



REGULAR MEETING

October 16, 2023
10:00 AM

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

AGENDA

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

1. Call the meeting to order by Chairman Lorenzo Heard.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Minutes.
 - a. Consider for action the Minutes of the September 18th Regular Meeting and September 25th Work Session. **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*).
 - a. Citizen Willie Jones present to accept the proclamation recognizing his recent 100th Birthday.
7. Zoning Public Hearing. (***Those wishing to speak for or against this item should sign the Sign Up sheet located on the table in the rear of the Chamber.***)
 - a. King Randall, owner and applicant, (23-053) requests to rezone a 24.74-acre vacant parcel from R-2 (Single-Family Residential District) to C-8 (Commercial Recreational District). The rezoning would allow for the construction of a multipurpose facility. The property is at 2901 Barnaby Drive. The Planning Commission recommends denial. Angel Gray, Deputy Planning Director will address.

b. Orchard Machinery Corporation, applicant and JTMF LLC, owner, (23-064) request to rezone 2-acres from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the operation of a commercial parts and service business for orchard machinery. The property is at 2824 Gillionville Road. The Planning Commission recommends approval.

8. Additional Business.

a. Consider for action the recommendation to approve the Alcohol Application from MJT Management Group, Travis W. Williams licensee, at 1304 Williamsburg Road for Consumption- Liquor, Beer, and Wine. The Albany-Dougherty Marshal's Office recommends approval. **ACTION:**

b. Consider for action the Resolution providing for the acceptance and execution of the Rental Agreement renewal between the Dougherty County Board of Commissioners and the State Properties Commission on behalf of the Department of Driver Services located at 2062 Newton Road, Albany, GA 31701 by the Assistant County Administrator. **ACTION:**

c. Consider for action the recommendation from the Emergency Medical Services Department to apply for the FY 2024 EMS Trauma Related Equipment Reimbursement Grant through the Georgia Trauma Commission in the amount of \$10,434. This is a 100% grant with no local match. **ACTION:**

d. Consider for action the Resolution providing for the approval of a stipend for the Assistant County Administrator pending his duties as acting County Administrator. County Attorney Alex Shalishali will address. **ACTION:**

e. Consider for action the Zoning Consideration of King Randall, owner and applicant, (23-053) request to rezone a 24.74-acre vacant parcel from R-2 (Single-Family Residential District) to C-8 (Commercial Recreational District). The rezoning would allow for the construction of a multipurpose facility. The property is at 2901 Barnaby Drive. The Planning Commission recommends denial. **ACTION:**

f. Consider for action the Zoning Consideration of Orchard Machinery Corporation, applicant and JTMF LLC, owner, (23-064) request to rezone 2-acres from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the operation of a commercial parts and service business for orchard machinery. The property is at 2824 Gillionville Road. The Planning Commission recommends approval. **ACTION:**

9. Updates from the Assistant County Administrator.

a. **REMINDER** - There will be no meeting on Monday, October 23, 2023. The next meeting will be a Work Session on Monday, October 30th.

10. Updates from the County Attorney.

11. Updates from the County Commission.

- a. **Recognition of Commissioners** receiving their Specialty Certification at the recent ACCG Legislative Conference: Commissioner Anthony Jones (Citizen Engagement) and Commissioner Ed Newsome (County Operations and Management).

12. 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

September 18, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on September 18, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Ed Newsome, and Anthony Jones. Also present were Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware, and other staff. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel.

After the invocation and Pledge of Allegiance by the Chairman, he called for approval of the minutes for the August 21st Regular Meeting, August 21st Public Hearing, August 28th Special Called Meeting and August 28th Work Session.

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

The Chairman recognized Bishop Frederick Williams, Chairman, of the Voter Registration and Elections Board, to provide an update and address general matters for the Commission. It was noted that only seven precincts were solely in the County. Even though the upcoming election is municipal, all individuals are encouraged to vote. The pay of workers and recruitment efforts were shared. Currently, the Elections Board is still finalizing the location of early voting (Civic Center vs. the Candy Room). Commissioner Gray suggested that the cost split with the City of Albany be reviewed because the City of Albany does receive funds from Spectrum for the use of the Civic Center. As compared with others in the state, the Commissioners were told that Dougherty County remits payment expeditiously. However, Commissioner Edwards wanted the Assistant County Administrator, Board of Elections, and Voter Registration Supervisor Ginger Nickerson to return to paying individuals the same day. Measures for safety were discussed and other questions were answered.

The Chairman opened up the public hearing for Track West Partners, Binh Dao, applicant and Willow Nook Park, LLC, owner (23-057) request to rezone 24.903 acres from C-3 (Commercial District) to RMHP (Mobile Home Park District). The rezoning would allow for the redevelopment of an existing mobile home park. The property is at 3501 Sylvester Hwy. The Planning Commission recommended approval. Paul Forgey, Planning Director addressed. Commissioner Johnson questioned the location of the wetlands and the use of the holding pond. In the past, there were flooding concerns for the residents. Commissioner Jones shared that this location was higher up and there may not be a concern. Bobby Donely who is the engineer representing the applicant Binh Dao addressed Commissioner Johnson's concern by explaining the floodplain concerns. Mr. Dao answered many of Commissioner Gaines' concerns regarding the National Standards.

He mentioned that all the homes will be 2022 or newer and shared the owner's vision for the neighborhood. There being no additional comments regarding the proposed matter, the Chairman closed the public hearing.

The Chairman called for consideration of the resolution providing for the acceptance of the contract for the bid for drainage improvement services for Public Works from the lowest responsive and responsible bidder, Jim Boyd Construction, Inc. (Albany, GA) in the amount of \$339,420.65 subject to execution by the Assistant County Administrator. Funding is budgeted in SPLOST VII.

Commissioner Jones moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Johnson asked for the locations and Engineer Manager Jeremy Brown addressed. There being no further discussion, the motion for approval passed unanimously. Resolution 23-045 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL, ACCEPTANCE AND EXECUTION
OF CONTRACT FOR THE BID FOR DRAINAGE IMPROVEMENTS
FOR PUBLIC WORKS BETWEEN DOUGHERTY COUNTY, GEORGIA
AND JIM BOYD CONSTRUCTION, INC.; REPEALING RESOLUTIONS
OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR
OTHER PURPOSES.

The Chairman called for consideration to contract with Advent Business Interiors (Leesburg, GA) to disassemble, stage on-site, and reassemble furniture for the Tax and Tag Office Renovation in the amount of \$33,500. A contractor is needed to honor existing warranties and to allow for the painting and installation of flooring when the furniture is disassembled. The Commission approved the renovation in the September 11, 2023 Regular Meeting. Funding is available in SPLOST VII.

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

The Chairman called for consideration to purchase a Utility Terrain Vehicle (UTV) for EMS from State Contract GA #9999-001-SPD0000175-0005 through local dealer Flint Equipment Company (Leesburg, GA) in the amount of \$21,434.27. EMS needs a UTV to be able to reach patients with medical trauma/emergencies in areas of the county that cannot be accessed by regular vehicles. Funding is budgeted in SPLOST VII.

Commissioner Jones moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Gaines asked EMS Director Sam Allen why he did not procure two now if there is a need. Mr. Allen shared that he would like to utilize grant funding for future purchases. In the interim, they will use a trailer to have the one ready to transport. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration to purchase two Power-Pro MTS Mid Cots from sole source provider Stryker Medical (Chicago, IL) in the amount of \$19,012.50 each for a total expenditure of \$38,500.32, which includes shipping, for use by Dougherty County EMS. Stryker Medical will be increasing prices by 3 to 5% effective October 1, 2023. The recommended purchase of the available equipment will save the County over \$10,000 and avoid paying the price increase. Funding is budgeted in SPLOST VII. Assistant County Administrator Barry Brooks addressed. EMS Director Sam Allen was present. Mr. Brooks said that this will allow us to take advantage of cost savings. He added that these were demo units with no issues and had full warranties.

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

The Chairman called for consideration to accept the following changes to accept the Health Benefits Plan Renewal for the 2024 Plan Year from the Insurance Review Committee (IRC):

- Keep the current dental plan (low option) and add an additional dental plan (high option) that includes Type D (orthodontia/\$2,000 lifetime max) services for employees. Current dental plan only has Type D services for dependent child(ren) up to age 19 with a \$1,500 lifetime max.
- Replace the current vision (\$100 allowance) plan with the current vision (\$130) buy-up plan as the low option, and add vision plan (\$150) as the new buy-up option.
- Add Supplemental Child Life Insurance (currently only have two options for basic child life 10k and 20k).

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Gaines asked if there were additional costs. Mr. Brooks said that cost was very insignificant to employees or Dougherty County. If he recalls, it may have been under a dollar. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration of the resolution providing for acceptance and execution of the Memorandum of Agreement between the Albany/Dougherty County Emergency Management Agency and the Marine Corps Logistics Base (MCLB) regarding use of the Emergency Operations Center (EOC). The agreement allows MCLB to utilize the EOC in the event that MCLB Albany can no longer occupy the primary or alternate EOC on the installation to support on-scene response during and escalating incidents.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-046 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL, ACCEPTANCE AND
EXECUTION OF

MEMORANDUM OF UNDERSTANDING BETWEEN THE
ALBANY/DOUGHERTY COUNTY MANAGEMENT AGENCY
AND MARINE CORPS LOGISTICS BASE
REGARDING USE OF EMERGENCY OPERATIONS CENTER;
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for the acceptance of the recommendation from the Public Works Committee to accept the revised Traffic Calming Policy effective October 1, 2023.

Commissioner Gray moved for approval. Commissioner Edwards seconded the motion. Under discussion, Commissioner Edwards asked Mr. Brown to recap the process for the petition. He later asked for the revisions to be made to the process. Commissioner Newsome explained that the suggestions from Commissioner Edwards were against state law; to which Commissioner Edwards disagreed. There being no further discussion, the motion for approval passed with six ayes and one nay by Commissioner Edwards. Resolution 23-047 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL AND ACCEPTANCE OF THE
RECOMMENDATION FROM THE PUBLIC WORKS COMMITTEE
TO ACCEPT THE REVISED TRAFFIC CALMING POLICY;
REPEALING RESOLUTIONS OR
PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

After the vote, Mr. Brown clarified for Commissioner Gaines that this is a local policy and the initial language may have included state wording. Chairman Heard and Commissioner Gray provided comments.

The Chairman called for the zoning consideration of Track West Partners, Binh Dao, applicant and Willow Nook Park, LLC, owner (23-057) request to rezone 24.903 acres from C-3 (Commercial District) to RMHP (Mobile Home Park District). The rezoning would allow for the redevelopment of an existing mobile home park. The property is at 3501 Sylvester Hwy. The Planning Commission recommended approval.

Commissioner Gray moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. The zoning resolution reads as follows:

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

PROPERTY HEREINAFTER DESCRIBED.

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

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

CHANGE FROM: C-3 (Commercial) Mobile Home Park

TO: R-MHP (Mobile Home Park District)

OWNER/APPLICANT: Willow Nook Park, LLC (Owner)
Teack West Partners, (Binh Dao) (Applicant)

LOCATION: 3501 Sylvester Road

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE LYING AND BEING ALL OF PART OF LAND LOT 86 OF THE FIRST LAND DISTRICT, BEING IN DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF BRANCH ROAD AND THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS AND GO NORTH 82 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS A DISTANCE OF 529.89 FEET; GO THENCE 1188. 70 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, ALONG THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS, HAVING A RADIUS OF 5804.58 FEET, A CHORD BEARING OF NORTH 88 DEGREES 53 MINUTES 14 SECONDS EAST AND A CHORD DISTANCE OF 1186.62 FEET; GO THENCE SOUTH 85 DEGREES 14 MINUTES 46 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS A DISTANCE OF 186.85 FEET TO THE POINT OF BEGINNING. FROM THIS POINT GO NORTH 01 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 1802.52 FEET; GO THENCE SOUTH 88 DEGREES 44 MINUTES 50 SECONDS EAST A DISTANCE OF 793.03 FEET; GO THENCE SOUTH 05 DEGREES 36 MINUTES 22 SECONDS WEST A DISTANCE OF 1338.89 FEET; GO THENCE NORTH 80 DEGREES 54 MINUTES 44 SECONDS WEST A DISTANCE OF 407.29 FEET; GO THENCE SOUTH 39 DEGREES 32 MINUTES 47 SECONDS WEST A DISTANCE OF 25.79 FEET; GO THENCE 186.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 305.00 FEET, A CHORD BEARING OF SOUTH 21 DEGREES 59 MINUTES 49 SECONDS WEST AND A CHORD DISTANCE OF 183.93 FEET; GO THENCE SOUTH 04 DEGREES 26 MINUTES 51 SECONDS WEST A DISTANCE OF 313.39 FEET; GO THENCE SOUTH 01 DEGREE 35 MINUTES 10 SECONDS WEST A DISTANCE OF 30.05 FEET TO THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS; GO THENCE NORTH 85 DEGREES 14 MINUTES 46 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 24.903 ACRES.

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

CHAIRMAN

ATTEST:

CLERK

APPROVED: September 18, 2023

Mr. Brooks shared that there will be siren tests in the County and a notice will be sent to the public which will include locations and pictures. Commissioner Gaines would like an update on the morgue at the next meeting. Commissioner Jones wanted an update on Putney Park and shared concerns about the park that replaced Paradise Village. He added that it does not meet what the Board was told and requested the Board revisit the topic. Commissioner Edwards asked that Mr. Forgey look at this and provide updates on the buffer and completion.

There being no further business to discuss the Commission the meeting adjourned at 11:19 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

September 25, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on September 25, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. Also present were Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware and other staff. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel. Commissioner Gloria Gaines was absent.

After the invocation by Chairman Heard, he asked the Commission to review the September 11th Regular Meeting and September 11th Work Session.

The Chairman recognized citizen Gloria Baker to accept the proclamation recognizing September as Alopecia Awareness Month. A video regarding Ms. Baker's story and an overview of Alopecia was shown. Gloria Baker, Yvette Green, and Juanita Henderson, all impacted by Alopecia, provided comments to the Board. The proclamation was read and pictures were taken and the Chairman stated that a proclamation would be provided to the other ladies. The proclamation reads as follows:

ALOPECIA AWARENESS MONTH

WHEREAS, Alopecia is an autoimmune condition that attacks hair follicles and causes hair loss. Alopecia can affect hair on your scalp, eyebrows, or body. Hair may come out in small or large patches. It is estimated to affect 6.8 million people in the United States. Anyone can develop Alopecia, but it often starts in childhood;

WHEREAS, a significant number of citizens of Dougherty County currently live with Alopecia and have formed support groups to share their experiences and provide resources to one another;

WHEREAS, we recognize Dougherty County citizen Gloria Baker, who has lived with Alopecia since 2003 and is a member of a support group that assists women and children in Dougherty County suffering from Alopecia, requested that the Board of Commissioners of Dougherty County, Georgia, declare the month of September Alopecia Awareness Month;

WHEREAS, Alopecia Awareness Month is a month-long celebration in recognition of all those affected by different types of Alopecia.

WHEREAS, Dougherty County Board of Commissioners of Dougherty County, Georgia, declares September Alopecia Awareness Month, which marks a time to learn more about and support people living with it.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia, to recognize, and it is hereby proclaimed by the Authority of the same that September shall be recognized as Alopecia Awareness Month.

This the 25th day of September 2023

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: _____

LORENZO L. HEARD, Chairman
Dougherty County Commission

VICTOR EDWARDS, District 2
Dougherty County Commission

The Chairman called for a recommendation to accept the quote from the lowest vendor meeting specifications, Service Pros (Leesburg, GA), to replace the cooling tower fill at the Dougherty County Health Department and the Albany Dougherty Government Center in the amount of \$82,252.01. Funding is available in SPLOST VII. Assistant County Administrator Barry Brooks and Facilities Management Director Heidi Hailey addressed.

The Chairman called for a recommendation to purchase four 2023 Ford Maverick Pickup Trucks from state contract vendor Wade Ford (Smyrna, GA) for \$26,650 each for a total expenditure of \$106,600. Funding is available in SPLOST VII. Assistant County Administrator Barry Brooks and Public Works Director Chuck Mathis addressed. Unrelated to the purchase, Mr. Mathis addressed the questions of Commissioner Johnson regarding fleet management. Commissioner Johnson would like to have a conversation with Mr. Brooks on the fleet management program later. Mr. Mathis added that now it is more efficient to do it in-house.

The Chairman called for a recommendation to accept the resolution from ACCG urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the citizens of Georgia. Commissioner Clinton Johnson addressed. Commissioner Johnson shared that all counties were asked to adopt a resolution to leverage our voices regarding mental health. Typically, counties are on one of the “first lines” for mental health.

