

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

January 4, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on January 4, 2021. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Russell Gray, Clinton Johnson and Ed Newsome. Commissioners Anthony Jones and Gloria Gaines participated via the audio-conferencing feature. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware and other staff. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel.

Probate Court Judge Leisa Blount swore in incumbents Commissioner Ed Newsome, District 1 and Commissioner Clinton Johnson, District 3. (Commissioner Gloria Gaines, District 5 was scheduled to be sworn in virtually at 1 p.m. on January 4, 2021). Attorney Lee announced that Commissioner Gaines' term expired on December 31, 2020 so she would not participate [by vote] in today's meeting.

The Chairman recognized Commissioner Victor Edwards, Vice Chair for Calendar Year 2021 per Resolution No. 91-011.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the December 7, 2020 Regular Meeting, December 14, 2020 Special Called Meeting and December 14, 2020 State Legislative Meeting minutes.

Commissioner Gray moved for approval. Upon a second by Commissioner Johnson, the motion passed unanimously.

The Chairman clarified the names of those desiring to speak for the various public hearings.

The Chairman opened the Public Hearing on Trevis McCullough, owner and applicant; request to rezone 3.187 acres from C-7 (Mixed Use Planned-Development District) to C-2 (General Mixed-Use Business District). The property is located at the northwest quadrant of Antioch Road and Westview Drive. The property address is 1107 Antioch Road. The Planning Commission recommended approval with the condition that the following uses are not permitted: (1) Motor Vehicle Related Services to include: Sales/Maintenance/Repair/Body Shop; Vehicle Service/Wash; Service Station/Convenience Store (2) Bars, Night Clubs. Mary Teter, Planning Manager, addressed. Mr. Jewell Howell spoke in support of the applicant which is his nephew who desires to beautify the area. The Chairman called Karen Casey who spoke in opposition of the zoning request.

The Chairman opened the Public Hearing on Albert Powell, Jr, owner and applicant; request to rezone 3.982 acres from R-1 (Single-Family Residential District) to C-8 (Commercial Recreation District). The property fronts the east side of The Circle. The property address is 222, 224, and 226 The Circle. The Planning Commission recommended approval. Mary Teter, Planning Manager, addressed. Citizens Ben Presely, Bobby Moore and Mike High spoke in opposition of the zoning request. Ms. Powell, who was the wife of the applicant, spoke and stated that they owned surrounding properties and shared pictures of the proposed building. Commissioner Johnson clarified that the staff recommended denial.

The Chairman opened the Public Hearing on Buford Jenkins, owner and applicant; request for Special Approval to operate a Drive-In Movie with Inflatable Screens on 6.63 acres within the C-3 District. The property fronts the west side of Liberty Expressway SE about 1,100' south of the intersection of Williamsburg Road and Liberty Expressway SE. The property address is 1729 Liberty Expressway SE. The Planning Commission recommended approval. Mary Teter, Planning Manager, addressed by sharing the Department of Transportation will require a declaration lane; and the developer is responsible for the funding. Bobby Childs, the owner of the dragway, spoke in support of the special approval. He welcomed the new businesses but wanted the new owner to be aware that the dragway events generate a lot of noise. Mr. Childs clarified the question of Commissioner Edwards and said that there are no concerns if the new owner uses one of the dragway entrances. Ms. Teter shared that the sound for the movies would be provided via radios and should help with the noise concern. Some of the other Commissioners presented concerns for the business.

The Chairman opened the Public Hearing on the proposed Text Amendment to Title II, Article 2, Section 2.01 6 (a-n): Community Residence Requirements of the Zoning Ordinance establishing regulations for the unincorporated County, including proposed amendments to Title I, Article 5: Definitions and Table II.2.01 Permitted Uses subject to proposed Section 2.01 6 (a-n). Paul Forgey, Planning Director, addressed. There being no one of support for or opposition to the rezoning request; the Chairman closed the public hearings.

The Chairman called for consideration of the resolution providing for the execution and acceptance of the bid for landscape maintenance and lawn care for Dougherty County from the lowest responsive and responsible bidder meeting specifications, WC Lawn Care (Albany, GA) in the amount of \$32,400 subject to the execution of the contract by the County Administrator. Seven contractors submitted a bid with the highest being \$294,000. Funding will be provided through the General Fund. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook was present. Mr. Addison said that the request was to outsource work due to the increase of Public Works duties because of the park expansion.

