



## WORK SESSION

October 10, 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 optional for all meeting participants.*

The public will also have access to the live meeting by accessing the Dougherty County Georgia Government Facebook page at [facebook.com/Dougherty.ga.us](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. Minutes.
  - a. Minutes of the September 26 Work Session and September 26 Special Called Meeting.
4. 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.*)
5. Zoning.
  - a. J. Bryan & Cynthia Wingate; owner and applicant (22-068) request to rezone 9.91 acres from AG (Agricultural District) to R-2 (Single Family Residential District). The rezoning would allow for the proper owner to subdivide portions of the property to sell to the adjacent property owners. The property currently holds two zoning designations R-2 and AG. The property is located at 3520 Thomas Road. The Planning Commission recommends approval. Angel Gray, Planning Manager, will address. *The Public Hearing and Action are scheduled for October 17, 2022.*

6. Purchases.
  - a. Recommendation to purchase one (1) John Deere 6110M Cab Tractor from state contract vendor Deere & Company (Cary, NC) for Solid Waste in the amount of \$89,222.98. Funding is budgeted in the Solid Waste Enterprise Fund. Assistant County Administrator Scott Addison will address. Solid Waste Director Campbell Smith and City of Albany Buyer Corey Gamble are present.
  - b. Recommendation to accept the bid for the 2021 LMIG Resurfacing and Safety Action Plan from the lowest responsive and responsible vendor meeting specifications, Oxford Construction Company (Albany, GA) in the amount of \$3,013,073.10. Two vendors submitted bids with the highest being \$3,117,315.75. Funding is budgeted in SPLOST VII (\$425,000), TSPLOST (\$2,149,250), 2021 LMIG (\$380,125) and 2021 LMIG SAP (\$42,000). Assistant County Administrator Scott Addison will address. Public Works Director Chuck Mathis, Engineering Manager Jeremy Brown, and City of Albany Buyer Tina Strassenberg are present.
7. Additional Business.
  - a. Recommendation to accept the revised Public Works Park Policy as recommended by the Recreation Committee. Recreation Committee Chairman Clinton Johnson and County Administrator Michael McCoy will address. Public Works Director Chuck Mathis is present.
  - b. Discuss the Mayor's letter dated March 15, 2022 relative to the former National Guard Armory property. County Administrator Michael McCoy will address.
8. Updates from the County Administrator.
9. Updates from the County Attorney.
10. Updates from the County Commission.
11. 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  
WORK SESSION MEETING MINUTES

DRAFT

September 26, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on September 26, 2022. Chairman Christopher Cohilas presided and called the meeting to order. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson and Anthony Jones. County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Alex Shalishali, Deputy County Clerk Bristeria Hope and other staff were also present. The public and representatives of the media participated in person via live streaming of the meeting on the County's Facebook page and the government public access channel. Commissioner Ed Newsome was partially absent during the meeting because he lost connection during travel.

The Chairman asked the Commission to review the minutes of the August 29th Special Called Meeting and September 12th Regular Meeting.

The Chairman recognized Bishop Frederick Williams, Chairman of the Board of Elections to update the Commission on the funding request to utilize the Albany Civic Center for the purpose of advance voting for the November 2022 General Election. Bishop Williams shared that all of the requirements have been set. He met with the City of Albany and they have agreed to fund half of the cost to utilize the Civic Center. The full amount is \$27,140 but Dougherty County has been asked to pay \$13,570. Mrs. Nickerson shared that advance voting will begin on October 16, 2022, and there are 26 precincts available. Commissioner Gray had concerns about spending funds on a building when the "Candy Room" was County owned and free. Bishop Williams shared that there are new machines being used and it is more space at the proposed location especially for the senior citizens. It was shared that there is only one drop box this year and it will be open during weekdays. Commissioners Edwards and Jones gave kudos to the voting committee for their hard work. Chairman Cohilas echoed the same sentiments.

The Chairman recognized Debra Richardson, Mental Health Development Disabilities & Addictive Disease Advisory Council - Regional 4 Board Member, to provide an update and request financial support. Ms. Richardson said that the NAMI walk will be November 15, 2022 on Pine Avenue and they will be participating in the ASU parade. She asked that the Commissioners support the walk. She also asked the Commission for support to fund the "NAMI Walk" scholarship. Chairman Cohilas asked Mr. McCoy to report back to the Commission on ways to assist NAMI.

The Chairman recognized William Wright, representative for AFRAM Tech, Inc., to discuss SPLOST funding concerns, due process of law, bulk taxes and assertions. Commissioner Jones asked Mr. Wright to be more considerate to the Commission. He also asked Mr. Wright to tone down the harsh language towards the Commission. Commissioner Edwards suggested that Mr.

Wright go through the procurement process by putting in bids for work that he says he is qualified to do for the County.

The Chairman called for a discussion to accept the proposed Dougherty County Wind Energy Conversion Systems (WECS) Ordinance. The Albany-Dougherty Planning Commission recommended approval. Planning and Development Services Director Paul Forgey addressed. The Public Hearing and Action are scheduled for October 3, 2022. Mr. Forgey recommended approving the adoption of an ordinance to govern wind turbines to generate electrical power in the County. A company was looking to possibly install some wind turbines in Dougherty County so it would be a good idea to have an ordinance in place to govern if needed. He added that he worked with Attorney Lee to obtain a legal perspective on this and minor adjustments were made to the ordinance. Commissioner Jones asked for pictures to be shared with the Commission of the wind turbines.

Commissioner Johnson left at 10:55 am (and returned at 11:19 am).

The Chairman called for a discussion to accept the bid for Preventive Filter Maintenance for Facilities Management from the sole bidder meeting specifications, RHC Heating and Cooling (Albany, GA) in the amount of \$85,324.05. Funding is available in the General Fund. Assistant County Administrator Scott Addison addressed. Facilities Management Director Heidi Minnick, City of Albany Interim Procurement Manager Joshua Williams and Buyer Ricky Gladney were present. Mr. Addison recommended approval.

The Chairman called for a discussion to complete an electrical upgrade in the warehouse for Facilities Management with the lowest responsive and responsible vendor meeting specifications, RHC Electrical (Albany, GA) in the amount of \$28,965. This is a time-sensitive request to be in compliance with the upcoming elections. Funding is available in SPLOST VII. Assistant County Administrator Scott Addison addressed. Facilities Management Director Heidi Minnick was present. Action on this item is scheduled in the following Special Called Meeting. Mr. Addison recommended approval.

The Chairman called for a discussion of the board appointments. Deputy County Clerk Bristeria Hope was present to address.

Air Conditioning, Heating, & Ventilation Board – There is one appointment: one County with a one-year unexpired term ending December 31, 2022. There is one new applicant: Quianna Lavant. All joint appointments must be ratified by the City of Albany.

Economic Development Commission – There is one appointment with a two-year unexpired term ending December 31, 2022. There are three new applicants: Will Davis, Lawrence Knighton and Quianna Lavant.

Historic Preservation Commission – There are three appointments with a two-year unexpired term ending December 31, 2022. There are two new applicants: Quianna Lavant and Kenny Loudenbarger.

Library Board – There are two appointments: One (1) with a three-year unexpired term ending December 31, 2022 and one (1) with a three-year unexpired term ending December 31, 2023. There are two new applicants: Will Davis and Charlotte Ledford.

The Chairman called for a discussion to accept the annual Resolution authorizing the Southwest Georgia Regional Commission to execute and file the renewal of the annual application on behalf of Dougherty County with the Georgia Department of Transportation and the United States Department of Transportation for a grant for public transportation assistance under Section 5311 Regional Transit Program. County Administrator Michael McCoy addressed. Action on this item is scheduled for the following Special Called Meeting. Mr. McCoy recommended approval. Commissioner Gaines asked Mr. McCoy to get the number of people that are serviced in Dougherty County to help understand the decision that is being made. Mr. McCoy said that he will request the data from SWGA Regional Commission and forward it to the Board.

Commissioner Gaines acknowledged the former and long-term services of County Attorney Spencer Lee and thanked him for his service [he was not in attendance]. Commissioner Edwards asked for a meeting with Mrs. Nickerson to look at narrowing the compensation distribution of poll workers and look at ways that the workers can be paid in a more timely manner. Mrs. Nickerson shared that the processing of individuals' information is now in the office to help payroll move faster. She also said that they have a paper list to ensure that everyone is accounted for. It was mentioned that security will be provided at the civic center during early voting. Commissioner Jones said that we should have an event honoring former Attorney Lee, despite him not wanting the County to have one. Other Commissioners said the same. Commissioner Johnson shared updated information from ACCG and stated that the Jekyll Island conference may be canceled. He also added that former Commissioner Lamar Hudgins had minor surgery and wished that he has a smooth recovery. Chairman Cohilas provided updates from the Washington, DC Fly-in briefing and said that he attended a meeting that provided information on energy sufficient with the Marine Corps Base Logistics. Commissioner Gray suggested that the County extend the board appointment process for an additional week to gain more interest in the potential board appointments. Commissioner Gaines said that our normal process is to readvertise if a board still has vacancies. Chairman Cohilas asked for consensus on this but the consensus failed due to the vote being tied.

