



## **SPECIAL CALLED MEETING AGENDA**

Commission Chamber

Tuesday, March 14, 2023

11:00 AM

### **1. LEGAL MEETING**

**A. Pending and Potential Litigation.**

**B. Real Estate.**

**C. Personnel.**

- 2.** Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.
- 3.** **SE-23-01** Motion to approve request for concurrence with the Augusta Georgia Planning Commission to approve a petition by L. Elizabeth Giles on behalf of Augusta Regional Airport- requesting a Special Exception to expand fuel farm per Section 24-2(a)(25) of the Comprehensive Zoning Ordinance affecting property located at 1505 Aviation Way. Zoned HI (Heavy Industrial). Tax Map #.159-0-002-04-0. **District 1(Approved by the Planning Commission's Special Called Meeting held February 23, 2023)**
- 4.** Motion to consider **approving** the appointment of the following positions on the 2023 Augusta Emergency Management Subcommittee: Administrator, General Counsel, Fire Chief and Director of Augusta's E-911 and representatives from the health care community.

**Special Called Meeting****March 14, 2023**

Affidavit

---

<b>Department:</b>	N/A
<b>Presenter:</b>	N/A
<b>Caption:</b>	Motion to authorize execution by the Mayor of the affidavit of compliance with Georgia's Open Meeting Act.
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A



## Augusta Commission Special Called Meeting

Meeting Date: March 14, 2023

Item Name: SE-23-01

<b>Department:</b>	Planning & Development
<b>Presenter:</b>	Carla Delaney
<b>Caption:</b>	<b><u>SE-23-01</u></b> Motion to approve request for concurrence with the Augusta Georgia Planning Commission to approve a petition by L. Elizabeth Giles on behalf of Augusta Regional Airport- requesting a Special Exception to expand fuel farm per Section 24-2(a)(25) of the Comprehensive Zoning Ordinance affecting property located at 1505 Aviation Way. Zoned HI (Heavy Industrial). Tax Map #.159-0-002-04-0. <b>District 1(Approved by the Planning Commission's Special Called Meeting held February 23, 2023)</b>
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	<ol style="list-style-type: none"> <li>1. Approval of this special exception 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 any construction commencing on the property.</li> <li>2. The construction of the above ground fuel storage tanks on the property shall comply with all local, state, federal, environmental and governmental regulations and it shall comply with all building, development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.</li> </ol>
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A

**AUGUSTA GEORGIA COMMISSION  
535 TELFAIR STREET 2<sup>ND</sup> FLOOR, ROOM #260  
AUGUSTA RICHMOND COUNTY MUNICIPAL BUILDING  
TUESDAY, MARCH 7, 2023, at 2:00 P.M.**

**CONSENT AGENDA**

1. **SE-23-01** –A request for concurrence with the Augusta Georgia Planning Commission to APPROVE a petition by L. Elizabeth Giles on behalf of Augusta Regional Airport – requesting a special exception to expand fuel farm per Section 24-2(a)(25) of the Comprehensive Zoning Ordinance affecting property located at 1505 Aviation Way. Zoned HI (Heavy Industrial). Tax Map #159-0-002-04-0. DISTRICT 1

1. Approval of this special exception 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 any construction commencing on the property.
2. The construction of the above ground fuel storage tanks on the property shall comply with all local, state, federal, environmental and governmental regulations and it shall comply with all building, development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.

***Carla Delaney,  
P & D Director***

**AUGUSTA-RICHMOND COUNTY, GEORGIA  
PLANNING COMMISSION  
STAFF REPORT**

**Case Number:** SE-23-01

**Hearing Date:** February 23, 2023

**Prepared By:** Brian L. Kepner, Zoning Administrator

**Applicant:** Elizabeth Giles, Augusta Regional Airport Senior Construction Project Manager

**Property Owners:** City of Augusta-Richmond County and Bush Field Aircraft Company

**Address of Property:** 1505 Aviation Way, Augusta, Georgia, 30906

**Tax Parcel #s:** 159-0-002-04-0

**Present Zoning:** HI (Heavy Industrial)

**Commission District:** 1 (J. Johnson)

**Super District:** 9 (F. Scott)

**Fort Gordon Notification Required:** N/A

Request	Proposed Use / Activity	Applicable Ordinance Section(s)
Special Exception	Replace the existing above ground storage fuel tanks which do not exceed twelve thousand (12,000) gallons with new above ground storage fuel tanks that exceed twelve thousand (12,000) gallons	Section 24-2(a)(25)

