



REGULAR MEETING

June 27, 2022
10:00 AM

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

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 optional 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 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 May 16th Regular Meeting, May 23rd Work Session and May 23rd Special Called Meeting. **ACTION:**
6. 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).*
7. 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 prior to the start of the meeting).**
 - a. Emily McAfee, Jean Haley & et. al. Laura Creel Haley & Lee Haley Jones c/o Larry Walden, Albany, GA, owner and Oxford Construction Company, J. Bruce Melton, applicant, (22-025) request Special Approval to operate a surface mine borrow pit on 69.342 acres. The property is located on Fleming Road parcel #(00158/00001/79A). The property is zoned AG (Agricultural). The Planning Commission recommends denial. Angel Gray, Planning Manager, will address.

- b. Jessica Fields, owner and applicant (22-026) requests to rezone 106.639 acres from R-1 (Single Family Residential District) to AG (Agricultural District). The property is located at 5913 Old Dawson Road. The Planning Commission recommends approval with the following conditions: 1. commercial agricultural operations are not permitted, 2. a 100' buffer from all property lines must be maintained, and 3. Non-Commercial Farming Activities are not allowed within the 100' buffer. Angel Gray, Planning Manager, will address.
8. Purchases.
- a. Consider for action the Resolution providing for the acceptance and execution of the bid for Facilities Management for the Interior Painting of the Dougherty County Police Department from the lowest responsive and responsible bidder meeting specifications, Empire Painting, LLC (Sylvester, GA) in the amount of \$28,625 subject to execution by the County Administrator. Funding is budgeted in SPLOST VII. **ACTION:**
 - b. Consider for action the recommendation to accept the bid for Public Works for one (1) Compact Excavator with Cab and one (1) trailer from the lowest responsive and responsible bidder meeting specifications, Flint Equipment (Albany, GA) in the amount of \$64,850. Funding is budgeted in SPLOST VII. **ACTION:**
9. Additional Business.
- a. Consider for action the Resolution providing for acceptance and execution of the Amendment to Service Agreement with Cornerstone Government Affairs, Inc. by the County Administrator providing for strategic consulting and advocacy services on behalf of Dougherty County, GA. County Administrator Michael McCoy will address. **ACTION:**
 - b. Consider for approval a Joint Ordinance and Resolution between the City of Albany and Dougherty County providing for an Amendment to Section 2-477(b)(3) of Article IV, Division 8 of Chapter 2 of the City Code of Albany, Georgia providing for housekeeping changes relative to penalties as provided in the Code Section. Director of Planning and Development Paul Forgey will address. **ACTION:**
 - c. Consider for action the Zoning Consideration of Emily McAfee, Jean Haley & et. al. Laura Creel Haley & Lee Haley Jones c/o Larry Walden, Albany, GA, owner and Oxford Construction Company, J. Bruce Melton, applicant, (22-025) request for Special Approval to operate a surface mine borrow pit on 69.342 acres. The property is located on Fleming Road parcel #(00158/00001/79A). The property is zoned AG (Agricultural). The Planning Commission recommends denial. **ACTION:**
 - d. Consider for action the Zoning Consideration of Jessica Fields, owner and applicant (22-026) requests to rezone 106.639 acres from R-1 (Single Family Residential District) to AG (Agricultural District). The property is located at 5913 Old Dawson Road. The Planning Commission recommends approval with the following conditions: 1. commercial agricultural operations are not permitted, 2. a 100' buffer from all property lines must be maintained, and 3. Non-Commercial Farming Activities are not allowed within the 100' buffer. **ACTION:**
 - e. Discussion of SPLOST VIII. County Administrator Michael McCoy will address.

- f. Consider for action the approval of an option from the proposed compensation and classification study. County Administrator Michael McCoy, HR Director Dominique Hall and President of Management Advisory Group International Inc Dr. Donald Long will address. **ACTION:**
 - g. Consider for action the approval of a Resolution for the purpose of amending Dougherty County's contract with Chief Johnson. County Administrator Michael McCoy will address. **ACTION:**
 - h. Proposed FY 2023 budget items by Commissioner Edwards.
 - i. Continued presentation and review of the proposed FY 2023 Budgets as recommended by the Finance Committee. County Administrator Michael McCoy, Assistant County Administrator Scott Addison and Finance Director Martha Hendley will address.
 - j. Consider for action the proposed FY 2022-2023 Budget. County Administrator Michael McCoy, Assistant County Administrator Scott Addison and Finance Director Martha Hendley will address. **ACTION:**
10. Board Appointments.
- a. Deputy County Clerk Bristeria Hope will address. Please see the information below.
Albany Dougherty Land Bank Authority – One(1) County appointment with a two-year term ending July 31, 2024. County Administrator Michael McCoy recommends applicant Jim McBride.
11. Updates from the County Administrator.
- a. **REMINDER** - Due to the observance of the Fourth of July Holiday, there will be no meeting on July 4, 2022. The next meeting will be a Regular Meeting on Monday, July 11, 2022.
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.

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

May 16, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on May 16, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Clinton Johnson, Anthony Jones, and Ed Newsome. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware, and other staff. Commissioner Russell Gray participated via the audio-conferencing feature. 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 called for approval of the minutes for the April 18th Regular Meeting and April 25th Work Session.

Commissioner Newsome moved for approval. Upon a second by Commissioner Jones, the minutes were unanimously approved.

The Chairman recognized Public Works Director Chuck Mathis to accept the proclamation recognizing May 15-21, 2022 as Public Works Week in Dougherty County. The proclamation reads as follows:

National Public Works Week Proclamation

May 15 – 21, 2022

“Ready and Resilient”

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Dougherty County, Albany, GA; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for

rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS it is in the public interest for the citizens, civic leaders, and children in Dougherty County, Albany, GA to gain knowledge of and to maintain ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2022 marks the 62nd annual National Public Works Week sponsored by the American Public Works Association be it now,

RESOLVED, I, Christopher S. Cohilas, Commission Chair, do hereby designate the week

May 15 – 21, 2022 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the State (to be affixed),

DONE at the Dougherty County, Albany, Georgia this 15th day of May 2022.

BOARD OF COMMISSIONERS OF DOUGHERTY COUNTY, GEORGIA

BY: _____
Christopher S. Cohilas, Chairman

The Chairman recognized EMS Director Sam Allen to update the Commission with their annual report and accept the Proclamation recognizing May 15-21, 2022 as Emergency Management Services Week in Dougherty County. Mr. Allen highlighted that there was a call volume of 23,952 and base [billing] rates are the same. He added that an average response time is about 5 minutes and 44 seconds. He shared that the pay raises received have helped with retention and EMS is very active with opioid responses. There were a total of 2,632 vaccinations administered which peaked at about 205 people per hour by the 3rd event. The proclamation reads as follows:

WHEREAS, emergency medical services are a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week, and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and others; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

THEREFORE, we, the Board of Commissioners of Dougherty County, Georgia in recognition of this event does hereby proclaim the week of May 15-22, 2022 as

EMERGENCY MEDICAL SERVICES WEEK

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the County of Dougherty on this 16th day of May in the year of our Lord two-thousand and twenty-two.

**BOARD OF COMMISSIONERS
DOUGHERTY COUNTY, GEORGIA**

Christopher S. Cohilas, Chairman

The Chairman recognized William Wright, a representative for AFRAM Tech, Inc. to continue discussing the request to recognize/commemorate the "157th Anniversary of the

Juneteenth Holiday" with their "New Deal." He discussed having an oversight committee to review money that the County received to ensure funds are dispensed with equity.

Commissioner Gray left the meeting.

The Chairman recognized Henry Thomas CEO of the Georgia Music Association to invite the Commission to his upcoming community events. Commissioner Johnson directed him to the Georgia Arts Council to possibly receive funds. Mr. Thomas requested a meeting with Commissioner Johnson and Chairman Cohilas and wanted his Commissioner [Gaines] to follow up with him.

The Chairman called for recess from 11:13 am to 11:18 am. Upon returning, the Chairman said that we will reestablish decorum regarding how the Board will be addressed and how the Board will address citizens.

The Chairman opened the public hearings for both Zoning Considerations 22-021 and 22-022 pertaining to the Fish House Campgrounds, Inc.

The first for Fish House Campgrounds, Inc., owner and Lanier Engineering (22-021), applicant, request is to rezone 73.261 acres from C-2 (General Mixed-Used District) and C-7 (Mixed Use Planned-Development District) to C-1 (Neighborhood Mixed-Use Business District). The property is located at 2908 Gillionville Road. The Planning Commission recommended approval. Angel Gray, Planning Manager, addressed.

The second for Fish House Campgrounds, Inc, owner and Lanier Engineering, Inc., applicant (22-022) request is for Special Approval to operate a Women's Recovery Center in a C-1 (Neighborhood Mixed-Use Business District). The parcel is a 73.261 acre developed parcel. The property is located at 2908 Gillionville Road. The Planning Commission recommended approval. Angel Gray, Planning Manager, addressed. Due to law statutes, the Public Hearing will be held only; action will be scheduled in the Fall. Mr. Bob Lynch, Director for "The Anchorage", Bobby Donley, Lanier Engineer and Mr. Barrow all spoke in favor of the requests and the need for a Women's Facility. Anchorage Board members were also present. There being no additional comments regarding the proposed matters, the Chairman closed the public hearings.

The Chairman called for consideration to purchase 400 sign posts and anchors for the Public Works Department from Big Green Sign Company (Dublin, GA) in the amount of \$29,440. Funding is available in TSPLOST.

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

The Chairman called for consideration to purchase forty body-worn cameras and the supporting cloud storage software from single source vendor Motorola Solutions (Allen, TX) in the amount of \$253,760. Funding is available in the American Rescue Plan Act (ARPA).

Commissioner Jones 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 approval and execution of the contract to accept the proposal for ARPA Grant Administration and Management Services for Dougherty County from Government Services Group (GSG – Tallahassee, Florida) in a not to exceed amount of \$350,000 subject to execution by the County Administrator. Funding is available in ARPA funds.

Commissioner Jones moved for approval. Commissioner Edwards seconded the motion. Under discussion, Commissioner Edwards asked for a start date and Mr. Addison shared that it will be after the contract process is complete. There being no further discussion, the motion for approval passed unanimously. Resolution 22-026 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND
EXECUTION OF A CONTRACT FOR ARPA GRANT
ADMINISTRATION AND MANAGEMENT SERVICES FOR
DOUGHERTY COUNTY WITH GOVERNMENT SERVICES
GROUP (GSG-TALLAHASSEE, FLORIDA) IN AN AMOUNT NOT
TO EXCEED \$350,000; REPEALING RESOLUTIONS OR PARTS
OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.

The Chairman called for consideration to approve the alcohol application from Sandhu Bro LLC., Faisal Ijaz licensee, dba Pace Car Express, at 3503 Sylvester Hwy for Package- Beer and Wine. The Albany-Dougherty Marshal's Office recommended approval.

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

The Chairman called for consideration to accept the proposed amendment to the Dougherty County American Rescue Plan Act (ARPA) Project Spending Plan for Fiscal Year 2022. The budget amount of \$8,454,000 will remain the same.

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

The Chairman called for the zoning consideration of Fish House Campgrounds, Inc., owner and Lanier Engineering (22-021), applicant, request to rezone 73.261 acres from C-2 (General Mixed-Used District) and C-7 (Mixed Use Planned-Development District) to C-1 (Neighborhood Mixed-Use Business District). The property is located at 2908 Gillionville Road. The Planning Commission recommended approval.

Commissioner Jones moved for approval. Commissioner Newsome seconded the motion. Under discussion, Commissioner Gaines asked for clarification regarding the process for the special approval and Ms. Gray addressed. There being no further discussion, the motion for approval passed unanimously. The zoning resolution is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION TO REZONE A
LOCATION WITHIN UNINCORPORATED AREA OF
DOUGHERTY COUNTY, GEORGIA.

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-7 (Mixed-Use Planned Development District) and C-2 (General Mixed-Use Business District) Meeting Place for Church Groups
- TO: C-1 (Neighborhood Mixed-Use Business District)
- OWNER/APPLICANT: Fish House Campgrounds Inc
- LOCATION: 2908 Gillionville Road

All that certain tract or parcel of land lying in and being part of Land Lot 82 of the Second Land District, Dougherty County, Georgia and being more particularly described as follows:

Commence at the northwest end of the miter at the intersection of the west right-of-way of Westover Road (15' r/w) and the south right-of-way of Gillionville Road(100'r/w) and go South 87 degrees 40 minutes 00 seconds West along the south right-of-way of Gillionville Road a distance of 1758.35 feet to the Point of Beginning.

From this Point of Beginning, leaving said right-of-way line, go South 02 degrees 19 minutes 04 seconds East a distance of 3.46 feet; go thence along the arc of a curve concave to the northeast a distance of 176.29 feet, having a radius of 186.19 feet, a chord bearing of South 29 degrees 26 minutes 32 seconds East and a chord distance of 169.78 feet; go thence South 56 degrees 34 minutes 04 seconds East a distance of 1432.99 feet; go thence South 18 degrees 05 minutes 04 seconds East a distance of 215.72 feet; go thence along the arc of a curve concave to the southwest a distance of 199.28 feet, having a radius of 522.96 feet, a chord bearing of South 07 degrees 10 minutes 04 seconds East and a chord distance of 198.08 feet; go thence South 03 degrees 44 minutes 56 seconds West a distance of 1274.84 feet; go thence North 86 degrees 18 minutes 04 seconds West a distance of 400.00 feet; go thence South 75 degrees 05 minutes 10 seconds West a distance of 480.00 feet; go thence North 01 degree 03 minutes 58 seconds West a distance of 779.83 feet; go thence North 00 degrees 17 minutes 13 seconds West a distance of 1587.11 feet to the south right-of-way of Gillionville Road; go thence North 87 degrees 40 minutes 56 seconds East along the south right-of-way of Gillionville Road a distance of 145.34 feet to the Point of Beginning.

Said tract or parcel contains 73.261 acres.

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

CHAIRMAN

ATTEST:

CLERK

APPROVED: May 16, 2022

Mr. McCoy reminded the Board the that Dougherty County Police Department will be hosting the Fallen Officers Memorial Ceremony at 1 pm at the Albany Technical College Kirkland Conference Center.

Commissioner Edwards shared that he expected the discussion regarding funding for Juneteenth to be on the agenda. He also said that he did get the opinion from the Attorney for the request. Chairman Cohilas shared he will speak to the County Administrator and would like to volunteer his time to help find private dollars. Mr. McCoy shared that the ask was for in-kind donations. Commissioner Johnson wanted the County to provide \$2500 from either the community component of ARPA or the enterprise fund. After discussion, Chairman Cohilas shared that it will be on the next Work Session and added that his concern was if an organization would come that stands for a lesser cause and represent hate, etc [would funding be provided]. He also wanted to ensure that we have considered all options and ensure that measures are in place that can solve this problem. Commissioner Edwards wanted an added section from the County Clerk to have community events added to the agenda. Commissioner Jones asked for a moment of silence for those impacted by the recent mass shooting in Boston. He also wanted a follow-up from Marshal Norman in reference to the litter and a statement made by the Mayor regarding possible purchases by the City and County for land. He ended with wanting an update on the discussion regarding Putney Park and Commissioner Johnson responded to both. Chairman Cohilas asked about removing the safety partitions in Room 100 and there were mixed responses received from the Board.

There being no further business to come before the Commission, the meeting adjourned at 12:05 p.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

May 23, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on May 23, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Present were Commissioners Victor Edwards, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. Commissioner Gloria Gaines participated via the audio-conferencing feature. County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Clerk Jawahn Ware and other staff were also present. The public and representatives of the media participated in person via live streaming of the meeting on the County's Facebook page and the government public access channel. County Attorney Spencer Lee was absent.

The Chairman asked the Commission to review the minutes of the May 2nd Regular Meeting and May 9th Work Session.

The Chairman recognized Coroner Michael Fowler who asked for financial support for his annual Swim for Life Program. This is the first time the Board has been asked for support financially. Upon question by Commissioner Edwards, Mr. Fowler shared that the City is sponsoring bounce houses at the registration event. The Chairman plans to privately support but asked the Coroner to meet with County Administrator McCoy to determine how the Board can assist. Commissioner Jones shared that he will sponsor two students.

The Chairman recognized citizen Harry Thomas to update the Commission on upcoming events. He stated that he has met with Commissioner Gaines but is still awaiting the Board's response to the presentation he made in 2019.

The Chairman recognized Public Works Director Chuck Mathis to provide an update on Putney Park. Mr. Mathis shared that most of the improvements have been completed. Upon question by the Chairman, Jerney Brown updated the Board on the denial of grants, noting additional information will be obtained by Planning and Development who submitted the packet on the County's behalf. The Chairman requested that the conceptual drawings be submitted to our government liaison's Cornerstone to determine what additional grants and opportunities are available. Commissioner Johnson would like to provide the information to Mr. Addison that he and Commissioner Edwards received from a recent recreation class. Commissioner Jones asked that funding be added in SPLOST VIII to allow Putney Park to mirror Radium Springs Park to include a safe room, meeting space, and asphalt walkways. Recreation Subcommittee Chairman Clinton Johnson shared that Putney Park is a priority of the subcommittee and funding has been requested in SPLOST VIII.

The Chairman recognized Sheriff's Office Captain Ted Thomas to request funding for the Albany Dougherty Youth Unit Summer Program. It was shared that the program will be five weeks and it will be educationally based to bridge the gap between the community, students

and law enforcement. The dates will be May 31-July 15 at Merry Acres Middle School. Meals and snacks will be provided and field trips are planned. The operational expense is \$11,115. Mr. McCoy shared that staff has proposed funding the program as they did last year and it will be presented during a presentation on June 6th. Other Sheriff's Office representatives that will be supporting the program were introduced.

Mr. McCoy changed participation to the audio feature at 10:30 a.m.

The Chairman recognized William Wright, representative for AFRAM Tech, Inc. present to continue his update to the Commission. Mr. Wright would like to provide workshops in June and will give additional information at the June 6th meeting.

The Chairman called for a discussion to purchase two chillers for the Dougherty Mental Health Facility in the amount of \$310,366 from SafeAire Heating & Cooling (Albany, Ga). The two 120-ton chillers are replacements and funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison addressed. Facilities Management Director Heidi Minnick was present. Action on this item is scheduled in the following Special Called Meeting. Mr. Addison said that this was time-sensitive and one manufacturer increased the quote by 18% during the time the quote was received to the time it was presented to the Board. He recommended approval before another increase occurs.

The Chairman called for a discussion to purchase one 2022 Ford Escape for the Sheriff's Office from Wade Ford (Smyrna, GA) in the amount of \$28,163.34. Four vendors submitted bids with the highest being \$49,043. Two bids would require order submission prior to board approval. Funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison addressed. City of Albany Interim Procurement Manager Joshua Williams, Buyer Corey Gamble and Deputy Chief Terron Hayes were present. Action on this item is scheduled in the following Special Called Meeting. Mr. Addison said that two vendors required commitment prior to the presentation to the Board.

The Chairman called for a discussion to declare the listed vehicles as surplus and authorizing the disposal of or sale of same via an online auction. Assistant County Administrator Scott Addison addressed. Action on this item is scheduled in the following Special Called Meeting.

The Chairman called for a discussion to accept the resolution declaring a 2017 Nissan Pathfinder (from the Solid Waste Department) as surplus and authorize the sale through Underwriters Safety & Claims. Assistant County Administrator Scott Addison addressed. Action on this item is scheduled in the following Special Called Meeting. Mr. Addison shared that the vehicle was involved in a fire and was totaled.