There being no further business to discuss the Commission the meeting adjourned at 11:45 a.m.

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CHAIRMAN

ATTEST:

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

DOUGHERTY COUNTY COMMISSION  
SPECIAL CALLED MEETING MINUTES

DRAFT

September 26, 2022

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on September 26, 2022 immediately after the Work Session. Chairman Christopher Cohilas presided and called the meeting to order at 11:45 am. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, and Anthony Jones Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Alex Shalishali, 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. Commissioner Ed Newsome was absent.

The Chairman called for consideration to complete an electrical upgrade in the warehouse for Facilities Management with the lowest responsive and responsible vendor meeting specifications, RHC Electrical (Albany, GA) in the amount of \$28,965. This is a time-sensitive request to be in compliance for the upcoming elections. Funding is available in SPLOST VII.

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

The Chairman called for consideration to accept the annual resolution authorizing the Southwest Georgia Regional Commission to execute and file the renewal of the annual application on behalf of Dougherty County with the Georgia Department of Transportation and the United States Department of Transportation for a grant for public transportation assistance under Section 5311 Regional Transit Program. Resolution 22-043 is entitled:

A RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES DEPARTMENT OF TRANSPORTATION FOR A GRANT FOR PUBLIC TRANSPORTATION ASSISTANCE UNDER TITLE 49 U.S.C., SECTION 5311

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

The Chairman called for consideration to increase the Voter's Registration and Election operation budget in the amount of \$13,570 for the purpose of utilizing the Albany Civic Center for the November 2022 General Election Advanced Voting.

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

There being no further business to come before the Commission, the meeting adjourned at 11:46 am.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

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



MEMORANDUM

Date: October 7, 2022  
To: The Board of County Commissioners  
From: Albany Dougherty Planning Commission  
Subject: #22-068 Rezone (3520 Thomas Road)

**J. Bryan & Cynthia Wingate (22-068)** This is to inform you that J. Bryan & Cynthia Wingate have submitted an application (22-068) to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany, Dougherty County Georgia, be amended to rezone 9.91-acres from AG (Agricultural District) to R-2 (Single-Family Residential District). The rezoning would allow for the property owner to subdivide portions of the property to sell to the adjacent property owners. The property currently holds two zoning designations R-2 and AG. The property is located at 3520 Thomas Rd (00106/00001/03E). The property owner and applicant are J. Bryan & Cynthia Wingate.

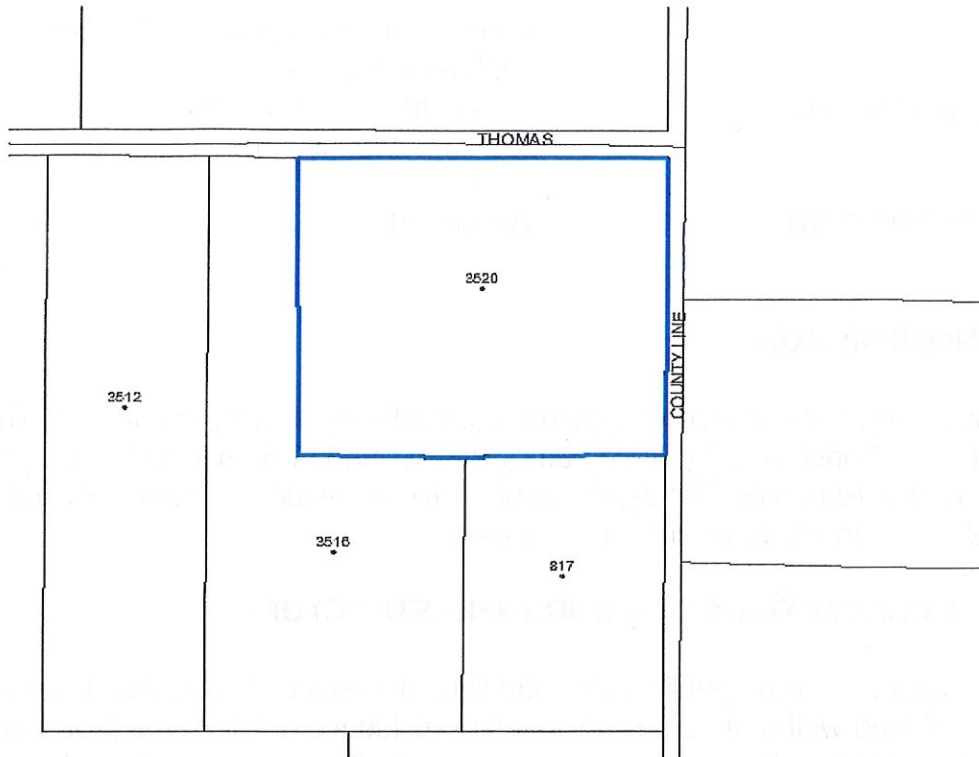
**(District 6)**

Jimmy Hall offered a motion to approve the request to rezone 9.91 acres from AG to R-2; seconded by Aaron Johnson by the motion carried 6-0 with the following votes:

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



### STAFF ANALYSIS AND REPORT APPLICATION #22-068 REZONING



**OWNER/APPLICANT:**

J. Bryan & Cynthia Wingate

**LOCATION:**

3520 Thomas Rd.  
Tax Parcel 00106/00001/03E

**CURRENT ZONING/USE:**

Zoning:	AG (Agriculture) & R-2 (Single-Family Residential)
Use:	Single-Family Residential Use

**PROPOSED ZONING/USE:**

Zoning:	R-2 (Single-Family Residential District)
Use:	Sub-divide to sell to adjacent property owner.

**ZONING/ADJACENT LAND USE:**

North: Zoning:	AG (Agriculture)
Land Use:	Farming Use
South: Zoning:	AG (Agriculture) & R-2 (Single-Family Residential)
Land Use:	Single-Family Residential Use
West: Zoning:	Worth County, Georgia
Land Use:	Mixed Uses
East: Zoning:	AG (Agriculture)
Land Use:	Single-Family Residential Use & Agriculture Uses

**MEETING INFORMATION:**

Planning Commission: 10/6/2022, 2:00 P.M.,  
Robert Cross Multipurpose Facility,  
3085 Martin Luther King Jr. Dr.

Public Hearing: 10/17/2022, 10:00 A.M.,  
222 Pine Avenue, Rm. 100

**RECOMMENDATION:** **Approval**

**BASIC INFORMATION**

The applicant requests to rezone approximately 9.91 acres, located at 3520 Thomas Road from AG (Agriculture) to R-2 (Single Family Residential). The area to be rezoned is part of a larger 11.86-acre parcel. The applicant plans to subdivide approximately 6.01 acres of the parcel to sell to the adjacent property owner.

**PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE**

This area is not served by public water and sanitary sewer. Development has residential septic system and well that serves the primary residence of the owner/applicant. The property does not lie within the 100-year floodplain. Property does show it contains a wetland area. Access is from Thomas Rd and S. County Line Rd.

**RELEVANT ZONING HISTORY**

Planning Department records indicate that the subject property has two zoning designations of AG and R-2. The adjacent property to the North, South, East, and West are of mixed zoning districts AG and R-2. When was it rezoned?

**PLANNING CONSIDERATIONS**

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

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

Rezoning will allow the applicant to subdivide the property and sell to adjacent property owners. Zoning requires 40 acres for subdividing AG zoned properties. The parcel totals 11.8 acres and holds two zoning designations.

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

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

The property is zoned both AG and R-2 for single-family residences and is currently developed with a single residence. Due to the small size of the parcel, agricultural use is not practical. Use as residential property is a reasonable economic use.

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

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

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

**AADT:** The Georgia Department of Transportation’s Traffic Analysis and Data Application (TADA!) The Annual Average Daily Trip generation for Thomas Rd. at S. County Line Rd in 2021 was a count of 2,190.

0000095\_0285 - 095-0285  
 Description: S County Line Rd  
 County: Dougherty  
 Route number: 09045900  
 LRS section: 0952645900  
 Functional class: SR - Major Collector (Rural)  
 Coordinates: 31.52005592, -83.59675761

Site Data

East Dougherty

Count History				
Year	Month	Count type	Duration	Count
2022	May	Volume	48 hours	2120
2022	June	Volume	48 hours	2463
2015	July	Volume	48 hours	2565
2011	May	Volume	48 hours	2072
2009	January	Class	48 hours	2172

Annual Statistics										
Data Item	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Statistic type	-	-	-	Actual	Estimated	Estimated	Actual	Estimated	Estimated	Estimated
AADT	1650	1640	1840	2250	2370	2440	2100	2150	2020	2190
K-Factor	-	-	-	0.148	0.148	-	0.110	0.110	0.110	0.110
D-Factor	-	-	-	0.800	0.800	-	0.710	0.710	0.710	0.710
Future AADT	-	-	-	-	2640	3070	2730	2910	2910	3850

Average Hourly Volume

Count History

Year	Count
2009	2172
2011	2072
2015	2565
2019	2101
2022	2189

AADT Trend

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

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

- Thomas Rd. is classified as a Local Road
- S. County Line Rd to Georgia Highway 82 (Major Collector Rural)

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

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

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

5. *Is the rezoning proposal in conformity with the policy and intent of the Albany-Dougherty Comprehensive Plan for Development (2026)? Yes*
6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

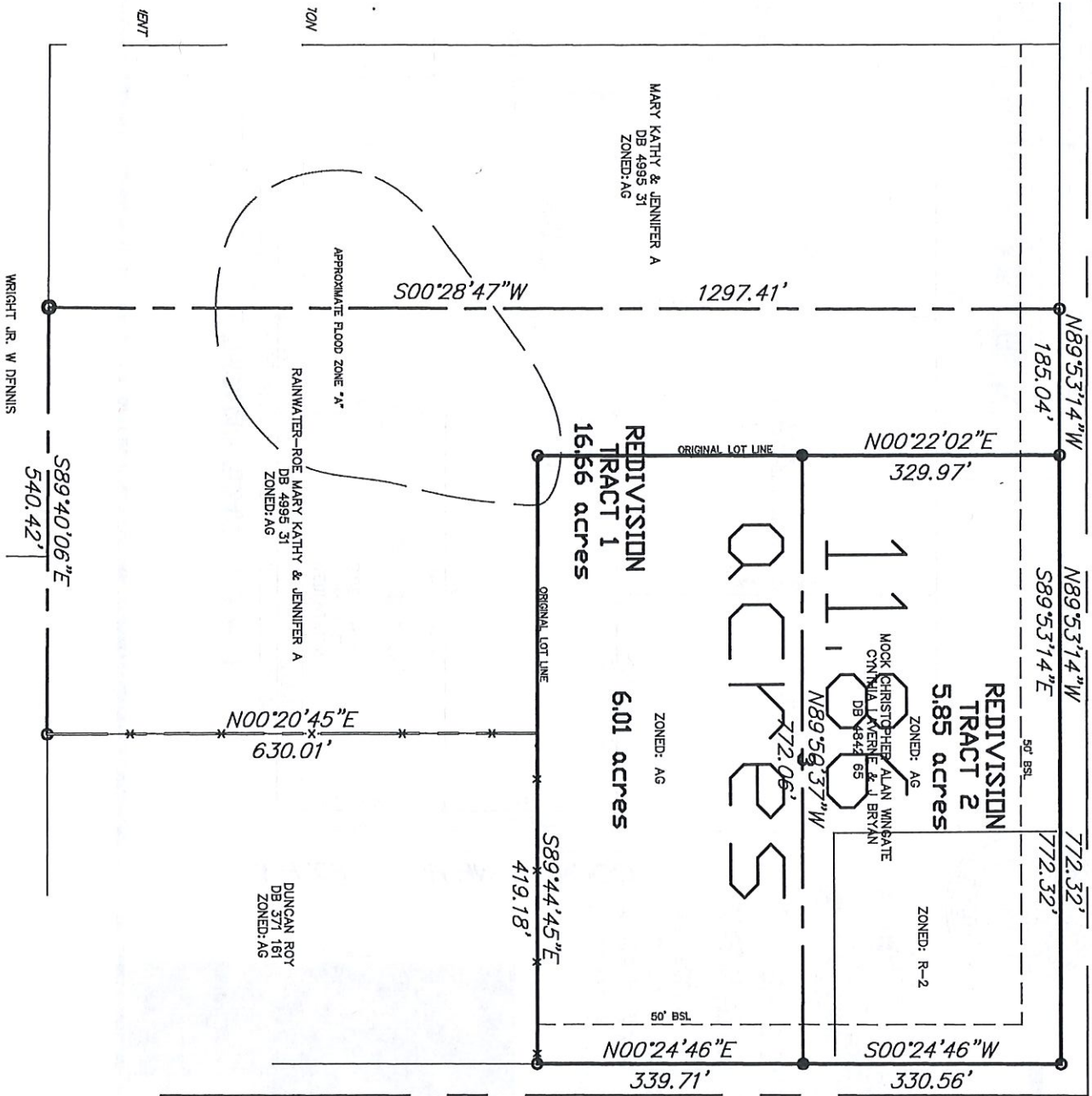
Rezoning to R-2 will allow for the property to be subdivided. The number of lots allowable will be governed by lot frontage requirements, Health Department regulations for septic tanks, and the presence of a pond on the property.

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

## **RECOMMENDATION**

Staff recommends **approval** to rezone to R-2 (Single-Family Residential)

THOMAS ROAD 70' R/W



S. COUNTY LINE ROAD 80' R/W

AS F  
BEEN  
JURIS  
STAL  
CONE  
OF T  
LANC  
STAN  
REGL.  
AND

RESERVED FOR CLERK OF COURT RECORDING DATA

**LEGEND**

- IRON PIN FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- ▲ ANGLE POINT

PROPERTY OWNER REPRESENTATIVE:  
BRYAN WINGATE  
3516 THOMAS RD ALBANY, GA 31705  
229-831-9408  
PROPERTY IS ZONED R-1, & AG

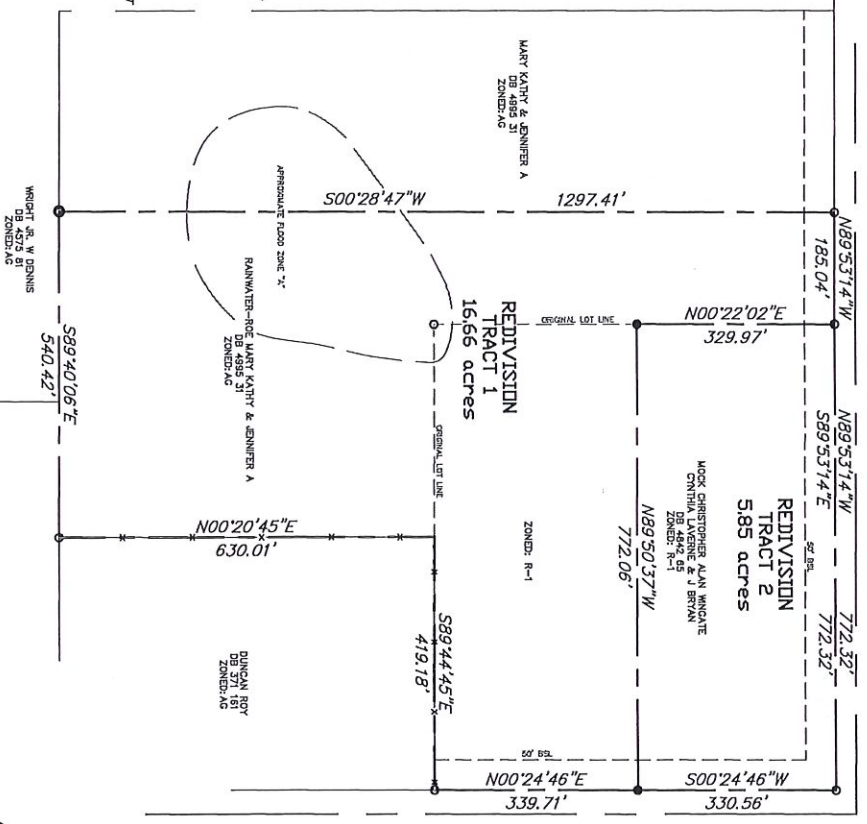
THE SUBJECT PROPERTY IS LOCATED IN ZONE A & X, N.F.L.P. FLOOD INSURANCE RATE MAP, COMMUNIT PLAN, NO. 120850N-44E, EFFECTIVE DATE: 9-28-09 FOR ALBANY, DOUGHERTY COUNTY, GEORGIA. GENERAL NOTE: I HEREBY CERTIFY THAT I AM THE OWNER OR REPRESENTATIVE OF THE PROPERTY PLATTED HEREON AND THAT I CONSENT TO THE RECOMBINATION OF SAID PROPERTY AND TO THE RECORDING OF THIS PLAN.