The Chairman called for a recommendation to accept the resolution declaring 400 Highland Ave as surplus and authorize the sale of same. County Attorney Alex Shalishali and Public Works Director Chuck Mathis addressed. This property had generated interest in the past and Public Works shared that there is no current or future use. Commissioner Johnson wanted the Board to consider the historical value. Mr. Mathis mentioned that it was the previous mental health building. Mr. Brooks shared that the process would begin with surplussing the property because

the City of Albany shared that they may have an interest in disposing of adjacent parcels. However, a resolution would allow the Board to take appropriate action and could be discussed in an Executive Session on what would be the best method of disposal. Commissioner Newsome suggested that the City of Albany may be interested because they own some parcels. Commissioner Johnson added that it may be best to declare the property surplus, slow down and consider the value with the redevelopment of the Harlem District. Mr. Brooks said that options will be explored for the best use.

The Chairman called for a recommendation of the proposed board appointments. County Clerk Jawahn Ware addressed.

Citizen Transportation Committee – There is one appointment with a three-year unexpired term ending December 31, 2025. There is one new applicant: Perry Ford, Jr. There is one vacancy.

Flood Plain Management Review Board – There is one County appointment with a three-year unexpired term ending December 31, 2024. There is one new applicant: Perry Ford, Jr. There are two vacancies.

Mr. Brooks shared that an educational brochure was created with the City of Albany pertaining to TSPLOST and will be distributed appropriately soon. A Finance Committee Meeting will be held soon to discuss some concerns posed by Finance Committee Chairman Clinton Johnson. Mr. Brooks also provided an update on an incident that occurred last week from an “auditor” with the Georgia Transparency Group. Mr. Brooks mentioned the positive response taken by our HR staff and the Sheriff’s Office. Commissioner Edwards asked for an update on the property on Holly Drive and Mr. Brooks addressed. Commissioner Johnson gave kudos to Public Information Officer Phyllis Banks and requested that more videos be done on “forward facing” projects and staff. Commissioner Gray reechoed the kudos provided by Mr. Brooks regarding actions by our law enforcement and staff. Commissioner Jones reemphasized his concerns regarding the trailer park from the previous meeting and wanted Code Enforcement to investigate. Chairman Heard echoed some positive sentiments and requested to have more videos.

There being no further business to discuss the Commission the meeting adjourned at 10:49 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK



MEMORANDUM

Date: October 5, 2023
To: Dougherty County Board of Commissioners
From: Albany-Dougherty Planning Commission
Subject: 23-053 (Rezoning) 2901 Barnaby Dr

King Randall (23-053) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany, Georgia, be amended to rezone a 24.74-acre vacant parcel from R-2 (Single-Family Residential District) to C-8 (Commercial Recreational District). The rezoning would allow for the construction of a multi-purpose facility. The property is at 2901 Barnaby Drive (00204/00001/23B). The property owner/applicant is King Randall. District 2

William Geer offered a motion to deny; Art Brown seconded the motion.

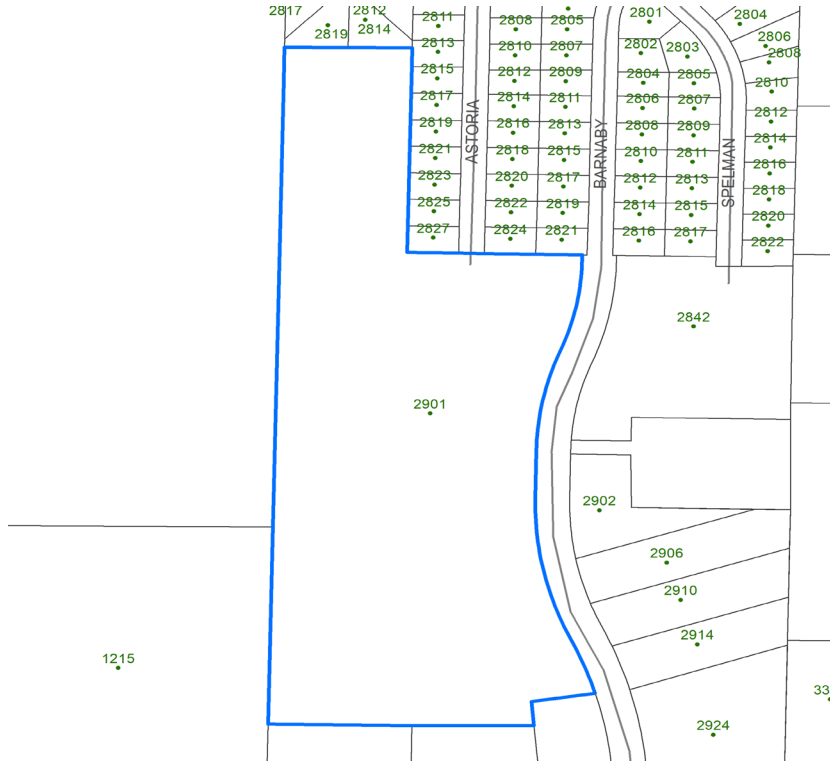
Motion was approved 4-3-1 with the following votes:

- Sanford Hillsman Tie or Quorum
Aaron Johnson No
Jimmy Hall No
William Geer Yes
Charles Ochie Abstain
Helen Young Yes
Yvonne Jackson Yes
Art Brown Yes
Willie Simmons No

PLANNING & DEVELOPMENT SERVICES

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albanyga.gov

STAFF ANALYSIS AND REPORT APPLICATION #23-053 REZONING



OWNER/APPLICANT: King Randall (Owner & Applicant)

LOCATION: 2901 Barnaby
Tax Parcel 00204/00001/23B

CURRENT ZONING/USE:
Zoning: R-2 (Single-Family Residential District)
Use: Vacant-Undeveloped 24.74-acre Parcel

PROPOSED ZONING/USE:
Zoning: C-8 (Commercial Recreation District)
Use: Multipurpose Recreational Facility - Private

ZONING/ADJACENT LAND USE:
North: Zoning: R-2 (Single-Family Residential District)
Land Use: Residential
South: Zoning: R-2 (Single-Family Residential District)
Land Use: Residential
West: Zoning: R-2 (Single-Family Residential District)
Land Use: Residential & School
East: Zoning: R-2 (Single-Family Residential District)
Land Use: Residential

MEETING INFORMATION:

Planning Commission: 10/5/2023, 2:00 P.M., Government Center,
222 Pine Avenue, Rm. 100

Public Hearing: 10/16/2023, 8:30 A.M., Government Center,
222 Pine Avenue, Rm. 100

RECOMMENDATION:**Approve with conditions****BASIC INFORMATION**

The applicant requests to rezone a vacant 24.74-acre parcel from R-2 (Single-Family Residential District) to C-8 (Commercial Recreation District). The rezoning would allow for the development of parks and recreational facilities that will be privately operated by the X for Boys School as a Multipurpose Recreational Facility. The application was presented before the Planning Commission on September 7, 2023, and the Planning Commission voted to **Table** a decision for recommendation upon review of a proposed site layout until October 5, 2023. The applicant has provided a site layout for specific uses.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This location is a 24.74-acre undeveloped parcel. The property is not located within the 100-year floodplain.

RELEVANT ZONING HISTORY

Based on reviewing the past zoning maps, the area has maintained its original R-2 Zoning since Dougherty County adopted zoning in 1969.

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?*

The proposed development is not for commercial use but for recreational use associated with school-aged pupils. The surrounding development of adjacent properties is residential in use. However, the proposed facility will not be open to the public. It will only be used for the X Boys Life Prep Non-Profit program students. Because the use of the facilities will be limited to program students, it should be compatible with the residential surroundings.

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

The proposal is for a multipurpose recreation development. The rezoning would change the use, allowing for parks and recreational facilities that will be privately operated (Multipurpose Recreational Facility). The facility will only be used by participants of the owner's non-profit. This should have a minor impact on the surrounding neighborhoods. The non-profit will provide transportation to the facility with program vehicles, and there would be no significant impact on traffic flow entering and exiting Barnaby. Barnaby provides ingress and egress to the Southgate Subdivision.

Note, however, that the parking lot, as depicted on the site plan, is designed for over 100 cars. An administrative variance to reduce the parking could be applied for and would be favorably considered. The lighting of the outdoor sports fields and parking lot could also impact the neighborhood if not appropriately designed.

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

The existing use is a vacant parcel zoned for single-family residential development. The property has a reasonable economic use as it is currently zoned. However, few residential subdivisions have been built in Dougherty County in the past decade.

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

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

Trip Generation: Planning cannot determine traffic generation since the applicant has no confirmed proposed use other than multipurpose. The applicant has provided their intent is to develop a family-oriented facility. A specific site plan indicating the location and size of the various uses has not been provided. Staff provides the trip generation estimates should the applicant be considering a Recreational Community Center as follows:

Based on Trip Generation's 11th Edition,

- Multipurpose Recreational Facility would generate approximately 8.56 daily trips for a 1,000 sq. ft building. The building is shown to be 35,000 square feet which could result in approximately 300 trips per day.

AADT: Lily Pond Rd. had an Average Daily Traffic (AADT) count of 1,360 in 2022. Information is not available for Traffic Capacity.

Martin Luther King Jr. Drive had an Average Daily Traffic (AADT) Count of 2,820 in 2022.

Road Improvements: According to the **FY 2024-2027 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2045**, no state or federally-funded projects are proposed for the area.

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

- Barnaby is classified as a Local Road.
- Martin Luther King Drive is classified as a Minor Arterial
- Lily Pond Rd. is classified as a Minor Arterial

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

Accident Information: Planning Staff have run accident reports to provide data for the immediate area. Reports indicate nine accidents occurred from 2022 to 2023. Of the nine accidents, none were life-threatening or fatal.

Proposed Driveway/Parking Plan: The applicant states the program participants will only be transported by program vehicles. The driveway access will be from Barnaby. The site plan shows over 100 parking spaces.

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

The Albany-Dougherty Comprehensive Plan for Development (2026) does not provide a future development policy and intent for this area. The Future Land Use Map recommends low-density residential adjacent to a manufacturing district to the south. The proposal is not in conformity with the Future Land Use Map.

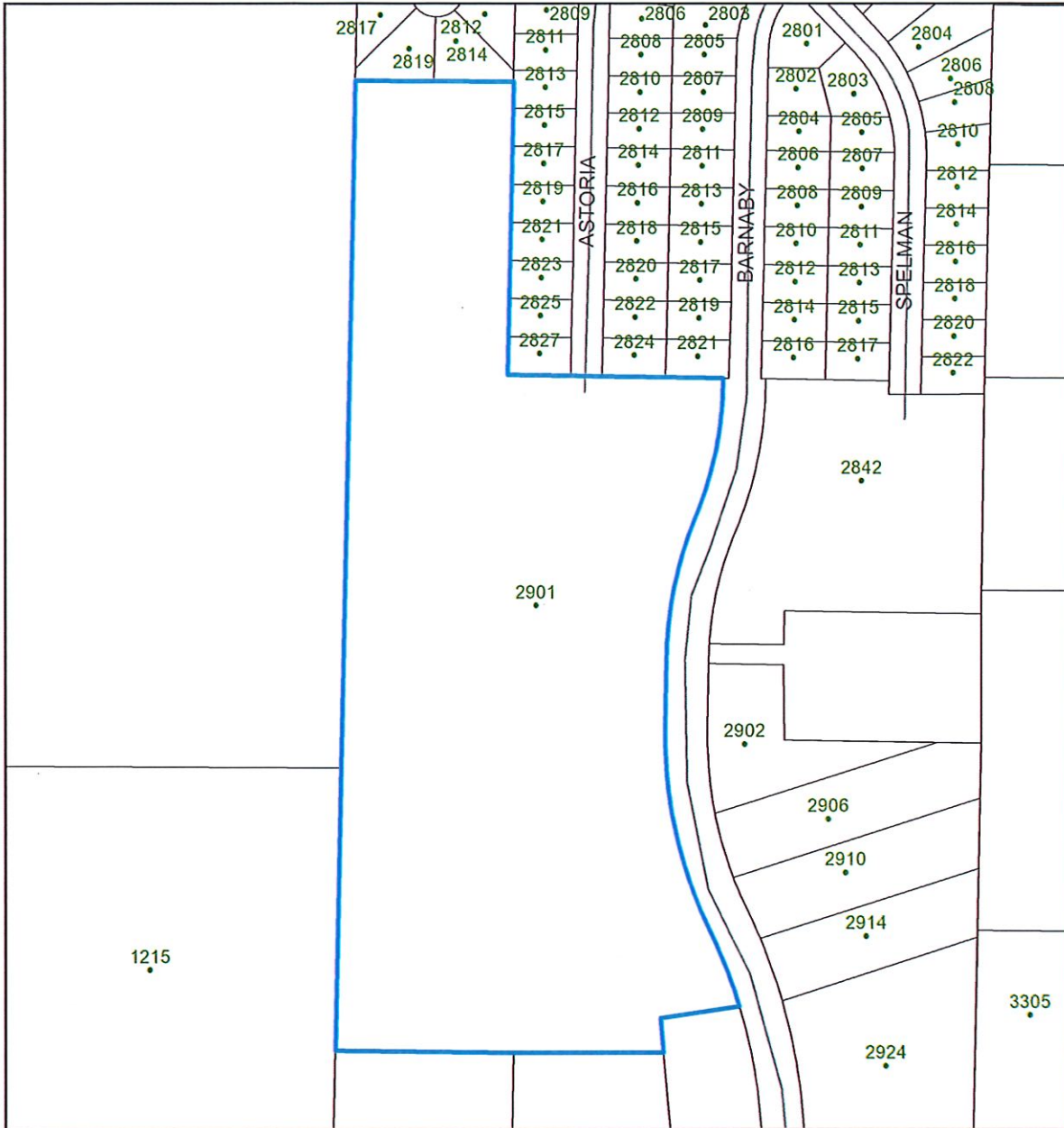
6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

The 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.

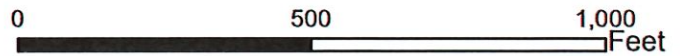
RECOMMENDATION

A site plan submitted on Friday, September 29, 2023, prompted more staff questions. The owner responded to our questions on Monday, October 2, which are attached. If the Planning Commission approves this rezoning request, staff recommends that it be conditioned on a significant reduction in parking and that all exterior lighting be designed in a way that will not impact the residential neighborhood.

LOCATION



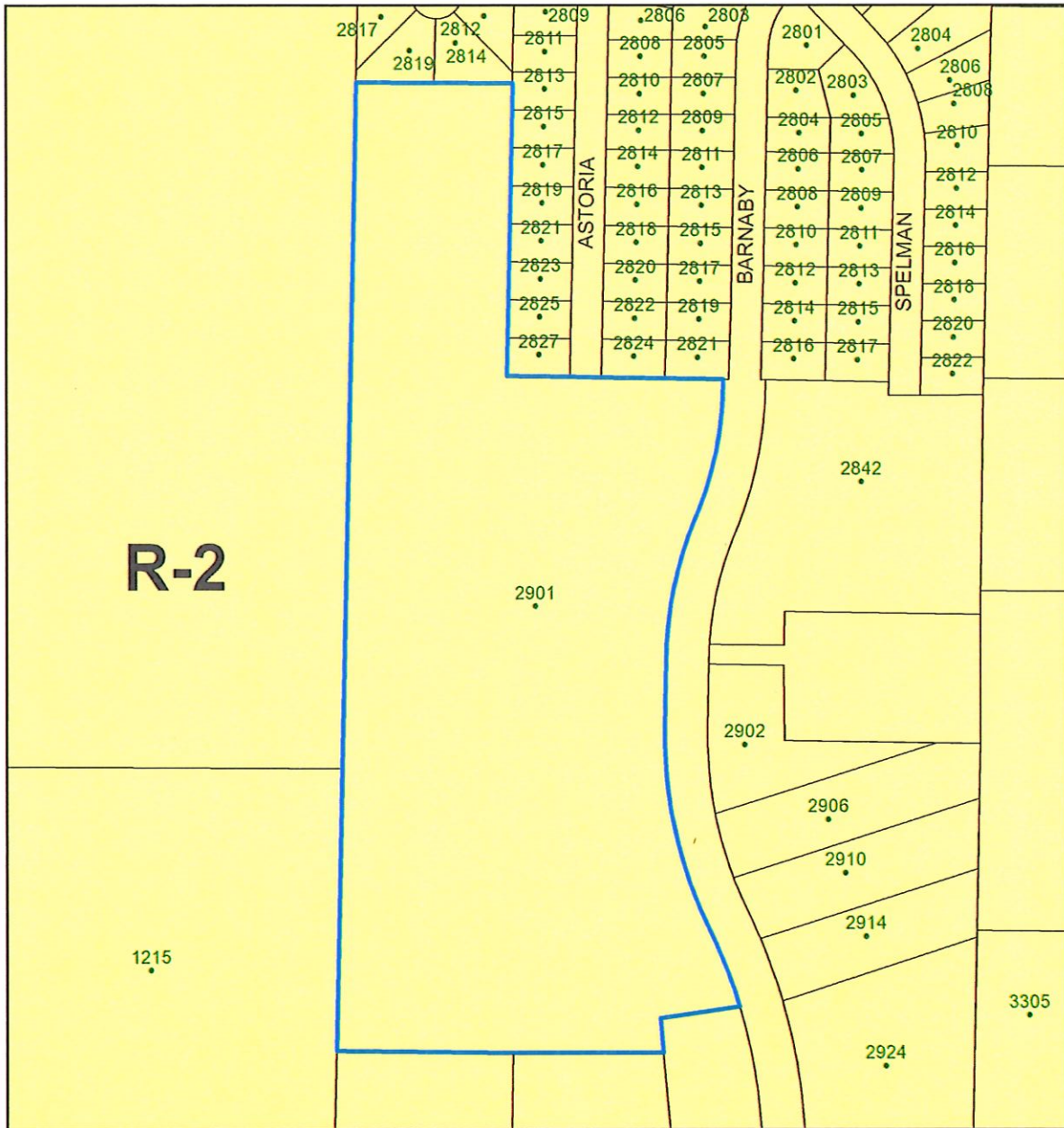
2901 Barnaby
ZONING
#23-053



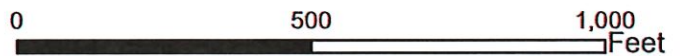
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



