



## REGULAR MEETING

February 21, 2022  
10:00 AM

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

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### AGENDA

To comply with the request set forth by the Chairman of Dougherty County, GA and the guidelines of the Center for Disease Control (CDC) regarding the Coronavirus (COVID19) pandemic and social distancing, face coverings (masks) are required for all meeting participants.

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

1. Call the meeting to order by Chairman Christopher Cohilas.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Minutes.
  - a. Consider for action the minutes of the January 24th Regular Meetings, January 25th Special Called Meeting, January 31st Work Session and January 31st Special Called Meeting. **ACTION:**
6. Delegations (*The Commission will hear comments on those items pertaining to Dougherty County for which a public hearing has not been held or scheduled. Please be brief, to the point, and considerate of time for others.*)
  - a. Dr. Anthony Parker, President of Albany Technical College, present to update the Commission on zip code recruiting.
  - b. Paul Forgey, Planning and Development Director and Marshal Nathaniel Norman, Code Enforcement Director are present to update the Commission on Code Enforcement Violations.

7. Zoning- Public Hearing. *(Those wishing to speak on these matters should print their name on the Sign Up Sheet in the rear of the Chamber).*
  - a. Freedom Church of Albany, Inc. (22-001), (Christopher G. Pollock) applicant; Brenton Rigsby & Jennifer A. Phelps owners, request Special Approval to allow the special use of a Church (Religious Institution) in a C-R (Community Residential Multiple-Dwelling District). The property is located at 429 Dunbar Lane. The Planning Commission recommends approval. Angel Gray, Planning Manager, will address.
  
8. Additional Business.
  - a. Consider for action the Special Approval request of Freedom Church of Albany, Inc. (22-001), (Christopher G. Pollock) applicant; Brenton Rigsby & Jennifer A. Phelps owners, to allow the special use of a Church (Religious Institution) in a C-R (Community Residential Multiple-Dwelling District). The property is located at 429 Dunbar Lane (00137/00001/02D). The Planning Commission recommends approval. **ACTION:**
  
  - b. Consider for approval the recommendation from Board Members to enter into Executive Session for the purpose of discussing personnel and then to adjourn. **ACTION:**
  
9. Updates from the County Administrator.
  
10. Updates from the County Attorney.
  
11. Updates from the County Commission.

*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

January 24, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on January 24, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10 a.m. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, 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. County Attorney Spencer Lee was absent.

The Board of Commissioners recognized Judy Bowles and Keep Albany Dougherty Beautiful for the exemplary work and the impact they have made in the City of Albany and Dougherty County from late 2020 through 2021. KADB was recently recognized by The Keep Georgia Beautiful Foundation, along with its state and national partners, the Georgia Department of Community Affairs and Keep America Beautiful. Ms. Bowles spoke about the recognition and thanked all of their volunteers. Commissioner Johnson shared that keeping the community clean is key to economic development and is appreciative of all that she and other individuals had done. The Commission provided accolades for her 31 years of service to the community.

The Chairman recognized Mental Health Development Disabilities & Addictive Disease Advisory Council- Regional 4 Board Member Debra Richardson to provide an update on the mental health priorities for 2022. Ms. Richardson recognized other board members and volunteers. She shared that many of the priorities relate to NAMI (National Alliance on Mental Illness). She added that Georgia's ranking is 51 out of the states and District of Columbia for access to mental health care. She shared that our county does provide good evidence based care. Commissioner Gray shared that the City of Albany is working on a grant to create a local behavior response team similar to other committees. Mental Health Day will be Wednesday, January 26, 2022 at the Capitol and access to the event can be provided via zoom.

The Chairman recognized Assistant County Administrator Scott Addison to provide an update on Radium Springs and Putney Park. Mr. Addison stated that it is anticipated that the plans and estimates for the improvements will be provided by the end of March 2022. A summary of additional projects was provided. Upon a question of Commissioner Johnson, the vision of the trail was provided. The Chairman shared that the plans are consistent with the Flint River Trails Plan. The Chairman also asked that Mr. McCoy work with him to schedule a ribbon cutting so that our state delegation can be recognized and the community participates.

Mr. McCoy provided clarification of the portion of the project that is not funded. Commissioner Gray commended specific staff that has kept the public informed and requested that the County provide an official page with information on Radium Springs. Commissioner Edwards asked for an update on the mechanical cleaning and the expansion of the services. Mr. Addison responded regarding the process and application being utilized. After a lengthy discussion, there was a request for the Recreation Committee to meet regarding staff recommendation and allocation of the remaining balance. Clarification is pending regarding how subcommittee meetings can convene whether it is only by referral of the Chairman of the Commission or if the subcommittee Chair desires. Commissioner Jones asked that our next ask for the state delegation include funding for Putney Park as we did for Radium Springs.

The Chairman recognized Public Works Director Chuck Mathis to provide an update on the holding pond at Maple and Clark Avenues. Mr. Mathis showed pictures of the pond and shared concerns. One vendor that provided services for removal in Georgia and Florida was identified. Commissioner Gray shared that the concern is not removing the vegetation from the pond but the trash collection. He added that he would like to see more options presented for removing trash and not vegetation that will continue to occur.

The Chairman opened the public hearing for Claude Wilson Geer III (21-076), owner and applicant, requesting to rezone 12.2 acres of a 20.57 acre tract from C-3c (Commercial District) to M-2 (Heavy Industrial District). The property is located at the southeast corner of Moultrie Road and Holly Drive. The Planning Commission recommended approval with the following conditions: (1) to be used as a borrow pit only, (2) hours of operation to be Monday thru Saturday within daylight hours only, (3) a 5' to 6' permanent berm be constructed around the pit, (4) ingress and egress by way of Moultrie Road only and (5) 6' fencing. Angel Gray, Planning Manager, addressed. Ms. Elizabeth Lovett opposed the request due to traffic and trash. Dr. James Hill opposed the request due to traffic, safety dangers, and the negative impact on properties values. Mr. Bruce Melton, President of Oxford Construction was present in support of the request and provided an explanation of the need for another project. Mr. Bill Geer and Claude Geer yielded to speak. There being no additional comments regarding the proposed matter, the Chairman closed the public hearing.

The Chairman called for consideration to purchase a computer software program in the amount of \$27,995.00 for the Southwestern Regional Drug Enforcement Office (SWRDEO). Funding will be provided by the GBI SWRDEO Grant Fund.

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

The Chairman called for consideration to purchase fifty portable radios for DCP from single source vendor Motorola Solutions (Albany, GA) in the amount of \$226,568.50. Funding is available in the American Rescue Plan Act (ARPA).

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

The Chairman called for consideration to purchase sixty-one portable radios and twenty mobile radios for the Sheriff's Office from single-source vendor Motorola Solutions (Albany, GA) in the amount of \$430,884.75. Funding is available in the American Rescue Plan Act (ARPA).

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

The Chairman called for consideration of the resolution providing for the acceptance and execution of the contract by the County Administrator for the collection of delinquent property taxes for Dougherty County from Government Tax Solutions (GTS) (Carrollton, GA). The agreement will allow the vendor to assist the Tax Department with the County's delinquent tax levy and tax sale processes. This will be at no cost to the County.

Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion for approval passed unanimously. Resolution 22-003 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION  
OF A CONTRACT FOR THE COLLECTION OF DELINQUENT  
PROPERTY TAXES FOR DOUGHERTY COUNTY WITH GOVERNMENT  
TAX SERVICES, LLC D/B/A GOVERNMENT TAX SOLUTIONS;  
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

The Chairman called for consideration to accept the proposal to replace the generator for Newton Rd Fire Station from A West Enterprise (Albany, GA) in the amount of \$78,160. Funding is budgeted in SPLOST VII – County Fire Station Improvements/Equipment.

