

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

January 25, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on January 25, 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.

After the invocation and Pledge of Allegiance, the Chairman opened the Public Hearing on Jeffery Wakefield, owner and applicant, request to rezone 2.06 acres from C-R (Community Residential Multiple-Dwelling District) to C-1 (Neighborhood Mixed-Use Business District). The property address is 435 Dunbar Lane. The Planning Commission recommended approval with the condition that the property is limited to the following uses: (1) funeral home without crematory services and (2) religious institutions, such as churches and auxiliary ministries. Mary Teter, Planning Manager, addressed. Commissioner Gray asked upon administrative review for a vegetative buffer and improved parking to be considered. Mr. Jefferey and Mrs. Latonya Wakefield, current owners of Poteat's Funeral Home, addressed the Commission and shared that the request is to have a larger facility to serve the community. Mr. Wakefield addressed Commissioner Gray's concern about the parking. There being no additional people in support for or opposition to the rezoning request; the Chairman closed the public hearing.

The Chairman called for consideration of the resolution to accept the proposal in a not to exceed amount of \$44,750 from Maschke Associates to provide architectural and engineering services needed to develop a Dougherty County Morgue subject to the execution of the contract by the County Administrator. Funding is available in SPLOST VII.

Commissioner Johnson moved for approval. Commissioner Newsome seconded the motion. Under discussion, Mr. Addison addressed Commissioner Johnson's question regarding the budget. Commissioner Gray asked that the current County facilities be considered to prevent taking additional properties off the tax digest. Coroner Fowler discussed the desires to have a facility that could serve as educational site and generate revenue via fees. The motion for approval passed unanimously. Resolution 21-005 is entitled:

A RESOLUTION
ENTITLED

A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF A FEE PROPOSAL BETWEEN DOUGHERTY COUNTY, GEORGIA AND MASCHKE ASSOCIATES, INC FOR PROFESSIONAL DESIGN SERVICES FOR THE DOUGHERTY COUNTY MORGUE IN AN AMOUNT NOT TO EXCEED \$44,750.00; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for the acceptance of the proposals from Stones Aquatic Weed & Algae Removal LLC in the amount of \$55,800 for the enhancement of Radium Springs and the Spring Run Creek by removing aquatic vegetation subject to the execution by the County Administrator. Funding is available in SPLOST V.

Commissioner Gray moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 21-006 is entitled:

A RESOLUTION ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF A JANUARY 8, 2021 PROPOSAL FROM STONES AQUATIC WEED & ALGAE REMOVAL LLC IN THE AMOUNT OF \$55,800.00 FOR THE ENHANCEMENT OF RADIUM SPRINGS AND SPRING RUN CREEK THROUGH THE REMOVAL OF AQUATIC VEGETATION; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the purchase of one 15-foot Flex Wing Rotary Cutter in the amount of \$20,297.20 and one Cab Tractor with a 7-foot Lift Rotary Cutter in the amount \$68,673.92 from the State Contract vendor, Flint Equipment Company (Albany, GA) for the total expenditure of \$88,971.12. Funding is available in SPLOST VII. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook, Project Engineer Jeremy Brown and City of Albany Buyer, Christina Strassenberg were present. Mr. Addison stated that this was a standard replacement of existing equipment.

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

The Chairman called for consideration of the acceptance of the change order in the amount of \$31,518 to Zane Grace Construction (Leesburg, GA). The request is for upgrades that will assist with future maintenance of the ditch at Jacqueline Court. The Commission approved the project for road and drainage improvements in the May 18, 2020 Regular Meeting. Funding is available in SPLOST VI. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook and Project Engineer Jeremy Brown were present.

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

The Chairman called for consideration of the zoning consideration of Jeffery Wakefield, owner and applicant to rezone 2.06 acres from C-R (Community Residential Multiple-Dwelling District) to C-1 (Neighborhood Mixed-Use Business District). The property address is 435 Dunbar Lane. The Planning Commission recommends approval with the condition that the property is limited to the following uses: (1) funeral home without crematory services and (2) religious institutions, such as churches and auxiliary ministries.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray the motion passed unanimously. 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 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-R (Community Residential Multiple-Dwelling District)

TO: C-1 (Neighborhood Mixed-Use Business District)

OWNER/APPLICANT: Jeffery Wakefield

LOCATION: 435 Dunbar Lane

All that tract or parcel of land situated lying and being in Land Lot 329 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows:

Commence at a point formed by the intersection of the east right-of-way of Old Leesburg Road (State Road #3) and the Lee-Dougherty County line; go thence in an easterly direction along said county line 700.5 feet to the point of beginning; from said point of beginning continue in an easterly direction along said county line a distance of 200.5 feet to a point; go thence south 6 degrees 20 minutes east a distance of 440.9 feet to a point on the north right-of-way of Dunbar Avenue; go thence in a westerly direction along the north right-of-way of Dunbar Avenue 200 feet to a point; go thence in a northerly direction 454.7 feet to the point of beginning. Said property being further known as Tract Number 2 of the property of A. R. Kane according to a plat prepared by Malcolm Burnsed dated October 21, 1969.

SUBJECT TO a Boundary Line Agreement of record in Deed Book 1242, Page 142, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

SUBJECT TO a Power Line Easement of record in Deed Book 192, Page 387, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

For informational purposes, this improved property is commonly known as 435 Dunbar Lane, Albany, GA 31701. Parcel ID No. 00137/00001/03F.

SECTION II: That the property is rezoned to C-1 with the condition that the property is limited to the following uses:

- 1.) Funeral home without crematory services
- 2.) Religious institutions, such as churches and auxiliary ministries

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

CHAIRMAN

ATTEST:

CLERK

APPROVED:

Mr. McCoy recognized staff for the efforts in the coordination of the most recent retreat. The County Commissioners all echoed the same gratitude about their appreciation of the retreat. Chairman Cohilas asked Attorney Lee to confirm if a citizen could fly falconers in a public park in Dougherty County because Lee County and the City of Albany have provided permission. Attorney Lee will speak to the Chairman [prior to giving a recommendation].

There being no further business to come before the Commission, the meeting adjourned at 10:24 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK