS AND CONDITIONS

1. All purchases must comply with the Augusta-Richmond County, GA Official Code of Ordinances, Guidelines & Procedures, Chapter 10 (as amended).
2. If any conflict or ambiguity arises between the terms and conditions herein and the Official Code of Augusta, the latter will govern.
3. The terms and conditions set forth herein shall supersede and govern all Contractor's terms and conditions or service level agreements.
4. AUGUSTA retains the right to "red line" sections of the Contractor's terms and conditions if such conflict with the best interest of the AUGUSTA.
5. Acceptance of a Purchase Order ("PO") and delivery of goods or services serves as the Supplier's full and complete acceptance of AUGUSTA'S terms and conditions.
6. The terms "supplier", "CONTRACTOR", "bidder", "offeror", "Contractor", "designer", "distributor", "dealer" or "manufacturer" or otherwise purveyor or source of supply or performance of service shall mean one and the same, herein denoted as "supplier" for goods and "Contractor" for services.

7. The terms "goods", "materials", "commodities", "components", "drawings", "drafts", "renderings", "plans" (physical or digital), software, SaaS, capital asset equipment, vehicles, heavy earth-moving or other equipment (purchased or leased), or other such deliverables are herein denoted as "goods" and shall mean one and the same.
8. "Services" shall mean all services, either financial, advisory, consultative, labor, staff augmentation, construction, rehabilitation, restoration, repair, support or maintenance, communication, telephony, internet, TV or streaming, pest control, grounds maintenance, custodial and janitorial, street or paved surfaces cleaning, drain cleaning, or otherwise where services are offered for consideration.
9. The Supplier shall transfer and deliver all goods or services described on the respective PO for the consideration set forth herein.
10. The Supplier shall only deliver goods and services as described on the respective PO and within the Scope of Work and the Supplier's bid response.
11. The County holds no obligation to pay for goods delivered or services rendered unless specified on a written PO or a Change Order of such.
12. The Supplier shall not construe any verbal consent to purchase goods or services as valid.
13. The County does not accept substitutions of services or goods that do not comply with the Scope of Work or specifications set forth in the PO, Contract, or Agreement, unless mutually agreed in writing by both Parties.
14. The County does not accept automatic contract renewals except for monthly subscription services.
15. The County does not pay deposits towards goods ordered. Exceptions exist for custom made items such as window treatments, floor coverings, pre-mixed paints and stains, fabrication, decoration, or otherwise custom designed products specifically for the County.
16. The County will accept back orders only if goods are out of stock and with prior written notice. Suppliers shall ship all quantities that they have in stock and hold orders for back orders to ship at a later date.
17. The County participates in cooperative purchasing agreements, State of Georgia Statewide Contracts, and other state and local intergovernmental agreements, Memoranda of Understanding and other such agreements.
18. In all cases, the jurisdiction shall be the State of Georgia, Augusta, GA, for arbitration or other legalities.
19. Deliveries go to the ship-to addresses listed on the PO and within the specified time. The Supplier must follow instructions if multiple ship-to addresses exist on the PO.
20. The County shall have the right to inspect all goods or services at the time and place of delivery. The risk of loss of goods shall pass on to the County upon completion and final acceptance of the project delivery.
21. Title to the goods shall remain with the Supplier until acceptance by the County. Receipt of goods or services does not constitute acceptance.
22. The Supplier warrants that goods are merchantable, and the Supplier has a

legal right to deliver the goods and services and as described herein.