The Chairman called for a discussion of the request from Lanier Engineering, Inc., consultant for JFT Public Properties (Developer), for Dougherty County to ask the City of Albany to authorize the developer, at his expense, to extend City sanitary sewer into the unincorporated area of Dougherty County. The project site is located at 2005 Beattie Road. Jeremy Brown, Engineering Manager addressed. Representatives from Lanier Engineering were present.

Action on this item is scheduled in the following Special Called Meeting. Mr. Brown shared that the request was for the city sewer services to be in the subdivision. The process is for the County to request that the City follows their code to complete the request.

Commissioner Edwards asked about minority participation in bids and awards and questioned if a subcommittee could meet with Mr. Wright. Commissioner Gray and Chairman Cohilas addressed. Chairman Cohilas also expressed his opinion by stating that his desire is for economic development opportunities to be provided to all in our community despite the color of their skin. However, he is willing to continue the discussion. Commissioner Edwards supported the Chairman's comments and stated that it is about employment overall. Commissioner Jones questioned what more could procurement do because recruiting efforts have been provided to all including minorities. Commissioner Gray shared that there is not a problem with businesses in our community. He added that many small businesses are busy and stressed that it is a lot of red tape dealing with the government and many individuals do not want to go through the process. If we continue to focus on local businesses, we are supporting our [local] job base.

There being no further business to discuss the Commission entered into a Special Called Meeting at 11:06 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
SPECIAL CALLED MEETING MINUTES

DRAFT

May 23, 2022

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on May 23, 2022 immediately after the Work Session. Chairman Christopher Cohilas presided and called the meeting to order at 11:07 am. Present were Commissioners Victor Edwards, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. County Administrator Michael McCoy and Commissioner Gloria Gaines participated via the audio-conferencing feature. Also present were Assistant County Administrator Scott Addison, County Clerk Jawahn Ware and other staff. The public and representatives of the media participated in person via live streaming of the meeting on the County's Facebook page and the government public access channel. County Attorney Spencer Lee was absent.

The Chairman called for consideration of the recommendation to purchase two chillers for the Dougherty County Mental Health Facility in the amount of \$310,366 from SafeAire Heating & Cooling (Albany, Ga). The two 120-ton chillers are replacements and funding is budgeted in SPLOST VII.

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

The Chairman called for consideration of the recommendation to purchase one 2022 Ford Escape for the Sheriff's Office from Wade Ford (Smyrna, GA) in the amount of \$28,163.34. Funding is budgeted in SPLOST VII.

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

The Chairman called for consideration of the resolution declaring the listed vehicles as surplus and authorizing the disposal of or sale of same via an online auction.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion passed unanimously. Resolution 22-027 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION DECLARING AS SURPLUS THE
ATTACHED LIST OF VEHICLES;
PROVIDING FOR DISPOSAL OF OR SALE OF SAME ON
AN ONLINE AUCTION; REPEALING PRIOR RESOLUTIONS
IN CONFLICT; AND FOR OTHER PURPOSES

The Chairman called for consideration of the resolution declaring a 2017 Nissan Pathfinder (from Solid Waste) as surplus and authorizing the sale through Underwriters Safety & Claims.

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion passed unanimously. Resolution 22-028 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION TO DECLARE AS SURPLUS A SALVAGED 2017
NISSAN PATHFINDER
(VIN NO. 5N1DR2MM1HC630048) AND HAVE SAID SURPLUSED
SALVAGED VEHICLE DISPOSED OF THROUGH UNDERWRITERS
SAFETY AND CLAIMS, DOUGHERTY COUNTY’S THIRD PARTY
ADMINISTRATOR; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.

The Chairman called for consideration of the request from Lanier Engineering, Inc., consultant for JFT Public Properties (Developer), for Dougherty County to ask the City of Albany to authorize the developer, at his expense, to extend City sanitary sewer into the unincorporated area of Dougherty County. The project site is located at 2005 Beattie Road.

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

Commissioner Johnson requested to ask Mr. McCoy about the County’s plan for Juneteenth. Mr. McCoy said that if instructed, a program can be planned for Saturday, June 18th and the Chairman stated that there was a consensus provided by the Board.

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

CHAIRMAN

ATTEST:

COUNTY CLERK

**A RESOLUTION
ENTITLED**

A RESOLUTION PROVIDING FOR THE APPROVAL OF A BID FROM EMPIRE PAINTING LLC IN THE AMOUNT OF \$28,625.00 FOR THE PURPOSE OF PAINTING THE INTERIOR OF THE DOUGHERTY COUNTY POLICE DEPARTMENT; AND FOR THE PURPOSE OF AUTHORIZING THE COUNTY ADMINISTRATOR TO SIGN ANY AND ALL DOCUMENTS NECESSARY FOR FULL IMPLEMENTATION OF SAID PROJECT; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the Board of Commissioners of Dougherty County, Georgia, is hereby desirous of approving a bid from Empire Painting LLC in the amount of \$28,625.00 for the purpose of painting the interior of the Dougherty County Police Department; and for the purpose of authorizing the county Administrator to sign any and all documents necessary for full implementation of said project.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia and it is hereby resolved by Authority of same as follows:

SECTION I The attached Bid Proposal from Empire Painting, LLC in the amount of \$28,625.00 for the purpose of painting the interior of the Dougherty County Police Department is hereby approved and the County Administrator is hereby authorized to execute any and all documents necessary for full implementation of said project.

SECTION II All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

This the 27th day of June, 2022.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: _____
Christopher S. Cohilas, Chairman

ATTEST:

County Clerk



Item 8a.



PROCUREMENT RECOMMENDATION

DATE: June 3, 2022

TITLE: Dougherty County Interior Painting

DEPARTMENT: DOCO Facilities

REFERENCE NUMBER: 22-066

ACCOUNT: SPLOST VII

OPENING DATE: May 31, 2022

BUDGET AMOUNT: \$75,000.00

BUYER: Joshua Williams

DEPARTMENT CONTACTS: Heidi Minnick

Joshua Williams
Joshua Williams, Interim Procurement Manager

RECOMMENDATION:

Recommend contracting with Empire Painting, LLC of Sylvester, GA for interior painting of the entire DOCO Police Department located at 2106 Habersham Road, Albany, GA, for a total expenditure of \$28,625.00.

BACKGROUND INFORMATION:

This bid was advertised in the local paper, on the local access channel, Facebook, and the Georgia Procurement Registry. The bid opening was May 31, 2022. Fourteen (14) contractors were directly solicited. The pre-bid meeting was mandatory. Five (5) contractors attended the Prebid; three (3) submitted a bid.

The contract time for this project is sixty (60) calendar days.

Three (3) references were checked on behalf of Empire Painting, LLC with all references providing positive feedback on the company's previous work.

Empire Painting, LLC has met all the requirements for contract award.

Heidi Minnick, Facilities Director concurs with this recommendation.

COUNTY ADMINISTRATOR ACTION:

APPROVED

DISAPPROVED

HOLD

COMMENTS:

6/10/22
DATE

Josh
COUNTY ADMINISTRATOR

List of Documents Attached:

Bid Tabulation Sheet

CENTRAL SERVICES

CITY OF ALBANY GEORGIA PROCUREMENT DIVISION TABULATION OF BIDS		Empire Painting, LLC 118 Airport Rd. Sylvester, GA 31791 229-776-5513 229-776-5513 Jimmy Tennille empirepaint@bellsouth.net		Affordable Painting 1301 8th Avenue Albany, Ga 31701 229-883-6937 NA Gina Price scott.williams@metropower.com		Flint River Construction 310 W. Gordon St. Albany, Ga 31701 229-889-1428 NA Rod Carter flintrivercc@yahoo.com	
QTY	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
Lump Sum	Interior Painting OF DOCO Police Dept.		\$26,675.00		\$33,000.00		\$96,500.00
	Alternate		\$1,950.00				\$125,000.00
	Bid Bond - 5%	Yes		Yes		Yes	
TOTALS			\$28,625.00		\$33,000.00		\$96,500.00
FOB POINT/TERMS							
DELIVERY TIME							
COMMENTS							
Low Bidder							



Item 8b.



PROCUREMENT RECOMMENDATION

DATE: June 7, 2022

TITLE: Compact Tracked Excavator & Trailer

DEPARTMENT: DOCO 4110 Public Works

REFERENCE NUMBER: 22-061

ACCOUNT NUMBER: 420025062

OPENING DATE: May 3, 2022

BUDGETED AMOUNT: \$100,000.00

BUYER: Corey Gamble

DEPT. CONTACTS: Russell Allenbaugh

Joshua Williams
Joshua Williams, Interim Procurement Manager

RECOMMENDATION:

Recommend the purchase of one (1) Compact Excavator with Cab and one (1) Trailer, from Flint Equipment for a total expenditure of \$64,850.00.

BACKGROUND INFORMATION:

Bid Ref. #22-061 was advertised, on April 20, 2022, in the local paper, on the local access channel, and on the Georgia Procurement Registry. Five (5) vendors were directly solicited. The bid opening was May 3, 2022. Five (5) vendors submitted a bid. The apparent lowest and most responsible bidder, Flint Equipment, is recommended for award.

COUNTY ADMINISTRATOR ACTION:

APPROVED

DISAPPROVED

HOLD

COMMENTS:

6/10/22
DATE

[Signature]
COUNTY ADMINISTRATOR

List of Documents Attached:

Bid Tabulation

**A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF AMENDMENT II TO THAT
CERTAIN SERVICE AGREEMENT BETWEEN DOUGHERTY COUNTY, GEORGIA AND
CORNERSTONE GOVERNMENT AFFAIRS, INC.; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

WHEREAS, the Board of Commissioners of Dougherty County, Georgia is desirous of approving and executing an Amendment II to that certain Service Agreement between Dougherty County, Georgia and Cornerstone Government Affairs, Inc.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia and it is hereby resolved by Authority of same as follows:

SECTION I The attached Amendment II to Service Agreement previously executed between Dougherty County, Georgia and Cornerstone Government Affairs, Inc. is hereby approved and the County Administrator is hereby authorized to execute same. The County Administrator is hereby authorized to execute any and all other documents necessary for full implementation of Amendment II to our previously executed Service Agreement.

SECTION II All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

This the 27th day of June, 2022.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: _____
Christopher S. Cohilas, Chairman

ATTEST:

County Clerk

AMENDMENT II TO SERVICE AGREEMENT

This Amendment (the "**Amendment II**"), effective as of June 1, 2022 is made by and between Dougherty County Commission (hereinafter referred to as "**DCC**"), with offices at 222 Pine Avenue, Suite 540, Albany, GA 31701 and Cornerstone Government Affairs, Inc (hereafter referred to as "**Cornerstone**"), a sub-chapter S corporation duly organized under the laws of the District of Columbia, with its principal place of business at 800 Maine Avenue SW, 7th Floor, Washington, D.C. 20024.

WHEREAS, DCC and Cornerstone are Parties to Service Agreement with an effective date of June 1, 2018 (the "**Agreement**"); and an amendment with an effective date of June 1, 2020 ("**Amendment I**");

WHEREAS, the Parties desire to amend the Agreement as set forth herein;

NOW, THEREFORE, the Parties hereby agree as follows:

1. The term of the Agreement shall be extended for twelve (12) months, commencing June 1, 2022 through May 31, 2023 (the "**Term**"). The Term will automatically renew for another twelve (12) months beginning June 1, 2023 through May 31, 2024 unless either party terminates the Agreement in writing.
2. Payment for the additional twelve (12) months shall be made to Cornerstone in twelve (12) payments of fifteen thousand dollars (\$15,000.00) through the Term of the Agreement (the "**Fee**").
3. Except as amended herein, all other terms and conditions of the Agreement remain in full force and effect.

The Parties hereby accept and agree to the terms and conditions of this Agreement.

IN WITNESS WHEREOF, the Parties hereby execute this Amendment and acknowledge that they are authorized to execute same.

Dougherty County Commission

Cornerstone Government Affairs, Inc.

By: _____

By: _____

Name: _____

Name: Geoff J. Gonella

Title: _____

Title: President & Managing Director

Date: _____

Date: _____

MEMORANDUM

TO: Dougherty County Commission
FROM: Cornerstone Government Affairs, Louie Perry and Jerry Usry
SUBJECT: Select accomplishments from Federal and State lobbying work on behalf of Dougherty County
DATE: June 15, 2022

Cornerstone has enjoyed our work on behalf of the County at the State and Federal level. We were pleased that we were able to get considerable Federal support for the County to deal with the disastrous 2017 and 2018 storms and work on other matters following the disasters. Below is a list of our selected accomplishments. We are happy to answer any questions.

2022

- Cornerstone assisted in FY 2023 appropriations requests on behalf of the Marine Corps Logistics Base in Albany. Cornerstone helped prepare and submit two requests to the offices of Senators Ossoff and Warnock totaling \$80 million to construct and renovate facilities at the base. Both offices submitted the two requests to the Senate Appropriations Committee.
- Cornerstone provided updates on the implementation of the infrastructure law and informed County officials when applications for relevant funding opportunities opened.
- Cornerstone provided information on RAISE and INFRA grants and informed Dougherty County of the application opening. On the state level, Cornerstone has continued work to ensure Dougherty County will receive the largest possible share of infrastructure law funds as they become available.
- Cornerstone has worked to represent Dougherty County's interests at the state legislature. Examples include defeating SB 45 during the 2022 legislative session that would have dramatically raised the cost of water and wastewater maintenance of underground utilities and the passage of HB 1461 to favorably revise the Georgia annexation dispute resolution/arbitration process.
- Cornerstone has been coordinating the Albany Chamber fly in set to occur this fall that typically includes the Dougherty County Commission Chairman as the lead spokesperson.

2021

- Cornerstone coordinated the Albany Chamber fly in. Cornerstone helped secure meetings with Congressman Bishop and Senators Ossoff and Warnock to discuss issues pertinent to Dougherty County.
- Cornerstone tracked the implementation of and provided updates on the Coronavirus State and Local Fiscal Recovery Funds within the American Rescue Plan Act (ARPA). Dougherty County received over \$17 million in funding through this program. Cornerstone also worked with Congressman Bishop's office to secure funding for Phoebe Putney Memorial Hospital and Albany Technical College through ARPA. These entities received over \$13 million in funding. Cornerstone has worked with Dougherty County to submit a request to the state for broadband expansion funds through ARPA.

- Cornerstone provided intelligence, grant availability and counsel on the Airport Improvement Program funding in the Coronavirus Aid, Recovery and Economic Stability Act. Albany's Southwest Georgia Regional Airport received \$18,017,560 in funding through the Airport Improvement Act.
- Provided updates on infrastructure law negotiations and potentially relevant provisions to Dougherty County. Cornerstone provided additional updates on implementation after the law was signed. The Southwest Georgia Regional Airport has received \$1,117,640.
- Cornerstone provided updates on federal funding opportunities. Albany Housing Authority received over \$41 thousand in Housing and Urban Development funding.
- As the focus turned from disaster funding to meeting community needs, Cornerstone has supported and helped secure state funding for Albany State University including a recent infusion of \$50 million for water enhancement programs. In addition, legislatively directed bricks and mortar funding for local institutions like Albany Technical College, Phoebe Putney Memorial Hospital, Dougherty County public library and Southwest Georgia Regional Airport. DNR funding for Radium Springs and DOT local maintenance and improvement project funding have also been secured.

2017-2020: Disaster Relief

- Cornerstone worked onsite with Dougherty County leaders to gauge the amount of damage resulting from the January 2017 natural disasters. Cornerstone secured the intervention of Governor Deal's office and state emergency management leaders to address the damage caused. Cornerstone briefed relevant state offices and connected state officials to relevant federal agency officials to raise awareness of Dougherty County's needs.
- On the federal level, Cornerstone initiated conversations with FEMA and the offices of Congressmen Graves and Bishop and Senators Isakson and Perdue in attempts to secure federal assistance funding for Dougherty County. Cornerstone briefed and prepared materials for the federal delegation to meet with agency officials, including the Secretary Carson of the Department of Housing and Urban Development.
- Cornerstone created an opportunity for Governor Deal to participate in a joint letter with governors of other states impacted by natural disasters to raise awareness of Dougherty County's needs. Cornerstone orchestrated the delivery of this letter to House and Senate Appropriations leadership.
- Cornerstone secured meetings for Dougherty County officials to meet with Congressman Bishop and Senators Isakson and Perdue to describe the damage in Dougherty County. Cornerstone prepared meeting materials and briefed Dougherty County officials prior to these meetings.
- Cornerstone helped draft letters to submit to the federal congressional delegation outlining the need.
- Cornerstone provided regular updates on both state and federal work as well as briefings on the implementation processes.
- Through Cornerstone's efforts, over \$26 million was awarded in Community Development Block Grant Mitigation funds in 2017. In 2018, Cornerstone's work on behalf of Dougherty County would result in an award of over \$41 million through the Community Development Block Grant Disaster Recovery program.
- Cornerstone's state lobbying efforts have ensured Dougherty County received the largest possible share of available state funds for disaster relief.
- In 2019, Cornerstone provided intelligence on funding opportunities relevant to Dougherty County and provided updates on relevant program implementation. The Economic Development Administration awarded \$8 million to invest in infrastructure to improve resiliency against natural disasters as part of the 2018 Disaster Supplemental Appropriation Cornerstone began advocating for two years prior. Prior

to the award, Cornerstone provided information on this funding opportunity and its application and review process.

- In 2020, as a result of Cornerstone’s state and federal work in disaster relief efforts, an additional award of over \$13 million was made by the Department of Housing and Urban Development to repair infrastructure.

22-162

**A JOINT ORDINANCE OF THE CITY OF ALBANY, GEORGIA
AND DOUGHERTY COUNTY, GEORGIA
SO AS TO PROVIDE FOR PENALTIES; REPEALING PRIOR
ORDINANCES IN CONFLICT AND FOR OTHER PURPOSES.**

WHEREAS, it is in the best interests of the citizens of Dougherty County, Georgia, and the City of Albany, Georgia, that a correction be made to Sec. 2-477(b)(3) providing for penalties; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Albany, Georgia, and the Board of Commissioners of Dougherty County, Georgia, and it is hereby ordained by authority of same:

SECTION 1. Sec. 2-477(b)(3) of Article IV, Division 8 of Chapter 2 of the City Code presently reads as follows and is deleted in its entirety.

(3) In the event that the condition is not remedied in 30 days, the owner shall be punished as provided in section 2-42 and, at the direction of the city commission or county commission, the historic preservation commission may perform such maintenance or repair as is necessary to prevent deterioration by neglect. The owner of the property shall be liable for the cost of such maintenance and repair performed by the historic preservation commission.

SECTION 2. From and after adoption of this Ordinance, Article IV, Division 8 of Chapter 2 of the City Code is hereby amended to add a new Section 2-477(b)(3) to read as follows:

(3) In the event that the condition is not remedied in 30 days, the owner shall be punished as provided in **sections 1-17 and 1-18** and, at the direction of the city commission or county commission, the historic preservation commission may perform such maintenance or repair as is necessary to prevent deterioration by neglect. The owner of the property shall be liable for the cost of such maintenance and repair performed by the historic preservation commission.

SECTION 3. All Ordinances, or parts of Ordinances, in conflict herewith are repealed.

CITY OF ALBANY

MAYOR

[Handwritten signature]

ATTEST:

Sissy Kelly
ASST. CITY CLERK

Adopted: *May 24, 2022*



Introduced By: *Chad Worthington*

DOUGHERTY COUNTY, GEORGIA

CHAIRMAN

ATTEST:

COUNTY CLERK

Adopted:



MEMORANDUM

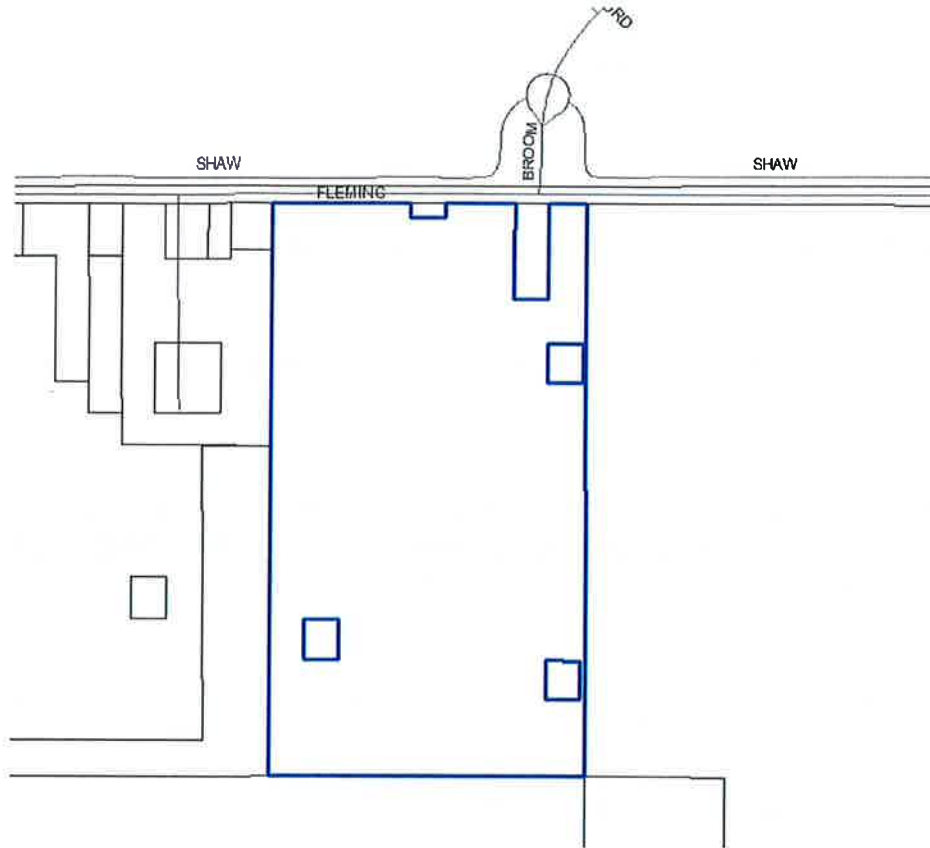
Date: June 2, 2022
To: The Board of County Commissioners
From: Albany Dougherty Planning Commission
Subject: #22-025 Special Approval (Fleming Road Parcel # 00158/00001/79A)

Oxford Construction Company (22-025) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a surface mine borrow pit on 69.342 acres. The property is located on Fleming Road Parcel # (00158/00001/79A). The property is zoned AG (Agricultural). The property owner is Emily McAfee, Jean Haley & et al. Laura Creel Haley & Lee Haley Jones c/o Larry Walden, Albany, Georgia, and the applicant is Oxford Construction Company, J. Bruce Melton **(District 6)**

Billy Merritt offered a motion to **deny** Special Approval to operate a surface mine borrow pit on 69.342 acres; seconded by Charles Ochie the motion carried **5-2** with the following votes:

William Geer	Absent
Billy Merritt	Yes
Art Brown	Yes
Jimmy Hall	No
Sanford Hillsman	Absent
Yvonne Jackson	Yes
Aaron Johnson	Absent
Charles Ochie	Yes
Helen Young	No
Willie Simmons	Yes

**STAFF ANALYSIS AND REPORT
APPLICATION #22-025 SPECIAL APPROVAL**



OWNER: MCAFEE EMILY JEAN HALEY & ET AL
CREEL LAURA HALEY & JONES-LEE HALEY
c/o LARRY WALDEN

APPLICANT: Oxford Construction Company

LOCATION: Fleming Road, Albany, Georgia (00158/00001/79A)

CURRENT ZONING/USE: AG Agricultural
Vacant Land

PROPOSED USE: Surface Mining Borrow Pit

MEETING INFORMATION:

Planning Commission: 06/02/2022, 2:00 P.M., Robert Cross Multipurpose
Center, 3085 Martin Luther King, Jr. Dr.

Public Hearing: 06/27/2022, 10:00 A.M., 222 Pine Avenue, Rm. 100

RECOMMENDATION: **Approval**

GENERAL INFORMATION:

The applicant is requesting Special Approval to operate a Surface Mining Borrow Pit. The property is currently zoned AG. The borrow pit will provide fill dirt for the GA DOT Road Widening project for Hwy 133 from two lanes to four lanes. The section of Hwy 133 widening is from S. Mock Road to S. County Line Road.

SPECIAL APPROVAL CRITERIA

The Albany Dougherty Zoning Ordinance recommends that the Planning Commission consider the following factors for special approval requests:

1. The effect of the proposed activity on the adjacent transportation network.

Trip Generation:

Road Improvements: According to the **FY 2018-2021 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study: (DARTS 2045)**, for the Albany/Dougherty metro area, there are no state or federally funded projects taking place in this area.

Road Classifications: Street that provides access to the subject property is classified accordingly:

- Fleming Road is a Minor Arterial Urban that connects S. County Line Road (Major Collector Rural) to S. Mock Road (Minor Arterial Urban).

Trip Generation:

- Fleming Road between S. County Line Road and S. Mock Road had an Annual Average Daily Traffic (AADT) count of 6,710 in 2018.

GDOT Traffic Analysis & Data Application.

- Based on Trip Generation's 10th Edition (2018) information, a specialty trade contract could generate ten trips per weekday.

Analysis: No adverse impact to the surrounding transportation network should result from the proposed use.

2. The location of off-street parking facilities.

According to the applicant, the property is 69.342 acres which would provide adequate parking area for equipment.

- **Aerial Photo of the Parcel and Surrounding Adjacent Parcels:**



3. The number, size, and type of signs proposed for the site.

Signs must comply with the City of Albany Sign Ordinance. According to the applicant, no signs will be on site.

4. The amount and location of open space.

The property is adequate to provide enough space for the proposed operations and preserve the character of the area. According to the applicant, environmental impacts will be addressed through the permitted drawings.

5. Protective Screening.

According to the applicant there is enough property to provide a buffer from the adjacent properties. Borrow pits are permitted and governed by GA EPD. Applicant will be required to meet all buffer requirements imposed by GA EPD.

6. Hours and manner of operation of the proposed use.

According to the applicant, the facility will be in operation from 7:00 am to 6:00 pm Monday thru Friday and occasionally on Saturday. This is compatible with the surrounding uses, such as MCLB and Dougherty County Landfill.

7. Outdoor lighting.

According to the applicant, there will be no outdoor lighting associated with the proposed borrow pit.

8. Ingress and egress to the property.

According to the applicant, the property will be accessed from a single driveway off Fleming Road. Sight distance should not be a problem at this location. The applicant will need to provide a construction exit to reduce the transfer of sediment from the site to the public roadway.

9. Compatibility with surrounding land use.

The proposed use is suitable with adjacent land uses as well as the subject site itself. The adjacent land uses include commercial and vacant parcels. Residential parcels are nearby as well.

10. Consistency with the Comprehensive Plan.

The **Future Land Use Map** recommends agricultural/forestry uses on this site. The proposed use should not conflict with this recommendation.

RECOMMENDATION

Staff recommends **approval** of this application

NOTICE OF PUBLIC HEARING

Oxford Construction Company (22-025) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a surface mine borrow pit on 69.342 acres. The property is located on Fleming Road Parcel # (00158/00001/79A). The property is zoned AG (Agricultural). The property owner is Emily McAfee, Jean Haley & et al. Laura Creel Haley & Lee Haley Jones c/o Larry Walden, Albany, Georgia, and the applicant is Oxford Construction Company, J. Bruce Melton **(District 6)**

Jessica Fields (22-026) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 106.639 acres from R-1 (Single Family Residential District) to AG (Agricultural District). The property is located at 5913 Old Dawson Rd (011-2/00000/14A). The property owner is Jessica Fields; the applicant is Jessica Fields. **(District 1)**

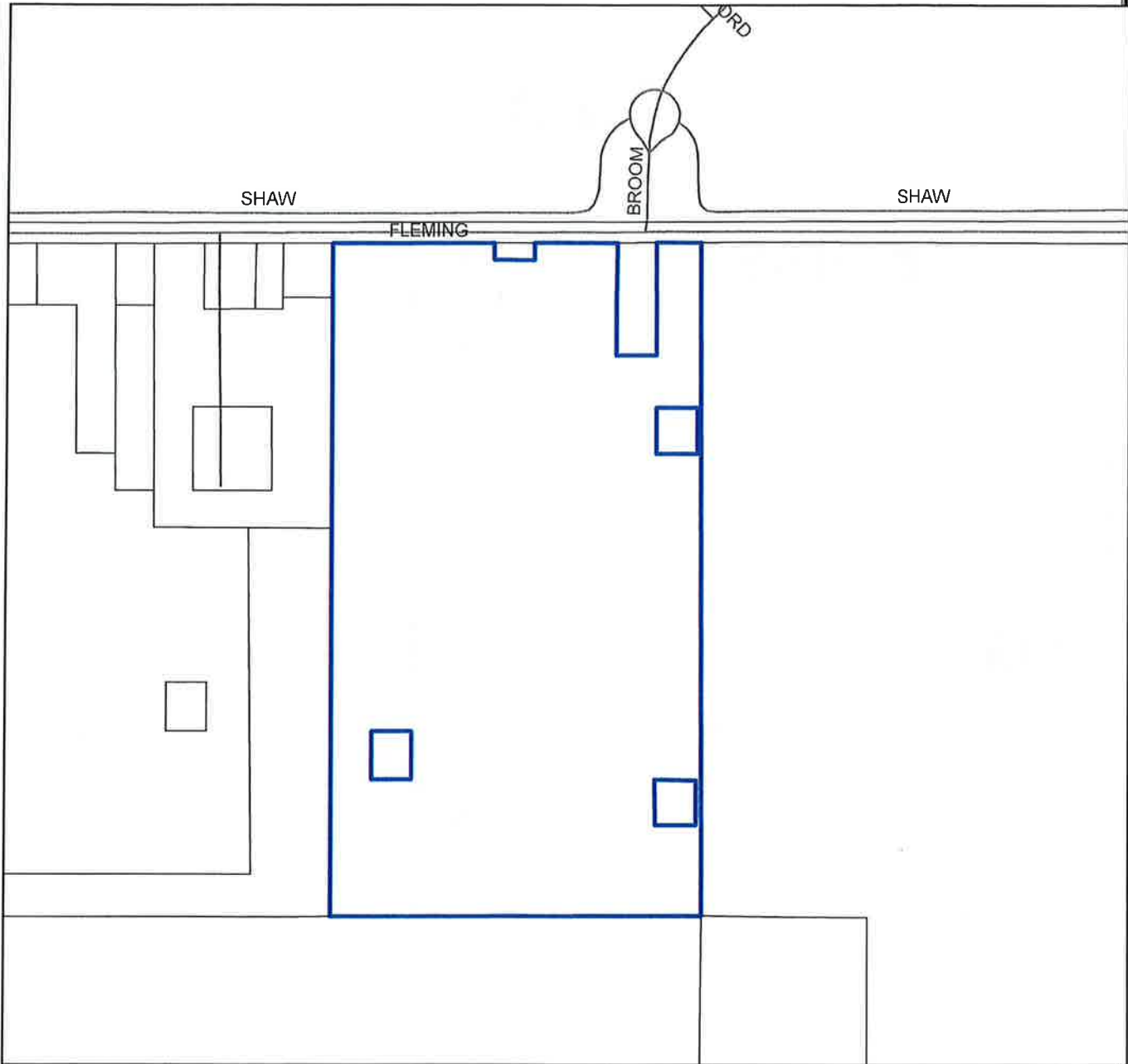
The Albany Dougherty Planning Commission will conduct a public hearing on this request **Thursday, June 2, 2022, at 2:00 p.m.** at the Robert Cross Multipurpose Facility located at 3085 Martin Luther King, Jr. Dr., Albany, GA. The Planning Commission will forward its recommendation to the Board of County Commissioners based on information presented at the public meeting.

The Dougherty County Board of Commissioners will conduct a public hearing on **Monday, June 27, 2022, at 10:00 a.m.** in the Government Center, 222 Pine Avenue, Room 100, Albany, GA 31701. Meetings of the Albany Dougherty Planning Commission and the Dougherty County Board of Commissioners are open to the public.

Exact legal description of the property is available for inspection at Planning & Development Services, 240 Pine Avenue, Room 300, Albany, GA and may be reviewed along with any other information regarding this request between 8:00 a.m. and 5:00 p.m., Monday through Friday. Electronic copies may be requested by calling Planning & Development Services at (229) 438-3901.

Georgia law requires that all parties who have made campaign contributions to any member of the Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearing in opposition to the application, shall, at least five (5) days prior to the public hearing, file a campaign contribution report with the Albany Dougherty Planning Commission. As set forth in the Americans with Disabilities Act of 1990, Dougherty County does not discriminate on the bases of disability and will assist citizens with special needs given proper notice (seven (7) workdays). The meeting room and building are handicap accessible. Any requests for reasonable accommodation required by individuals to fully participate in any open meeting, program, or activity of Dougherty County, Georgia, should be directed to Michael McCoy, County Administrator, 222 Pine Avenue, Suite 540, Albany, Georgia (229) 431-2121

LOCATION



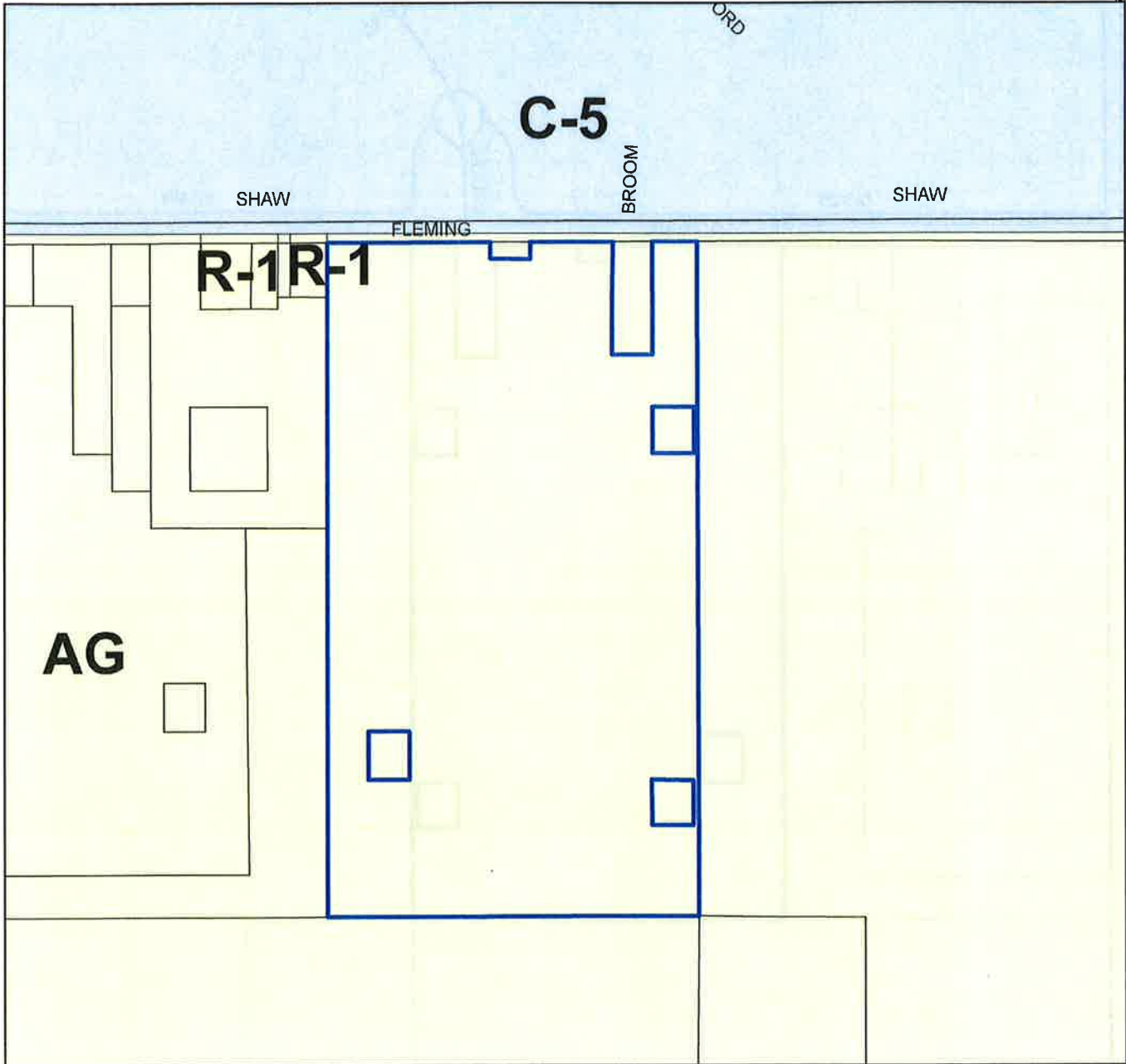
22-025
Special Approval
Surface Mine Borrow Pit
Fleming Rd
00158/00001/79A



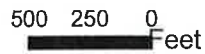
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, Its use or interpretation. All data is subject to change.