ZONING



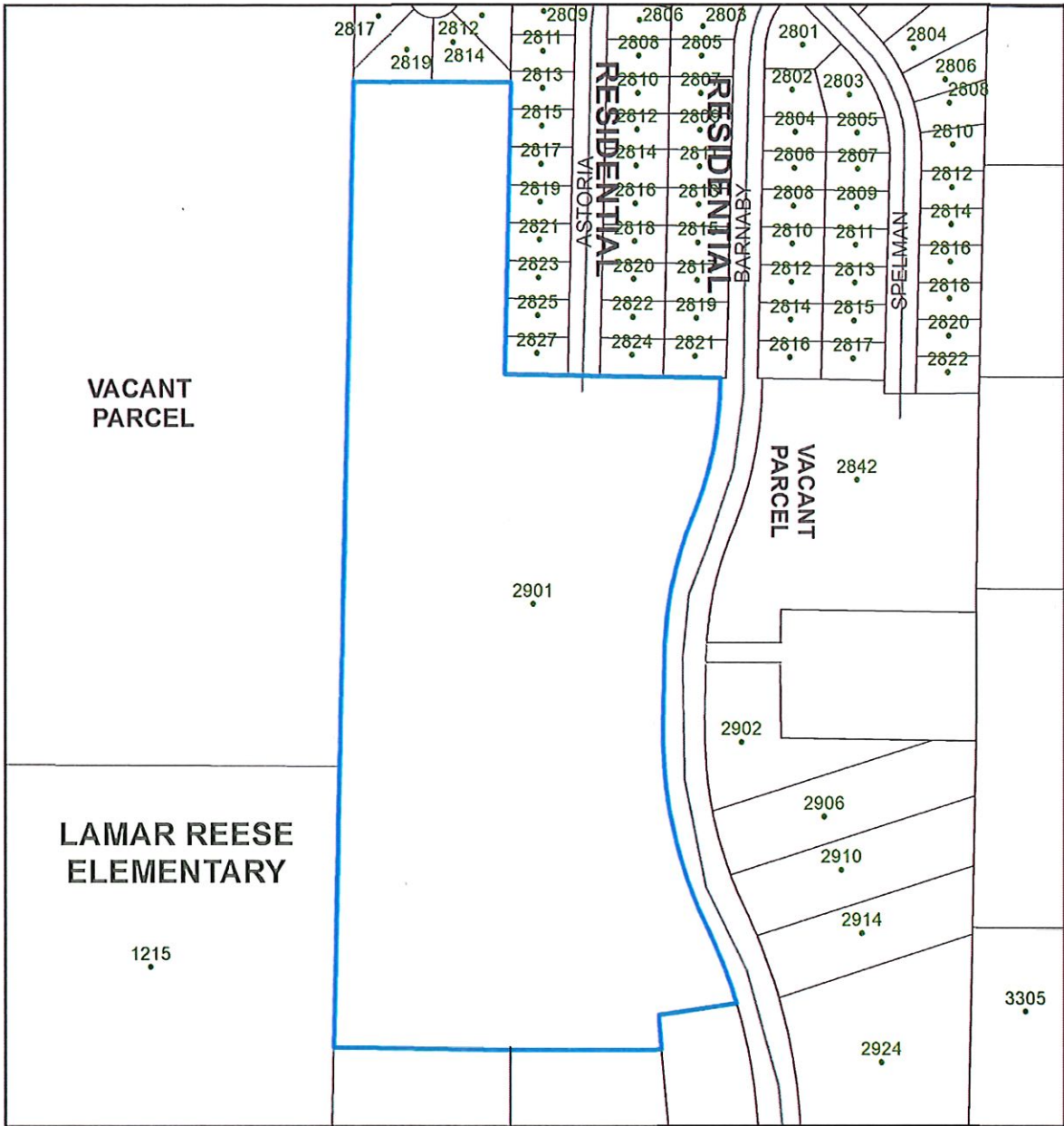
2901 Barnaby
 ZONING
 #23-053



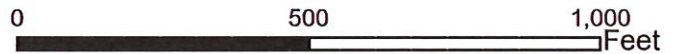
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CURRENT LANDUSE



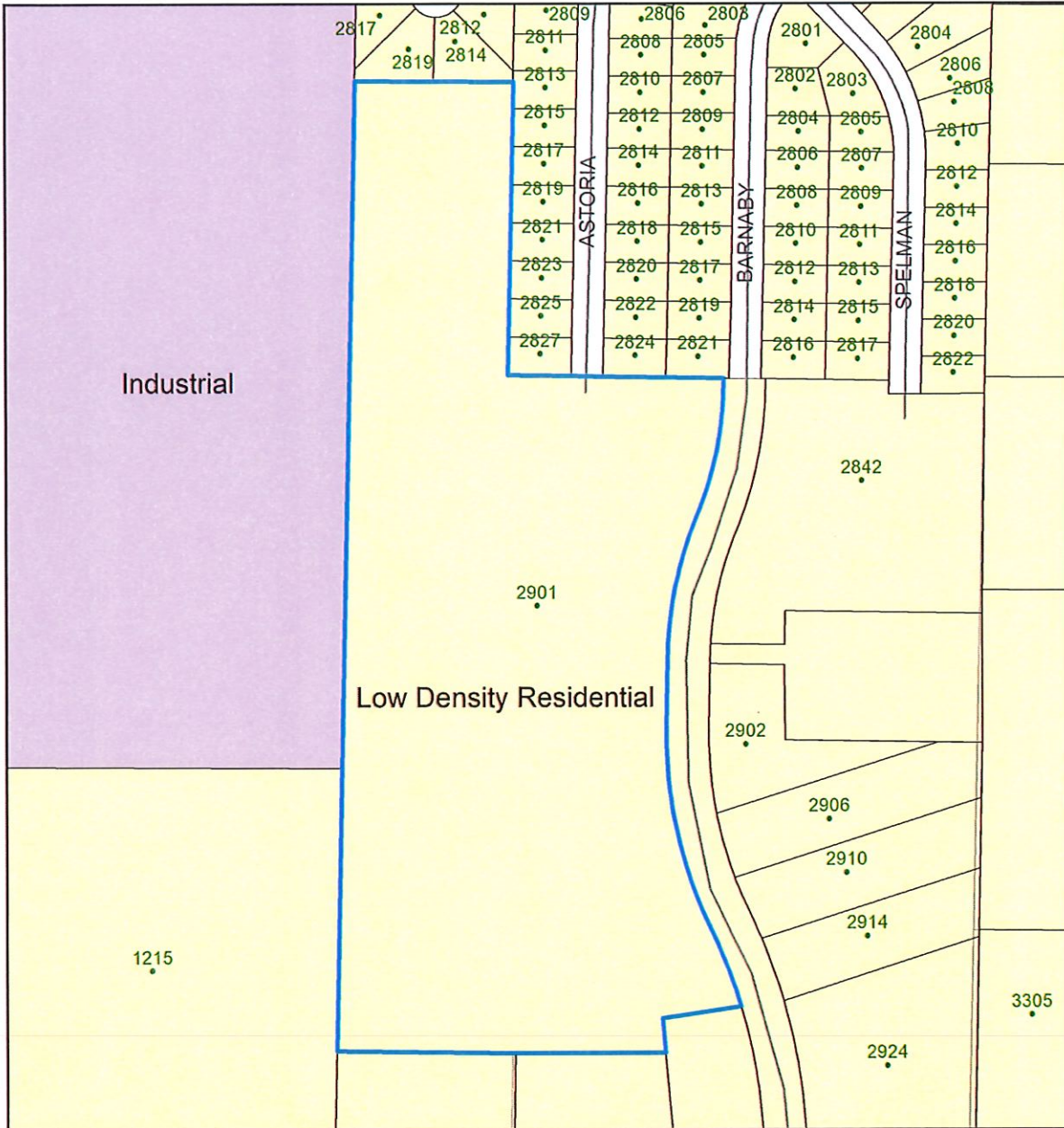
2901 Barnaby
 ZONING
 #23-053



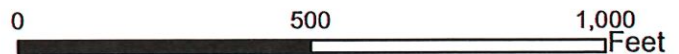
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FUTURE LAND USE



2901 Barnaby
 ZONING
 #23-053



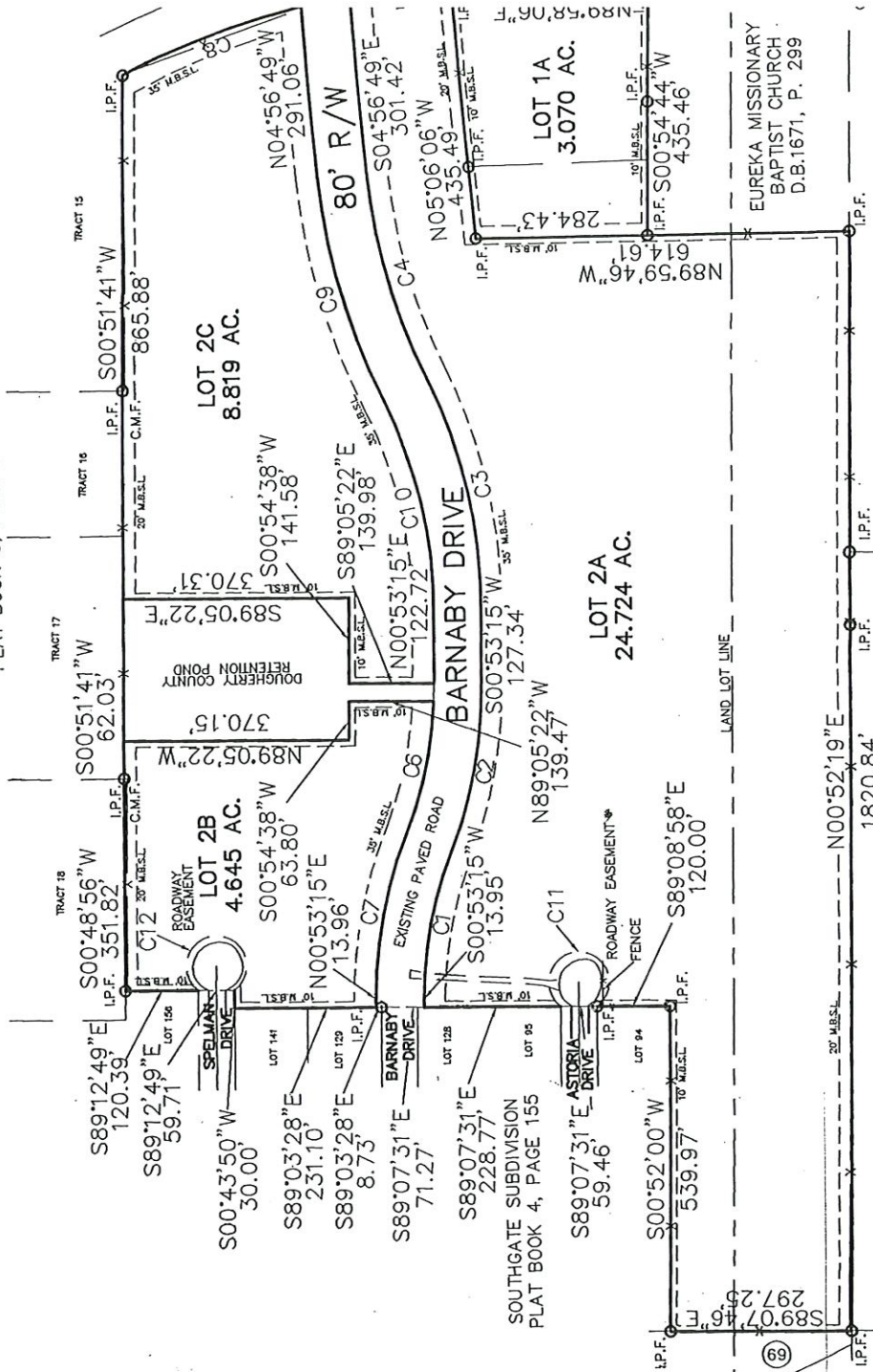
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CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD DIRECTION CHORD
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C2	280.55'	748.57'	S11°37'27"W 278.91'
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C4	361.27'	993.69'	S15°21'44"E 359.28'
C5	169.37'	1257.96'	S83°22'11"W 169.24'
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C8	315.65'	1257.96'	S68°38'58"W 314.82'
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C10	354.50'	761.73'	N12°28'42"W 351.31'
C11	250.48'	50.00'	S89°07'31"E 59.46'
C12	250.17'	50.00'	S89°12'49"E 59.71'
C13	60.06'	1257.96'	N88°35'40"E 60.05'



H.M. McKEMIE & JACK BIGBIE SUBDIVISION
PLAT BOOK 3, PAGE 60



BEAU - DOU, INC.
PLAT RECORDED IN CABINET 1, SLIDE C36H
TRACT 10

DOUGHERTY COUNTY SCHOOL BOARD
PLAT RECORDED IN CABINET 1, SLIDE C36H

EUREKA MISSIONARY
BAPTIST CHURCH
D.B.1671, P. 299

Item 7a.



APPLICATION TO AMEND THE ZONING MAP OF:

City of Albany Dougherty County

Property Address: 2901 Barnaby Drive

Name of Property Owner(s): King Randall

Mailing Address: PO Box 24, Albany, Ga 31702

City: Albany State: Georgia Zip Code: 31702

Telephone: 229-302-8010 Email: King@thexforboys.org

Name of Applicant: King Randall

Mailing Address: Po Box 24

City: Albany State: Georgia Zip Code: 31702

Telephone: 229-302-8010 Email: King@gmail.com King@gmail.com King@thexforboys.org

Zoning Classification:

Present zoning district: Residential Current use: No Use

Proposed zoning district: C-2 Proposed use: _____

Please attach the following required 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).
• An 11" x 17" or larger size plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale.
• 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.

A complete 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 9 day of August, 2023

Signature of Applicant: [Signature]

Notary Public: Donald McDowell Commission expires: April 30, 2026



Posting fee: _____ Date paid: _____ Receipt: _____



VERIFICATION OF OWNERSHIP

Name of all owners: King Randall
Address: 1005 Cherry Avenue
City/State/Zip Code: Albany, Ga, 31701
Telephone Number: 229-302-8010
Email: King@ThePorboys.org
Property Location (give description if no address): 2901 Barnaby Drive

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

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



Notary Public [Signature] Date August 9, 2023

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

Name:
Address:
City/State/Zip Code:
Telephone Number:
Email:



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

The applicant filed on this date: August 9, 2023, to apply for a rezoning approval affecting described property as follows:

Yes

No

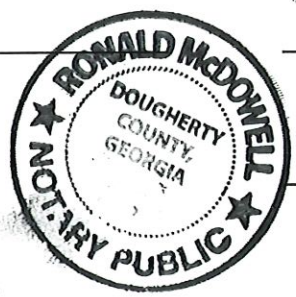
Within the last two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250 or more to a member or members of the City Commission or County commission who will consider application number _____

(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 9 day of August, 20 23

[Signature]
Signature of Applicant



Ronald McDowell
Notary Public

April 30, 2025
Commission Expires

2309299029
PARTICIPANT ID

Please Return To:
Willis A. DuVall, Jr.
Moore, Clarke, DuVall & Rodgers, P.C.
P. O. Drawer 71727
Albany, GA 31708-1727
MCDR File No. 24731.001

D2021003215
BK:4831 PG:41-42
FILED IN OFFICE
CLERK OF COURT
05/05/2021 02:33 PM
EVONNE S. MULL, CLERK
SUPERIOR COURT
DOUGHERTY COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$100.00

PT-61 047-2021-001080

LIMITED WARRANTY DEED

GEORGIA, DOUGHERTY COUNTY.