APPROVED BY:  
ALBANY-DOUGHERTY CO. PLANNING-DEVELOPMENT SERVICES & CODE ENFORCEMENT

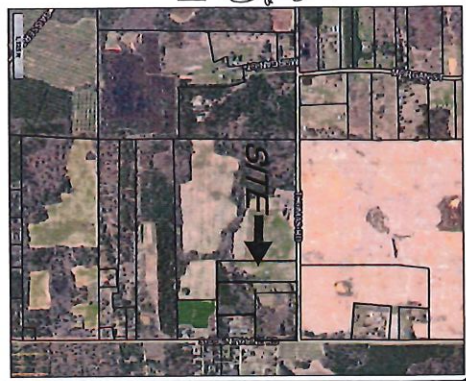
PAUL FORNEY, DIRECTOR

PROPERTY IS ZONED R-1, & AG

Zone	Height	Area	Setback	Other	Notes
R-1	12	10	10	10	...
AG	12	10	10	10	...



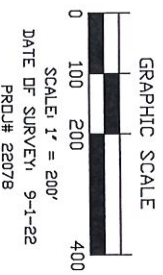
**S. COUNTY LINE ROAD 80' R/W**



**SURVEY NOTES:**

THIS SURVEY WAS MADE USING AN ELECTRONIC GEODETIC TOTAL STATION WITH DIRECT BEAMING TO THE SCODONS AND SURVEY GRADE GAS REFERENCED TO EGGS NEEL TIE NETWORK. THE FIELD DATA, UPON WHICH THIS MAP OR PLAT IS BASED HAS A POSITIONAL ACCURACY WITHIN 0.05 HIG PER POINT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 980,820 FEET. THERE IS NO KNOWN NATIONAL GEODETIC SURVEY (N.G.S.) MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON. IN MY OPINION, THIS MAP OR PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW. THIS SURVEY WAS OBSERVED WITHOUT BENEFIT OF A CURRENT TITLE INSURANCE POLICY AND I HAVE NOT CONDUCTED DEEDS, EASEMENTS OR OTHER INSTRUMENTS AFFECTING THE PROPERTY MAY EXIST.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-47, THIS PLAT HAS BEEN REVIEWED BY THE ALBANY-DOUGHERTY COUNTY PLANNING-DEVELOPMENT SERVICES & CODE ENFORCEMENT. APPROVALS OR APPROVALS SHOULD BE OBTAINED FROM THE ALBANY-DOUGHERTY COUNTY PLANNING-DEVELOPMENT SERVICES & CODE ENFORCEMENT. APPROVALS OR APPROVALS SHOULD BE OBTAINED FROM THE ALBANY-DOUGHERTY COUNTY PLANNING-DEVELOPMENT SERVICES & CODE ENFORCEMENT. APPROVALS OR APPROVALS SHOULD BE OBTAINED FROM THE ALBANY-DOUGHERTY COUNTY PLANNING-DEVELOPMENT SERVICES & CODE ENFORCEMENT.



**MINOR SUBDIVISION PLAT**  
**REDIVISION OF PROPERTY**  
PREPARED FOR BRYAN WINGATE  
PART LAND LOT 12, FIRST LAND DISTRICT  
DOUGHERTY, COUNTY, GEORGIA



**NASH**  
**SURVEY & DESIGN**

720 ARNOLD ROAD  
LEESBURG, GEORGIA 31763

Phone (229) 435-8188  
Fax (229) 433-1584

THIS IS A PART OF A SURVEY...  
SHEET 1  
OF 1

Mailing Return To:  
Mel & Gray, P.C.  
Eagles Landing Parkway, #207  
Rockbridge, GA 30281

**D2022005279**  
**BK:4995 PG:31-32**  
FILED IN OFFICE  
CLERK OF COURT  
07/06/2022 02:43 PM  
EVONNE S. MULL, CLERK  
SUPERIOR COURT  
DOUGHERTY COUNTY, GA

Order No.: STK-220527-PUR

Property Appraiser's Parcel I.D. Number:  
00106-00001-003

*Evonne S Mull*

REAL ESTATE  
TRANSFER TAX  
PAID: \$0.00  
**PT-61 047-2022-001885**

7339863107  
7067927936  
PARTICIPANT ID

**WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF FULTON

THIS INDENTURE, made this 17th day of June, 2022, between

**Mary Kathy Rainwater-Roe**

as party or parties of the first part, hereinafter called Grantor, and  
**Mary Kathy Rainwater-Roe and Jennifer A. Rainwater-Roe**  
as Joint Tenants With Rights of Survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

Tract One:

All that tract or parcel of land lying and being a part of Land Lot 12 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows: Start at the point at the intersection of the West right-of-way of County Line Road (an 80 foot right-of-way) and the South right-of-way of Thomas Road (a 70 foot right-of-way) and thence go South 88 degrees 02 seconds West a distance of 772.60 feet to the point of beginning for the tract herein described; go thence South 01 degrees 43 seconds East a distance of 668.04 feet to a point; thence go North 88 degrees 10 seconds East a distance of 352.60 feet to an Iron post, thence go South 01 degrees 43 seconds East a distance of 630.00 feet to a point; thence go South 88 degrees 10 seconds West a distance of 537.60 feet to a point; thence go North 01 degrees 43 seconds West a distance of 1,297.61 feet to a point on the South right-of-way of Thomas Road; thence go along the South right-of-way of Thomas Road North 88 degrees 02 seconds East a distance of 185.00 feet to the point of beginning. All in accordance with plat entitled "Property of J. Bryan Wingate" prepared by Malcolm Burnsed, GRLS No. 1691, dated May 6, 1992, and reference to said plat is incorporated herein and made a part of this description.

Tract Two:

All that tract or parcel of land lying in Land Lot 12 of the 1st Land District of Dougherty County, Georgia, and being more particularly described as follows: Commencing at the intersection of the South right-of-way of Thomas Road

*MCE*

**BK:4995 PG:32**

with the West line of Land Lot 12 run thence North 88 degrees 00 minutes 50 seconds East a distance of 2030.35 along said right- of-way to the point of beginning; run thence South 01 degrees 43 minutes 37 seconds East 1297.67 feet to an iron pin set; run thence North 88 degrees 00 minutes 52 seconds East 335.68 feet to an iron pin found; run thence North 01 degrees 43 minutes 37 seconds West 1297.67 feet to an iron pin found on the South right-of-way of Thomas Road; run thence South 88 degrees 00 minutes 50 seconds West along said right-of-way 335.68 feet to the point of beginning. Said tract being more particularly delineated as Tract III on Plat of Survey by McCoy Engineering, Inc., entitled "Plat for Bobby Reese" dated September 19, 1996, said plat is incorporated herein and made a part of this description.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

This conveyance is made subject to that certain security deed from Mary Kathy Rainwater-Roe to United Wholesale Mortgage, LLC, dated June 17, 2022, in the original amount of \$279,750.00 and recorded simultaneously herewith, Dougherty County, Georgia records.

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 forever in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with rights of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

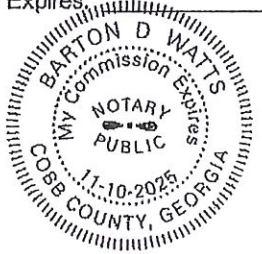
Signed, sealed and delivered in the presence of:

George C. Mas  
Unofficial Witness

Mary Kathy Rainwater-Roe (SEAL)  
Mary Kathy Rainwater-Roe

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_





\$400  
10  
Item 5a.



From Ag to R-2  
Clerk of Courts

APPLICATION TO AMEND THE ZONING MAP OF:

City of Albany  Dougherty County

Property Address: 3520 Thomas Rd., Albany, GA 31705

Name of Property Owner(s): J. Bryan & Cynthia Wingate

Mailing Address: 53 Lagoon Way

City: Ft. Gaines State: GA Zip Code: 39851

Telephone: 229-881-9408 Email: Bwingate8@gmail.com

Name of Applicant: J. Bryan & Cynthia Wingate

Mailing Address: 53 Lagoon Way

City: Ft. Gaines State: GA Zip Code: 39851

Telephone: 229-881-9408 Email: Bwingate8@gmail.com

Zoning Classification:

Present zoning district: Ag

Current use: Single Family

Proposed zoning district: R2

Proposed use: Single Family

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 10<sup>th</sup> day of August, 2022

Signature of Applicant: [Signature] Cynthia Wingate

Notary Public: Melanie M. Williams Commission expires: November 23, 2024



(Staff Use)

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



VERIFICATION OF OWNERSHIP

Name of all owners: J. Bryan Wingate + Cynthia Wingate

Address: 53 Lagoon Way

City/State/Zip Code: Ft. Gaines, GA 39851

Telephone Number: 229-881-9408

Email: Bwingate8@gmail.com

Property Location (give description if no address): 3520 Thomas Road, Albany, GA 31705

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)

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

Personally appeared before me J. Bryan Wingate, Cynthia Wingate, who has stated that the information on this form is true and correct.