**Summary of Request:**

This Special Exception request is to allow for the replacement of the existing four (4) above ground storage fuel tanks that do not exceed twelve thousand (12,000) gallons with four (4) above ground storage 30,000-gallon fuel tanks. In the HI zoning district above ground storage fuel tanks are permitted provided they do not exceed twelve thousand (12,000) gallons. Because the Augusta Regional Airport wants to replace the existing above ground storage tanks with new storage tanks that exceed twelve thousand (12,000) gallons, a special exception is required in accordance with Section 24-2(a)(25) of the Comprehensive Zoning Ordinance of Augusta, Georgia, as amended.

### **Compatibility:**

Special Exceptions are land uses permitted in a zoning district where the local government finds that such use is in keeping with the goals of the Comprehensive Plan. Special Exceptions are scrutinized because their impact on adjoining land uses can vary depending on the proposed use. Special Exceptions are considered on a case-by-case basis in accordance with the requirements and standards in the Comprehensive Zoning Ordinance. The proposed above ground storage fuel tanks with quantities exceeding twelve thousand (12,000) gallons will be replacing the existing above ground storage fuel tanks located at the airport. Therefore, the proposed use would be compatible at this location within the Heavy Industrial zoning district.

### **Comprehensive Plan Consistency:**

The property is located within the East Augusta Character Area. East The Augusta Character Area is characterized by a mix of natural resource areas, industrial uses, and limited residential and commercial land uses. The vision for the East Augusta Character Area calls for preservation of established residential neighborhoods allowing them to coexist with industrial uses by keeping them distinctly separate, while allowing for new industry to be concentrated near the Augusta Regional Airport. Recommended Development Patterns for the East Augusta Character Area include expanding the regional activity area encompassing the Augusta Regional Airport and surrounding area. This special exception request is consistent with the 2018 Comprehensive Plan as the property currently has heavy industrial zoning and there are no residential developments within at least three quarters of a mile from the location of the above ground fuel storage tanks.

### **Findings:**

1. There are no previous zoning cases on file for this portion of the property where the proposed above ground fuel storage tanks will be located.
2. The property currently has access to the public potable water system.
3. The proposed use is not anticipated to require the use of the public sanitary sewer system.
4. According to the Georgia Department of Transportation (GDOT) Function Classification Map, 2017, Doug Bernard Parkway is classified as a minor arterial. There are no transit routes or stops located within a half mile of the property.
5. According to the FEMA Flood Insurance Rate Maps (FIRM) the portion of the property where the storage tanks are proposed is not within a Special Flood Hazard Area.
6. According to the Augusta GIS Wetlands layer the portion of the property where the storage tanks are proposed is not within any wetlands.
7. There are various existing industrial uses with both LI (Light Industrial) and HI (Heavy Industrial) zoning to the west across Doug Bernard Parkway. There are also vacant properties to the west across Doug Bernard Parkway with A (Agriculture) zoning.
8. The proposed special exception is compatible with the adjacent Light and Heavy Industrial zoned properties to the west.
9. The proposed rezoning request is consistent with the 2018 Comprehensive Plan.

**Recommendation:** The Planning Commission recommends Approval of the special exception application with the following conditions:

1. Approval of this special exception 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 any construction commencing on the property.
2. The construction of the above ground fuel storage tanks on the property shall comply with all local, state, federal, environmental and governmental regulations and it shall comply with all building, development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.

**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 an oral recommendation at the hearing based on all the information available at that time.