THIS INDENTURE, made this 4th day of May, in the year Two Thousand Twenty-One (2021), between **Daniel Del Vecchio a/k/a Daniel Del Vecchio, Jr.**, as Party of the First Part, hereinafter called "Grantor", and **King-La'Keit Antoine Randall**, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 340 and 357 of the First Land District of Dougherty County, Georgia, containing 38.188 acres, more or less, and being more particularly described as all of Lot 2A, Lot 2B, and Lot 2C of the H. M. McKemie and Jack Bigbie Subdivision according to a map or plat of said subdivision as recorded in Plat Cabinet 1, Slide D-004F in the office of the Clerk of Superior Court of Dougherty County, Georgia.

The above-described property is conveyed subject to any and all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor, for his successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

BK:4831 PG:42

Limited Warranty Deed
Page 2

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal, on the day and year first above written.

Daniel Del Vecchio (SEAL)
Daniel Del Vecchio

Daniel Del Vecchio (SEAL)
Daniel Del Vecchio, Jr.

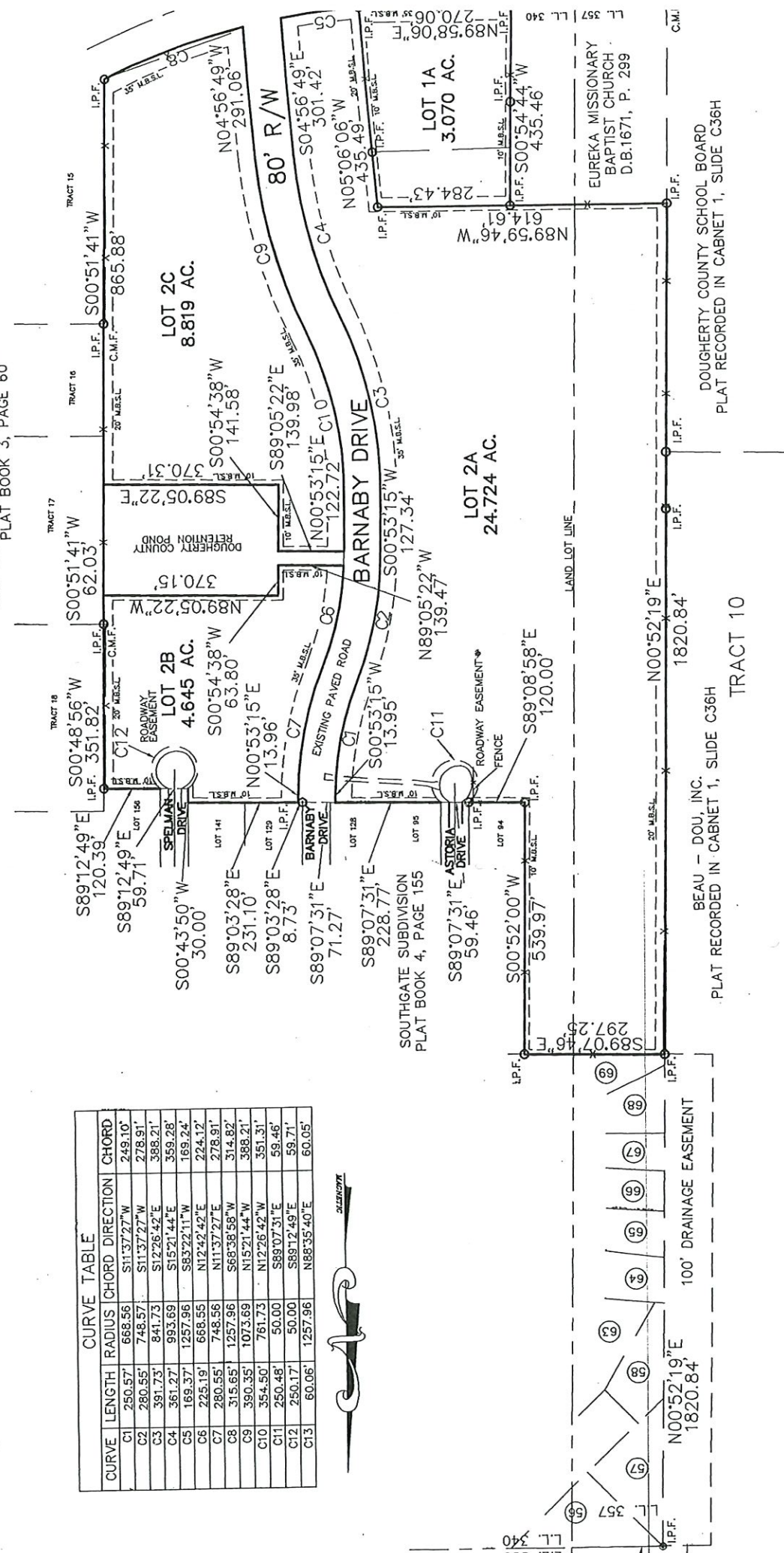
Signed, sealed and delivered,
this 4th day of May,
2021, in the presence of:

Walter Lee
UNOFFICIAL WITNESS

Walter Lee
NOTARY PUBLIC
My Commission Expires:



H.M. MCKEMIE & JACK BIGGIE SUBDIVISION
PLAT BOOK 3, PAGE 60



CURVE TABLE

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C12	250.17'	50.00'	S89°12'49"E	59.71'
C13	60.06'	1257.96'	N88°35'40"E	60.05'



N00°52'19"E
1820.84'
100' DRAINAGE EASEMENT

BEAU - DOU, INC.
PLAT RECORDED IN CABINET 1, SLIDE C36H

TRACT 10

DOUGHERTY COUNTY SCHOOL BOARD
PLAT RECORDED IN CABINET 1, SLIDE C36H

EUREKA MISSIONARY
BAPTIST CHURCH
D.B.1671, P. 299

Proposed usage of 2901 Barnaby

- This property will NOT be open to the public. It will only be used for students that are a part of The X for Boys Life Prep nonprofit program.
- We plan to use some of the land for outdoor recreational use, as well as indoor recreational use. Indoor Examples include a possible gymnasium, classrooms, martial arts dojo, cafeteria, library, gathering space, and other indoor recreational uses. Outdoor clearing of land for small park, small field for recreational sports such as outdoor basketball, kickball, baseball, football, and other outdoor sports.
- Traffic will be very minimal as the students are mainly transported in vans.
- Said non-profit does community work in the neighborhoods that house the other locations such as litter clean-up, feeding community, yard maintenance, etc. This would bring great help to the elderly residents in the Southgate neighborhood as many need helping hands.
- There are no plans to have any type of commercial business, only program usage.
- There are no concrete plans on the size of the potential indoor center, nor plans for how much of the land will be used for outdoor, as we have not started the process of what to construct exactly. These are mainly ideas of proposed usage and have no problems being restricted to specific usage of property.



September 8, 2023

Subject: Notice of Zoning Action: 23-053
2901 Barnaby Drive
Albany, Georgia (00204/00001/23B)

Greetings,

The Albany/Dougherty Planning Commission voted on September 7, 2023, and **tabled** application (23-053) to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany, Georgia, be amended to rezone a 24.74-acre vacant parcel from R-2 (Single-Family Residential District) to C-2 (General Mixed-Use Business District). The applicants request for rezoning is to accommodate a multipurpose use facility.

The case will be presented before the Planning Commission again on October 5, 2023, at 2:00 PM. The meeting will be held at 222 Pine Avenue, Room 100. The Planning Commission requests the applicant or owner be in attendance.

The case will NOT go before the Dougherty County Board of Commissioners for a public hearing on Monday, September 18, 2023. The Public Hearing for the case before the Dougherty County Board of Commissioners will be held on October 16, 2023, at 10:00 AM. The Public Hearing will be held at 222 Pine Avenue, Room 100. Applicants are encouraged to be in attendance.

Warmest Regards,

M. Angel Gray
Deputy Director

cc: Paul Forgey; Planning Director

District 2



September 18, 2023

Subject: Notice of Zoning Action: 23-053
2901 Barnaby Road
Albany, Georgia (00204/00001/23B)

Applicant: King Randall

To Whom It May Concern,

This letter is to inform you that King Randall has submitted an application (23-053) to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone a 24.74-acre vacant parcel from R-2 (Single-Family Residential District) to C-8 (Commercial Recreational District). The rezoning would allow for the construction of a multi-purpose facility. The property is at 2901 Barnaby Drive (00204/00001/23B). The property owner/applicant is King Randall. The Planning Commission tabled the application on Thursday, September 7, 2023.

The Albany Dougherty Planning Commission will conduct a public meeting on this request on Thursday, October 5, 2023, at 2:00 p.m. at the Government Center 222 Pine Avenue, 1st floor, Room 100, Albany, GA. The Planning Commission will forward its recommendation to the Dougherty County Board of Commissioners based on information presented at the public meeting.

The Dougherty County Board of Commissioners will conduct a public hearing on Monday, October 16, 2023, 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.

A notice of the filing is attached for your information. Applicants and Owners are encouraged to be in attendance.

Sincerely,
M. Angel Gray
Deputy Director



MEMORANDUM

Date: October 5, 2023
To: Dougherty County Board of Commissioners
From: Albany-Dougherty Planning Commission
Subject: 23-064 (Rezoning) 2824 Gillionville Rd

Orchard Machinery Corporation (23-064) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany, Georgia, be amended to rezone 2-acres from C-1 (Neighborhood Mixed-Use Business District) to C-3(Commercial District). The rezoning would allow for the operation of a commercial parts and service business for orchard machinery. The property is at 2824 Gillionville Road (00306/00001/07G). The property owner is JTMF LLC, and the applicant is Orchard Machinery Corporation. **District 5**

Art Brown offered a motion to approve; Charles Ochie seconded the motion.

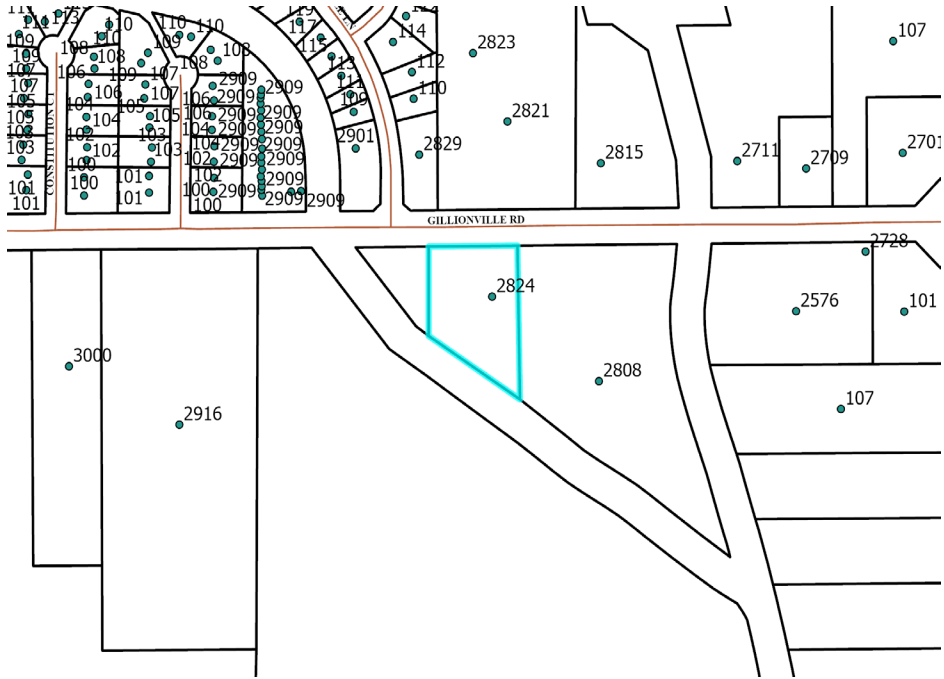
Motion was approved 7-1 with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Jimmy Hall	Yes
William Geer	Yes
Charles Ochie	Yes
Helen Young	Yes
Yvonne Jackson	Yes
Art Brown	Yes
Willie Simmons	No

PLANNING & DEVELOPMENT SERVICES

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albanyga.gov

STAFF ANALYSIS AND REPORT APPLICATION #23-064 REZONING



OWNER/APPLICANT:

JTMF, LLC (Owner)
Orchard Machinery Corporation (Applicant)

LOCATION:

2824 Gillionville Road
Tax Parcel 00306/00001/07G

CURRENT ZONING/USE:

Zoning:	C-1 (Neighborhood Mixed Use Business District)
Use:	Vacant building/Offices

PROPOSED ZONING/USE:

Zoning:	C-3 (Commercial District)
Use:	Sale of parts/service equipment

ZONING/ADJACENT LAND USE:

North: Zoning:	C-2 (General Mixed Use Business District)
Land Use:	Assisted Living Apartments

South: Zoning:	C-1 Neighborhood Mixed-Use Business District
Land Use:	The Anchorage

West: Zoning:	AG Agricultural District
Land Use:	American Post 30

East: Zoning: C-1 Neighborhood Mixed-Use Business District
 Mixed Commercial Uses & C-3 Commercial
 District
 Land Use: Park

MEETING INFORMATION:

Planning Commission: 10/05/2023, 2:00 P.M., Government Center,
 222 Pine Avenue, Rm. 100
 Public Hearing: 10/16/2023, 10:00 A.M., Government Center,
 222 Pine Avenue, Rm. 100

RECOMMENDATION: Approval

BASIC INFORMATION

The applicant requests to rezone an approximately 2-acre developed parcel from C-1 (Neighborhood Mixed-Use District) to C-3 (Commercial District). The rezoning would allow a commercial operation to sell orchard machinery parts and service equipment. The property is located at 2824 Gillionville Road.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This location is a 2-acre parcel. The property is served by public water and sanitary sewer. Access is provided from Gillionville Road. The southernmost portion of the parcel is located in the AE 100-Year Flood area and should not adversely affect the proposed zoning.

RELEVANT ZONING HISTORY

Based on reviewing the past zoning maps, the area was initially zoned C-1 when the City of Albany adopted zoning in 1970. The Zoning Classification has not changed from the initial Zoning Classification of C-1.

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?*

The proposed use of retail parts and equipment service is compatible with the surrounding land use. Adjacent properties on Gillionville Road to the east and south

consist of Neighborhood Mixed-Use Business Districts. Agricultural District to the west and General Mixed-Use Business District to the north.

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

The proposed use should not adversely affect adjacent or nearby properties' existing use or usability. The owner states that the hours of operation are Monday through Saturday from 7:30 a.m. to 5:00 p.m. Closed on Sundays with minimal traffic - usually a few customers each day and slightly more during harvest seasons. Paved parking is located in the rear for machinery waiting to be serviced. All machinery will be gated with minimal visibility from Gillionville Road. No machinery will be parked in front of the building. Service work will be inside the rear area of the building with minimal noise.

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

The subject property has reasonable economic use with its current use C-1. The C-1 district allows for a Neighborhood Mixed Use Business District, which provides offices of any type, eating and drinking establishments, and retail stores, not over 8000 sq ft.

The proposed rezoning will allow intense commercial uses, such as trucking companies, auto parts sales, and maintenance. The proposed zoning allows outside storage, however does not allow for the storage of junk, scrap, salvaged, or junked vehicles.

4. *Will the rezoning proposal result in a use that will or could cause 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 effect of the rezoning on the surrounding transportation network would be minimal and as follows:

Trip Generation: Based on Trip Generation's 11th Edition, a Retail store would generate approximately 44 daily trips for a 1,000 sq. ft building. The subject building is 2400 sq. ft., resulting in approximately 88 daily trips.

AADT: Gillionville Road had an Average Daily Traffic (AADT) count of 16,148 in 2023.

Road Improvements: According to the **FY 2024-2027 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2045**, no state or federally funded projects are proposed for the area.

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

- Gillionville Road is classified as an Urban Minor Arterial.

Public Transit Routes: Albany Transit System's Route 6/Gray/Darton and the Ram Rush-West Campus have multiple stops within the area.

Accident Information: Planning Staff have run accident reports to provide data for the immediate area. Reports indicate thirty-two non-life-threatening accidents in the area since 2022.

Proposed Driveway/Parking Plan: Customer parking will be located in the front of the building and accessed from Gillionville Road.

Analysis: Staff finds there should be no significant adverse impact on the surrounding transportation network anticipated due to the proposed use at this time.

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

Yes. The **Future Land Use** recommends Commercial uses for this area. The proposed C-3 rezoning will conform to the General Plan Designation by allowing additional commercial uses.

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?*

The subject property is located within the C-1 District. 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 2 acres from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District)



APPLICATION TO AMEND THE ZONING MAP OF:

City of Albany Dougherty County

Property Address: 2824 Gillionville Road, Albany, GA 31721
Name of Property Owner(s): JTMF, LLC
Mailing Address: 2700 Colusa Highway
City: Yuba City State: CA Zip Code: 95993
Telephone: 530-300-5555 Email: jw@shakermaker.com

Name of Applicant: Orchard Machinery Corporation
Mailing Address: 2700 Colusa Highway
City: Yuba City State: CA Zip Code: 95993
Telephone: 530-300-5555 Email: jw@shakermaker.com

Zoning Classification:
Present zoning district: C-1 Current use: Vacant building/offices
Proposed zoning district: C-3 Proposed use: Sale of parts/service equip

- Please attach the following required 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).
- An 11" x 17" or larger size plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale.
- 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.