ZONING



22-025
 Special Approval
 Surface Mine Borrow Pit
 Fleming Rd
 00158/00001/79A



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AERIAL



22-025
Special Approval
Surface Mine Borrow Pit
Fleming Rd
00158/00001/79A

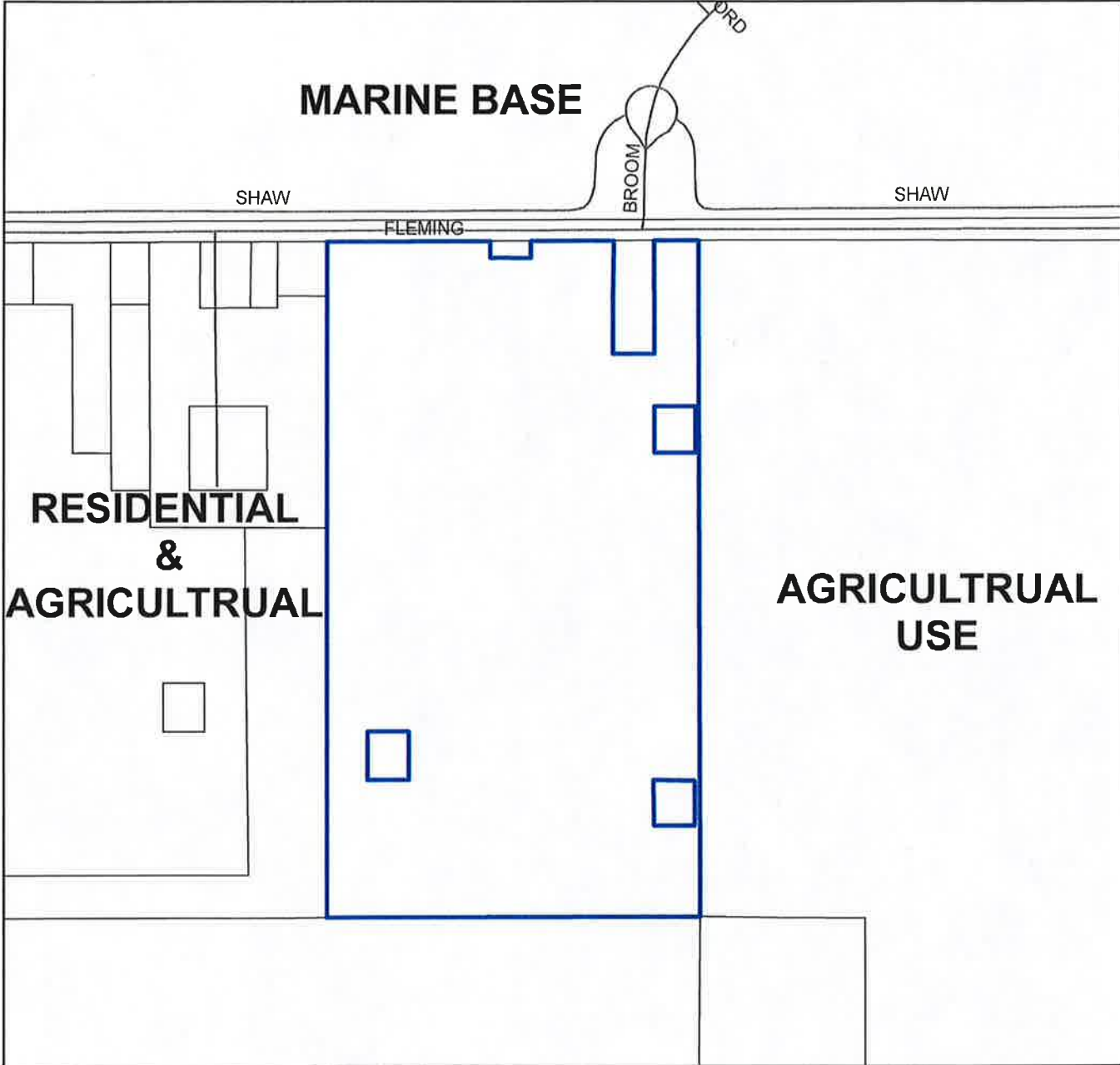
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CURRENT LAND USE



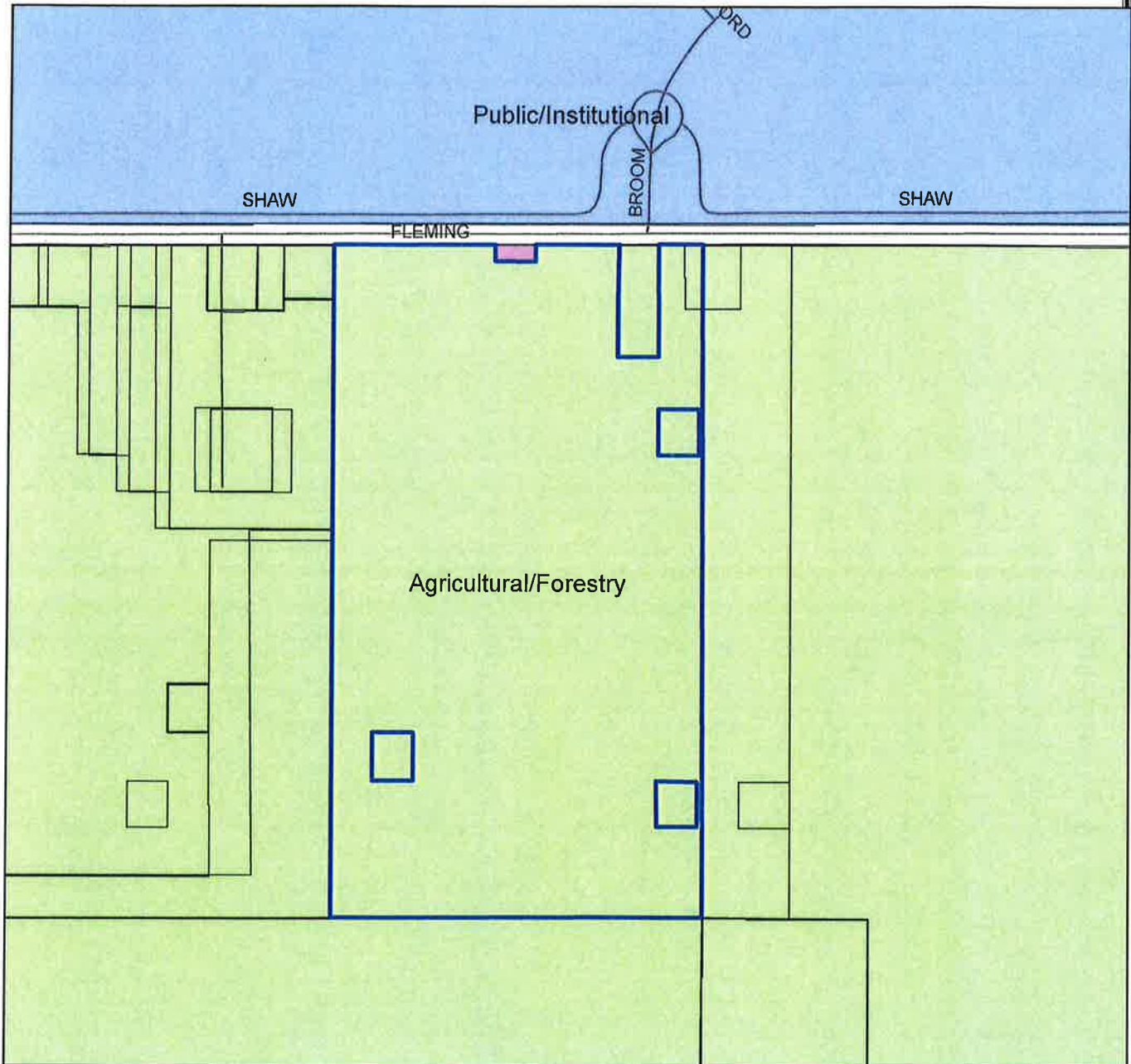
22-025
 Special Approval
 Surface Mine Borrow Pit
 Fleming Rd
 00158/00001/79A



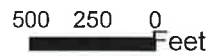
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FUTURE LAND USE



22-025
Special Approval
Surface Mine Borrow Pit
Fleming Rd
00158/00001/79A



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VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Address: 2815 Meredith Dr.

City/State/Zip Code: Albany Ga 31707

Telephone Number: 229-317-3542-ext 144

Property Location (give description if no address):

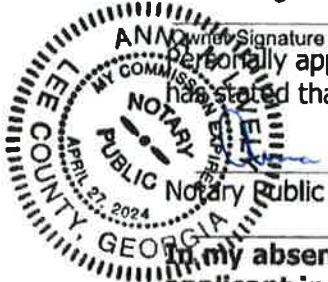
Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Owner Signature (all owners must sign) Chase Harvard Trust officer for WT Haley Model Trust

personally appeared before me CHASE HARVARD, who has stated that the information on this form is true and correct.



Notary Public Signature: Chase Harvard Lively Date: 5/5/2022

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

PO Box 447 Albany, GA 31702 | Phone 229.438.1301 | Fax 229.438.3965 | www.albany.ga.us



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Emily Jean Haley McAfee

Address: 1205 Pinecrest Dr.

City/State/Zip Code: Albany Ga. 31707

Telephone Number: 229-886-2199

Property Location (give description if no address):
Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Owner Signature Personally appeared before me 5/4/22, who has stated that the information on this form is true and correct.

[Signature] Notary Public 5/4/22 Date

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albany.ga.us

HAD OWNER SIGN wrong spot. TZ



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Address: Laura Haley Creel 369 Serenity Loop

City/State/Zip Code: Catalla, GA 31804

Telephone Number: 864-276-9652

Property Location (give description if no address):
Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

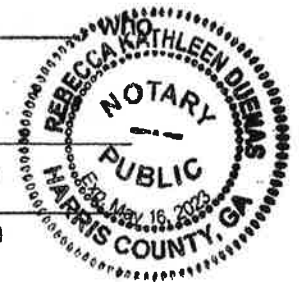
I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Laura Haley Creel
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Owner Signature
Personally appeared before me Rebecca Kathleen Duenas
has stated that the information on this form is true and correct.

Rebecca Kathleen Duenas
Notary Public

May 4, 2022
Date



In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albany.ga.us



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Address: 11175 Bentley Chase Dr.

City/State/Zip Code: John Creek, Ga 30097

Telephone Number: 404-625-6249

Property Location (give description if no address):

Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Lee Haley Jones NA
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Owner Signature
Personally appeared before me LEE HALEY JONES
has stated that the information on this form is true and correct.



Nimesh J. Parikh 05/05/2022
Notary Public Date

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

300 Peachtree Street, Suite 1000, Atlanta, GA 30303 Tel: (404) 251-1000



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

LARRY WALDEN

Address: 191 James Pond Rd

City/State/Zip Code: Wesley GA 31763

Telephone Number: 229 3433710

Property Location (give description if no address):
Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Larry Walden
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Personally appeared before me 5/4/22, who has stated that the information on this form is true and correct.

Sharon Kelly Date 5/4/22
Notary Public

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albany.ga.us



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

TAMMY WALDEN

Address: Herrod Hwy 55 Dawson GA

City/State/Zip Code: Dawson GA 39847

Telephone Number: 229 8941514

Property Location (give description if no address):
Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia
Fleming Road

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Tammy Walden
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Personally appeared before me _____, who has stated that the information on this form is true and correct.

Sharon Melton Notary Public 5/4/22 Date

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Eligible 2/3rds
Address: 1203 Pinecrest Dr.

City/State/Zip Code: Albany Ga. 31707

Telephone Number: 229-886-3882

Property Location (give description if no address):

Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

IZ Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Owner Signature
Personally appeared before me 5/4/22, who has stated that the information on this form is true and correct.

Jane Orey
Notary Public

5/4/22
Date

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3905 | www.albany.ga.us

HAD Applicant sign wrong spot.



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Signature of applicant: [Handwritten Signature]

Address: 1104 Pinecrest Dr.

City/State/Zip Code: Albany Ga 31707

Telephone Number: 229-886-5412

Property Location (give description if no address):

Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Owner Signature Personally appeared before me 5/4/22, who has stated that the information on this form is true and correct.

Notary Public [Signature] Date 5/4/22

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229-438-3901 | Fax: 229-438-3965 | www.albany.ga.us

HAD owner sign wrong spot. 12



Special Approval Application

City of Albany Dougherty County

Property Address: 2850 Fleming Road

Name of Property Owner(s): Emily Jean Haley McAfee, Laura Haley Creel, Lee Haley Jones

Mailing Address: P.O Box 1787

City: Albany State: GA Zip Code: 31702 Telephone:

Name of Applicant: J. Bruce Melton, Oxford Construction Company

Mailing Address: 3200 Palmyra Road

City: Albany State: GA Zip Code: 31701 Telephone: 229-883-3232

Current Use of Property: Clear Cut Timber

Property owner requests special approval to allow the following special use: Borrow Pit

The applicant is required to provide a site plan, an 8" X 11" copy of the site plan, and a letter of intent with each application. In the event the applicant is someone other than the current owner, the applicant must attach a letter of authorization signed by the current owner(s) of the property authorizing the filing of the application. This application must be filed by the 10th of the month to be considered for the meeting of the following month.

I hereby authorize the Planning, Development Services & Code Enforcement Department staff to inspect the premises of the above described property and to place a public notice sign on the premises as required by law. I also hereby depose and say that all statements herein, and attached statements submitted are true and accurate to the best of my knowledge and belief.

Sworn to and subscribed before me this 9th day of May, 2022

Signature of Applicant: J. Bruce Melton, President

Notary Public: Randi Clyatt My commission expires: January 16, 2025

(Staff Use)

Posting fee: Date paid: Receipt:



PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.439.3901 | Fax: 229.439.3965 | www.albanyga.us



3200 Palmyra Road, Albany, GA 31707
P: 229.883.3232 • F: 229.883.2962
OXFORDCONSTRUCTION.COM

May 9, 2022

City of Albany
Planning and Development Services
240 Pine Avenue
Suite 300, Room 321
Albany, Georgia 31701

Attn: Ms. Angel Gray
Planning Manager

RE: Special Use Application
Fleming Road Borrow Pit

Dear Ms. Gray:

Please find enclosed our application for special use approval for a 69.342 tract of land located at 2850 Fleming Road in Dougherty County, Georgia. Oxford Construction Company is making this application on the behalf of the current owners of the property. The purpose for this special use approval will be for a surface mine borrow pit. I have also enclosed supporting documentation as required and the application fee.

Please feel free to contact me should you have questions or need additional information.

Regards;
Oxford Construction Company

A handwritten signature in black ink, appearing to read 'J. Bruce Melton', is written over a faint, larger version of the signature.

J. Bruce Melton
President



LOCATION MAP

LINE	DIRECTION	LENGTH
L1	S38°39'48"W	288.41'
L2	S89°54'37"E	186.40'
L3	S00°00'27"W	233.30'
L4	N89°54'37"W	186.40'
L5	N00°00'27"E	233.30'
L6	S89°54'37"E	146.40'
L7	S89°54'37"E	186.40'
L8	N00°00'27"E	233.30'
L9	S89°54'37"E	186.40'
L10	S00°00'27"W	233.30'

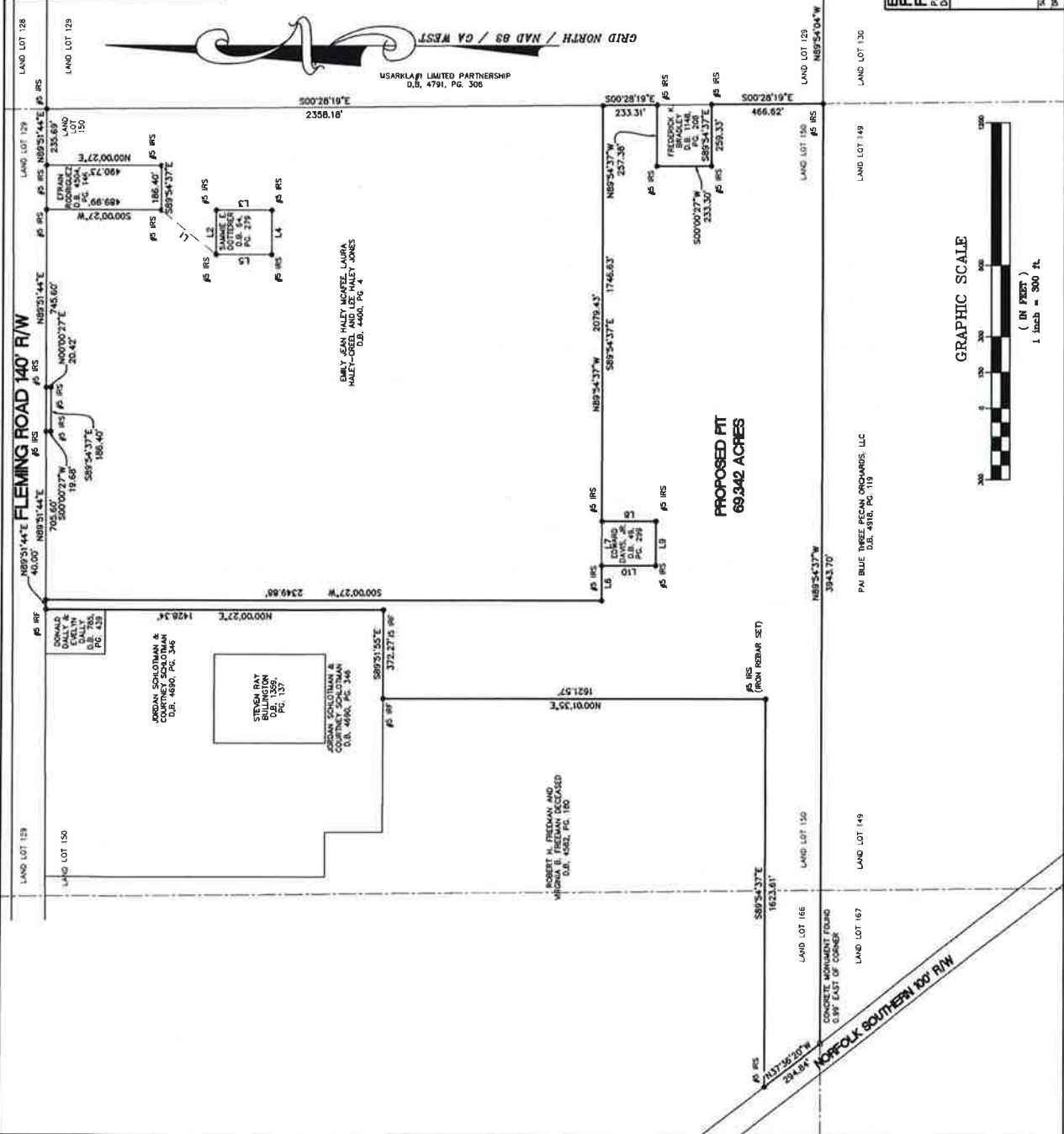


EXHIBIT DRAWING
PROPOSED FIT
PREPARED FOR OXFORD CONSTRUCTION CO.
PART OF LAND LOTS 150 & 166, FIRST LAND DISTRICT
COLUMBIAN COUNTY, GEORGIA



LANIER ENGINEERING INC.
1504 W. THIRD AVENUE ALBANY, GEORGIA 31707
PHONE: 478-533-8888 FAX: 478-533-8881
EMAIL: CRES@LANIER-ENGINEERING.COM

DATE	DESCRIPTION	BY	SCALE	PLANT NO.	DATE	SHEET NUMBER
08/03/22	ISSUED FOR PERMITS	DWM	1" = 300'	2804	08/03/22	1 OF 1



3200 Palmyra Road, Albany, GA 31707
P: 229.883.3232 • F: 229.883.2962
OXFORDCONSTRUCTION.COM

May 9, 2022

Dougherty County Board of Commissioners
222 Pine Avenue
Albany, Georgia 31701

RE: Special Use Approval
2850 Fleming Road Borrow Pit
Dougherty County, Georgia

Dear Commissioners:

Please allow this to serve as our letter of intent addressing all criteria as required for special use approval of the above referenced property for use as a surface mining borrow pit. The specific criteria required for special approval are addressed as follows:

1. "The effect of the proposed activity on traffic flow along adjoining streets. Will it adversely impact flow on adjoining streets?"

The access point to this borrow pit will be Fleming Road which is currently 2 lanes with a center turn lane. We feel the addition of our dump truck traffic will not adversely affect traffic flow on the adjoining streets because the capacity of the existing streets is adequate for the additional traffic.

2. "The location of off-street parking facilities. Are parking facilities adequate and properly located to serve the use and not impact surrounding properties?"

This property is 69.342 acres which is adequate to park our equipment in addition to the borrow pit area.

3. "The number, size and type of signs proposed for the site."

There will be no signs for this site.

4. "The amount and location of open space. Is open space adequate to preserve the character of the area and to reduce environmental impacts?"

The 69.342-acre property is adequate to provide enough space for our operations and preserve the character of the area. Environmental impacts will be addressed through the permitted drawings.

5. "Protective screening. Is screening adequate to protect the adjacent uses from any negative impacts of this use?"

There is enough property to provide a buffer from adjacent properties.