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

February 14, 2023

Mrs. Carla Delaney  
Director of Planning and Development  
Augusta-Richmond County  
535 Telfair Street, Suite 300  
Augusta, Georgia 30901

Subject: Airport Special Exception for Above Ground Fuel Tanks, SE-23-01

Dear Mrs. Delaney:

The Augusta Regional Airport is proposing to rehabilitate and make necessary improvements to the existing Fuel Farm. This facility provides Jet-A, Avgas, Gasoline, and Diesel to aircraft, airport vehicles, and support equipment/vehicles at AGS and serves as a critical piece of infrastructure for the Airport. This Project's scope of work includes but is not limited to the installation of four (4) new 30,000 gallon Double-Walled Horizontal Jet A Fuel Tanks and associated containment pad, foundations, piping, pumps, etc., rehabilitation of the existing Mogas, Diesel, and LL-100 tanks, installation of a new 16' x 20' testing building, demolition and removal of the four (4) existing vertical Jet-A Tanks, and the demolition and removal of one (1) existing horizontal Jet-A Tank and associated foundations, piping, pumps. All work is proposed to be completed within the existing Fuel Farm footprint and all pipes, pumps, and tanks shall be above ground.

Per the Augusta Planning and Development Department, this land must undergo rezoning to facilitate this project. As the land-use is not planning on being changed within the scope of this project, the Airport is requesting a Special Exception concerning the rezoning request. This correspondence serves as the Letter of Intent requesting this Special Exception.

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

Sincerely,

cc:

Tim Weegar, Augusta Regional Airport  
Elizabeth Giles, Augusta Regional Airport



**Mead & Hunt**  
 Mead and Hunt, Inc.  
 5855 Core Road, Suite 515  
 North Charleston, SC 29405  
 phone: 843-485-5330  
 mead@mh.com



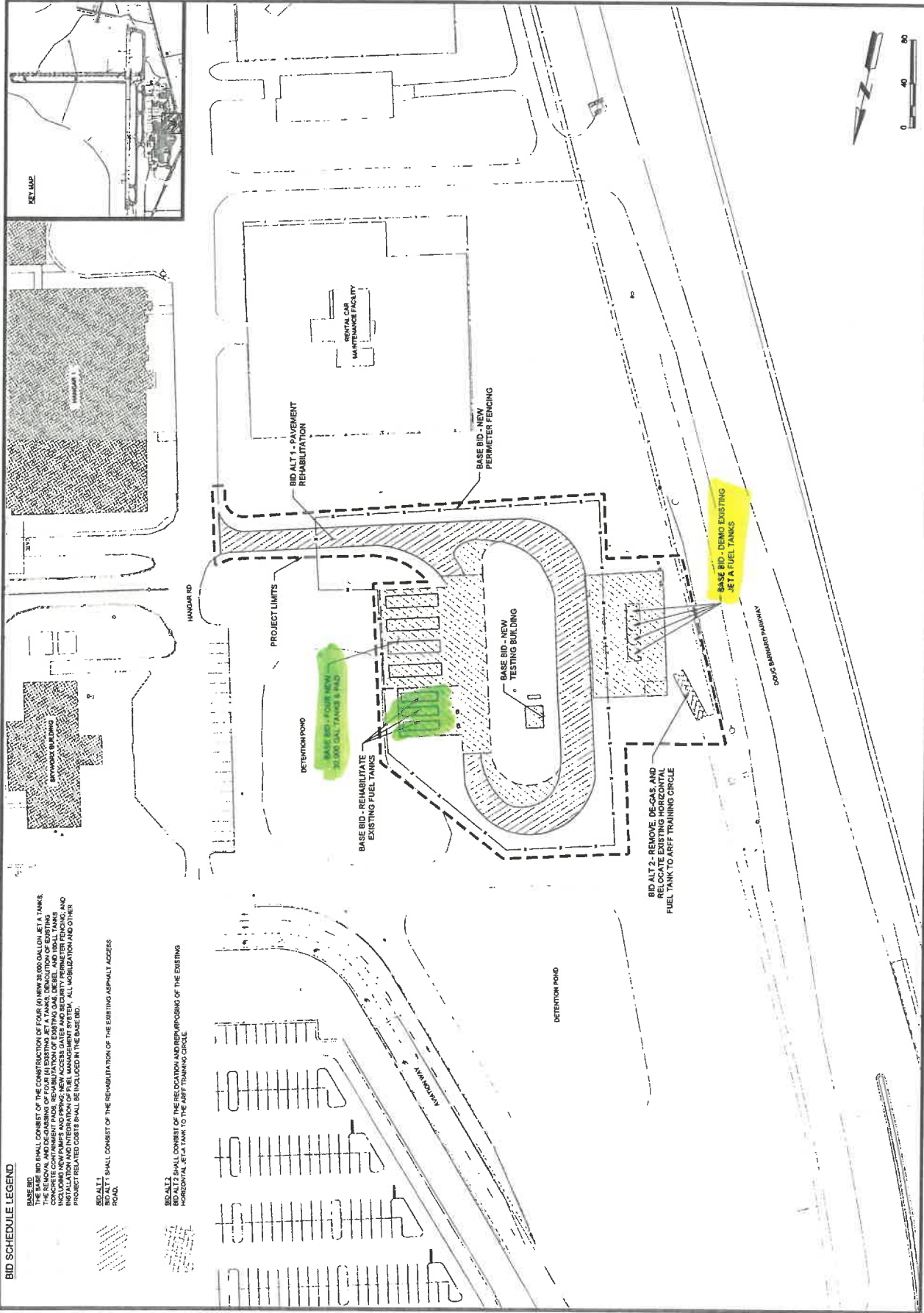
**AUGUSTA REGIONAL AIRPORT  
 FUEL FARM IMPROVEMENTS**  
 1501 AVIATION WAY  
 AUGUSTA, GA 30906-9620