A complete 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 28th day of August, 2023
Signature of Applicant: [Signature]
Notary Public: [Signature] Commission expires: 8-3-2025

(Staff Use)
Posting fee: Date paid: Receipt:



VERIFICATION OF OWNERSHIP

Name of all owners: JTMF, LLC
Address: 2700 Colusa Highway
City/State/Zip Code: Yuba City, CA 95993
Telephone Number: 530-300-5555
Email: jw@shakermaker.com
Property Location (give description if no address): 2824 Gillionville Road, 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.

[Signature]
Owner Signature (all owners must sign)

Owner Signature (all owners must sign)

Personally appeared before me Pamela D. Picchi, Notary Public, who has stated that the information on this form is true and correct.

[Signature]
Notary Public

8-28-23
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: _____
Address: _____
City/State/Zip Code: _____
Telephone Number: _____
Email: _____

PLANNING & DEVELOPMENT SERVICES

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albanyga.gov



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

The applicant filed on this date: August 28, 2023 , to apply for a rezoning approval affecting described property as follows:
2824 Gillionville Road. Albany, GA 31721

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).

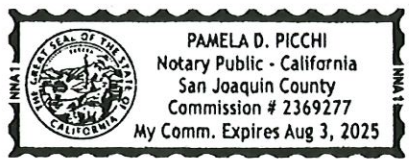
I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 28th day of August, 20 23

[Signature]
Signature of Applicant

[Signature]
Notary Public

8-3-2025
Commission Expires



D2023004858
BK:5114 PG:139-141
FILED IN OFFICE
CLERK OF COURT
08/10/2023 01:17 PM
EVONNE S. MULL, CLERK
SUPERIOR COURT
DOUGHERTY COUNTY, GA

Evonne S Mull

REAL ESTATE
TRANSFER TAX
PAID: \$402.50

WHEN RECORDED, RETURN TO:
WALTER H. BURT, III
511 Pine Avenue
ALBANY, GEORGIA 31701

2034522812
PARTICIPANT ID

ADMINISTRATOR'S DEED

PT-61 047-2023-001737

STATE OF GEORGIA,
COUNTY OF DOUGHERTY,

THIS INDENTURE, made and entered into this the 10th day of August, 2023, between JOANNE D. TAYLOR and MATHIS M. ACREE, AS CO-ADMINISTRATORS WITH WILL ANNEXED OF THE ESTATE OF SONYA SUZETTE ACREE a/k/a SONYA TAYLOR ACREE, DECEASED, late of Lee County, Georgia, as Parties of the First Part, and JTMF, LLC, a California Limited Liability Company, as Party of the Second Part,

W I T N E S S E T H:

Parties of the First Part, acting under and by virtue of the power and authority vested in them by Order of the Probate Court of Lee County, Georgia, in consideration of the sum of Four Hundred Two Thousand Five Hundred and No/100 Dollars (\$402,500.00), receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell, and convey unto the Party of the Second Part, its successors and assigns, subject to restrictions and easements of record, the following described property:

All that tract or parcel of land lying and being in Albany, Dougherty County, Georgia, and being all of Tract 4A of Estates Farms Partnership Subdivision, Section 1, according to a map or plat of said subdivision as the same is recorded in Plat Cabinet 1, Slide C-28, in the Office of the Clerk of Superior Court, Dougherty County Georgia.

2023 ad valorem taxes shall be prorated between the parties as of the date of closing.

ADMINISTRATOR'S DEED - PAGE TWO

Parties of the First Part represent and covenant that federal estate taxes relating to said Estate, have been amply provided for with other assets of her estate and cannot result in a lien against the property being conveyed this date to Party of the Second Part (no federal estate taxes owing).

Parties of the First Part represent and covenant that all debts of said Estate have been fully paid.

Parties of the First Part are the Co-Administrators of said Estate; they have in all respects acted in making this Administrator's Deed in the conveyance of said property to Party of the Second Part with the authority granted to them by O.C.G.A. Section 53-12-232 and Order of the Lee County Probate Court in said matter; and they have not acted nor failed to act in any manner as Co-Administrators of said Estate whereby the property being conveyed now is, or at any time hereafter shall, or may be, impeached, charged, or encumbered.

Said property is sold and conveyed at private sale by the Co-Administrators with Will Annexed of said Estate pursuant to powers granted by said Will and the Probate Court of Lee County in Estate No. 2018-86, appointing Joanne D. Taylor and Mathis M. Acree as Co-Administrators of said Estate, and in said Order the Co-Administrators were granted all powers contained in O.C.G.A. Section 53-15-3 including the power to sell Estate property at public or private sale upon such terms and conditions at the Co-Administrators deemed advisable.

TO HAVE AND TO HOLD said property, together with the rights, members and appurtenances thereunto belonging, or in anywise appertaining, to the Parties of the Second Part, to its own proper use, benefit and behoof forever, in FEE SIMPLE: in as full and ample a manner as the same was held, possessed, and enjoyed, by the said **SONYA SUZETTE ACREE a/k/a SONYA TAYLOR ACREE, DECEASED**, in her lifetime.

ADMINISTRATOR'S DEED - PAGE THREE

IN WITNESS WHEREOF, the said Co-Administrators have hereunto set their hands and seals the day and year first above written.

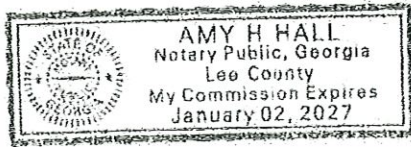
Joanne D. Taylor
JOANNE D. TAYLOR, As Co-Administrator
of the Estate of SONYA SUZETTE ACREE,
a/k/a SONYA TAYLOR ACREE, DECEASED.

Mathis M. Acree
MATHIS M. ACREE, As Co-Administrator
of the Estate of SONYA SUZETTE ACREE,
a/k/a SONYA TAYLOR ACREE, DECEASED.

Signed, sealed and delivered
in the presence of:

Whitney B. Burt
Unofficial Witness

Amy H. Hall
Notary Public
My Commission Expires: _____
(Notary Seal)



WHEN RECORDED, RETURN TO:

WALTER H. BURT, III
511 Pine Avenue
ALBANY, GEORGIA 31701

ADMINISTRATOR'S DEED

STATE OF GEORGIA,
COUNTY OF DOUGHERTY.

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TO HAVE AND TO HOLD said property, together with the rights, members and appurtenances thereunto belonging, or in anywise appertaining, to the Parties of the Second Part, to its own proper use, benefit and behoof forever, in FEE SIMPLE: in as full and ample a manner as the same was held, possessed, and enjoyed, by the said **SONYA SUZETTE ACREE a/k/a SONYA TAYLOR ACREE, DECEASED**, in her lifetime.

ADMINISTRATOR'S DEED - PAGE THREE

IN WITNESS WHEREOF, the said Co-Administrators have hereunto set their hands and seals the day and year first above written.

Joanne D. Taylor

JOANNE D. TAYLOR, As Co-Administrator
of the Estate of SONYA SUZETTE ACREE,
a/k/a SONYA TAYLOR ACREE, DECEASED.

Mathis M. Acree

MATHIS M. ACREE, As Co-Administrator
of the Estate of SONYA SUZETTE ACREE,
a/k/a SONYA TAYLOR ACREE, DECEASED.

Signed, sealed and delivered
in the presence of:

Walter Burton

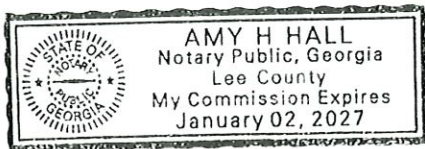
Unofficial Witness

Amy H Hall

Notary Public

My Commission Expires: _____

(Notary Seal)



From: Owen Wright owrightcentury21@gmail.com
Subject: Zoning
Date: August 21, 2023 at 7:01 PM
To: Mary Grace Hobby mghobby31714@gmail.com

Owen,

This is the same model we use in our 5 service centers in California, with some tweaks for the Georgia facility:

1. Sell OMC orchard equipment to local growers
2. Sell parts for orchard equipment to local growers
3. Repair orchard equipment in the shop during off season, travel to growers with a service truck in harvest season.
4. Staffing will consist of a manager/salesman, at some point two mechanics, an in house parts guy/gal, and at some point an admin position. All local hires.
5. Service work will be done in the back of the building, inside. Minimal noise.
6. Typical hours 7:30 am to 5:00 pm, Monday thru Friday. Some Saturdays during harvest, never open Sundays.
7. Service truck to be parked inside every night.
8. Minimal traffic, usually a few customers each day, maybe a few more than that during harvest.
9. There is plenty of paved area to park machines waiting to be serviced, most if not all not visible from the street. All locked behind gates, nothing ever stored in front of the building.

This model works well for OMC, as well as our customer base. Certainly less traffic and noise than C-3 zone approved retail sales and auto repair/dealership. OMC maintains a professional image, taking pride in our trucks and service centers. Our California service centers generate over \$3.0 million in sales, each. I am anticipating less than that in year one, but see no reason to grow that number as we become established in the area. We feel this location best suits OMC to serve an important customer base of ours, the Georgia pecan growers.

4. The land referred to in this policy is described as follows:

Item 7b.

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

Commence at the point of intersection of the west right of way line of Westover Road, extended northerly, with the south right of way line of Gillionville Road, extended easterly, which point is 100 feet east of the most westerly end of the miter of the southwest corner of the intersection of said roads, and run thence south 87 degrees 40 minutes 00 seconds west along the south right of way of said Gillionville Road a distance of 1,258.03 feet to the POINT OF BEGINNING; run thence south 02 degrees 20 minutes 00 seconds east a distance of 432.44 feet to a point on the northeast right of way of a Dougherty County drainage canal (80 foot right of way); run thence north 56 degrees 35 minutes 00 seconds west along the northeast right of way of said drainage canal a distance of 317.53 feet to a point; run thence north 02 degrees 22 minutes 35 seconds west a distance of 246.92 feet to a point on the south right of way of said Gillionville Road; run thence north 87 degrees 40 minutes 00 seconds east along the south right of way of said Gillionville Road a distance of 257.88 feet to the point of beginning; said property being designated Tract 4-A of the subdivision of Estate Farms Partnership, Section One, according to a map or plat of said subdivision as same is recorded in Plat Cabinet 1, Slide C-28, in the office of the Clerk of Superior Court of Dougherty County, Georgia.



September 18, 2023

Subject: Notice of Zoning Action: 23-064
2824 Gillionville Road
Albany, Georgia (00306/00001/07G)

Applicant: Orchard Machinery Corporation
2700 Colusa HWY
Yuba City, CA 95993

To Whom It May Concern,

This letter is to inform you that Orchard Machinery Corporation has submitted application (23-064) to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone 2-acres from C-1(Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the operation of a commercial parts and service business for orchard machinery. The property is located at 2824 Gillionville Road (00306/00001/07G). The owner is JTMF, LLC.

The Albany Dougherty Planning Commission will conduct a public meeting on this request on Thursday, October 5, 2023, at 2:00 p.m. at the Government Center 222 Pine Avenue, 1st floor, Room 100, Albany, GA. The Planning Commission will forward its recommendation to the Dougherty County Board of Commissioners based on information presented at the public meeting.

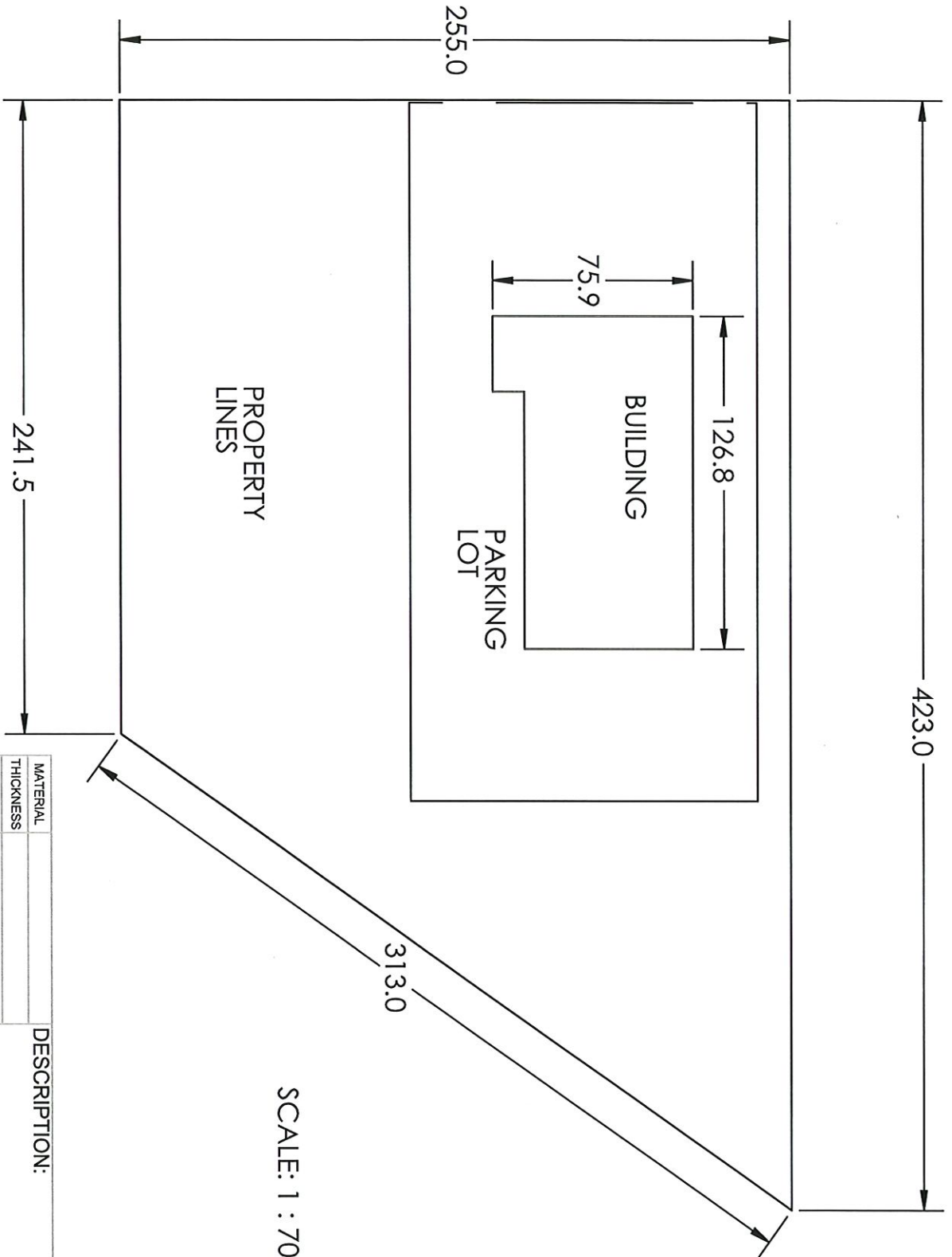
The Dougherty County Board of Commissioners will conduct a public hearing on Monday, October 16, 2023, at 10:00 a.m. in the Government Center, 222 Pine Avenue, Room 100, Albany, GA 31701. Meetings of the Albany Dougherty Planning Commission and the Dougherty County Board of Commissioners are open to the public.

A notice of the filing is attached for your information. Applicants and Owners are encouraged to be in attendance.