3200 Palmyra Road, Albany, GA 31707
P: 229.883.3232 • F: 229.883.2962
OXFORDCONSTRUCTION.COM

Page Two

6. "Hours and manner of operation of the proposed use. Are they compatible with surrounding uses?"

Hours of operation will be 7:00 AM – 6:00 PM on Monday thru Friday with occasional Saturday use. This is compatible with surrounding uses such as MCLB and Dougherty County Landfill.

7. "Outdoor Lighting"

There will be no outdoor lighting associated with the proposed borrow pit.

8. "Ingress and egress to the property. Does it reduce negative impacts and/or does it enhance safety?"

No

We trust the information provided will be beneficial to your decision to approve this application. Please feel free to contact me if you have any questions or need additional information.

Regards;
Oxford Construction Company

A handwritten signature in black ink, appearing to read 'J. Bruce Melton', is written over the typed name.

J. Bruce Melton
President



MEMORANDUM

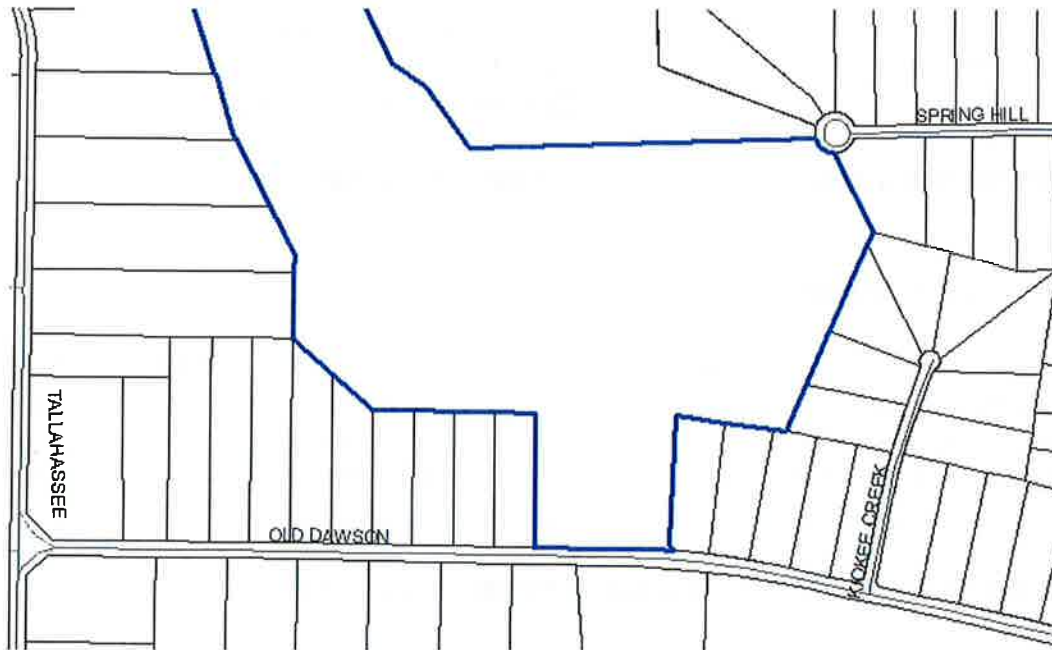
Date: June 2, 2022
To: The Board of County Commissioners
From: Albany Dougherty Planning Commission
Subject: #22-026 Rezone (5913 Old Dawson Road)

Jessica Fields (22-026) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 106.639 acres from R-1 (Single Family Residential District) to AG (Agricultural District). The property is located at 5913 Old Dawson Rd (011-2/00000/14A). The property owner is Jessica Fields; the applicant is Jessica Fields. **(District 1)**

Art Brown offered a motion to approve the request to rezone 106.639 acres to AG with conditions recommended by staff: 1. Commercial Agricultural operations are not permitted, 2. A 100' buffer from all property lines must be maintained, and 3. Non-Commercial Farming Activities are not allowed within the 100' buffer; motion seconded by Helen Young the motion carried 4-3 with the following votes:

William Geer	Absent
Billy Merritt	No
Art Brown	Yes
Jimmy Hall	No
Sanford Hillsman	Absent
Yvonne Jackson	No
Aaron Johnson	Absent
Charles Ochie	Yes
Helen Young	Yes
Willie Simmons	Yes

**STAFF ANALYSIS AND REPORT
APPLICATION #22-026 REZONING**



OWNER/APPLICANT:

Jessica Fields (Owner & Applicant)

LOCATION:

5913 Old Dawson Rd.
Tax Parcel 011-2/00000/14A

CURRENT ZONING/USE:

Zoning: R-1 (Single-Family Residential District)
Use: Vacant

PROPOSED ZONING/USE:

Zoning: AG (Agricultural District)
Use: Horses and Future Single-Family Dwelling

ZONING/ADJACENT LAND USE:

North: Zoning:	Terrell County parcel 056001
Land Use:	360 Acre L A W Plantation Co LLC
Zoning:	Dougherty County Parcels R-1 & RG
Land Use:	Single-Family Residential
South: Zoning:	AG (Agricultural District)
Land Use:	Single Family Dwellings, and Vacant Property
West: Zoning:	R-1 (Single-Family Residential District)
Land Use:	Single Family Dwellings, Vacant Property
East: Zoning:	R-1 (Single-Family Residential District)
Land Use:	Single Family Dwellings, Vacant Property

MEETING INFORMATION:

Planning Commission: 06/02/2022, 2:00 P.M.,
Robert Cross Multipurpose Facility,
3085 Martin Luther King Jr. Dr.

Public Hearing: 06/27/2022, 10:00 A.M.,
222 Pine Avenue, Rm. 100

RECOMMENDATION: Conditional Approval

BASIC INFORMATION

The applicant requests to rezone 106.639 acres, located at 5913 Old Dawson Road from R-1 (Single-Family Residential District) to AG (Agricultural District). The applicant plans to develop the property for a future home site with limited non-commercial farming to include some livestock, horses. Though the R-1 District allows from two horses, the applicant would like to have more than the two horses.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This area is not served by public water and sanitary sewer. Development will require septic tank and well approval by Dougherty County Environmental Health Department. The property does not lie within the 100-year floodplain; however, wetlands are present. The topography is flat with scattered depressions. Access is from Old Dawson Rd. at its southern boundary and Spring Hill Drive at the northeastern boundary of the property.

RELEVANT ZONING HISTORY

Planning Department records indicate that the subject property and adjacent area to the north of Old Dawson Rd. was rezoned to R-1 in 1987 from its original AG designation. The latest rezoning (2016) was for property fronting the cul-de-sac of Spring Hill Dr. from R-1 to R-G (Single-Family Residential District, County Only). The area to the south of Old Dawson Rd. has retained its original AG designation.

PLANNING CONSIDERATIONS

Listed below are several issues for consideration in evaluating this rezoning application.

1. *Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?*

Rezoning will allow the applicant to develop the property for a home site to include limited non-commercial livestock and agricultural activities. The AG designation will allow the applicant to have some livestock, horses (current zoning allows two horses).

The subject property is located in the middle of a residential subdivision (Spring Hill Estates) north of Old Dawson Rd. between Tallahassee Rd. and Spring Hill Dr. The type of agricultural activities proposed should be suitable for this area, which is located within a rural setting.

2. *Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?*

Commercial farming operations typically generate dust, noise, and odors, which can cause compatibility problems with adjacent residential areas. The applicant proposed use is limited non-commercial activities, compatibility should not be an issue. The size of the property is large enough to support limited non-commercial farming while maintaining a rural character.

3. *Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?*

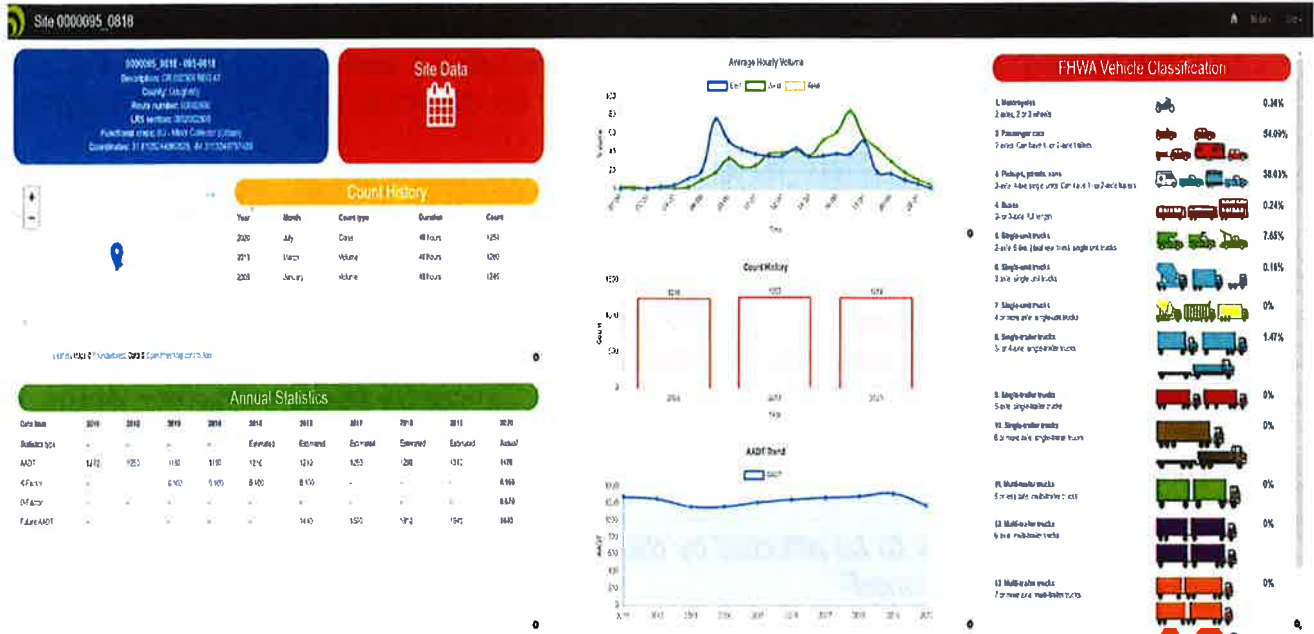
The property is zoned R-1 for single-family residences, which is a reasonable economic use.

4. *Will the rezoning proposal result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?*

- **Impact on Utilities:** The proposed use will not impact utilities.
- **Impact on the School System:** The proposed use will not impact the school system.
- **Impact on Transportation Network:** Staff estimates that the impact of the rezoning on the surrounding transportation network would be as follows:

Trip Generation: Based on information from **Trip Generation, 10th Edition, (2018)**, it is estimated that a single-family residence could generate nine (9) daily weekday trips.

AADT: The Georgia Department of Transportation's Traffic Analysis and Data Application (TADA!) The Annual Average Daily Trip generation for Old Dawson Road between Byron Plantation Road and Tallahassee Rd for 2020 count is 1,170.



Road Improvements: According to the **FY 2018-2021 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2040**, no state or federally funded projects are proposed for the area.

Road Classifications: Streets that provide access to the subject property are classified accordingly:

- Old Dawson Road is classified as a Minor Collector (Urban) from Byron Plantation Rd (Minor Arterial Urban). to Tallahassee Rd (Minor Collector Rural).
- Spring Hill Dr. is classified as a Rural Local Road

Public Transit Routes: Albany Transit does not serve this area.

Accident Information: Information from the Georgia Electronic Accident Reporting System (GEARS) indicates that the property **is not** near a high-accident location.

Analysis: No adverse impact to the surrounding transportation network is anticipated as a result of the proposed use.

5. *Is the rezoning proposal in conformity with the policy and intent of the Albany-Dougherty Comprehensive Plan for Development (2026)?*

The **Future Land Use Map** recommends that the subject property and the area north of Old Dawson Rd. continue as low-density residential housing. The AG designation does follow this recommendation for residential development. The AG District allows for one single-family residence for every 50 acres. In the instance case, two residences would be allowed on the property, which represents low-density development.

6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

Rezoning to AG will allow for non-commercial farming activities and limited livestock, which should be in keeping with the rural character of the area.

Staff has not identified further changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted.

RECOMMENDATION

Staff recommends **approval** to rezone to AG (Agricultural District) with the following condition:

- Commercial agricultural operations are not permitted.
- A 100' buffer from all property lines must be maintained.
- Non-Commercial Farming activities are not allowed within this 100' buffer.

NOTICE OF PUBLIC HEARING

Oxford Construction Company (22-025) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a surface mine borrow pit on 69.342 acres. The property is located on Fleming Road Parcel # (00158/00001/79A). The property is zoned AG (Agricultural). The property owner is Emily McAfee, Jean Haley & et al. Laura Creel Haley & Lee Haley Jones c/o Larry Walden, Albany, Georgia, and the applicant is Oxford Construction Company, J. Bruce Melton **(District 6)**

Jessica Fields (22-026) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 106.639 acres from R-1 (Single Family Residential District) to AG (Agricultural District). The property is located at 5913 Old Dawson Rd (011-2/00000/14A). The property owner is Jessica Fields; the applicant is Jessica Fields. **(District 1)**

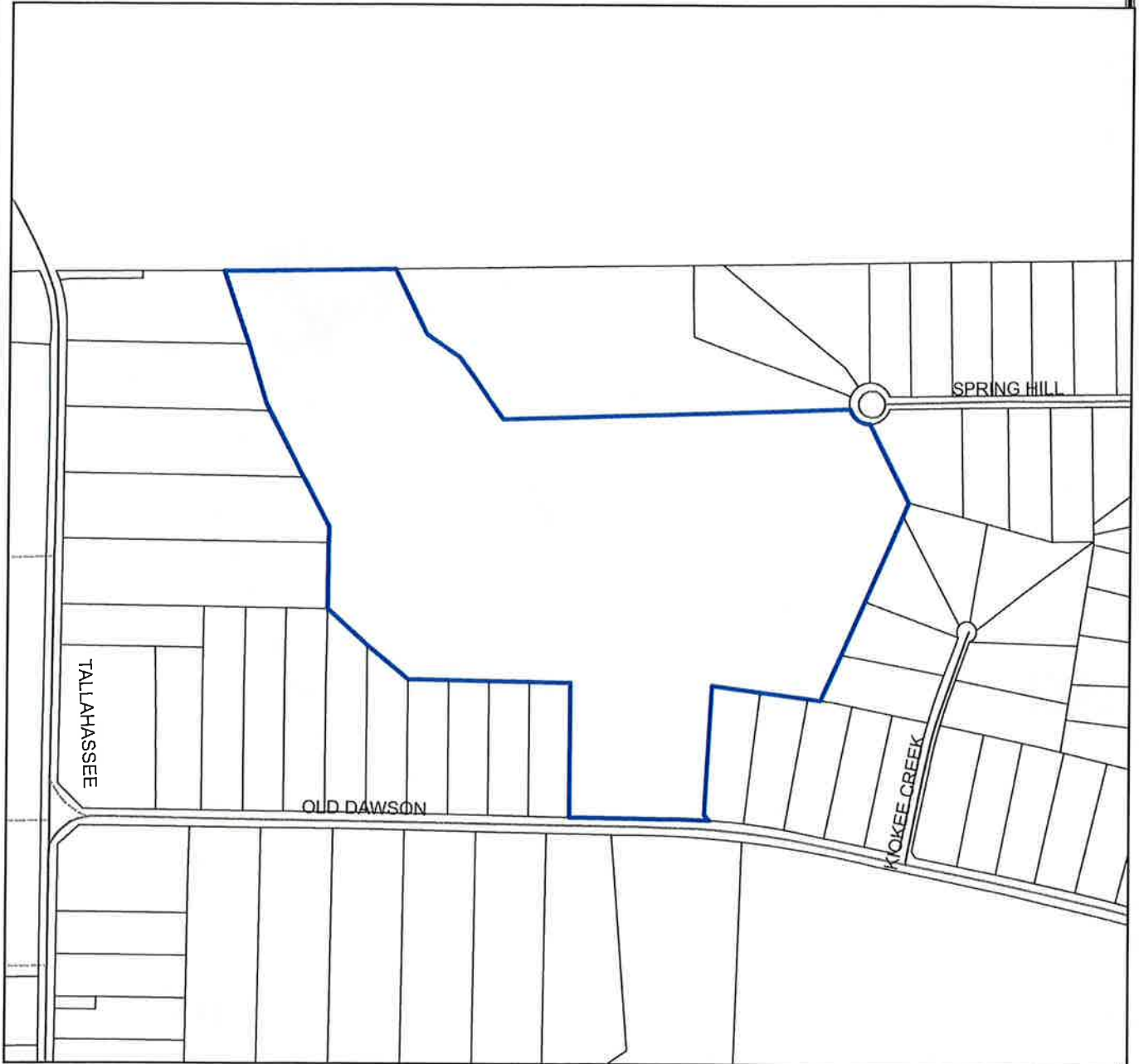
The Albany Dougherty Planning Commission will conduct a public hearing on this request **Thursday, June 2, 2022, at 2:00 p.m.** at the Robert Cross Multipurpose Facility located at 3085 Martin Luther King, Jr. Dr., Albany, GA. The Planning Commission will forward its recommendation to the Board of County Commissioners based on information presented at the public meeting.

The Dougherty County Board of Commissioners will conduct a public hearing on **Monday, June 27, 2022, at 10:00 a.m.** in the Government Center, 222 Pine Avenue, Room 100, Albany, GA 31701. Meetings of the Albany Dougherty Planning Commission and the Dougherty County Board of Commissioners are open to the public.

Exact legal description of the property is available for inspection at Planning & Development Services, 240 Pine Avenue, Room 300, Albany, GA and may be reviewed along with any other information regarding this request between 8:00 a.m. and 5:00 p.m., Monday through Friday. Electronic copies may be requested by calling Planning & Development Services at (229) 438-3901.