UNBID FOR BID

**NOT FOR CONSTRUCTION**  
 DRAWN BY: 0118700-01/04/21  
 DATE: APRIL 15, 2022  
 DESIGNED BY: N/A  
 CHECKED BY: J.E.B.  
 PROJECT NO.: 2021-0001  
 PROJECT NAME: AUGUSTA REGIONAL AIRPORT  
 PROJECT LAYOUT  
 PLAN

G-021

Item 3.



**BID SCHEDULE LEGEND**

**BASE BID**  
 BASE BID SHALL CONSIST OF THE CONSTRUCTION OF FOUR (4) NEW 100,000 GALLON JET-A TANKS, THE REMOVAL AND DECOMMISSIONING OF FOUR (4) EXISTING JET-A TANKS, DEMOLITION OF EXISTING CONCRETE CONTAINMENT FLOOR, REHABILITATION OF EXISTING GAS, DIESEL, AND 100,000 GALLON TANKS, INSTALLATION AND INTEGRATION OF FUEL MANAGEMENT SYSTEM, ALL MOBILIZATION AND OTHER PROJECT RELATED COSTS SHALL BE INCLUDED IN THE BASE BID.

**BID ALT 1**  
 BID ALT 1 SHALL CONSIST OF THE REHABILITATION OF THE EXISTING ASPHALT ACCESS ROAD.

**BID ALT 2**  
 BID ALT 2 SHALL CONSIST OF THE RELOCATION AND REMEDIATION OF THE EXISTING HORIZONTAL JET-A TANK TO THE ARFF TRAINING CIRCLE.