Sincerely,
M. Angel Gray
M. Angel Gray
Deputy Director

MENSION IN FEET

GILLIONVILLE RD 234

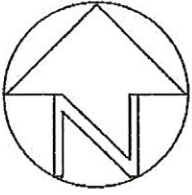


PROPERTY
LINES

BUILDING

PARKING
LOT

SCALE: 1 : 700



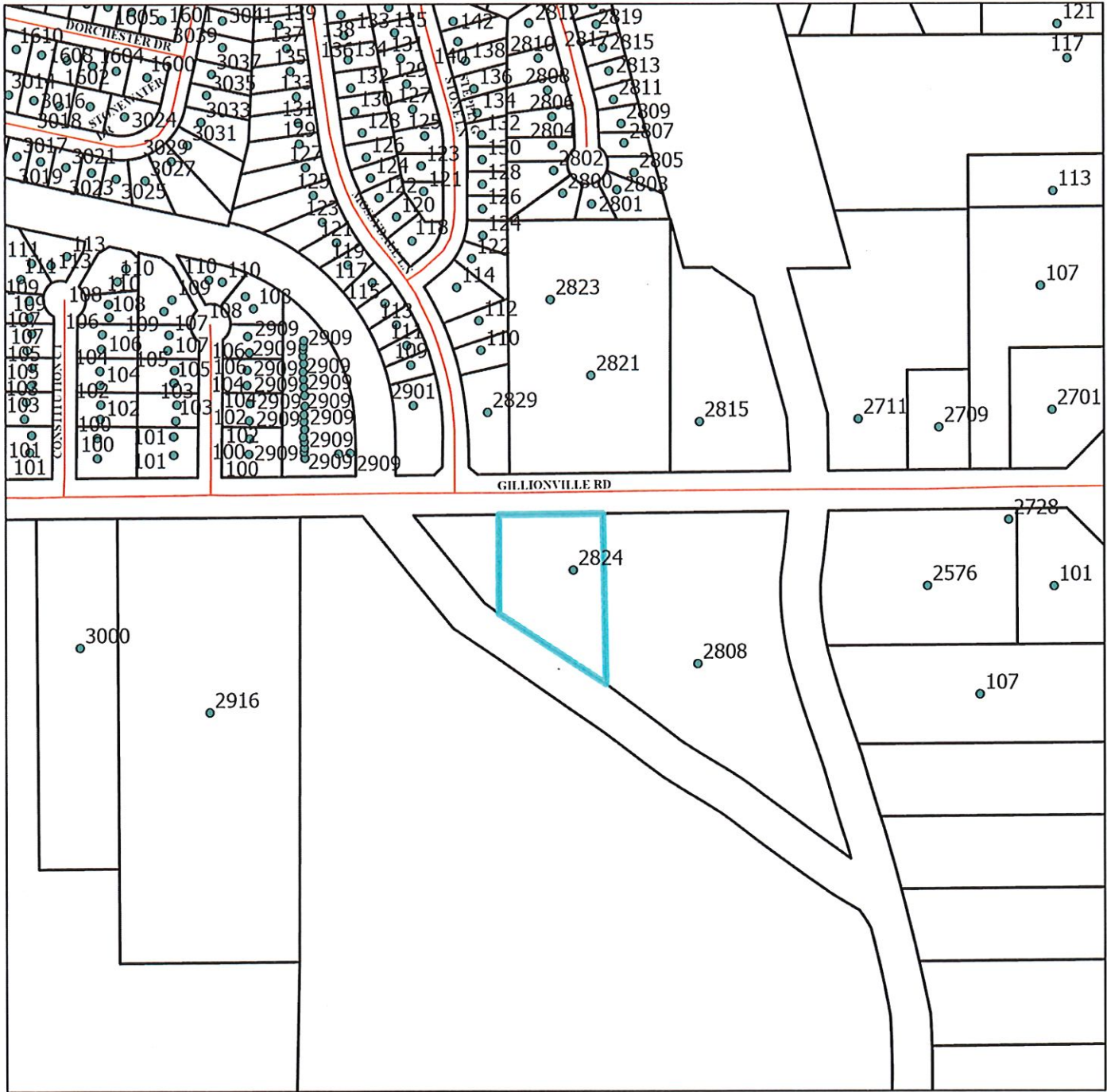
UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL: 1/16" ANGULAR: MACH: .05° BEND: .5° TWO PLACE DECIMAL: ± 0.01" THREE PLACE DECIMAL: ± 0.005"	MODEL CREATED DRAWING MODEL LAST MODIFIED DRAWING LAST MODIFIED	By On Thursday, July 25, 2013 1:25:18 PM On Thursday, July 25, 2013 2:40:24 PM By SDhandia On Thursday, August 24, 2023 2:38:41 PM By SDhandia On Thursday, August 24, 2023 3:34:56 PM
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ORCHARD MACHINERY CORPORATION. ANY REPRODUCTION IN PART OR AS A WHOLE IS STRICTLY PROHIBITED.	<p>PROPRIETARY AND CONFIDENTIAL</p>	

MATERIAL	
THICKNESS	
STOCK SIZE	
FINISH	



DESCRIPTION:	
COMMENTS:	
SIZE	DWG NO.
A	2824 GILLIONVILLE ROAD, ALBANY GA 31721 (SITE MAP)
REV	
	SHT 2 OF 2

LOCATION



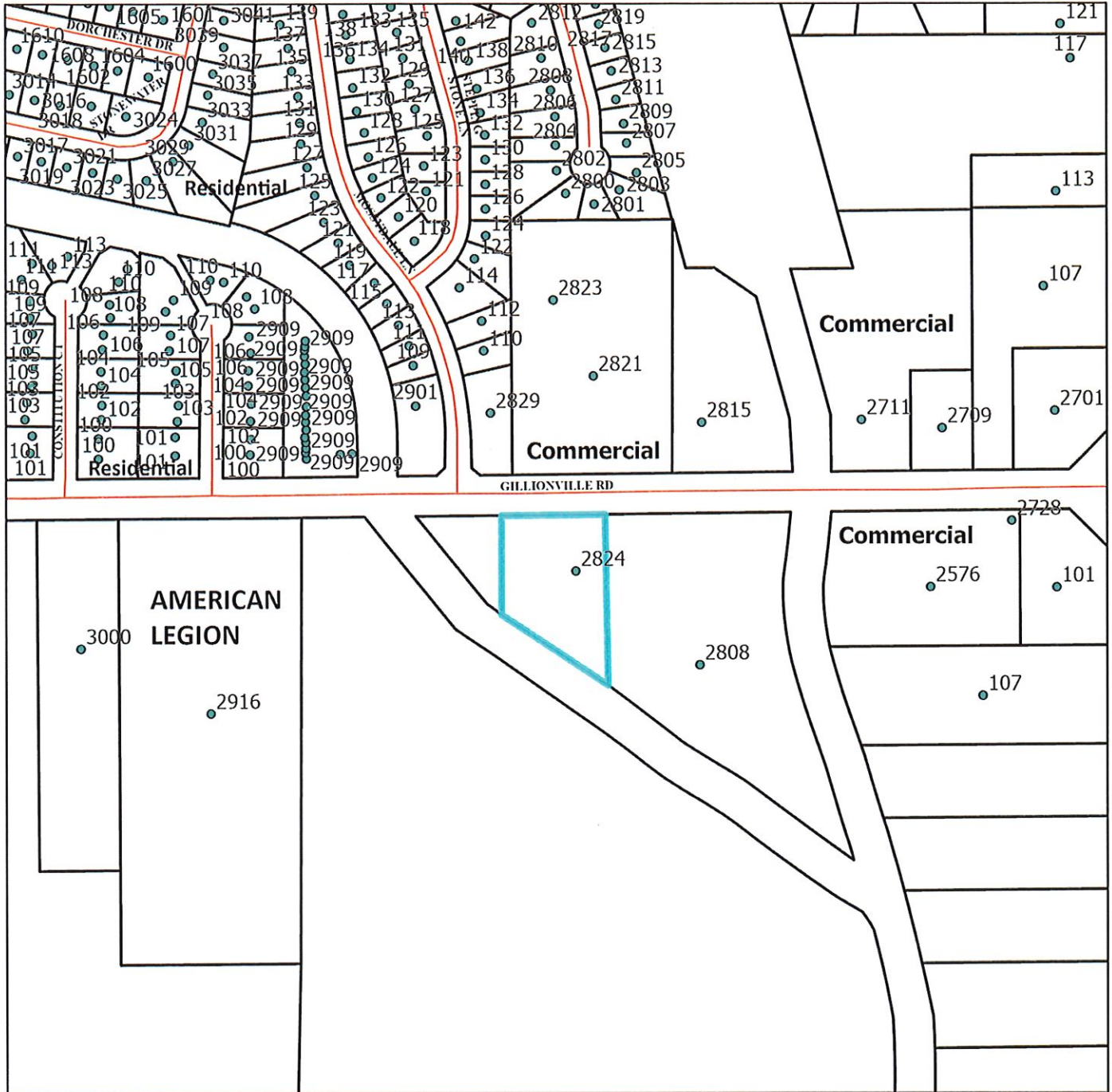
2824 Gillionville Rd.
 REZONING
 #23-064



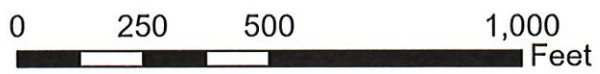
Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



CURRENT LANDUSE



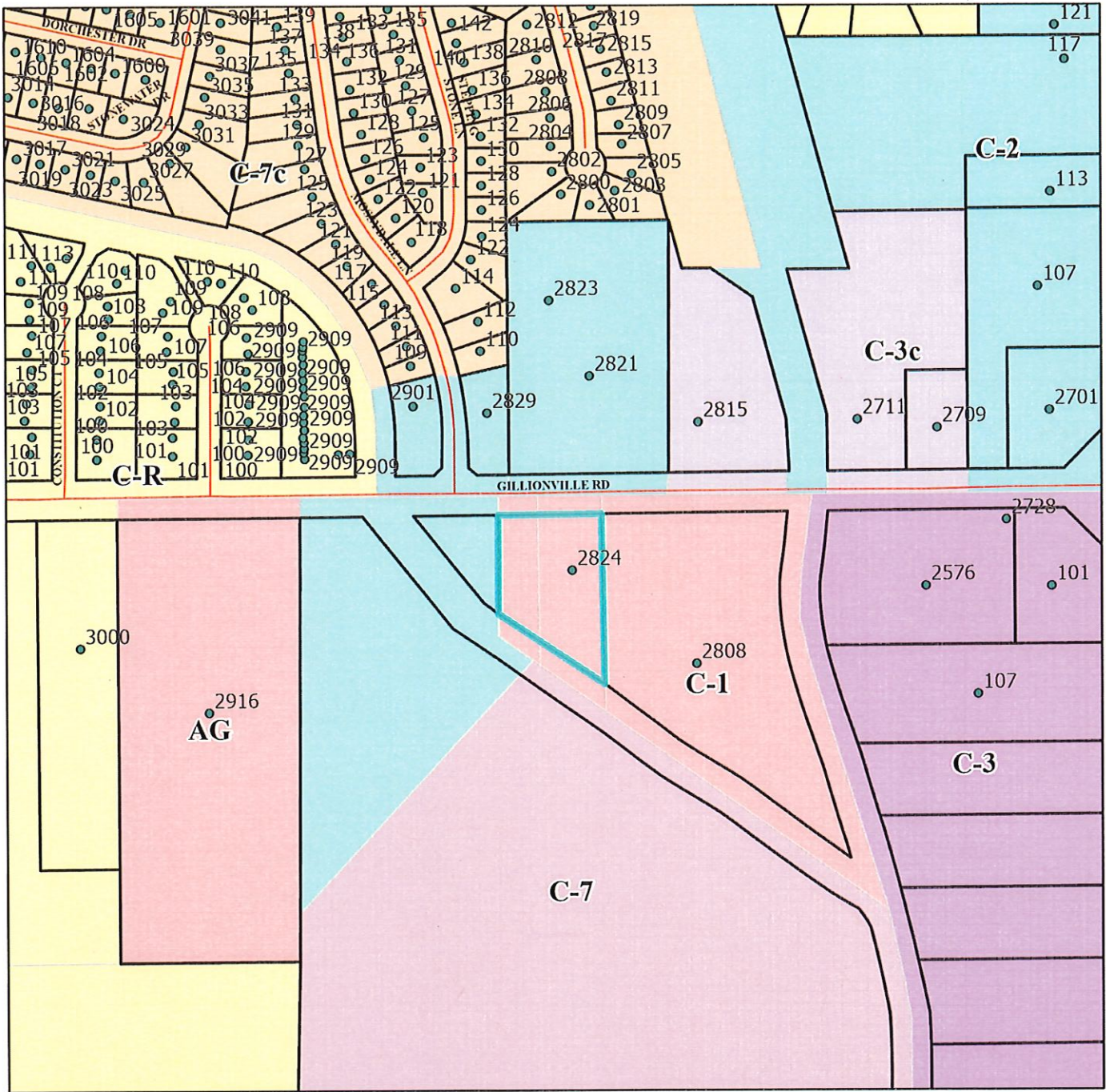
2824 Gillionville Rd.
 REZONING
 #23-064



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ZONING



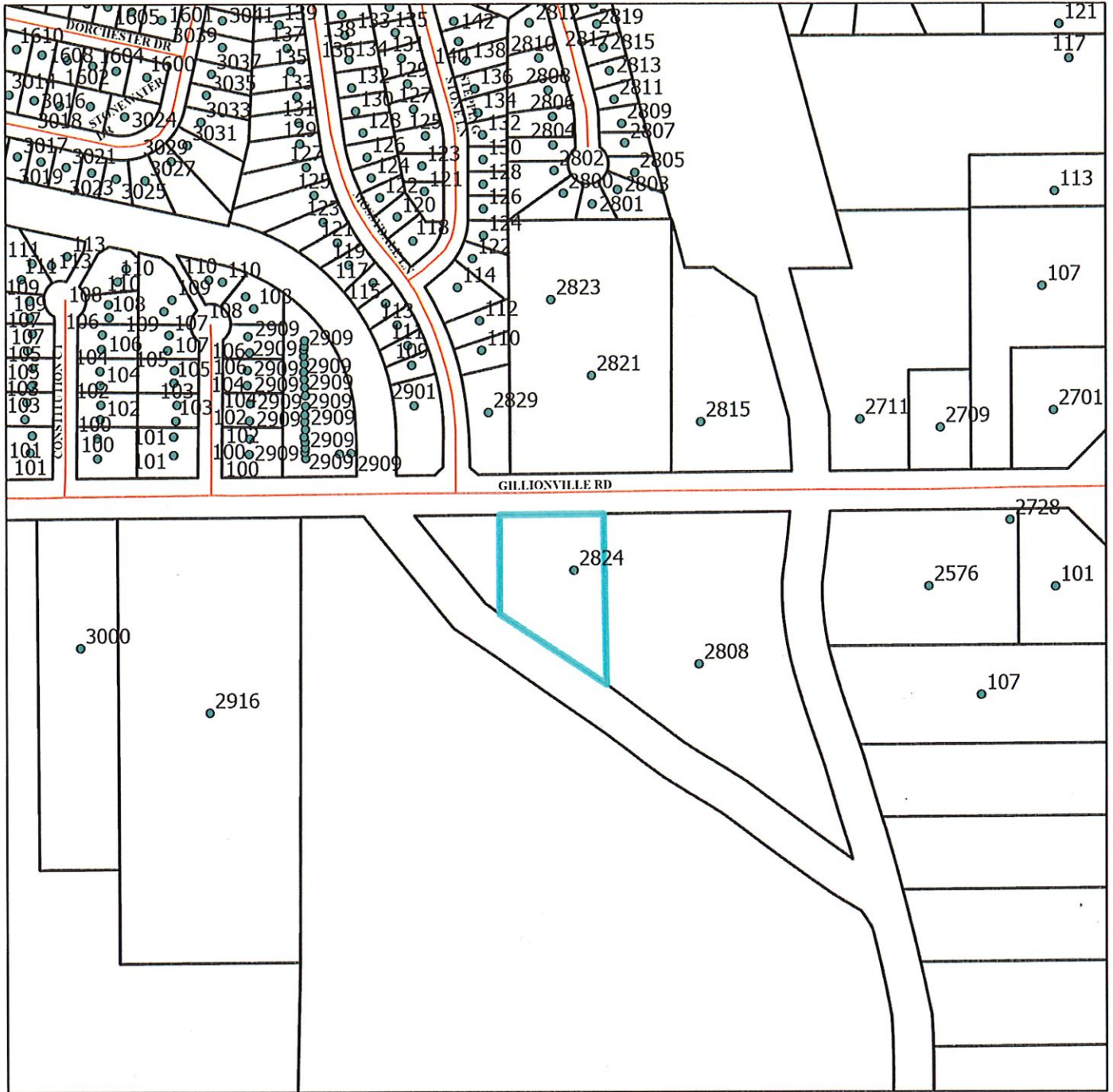
2824 Gillionville Rd.
 REZONING
 #23-064



