

MINUTES

City Council Meeting Tuesday, January 20, 2026 – 6:00 p.m.

Call to Order: Mayor Campbell called the meeting to order at approximately 6:00 p.m.

Opening: Councilmember Hall gave the invocation, and Mayor Campbell led the City Council in the Pledge of Allegiance.

Roll Call

City Council Members: Mayor Bruce Campbell, Councilmember Bruner, Councilmember Figiel, Councilmember Gwyn Hall, Councilmember Lassiter, Councilmember Natalyn Morris, and Councilmember Debbie Ruiz.

Staff Members: Rhonda Ferrell-Bowles, City Manager; James P. Gerard, City Attorney; Gil Ballard, Police Chief; Cliff Ducey, Parks and Recreation Director; Lynnette Hymes, Public Works Executive Assistant; Carlos Naverez, Assistant Planning Director; Veronica Enoch, Executive Assistant to City Manager; Tonya Roper, Clerk of Council; and Andrew Guzman, IT Tech.

Formal Public Comment: Eddie Puckett, P& S Affordable Housing, LLC requests to address City Council regarding the street repair and repaving on Daniel Avenue. Notification received by Mr. Puckett to withdraw and reschedule request.

Informal Public Comment: Given no comments, Mayor Campbell closed the section for informal public comments.

Public Hearings:

PC-11-25-1142 – General Development Plan: Receipt of public comment on a request by Integrated Civil Solutions, LLC seeking approval of a general development site plan for a maintenance shop at 4885 Old Louisville Road.

The Assistant Planning Director stated the case came before Planning Commission with the recommendation for approval by both Planning Commission and staff. There were no objections from the public during the Planning Commission meeting, and the recommendation is to approve as submitted.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

PC-11-25-1146 – General Development Plan: Receipt of public comment on a request by Integrated Civil Solutions, LLC seeking approval of a general development plan for 0 Prosperity Drive for a heavy machine shop.

The Assistant Planning Director stated the Planning Commission recommended approval with the conditions contingent on approval of the Georgia Power agreement. There were no objections from the public hearing. City staff as well as Planning Commission recommended approval based on the agreement from Georgia Power due to an easement on the property. The Assistant Planning Director said any issues will be worked out through third-party engineering review and the petitioner is here to answer any additional questions.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

PC-11-25-1147- General Development Plan: Receipt of public comment on a request by Maupin Engineering, Inc. seeking approval of a general development plan for 2782 US Highway 80 for a commercial flex space.

The Assistant Planning Director stated the recommendation by Planning Commission was for approval as submitted. There were concerns during the Planning Commission's public hearing from two adjacent property owners. The concerns involved drainage and storm water management, but from what we can see right now the drainage is going to be towards the rear of the property. The installation of the detention pond will slow down the outfall from the stormwater; therefore, Planning Commission as well as city staff recommended approval.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

PC-11-25-1148 – General Development Plan: Receipt of public comment on a request by Maupin Engineering, Inc., seeking approval for a general development plan approval for an electrical contractor's office at 5119 Augusta Road.

The Assistant Planning Director stated there were concerns during the Planning Commission hearing, including the elevation of the building and how the space will look. The case was previously tabled in December and came back before the Planning Commission in January. New revised plans have been received, and staff will work with the petitioner as long as the request is just for an office. They will have a full brick façade to give the aesthetic of a commercial building instead of an industrial building, which will be a good addition to this area. The recommendation from the Planning Commission is for approval.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

PC-01-26-1152 – General Development Plan: Receipt of public comment on a request by Thomas & Hutton Engineering Co., seeking approval for the redevelopment of an existing asphalt plant for 47 Telfair Place.

The Assistant Planning Director stated this case is an update to an existing site for an asphalt plant. They will update the office building, parking lot, and upgrades to drainage to improve stormwater.

There are no objections to the project other than landscaping, but staff and the petitioner will work on this together. The applicant has received their approval from the engineer based on the conditions and are ready to begin construction once approval has been received.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

PC-01-26-1153 - Text Amendment: Receipt of public comment on a request by the City of Garden City seeking approval for a text amendment to the city ordinance to comply with the changes to zoning procedures law implemented by Georgia House Bill 155.