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

The Chairman called for consideration to accept the Edward Byrne Memorial Justice Assistance Grant for the 2022 calendar year in the amount of \$248,000. The grant is provided by the Georgia Criminal Justice Coordinating Council for the operation of the Southwestern Regional Drug Enforcement Office.

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

The Chairman called for consideration to accept the Judicial Council of Georgia American Rescue Plan Act Funding Award in the amount of \$2,000,000. The grant is provided by the

Judicial Council of Georgia. In the November 29, 2021 Special Called Meeting, the Commission approved Superior Court to submit the application.

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

The Chairman called for consideration to declare a 2019 Ford Taurus (from DCP) as surplus and authorize the sale through Underwriters Safety & Claims.

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

The Chairman called for consideration the recommendation from Public Works to apply for the 2022 Local Maintenance & Improvement Grant (LMIG) from the Georgia Department of Transportation in the amount of \$412,773 for road resurfacing. There is a local match required of 30%. The match will be provided by TSPLOST and SPLOST VII.

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

The Chairman called for the zoning consideration of Claude Wilson Geer III (21-076), owner and applicant, request to rezone 12.2 acres of a 20.57 acre tract from C-3c (Commercial District) to M-2 (Heavy Industrial District). The property is located at the southeast corner of Moultrie Road and Holly Drive. The Planning Commission recommended approval with the following conditions: (1) to be used as a borrow pit only, (2) hours of operation to be Monday thru Saturday within daylight hours only, (3) a 5' to 6' permanent berm be constructed around the pit, (4) ingress and egress by way of Moultrie Road only and (5) 6' fencing.

Commissioner Gray moved for approval but the motion failed due to a lack of a second. Commissioner Edwards motioned to deny the request. Commissioner Gaines seconded the motion to deny. The motion to deny passed with five ayes by Commissioners Edwards, Johnson, Gaines, Jones and Chairman Cohilas and two nays by Commissioners Newsome and Gray.

The Chairman called for consideration of the resolution establishing the qualifying fees for the public offices in Dougherty County for the 2022 Election. County Clerk Jawahn Ware addressed.

Commissioner Johnson moved for approval. Commissioner Edwards seconded the motion. Under discussion, Mrs. Ware clarified the increase for the School Board. There being no further discussion, the motion for approval passed unanimously. Resolution 22-004 is entitled:

A RESOLUTION  
ENTITLED

A RESOLUTION ESTABLISHING THE QUALIFYING  
FEES FOR PUBLIC OFFICES IN DOUGHERTY  
COUNTY GEORGIA, FOR THE 2022 ELECTION;  
REPEALING PRIOR RESOLUTIONS IN CONFLICT;  
AND FOR OTHER PURPOSES.

Chairman Cohilas shared that the retreat will be local [this year] due to the rising numbers of Covid and to allow better participation from the Commission. Commissioner Edwards wanted to acknowledge individuals for their participation to voice opinions and ask about the burnt building at 2811 Astoria. He also asked about an update on the grant for interns and Mr. McCoy said that a follow-up will be provided. Commissioner Gaines asked for an update on the infrastructure bill and it was shared that an update will be provided at the next meeting. Commissioner Newsome congratulated a local student with the last name of Sawyer from Monroe on the scholarships received. Commissioner Johnson asked that a formal vote be taken on the cleaning of the pond. The Chairman said that this discussion can be continued for consideration. Commissioner Johnson also shared that the [adjacent] store owner would like to acquire the pond from Dougherty County and Chairman Cohilas said this issue will be on the next work session and include Attorney Lee's viewpoint. Lastly, he asked for an update from Code Enforcement on Washington Street and Marshall Norman will address it at an upcoming meeting.

There being no further business to come before the Commission, the meeting adjourned at 12:00 p.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
SPECIAL CALLED MEETING MINUTES

DRAFT

January 25, 2022

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on January 25, 2022 at 10:00 a.m. Chairman Christopher Cohilas presided. Present were Commissioners Victor Edwards, Gloria Gaines, Clinton Johnson and Anthony Jones. Also present were Assistant County Administrator Scott Addison, County Attorney Spencer Lee, Deputy County Clerk Bristeria Hope and other staff. The public and representatives of the media participated in person via live streaming of the meeting on the County's Facebook page and the government public access channel. County Administrator Michael McCoy and Commissioners Russell Gray and Ed Newsome were absent.

The Chairman called for consideration of the resolution providing for the adoption of a Redistricting Plan to be effective with the 2022 Election Year for seats on the Board of Commissioners of Dougherty County. Commissioner Gloria Gaines and County Attorney Spencer Lee addressed. Commissioner Gaines provided an overview of the recommendation of the proposal and made it clear that a plan must be passed by January 31, 2022. Attorney Lee said that it was important to make a vote today and provided reasons. He added that there were two plans, two public hearings were held and both plans were evaluated to which the Redistricting Committee voted for Draft One. He shared that if Draft One was passed today, it will to the Legislature and they will take the plan to the Secretary of State. After being finalized, the plan will be effective for the next 10 years. Chairman Cohilas asked about the process to put an equal number of individuals in each district and wanted to ensure that the constitutional standard was met. Attorney Lee said that the deviation is good and both plans are in tact.

Commissioner Gaines moved for approval to adopt Draft One. Upon a second by Commissioner Jones, the motion for approval passed unanimously. Resolution 22-005 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE ADOPTION OF A  
REDISTRICTING PLAN TO BE EFFECTIVE BEGINNING WITH  
THE 2022 ELECTION FOR SEATS ON THE BOARD OF  
COMMISSIONERS OF DOUGHERTY COUNTY, GEORGIA;  
PROVIDING FOR A RECOMMENDATION OF SAID  
REDISTRICTING PLAN TO THE GEORGIA GENERAL  
ASSEMBLY FOR PASSAGE AS LOCAL LEGISLATION AT ITS  
2022 REGULAR SESSION; REPEALING ALL RESOLUTIONS OR  
PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR  
OTHER PURPOSES.



There being no further business to come before the Commission, the meeting adjourned at 10:19 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
WORK SESSION MEETING MINUTES

DRAFT

January 31, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on January 31, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Present [in the Chamber] were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Anthony Jones and Ed Newsome. Also participating in the Chamber were Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware, and other staff. County Administrator Michael McCoy participated via the audio-conferencing feature. The public and representatives of the media participated in person via live streaming of the meeting on the County's Facebook page and the government public access channel. Commissioner Clinton Johnson was absent.

The Chairman asked the Commission to review the minutes of the January 3rd Regular Meeting and January 10th Work Session.

The Chairman recognized Citizen and Community Organizer for SRBWI (Southern Rural Black Women Initiative) Dr. Kay Eady and Christopher Mitchell (Director of Community Broadband Network Institute for Local Self Reliance) to inform the Commission on broadband and internet service opportunities. Dr. Eady introduced all individuals that were participating via teleconference. She shared the mission of SRBWI and the Commissioners and staff addressed her questions. The Commission was asked to explore a potential partnership for the areas not serviced by AT&T by Mitchell EMC. The Chairman shared that the Board is open to all partnerships. Mr. Mitchell shared additional information pertaining to electric cooperatives in rural areas.

The Chairman recognized Assistant County Administrator Scott Addison to update the Commission on the County's proposed projects for the Infrastructure Bill. The Chairman shared that there will be an opportunity to meet with US Senator Jon Ossoff to discuss opportunities. The Chairman asked for an executive summary from our legislative advocates from Cornerstone.

The Chairman called for a discussion of the recommendation to accept the bid to upgrade the fire alarm system at the Dougherty County Jail from Metro Power Inc. (Albany, GA) in the amount of \$865,000. One vendor submitted a bid. The bid was extended to generate more interest and the project has been postponed since 2020 due to the pandemic. Funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison addressed. Chief John Ostrander and City of Albany Interim Procurement Manager Joshua Williams were present.

The Chairman called for a discussion of the recommendation to purchase thirty-five portable radios for Public Works from single source vendor Motorola Solutions (Albany, GA) in the amount of \$104,223.35. Parts are no longer available to repair aged inventory. Funding is

available in the American Rescue Plan Act (ARPA). Assistant County Administrator Scott Addison addressed. Public Works Director Chuck Mathis was present. Mr. Addison addressed the concerns of Commissioner Gaines.

The Chairman called for a discussion of the recommendation to purchase forty-seven portable radios for EMS from single source vendor Motorola Solutions (Albany, GA) in the amount of \$201,525.84. Parts are no longer available to repair aged inventory. Funding is available in the American Rescue Plan Act (ARPA). County Administrator Michael McCoy and Assistant County Administrator Scott Addison addressed. EMS Director Sam Allen was present. Mr. Addison and Mr. McCoy addressed the concerns of Commissioner Edwards and also stated that we budgeted radios in the ARPA funds.

The Chairman called for a discussion of the recommendation to purchase two Zoll Medical X Series Monitor/Defibrillators for the EMS Department from sole source vendor Zoll Medical Corporation (Chelmsford, Mass) in the amount of \$55,490.60. Funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison addressed. EMS Director Sam Allen was present. Mr. Addison said that the equipment is budgeted to ensure that EMS has reliable devices.

The Chairman called for a discussion of the recommendation to purchase two Stryker Power PRO XT Stretchers for the EMS Department from sole source vendor Stryker Medical (Chicago, IL) in the amount of \$35,432.32. Funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison addressed. EMS Director Sam Allen was present.

Commissioner Edwards asked for an update on the Radium Springs water tower. Mr. Addison said that a scope of work from a vendor is being evaluated and an update will be provided to the Commission soon. Commissioner Edwards also asked that the Code Enforcement Director share information on the back yard enforcement code. Attorney Lee addressed by stating that it is the same as the front yard code and the process is to put in a complaint if needed. Commissioner Jones asked that the City of Albany and Dougherty County amend their codes and Attorney Lee said that he will meet directly with him to discuss because most of the County's ordinances currently address the concerns presented. Commissioner Gaines asked on behalf of Representatives Dukes the status of the County's redistricting plans. Attorney Lee said he will follow up with Dougherty County School System Attorney Coleman.

There being no further business to discuss the Commission the meeting adjourned at 10:43 a.m.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
SPECIAL CALLED MEETING MINUTES

DRAFT

January 31, 2022

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on January 31, 2022 at 10:43 a.m. Chairman Christopher Cohilas presided. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Anthony Jones and Ed Newsome. Also present were Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware and other staff. County Administrator Michael McCoy participated via audio-conferencing feature. The public and representatives of the media participated in person via live streaming of the meeting on the County's Facebook page and the government public access channel. Commissioner Clinton Johnson was absent.

The Chairman called for consideration of the recommendation to rescind the award made on January 3, 2022 to Matrix Management in the amount of \$135,000 for 10,000 home Covid tests. The vendor defaulted on the bid. County Administrator Michael McCoy addressed.

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

The Chairman called for consideration the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing potential litigation and then to adjourn.

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

There being no further discussion, the Board entered into Executive Session at 10:44 a.m.

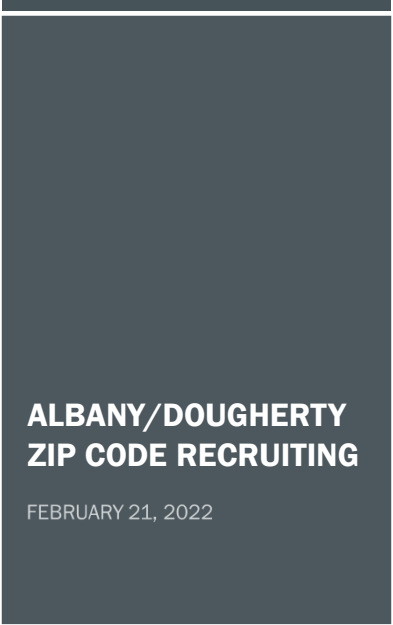
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CHAIRMAN

ATTEST:


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COUNTY CLERK



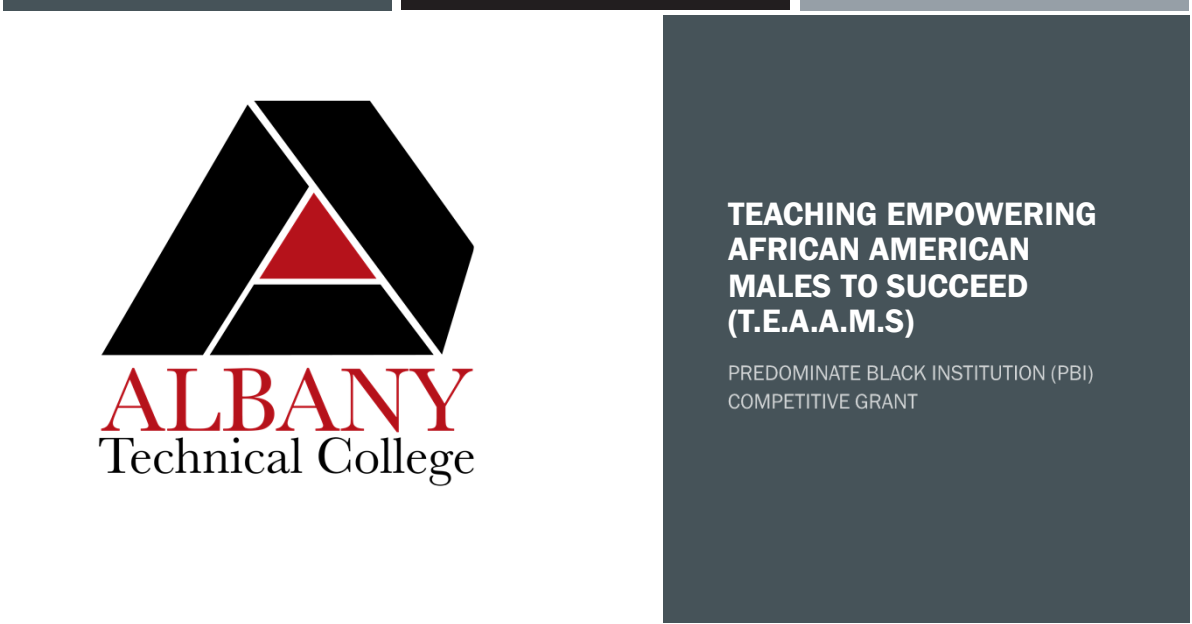
**ALBANY/DOUGHERTY  
ZIP CODE RECRUITING**


FEBRUARY 21, 2022



**ALBANY**  
Technical College

1



**ALBANY**  
Technical College

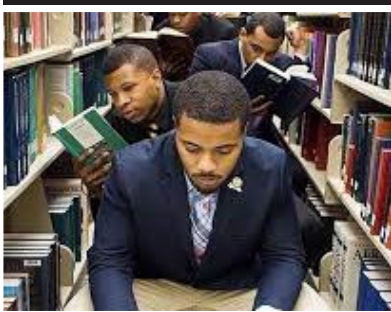



**TEACHING EMPOWERING  
AFRICAN AMERICAN  
MALES TO SUCCEED  
(T.E.A.A.M.S)**

PREDOMINATE BLACK INSTITUTION (PBI)  
COMPETITIVE GRANT

2



### OBJECTIVES



- increase the number of African American Males served by the TEAAMS program
- increase the number of AA males enrolling at ATC
- increase the number of AA males who complete a GED and transition to postsecondary education.
- increase the number of TEAAMS participants who graduate with a TCC, Diploma or AAS

3

### Academic Excellence

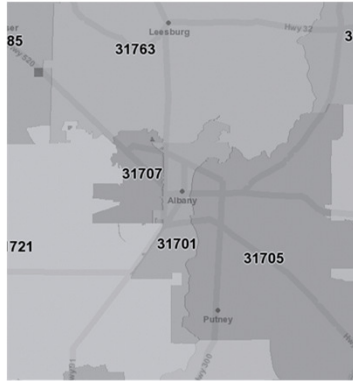



### OBJECTIVES

- Increase mental health awareness and provide mental health counseling services for AAs.
- Increase pass rates of students in the TEAAMS program
- Increase the retention rate of African American Males

4

## RECRUITING BY ZIP CODE

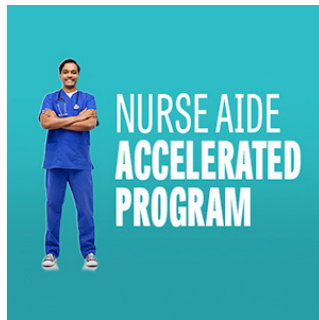


- 31701
- 31705
- 31707
- 31721

5

### 31701 ZIP CODE


- 20,552 population
- 80% AA
- 46% male
- 84% without an AAS degree or higher
- Median household income \$20,872
- 18% part time employment status
- 55% no employment earnings





6

### 31705 ZIP CODE

- 35,565 population
- 70% AA
- 47% male
- 86% without an AAS degree or higher
- Median household income \$27,112
- 25% part time employment status
- 43% no employment earnings




7

### 31707 ZIP CODE

- 25,299 population
- 55% AA
- 45% male
- 73% without an AAS degree or higher
- Median household income \$34,654
- 22% part time employment status
- 39% no employment earnings











8




 <p>Cyber Security</p>	 <p>MECHATRONICS/ INDUSTRIAL SYSTEMS</p>	 <p>MARINE CORPS LOGISTICS BASE ALBANY, GA. HOME OF HEADQUARTERS MARINE CORPS LOGISTICS COMMAND</p>
<p><b>31721 ZIP CODE</b></p> <ul style="list-style-type: none"><li>▪ 20,095 population</li><li>▪ 45% AA</li><li>▪ 47% male</li><li>▪ 59% without an AAS degree or higher</li><li>▪ Median household income \$61,026</li><li>▪ 20% part time employment status</li><li>▪ 36% no employment earnings</li></ul>	 <p>P&amp;G Procter &amp; Gamble MAIN ENTRANCE</p>	

9

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**REFERENCE**

- [ZIP Code 31701 Map, Demographics, More for Albany, GA \(unitedstateszipcodes.org\)](https://www.unitedstateszipcodes.org)



**ALBANY**  
Technical College

10



MEMORANDUM

Date: February 3, 2022  
To: The Board of County Commissioners  
From: Albany Dougherty Planning Commission  
Subject: #22-001 Zoning (429 Dunbar Lane)

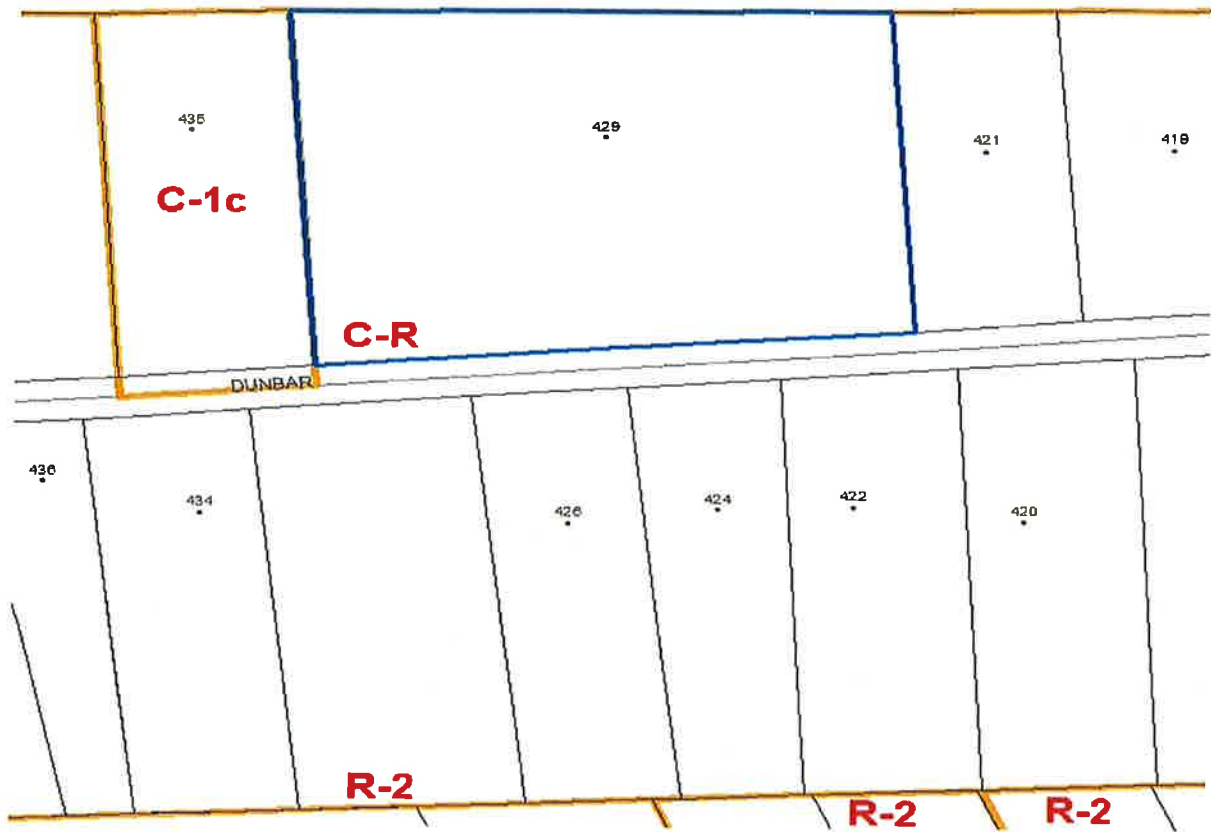
**Freedom Church of Albany, Inc. (22-001)** has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to allow the special use of a Church (Religious Institution) in a C-R (Community Residential Multiple-Dwelling District). The property is located at 429 Dunbar Lane (00137/00001/02D). The property owner is Brenton Rigsby & Jennifer A. Phelps.; the applicant is Freedom Church of Albany, Inc. (Christopher G. Pollock) **(District 4)**

Jimmy Hall offered a motion to **approve** the request to allow the special use of a Church at the property located at 429 Dunbar Lane; seconded by Charles Ochie; the motion carried **9-0** with the following votes:

William Geer	Tie or Quorum
Billy Merritt	Yes
Art Brown	Yes
Jimmy Hall	Yes
Sanford Hillsman	Yes
Yvonne Jackson	Absent
Aaron Johnson	Yes
Charles Ochie	Yes
Helen Young	Yes
Willie Simmons	Yes



**STAFF ANALYSIS AND REPORT  
APPLICATION #22-001 SPECIAL APPROVAL**



**OWNER:** Brenton L. Rigsby & Jennifer A. Phelps

**APPLICANT:** Freedom Church of Albany, Inc; Christopher Pollock

**LOCATION:** 429 Dunbar Lane, Albany, Georgia (00137/00001/02D)

**CURRENT ZONING/USE:** CR (Community Residential Multiple-Dwelling District)

**PROPOSED USE:** Religious Institution (Church)

**MEETING INFORMATION:**

Planning Commission 2/3/2022, 2:00 P.M., Robert Cross Multipurpose Center, 3085 Martin Luther King, Jr. Dr.

Public Hearing 02/21/2022, 10:00 a.m., 222 Pine Avenue, Rm. 100

**RECOMMENDATION:** **Approval**

## GENERAL INFORMATION:

The applicant requests Special Approval to operate a church (Religious Institution). The parcel zoned CR allows for a Religious Institution (church) by Special Approval provided that the site is not less than one (1) acre, required parking has direct access from an arterial or collector street, and no parking is located in the front yard. The proposed site meets the acreage requirements. A variance application for access requirements and parking in the front yard will be submitted pending approval of this application.

## SPECIAL APPROVAL CRITERIA

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

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

**Trip Generation: Dunbar Lane sees an Average Annual Daily Traffic intake of 50 trips per day. A church is expected to generate between 3 to 13 trips per week day and between 13 to 78 on Sunday's.** There are no current traffic volumes reported for Dunbar Lane.

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

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

- Dunbar Lane is considered a Local Road.

**Accident Information:** The Albany/Dougherty Traffic Engineering Division indicates that the property **is not** near a high-accident location.

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

### 2. The location of off-street parking facilities.

According to applicant sufficient parking is provided in the front yard. Upon redevelopment to use as a church, additional parking may be required depending on the facility seating capacity. Applicant will submit for variance to Title II Article 2: General District Regulations Section 2.01 Permitted Uses (5) Requirements for religious institutions, upon approval of this application. Vehicular access to all required parking directly from a minor/local street and to all parking in the front yard area.

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

Signs must comply with the City of Albany Sign Ordinance. The applicant does intend to provide signage. The existing sign is 4'x8' and located in front of the property.

#### **4. The amount and location of open space.**

The property is 5.95 acres. 4.5 is open space and has adequate space to preserve the character of the area and to reduce environmental impact according to the applicant.

#### **5. Protective Screening.**

The applicant states there is adequate screening to protect from negative impacts.

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

The applicant states that the church will operate Monday thru Thursday 9 am to 5 pm office hours and Sundays 9 am to 2 pm church services and Wednesday 5 pm to 9 pm church services.

#### **7. Outdoor lighting.**

According to the applicant, outdoor lighting will be provided by the already existing light poles located within the property and four(4) flood lights on building.

#### **8. Ingress and egress to the property.**

According to the applicant, there will be no on-street parking. Access to the property will be from Dunbar Lane.

#### **9. Compatibility with surrounding land use.**

The proposed use is suitable with adjacent land uses. The adjacent properties are all zoned CR and C-1c residential and commercial use. The intent is to provide church services.

#### **10. Consistency with the Comprehensive Plan.**

The **Future Land Use Map** recommends high-density residential. The proposed use would not conflict with this recommendation.

### **RECOMMENDATION**

Staff recommends **approval** of this application.

# Church (560)

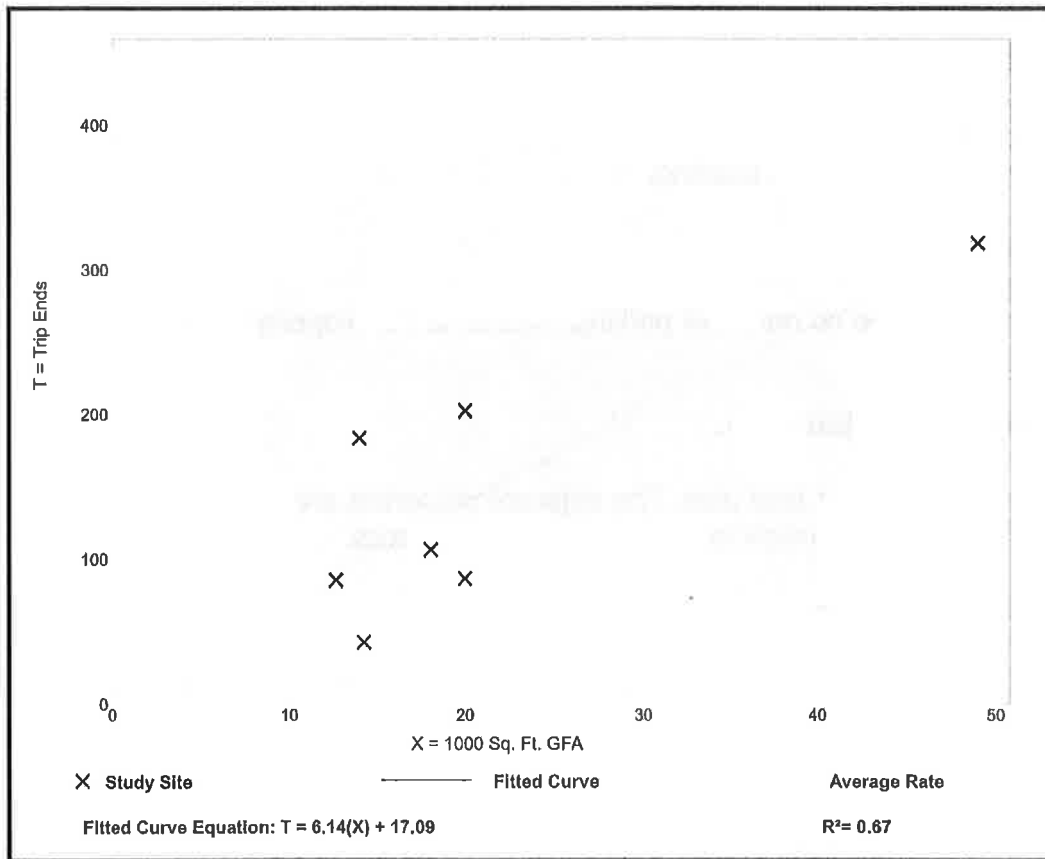
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 7  
Avg. 1000 Sq. Ft. GFA: 21  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.95	3.01 - 13.14	2.98

## Data Plot and Equation



# Church (560)

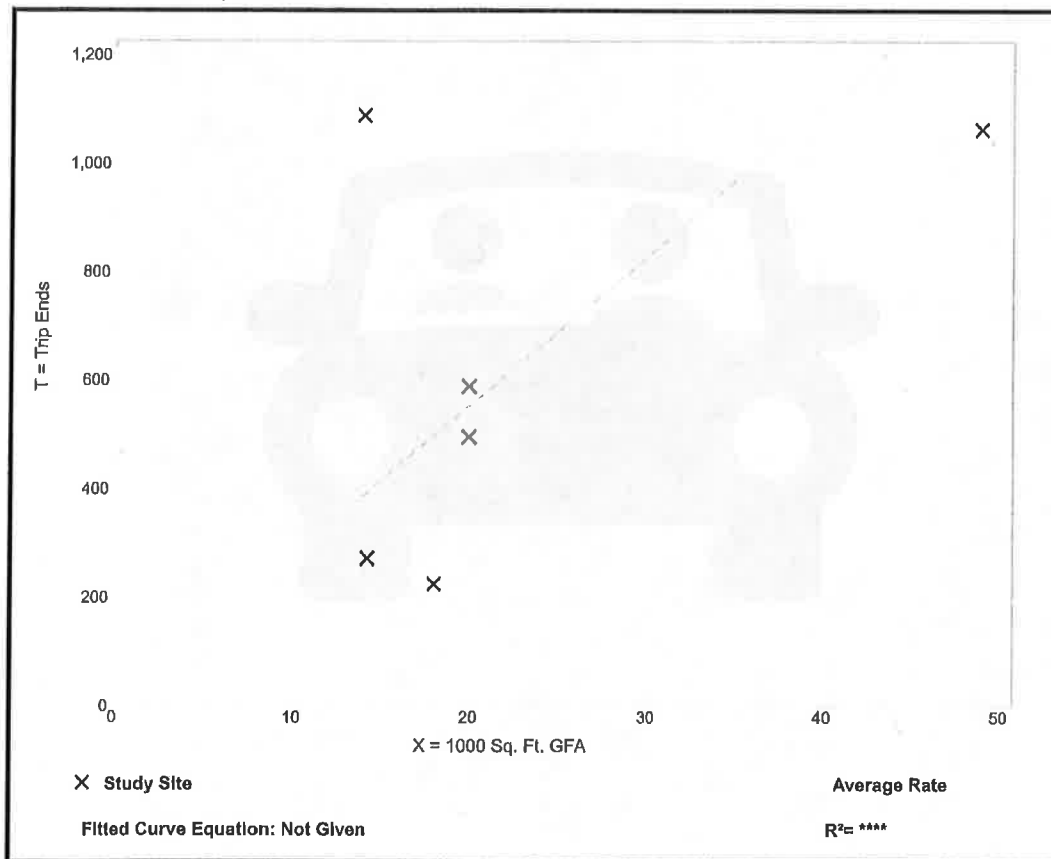
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Sunday

Setting/Location: General Urban/Suburban  
Number of Studies: 6  
Avg. 1000 Sq. Ft. GFA: 23  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
27.63	12.51 - 77.86	19.39

## Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers



# AERIAL



Address: 429 Dunbar Ln  
Special Approval  
#22-001

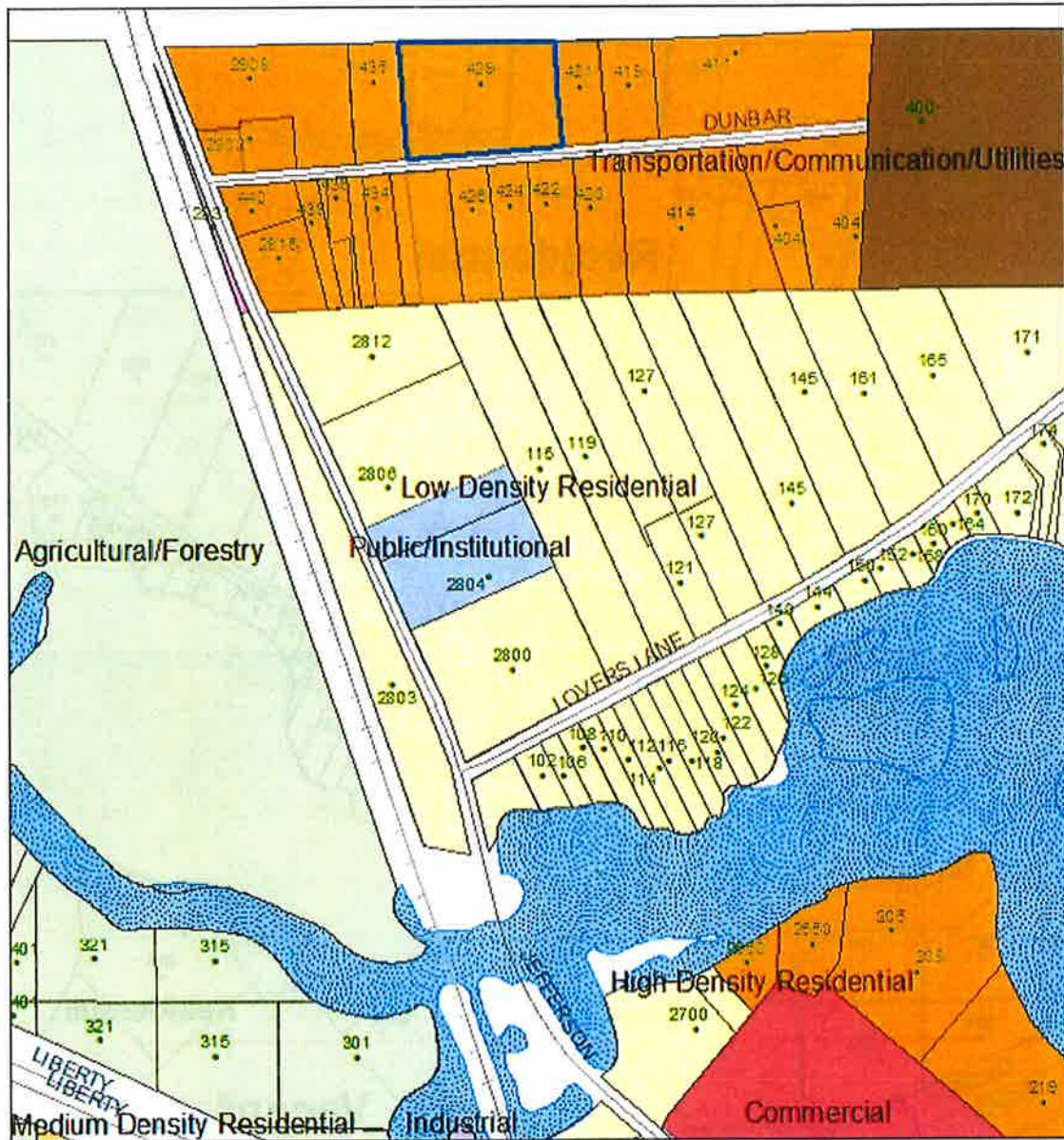


Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.





# FUTURE LANDUSE



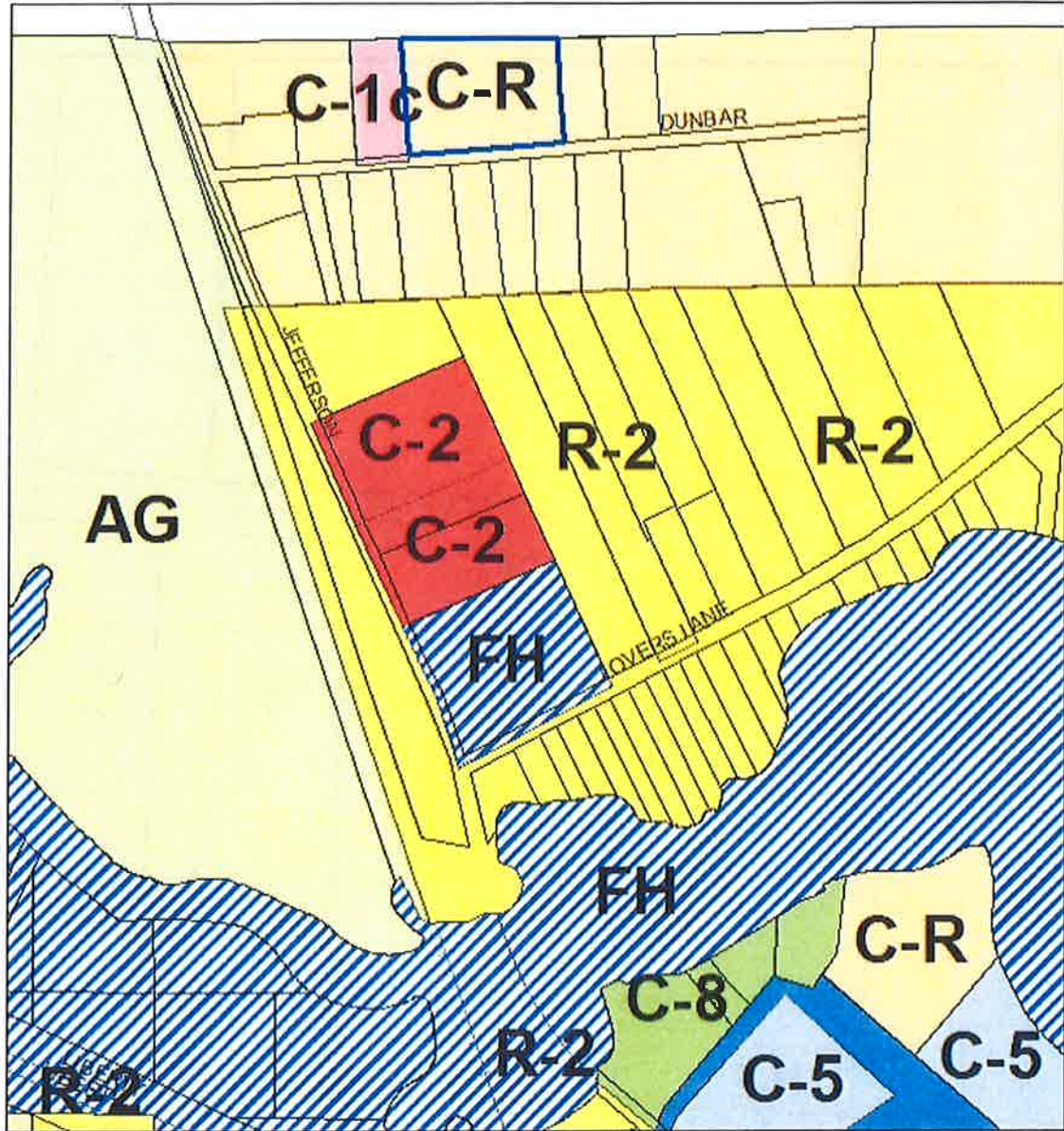
Address: 429 Dunbar Ln  
Special Approval  
#22-001



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# ZONING



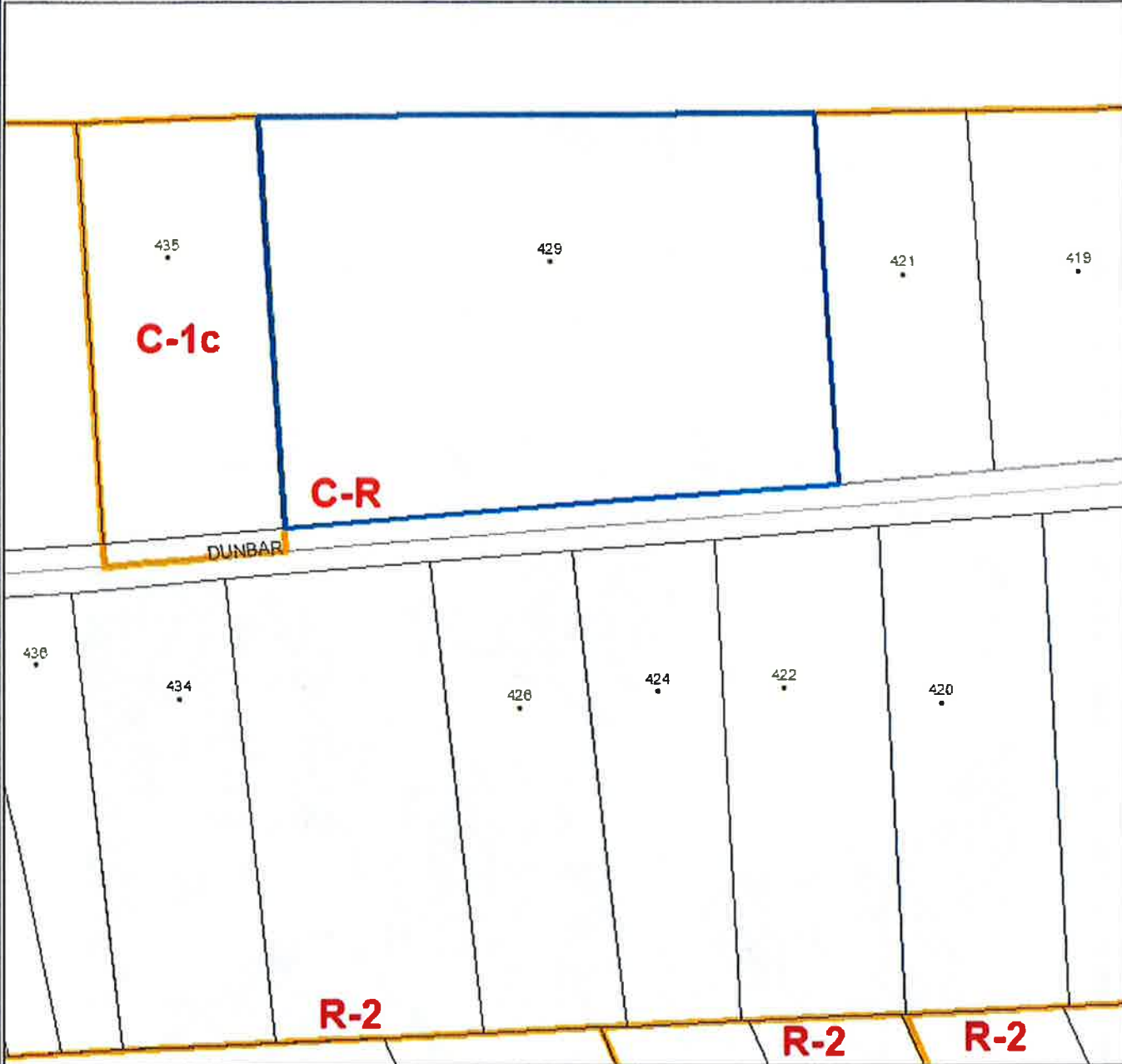
Address: 429 Dunbar Ln  
Special Approval  
#22-001



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# LOCATION



22-001 Special Approval  
Religious Institution  
429 Dunbar Lane  
00137/00001/02D



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Special Approval Application

City of Albany  Dougherty County

Property Address: 429 Dunbar Ln Albany GA 31701

Name of Property Owner(s): Brenton Rigsby & Jennifer A. Phelps

Mailing Address: 1200 River Pointe Dr.

City: Albany State: GA Zip Code: 31701 Telephone: 229-349-4245

Name of Applicant: Freedom Church of Albany, Inc / Christopher G. Pollock

Mailing Address: P.O. Box 71751

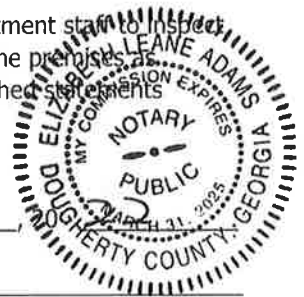
City: Albany State: GA Zip Code: 31708 Telephone: 229-376-0528

Current Use of Property: 7 Oaks Event Center

Property owner requests special approval to allow the following special use: to be used as a church by Freedom Church of Albany, Inc.

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

I hereby authorize the Planning, Development Services & Code Enforcement Department 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 5th day of January

Signature of Applicant: Christopher G. Pollock

Notary Public: Elizabeth Adams My commission expires: March 31, 2025

(Staff Use)

Posting fee: \_\_\_\_\_ Date paid: \_\_\_\_\_ Receipt: \_\_\_\_\_



VERIFICATION OF OWNERSHIP

Name of all owners: BRENT AND JENNIFER RIGSBY

Address: 1200 RIVER POINTE DR

City/State/Zip Code: ALBANY, GA 31701

Telephone Number: 229-881-4853

Property Location (give description if no address):
429 DUNBAR LANE
ALBANY, GA

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

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

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

Notary Public (Signature)

Date: 01-15-22



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

Name: Christopher G. Pollock

Address: 115 Victorian Ct

City/State/Zip Code: Leesburg GA 31763

Telephone Number: 229-376-0528



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

The applicant filed on this date: 1/5/22, to apply for a rezoning approval affecting described property as follows:

429 Dunbar Ln, Albany GA 31701

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 5<sup>th</sup> day of January, 2022

[Signature]  
Signature of Applicant

Elizabeth Adams  
Notary Public

Commission expires: March 31, 2025







*Setting people free to live  
the life God wants for them*

## Letter of Intent

### What will be done on the site

Freedom Church of Albany, Inc., currently located at 2200 Ledo Rd, Albany, GA 31707, would like to use the property at 429 Dunbar Ln, Albany GA 31701 as its new church building and campus. It will be used for weekly church services and community events.