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LOCATION



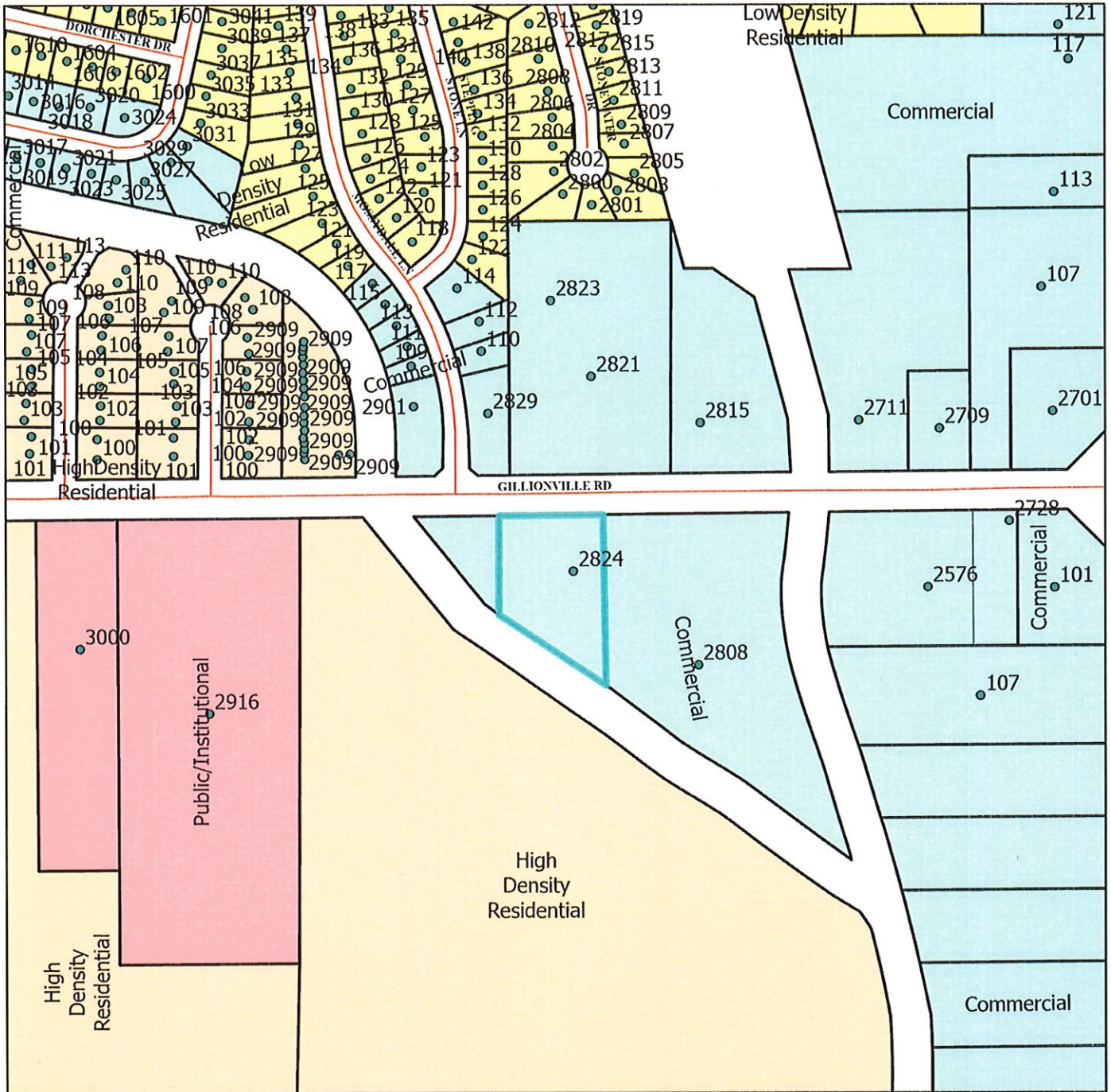
2824 Gillionville Rd.
 REZONING
 #23-064



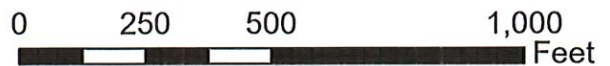
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FUTURE LANDUSE



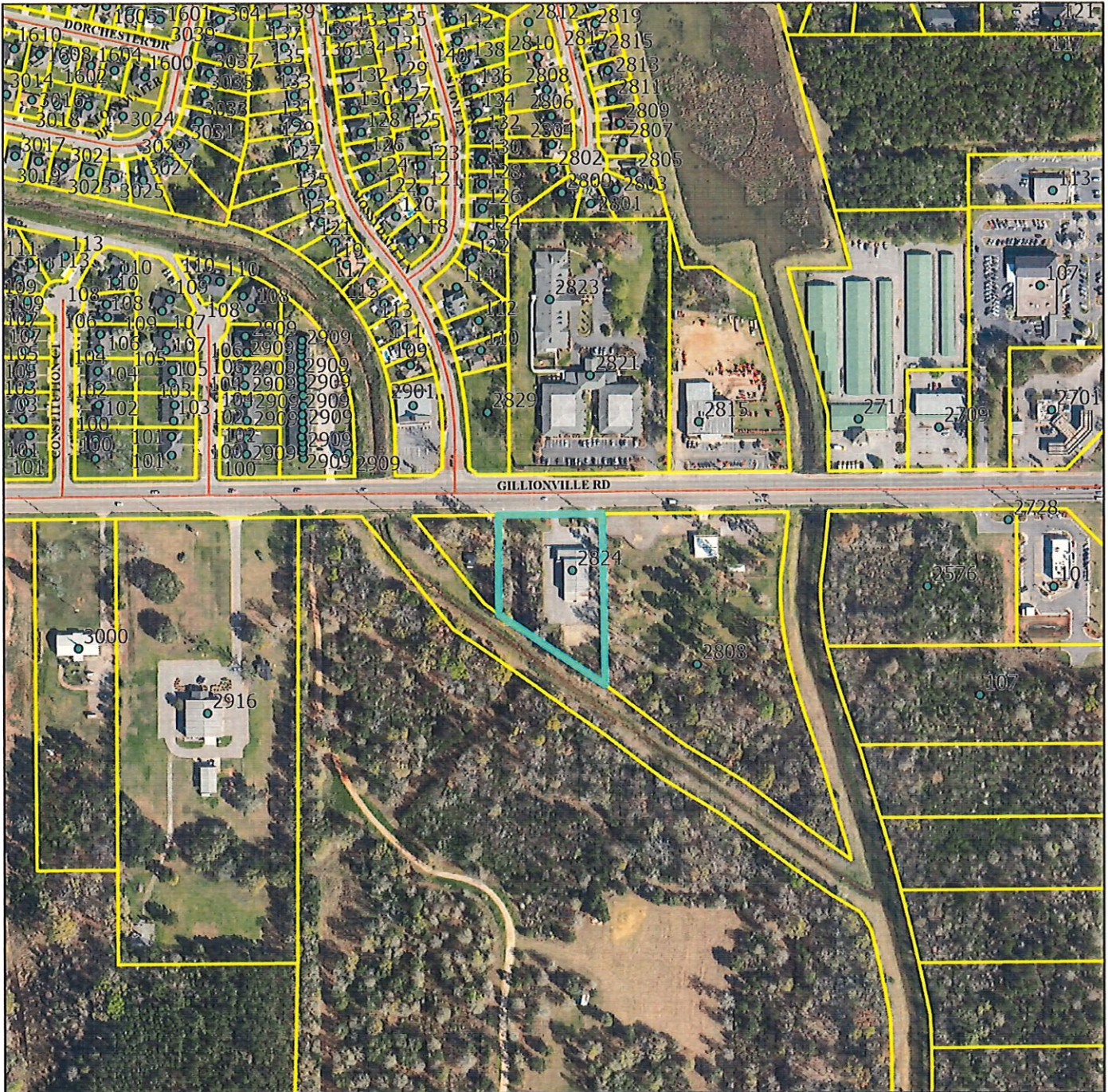
2824 Gillionville Rd.
 REZONING
 #23-064



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AERIAL



2824 Gillionville Rd.
 REZONING
 #23-064



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222 Pine Avenue, Suite 540, Post Office Box 1827
Albany, Georgia 31702-1827

ALCOHOL LICENSE APPLICATION

Date of Application: June 20, 2023

New Applicant

Transfer of Ownership

INSTRUCTIONS: Every question must be answered, typewritten or printed legibly in ink. If the space provided is not sufficient, answer the question on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed the application must be dated, signed and verified, under oath by the applicant and filed with the License Inspector, City of Albany, 240 Pine Ave, Ste 150, Albany, Georgia 31701. with all supporting documents and a money order, cashier's or certified check for the exact fee. **Please schedule an appointment with the Chief Licensing Inspector by calling 229-431-2118.** Appointments are scheduled Tuesdays and Thursdays from 10 a.m. to 2 p.m.

Check Appropriate Block(s):

- | | | | | | |
|--|---------|--|---------|---|---------|
| <input type="checkbox"/> BEER, Consumption | \$500 | <input type="checkbox"/> WINE, Consumption | \$350 | <input type="checkbox"/> LIQUOR, Package/Consumption | \$2,000 |
| <input type="checkbox"/> BEER, Package | \$400 | <input type="checkbox"/> WINE, Package | \$350 | <input type="checkbox"/> LIQUOR, Wholesale/Manufacture | \$3,000 |
| <input type="checkbox"/> BEER, Brewers | \$3,000 | <input type="checkbox"/> WINE, Manufacture | \$1,000 | <input type="checkbox"/> PACKAGE-Liquor, Beer, and Wine | \$2,000 |
| <input type="checkbox"/> BEER, Wholesale | \$750 | <input type="checkbox"/> WINE, Wholesale | \$500 | <input checked="" type="checkbox"/> CONSUMPTION-Liquor, Beer and Wine | \$2,500 |
| | | | | <input type="checkbox"/> | |

CORPORATION NAME: MJT Management Group			
TRADE NAME OF BUSINESS: MJT Management Group			
BUSINESS ADDRESS: 1304 Williamsburg Rd.			BUSINESS PHONE: (229) 329-6046
CITY: Albany	STATE: Georgia	ZIP CODE: 31705	COUNTY IN WHICH BUSINESS IS LOCATED: Dougherty

MAILING ADDRESS IF DIFFERENT FROM BUSINESS ADDRESS

MAILING ADDRESS: P.O Box 5344		
CITY: Albany	STATE: Georgia	ZIP CODE NUMBER: 31706
THIS APPLICATION IS FILED BY:		
<input type="checkbox"/> SINGLE PROPRIETOR <input type="checkbox"/> PARTNERSHIP <input checked="" type="checkbox"/> CORPORATION (Documents Required) <input type="checkbox"/> PRIVATE CLUB (Documents Required)		

GENERAL INFORMATION LICENSEE

1. FULL NAME OF LICENSEE: Travis Waltez Williams			
ADDRESS OF LEGAL RESIDENCE: 2608 Whispering Pines Rd			
CITY: Albany	STATE: Georgia	ZIP CODE: 31707	COUNTY OF RESIDENCE: Dougherty
MOBILE PHONE: (323) 919-0764		EMAIL: travisbunnygreen@gmail.com	AGE: 40
2. FULL NAME OF LICENSEE:			
ADDRESS OF LEGAL RESIDENCE:			
CITY:	STATE:	ZIP CODE:	COUNTY OF RESIDENCE:
MOBILE PHONE:		EMAIL:	AGE:

(A). If applicant resided at current residence less than 2 years list past address:

3. Manager/ Responsible Person Information (Agent): Managed by Applicant (Go to question #4)

Name: _____ Age: _____ Phone # _____

Address: _____ City: _____ State: _____ Zip: _____

CERTIFICATION OF APPOINTMENT

I, _____ the applicant of this alcohol application do hereby appoint the above agent who resides within the County of Dougherty, in the State of Georgia as my lawful and true manager/responsible person who conducts business for this establishment. This certification becomes a part of this application for the business known as _____ at _____.

Agent Signature _____ Date _____ Applicant Signature _____ Date _____

4. List all Corporations or firms associated with this business or its principal officers and their percentages of ownership (attach list if necessary):

	Name	Address	Percentage
A	MJT Management Group	PO Box 5344 Albany, Ga. 31706	100%
B	_____	_____	_____
C	_____	_____	_____

5. List the owner of the property or the property manager & company who issued the lease (include address & phone number): Check one: Leased 12 # of Months Purchased/Owner

G Houze Entertainment LLC 1507 River Pointe Dr. Albany, GA. 31701 (229) 809-2289

6. Has the applicant or any person listed in this application ever been convicted of any felony under federal or state law? YES ____ NO . If yes, please provide details for each instance.

7. Has the applicant or any person listed in this application ever been convicted of any violation of federal or state law or regulation respecting to the manufacture, possession or sale of alcoholic beverages or who has forfeited his or her bond to appear in court to answer charges for any such violations?

YES ____ NO . If yes, please provide details for each instance.

8. Have you ever been denied or had an alcohol license that has been revoked?

YES ____ NO . If yes give date, location, and reasons.

9. TYPE OF BUSINESS: (Check One)

- RESTAURANT
- PUB/TAVERN
- NIGHTCLUB/LOUNGE/BAR
- HOTEL/MOTEL
- PRIVATE CLUB (NON-PROFIT)

- CONVENIENCE/GROCERY STORE
- PACKAGE STORE
- MULTI-PURPOSE FACILITY
- MUNICIPAL FACILITY
- OTHER (SPECIFY _____)

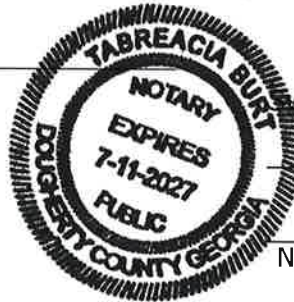
OATH

10. I, Travis W. Williams (The Applicant), being duly sworn according to law, do swear or affirm that the facts stated in the above application are true and correct. Further that any false information that I have provided and should have known to be false may lead this application to be denied or revoked if it is discovered at a later date. Notwithstanding having criminal charges brought against me for false statements. I will promptly notify the License Inspector of any changes to the above information. I have read, understand, and also agree to abide by the Ordinances for Dougherty County, and any State or Federal Laws or regulations governing the service or sale of alcoholic beverages. I further swear or affirm that this application is made in order to procure an alcoholic beverage license in Dougherty County, Georgia.

I am aware of the age requirement for the admittance to alcoholic establishments, Days and Hours of Sale, and the requirement for Alcoholic Beverage Handlers Cards. I further certify that my business meets the required specifications and qualifications for the type of business as indicated above.

SIGNATURE OF APPLICANT(S):

1. Travis Williams
2. _____



sworn to and subscribed before me this 20th day of July, 2023.
T. Burt
 NOTARY PUBLIC

OFFICE USE ONLY

PROXIMITIES (LEAVE BLANK IF A TRANSFER OF OWNERSHIP):

A. Nearest School: 10,000 + Feet From: Radium Springs Middle School, 2600 Radium Springs Rd, Albany, GA 317
 (Must be greater than 300 ft. for beer and wine, 600 ft. for distilled spirits)

B. Nearest Church: 3100 + Feet From: Rhema Word Cathedral, 1512 Williamsburg Rd, Albany, GA 31705
 (Must be greater than 300 ft.)

C. Other Distances:

1. N/A _____ feet.
 (Distance between Bars, Nightclubs, Taverns, Lounges within 1,000 feet of this applied location.)
2. N/A _____ feet.
 (If requested location is within 300 feet of Government owned or operated Alcohol Treatment Center.)
3. N/A _____ feet.
 (If requested location is within 300 feet of any Housing Authority Property.)

D. Package Stores _____ feet from existing package store _____
 located at _____ (Must be greater than 1,500ft.)

Is this location or has this location been licensed for alcohol? Yes No

If Yes, License Number: _____ Last Year Licensed: _____

Business Name: _____

Licensee: _____

Lic.No. DA23-00005

Fee \$1250.00

ABC Date 09/21/2023

Accepted by: M.M.

ADDITIONAL INFORMATION

WORK SESSION DATE: October 09, 2023

REGULAR MEETING DATE: October 16, 2023

ZONING: C-8 DISTRICT: 6

Applicant(s) meet criteria: Yes No

Location meets criteria: Yes No

[Signature] 10/3/2023
Director/License Inspector Date

Recommendation: Approved Disapproved

[Signature] 10-02-23
Chief of Police/Designee Date

County Clerk/Designee _____ Date _____

Remarks:

Approved Disapproved

COMMENTS:

904 Alcoholic Beverages

NOTICE OF APPLICATION FOR CONSUMPTION OF ALCOHOLIC BEVERAGES LIQUOR, BEER AND WINE LICENSE

I, Travis W. Williams, trading as MJT Management Group LLC, located at 1304 Williamsburg Rd., Albany, GA, give notice that I will apply for consumption of alcoholic beverages; Liquor, Beer and Wine license to be considered by the Dougherty County Commission at 10: a.m. on September 18, 2023 at 222 Pine Avenue, Room 100, Albany, Georgia.

**A RESOLUTION
ENTITLED
A RESOLUTION FOR ACCEPTANCE AND EXECUTION OF THE RENTAL
AGREEMENT BETWEEN DOUGHERTY COUNTY, GEORGIA AND THE STATE
PROPERTIES COMMISSION ON BEHALF OF THE DEPARTMENT OF DRIVER
SERVICES; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.**

WHEREAS, the Board of Commissioners of Dougherty County, Georgia has considered and is hereby desirous of approving and executing the Rental Agreement between Dougherty County Board of Commissioners and the State Properties Commission on behalf of the Department Driver Services relative to County-owned property located at 2602 Newton Road, Albany, Georgia 31701;

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 Rental Agreement between Dougherty County, Georgia and the State Properties Commission on behalf of the Department of Driver Services is hereby approved and adopted and the Dougherty County Chairman and acting County Administrator are hereby authorized to execute any and all other documents necessary to the full implementation of said Rental Agreement.

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

This the 16th day of October, 2023.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: _____
Lorenzo L. Heard, Chairman

ATTEST:

County Clerk

**STATE OF GEORGIA
COUNTY OF FULTON**

Lease # 6227

**RENTAL AGREEMENT
BETWEEN THE
COUNTY OF DOUGHERTY
AND
STATE PROPERTIES COMMISSION**

This **RENTAL AGREEMENT** (hereinafter “Agreement”) is made and entered into this ____ day of _____, 20____, by and between **COUNTY OF DOUGHERTY** (hereinafter “Landlord”), whose address is 222 Pine Avenue Room #540, Albany, Georgia, 31701, the **STATE PROPERTIES COMMISSION** (hereinafter “Tenant”), whose address is 270 Washington Street, Suite 2-129, Atlanta, Georgia 30334, on behalf of **DEPARTMENT OF DRIVER SERVICES** (“Occupying Agency”), whose address is 2206 Eastview Parkway, Conyers, Georgia 30013. The Landlord, Tenant, and Occupying Agency shall collectively be referred to as the “Parties.”