Georgia law requires that all parties who have made campaign contributions to any member of the Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearing in opposition to the application, shall, at least five (5) days prior to the public hearing, file a campaign contribution report with the Albany Dougherty Planning Commission. As set forth in the Americans with Disabilities Act of 1990, Dougherty County does not discriminate on the bases of disability and will assist citizens with special needs given proper notice (seven (7) workdays). The meeting room and building are handicap accessible. Any requests for reasonable accommodation required by individuals to fully participate in any open meeting, program, or activity of Dougherty County, Georgia, should be directed to Michael McCoy, County Administrator, 222 Pine Avenue, Suite 540, Albany, Georgia (229) 431-2121

LOCATION

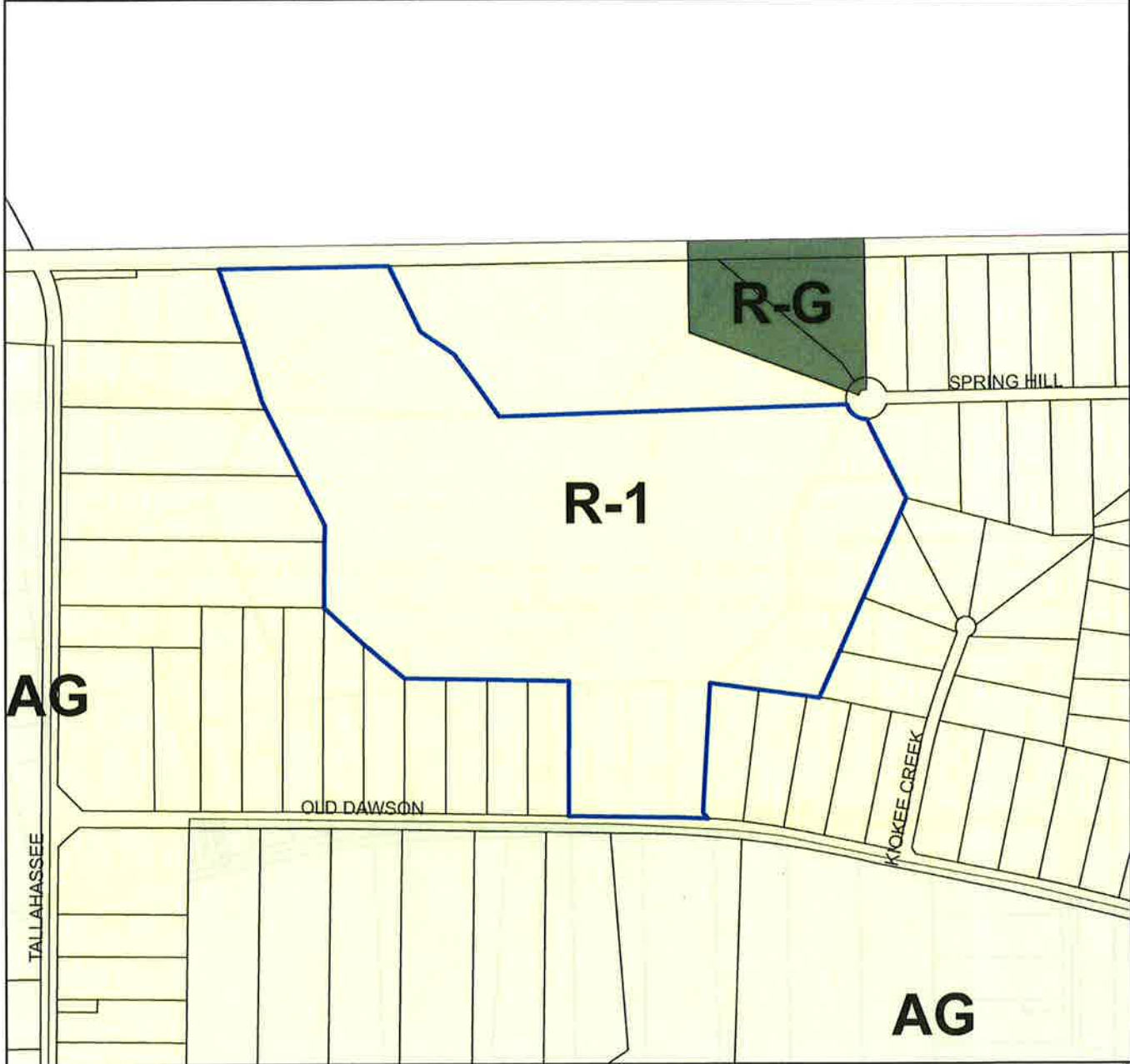


22-026
REZONE
R-1 TO AG
5913 Old Daswson Rd
001-2/00000/14A

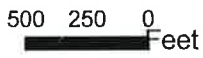
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, Its use or interpretation. All data is subject to change.



ZONING



22-026
 REZONE
 R-1 TO AG
 5913 Old Daswson Rd
 001-2/00000/14A



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AERIAL



22-026
REZONE
R-1 TO AG
5913 Old Daswson Rd
001-2/00000/14A

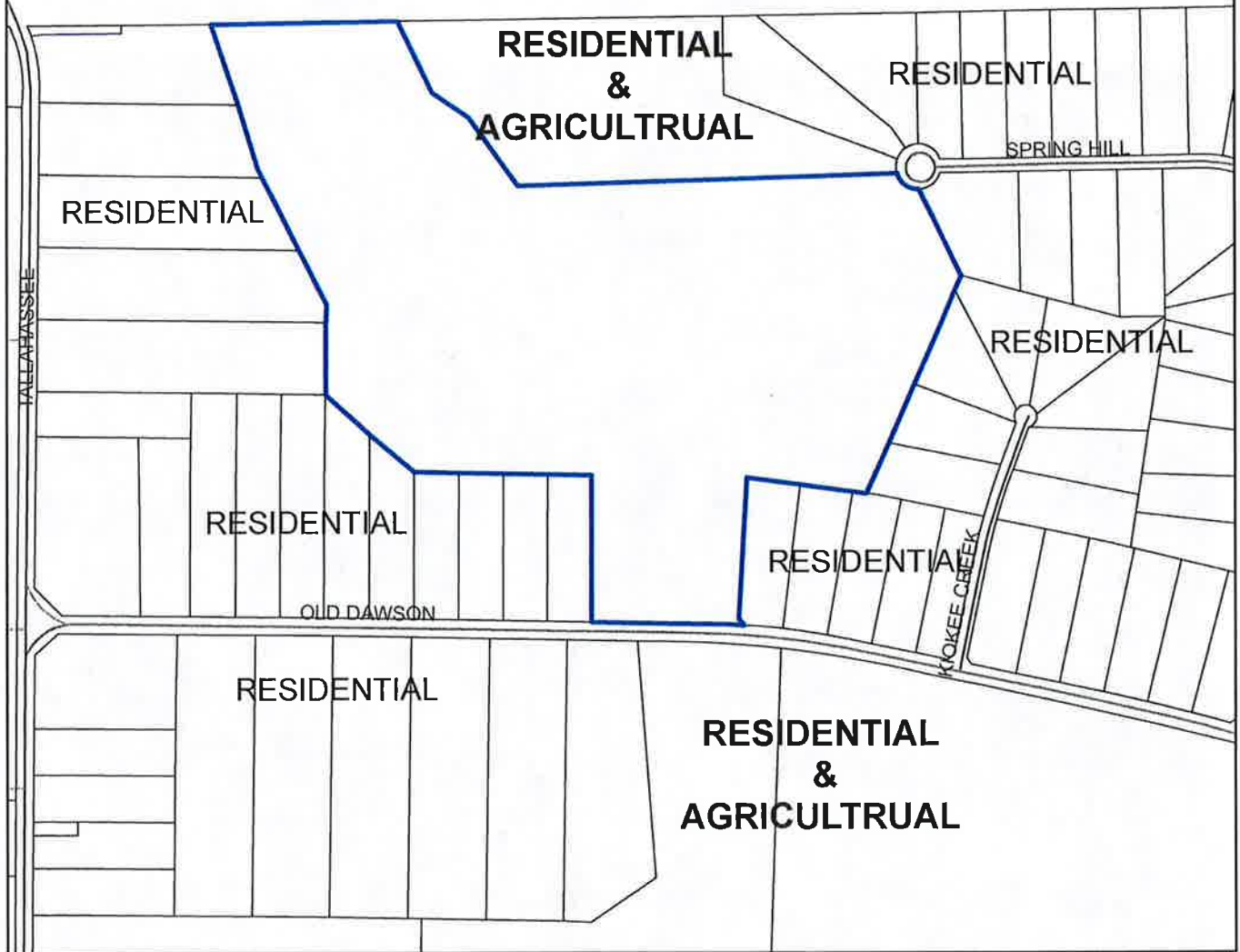


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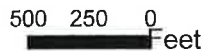


CURRENT LAND USE

LEE COUNTY



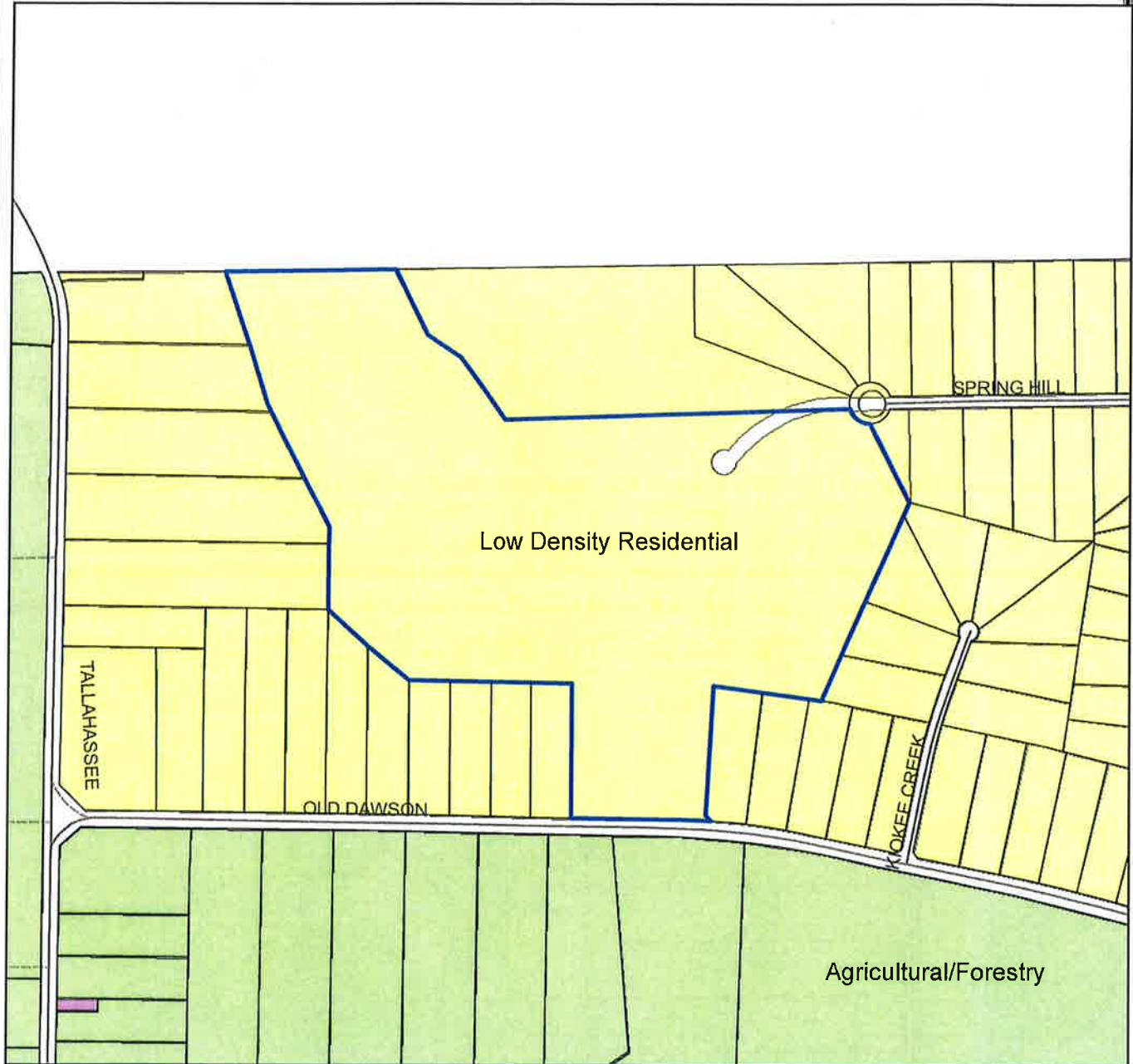
22-026
 REZONE
 R-1 TO AG
 5913 Old Daswson Rd
 001-2/00000/14A



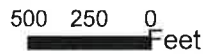
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FUTURE LAND USE

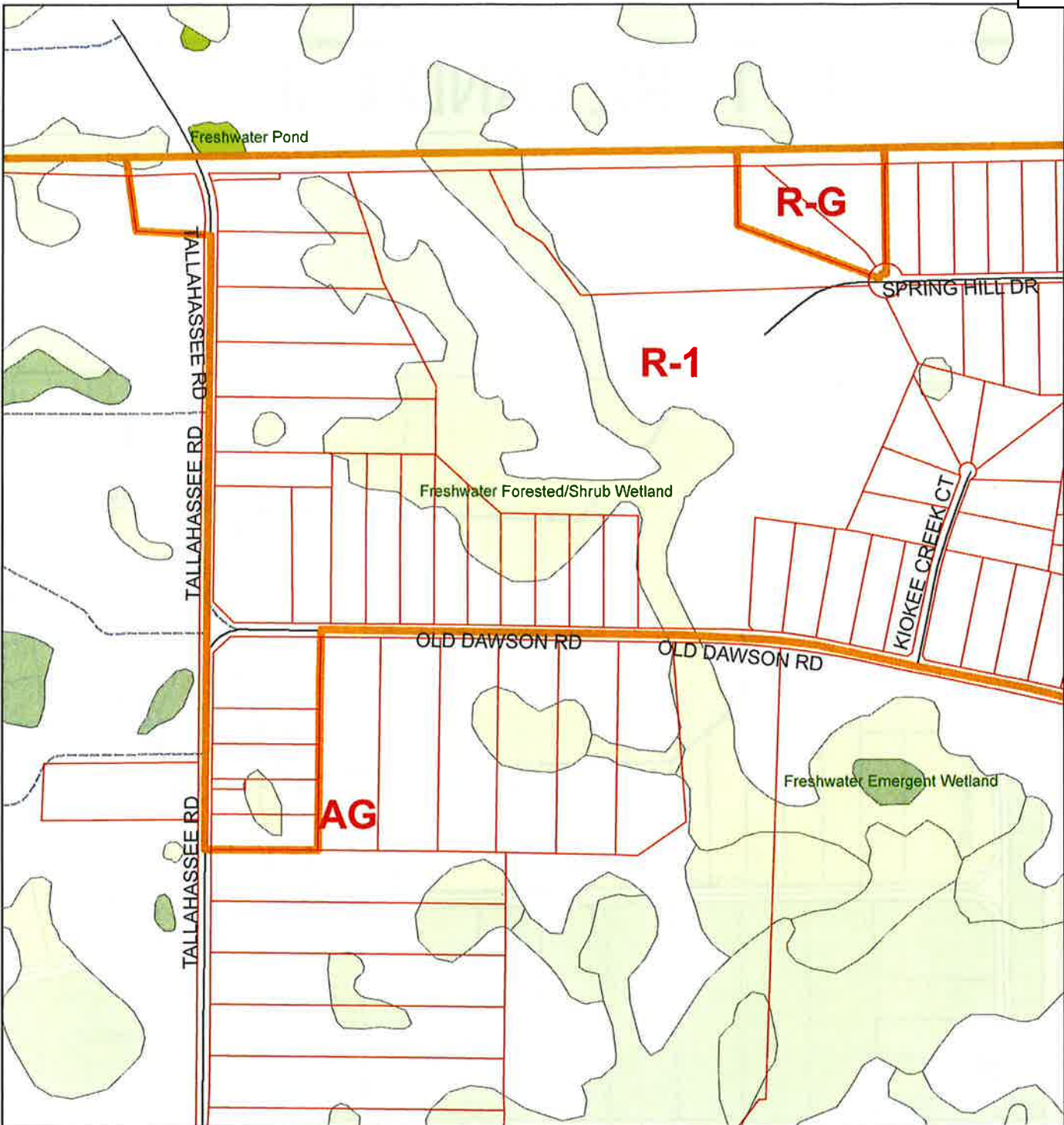


22-026
 REZONE
 R-1 TO AG
 5913 Old Daswson Rd
 001-2/00000/14A



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Legend Green Labels

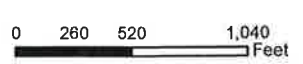
GA_NWI_Wetlands

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Lakes_Ponds_GA

FEATURE, FEATURE_TY, CLASS

- Island, ,
- Lake/Pond, ,
- Reservoir, ,
- Stream/River, Perennial, Major
- Swamp/Marsh, ,
- Unknown, ,





APPLICATION TO AMEND THE ZONING MAP OF:
Albany, Georgia **Dougherty County, Georgia**

Property address: 5913 OLD DAWSON RD.
Name of property owner(s): JESSICA FIELDS
Mailing address: 5503 OLD DAWSON RD.
City: ALBANY State: GA Zip code: 31721 Telephone: (229) 868-1468

Name of applicant: JESSICA FIELDS
Mailing address: 5503 OLD DAWSON RD.
City: ALBANY State: GA Zip code: 31721 Telephone: (229) 868-1468

Zoning Classification:
Present zoning district: R-1 Current use: VACANT LAND
Proposed zoning district: AG Proposed use: HORSES

Please attach the following documents:

- A written legal description of the property giving the full metes and bounds description rather than plat reference.
- A copy of the deed verifying ownership status.
- Authorization by property owner form (if the property owner and applicant are not the same).
- A plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale (submit one copy of the plat if it is 11" x 17" or smaller. For larger plats, submit twenty copies).
- An 8" x 11" size map of the area (The map should be the same as the larger map).
- A disclosure of campaign contributions and gifts form.
- Filing fees should be paid when submitting the application. These fees are based on the zoning district that the applicant is applying for, and should be payable to the City of Albany.

This application must be filed by the 10th of the month to be considered for the Planning Commission meeting of the following month.

I hereby authorize the Planning & Development Services Department staff to inspect the premises of the above described property and to place a public notice sign on the premises as required by law. I also hereby depose and say that all statements herein, and attached statements submitted are true and accurate to the best of my knowledge and belief.

Sworn to and subscribed before me this 10 day of May, 2022

Signature of applicant: [Signature]

Notary Public: [Signature]
NOTARY PUBLIC
Dougherty County, GEORGIA
My Commission Expires
06/16/2025 (Staff use)

My commission expires: 06/16/2025

Posting fee: \$400⁰⁰ Date paid: 5-10-22 Receipt: 0164147
CK#1095



VERIFICATION OF OWNERSHIP

Name of all owners: JESSICA FIELDS

Address: 5503 OLD DAWSON RD

City/State/Zip Code: ALBANY, GA 31721

Telephone Number: (229) 868-1968

Property Location (give description if no address):

5913 OLD DAWSON RD. ALBANY, GA 31721

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Jessica Fields Owner Signature (all owners must sign)

Personally appeared before me 10 May 2022, who has stated that the information on this form is true and correct.

Notary Public [Signature] NOTARY PUBLIC Dougherty County, GEORGIA My Commission Expires 06/16/2025 Date 05/10/2022

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: Ron Fields

Address: 5503 OLD DAWSON RD

City/State/Zip Code: ALBANY, GA 31721

Telephone Number: (229) 868-1968



APPLICANT/AGENT DISCLOSURE
CAMPAIGN CONTRIBUTIONS
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

The applicant filed on this date: 05/09/2022, to apply for a rezoning approval affecting described property as follows:

106.639 ACRES AT 5813 OLD DAWSON RD. TO AG

Yes No

Within the last two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250 or more to a member or members of the City Commission or County Commission who will consider application number _____.

(Please list the name(s) and official position of the local government official; the dollar amount; description, and date of each campaign contribution).

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 10 day of May, 2022.