[Signature] Notary Public My Commission Expires November 25, 2024

8/10/2022 Date

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

Name:

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: \_\_\_\_\_, 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 10 day of Aug.

\* [Signature]  
Signature of Applicant

Cynthia Wingate

Melanie M. Williams

Notary Public  
My Commission Expires  
November 25, 2024

Commission Expires



**D2021004017**  
**BK:4842 PG:65-67**  
FILED IN OFFICE  
CLERK OF COURT  
06/03/2021 02:37 PM  
EVONNE S. MULL, CLERK  
SUPERIOR COURT  
DOUGHERTY COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: \$20.00  
**PT-61 047-2021-001363**

1792905116  
PARTICIPANT ID

Return to:  
Timothy O. Davis, Esq.  
600 N. Jackson St.  
Albany, GA 31701

**LIMITED WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF HOUSTON

**THIS INDENTURE**, made this 1st day of June 2021, between **CHRISTOPHER ALAN MOCK**, herein called "Grantor," and **CYNTHIA LAVERNE WINGATE** and **J. BRYAN WINGATE**, of the second part, herein called "Grantees;"

**WITNESSETH:** That the Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 and conveyed and by these presents does grant, bargain, sell and convey unto the Grantees and the heirs, executors, administrators, successors and assigns of Grantees, the following described property:

All that tract or parcel of land lying and being in Land Lot 12 of the First Land District of Dougherty County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference herein.

Parcel 00106/00001/03E

2021 ad valorem taxes will be prorated as of the date of this deed.

DIVINE FINNEY DAVIS, PC  
ATTORNEYS AT LAW  
600 N. JACKSON STREET  
ALBANY, GEORGIA  
31701

To have and to hold the said bargained premises, together 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 Grantees and the heirs, executors, administrators, successors and assigns of Grantees, in fee simple.

And Grantor and the heirs, executors, administrators, successors and assigns of Grantor, warrant the title to the said bargained premises against the claim of all and every other person or persons owning, holding or claiming by, through or under the said Grantor.

IN TESTIMONY WHEREOF, Grantor has caused this deed to be properly signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

*Kristy Boney*  
UNOFFICIAL WITNESS

*[Signature]* (L.S.)  
CHRISTOPHER ALAN MOCK

*Susan M. Adams*  
NOTARY PUBLIC  
My commission expires: 1-8-22

[Affix Notary Seal]

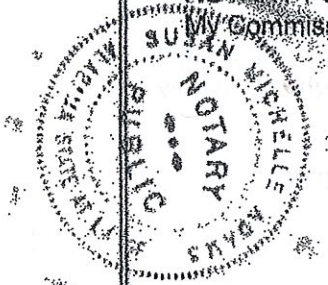


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 12 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows:

Commence at the intersection of the North Land Lot Line of said Land Lot 12 and the West right-of-way of County Line Road (an 80 foot right-of-way) and go thence South 1° 43' East a distance of 22.0 feet to the Point of Beginning of the tract herein described; continue thence South 1° 43' East a distance of 297.0 feet to a point; go thence South 88° 10' West a distance of 297.0 feet to a point; go thence North 1° 43' West a distance of 297.0 feet to a point; go thence North 88° 10' East a distance of 297.0 feet to the Point of Beginning. Said property being more particularly described as Tract A on that survey entitled "Plat Property of Clyde Wallace," dated November 3, 1972 and recorded in Deed Book 492, Page 382, aforesaid records. This being the same property as conveyed by Clyde A. Wallace to C.J. Hatcher and Nina B. Hatcher by deed dated November 9, 1972, and recorded in Deed Book 492, Page 381, aforesaid records.

LESS AND EXCEPT that portion of the above-described property conveyed by Right-of-Way Deed to Dougherty County, Georgia, dated March 26, 1986, and recorded April 3, 1986, in Deed Book 784, Pages 668-670, Dougherty County Land Records.

Subject to all visible easements and restrictions of record.

This being the same property as that described in that certain Warranty Deed from Janet H. Barse to Terrell Mock dated March 4, 1993, and recorded in Deed Book 1274, at Pages 23-24, of the Dougherty County Deed Records.

Parcel 00106/00001/03E

DOYNE FINNEY DAVIS, P.C.  
ATTORNEYS AT LAW  
800 N. JACKSON STREET  
ALBANY, GEORGIA  
31701

RESERVED FOR CLERK OF COURT RECORDING DATA

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- △ ANGLE POINT
- X—X— FENCE

WRIGHT JR, W DENNIS  
DB 4575 81  
ZONED: AG

MARY KATHY & JENNIFER A  
DB 4995 31  
ZONED: AG

**PROPERTY OWNER REPRESENTATIVE:**  
BRYAN WINGATE  
3516 THOMAS RD ALBANY, GA 31705  
229-881-9408  
**PROPERTY IS ZONED R-1, & AG.**

THE SUBJECT PROPERTY IS LOCATED IN ZONE A & X N.F.L.P. FLOOD INSURANCE RATE MAP, COMMUNIT PANEL NO. 13095C014E EFFECTIVE DATE: 9-25-09 FOR ALBANY, DOUGHERTY COUNTY, GEORGIA.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT I AM THE OWNER OR REPRESENTATIVE OF THE PROPERTY PLATTED HEREON AND THAT I CONSENT TO THE RECOMINATION OF SAID PROPERTY AND TO THE RECORDING OF THIS PLAT.

**APPROVED BY:**  
ALBANY-DOUGHERTY CO. PLANNING-DEVELOPMENT SERVICES & CODE ENFORCEMENT

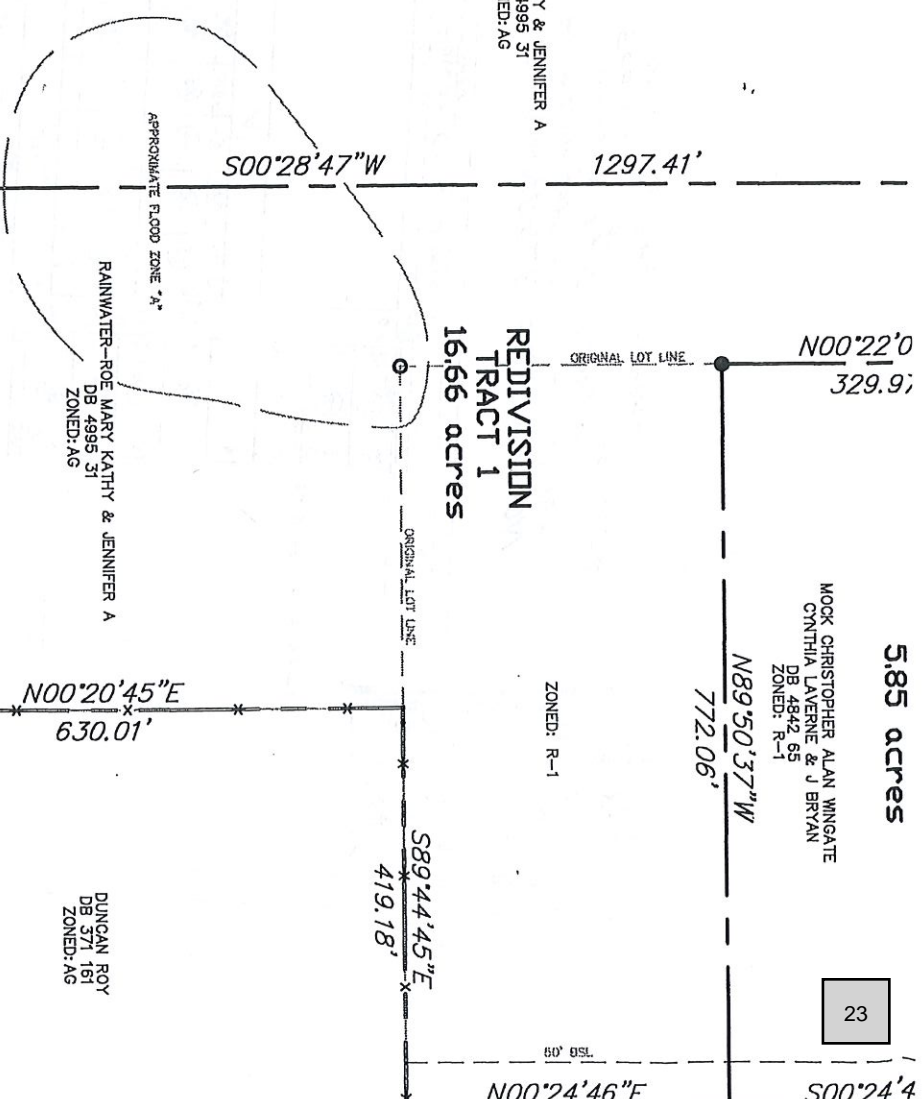
PAUL FORGEY, DIRECTOR

PROPERTY IS ZONED R-1, & AG.

