



REGULAR MEETING

January 22, 2024
10:00 AM

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

AGENDA

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 or viewing the public government access channel (Channel 16).

1. Call the meeting to order by Chairman Lorenzo Heard.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. 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. Eric Schwalls, GBI Special Agent in Charge, present to provide the annual report for 2023.
6. Zoning 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. Lanier Engineering, applicant, Woodall Holdings, LLLP & Southwood Development, owner (23-081) request to rezone 20 acres from AG (Agricultural District) to R-E (Estate District). The rezoning would allow for the subdivision of an existing parcel less than 40 acres. The property is at 2416 Tarva Rd. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.
 - b. Glen J. Gosa, owner and applicant (23-088) requests to rezone a .55 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3401 Sylvester Hwy. The Planning Commission recommends approval with the condition of using opaque fencing (buffering). Angel Gray, Deputy Planning Director will address.

- c. Glen J. Gosa, owner and applicant (23-089) requests to rezone a .68 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3403 Sylvester Hwy. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.
- d. Larry & Alma Blakely, owner and applicant (23-090) request to rezone 3.0 acres from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned Development District). The rezoning would allow for the residential and commercial use as a travel agency for touring buses. The property is at 3228 Martin Luther King Jr. Drive. The Planning Commission recommends approval with the following conditions: (1) The travel agency is limited to two travel buses parked onsite. (2) Customer loading and offloading are prohibited. (3) The use of the property is restricted to single-family residential use, the proposed travel agency office, and parking of two tour buses. Angel Gray, Deputy Planning Director will address.
- e. Mary Alice Thomas, owner and applicant (23-093) requests to rezone a .49 acres from R-2 (Single-Family Residential District) to RMHS (Mobile Home Single-Family District). The rezoning would allow for the installation of a manufactured home for single-family residency. The property is at 505 Engram Court. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.

7. Additional Business.

- a. Consider for action the recommendation to accept the Edward Byrne Memorial Justice Assistance Grant for the 2024 calendar year in the amount of \$248,000. The grant is provided by the Georgia Criminal Justice Coordinating Council for the operation of the Southwestern Regional Drug Enforcement Office. The grant acceptance is required annually. Assistant County Administrator Barry Brooks and GBI Special Agent in Charge Eric Schwalls will address. **ACTION:**
- b. Consider for action a recommendation regarding Dougherty County's Public Information Officer (PIO) role and proposed contracted public information and marketing services options.

Option 1: Provide support for the full-time in-house PIO and supplement the role with a dedicated contract for services from The Levee, the current vendor. The annual cost for a managed marketing services package is \$63,000 and they will support the significant overhaul of the County's web and social media presence, provide video and photography services in addition to other public relations support activities.

Option 2: Continue with a contract for full PIO services and support (as listed above) from The Levee, the current vendor. The annual cost for the public information services and a managed marketing services package is \$132,000.

ACTION:

- c. Consider for action the recommendation from the Public Works Department to apply for a Georgia Transportation Infrastructure (GTIB) Grant through the coordination of the Southwest Georgia Regional Commission in the amount of \$1,418,153.50. This is a 60/40% grant requiring a local match. There is a cash match from the County of 14% (\$198,541.49) and will be funded from TSPLOST. Forty-six percent (46%) of the funding \$652,350.61 will be provided by a GTIB loan. The application would include the construction of the five road projects and the design of the two bridges on Gravel Hill. The application deadline is January 25, 2024. If approved, the grant will save the County approximately \$560,000. **ACTION:**
- d. Consider for action the recommendation to accept the list of roads to be resurfaced with the FY 2024 Local Maintenance & Improvements Grant (LMIG) funds (\$450,934.89), SPLOST VII Resurfacing (\$413,546.44), and TSPLOST II Resurfacing (\$2,200,000). The total cost estimate for 17.84 miles is \$3,064,481.33. Assistant County Administrator Barry Brooks will address. Public Works Director Chuck Mathis and Engineering Manager Jeremy Brown are present. **ACTION:**
- e. Consider for action the recommendation to accept the Criminal Justice Coordinating Council (CJCC) VOCA Grant #C23-8-101 for FY 2023-2024 in the amount of \$123,995. The local matching funds amount of \$30,999 was waived for all offices. The grant acceptance is required annually. Donna Garcia, Victim Witness Assistance Director is present to address. **ACTION:**
- f. Consider for action the Zoning Consideration of Lanier Engineering, applicant, Woodall Holdings, LLLP & Southwood Development, owner (23-081) request to rezone 20 acres from AG (Agricultural District) to R-E (Estate District). The rezoning would allow for the subdivision of an existing parcel less than 40 acres. The property is at 2416 Tarva Rd. The Planning Commission recommends approval. **ACTION:**
- g. Consider for action the Zoning Consideration of Glen J. Gosa, owner and applicant (23-088) request to rezone a .55 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3401 Sylvester Hwy. The Planning Commission recommends approval with the condition of using opaque fencing (buffering). **ACTION:**
- h. Consider for action the Zoning Consideration of Glen J. Gosa, owner and applicant (23-089) request to rezone a .68 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3403 Sylvester Hwy. The Planning Commission recommends approval. **ACTION:**
- i. Consider for action the Zoning Consideration of Larry & Alma Blakely, owner and applicant (23-090) request to rezone 3.0 acres from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned Development District). The rezoning would allow for the residential and commercial use as a travel agency for touring buses. The property is at 3228 Martin Luther King Jr. Drive. The Planning Commission recommends approval with the following conditions: (1) The travel agency is limited to two travel buses parked onsite. (2) Customer loading and offloading are prohibited. (3) The use of the property is restricted to single-family residential use, the proposed travel agency office, and parking of two tour buses. **ACTION:**

- j. Consider for action the Zoning Consideration of Mary Alice Thomas, owner and applicant (23-093) request to rezone .49 acres from R-2 (Single-Family Residential District) to RMHS (Mobile Home Single-Family District). The rezoning would allow for the installation of a manufactured home for single-family residency. The property is at 505 Engram Court. The Planning Commission recommends approval. **ACTION:**
- 8. Updates from the Assistant County Administrator.
 - a. Update on State Tax Commissioner - 2022 Tax Digest Review.
 - b. **REMINDER** - Commissioner Victor Edwards will be holding a Townhall Meeting for citizens to review the County's Code on Vegetation Ordinance. The meeting will be held in Room 120 at 1 p.m.
 - c. **REMINDER** - The Flint River Trail: ASU to Downtown Extension Ribbon Cutting will be held at 2:30 pm.
 - 9. Updates from the County Attorney.
 - a. Update on the recodification of ordinances.
 - 10. Updates from the County Commission.
 - 11. 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.