The Assistant Planning Director said this is a housekeeping item to update the city's ordinance regarding advertising requirements with the changes applied by state law, staff currently adheres to these requirements, and the Planning Commission recommended approval of this item.

Given no comments in favor or in opposition, Mayor Campbell closed the section for the public hearing comments.

PC-01-26-1154 – Text Amendment: Receipt of public comment on a request by the City of Garden City seeking approval for a text amendment to add apiary to the permitted uses Section 90-47.

The Assistant Planning Director stated this request was recommended by Planning Commission to be tabled. The amendment is for beekeepers in order to regulate the use. The proposed draft was good, however, more time is needed to do further research and to ensure we are similar to surrounding jurisdictions.

City Council Minutes: Councilmember Morris made a motion to approve the minutes from the 12/01/25 Pre-Agenda session and City Council meeting minutes and the 12/12/25 Special Called meeting minutes. The motion was seconded by Councilmember Hall and passed with Councilmember Hall, Councilmember Lassiter, Councilmember Morris and Mayor Campbell voting in favor of the motion. Councilmember Bruner and Councilmember Figiel abstained from voting for the 12/01/25 Pre-Agenda session and City Council meeting minutes and the 12/12/25 Special Called meeting minutes due to being a newly elected official.

Items for Consideration:

First Reading - Ordinance - Zoning Map Amendment (61 Brampton Road and 55 Brampton Road):

The Clerk of Council read the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, as amended to rezone from a zoning classification of "R-1" to a zoning classification of "R-I-N" Lot six(6) and Lot seven(7) of a subdivision of Lots 9 & 10 of the subdivision of the Lamar Tract, Garden City, Chatham County, Georgia, with addresses of 55 Brampton Road and 61 Brampton Road, Garden City, Georgia 31408 and currently owned by Double Gloucester, LLC; to provide for conditions of approval; to provide for an effective date; and for other purposes.

Councilmember Lassiter made a motion to approve on the first reading of the ordinance. The motion was seconded by Councilmember Morris.

The City Attorney stated the request for this zoning map amendment(rezoning) is a site specific zoning change, that this zoning change is conditioned on the compliance of the landowner with the site plan that is attached to the ordinance and that the owner cannot use it for other purposes that are listed in the R-I-N zoning district. This is what has been requested by Council, and I want to ensure the property owner understands that the change in zoning is for only complying with the site plan that is attached as refined by city staff. At this time, the site plan is not in final form but is to be at staff's discretion for the final form.

Councilmember Bruner asked if the approval would be as a Planned R-I-N or just as an R-I-N rezoning?

The City Attorney replied that the rezoning is to be site specific.

Councilmember Hall asked if the approval of the rezoning be contingent upon what the site plan shows as townhomes and not as apartments? Councilmember Hall said I am for the development as townhomes and against the development as apartments.

The Assistant Planning Director stated the applicant will need to also go through the general development plan process. This request is specifically for the rezoning. The general development plan will also have to come before the Council for approval. With the rezoning being site specific, they can't come back before you with a commercial use such as a restaurant or commercial strip.

With no further comments, A vote is taken on the motion with Councilmember Bruner, Councilmember Figiel, Councilmember Hall, Councilmember Lassiter, Councilmember Morris, Councilmember Ruiz and Mayor Campbell voting in favor of the motion to approve on the first reading of the ordinance.

Motion to Suspend the Rules of Council: Councilmember Lassiter motioned to suspend the rules of Council to hold the second reading of the ordinance. The motion was seconded by Councilmember Morris and passes without opposition.

Second Reading - Ordinance - Zoning Map Amendment (61 Brampton Road and 55 Brampton Road): The Clerk of Council read the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia, as amended to rezone from a zoning classification of "R-1" to a zoning classification of "R-I-N" Lot six(6) and Lot seven(7) of a subdivision of Lots 9 & 10 of the subdivision of the Lamar Tract, Garden City, Chatham County, Georgia, with addresses of 55 Brampton Road and 61 Brampton Road, Garden City, Georgia 31408 and currently owned by Double Gloucester, LLC; to provide for conditions of approval; to provide for an effective date; and for other purposes.

Councilmember Lassiter made a motion to approve the ordinance on the second reading. Councilmember Morris seconded the motion; the motion passes with all voting in favor of the motion.