Zoning Districts (abbreviated notes of type)	Single-Family Residential								Traditional Mixed-Use				Business				Rec-Industry				Rural	
	R-E	R-G	R-1	R-2	R-3	R-MHS	R-MHP	C-R	C-1	C-5	C-6	C-7	C-2	C-3	C-8	M-1	M-2	PH	AG			
Arterial & Collector Street	75	50	35	40	30	50	50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Minor Streets	50	50	35	30	25	25	25	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Supplemental Yard (minimum setback from property line or required sidewalk along street) ***								20	10	20	**	20	20	10	10	0	0	0	0	0		
Arterial and Collector Street								10	5	10	**	10	10	10	0	0	0	0	0	0		
Minor Street																						
Rear Yard (minimum feet)																						
No alley (next to residential district, add 5 feet for every 2 building stories over 2.)																						
Yard adjacent to a rear alley, setback to alley																						
Side Yard (minimum feet)																						

WRIGHT JR, W DENNIS  
DB 4575 81  
ZONED: AG

589.40'06"E  
540.42'



MOCK CHRISTOPHER ALAN WINGATE  
CHYNTHIA LAVERNE & J BRYAN  
DB 4842 65  
ZONED: R-1

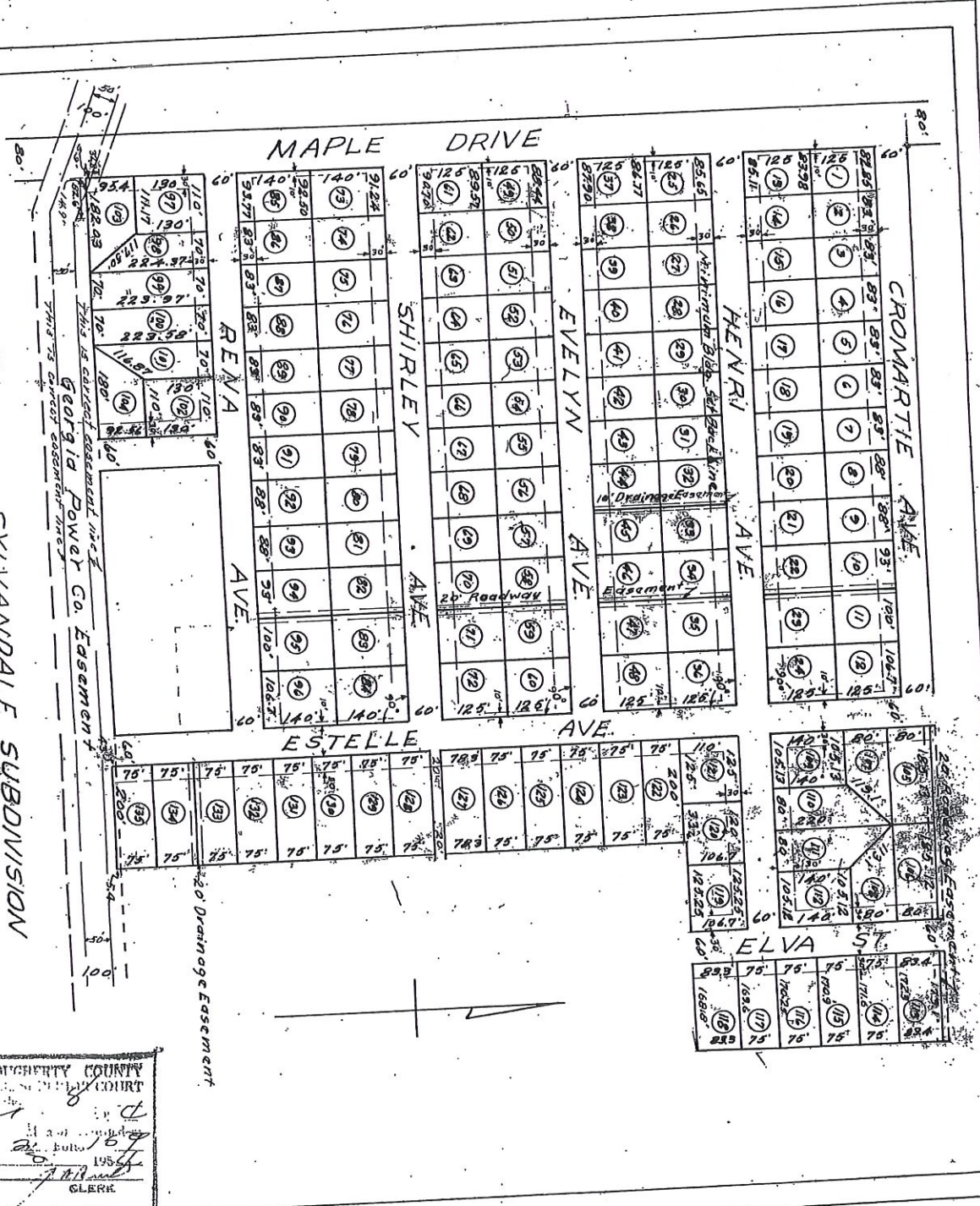
5.85 acres

GOD'S FOUNDATION CHRISTIAN SCHOOL, INC  
DB 4538 170  
ZONED: R-1

DUNCAN ROY  
DB 371 161  
ZONED: AG

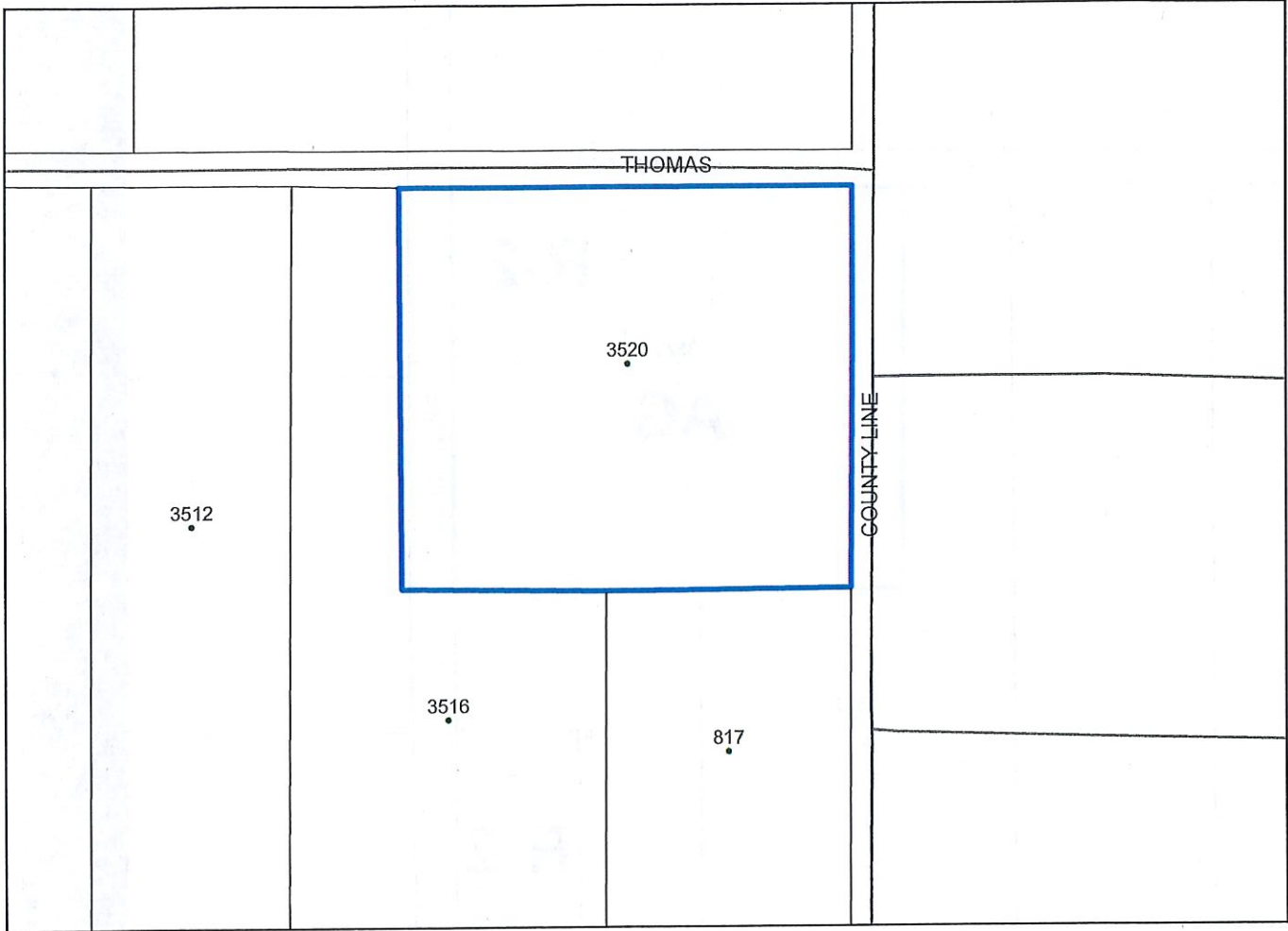


SYLVANDALE SUBDIVISION  
 Part Land Lot #199 1st District  
 Dougherty Co., Georgia  
 Scale: 1"=200'  
 June 23, 1954  
 Warbury Engineering Co.