23. Contractor agrees not to assign, in full or in part, this Contract to another party without the County's expressed written consent. Any attempted assignment or delegation shall void and make ineffectual this Contract for all intents and purposes.
24. AUGUSTA is exempt from Federal Excise Tax and Georgia Sales and Use Tax.
25. This issuance of a PO shall not violate the Code of Ethics and Conflicts of Interest for Public Officers and Employees for Government Service set forth in the 2020 Section 45-1020 *et seq.* of the Official Code of Georgia Annotated and the Official Code of Augusta governing Ethics.
26. All goods and services supplied pursuant to a PO shall, unless otherwise stated, conform exactly to all the descriptions, specifications, exhibits, and attachments contained in the bid solicitation upon which a PO is based, and all the terms, conditions, and specifications of the bid solicitation are incorporated herein by reference and made a part hereof.
27. All media production, recordings, videos, photography, artwork, plates, embroidery tape, silk screen, engravings, and other printed or digital media materials paid for in full by the County are considered County property and shall be delivered to the County upon request.
28. If a PO has an attached Contract or Agreement, the terms and conditions of the latter shall govern in the event of any conflict with these terms and conditions.
29. The Supplier may be suspended, terminated, or debarred if it is determined that the Supplier has made false certification(s) or has violated such certification(s) by failure to carry out the requirements herein. Thus, the Supplier certifies that it and its sub-Contractors have not been debarred, suspended, or declared ineligible by any agency of the County, State of Georgia, or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch. 1 Subpart 9.4.
30. The Supplier certifies that it is not currently engaged in an active or pending lawsuit or other grievance, injunction, or levy against the County.
31. Unless delivery, shipping, freight, are specified as "included" in the cost, then Goods are Free-On-Board (F.O.B.) destination and freight, Shipping and delivery shall be pre-paid and added to the invoice as a separate line item. The Supplier shall charge the County the exact amount of freight, delivery, handling, and insurance charges the Supplier incurs.
32. AUGUSTA does not pay late fees or interest charges.
33. AUGUSTA is not bound to any minimum or maximum quantity or dollar amount set by the Supplier, unless otherwise arranged.
34. In the event there is a discrepancy between the unit price and extended price, the unit price shall govern.

IN WITNESS WHEREOF, the Parties have caused this AGREEMENT to be executed as their official act by their respective representative, each of whom is duly authorized to execute the same,

IN WITNESS WHEREOF, said Parties have hereunto affixed their signatures and seals on the day, month, and year below. Contractors must print their company's full legal company name below as it appears on their W-9 form.

Contractor's Full Legal Name:	**AGENCY:**
FIRST CLASS HEALTHCARE, LLC	**AUGUSTA, GEORGIA**
By: _____	By: _____
Print Name: BENJAMIN LEFKOVE	Name: GARNETT L. JOHNSON
Title: CHIEF EXECUTIVE OFFICER	Title: As its MAYOR
Date: _____	Date: _____

Sworn to and subscribed before me this

_____ Day of _____, 2026.

Notary Public: _____

Notary commission expires: _____
[Seal or Stamp]

Attest:

_____
Lena J. Bonner, Clerk of Commission

[**Seal]**

Commission Meeting

October 20, 2026

Appointments

Department:	N/A
Presenter:	N/A
Caption:	Motion to **approve** the reappointment of **Angela Overstreet Wright, MD and Jamie DeStefano, DMD, PhD** to the Richmond County Board of Health with terms ending 12/31/2029.
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

GEORGIA DEPARTMENT OF PUBLIC HEALTH
East Central Health District

Richmond County Board of Health
1916 North Leg Road
Augusta, Georgia 30909-4437
Phone: 706-667-4329 Fax: 706-667-4152
www.ecphd.com

MEMORANDUM

TO: Lena Bonner
Clerk of Commission

FROM: Marcia Bowers MBowers
Executive Assistant

DATE: February 16, 2026

SUBJECT: Board of Health Reappointments

At the February 10, 2026, Board of Health Meeting, a motion was passed to submit the following names to the Commission to consider for Board reappointments:

- Thomas Kiernan, MD (Seat #3) - (Represents: Physician appointed by the Augusta Richmond County Commission.) This will be his second four-year term. (1/1/26 – 12/31/29)
- Angela Overstreet Wright, MD (Seat #10) – (Represents: Member-at-large appointed by the Augusta Richmond County Commission.) This will be her second four-year term. (1/1/26 – 12/31/29)
- Jamie DeStefano, DMD, PhD (Seat #7) – (Represents : Member-at-large appointed by the Augusta Richmond County Commission) The board has been unable to find a replacement for this seat. According to Section 1(b) of the Act to the General Assembly of Georgia, if a replacement is not found, Dr. DeStefano may succeed herself and may be voted for a new term. (Term 1/2/26 – 12/31/29).

Please place on your next Commission's agenda. Enclosed are *Talent Bank Information Questionnaires* for each.

Thank you.

Enclosures

Augusta GEORGIA

Clerk of Commission

Commission, Authorities, & Boards Talent Bank Application

Title	Dr.
First Name *	Angela
Middle Name *	Overstreet
Last Name *	Wright
Suffix	
Date Of Birth *	5/25/1968
Address *	Street Address 3232 Ramsgate Road Address Line 2 City Augusta State / Province / Region GA Postal / Zip Code 30909 Country United States
Home Phone *	7067376086
Work Phone	7067994659
Registered Voter *	○ District 1 ○ District 2 ○ District 3 ○ District 4 ○ District 5 ○ District 6 ◉ District 7 ○ District 8 ○ None
Marital Status *	Married
Education *	Doctorate
Race *	Black
Gender *	Female
Occupation *	Physician
Interests	

Commissions, Authorities, & Boards

Volunteer For *	Richmond County Board of Health Click add below to apply for more than one board.