### Special Approval Review Criteria

1. The effect of the proposed activity on traffic flow along adjoining streets. Will it adversely impact flow on adjoining streets? It will not adversely impact flow on adjoining streets.
2. The location of off-street parking facilities. Are parking facilities adequate and properly located to serve the use and not impact surrounding properties? The property has a large parking lot able to meet all of the churches needs
3. The number, size and type of signs proposed for the site. We plan to use the one (4x8) sign currently on the front of the property
4. The amount and location of open space. Is open space adequate to preserve the character of the area and to reduce environmental impacts? The property is 5.95 acres, (4.5 is open space) and has adequate space to preserve the character of the area and to reduce environmental impacts.
5. Protective screening. Is screening adequate to protect the adjacent uses from any negative impacts of this use? Yes
6. Hours and manner of operation of the proposed use. Are they compatible with surrounding uses? Sundays 9am-2pm, Wed. 5-9pm- church services, Mon-Thur. 9-5 office hours. Should not affect surrounding uses.
7. Outdoor lighting. 4 Street lights (light poles) on property and 4 sets of flood lights on building
8. Ingress and egress to the property. Does it reduce negative impacts and/or does it enhance safety. Two large paved driveways, located at either end of the property, provide safe and easy entering and exiting

Christopher G. Pollock, Lead Pastor

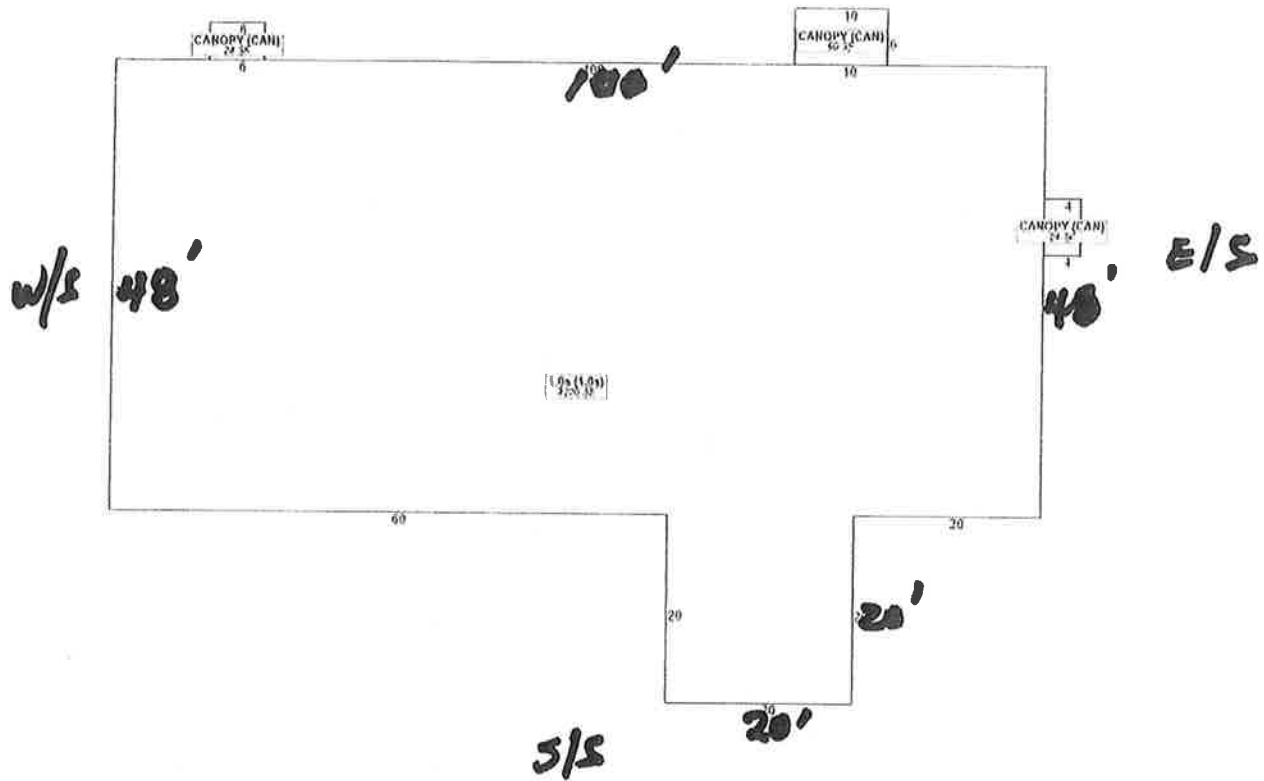
Freedom Church of Albany - 2200 Ledo Rd - Albany GA 31707 - 229.405.2121  
(mailing Address - P.O.Box 71751 Albany, GA 31708)

# TAX CARD - BUILDING SKETCH

Item 7a.

35

N/S



5,200 SF, BUILT 1971

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Assessment Notices.

User Privacy Policy  
GDPR Privacy Notice

Last Data Upload: 2/27/2021, 2:21:16 AM



**D2021002350**  
**BK:4819 PG:142-143**

FILED IN OFFICE  
CLERK OF COURT  
04/01/2021 05:30 PM  
EVONNE S. MULL, CLERK  
SUPERIOR COURT  
DOUGHERTY COUNTY, GA

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. 23547.003



REAL ESTATE  
TRANSFER TAX  
PAID: \$90.50

LIMITED WARRANTY DEED

**PT-61 047-2021-000801**

GEORGIA, DOUGHERTY COUNTY.

THIS INDENTURE, made this 30th day of March, in the year Two Thousand Twenty-One (2021), between **Challenger League, Inc.**, a Georgia non-profit corporation, as Party of the First Part, hereinafter called "Grantor", and **Brenton Lewis Rigsby and Jennifer A. Phelps-Rigsby**, 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 Dougherty County, Georgia, and being located in Land Lot 329 in the 1st Land District of said county, and being more particularly described as follows: Starting at a point where the east right of way line of State Highway No. 3 intersects with the north line of Land Lot No. 329, the same being the Dougherty-Lee County Line; thence North 87 degrees 30 minutes East along the said line 901 feet to a point; and with this as the POINT OF BEGINNING, thence along the same line a distance of 610 feet to an iron pin; thence South 08 degrees 00 minutes East 402.4 feet to the north side of a graded road; thence South 82 degrees 00 minutes West along the north side of said graded road a distance of 610 feet to a point; thence North 08 degrees 00 minutes West a distance of 445.9 feet to the Point of Beginning.**

**LESS AND EXCEPT that certain conveyance to Commissioners of Roads and Revenues of Dougherty County, Georgia, for a right of way, said deed being recorded in Deed Book 429, Page 286, in the office of the Clerk of Superior Court of Dougherty County, Georgia.**

**The above-described property is conveyed subject to any and all rights of way, easements, covenants and restrictions of record.**

Limited Warranty Deed  
Page 2

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, their heirs and assigns, forever in FEE SIMPLE.

AND THE SAID Grantor, for its 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.

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

**Challenger League, Inc.,**  
a Georgia corporation  
By: Jennifer Sapp (SEAL)  
Jennifer Sapp, President  
Attest: Jennifer Rigsby (SEAL)  
Jennifer Rigsby, Secretary

Signed, sealed and delivered,  
this 30th day of March,  
2021, in the presence of:

Mary D. [Signature]  
UNOFFICIAL WITNESS

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



# SUBJECT SITE PLAT

32

 qPublic.net™ Dougherty County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID 00137/00001/02D  
 Class Code Commercial  
 Taxing 02 DOUGHERTY  
 District COUNTY  
 Acres 5.95

Owner RIGSBY BRENTON L & JENNIFER A  
 PHELPS  
 1200 RIVER POINTE DR  
 ALBANY, GA 31701

Last 2 Sales			
Date	Price	Reason	Qual
3/30/2021	\$90408	FM	Q
1/24/2017	\$105000	SS	U

Physical Address 429 DUNBAR LN  
 Fair Market Value \$201800  
 Value  
 Land Value  
 Improvement Value  
 Accessory Value

(Note: Not to be used on legal documents)

Date created: 9/27/2021  
Last Data Uploaded: 9/27/2021 2:21:36 AM

Developed by  Schneider GEOSPATIAL

445.9' x 610' x 402.4' x 610'  
 5.95 ± AC.