Jenica Fields
Signature of Applicant

LC Flowers
NOTARY PUBLIC
Dougherty County, GEORGIA
Notary Public Commission Expires
06/16/2025
Commission expires: 06/16/2025

2309299029
PARTICIPANT ID

PLEASE RETURN TO:
Wallace D. Bonner, Jr.
MOORE, CLARKE, DuVALL & RODGERS, P.C.
P. O. Drawer 71727
Albany, Georgia 31708-1727

MCDR# 25997.001

D2022003468
BK:4970 PG:281-282
FILED IN OFFICE
CLERK OF COURT
05/03/2022 12:52 PM
EVONNE S. MULL, CLERK
SUPERIOR COURT
DOUGHERTY COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$0.00
PT-61 047-2022-001182

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF DOUGHERTY

THIS INDENTURE, made this 3rd day of May in the year Two Thousand Twenty-Two (2022), between **HARTRIDGE FARMS, LLC**, a Georgia limited liability company, as Party of the First Part, hereinafter called "Grantor" and **JESSICA ASHTON FIELDS**, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representative, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of One Dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said Grantee all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

All that tract or parcel of land lying and being in Land Lots 12 and 13 in the Second Land District of Dougherty County, Georgia, and being all of Tract 1, consisting of 106.639 acres, more or less, as shown on a plat entitled "Minor Subdivision Plat Spring Hill Estates, Section IX", prepared by Gene W. Webb, Georgia Registered Land Surveyor No. 2923, and recorded in Plat Book 7, page 26, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor nor any other person or persons claiming under the Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

[Signatures on following page]

BK:4970 PG:282

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

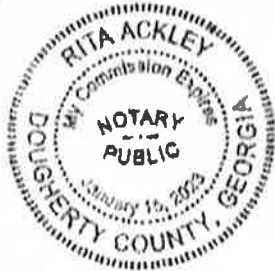
GRANTOR:
HARTRIDGE FARMS, LLC,
a Georgia limited liability company

By: Jessica Ashton Fields (SEAL)
JESSICA ASHTON FIELDS, Member

Signed, sealed and delivered,
this 3rd day of May
2022, in the presence of:

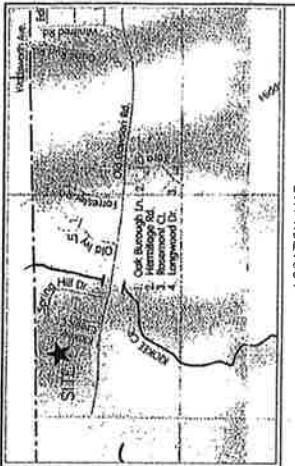
Bernadette Nelson
UNOFFICIAL WITNESS

Rita Ackley
NOTARY PUBLIC
My Commission Expires: January 15, 2023

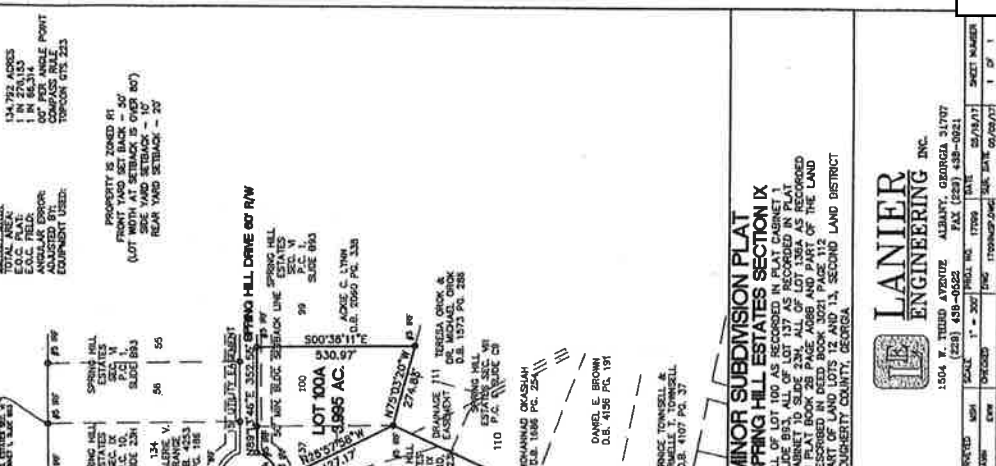




Item 9d.



LOCATION MAP



APPROVED BY PLANNING DEVELOPMENT SERVICES AND CODE ENFORCEMENT:
 [Signature] DATE 06/16/17

OWNER CERTIFICATION: I AM THE TRUSTEES AND LANDLORDS OF THE PROPERTY PLATED HEREON.
 [Signature] DATE 06/16/17

OWNER: TRACT 1, 106.639 ACRES
 1212 DAWSON ROAD
 ALBANY, GA 31707
 228-860-8100

OWNER CERTIFICATION

APPROVED BY PLANNING DEVELOPMENT SERVICES AND CODE ENFORCEMENT:
 [Signature] DATE 06/16/17

OWNER CERTIFICATION: I AM THE TRUSTEES AND LANDLORDS OF THE PROPERTY PLATED HEREON.
 [Signature] DATE 06/16/17

OWNER: TRACT 1, 106.639 ACRES
 1212 DAWSON ROAD
 ALBANY, GA 31707
 228-860-8100

OWNER CERTIFICATION

BK67 PG:26-26
P2017000016

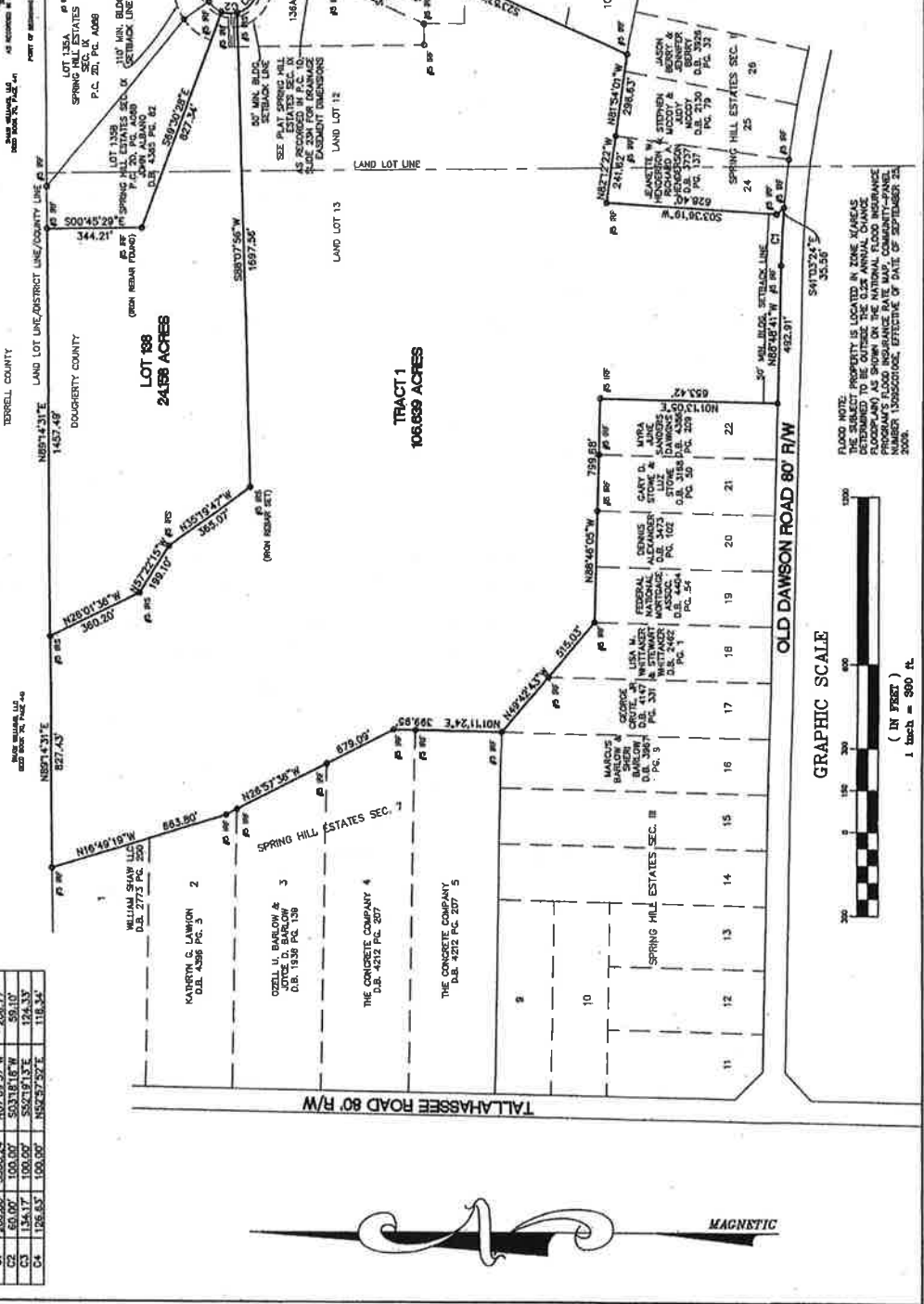
FILED IN OFFICE
 CLERK OF COURT
 06/07/2017 09:54 AM
 EVONNIE S. HULL, CLERK
 SUPERIOR COURT
 DOUGHERTY COUNTY, GA

1778182067
 PARTICIPANT ID

CLERK OF COURTS RECORDING BOOK

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	208.80'	3650.24'	N87°01'57"W	208.77'
C2	60.00'	100.00'	S03°18'16"W	59.10'
C3	134.17'	100.00'	S52°19'13"E	124.33'
C4	178.63'	100.00'	N52°57'59"E	118.34'

CURVE TABLE

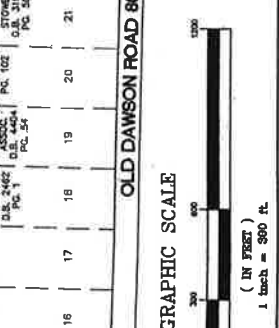


TRACT 1 106.639 ACRES

MINOR SUBDIVISION PLAT
SPRING HILL ESTATES SECTION IX
 ALL OF THE UNDIVIDED PARTS OF LOT 137 AS RECORDED IN PLAT SLIDE 833, ALL OF LOT 137 AS RECORDED IN PLAT SLIDE 833, ALL OF LOT 137 AS RECORDED IN PLAT SLIDE 234, ALL OF LOT 138A AS RECORDED IN PLAT SLIDE 234, ALL OF LOT 138A AS RECORDED IN PLAT SLIDE 234, AND ALL OF THE LAND DESCRIBED IN DEED BOOKS 1000 AND 1013 OF THE PART OF LAND LOTS 12 AND 13, SECOND LAND DISTRICT DOUGHERTY COUNTY, GEORGIA.

LANIER ENGINEERING INC.
 1504 W. TUDOR AVENUE ALBANY, GEORGIA 31707
 (228) 438-0628 FAX (228) 438-0021
 LICENSED L&S 17789 DATE 02/19/17 SHEET NUMBER 1 OF 1
 EXAMINER DATE 11/09/16 DATE 02/19/17

FLOOD NOTE: PROPERTY IS LOCATED IN FLOOD ZONES DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD RISK MAP. THE FLOOD RISK MAP NUMBER IS 15050000000. EFFECTIVE DATE OF 08/16/2009.



GRAPHIC SCALE
 (IN FEET)
 1 inch = 200 ft.

LEC #19130
September 11, 2019

Legal Description
Property to be rezoned from R-1 to AG

All that certain tract or parcel of land situate lying and being part of Land Lots 12 & 13 of the Second Land District, Dougherty County, Georgia and being more particularly described as follows:

Begin at the northeast corner of lot 1 of Spring Hill Estates Section 7 as recorded in Plat Cabinet 1 Slide C-61G, said point also being on the county line between Terrell County and Dougherty County and from this point go North 89 degrees 14 minutes 31 seconds East along said county line a distance of 827.43 feet; go thence South 26 degrees 01 minute 36 seconds East a distance of 360.20 feet; go thence South 57 degrees 22 minutes 15 seconds East a distance of 199.10 feet; go thence South 35 degrees 19 minutes 47 seconds East a distance of 365.07 feet; go thence North 88 degrees 7 minutes 56 seconds East a distance of 1,697.56 feet to the west side of the cul-de-sac on Spring Hill Drive (60' r/w); go thence Southeasterly along the southwest side of the Cul-de-sac on Spring Hill Drive 134.17 feet along the arc of a curve concave to the Northeast, having a radius of 100.00 feet, a chord bearing of South 52 degrees 19 minutes 13 seconds East and a chord distance of 124.33 feet; go thence South 25 degrees 57 minutes 58 seconds East a distance of 427.17 feet; go thence South 23 degrees 57 minutes 15 seconds West a distance of 1,053.16 feet; go thence North 81 degrees 54 minutes 1 second West a distance of 296.63 feet; go thence North 82 degrees 12 minutes 22 seconds West a distance of 241.62 feet; go thence South 3 degrees 36 minutes 19 seconds West a distance of 628.40 feet; go thence South 41 degrees 3 minutes 24 seconds East a distance of 35.56 feet to the north right-of-way of Old Dawson Road (80' r/w); go thence Westerly along the north right-of-way of Old Dawson Road 206.80 feet along the arc of a curve concave to the South, having a radius of 3,600.24 feet, a chord bearing of North 87 degrees 9 minutes 57 seconds West and a chord distance of 206.77 feet; go thence North 88 degrees 48 minutes 41 seconds West along the north right-of-way of Old Dawson Road a distance of 492.91 feet; go thence North 01 degree 13 minutes 5 seconds East a distance of 653.42 feet; go thence North 88 degrees 46 minutes 5 seconds West a distance of 799.68 feet; go thence North 49 degrees 42 minutes 43 seconds West a distance of 515.03 feet; go thence North 01 degree 11 minutes 24 seconds East a distance of 399.95 feet; go thence North 26 degrees 57 minutes 36 seconds West a distance of 679.09 feet; go thence North 16 degrees 49 minutes 19 seconds West a distance of 663.80 feet to the northeast corner of lot 1 of Spring Hill Estates Section 7, the Terrell County / Dougherty County line, and the point of beginning.

Said tract or parcel contains 106.639 acres.

This being the same property identified as Tract 1 on that certain Minor Subdivision Plat entitled Spring Hill Estates Section IX as recorded in Plat Book 7 Page 26.

LEC #19130
September 11, 2019

Legal Description
Property to be rezoned from R-1 to AG

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This being the same property identified as Tract 1 on that certain Minor Subdivision Plat entitled Spring Hill Estates Section IX as recorded in Plat Book 7 Page 26.

DRAFT III
Proposed SPLOST VIII Projects

1) County Fire Trucks/Equipment	\$ 3,600,000
2) County Fire Station Improvements/Equipment	\$ 700,000
3) EMS Ambulances/Equipment	\$ 3,400,000
4) EMS Station Improvements/Equipment	\$ 500,000
5) Sheriff's Department Vehicles/Equipment	\$ 3,000,000
6) County Police Department Vehicles/Equipment	\$ 2,300,000
7) County Police Building Improvements/Equipment	\$ 1,500,000
8) Roads, Streets and Bridges/Equipment	\$ 2,920,000
9) Storm Drainage Improvements/Equipment	\$ 4,200,000
10) Jail Improvements/Equipment	\$ 2,000,000
11) Mental Health Facility Improvements	\$ 600,000
12) Health Department Facility Improvements	\$ 1,200,000
13) Government Center Improvements/Equipment	\$ 710,000
14) Judicial Building Improvements/Equipment	\$ 1,000,000
15) Central Square Improvements/Equipment	\$ 350,000
16) Riverfront Resource Center Improvements	\$ 220,000
17) Parking Deck Improvements/Equipment	\$ 100,000
18) Library Improvements/Equipment	\$ 600,000
19) Facilities Management Building Improvements/Equipment	\$ 200,000
20) Public Works Facilities Improvements/Equipment	\$ 100,000
21) County Parks Improvements/Equipment	\$ 1,000,000
22) County Departmental Vehicles	\$ 700,000
23) RiverQuarium Improvements	\$ 425,000
24) Thronateeska Improvements	\$ 125,000
25) Chehaw Improvements	\$ 450,000
26) Information Technology Upgrades/Equipment	\$ 1,350,000
27) Albany Museum of Art Relocation	\$ 600,000
28) Albany Civil Rights Museum	\$ 650,000
29) Hugh Mills Stadium Improvements	\$ 500,000
30) Economic Development/Industrial Park	\$ 1,000,000
Total	\$ 36,000,000



Presentation to



Compensation and Classification Study

June 2022

Study Goals and Objectives

- Perform a Compensation/Classification study for all included County positions.
- Compare compensation to relevant labor markets/competitors.
- Ensure that positions performing similar work with essentially the same level of complexity, responsibility, and knowledge, are classified together.
- Develop a competitive classification and compensation structure.
- Scope included approximately 779 positions in 178 job titles.



This project **was not** designed to:

- Evaluate individual employee performance/capabilities.
- Reorganize departments.
- Identify staffing levels.
- Guarantee salary increases.
- Recommend salary decreases.



Methodology Overview

- Captured key employee data.
- Provided information to explain project to employees.
- Identified jobs where recruitment and retention are concerns.
- Requested top management input.
- Gathered salary and compensation data from competitor organizations;
- Reviewed 425 completed Job Questionnaires to evaluate classifications.
- Developed an internally equitable and externally competitive system.
- Provided implementation/transition costs.



Job Evaluation Factors

- Data Responsibility
- Judgment
- People Responsibility
- Complexity of Work
- Assets Responsibility
- Impact of Decisions
- Education
- Equipment Usage
- Physical Demands
- Communications
- Math
- Unavoidable Hazards
- Safety of Others
- Experience



MAG's Review of Markets

- Albany
- Americus
- Carroll County
- Colquitt County
- Dothan
- Dougherty City Schools
- Lee County
- Leon County
- Macon-Bibb County
- Thomasville
- Tift County
- Troup County
- Onet Online, a source for private sector data, published by the US Department of Labor.



MAG's Review of Markets

Summary of Market Survey Results:

- “Lag” at the minimums: 14.82%
- “Lag” at the midpoints: 22.01%
- “Lag” at the maximums: 22.95%



Recommendations

- ✓ Unified Plan created for all position titles.
- ✓ Open ranges are recommended due to increasingly “best practice”.
- ✓ MAG recommends setting the ranges at 50%, (minimum to maximum).
- ✓ There is 5% between proposed grades.
- ✓ Results:
 - ✓ Establish a competitive position overall and for all jobs.
 - ✓ Make the entry levels competitive.
 - ✓ Bring the ranges in line with the markets.



Implementation

- ✓ The recommended implementation target date is set at October 1, 2022.
- ✓ First action step is to provide an adjustment of 2.5% to all eligible employees.
- ✓ Second action step is to ensure employees are brought to range minimums.
- ✓ Third action step is to provide in-range equity adjustments to recognize time in position and relieve “compression”.
- ✓ Equity adjustments are based on promotion dates provided.
- ✓ Implementation approaches are on the following pages:



Estimated Annualized Implementation Costs Option A: \$12.59 Starting Amount

Total of 779 Positions	<u>Annualized</u> Impact
Flat 2.5% Adjustment	\$ 689,937
Adjustment to Minimums (563 people)	\$ 1,401,374
Employee equity adjustments based on promotion date (490 people)	\$ 406,978
Total Annualized Cost of Adjustments	\$2,498,289
Number of people with adjustments of any kind (not adjusted: 20)	759
Change in Total Payroll for included positions	8.92 %



Estimated Annualized Implementation Costs Option B: \$13.00 Starting Amount

Total of 779 Positions	<u>Annualized</u> Impact
Flat 2.5% Adjustment	\$ 690,180
Adjustment to Minimums (619 people)	\$ 2,125,915
Employee equity adjustments based on promotion date (505 people)	\$ 459,161
Total Annualized Cost of Adjustments	\$ 3,275,257
Number of people with adjustments of any kind (not adjusted: 20)	759
Change in Total Payroll for included positions	11.70 %



Estimated Annualized Implementation Costs Option C: \$14.00 Starting Amount

Total of 779 Positions	<u>Annualized</u> Impact
Flat 2.5% Adjustment	\$ 690,180
Adjustment to Minimums (677 people)	\$ 4,026,763
Employee equity adjustments based on promotion date (513 people)	\$ 539,887
Total Annualized Cost of Adjustments	\$ 5,256,831
Number of people with adjustments of any kind (not adjusted: 20)	759
Change in Total Payroll for included positions	18.77 %



Transition Plan

Next steps include the following:

- ✓ Option A is recommended.
- ✓ Adopt the new compensation plan structure and ranges.
- ✓ Adopt the classification levels.
- ✓ Administrative assignment of incumbents to classifications.
- ✓ Implement new structure and equity adjustments effective October 1, 2022.