First Reading - Ordinance – Text Amendment (Georgia House Bill 155): The Clerk of Council read the heading of an ordinance to amend the code of ordinances of Garden City, Georgia, and the zoning ordinance to bring the ordinances in compliance with changes to the zoning procedures law implemented by HB 155 in 2025; to repeal all ordinances in conflict herewith; and for other lawful purposes.

Councilmember Morris made a motion to approve on the first reading of the ordinance. Councilmember Hall seconded the motion; the motion passes voting in favor of the motion.

Motion to Suspend the Rules of Council: Councilmember Lassiter motioned to suspend the rules of Council to hold the second reading of the ordinance. The motion was seconded by Councilmember Morris and passes without opposition.

Second Reading - Ordinance – Text Amendment (Georgia House Bill 155): The Clerk of Council read the heading of an ordinance to amend the code of ordinances of Garden City, Georgia, and the zoning ordinance to bring the ordinances in compliance with changes to the zoning procedures law implemented by HB 155 in 2025; to repeal all ordinances in conflict herewith; and for other lawful purposes.

Councilmember Hall made a motion to approve the ordinance on the second reading. Councilmember Morris seconded the motion; the motion passes with all voting in favor of the motion.

Resolution – General Development Plan (4885 Old Louisville Road): The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Integrated Civil Solutions, LLC as authorized agent for 4885 Old Louisville Road, LLC for the construction of a maintenance building on the existing developed property located at 4885 Old Louisville Road, Garden City, Georgia for use as a maintenance shop.

Councilmember Lassiter made a motion to approve the resolution. Councilmember Hall seconded the motion; the motion passes with all voting in favor of the motion.

Resolution – General Development Plan (0 Prosperity Drive): The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Integrated Civil Solutions, LLC as authorized agent for LEG/MEG 80 Dean Forest, LLC for the construction of a 10,000 sq. ft. pre-engineered metal building to be used as a heavy machine shop located at 0 Prosperity Drive in Garden City, Georgia.

Councilmember Morris made a motion to approve the resolution. The motion was seconded by Councilmember Lassiter and passes with all voting in favor of the motion.

Resolution – General Development Plan (2782 US Highway 80): The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Maupin Engineering as authorized agent for Bulloch Corp, LLC for the construction of two buildings containing ten units, and parking areas, for contractor offices/flex space to be located at 2782 US Highway 80, Garden City, Georgia.

Councilmember Hall made a motion to approve the resolution. Councilmember Morris seconded the motion; the motion passes with all voting in favor of the motion.

Resolution – General Development Plan (5119 Augusta Road): The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Maupin Engineering as authorized agent for James M. Wilson for the demolition of the present building, storage shed, and concrete pad located at 5119 Augusta Road in Garden City, Georgia and the construction of a 4,000 sq. ft. building in their place to be used for electrical contracting.

Councilmember Lassiter made a motion approving the resolution. The motion is seconded by Councilmember Morris; and passes with all voting in favor of the motion.

Resolution – General Development Plan (47 Telfair Place): The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving the general development plan application of Thomas & Hutton Engineering Co., as authorized agent for APAC-Atlantic, Inc., for the redevelopment of an existing asphalt plant located at 47 Telfair Place, Garden City, Georgia.

Councilmember Morris made a motion to approve the resolution. Councilmember Lassiter seconded the motion; the motion passes with all voting in favor of the motion.

Resolution – Kimley-Horn Traffic Engineering Services Proposal Agreement: The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia approving an individual project order with Kimley-Horn and Associates, Inc., for professional traffic engineering and signal timing services at the intersection of Chatham Parkway at Telfair Place; authorizing the City Manager to execute the necessary documents; and for other purposes.

Councilmember Hall made a motion to approve the resolution. The motion was seconded by Councilmember Ruiz; and the motion passes with all voting in favor of the motion.

Resolution – Jamtek Electrical, LLC Proposal Agreement: The Clerk of Council read the heading of a resolution by the Mayor and Council of Garden City, Georgia, authorizing the purchase and installation of a Verkada security camera system from Jamtek Electrical, LLC affirming compliance with city purchasing policies; authorizing the City Manager to execute necessary agreements; and for other purposes.