1. PREMISES

Landlord hereby rents to Tenant, and Tenant hereby takes and rents from the Landlord, on behalf of the Occupying Agency, 4,555 square feet of office space located at 2062 Newton Rd. Albany, Georgia 31701 (hereinafter the “Premises”). The Premises are more clearly identified on the drawing attached hereto as “Exhibit A” and incorporated herein by reference.

2. RENT/UTILITIES

(a) In consideration for providing the Premises and the Occupying Agency’s provision of services to Landlord’s citizens, Tenant shall cause the Occupying Agency to pay **Five Hundred Four Dollars and Eighty-Four Cents (\$504.84) per month** to Landlord for occupying the Premises (hereinafter “Rent”).

(b) Tenant shall cause the Occupying Agency to maintain accounts in its name, and pay directly to the providers thereof, the utilities used by the Occupying Agency to service the Premises including electrical, gas, water, or sewer service, and telecommunication services. Landlord shall be responsible for providing all other utilities to service the Premises including trash removal and any other expenses.

3. USE OF PREMISES

Landlord and Occupying Agency agree the Premises shall be used solely for the purpose of carrying out the Occupying Agency’s day-to-day services, and the Premises shall only be occupied during Landlord’s normal operating hours.

4. TERM

This Agreement shall be for an initial term commencing on December 15, 2023 and ending on June 30, 2024, (hereinafter the “Initial Term”) unless the Agreement is terminated during the Initial Term or Renewal Term period. If Tenant or Occupying Agency is not in default on any of its obligations hereunder, the Tenant shall be permitted to extend this Agreement for eight (8) successive, one (1) year, renewal periods (hereinafter “Renewal Terms”), provided that Tenant’s written notice of its election to exercise its renewal option shall be given to Landlord either forty-five (45) days prior to the expiration of the of the Initial Term or then current Renewal Term or five (5) days after the Governor signs the annual general appropriations bill, whichever occurs later, but in no case shall Tenant’s notice be given to Landlord later than the day prior to the commencement date of the Renewal Term. The Renewal Term shall begin upon expiration of the Initial Term or then current Renewal Term. All of the terms, covenants and provisions of this Agreement shall be applicable for any effective Renewal Term. The Initial Term and all effective Renewal Terms are collectively referred to as the “Term.”

5. REPAIRS

During the Term, Landlord at its sole cost and expense, shall be responsible for servicing, replacing, keeping and maintaining, in good order and repair, all aspects of the Premises, except that Tenant shall reimburse Landlord upon demand for reasonable costs of replacements, maintenance, or repairs necessitated by the willful misconduct of Tenant. Services, replacements, or repairs made by the Tenant or its Occupying Agency to the Premises, shall not be construed as a waiver of Landlord’s obligation under this provision.

6. JANITORIAL SERVICES

Tenant shall furnish and pay for all janitorial services for the Premises.

7. INSURANCE

Neither Tenant nor Occupying Agency shall use the Premises for any purpose other than that stated in “Paragraph 3” hereof. The Tenant and Occupying Agency are prohibited from any use of the Premises or acts on the Premises that may cause a cancellation of, or an increase in the existing rate of fire, casualty and other extended insurance coverage insuring the Premises. Tenant and Occupying Agency further agree not to sell, or permit to be kept for use on the Premises, any article(s) which may be prohibited by the standard form of fire insurance policies. Throughout the Term of this Agreement, Tenant shall cause the

Occupying Agency to maintain an insurance policy or, through a program of self-insurance, insurance coverage for Occupying Agency's fixtures, furnishings, equipment and personal property located in the Premises. Occupying Agency shall carry a policy with an amount not less than full replacement cost against loss or damage by fire and all other casualties and risks.

8. CANCELLATION FOR CONVENIENCE

The Parties reserve the right to cancel this Agreement for convenience by giving at least one hundred twenty (120) days prior written notice of such cancellation to the non-cancelling Parties.

9. ABANDONMENT

The Parties agree that this Agreement will terminate, and the Premises will revert to the Landlord, in the event that the Premises are abandoned by the Tenant or the Occupying Agency.

10. REMOVAL OF FIXTURES

At any time before the expiration, or earlier termination, of this Agreement, or upon a reasonable time thereafter, either Tenant or Occupying Agency shall have the right and privilege to remove all fixtures, furnishings, equipment, and personal property either Tenant or Occupying Agency has placed in or upon the Premises.

11. NOTICES

All notices, requests, demands and other communications provided for hereunder shall be in writing, mailed by first class United States certified mail, return receipt requested, delivered by overnight carrier (such as, but not limited to, UPS or Federal Express), or personally delivered to the applicable party at the addresses as stipulated in "Paragraph 1", or at such other address as a party may designate. All parties reserve the right, by written notice, to name a different person or title, and to change the address where notices shall be given.

12. SURRENDER OF PREMISES

In the event of cancellation or early termination of this Agreement, the Tenant shall cause the Occupying Agency to surrender the Premises to Landlord in good order and condition; ordinary wear and tear, damage by fire, acts of God, the elements, other casualties, condemnation and/or appropriation, and damage or defects arising from the negligence or default of Landlord are excepted.

13. ENTRY FOR INSPECTION BY LANDLORD

The Tenant and Occupying Agency shall permit the Landlord, its agents or employees, to enter into and upon the Premises at all reasonable times for the purpose of inspecting the Premises or for the purpose

of maintaining or making repairs, alterations, or additions to necessary portion of the Premises. The Landlord's entry shall not unreasonably interfere with Tenant's or Occupying Agency's business functions.

14. ASSIGNMENT AND SUBLETTING OF PREMISES BY THE TENANT

Landlord recognizes and acknowledges that (I) Tenant is Public Body Corporate and Politic created within the Executive Branch of the State Government of Georgia By O.C.G.A. § 50-16-32; (II) Tenant's duties include the management of the utilization of administrative space [as defined by O.C.G.A. § 50-16-31(1.1)] in the manners permitted by O.C.G.A. § 50-16-31 et seq.; (III) pursuant to O.C.G.A. § 50-16-41, the management of the utilization of administrative space by Tenant shall include Tenant entering into any necessary agreements to rent or lease administrative space and then subsequently subletting such space to an Occupying Agency (as hereinafter defined) requiring the space. Accordingly, Landlord further recognizes and acknowledges, and does hereby consent to Tenant's sublet of the premises, or any portion thereof, as well as the assignment of this Agreement, to an Occupying Agency without obtaining Landlord's consent, so long as Tenant gives Landlord prior written notice. For purposes here, an "Occupying Agency" means: (I) an Agency, Department, Commission, Board, Public Body Corporate and Politic, or Bureau of the State of Georgia, and (II) any other entity as permitted by State Law. Any Occupying Agency shall have the right, at its election, to cure any default by Tenant under this Agreement. Landlord shall immediately provide Tenant with copies of all correspondence sent by Landlord to an Occupying Agency (or to any other Subtenant) and copies of all correspondence received by Landlord from an Occupying Agency (or from any other Subtenant). Notwithstanding the foregoing, Landlord acknowledges and agrees that the Occupying Agency shall not be an agent of Tenant and shall not have actual, constructive or apparent authority to amend or otherwise modify the terms of this Agreement or to otherwise bind Tenant.

15. ENTIRE AGREEMENT

This Agreement, including any attached exhibits, embodies and sets forth all the provisions, agreements, conditions, covenants, terms and understandings between the parties relative to the Premises. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties herein unless reduced to writing and signed by all the parties to this Agreement.

IN WITNESS WHEREOF, the Parties have hereunto signed, sealed and delivered this Agreement in duplicate original on the day, month and year first above written, each of the Parties keeping one of the duplicate originals.

(Signatures begin on next page and remainder of page is intentionally blank)

Signed, sealed and delivered
as to Landlord in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:

(Affix and Impress
Notary Public Seal Here)

LANDLORD:
COUNTY OF DOUGHERTY

By: _____

Name: _____

Title: _____

Attest: _____

Name: _____

Title: _____

Signed, sealed and delivered
as to Tenant in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:

(Affix and Impress
Notary Public Seal Here)

TENANT:
STATE PROPERTIES COMMISSION

By: _____

Name: _____

Title: _____

Signed, sealed and delivered
as to Occupying Agency in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:

(Affix and Impress
Notary Public Seal Here)

OCCUPYING AGENCY:
DEPARTMENT OF DRIVER SERVICES

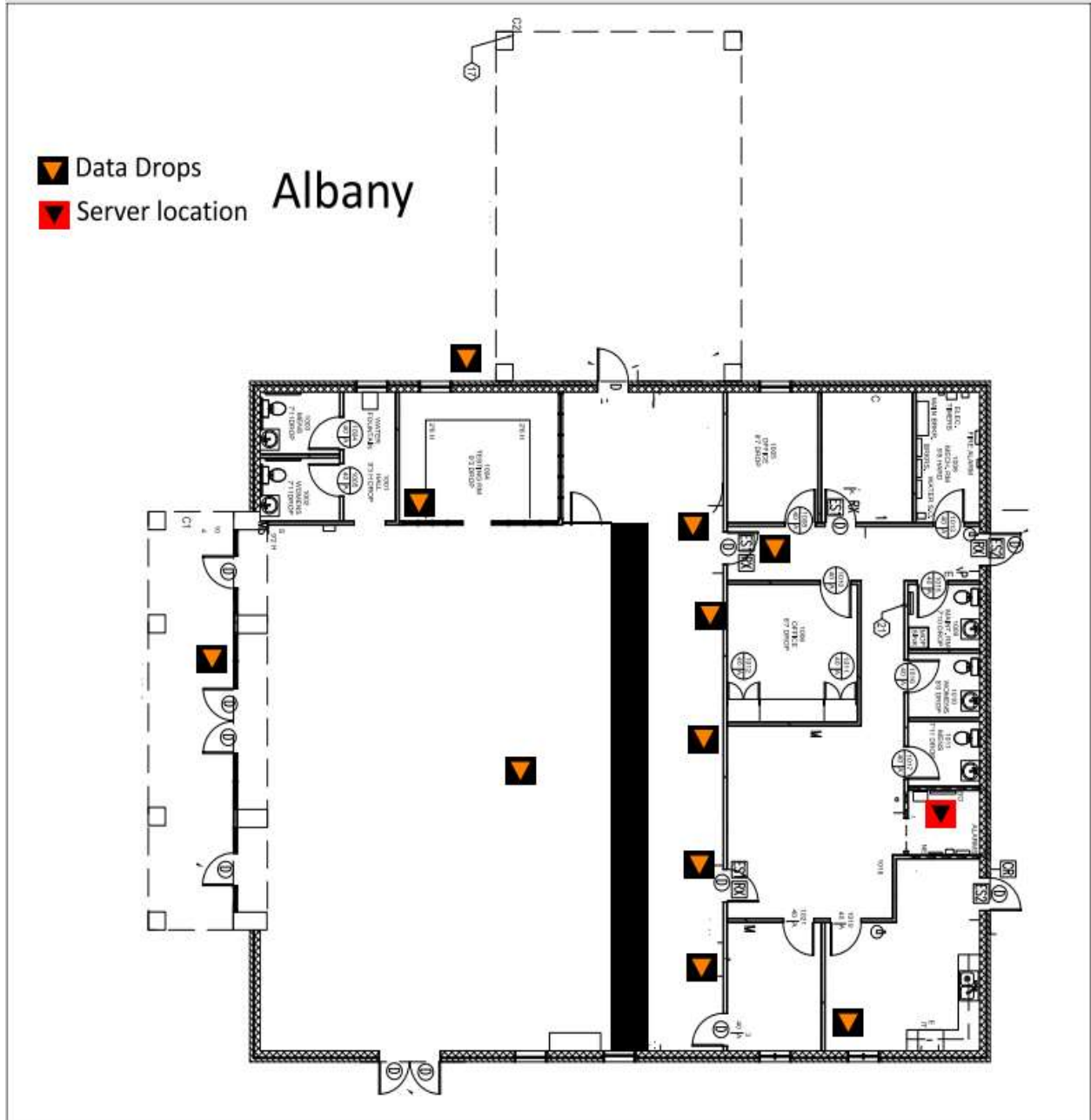
By: _____

Name: _____

Title: _____

EXHIBIT A


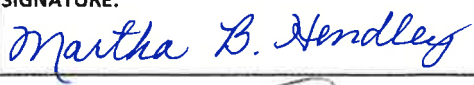
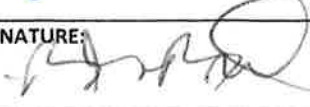
[Floor Plans]





GRANT REQUEST AUTHORIZATION FORM

Item 8c.

DATE: September 26, 2023				
1070 / EMS				
FY 2024 EMS GTCNC EMS Trauma Related Equipment Reimbursement Grant				
GRANTING AGENCY: Georgia Trauma Commission				
CFDA # (IF FEDERAL GRANT) N/A				
PROGRAM TITLE: FY 2024 EMS GTCNC Trauma Related Equipment Grant				
FUNDING REQUEST:				
FEDERAL	STATE	LOCAL MATCH	OTHER	TOTAL REQUEST
	\$10,434.39			\$ 10,434
IF LOCAL MATCH IS REQUIRED, ARE FUNDS AVAILABLE IN CURRENT BUDGET? N/A		Comments: (in-kind, direct appropriation, etc.)		
INDIRECT COSTS? No	AMOUNT: N/A			
REIMBURSEMENT GRANT: Yes /				
PROJECT DIRECTOR: Richard Roberts		PHONE: 229.302.3905	rroberts@dougherty.ga.us	
DEPARTMENT DIRECTOR OR OFFICIAL APPROVING SUBMISSION (PRINT NAME & TITLE) Hugh Allen: EMS Director		SIGNATURE: 		DATE: 09-29-2023
REVIEWED BY FINANCE: Director Martha B. Hendley		SIGNATURE: 		DATE: 10/2/2023
REVIEWED BY COUNTY ADMINISTRATOR: Barry Brooks		SIGNATURE: 		DATE: 10/2/2023
COUNTY COMMISSION ACTION:		APPROVED: Y/N	DATE:	

**A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL OF A STIPEND FOR THE
ASSISTANT COUNTY ADMINISTRATOR PENDING HIS DUTIES AS ACTING
COUNTY ADMINISTRATOR; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

WHEREAS, Barry Brooks began his employment as Dougherty County Assistant County Administrator on June 5, 2023, and has since the time of his start date has served as acting County Administrator in the absence of a permanent or interim County Administrator duly appointed by the Board; and

WHEREAS, Mr. Brooks' performance under the said circumstances to this point has been commendable; and

WHEREAS, in serving as acting County Administrator, the Board of Commissioners of Dougherty County, Georgia find it necessary that Mr. Brooks be compensated at a rate commensurate to the role of carrying out duties as acting County Administrator.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Dougherty County, Georgia and it is hereby resolved by Authority of the same that at the beginning of the next payroll period, Barry Brooks shall, in addition to his existing salary, receive a stipend in the gross amount of \$2,083.00 per month, less any applicable withholding and taxes, for the time period in which he has and will be performing duties as acting County Administrator; and

BE IT FURTHER RESOLVED, Mr. Brooks may select to participate in a Senior Management 401(a) Defined Contribution Plan as previously administered for Dougherty County by the Association County Commissioners of Georgia (ACCG). Dougherty County will contribute an amount equal to 12% of the Assistant County Administrator's salary and stipend combined. All current contributions in the Dougherty County Defined Benefit Plan by the Assistant County Administrator shall be withdrawn and credited to the defined Contribution Plan.

BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its adoption and Mr. Brooks' entitlement to and receipt of the above-referenced monthly stipend and retirement contribution shall be applied retroactively from his June 5, 2023 start date; and

BE IT FURTHER RESOLVED, that Mr. Brooks shall remain eligible to receive employment benefits as generally provided by the Dougherty County Personnel Policies and Procedures for classified employees; and

BE IT FURTHER RESOLVED, that nothing in this Resolution is intended to, nor shall it, alter the existing at-will employment relationship between Mr. Brooks and Dougherty County nor create property interest in Mr. Brooks' employment or in his role as acting County Administrator; and

BE IT FURTHER RESOLVED, that the Chairman of the Board of Commissioners of Dougherty County, Georgia is hereby authorized to execute and deliver, for and on behalf of the Board of Commissioners of Dougherty, Georgia this Resolution and any such additional documents considered necessary or desirable to implement the intent of this Resolution; and

BE IT FURTHER RESOLVED, that all Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

This the 16th day of October, 2023.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

By: _____
Lorenzo L. Heard, Chairman

ATTEST:

County Clerk