# LOCATION MAP



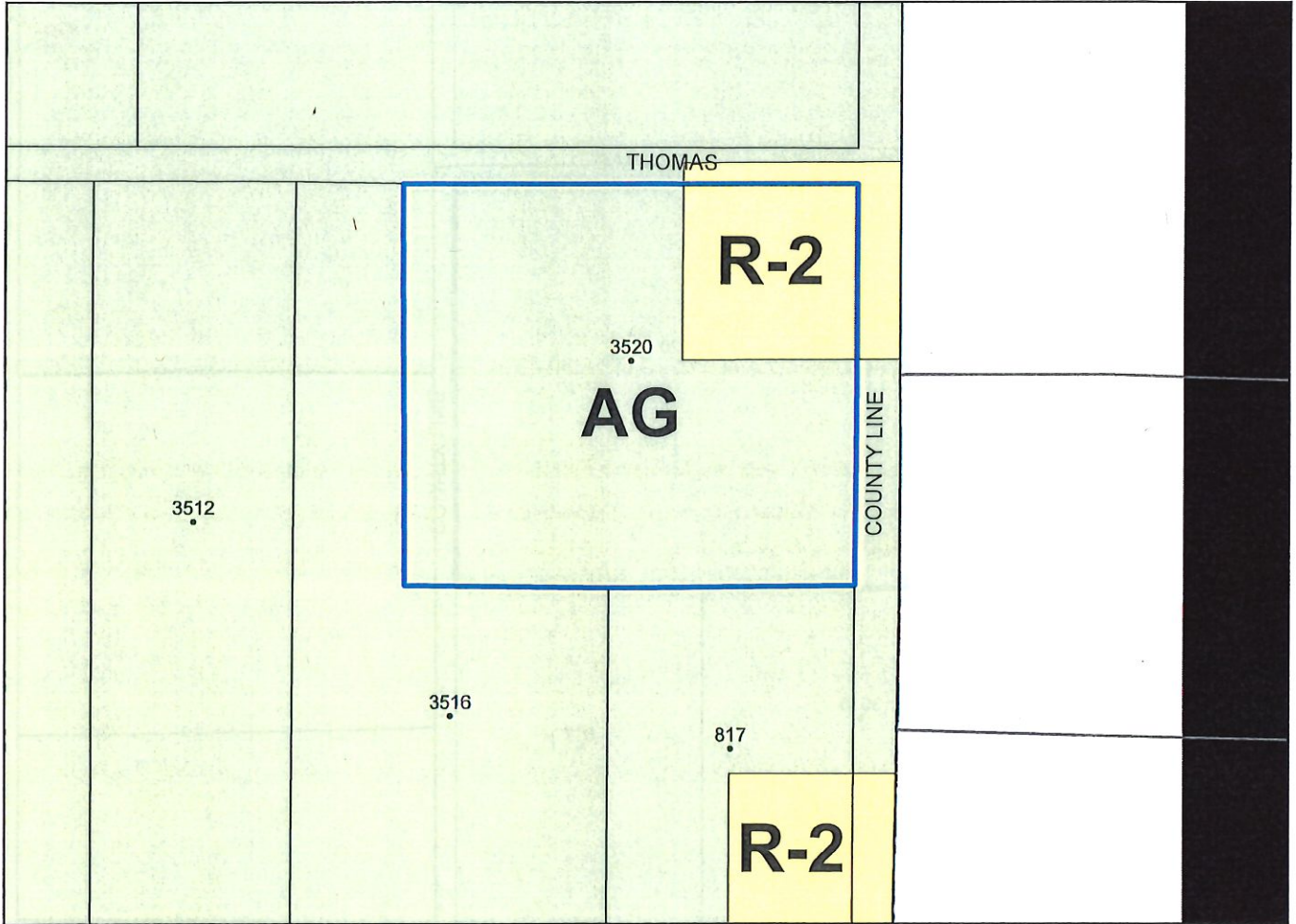
22-068  
3520 THOMAS RD  
REZONING  
AG TO R-2



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 MAP



22-068  
3520 THOMAS RD  
REZONING  
AG TO R-2



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# AERIAL MAP



22-068  
3520 THOMAS RD  
REZONING  
AG TO R-2

200 100 0  
Feet



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# CURRENT LAND USE MAP

**AGRICULTURAL  
USE**

THOMAS

3520

3512

**RESIDENTIAL**

3516

817

**RESIDENTIAL**

COUNTY LINE

**WORTH COUNTY**

22-068  
3520 THOMAS RD  
REZONING  
AG TO R-2

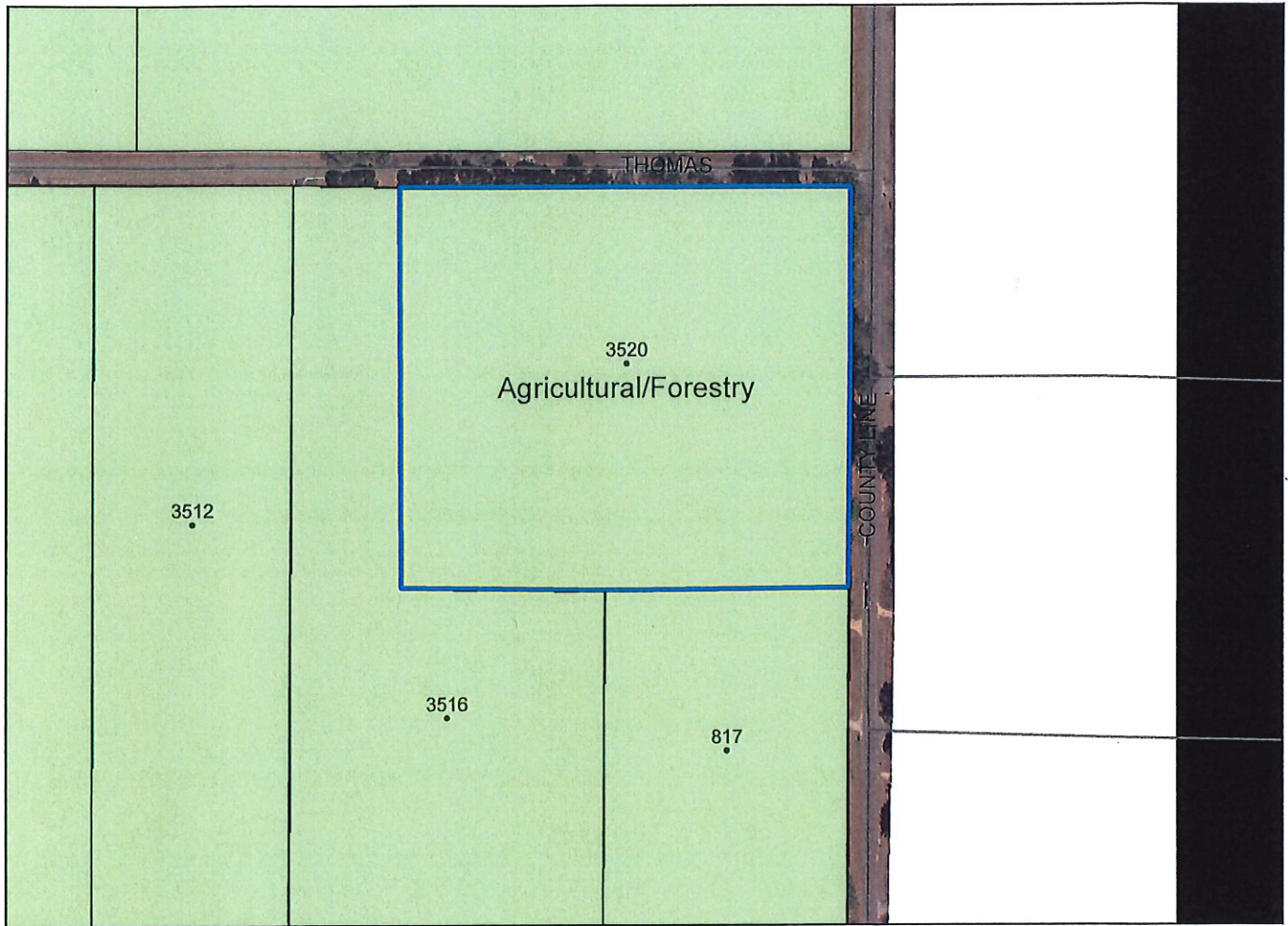
200 100 0  
Feet



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 LAND USE MAP



22-068  
3520 THOMAS RD  
REZONING  
AG TO R-2



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.