* I currently have relatives working for the City of Augusta

○ Yes ◉ No

* I currently server on an Augusta Board, Commission, or Authority

○ Yes ◉ No

I would like to receive an email confirmation of my submission.

◉ Yes ○ No

Email awright908@gmail.com

TALENT BANK INFORMATION QUESTIONNAIRE

TO BE COMPLETED BY PERSONS DESIRING TO VOLUNTEER THEIR SERVICES ON THE **RICHMOND COUNTY BOARD OF HEATH** AUTHORITY, BOARD OR COMMISSION FOR AUGUSTA, GEORGIA

NOTE: ANY INFORMATION ENTERED ON THIS QUESTIONNAIRE WOULD BECOME PUBLIC INFORMATION UPON YOUR SUBMISSION/APPOINTMENT.

****

EMAIL ADDRESS: Jdestefa@augusta.edu

DATE: 08/09/16

1. NAME: JAMIE DE STEFANO, DMD PhD

   HOME PHONE: 706 631 2977 (CELL) BUS. PHONE: 706 721 2442 or 2441

2. HOME ADDRESS: 7 EAGLE POINTE DR. RICHMOND. GA 30909

   STREET COUNTY STATE ZIP

3. DATE OF BIRTH: 08/24/61 SEX: MALE _____ FEMALE ✓

4. REGISTERED VOTER: YES ✓ NO _____

5. VOTING DISTRICT _____

6. MARITAL STATUS: SINGLE _____ MARRIED _____ SEPARATED _____

   ENGAGED _____ DIVORCED ✓

7. EDUCATION: ~~HIGH SCHOOL~~ College - Chatham University - Pittsburgh

   ~~COLLEGE~~ Grad - University of Cincinnati College of Med

   Professional - Medical College of Georgia

8. RELATIVES WORKING FOR THE COUNTY: NONE

9. OCCUPATION: Preductoral director Periodontics - AU/DG

10. RACE: WHITE ✓ AFRICAN-AMERICAN _____ ASIAN AMERICAN _____

    SPANISH SURNAMED _____ AMERICAN INDIAN _____ OTHER (specify) _____

11. LIST BOARDS YOU PRESENTLY SERVE ON:

    1. AMERICAN ACADEMY Periodontics Board of Predoctoral directors

    2. CAMELLIX LLC

    3. _____

12. LIST ANY AREA IN WHICH YOU HAVE A PARTICULAR INTEREST OR EXPERTISE.

    Dentistry - Periodontics

    Anatomy and Cell Biology

    Fluent in Portuguese.

Rev. 6-2016

Commission Meeting

October 20, 2026

Appointments

Department:	N/A
Presenter:	N/A
Caption:	Motion to approve the appointment of Mrs. Inger Carter and Mr. Douglas Jackson to the Sheriff's Merit Board. **(Requested by Commission Don Clark)**
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

Augusta GEORGIA

Clerk of Commission

Commission, Authorities, & Boards Talent Bank Application

Title	Mrs.
First Name *	Inger
Middle Name *	C.
Last Name *	Carter
Suffix	
Date Of Birth *	6/12/1961
Address *	Street Address 705 Macon Avenue Address Line 2 City: Augusta State / Province / Region: GA Postal / Zip Code: 30901 Country: United States
Home Phone *	7069519115
Work Phone	

Registered Voter *

- (●) District 1
- ( ) District 2
- ( ) District 3
- ( ) District 4
- ( ) District 5
- ( ) District 6
- ( ) District 7
- ( ) District 8
- ( ) None

Marital Status *	Single
Education *	Master's Degree
Race *	Black
Gender *	Female
Occupation *	Retired
Interests	Community Outreach, AU Retiree Association

Commissions, Authorities, & Boards

Volunteer For * Augusta-Richmond County Coliseum Authority

Click add below to apply for more than one board.

* I currently have relatives working for the City of Augusta

(•) Yes ( ) No

* I currently serve on an Augusta Board, Commission, or Authority

( ) Yes (•) No

I would like to receive an email confirmation of my submission.