**BID ALT 2:** REMOVE DE-GAS AND RELOCATE EXISTING HORIZONTAL FUEL TANK TO ARFF TRAINING CIRCLE

**BASE BID - DEMO EXISTING JET-A FUEL TANKS**

**BASE BID - REHABILITATE EXISTING FUEL TANKS**

**BASE BID - FOUR NEW 100,000 GALL TANKS & PAD**

PROJECT LIMITS

BID ALT 1 - PAVEMENT REHABILITATION

BASE BID - NEW PERIMETER FENCING

REPAIRS AND MAINTENANCE FACILITY

BASE BID - NEW TESTING BUILDING

DETONATION POND

DETONATION POND

HANGAR RD

DOUGS BARBARO PARKWAY

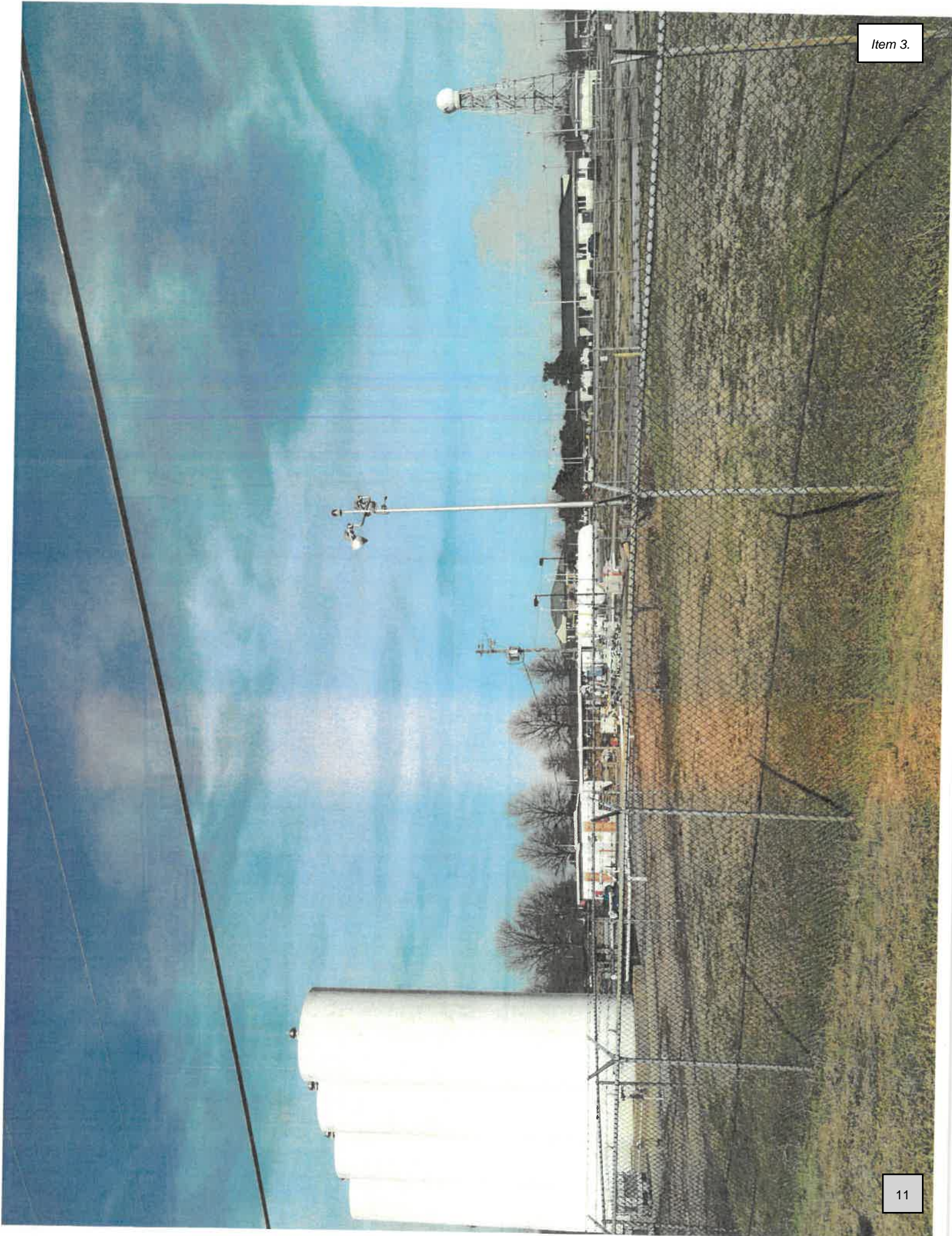


KEY MAP

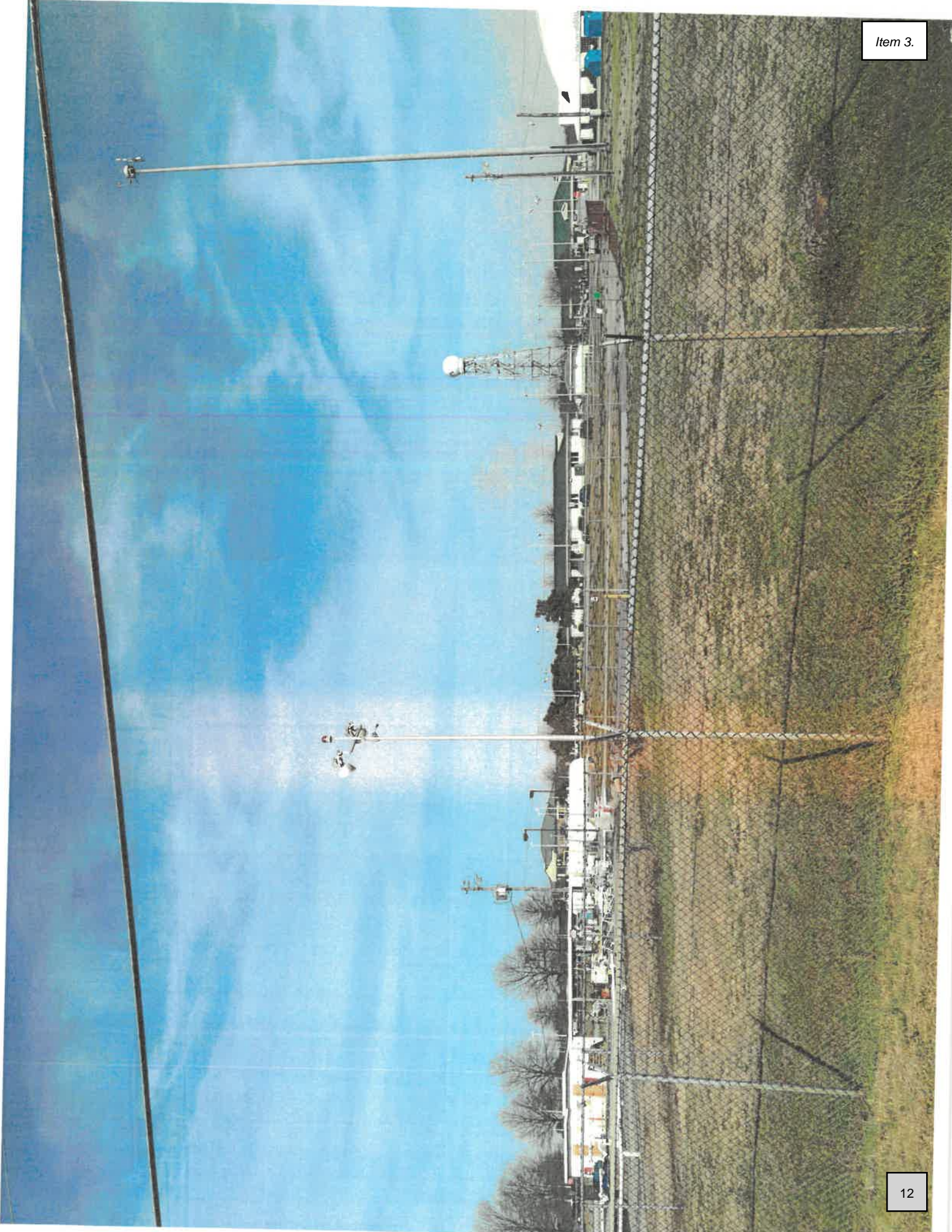















**Planning Commission**  
**SE-23-01**  
**February 23, 2023**  
**1505 Aviation Way**  
**Special Exception**

**Aerial**

**Legend**

 **Parcel of Interest**



Produced By: City of Augusta  
 Planning & Development Department  
 535 Telfair Street Suite 300  
 Augusta, GA 30901  
 2/13/2023 bb21255

Augusta, GA Disclaimer

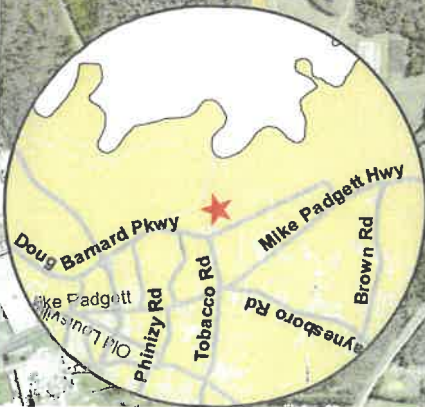
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and is not guaranteed. The City of Augusta, Georgia, and its various departments, including the Planning & Development Department, are not responsible for any errors or omissions in the data. The City of Augusta, Georgia, and its various departments, including the Planning & Development Department, are not responsible for any errors or omissions in the data. The City of Augusta, Georgia, and its various departments, including the Planning & Development Department, are not responsible for any errors or omissions in the data.