**PROCUREMENT RECOMMENDATION**

DATE: September 26, 2022

TITLE: Solid Waste 6110M

DEPARTMENT: Solid Waste

REFERENCE NUMBER: N/A

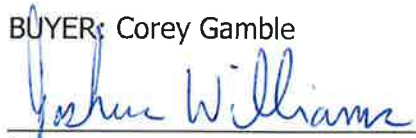
ACCOUNT NUMBER: S.W. Enterprise Fund

OPENING DATE: N/A

BUDGETED AMOUNT: \$200,000.00

BUYER: Corey Gamble

DEPARTMENT CONTACTS: Campbell Smith

  
Joshua Williams, Interim Procurement Manager

**RECOMMENDATION:**

Recommend the purchase of one (1) John Deere 6110M Cab Tractor from Deere & Company for a total expenditure of \$89,222.98.

**BACKGROUND INFORMATION:**

The John Deere 6110M Cab Tractor will be purchased from Deere & Company for \$89,222.98 utilizing an existing Ga State Contract #99999-001-SPD0000177-0026, due to a lack of inventory available in the market. The local vendor, Flint Equipment Co., will be the servicing vendor for the unit. The new tractor is currently in the order bank and has an estimated delivery time of 8-10 weeks. This unit will be replacing unit #540970, a thirteen (13) year old unit that is passed its lifecycle.

**COUNTY ADMINISTRATOR ACTION:**

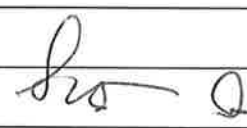
APPROVED

DISAPPROVED

HOLD

**COMMENTS:**

10/7/22  
DATE

  
COUNTY ADMINISTRATOR

**List of Documents Attached:**



**PROCUREMENT RECOMMENDATION**

DATE: September 26, 2022

TITLE: **2021 LMIG Resurfacing & SAP**

DEPARTMENT: **Engineering**

REFERENCE **23-008**  
NUMBER:

ACCOUNT  
NUMBER:

OPENING DATE: **09/13/2023**

BUDGETED AMOUNT: **\$3,015,375**

BUYER: **Christina (Tina) Strassenberg**

DEPARTMENT **Jeremy Brown**  
CONTACTS: **Darlene Hollis**

*Exylyn Mitchell*  
**Exylyn Mitchell, Interim Director**

**RECOMMENDATION:**

Recommend approval to contract with Oxford Construction Company to implement the Dougherty County 2021 LMIG Resurfacing and Safety Action Plan. The expenditure will be \$3,013,073.10.00.

**BACKGROUND INFORMATION:**

Bid Ref #23-008 was tendered on 08/16/2022. The solicitation was advertised in the Albany Herald, on local Channel 16, on City Facebook pages, and through the Georgia Procurement Registry website. Four (4) vendors were directly solicited. Two (2) bids were received. Bids were opened on September 13, 2022. Oxford Construction Company is the lowest responsive and responsible bidder. This bid is for implementation of the 2021 LMIG Resurfacing and Safety Action Plan.

**COUNTY ADMINISTRATOR ACTION:**

APPROVED

DISAPPROVED

HOLD

COMMENTS:

9/30/22  
DATE

*[Signature]*  
COUNTY ADMINISTRATOR

**List of Documents Attached:**

Bid Tabulation



**BID TABULATION**  
**2021 LMIG RESURFACING & SAFETY ACTION PLAN**  
**DOUGHERTY COUNTY, GA**  
**BID REF. 23-2008**

ITEM NO.	DESCRIPTION	QTY/UNIT	OXFORD CONSTRUCTION			REEVES CONSTRUCTION		
			UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION		
<b>Road Resurfacing</b>								
1	1-5/8" Asphaltic Concrete (9.5 mm) (Thickness to 1.25"/Remove Spurlock)	23,375	TN \$	103.00	\$	104.00	\$2,407,625.00	\$2,431,000.00
2	Asphaltic Leveling	500	TN \$	103.00	\$	109.00	\$51,500.00	\$54,500.00
3	Tack (0.05 gal/sy) (Remove Spurlock)	17,000	GAL \$	4.30	\$	4.00	\$73,100.00	\$68,000.00
4	Striping/RPMs (Thermo) (Remove Spurlock)	24.70	MI \$	12,735.00	\$	13,000.00	\$314,554.50	\$321,100.00
5	Traffic Control (Remove Spurlock)	0.95	LS \$	121,440.00	\$	199,450.00	\$115,440.00	\$189,595.75
6	Rumble Strips (Set of 3 - Thermoplastic) (Remove Spurlock)	8	EA \$	1,575.00	\$	1,600.00	\$12,600.00	\$12,800.00
<b>ROAD RESURFACING (Items #1-6) SUBTOTAL</b>							<b>\$2,974,819.50</b>	<b>\$3,076,995.75</b>
<b>Road Signage</b>								
7	Signs (HIP)	1,008	SF \$	19.95	\$	20.00	\$20,109.60	\$20,160.00
8	Sign Posts (TP-7 Minimum)	1,920	LF \$	9.45	\$	10.50	\$18,144.00	\$20,160.00
<b>Road Signage (Items #7-8) SUBTOTAL</b>							<b>\$38,253.60</b>	<b>\$40,320.00</b>
<b>TOTAL BASE BID (Item #1 - 8)</b>							<b>\$3,013,073.10</b>	<b>\$3,117,315.75</b>

BO DOROUGH  
MAYOR



P.O. BOX 383  
ALBANY, GA 31702  
OFFICE 229.888.2757  
HOME 229.483.0579  
FACSIMILE 229.888.2959

March 15, 2022

Christopher S. Cohilas, Chairman  
Dougherty County Board of Commissioners  
P.O. Box 2008  
Albany, GA 31702

RE: 1500 N. Monroe (4.99 acres), 409 11<sup>th</sup> (12.19 acres), 1503 N. Jefferson (1.38 acres) and 1507 N. Jefferson (.37 acres)

Dear Chris:

I am writing to follow up on my letter of December 21<sup>st</sup>, in which we requested that the county commission discuss the possibility of constructing the tennis complex on the property sometimes known as the National Guard Property. The city, as we have explained, is interested in this site for Fire Station No. 2. Additionally, we could eventually relocate the administrative offices for the Recreation & Parks Department to the National Guard building.

It is my understanding that the city owned the entire parcel until 1963, when the properties on the north (12.19 acres) and the southwest (4.99 acres) side of the block were conveyed to the State to utilize for operations of the National Guard unit. The county acquired those two parcels after the unit moved to MCLB in 2017. The parcel on the southeast corner (1.38 acres) was transferred to the Dougherty County School System in 1963 and was subsequently conveyed to the Hospital Authority, which gifted the property to the county in 2009.

The city is requesting that the county deed these three parcels to the city and partner with us to develop this property for recreation purposes, as contemplated in the preliminary design, a copy of which is enclosed herewith. The county would allocate all of the funding held for the tennis center to the construction of tennis courts and a pro shop on this property. This proposal offers the county commission an opportunity to finally fulfil its obligation to the citizens of Dougherty County to construction a competition tennis complex, which would attract tournaments. The city will construct pickleball courts in close proximity to the tennis courts. We anticipate that the pickleball courts will also be heavily utilized, as this is one of the fastest growing and popular sports for adults. Most, if not all, of the courts will have lighting. The fire station will be manned 24/7, which should provide those utilizing the courts with a greater sense of security. Relocation of Fire Station 2 will allow Albany Fire Department to better serve the residents within the service area of that battalion.

BO DOROUGH  
MAYOR

Christopher S. Cohilas, Chairman

March 15, 2022

Page Two

The city currently has funding in place for construction of the fire station and the pickleball courts. We are asking that the county commission consider this request at an upcoming meeting and notify us of its decision by the close of business on Friday, April 15<sup>th</sup>. Mr. Carter will be available to discuss this opportunity with Mr. McCoy and the city will have staff appear before the county commission should your colleagues have any questions or concerns.

Awaiting your reply, I am,

Very truly yours,

Kermit S. Dorough, Jr.

KSDjr/ap

cc: Jon Howard (e-mail only)  
Jalen Johnson (e-mail only)  
Vilnis Gaines (e-mail only)  
Chad Warbington (e-mail only)  
Robert Langstaff, Jr. (e-mail only)  
Demetrius Young (e-mail only)  
Steven Carter (e-mail only)  
M. Craig Potter (e-mail only)  
Cedric D. Scott (e-mail only)