Councilmember Lassiter made a motion to approve the resolution. Councilmember Hall seconded the motion; the motion passes with all voting in favor of the motion.

Resolution – FY2026 LMIG: The Clerk of Council read the heading of a resolution authorizing the Mayor of Garden City, Georgia to execute and submit an application for the Georgia Department of Transportation FY2026 Local Maintenance & Improvement Grant (LMIG) Program; to provide for a local match; and for other lawful purposes.

Councilmember Morris made a motion to approve the resolution. Councilmember Hall seconded the motion; the motion passes with all voting in favor of the motion.

Resolution – Chatham County MOU Agreement (Police Dept.): The Clerk of Council read the heading of a resolution approving a memorandum of understanding between the Chatham County Police Department and Garden City, Georgia for membership on the Chatham County Special Weapons and Tactics Team; to authorize the City’s Police Chief to execute the memorandum of understanding; and for other purposes.

Councilmember Lassiter Made a motion approving the resolution. Councilmember Morris seconded the motion; he motion passes with all voting in favor of the motion.

Resolution – Professional Probation Services, Inc. Contract Agreement: The Clerk of Council read the heading of a resolution authorizing the execution of a contract with Professional Probation Services, Inc., for the provision of private probation services to misdemeanor and ordinance offenders; authorizing the City Manager to execute the contract on behalf of the city upon obtaining the consent thereto from the Chief Judge of the Garden City Municipal Court; and for other purposes.

Councilmember Morris made a motion to approve the resolution. Councilmember Ruiz seconded the motion; the motion passes with all voting in favor of the motion.

Resolution – Board of Appeals/Planning Commission Appointments: The Clerk of Council read the heading of a resolution of the Mayor and Council of Garden City, Georgia, appointing members to the consolidated Board of Zoning Appeals/Planning Commission to fill vacancies created by expired terms; providing for terms of office; and establishing an effective date.

Councilmember Hall made a motion to approve the resolution. The motion was seconded by Councilmember Ruiz; and the motion passes with all voting in favor of the motion.

Councilmember Morris asked Mayor Campbell to recognize any newly appointed and reappointed members of the consolidated Board of Appeals/Planning Commission. Mayor Campbell invited each member present to stand for recognition. Mayor Campbell congratulated and thanked those appointed to serve.

Councilmember Morris made a motion to request to collectively approve of the municipal court appointments. Councilmember Hall seconded the motion; the vote passes with all voting in favor of the motion.

Mayor Campbell called for a motion to adopt the following resolutions appointing the following municipal court officials with a reading of each header by The Clerk of Council:

- **Resolution - Prosecuting Attorney Agreement (Bradley):** A resolution by the City Council to authorize the Mayor to execute an agreement between the City and Caroline Bradley, which sets forth the terms of Ms. Bradley’s appointment as the City’s Prosecuting Attorney.
- **Resolution – Public Defender Agreement (Montgomery):** A resolution by the City Council to authorize the Mayor to execute an agreement between the City and Gage Montgomery, which sets forth the terms of Mr. Montgomery’s appointment as the City’s Public Defender.
- **Resolution – Pro-Tem Prosecuting Attorney Appointment (Beard):** A resolution to appoint Ashley Beard to serve as the City’s Pro-tem Prosecuting Attorney.

- **Resolution – Pro-Tem Public Defender Appointment (Tell):** A resolution by the Mayor and Council to appoint Lawrence Tell to serve as Public Defender if Public Defender Gage Montgomery is unavailable to perform his duties for court.

Councilmember Morris motioned to adopt the resolutions appointing the municipal court officials. The motion was seconded by Councilmember Hall and passes without opposition.

Election for President of Council:

Mayor Campbell called for nominations for President of Council. Councilmember Hall nominated Councilmember Natalyn Bates Morris for the office of President of Council. Councilmember Lassiter seconded the nomination. With no additional nominees, Mayor Campbell called for a vote; the vote passes with all voting in favor of the nomination to elect Councilmember Morris as President of Council.

Adjournment: Councilmember Lassiter made a motion to adjourn at approximately 6:30pm. The motion was seconded by Councilmember Hall and passes without opposition.

Transcribed & submitted by: The Clerk of Council

Accepted & approved by: The City Council on 2-02-26