Item 3.



0 1,600 Feet

**Request:** A Special Exception to expand fuel farm per Section 24-2 (a) (17) of the Comprehensive Ordinance affecting property located at 1505 Aviation Way, Zoned HI (High Industrial).  
**Name:** Elizabeth Giles on behalf of Augusta Regional Airport  
**Parcel:** 159-0-002-04-0






**Planning Commission  
SE-23-01  
February 23, 2023**

**1505 Aviation Way  
Special Exception**


**Current Zoning  
Legend**


 Parcel of Interest


**Zoning Classification**


 A: Agriculture

 B-1: Neighborhood Business

 B-2: General Business

 HI: Heavy Industry

 LI: Light Industry

 R-1: One Family Residential

 R-1A: One Family Residential

 R-MH: Manufactured Home Residential

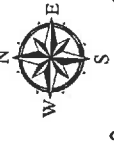


Produced By: City of Augusta  
Planning & Development Department  
535 Telfair Street Suite 300  
Augusta, GA 30901  
2/13/2023 bb21255

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.

Item 3.

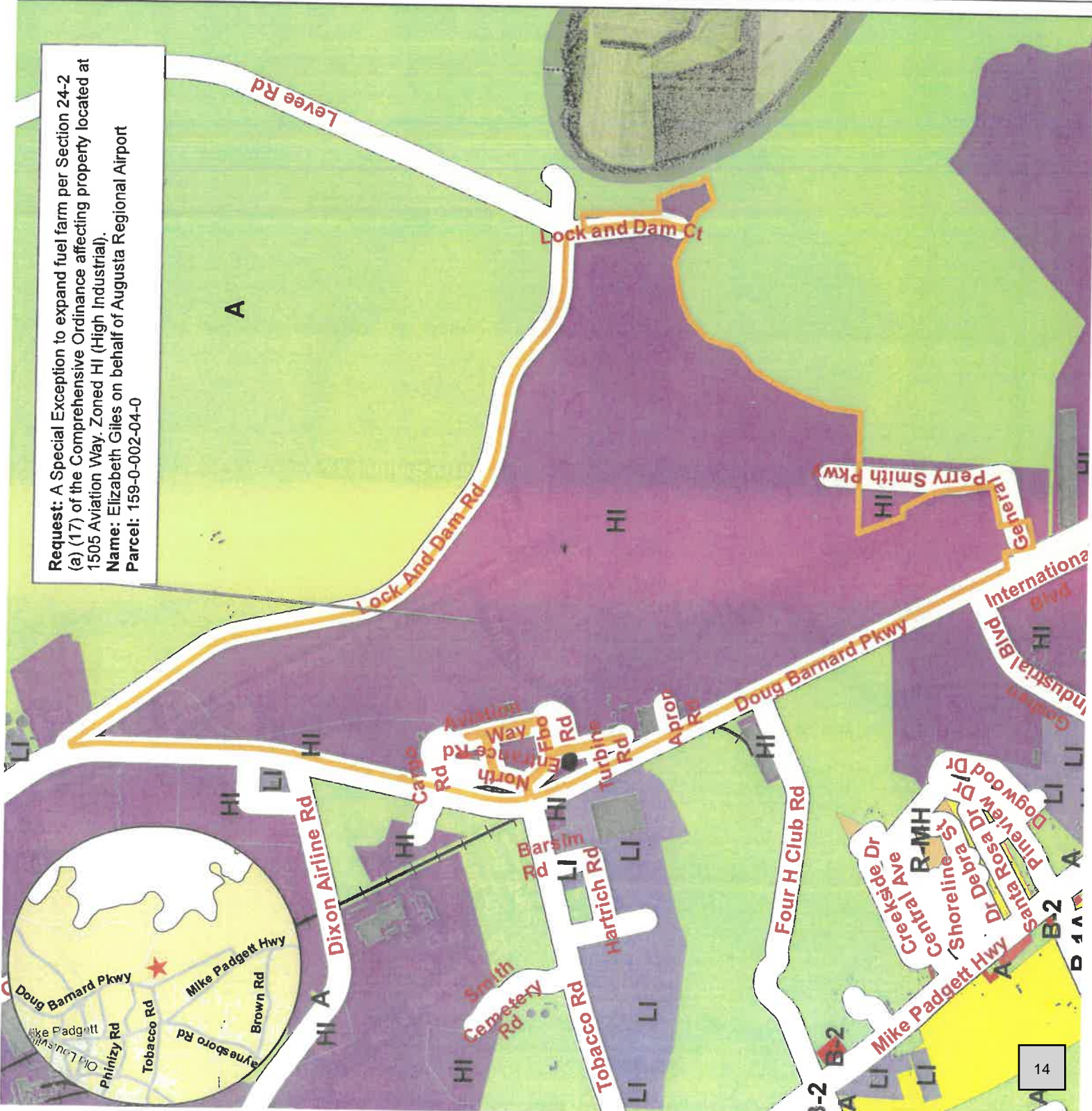


0 1,600 Feet

**Request:** A Special Exception to expand fuel farm per Section 24-2 (a) (17) of the Comprehensive Ordinance affecting property located at 1505 Aviation Way. Zoned HI (High Industrial).

**Name:** Elizabeth Giles on behalf of Augusta Regional Airport

**Parcel:** 159-0-002-04-0





## Augusta Commission Special Called Meeting

March 14, 2023

2023 Emergency Management Services Subcommittee

---

<b>Department:</b>	Augusta Commission
<b>Presenter:</b>	Augusta Commission
<b>Caption:</b>	Motion to consider <b>approving</b> the appointment of the following positions on the 2023 Augusta Emergency Management Subcommittee: Administrator, General Counsel, Fire Chief and Director of Augusta's E-911 and representatives from the health care community.
<b>Background:</b>	N/A
<b>Analysis:</b>	N/A
<b>Financial Impact:</b>	N/A