(•) Yes ( ) No

Email ingercarter@yahoo.com

Clerk of Commission

Commission, Authorities, & Boards Talent Bank Application

Title	Mr.
First Name *	Douglas
Middle Name *	Lewis
Last Name *	Jackson
Suffix	
Date Of Birth *	3/16/1955
Address *	Street Address 3428 Lucie Street Address Line 2 City Augusta State / Province / Region Georgia Postal / Zip Code 30906 Country United States
Home Phone *	7067961710
Work Phone	7068403415
Registered Voter *	○ District 1 ○ District 2 ○ District 3 ○ District 4 ◉ District 5 ○ District 6 ○ District 7 ○ District 8 ○ None
Marital Status *	Married
Education *	College Degree
Race *	Black
Gender *	Male
Occupation *	Retired Educator
Interests	Sports, Youth Empowerment

Commissions, Authorities, & Boards

Volunteer For *	Richmond County Sheriff`s Merit System Board Click add below to apply for more than one board.

* I currently have relatives working for the City of Augusta

○ Yes ◉ No

* I currently serve on an Augusta Board, Commission, or Authority

○ Yes ◉ No

I would like to receive an email confirmation of my submission.

◉ Yes ○ No

Email staraction@comcast.net

O.C.G.A. § 45-2-4

GEORGIA CODE
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*** Current Through the 2010 Regular Session ***
*** Annotations Current Through October 29, 2010 ***

TITLE 45. PUBLIC OFFICERS AND EMPLOYEES CHAPTER 2. ELIGIBILITY AND QUALIFICATIONS FOR OFFICE ARTICLE 1. GENERAL PROVISIONS

O.C.G.A. § 45-2-4 (2011)

§ 45-2-4. Officers to reside in state, discharge duties until successor commissioned, and have seal

All officers of this state shall reside in this state at such places as are designated by law and shall discharge the duties of their offices until the successors are commissioned and qualified, except that public officers appointed by the Governor and subject to confirmation by the Senate shall not hold over until their successors have been appointed and confirmed; and all officers whose certificates or records or other papers are admissible in evidence in any court in this state must have and keep an official seal.

HISTORY: Orig. Code 1863, § 128; Code 1868, § 123; Code 1873, § 132; Code 1882, § 132; Civil Code 1895, § 226; Civil Code 1910, § 261; Code 1933, § 89-105; Ga. L. 1982, p. 3, § 45; Ga. L. 1990, p. 8, § 45.

In

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UPDATED 02/27/25

NAME OF BOARD **RICHMOND COUNTY SHERIFF'S MERIT SYSTEM BOARD**

Members	Seat	Appointment	Effective	Expires
Lydia Harris	3-yr	05/02/23	Immediately	05/31/26
Eric Adams	3-yr	05/02/23	Immediately	05/31/26
Michael Woods	3-yr	04/20/21	Immediately	05/31/24
Sarah Scott	3-yr	04/20/21	Immediately	05/31/24
Steve Morris	3-yr	04/20/21	Immediately	05/31/24
Chris Byrd	3 -yr	05/02/23	Immediately	05/31/26
James Kendrick	3-yr	09/18/03	Immediately	12/31/03

APPOINTED BY COMMISSION

a) Steve Morris
b) Sarah H. Scott
c) Michael Woods

APPOINTED BY DELEGATION

d) Eric Adams
e) Chris Byrd
f) Lydia Harris

APPOINTED BY COMMISSION FROM DELEGATION LIST OF THREE NAMES

g) Vacant

MEETING DATE: **As needed 8:30 A.M.**
WHERE: **Sheriff's Department Conference Room**

FUNCTION: It is the responsibility of the Board to represent the interest of the public in the improvement of personnel administration as to those matters involving adverse action taken against a Sheriff Department employee by the Sheriff or the employee's supervisors.

CREATED: House Bill No. 449
CONTACT: Human Resources, 706-821-2303
MEETINGS: First Monday of each month at 6:30 P.M.

Sheriff's Merit Board Details

Meeting Date

Variable meetings dated based on need. 8:30 A.M.

Meeting Location

Sheriff`s Department Conference Room

Contact

Human Resources

Contact Info

706-821-2303

Mission

It is the responsibility of the Board to represent the interest of the public in the improvement of personnel administration as to those matters involving adverse action taken against a Sheriff Department employee by the Sheriff or the employee`s supervisors.

Created

House Bill No. 449

Notes

Three **(3)** members are appointed by the **governing authority of Richmond County**; three **(3)** members appointed by the **Richmond County Legislative Delegation**; **one (1)** member appointed by the governing authority of Richmond County from a list of three nominees submitted by the legislative delegation and serve four-year terms.

Clerk of Commission
10/15/2026

Commission Meeting

October 20, 2026

Affidavit

Department:	N/A
Presenter:	N/A
Caption:	Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.
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