



## REGULAR MEETING

August 16, 2021  
10:00 AM

Albany-Dougherty Government Center  
222 Pine Ave, Room 100, Albany, GA 31701

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### AGENDA

To comply with the request set forth by the Chairman of Dougherty County, GA and the guidelines of the Center for Disease Control (CDC) regarding the Coronavirus (COVID19) pandemic and social distancing, **face coverings (masks) are required for all meeting participants.**

The public will also have access to the live meeting by accessing the Dougherty County Georgia Government Facebook page at [facebook.com/Dougherty.ga.us](https://facebook.com/Dougherty.ga.us) or viewing the public government access channel (Channel 16).

1. Call the meeting to order by Chairman Christopher Cohilas.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Minutes.
  - a. Consider for action the Minutes of the July 19th Regular Meeting and July 26th Work Session.
6. Tax - Public Hearing. ***(Those wishing to speak for or against this item should sign the Sign Up sheet located on the table in the rear of the Chamber).***
  - a. Proposed tax increase of 0.35% for the County-Wide Digest and the proposed tax increase of 0.30% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 15.569 and the Special Services millage rate is 9.1730.
7. Delegations *(The Commission will hear comments on those items pertaining to Dougherty County for which a public hearing has not been held or scheduled. Please be brief, to the point, and considerate of time for others).*
  - a. Tax Director Shonna Josey and Tax Collections Supervisor Kimberly Baylis present to update the Commission on the 2021 Delinquent Tax Sale.

- b. William Wright, dba Afram-Tech, Inc. present to continue discussion of building capacity, programs for small businesses, and other concerns.
8. Zoning - Public Hearing. ***(Those wishing to speak on these matters should print their name on the Sign Up Sheet in the rear of the Chamber).***
    - a. Rupesh Rajkaran and Gupta Priyanka and Et. al, owner and Teramore Development, LLC, applicant requests to rezone 1.909 acres from C-7 (Mixed-Use Planned-Development District) to C-2 (General Mixed-Use Business District). The property is located at the Southeast Corner of Gillionville and Lockett Station. The Planning Commission recommends approval. Paul Forgey, Planning and Development Services Director and Angel Gray, Planning Manager, will address.
    - b. Southland Cypress, LLC, owner and Brenda Clark, applicant request to rezone 62.538 acres from AG (Agricultural District) to R-E (Estate District). The property address is 512 Flowing Well Rd. The Planning Commission recommends approval. Paul Forgey, Planning and Development Services Director and Angel Gray, Planning Manager, will address.
    - c. Grady Blair Stone, owner and Metro Site, LLC applicant request Special Approval to construct a new telecommunications tower with a total overall height of facility 315' in the C-3 (Commercial) District & C-8 (Commercial Recreation District). The property is approximately 20.82 acres and the property address is 2700 Liberty Expressway. The Planning Commission recommends approval.
    - d. Proposed text amendment to the Dougherty County Solar Ordinance (TITLE III, ARTICLE 1. Section 1.44. III Definitions, VII. Specific Requirements for Solar Energy Systems (A)I, and VIII Solar Facilities (E)). The Planning Commission recommends approval. Paul Forgey, Planning and Development Services Director and Angel Gray, Planning Manager, will address.
  9. Purchases.
    - a. Consider for the action the acceptance of the proposal for Professional Services for the Survey and Design of Fleming Road Widening Phase III for the Public Works Department from the lowest quoted vendor, Reliable Engineering, LLC (Albany, GA) in the amount \$69,000. Funding is budgeted in T-SPLOST Road Projects. **ACTION:**
    - b. Consider for action the purchase of twenty (20) sirens for use by the Dougherty County Emergency Management Agency from the most responsive and responsible proposer, Sirens for Cities, Inc. (Jonesboro, GA) in the amount of \$519,892.40. Funding is budgeted in the Hazardous Mitigation Grant Program (HMGP) for \$750,000. **ACTION:**
  10. Additional Business.
    - a. Consider for action the Resolution providing for the approval of the 2021 Millage Rates for the County-Wide General Fund, Special Services District Fund, Dougherty County School System and State of Georgia. **ACTION:**

- b. Recommendation to accept the five year update to the 2026 Albany-Dougherty Comprehensive Plan. Paul Forgey, Planning and Development Services Director is present to address. **Action on this item is scheduled for a Special Called Meeting on August 30, 2021.**
  - c. Consider for action the Zoning Consideration of Rupesh Rajkaran and Gupta Priyanka and Et. al, owner and Teramore Development, LLC, applicant requests to rezone 1.909 acres from C-7 (Mixed-Use Planned-Development District) to C-2 (General Mixed-Use Business District). The property is located at the Southeast Corner of Gillionville and Lockett Station. The Planning Commission recommends approval. **ACTION:**
  - d. Consider for action the Zoning Consideration of Southland Cypress, LLC, owner and Brenda Clark, applicant request to rezone 62.538 acres from AG (Agricultural District) to R-E (Estate District). The property address is 512 Flowing Well Rd. The Planning Commission recommends approval. **ACTION:**
  - e. Consider for action the Zoning Consideration of Grady Blair Stone, owner and Metro Site, LLC applicant request Special Approval to construct a new telecommunications tower with a total overall height of facility 315' in the C-3 (Commercial) District & C-8 (Commercial Recreation District). The property is approximately 20.82 acres and the property address is 2700 Liberty Expressway. The Planning Commission recommends approval. **ACTION:**
  - f. Consider for action the Resolution providing for the amendment of the Dougherty County Solar Ordinance (TITLE III, ARTICLE 1. Section 1.44. III Definitions, VII. Specific Requirements for Solar Energy Systems (A)I, and VIII Solar Facilities (E)). The Planning Commission recommends approval. **ACTION:**
  - g. Consider for action the authorization of an incentive payment of \$300 for each fully vaccinated employee. Proof of vaccination will be required. Funding is available through ARPA as this is an eligible expense and addresses the spread of COVID-19. County Administrator Michael McCoy will address. HR Director Dominique Hall is present. **ACTION:**
  - h. Consider for action the Resolution providing for a moratorium on wind energy generation facilities, otherwise known as wind farms. The purpose would be to temporarily restrict their development within the unincorporated county until a study can be conducted and an ordinance developed to regulate the placement of such facilities appropriately. Paul Forgey, Planning and Development Services Director and County Attorney Spencer Lee will address. **ACTION:**
11. Updates from the County Administrator.
- a. REMINDER- Due to five (5) Mondays in August, there will be no meeting next Monday, August 23, 2021.
12. Updates from the County Attorney.
13. Updates from the County Commission.

14. Adjourn.

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 229-431-2121 promptly to allow the County to make reasonable accommodations for those persons.*