<b>Alternatives:</b>	N/A
<b>Recommendation:</b>	N/A
<b>Funds are available in the following accounts:</b>	N/A
<b><u>REVIEWED AND APPROVED BY:</u></b>	N/A



## Office of the Administrator

Odie Donald II, Administrator  
 Jarvis R. Sims, Deputy Administrator  
 Tony McDonald, Deputy Administrator

Ste. 910 - Municipal Building  
 535 Telfair Street - Augusta, GA. 30901  
 (706) 821-2400 - Fax (706) 821-2819

March 16, 2021

### Memo to File:

At the regular meeting held Tuesday, March 16, 2021, the Augusta, Georgia Commission took action on the following:

- Approved the appointment of Brandon Dial to the Urban Redevelopment Agency replacing Brad Owens.
- Approved resuming in-person Commission meetings only in the Commission Chamber with the continuation of Committee meetings being held virtually starting May 1, 2021; to include the recommendation of Administrator Donald to receive a briefing from the Department of Public Health (DPH) 30 days prior to return to chambers – targeted for April 2021.
- Approved the appointment of a subcommittee to develop key criteria, guidelines and performance standards for ambulance services in Richmond County for the protection of the citizens of Richmond County. The committee will consist of Commissioners Sammie Sias, Dennis Williams, Brandon Garrett, John Clark and Ben Hasan as chair; also the Administrator, the General Counsel, the Augusta 911 Director and the Fire Chief or his designee.
- Approved the rescheduling of the March 31, 2021 Commission Meeting to April 1, 2021 to include a 12:30 pm Special Called (Legal) Meeting.

If you have any questions, please contact me.

In service,

A blue ink signature of Odie Donald II, consisting of a large, stylized 'O' followed by a horizontal line.

Odie Donald II  
 Administrator

#18, 27, 28, 29