**Proposed Pay Plans
Dougherty County, GA**

<i>Code</i>	<i>Proposed Class Title</i>	<i>Ann Min</i>	<i>Mkt</i>	<i>Ann Max</i>	<i>Hrly Min</i>	<i>Mkt</i>	<i>Hrly Max</i>
Unified							
10		\$26,177	\$29,580	\$36,679	\$12.59	\$14.22	\$17.63
ADCL	ADMINISTRATIVE CLERK						
CMSP	COMMUNITY SERVICE SUPERVISOR						
CUSD	CUSTODIAN						
GRMT	GROUNDS MAINTENANCE TECHNICIAN						
MLCL	MAIL CLERK						
MLCR	MAIL CLERK-PART TIME						
WHWR	WAREHOUSE WORKER						
11		\$26,546	\$31,059	\$38,513	\$12.76	\$14.93	\$18.52
CSOR	COURT SECURITY OFFICER						
CSOP	COURT SECURITY OFFICER-PART TIME						
HRCK	HR CLERK						
JSOR	JUDICIAL SECURITY OFFICER						
JSRP	JUDICIAL SECURITY OFFICER-PART TIME						
LABR	LABORER						
LBAS	LIBRARY ASSISTANT						
LBAP	LIBRARY ASSISTANT-PART TIME						
PIRP	PUBLIC INFORMATION REPRESENTATIVE						
12		\$26,952	\$32,612	\$40,439	\$12.96	\$15.68	\$19.44
ADSC	ADMINISTRATIVE SECRETARY						
CTCP	COURT CLERK						
CUS2	CUSTODIAN II						
EQUO	EQUIPMENT OPERATOR						
WGHM	WEIGHMASTER						
13		\$28,300	\$34,243	\$42,461	\$13.61	\$16.46	\$20.41
ADAP	ADMINISTRATIVE ASSISTANT-PART TIME						
RPDC	REAL PROPERTY DATA CLERK						
TRDR	TRUCK DRIVER						
VCAD	VICTIM ADVOCATE						
14		\$29,715	\$35,955	\$44,584	\$14.29	\$17.29	\$21.43
ACCL	ACCOUNTING CLERK						
ADAS	ADMINISTRATIVE ASSISTANT						
ACAG	ANIMAL CONTROL AGENT						
AICC	ASSET/INVENTORY CONTROL CLERK						
FCCR	FRAUD COURT COORDINATOR						
SCCL	SENIOR COURT CLERK						
TXSR	SENIOR TAX CLERK						
TTTT	TAG & TITLE TECHNICIAN						
15		\$31,200	\$37,752	\$46,813	\$15.00	\$18.15	\$22.51
AUDT	AUDITOR						
CLDP	CLERK DISPATCHER						
FCT2	FACILITIES TECHNICIAN II						
HEOP	HEAVY EQUIPMENT OPERATOR I						
LGSC	LEGAL SECRETARY						
SCCP	SENIOR COURT CLERK-PART TIME						
LBSA	SENIOR LIBRARY ASSISTANT						

**Proposed Pay Plans
Dougherty County, GA**

<i>Code</i>	<i>Proposed Class Title</i>	<i>Ann Min</i>	<i>Mkt</i>	<i>Ann Max</i>	<i>Hrly Min</i>	<i>Mkt</i>	<i>Hrly Max</i>
Unified							
16		\$32,760	\$39,640	\$49,154	\$15.75	\$19.06	\$23.63
ACCT	ACCOUNTING TECHNICIAN						
EMTB	EMT BASIC						
EMPB	EMT BASIC-PART TIME						
HRAC	HR ADMINISTRATIVE COORDINATOR						
MEC1	MECHANIC I						
PCCL	PRINCIPAL COURT CLERK						
TTTS	SENIOR TAG & TITLE TECHNICIAN						
17		\$34,398	\$41,622	\$51,611	\$16.54	\$20.01	\$24.81
ADSP	ADMINISTRATIVE SPECIALIST						
APPR	APPRAISER						
EMPI	EMT INTERMEDIATE-PART TIME						
MEC2	MECHANIC II						
CLDS	SENIOR CLERK DISPATCHER						
VRSP	VOTER REGISTRATION SPECIALIST						
WHSP	WAREHOUSE SUPERVISOR						
18		\$36,118	\$43,703	\$54,192	\$17.36	\$21.01	\$26.05
BMSP	BUILDING MAINTENANCE SUPT						
LBCM	CIRCULATION MANAGER						
CUSS	CUSTODIAL SUPERVISOR						
EMTA	EMT ADVANCE						
EMPA	EMT ADVANCE-PART TIME						
GCOA	GRANT COORDINATOR/OFFICE ASST						
HEO2	HEAVY EQUIPMENT OPERATOR II						
HRSL	HR SPECIALIST (LIBRARY)						
MEC3	MECHANIC III						
PAYC	PAYROLL COORDINATOR						
JCPO	PROBATION OFFICER						
AUDS	SENIOR AUDITOR						
LBWM	WEB MASTER						
WELD	WELDER						
19		\$37,924	\$45,888	\$56,901	\$18.23	\$22.06	\$27.36
ACC1	ACCOUNTANT I						
AICD	ASSET/INVENTORY CONTROL COORD						
BMSR	BUILDING MAINTENANCE SUPERVISOR						
DRAS	CDBR-DR GRANTS ASSISTANT						
CONS	CONSTRUCTION /MAINTENANCE SUPE						
CCCD	COURT CASE COORDINATOR						
TXDC	DELINQUENT TAX COORDINATOR						
DEPP	DEPUTY						
DEPT	DEPUTY-PART TIME						
DEPR	DEPUTY-REG PART TIME						
DTOP	DETENTION OFFICER						
DTPT	DETENTION OFFICER-PART TIME						
EGA2	ENGINEERING AIDE II						
ENCT	ENVIRONMENTAL CONTROL TECH						
LFSP	LANDFILL SUPERVISOR						

**Proposed Pay Plans
Dougherty County, GA**

<i>Code</i>	<i>Proposed Class Title</i>	<i>Ann Min</i>	<i>Mkt</i>	<i>Ann Max</i>	<i>Hrly Min</i>	<i>Mkt</i>	<i>Hrly Max</i>
Unified							
19		\$37,924	\$45,888	\$56,901	\$18.23	\$22.06	\$27.36
LLCP	LAW CLERK						
PGCD	PARKS & GARDEN COORDINATOR						
PATP	PATROL OFFICER						
PAPT	PATROL OFFICER (LIB)						
APPS	SENIOR APPRAISER						
LBTS	TECHNICAL SERVICES SPECIALIST						
20		\$39,820	\$48,183	\$59,747	\$19.14	\$23.16	\$28.72
HRSP	HR SPECIALIST I						
PCSP	PROCUREMENT SPECIALIST						
21		\$41,811	\$50,592	\$62,734	\$20.10	\$24.32	\$30.16
ACC2	ACCOUNTANT II						
ADAN	ADMINISTRATIVE ANALYST						
ADSR	ADMINISTRATIVE SUPERVISOR						
CORP	CORPORAL						
CTCS	COURT CLERK SUPERVISOR						
DRHS	HOUSING SPECIALIST (DR&G)						
EMSP	PARAMEDIC						
EMPF	PARAMEDIC/FTO						
EMPP	PARAMEDIC-PART TIME						
PPMG	PERSONAL PROPERTY MANAGER						
APPP	PRINCIPAL APPRAISER						
EGSR	SENIOR ENGINEERING AIDE						
LBST	SENIOR TECHNICAL SERVICES SPEC						
VTCO	VIDEO TECHNOLOGY COORDINATOR						
22		\$43,902	\$53,121	\$65,871	\$21.11	\$25.54	\$31.67
CONM	CONSTRUCTION /MAINTENANCE MGR						
JCIO	INTAKE OFFICER						
LLNV	LEGAL NAVIGATOR						
LLNP	LEGAL NAVIGATOR-PART TIME						
LFOM	LF OPERATIONS MANAGER						
PWSM	SHOP MANAGER						
SYAN	SYSTEMS ANALYST						
23		\$46,097	\$55,778	\$69,164	\$22.16	\$26.82	\$33.25
ACSP	ACCOUNTING SUPERVISOR						
LFOA	ADMIN OPERATIONS MANAGER						
APSA	APPRAISAL SYSTEM ANALYST						
JCIA	ASSISTANT CHIEF INTAKE OFFICER						
CCMR	COURT CASE MANAGER						
HRS2	HR SPECIALIST II						
EMS2	PARAMEDIC LEVEL II						
EMSF	PARAMEDIC LEVEL II/FTO						
SERG	SERGEANT						
24		\$48,402	\$58,566	\$72,622	\$23.27	\$28.16	\$34.91
DAAC	DA CHIEF MANAGER						
CCLD	DEPUTY COUNTY CLERK						

**Proposed Pay Plans
Dougherty County, GA**

<i>Code</i>	<i>Proposed Class Title</i>	<i>Ann Min</i>	<i>Mkt</i>	<i>Ann Max</i>	<i>Hrly Min</i>	<i>Mkt</i>	<i>Hrly Max</i>
Unified							
24		\$48,402	\$58,566	\$72,622	\$23.27	\$28.16	\$34.91
JCCC	JUVENILE COURT CLERK						
LBRN	LIBRARIAN						
NTSP	NETWORK SPECIALIST						
JCSI	SENIOR INTAKE OFFICER						
25		\$50,822	\$61,495	\$76,253	\$24.43	\$29.56	\$36.66
CAPA	ASSISTANT CHIEF APPRAISER						
EMAS	ASSISTANT SHIFT SUPERVISOR						
SOEA	ASSISTANT SUPV OF ELECTIONS						
EGSP	ENGINEERING SPECIALIST						
DRHM	HOUSING CONSTRUCTION MANAGER (
INVS	INVESTIGATOR						
LGAS	LEGAL ASSISTANT						
LIEU	LIEUTENANT						
LIEE	LIEUTENANT EXEMPT						
SACS	SENIOR ACCOUNTING SUPERVISOR						
26		\$53,363	\$64,569	\$80,066	\$25.66	\$31.04	\$38.49
ENCM	ENVIRONMENTAL CONTROL MANAGER						
28		\$58,833	\$71,188	\$88,273	\$28.29	\$34.22	\$42.44
CAPT	CAPTAIN						
INVD	DEPUTY CHIEF INVESTIGATOR						
EMST	EMS TRAINING OFFICER						
LBSM	SENIOR BRANCH MANAGER						
LBSR	SENIOR LIBRARIAN						
EMSS	SHIFT SUPERVISOR						
29		\$61,775	\$74,747	\$92,687	\$29.70	\$35.94	\$44.56
DAAS	ASSISTANT DISTRICT ATTORNEY						
DRCM	CASE MANAGER (DR&G)						
DRGA	GRANTS ANALYST (DR&G)						
30		\$64,863	\$78,485	\$97,321	\$31.18	\$37.73	\$46.79
PIOF	PUBLIC INFORMATION OFFICER						
31		\$68,106	\$82,409	\$102,187	\$32.74	\$39.62	\$49.13
LBAD	ASSISTANT LIBRARY DIRECTOR						
FMDA	ASST DIRECTOR OF FACILITIES MANAGEMENT						
DRPM	PROGRAM MANAGER (DR&G)						
SSDR	SUPPORT SERVICES DIRECTOR						
32		\$71,512	\$86,529	\$107,296	\$34.38	\$41.60	\$51.58
CDPA	ASSISTANT CHIEF DEPUTY						
CJLA	ASSISTANT CHIEF JAILER						
EMSA	ASSISTANT EMS DIRECTOR						
CAPR	CHIEF APPRAISER						
CDCK	CHIEF DEPUTY CLERK						
DASR	SENIOR ASST DISTRICT ATTORNEY						
33		\$75,087	\$90,856	\$112,661	\$36.10	\$43.68	\$54.16

**Proposed Pay Plans
Dougherty County, GA**

Code	Proposed Class Title	Ann Min	Mkt	Ann Max	Hrly Min	Mkt	Hrly Max
Unified							
33		\$75,087	\$90,856	\$112,661	\$36.10	\$43.68	\$54.16
	FNDA	ASSISTANT FINANCE DIRECTOR					
	AHRD	ASST HR DIRECTOR					
	CCLK	COUNTY CLERK					
	EGPJ	ENGINEERING MANAGER					
34		\$78,842	\$95,398	\$118,294	\$37.90	\$45.86	\$56.87
	PWDA	ASSISTANT PUBLIC WORKS DIRECTOR					
	DRDR	DRG DIRECTOR (DR&G)					
35		\$82,784	\$100,168	\$124,209	\$39.80	\$48.16	\$59.72
	CPOA	ASSISTANT CHIEF OF POLICE					
	CJLR	CHIEF JAILER					
	EMSD	EMS DIRECTOR					
	FMDR	FACILITIES MANAGEMENT DIRECTOR					
	SWDR	SOLID WASTE DIRECTOR					
	SOEL	SUPERVISOR OF ELECTIONS					
36		\$86,923	\$105,177	\$130,419	\$41.79	\$50.57	\$62.70
	CDPY	CHIEF DEPUTY					
	TXDR	TAX DIRECTOR					
37		\$91,269	\$110,436	\$136,940	\$43.88	\$53.09	\$65.84
	FNDR	FINANCE DIRECTOR					
	HRDR	HR DIRECTOR					
	LBDR	LIBRARY DIRECTOR					
38		\$95,833	\$115,957	\$143,787	\$46.07	\$55.75	\$69.13
	PWDR	PUBLIC WORKS DIRECTOR					
39		\$100,624	\$121,755	\$150,977	\$48.38	\$58.54	\$72.58
	CADA	ASSISTANT COUNTY ADMINISTRATOR					
40		\$105,655	\$127,843	\$158,525	\$50.80	\$61.46	\$76.21
	ASJD	ASSOCIATE JUDGE					

178 Active Proposed Classes in the Unified Pay Plan

Dougherty County, GA
Dougherty County Board of Commissioners
Proposed Pay Study Implementation
Increase by Fund and Millage Equivalent
Option A
6/27/2022

	Increases
Proposed Pay Study Implementation - Increases - All Funds	\$ 2,490,000
Benefits	439,485

Total Salary/Wages Increases plus Benefits	\$ 2,929,485
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Fund	Salary Budgets	Proposed Increase	1 mil equals	Millage Equivalent
General	24,280,725	2,632,821	2,040,616	1.29
Special Services District	2,116,645	229,513	587,756	0.39
Solid Waste	619,286	67,151	N/A	N/A
Total	\$ 27,016,656	\$ 2,929,485		

Dougherty County, GA
Dougherty County Board of Commissioners
Proposed Pay Study Implementation
Increase by Fund and Millage Equivalent
Option B
6/27/2022

	Increases
Proposed Pay Study Implementation - Increases - All Funds	\$ 3,275,257
Benefits	578,083

Total Salary/Wages Increases plus Benefits	\$ 3,853,340
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Fund	Salary Budgets	Proposed Increase	1 mil equals	Millage Equivalent
General	24,280,725	3,468,006	2,040,616	1.70
Special Services District	2,116,645	308,267	587,756	0.52
Solid Waste	619,286	77,067	N/A	N/A
Total	\$ 27,016,656	\$ 3,853,340		

Dougherty County, GA
Dougherty County Board of Commissioners
Proposed Pay Study Implementation
Increase by Fund and Millage Equivalent
Option C
6/27/2022

	Increases
Proposed Pay Study Implementation - Increases - All Funds	\$ 5,256,831
Benefits	927,831

Total Salary/Wages Increases plus Benefits	\$ 6,184,662
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Fund	Salary Budgets	Proposed Increase	1 mil equals	Millage Equivalent
General	24,280,725	5,566,196	2,040,616	2.73
Special Services District	2,116,645	494,773	587,756	0.84
Solid Waste	619,286	123,693	N/A	N/A
Total	\$ 27,016,656	\$ 6,184,662		

From: Commissioner Victor Edwards District #2 June 24, 2022

To: The Dougherty County Finance Committee, Chairman Newsome, Comm. Gray, Comm. Johnson
And Mr. Mccoy Administrator.

Subject: Allocated funds for Fiscal Year 2023

To the Board this is a proposed list of projects for 2023, and would like to allocate some funds for the
Following in the budget.

- 1. Speed bumps/tables for community request. \$50,000
- 2. Paid youth workforce program for at least 5-7 high school students 10th -12th
Grader working a (6) weeks in a county department. \$60,000
- 3. KABA (WAY FINDING SIGNS) GRANT FOR NEIGHOOD WATCH \$5,000
- 4. TREE PRUNING FOR FUNDING, FOR COUNTY DISTRICT THAT HAVE
CITY COMMUNITIES WITHIN CITY LIMITS \$100,000
- 5. COUNTY PORTABLE PODIUM \$400.00
- 6. Pavilion fans for shelter in county parks \$5,000
- 7. Juneteenth 2023 \$30,000
- 8. Re- stripping county road open

Dougherty County, GA
FY23 Proposed Budgets
 Additions or Deletions since 6/6/2023
 6/27/2022

FY23 Changes in Budget Requests

	Original Proposed Budget	Description	Increase	Decrease	Totals After Adjustments
General Fund Proposed Budget 6/6/2022	58,605,777				
General Fund					
---Board of Commissioners	332,529	Juneteenth Event	30,000		362,529
---State Court	628,173	Salary tied to Superior Court Judge	7,970		636,143
---Juvenile Court	1,030,095	Salary tied to State Court Judge	7,170		1,037,265
---Magistrate Court	1,022,305	Salary tied to State Court Judge (3)	20,700		1,043,005
---Probate Court	456,197	Salary tied to Superior Court Judge	5,758		461,955
---Library	3,132,708	Excess Budgeted for Retirement		22,098	3,110,610
Total General Fund Changes			71,598	22,098	58,655,277
Fund Balance Use 6/6/022	7,902,442				
Fund Balance Use after changes			71,598	22,098	7,951,942
Grants Fund					
---ARPA - Courts Grant	0	ARPA Courts Grant	2,000,000		2,000,000

JIM MCBRIDE

Sherwood Baptist Church, Sherwood Pictures
Executive Pastor, Executive Producer

CHURCH STAFF: Jim McBride joined Sherwood Baptist Church SherwoodBaptist.net in 2000. As Executive Pastor, he oversees operations, personnel, and finances for the church.

A leader in the Albany community, Jim was general manager for Coca-Cola Bottling Company Consolidated, overseeing the distributions center in Albany and Tifton, Georgia. For two years, he chaired the Leadership Albany board and continues to help develop leaders in Albany's business community. From 1979-1985, he served in the U.S. Marine Corps.

SHERWOOD PICTURES: Jim was an executive producer for Sherwood Pictures SherwoodPictures.com in the movie releases, FIREPROOF, FACING THE GIANTS, and FLYWHEEL. On February 22, 2007, the Georgia State House of Representatives and Senate passed a resolution honoring Sherwood for their ministry success and positive impact.

BOOKS: Aug. 2011, Jim released his first book *The Rite of Passage: A Father's Blessing*, through Moody Press. The book is a parent's resource on the why and how-to of a ceremony to help today's teens be tomorrow's adults. Along with Retired Pastor Michael Catt and the Kendrick brothers, he has appeared on top media across the US and beyond. His acting credits include roles as Bobby Lee Duke in FACING THE GIANTS and Butch Bowers in FLYWHEEL.