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. After approval, Commissioner Edwards expressed thanks to the staff for providing an opportunity for a vendor. Commissioner Gaines asked if adding personnel, [as opposed to outsourcing] was considered and Mr. Addison said yes. Resolution 21-001 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND ACCEPTANCE
OF A PROCUREMENT RECOMMENDATION DATED DECEMBER 10,
2020 WITH WC LAWN CARE IN THE AMOUNT OF \$32,400.00 FOR THE
PURPOSE OF PROVIDING FOR LAWN CARE SERVICES AT ALL
DOUGHERTY COUNTY EMS STATIONS AND THE DOUGHERTY
COUNTY LIBRARIES; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the action the purchase of one 2021 Kia Sorento for Public Works from the Automobiles Manufactured in Georgia Initiative (AMIGI) contract vendor, Mike Murphy Kia (Brunswick, GA) in the amount of \$31,079. Funding is available in CIP. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook and City of Albany Buyer Tina Strassenberg were present. Mr. Addison said that these were vehicle replacements.

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously.

The Chairman called for consideration of the resolution providing for the acceptance and execution of the Intergovernmental Agreement by and between the Georgia Department of Natural Resources and Dougherty County providing for the transfer of fourteen individual tracts totaling 357 acres, more or less, in Dougherty County along the Flint River from DNR to Dougherty County. The property is identified as the "Flint River Educational Park" and includes the Radium Springs property. Chairman Cohilas said that this is consistent with the Commission's plan to unify the Radium Springs area.

Commissioner Gray moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 21-002 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND
EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BY AND
BETWEEN THE GEORGIA DEPARTMENT OF NATURAL RESOURCES
AND DOUGHERTY COUNTY, GEORGIA TRANSFERRING FROM THE
GEORGIA DEPARTMENT OF NATURAL RESOURCES TO
DOUGHERTY COUNTY THE RIGHT TO USE FOURTEEN PARCELS OF
DNR OWNED PROPERTY FOR RECREATIONAL PURPOSES;
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH; AND FOR OTHER PURPOSE

The Chairman called for consideration of the proposed Board appointments. County Clerk Jawahn Ware addressed.

Upon nomination by Commissioner Johnson, the recommendation for Warren Grant (joint) to replace the set vacated Alvin Smith was unanimously recommended to the City of Albany for ratification of appointment to the Joint Board of Adjustments & Appeals for an unexpired three-year term ending October 1, 2022.

Upon nomination by Commissioner Gray, the recommendation for Bishop Frederick Williams to replace the expired seat of Dontravious Simmons was unanimously accepted for a two-year term ending December 31, 2022.

The Chairman called for the zoning consideration of Trevis McCullough, owner and applicant; requests to rezone 3.187 acres from C-7 (Mixed Use Planned-Development District) to C-2 (General Mixed-Use Business District). The property is located at the northwest quadrant of Antioch Road and Westview Drive. The property address is 1107 Antioch Road. The Planning Commission recommended approval with the condition that the following uses are not permitted: (1) Motor Vehicle Related Services to include: Sales/Maintenance/Repair/Body Shop; Vehicle Service/Wash; Service Station/Convenience Store (2) Bars, Night Clubs.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray the motion passed unanimously. Commissioner Jones added that there were no responses received beyond what was heard today for the request in his district. The Zoning Resolution is as follows:

**A RESOLUTION
ENTITLED
A RESOLUTION AMENDING THE ZONING REGULATIONS
AND MAP OF THE UNINCORPORATED AREA OF
DOUGHERTY COUNTY, GEORGIA (RESOLUTION NO. 212,
AS AMENDED) SO AS TO CHANGE THE STATUS OF THE
PROPERTY HEREINAFTER DESCRIBED.**

BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia, and IT IS HEREBY RESOLVED by the authority of same:

SECTION I: That from and after the passage of this Resolution, the official Zoning Regulations and Map of the unincorporated area of Dougherty County, adopted December 1, 1969, as amended, be, and the same are hereinafter described as follows:

CHANGE FROM:	C-7 (Mixed-Use Planned-Development District)
TO:	C-2 (General Mixed-Use Business District)
OWNER/APPLICANT:	Trevis McCullough

LOCATION:

1107 Antioch Road

All that certain tract or parcel of land situate lying and being part of Land Lot 250 of the First Land District, being in Dougherty County, Georgia and being more particularly described as follows:

Begin at the intersection of the north right-of-way of Westview Drive (60' r/w) and the southwest right-of-way of Antioch Road (60' r/w) and go north 88 degrees 41 minutes and 48 seconds west along the north right-of-way Westview Drive 491.86 feet; go thence north 01 degree 26 minutes 00 seconds east a distance of 474.57 feet; go thence south 88 degrees 34 minutes 00 seconds east a distance of 93.33 feet to the southwest right-of-way of Antioch Road; go thence south 38 degrees 39 minutes 20 seconds east along the southwest right-of-way of Antioch Road a distance of 648.86 feet to the north right-of-way of Westview Drive and the point of beginning.

Said tract or parcel contains 3.187 acres.

SECTION II: That the property is rezoned to C-2 with the condition that the following uses are not permitted:

- 1.) Motor Vehicle Related Services to include: Sales/Maintenance/Repair/Body Shop; Vehicle Service/Wash; Service Station/Convenience Store
- 2.) Bars, Nightclubs

SECTION III: That all resolutions or parts of resolutions in conflict herewith be and the same hereby are repealed.

CHAIRMAN

ATTEST:

CLERK

APPROVED: January 4, 2021

The Chairman called for consideration of the zoning of Albert Powell, Jr, owner and applicant; request to rezone 3.982 acres from R-1 (Single-Family Residential District) to C-8 (Commercial Recreation District). The property fronts the east side of The Circle. The property address is 222, 224, and 226 The Circle. The Planning Commission recommended approval.

Commissioner Johnson moved for denial. Upon a second by Commissioner Gray the motion was denied unanimously. Commissioner Johnson said that there is a commitment to businesses; however, the Commission is committed to a different vision for the proposed area. He suggested

that the owners consider a location further down in the Putney area which is a better commercial area.

The Chairman called for consideration of the zoning of Buford Jenkins, owner and applicant; request for Special Approval to operate a Drive-In Movie with Inflatable Screens on 6.63 acres within the C-3 District. The property fronts the west side of Liberty Expressway SE about 1,100' south of the intersection of Williamsburg Road and Liberty Expressway SE. The property address is 1729 Liberty Expressway SE. The Planning Commission recommended approval.

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards the motion passed unanimously.

The Chairman called for consideration of the resolution providing for the acceptance of the proposed Text Amendment to Title II, Article 2, Section 2.01 6 (a-n): Community Residence Requirements of the Zoning Ordinance establishing regulations for the unincorporated County, including proposed amendments to Title I, Article 5: Definitions and to Table II.2.01 Permitted Uses subject to proposed Section 2.01 6 (a-n).

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards the motion passed unanimously. Resolution 21-003 is entitled:

**A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR AMENDING A PORTION OF TITLE II,
DISTRICT REGULATIONS AND REQUIREMENTS OF THE ALBANY
DOUGHERTY ZONING ORDINANCE SO AS TO ESTABLISH A NEW
SECTION 2.01 6 ESTABLISHING COMMUNITY RESIDENCE
REQUIREMENTS INCLUDING AN AMENDMENT TO TITLE I, ARTICLE
5: DEFINITIONS AND TO TABLE II. 2.01 PERMITTED USES SUBJECT TO
THE NEW SECTION 2.01 6; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.**

Commissioner Johnson welcomed Commissioner Ed Newsome to the Board and congratulated Commissioner Edwards for being Vice Chairman. Commissioner Newsome expressed thanks for the support of the Commission, administration, and other staff for their assistance. He also expressed appreciation to former Commissioner Lamar Hudgins for his guidance. Commissioner Gray said that he was looking forward to serving with the Board and provided an update on the vaccine distribution based on the information provided by the Department of Public Health. Commissioner Edwards requested a plaque for Mr. Simmons for serving on the Voter Registration & Elections board and emphasized the kind words bestowed to Public Works for the work done. Commissioner Gaines gave kudos to the staff, welcomed Commissioner Newsome and shared that she is looking forward to a better 2021.

Chairman Cohilas' announced the that the 2021 Subcommittee Appointments will remain the same with Commissioner Ed Newsome replacing former Commissioner Lamar Hudgins on all boards,

to include to the Retirement Fund Committee. The Chairman also added that he was optimistic about 2021 and wanted all to do a great job this year.

There being no further business to come before the Commission, the meeting adjourned at 11:36 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK