



## REGULAR MEETING

August 16, 2021  
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 July 19th Regular Meeting and July 26th Work Session.
6. Tax - Public Hearing. ***(Those wishing to speak for or against this item should sign the Sign Up sheet located on the table in the rear of the Chamber).***
  - a. Proposed tax increase of 0.35% for the County-Wide Digest and the proposed tax increase of 0.30% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 15.569 and the Special Services millage rate is 9.1730.
7. 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. Tax Director Shonna Josey and Tax Collections Supervisor Kimberly Baylis present to update the Commission on the 2021 Delinquent Tax Sale.

- b. William Wright, dba Afram-Tech, Inc. present to continue discussion of building capacity, programs for small businesses, and other concerns.
  
8. 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. Rupesh Rajkaran and Gupta Priyanka and Et. al, owner and Teramore Development, LLC, applicant requests to rezone 1.909 acres from C-7 (Mixed-Use Planned-Development District) to C-2 (General Mixed-Use Business District). The property is located at the Southeast Corner of Gillionville and Lockett Station. The Planning Commission recommends approval. Paul Forgey, Planning and Development Services Director and Angel Gray, Planning Manager, will address.
  - b. Southland Cypress, LLC, owner and Brenda Clark, applicant request to rezone 62.538 acres from AG (Agricultural District) to R-E (Estate District). The property address is 512 Flowing Well Rd. The Planning Commission recommends approval. Paul Forgey, Planning and Development Services Director and Angel Gray, Planning Manager, will address.
  - c. Grady Blair Stone, owner and Metro Site, LLC applicant request Special Approval to construct a new telecommunications tower with a total overall height of facility 315' in the C-3 (Commercial) District & C-8 (Commercial Recreation District). The property is approximately 20.82 acres and the property address is 2700 Liberty Expressway. The Planning Commission recommends approval.
  - d. Proposed text amendment to the Dougherty County Solar Ordinance (TITLE III, ARTICLE 1. Section 1.44. III Definitions, VII. Specific Requirements for Solar Energy Systems (A)I, and VIII Solar Facilities (E)). The Planning Commission recommends approval. Paul Forgey, Planning and Development Services Director and Angel Gray, Planning Manager, will address.
  
9. Purchases.
  - a. Consider for the action the acceptance of the proposal for Professional Services for the Survey and Design of Fleming Road Widening Phase III for the Public Works Department from the lowest quoted vendor, Reliable Engineering, LLC (Albany, GA) in the amount \$69,000. Funding is budgeted in T-SPLOST Road Projects. **ACTION:**
  - b. Consider for action the purchase of twenty (20) sirens for use by the Dougherty County Emergency Management Agency from the most responsive and responsible proposer, Sirens for Cities, Inc. (Jonesboro, GA) in the amount of \$519,892.40. Funding is budgeted in the Hazardous Mitigation Grant Program (HMGP) for \$750,000. **ACTION:**
  
10. Additional Business.
  - a. Consider for action the Resolution providing for the approval of the 2021 Millage Rates for the County-Wide General Fund, Special Services District Fund, Dougherty County School System and State of Georgia. **ACTION:**

- b. Recommendation to accept the five year update to the 2026 Albany-Dougherty Comprehensive Plan. Paul Forgey, Planning and Development Services Director is present to address. **Action on this item is scheduled for a Special Called Meeting on August 30, 2021.**
  - c. Consider for action the Zoning Consideration of Rupesh Rajkaran and Gupta Priyanka and Et. al, owner and Teramore Development, LLC, applicant requests to rezone 1.909 acres from C-7 (Mixed-Use Planned-Development District) to C-2 (General Mixed-Use Business District). The property is located at the Southeast Corner of Gillionville and Lockett Station. The Planning Commission recommends approval. **ACTION:**
  - d. Consider for action the Zoning Consideration of Southland Cypress, LLC, owner and Brenda Clark, applicant request to rezone 62.538 acres from AG (Agricultural District) to R-E (Estate District). The property address is 512 Flowing Well Rd. The Planning Commission recommends approval. **ACTION:**
  - e. Consider for action the Zoning Consideration of Grady Blair Stone, owner and Metro Site, LLC applicant request Special Approval to construct a new telecommunications tower with a total overall height of facility 315' in the C-3 (Commercial) District & C-8 (Commercial Recreation District). The property is approximately 20.82 acres and the property address is 2700 Liberty Expressway. The Planning Commission recommends approval. **ACTION:**
  - f. Consider for action the Resolution providing for the amendment of the Dougherty County Solar Ordinance (TITLE III, ARTICLE 1. Section 1.44. III Definitions, VII. Specific Requirements for Solar Energy Systems (A)I, and VIII Solar Facilities (E)). The Planning Commission recommends approval. **ACTION:**
  - g. Consider for action the authorization of an incentive payment of \$300 for each fully vaccinated employee. Proof of vaccination will be required. Funding is available through ARPA as this is an eligible expense and addresses the spread of COVID-19. County Administrator Michael McCoy will address. HR Director Dominique Hall is present. **ACTION:**
  - h. Consider for action the Resolution providing for a moratorium on wind energy generation facilities, otherwise known as wind farms. The purpose would be to temporarily restrict their development within the unincorporated county until a study can be conducted and an ordinance developed to regulate the placement of such facilities appropriately. Paul Forgey, Planning and Development Services Director and County Attorney Spencer Lee will address. **ACTION:**
11. Updates from the County Administrator.
- a. REMINDER- Due to five (5) Mondays in August, there will be no meeting next Monday, August 23, 2021.
12. Updates from the County Attorney.
13. Updates from the County Commission.

14. Adjourn.

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 229-431-2121 promptly to allow the County to make reasonable accommodations for those persons.*

## DOUGHERTY COUNTY COMMISSION

DRAFT

## REGULAR MEETING MINUTES

July 19, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on July 19, 2021. Chairman Christopher Cohilas presided. 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 Attorney Spencer Lee, Deputy County Clerk Bristeria Hope, and other staff. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the June 21st Regular Meeting and June 28th Special Called Meeting minutes.

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

The Chairman recognized Tax Director Shonna Josey and Chief Appraiser Joseph McPherson to discuss the Certified 2021 Tax Digest for the Countywide M&O and Special Services District. Mrs. Josey shared that the Countywide M&O is based on the 2020 millage rate of 15.569. The net M&O digest assessed value is \$2,011,965,474 with the total taxes levied plus PILOT at \$33,619,058. The total amount for the Forest Land Protection (FLPA) and PILOT are \$2,294,769. The 2021 total gross digest are \$2,242,068,315 with a 1.33% change. The total net M&O had a total change of 0.34%. The parcel count is 37,820. The timeline for the process and advertising was shared.

Mrs. Josey discussed the Special Services District Tax Digest summary and stated that it is based on the 2020 millage rate of 9.173. The net digest assessed value is \$562,208,730 with the total taxes levied plus PILOT at \$5,894,773. The total amount for the FLPA & PILOT is \$570,806. The 2021 total gross digest is \$662,153,910 with a 3.97% change. The total net M&O had a total change of 2.67%. The parcel count is 9,322. The Chairman gathered consensus that from the Commission to maintain the millage rate at the 15.569 rates for the Countywide M&O and 9.173 for the Special Service District. Commissioner Gaines asked Mrs. Josey to send her the presentation so that she could clarify that there would be a greater impact on the Special Services District.

The Chairman recognized William Wright, representative of AFRAM Tech, Inc. who spoke on behalf of his concern with line item 9d on the agenda referencing the amendment of the budget.

The Chairman called for consideration of the resolution providing for the execution and acceptance of the contract to install Playground Equipment at Radium Overlook Park for the Public Works Department from the lowest quoted vendor, GameTime (Longwood, FL) in the amount of \$26,960.04 subject to execution by the County Administrator. Funding is budgeted in SPLOST VII – County Parks Improvement/Equipment.

Commissioner Jones moved for approval. Upon a second by Commissioner Newsome, the motion for approval passed unanimously. Resolution 21-038 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND  
EXECUTION OF A CONTRACT BETWEEN DOUGHERTY  
COUNTY, GEORGIA AND GAMETIME IN THE AMOUNT OF  
\$26,960.04 FOR THE PURPOSE OF INSTALLING PLAYGROUND  
EQUIPMENT AT RADIUM OVERLOOK PARK; REPEALING  
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT  
HEREWITH;  
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the board appointments.

Upon nomination by Commissioner Johnson, incumbents Thelma Adams-Johnson and Larry Thomas were unanimously reappointed to the Albany/ Dougherty Land Bank for a two-year term ending July 31, 2023.

Upon nomination by Commissioner Gaines, incumbent Dr. Eugene Sherman was unanimously reappointed to the ASPIRE Behavioral Health & Developmental Disability Services Board for a three-year term ending June 30, 2024.

Upon nomination by Commissioner Jones, incumbent Dr. Carolyn Hand was unanimously reappointed to the Department of Family & Children Services for a five-year term ending June 30, 2026.

Upon nomination by Commissioner Johnson, incumbents Commissioner Clinton Johnson and Chris Hatcher were unanimously reappointed to the Economic Development Commission for a two-year term ending June 30, 2023. [Commissioner Johnson will serve as the appointee of the Chairman].

Upon nomination by Commissioner Gray, applicant George Anderson was unanimously appointed to the Tax Assessors for an unexpired three-year term ending December 31, 2021.

Attorney Lee addressed and said that there is a resolution attached to the Tax Assessors appointment. Commissioner Gray moved for approval. Upon a second by Commissioner Newsome, the motion for approval passed unanimously. Resolution 21-039 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE  
APPOINTMENT OF A MEMBER OF THE  
DOUGHERTY COUNTY BOARD OF TAX  
ASSESSORS TO POST 5 FOR AN UNEXPIRED  
TERM BEGINNING JULY 19, 2021 AND ENDING  
DECEMBER 31, 2023; REPEALING RESOLUTIONS  
OR PARTS OF RESOLUTIONS IN CONFLICT  
HEREWITH;  
AND FOR OTHER PURPOSES.

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

Commissioner Newsome moved for approval. Upon a second by Commissioner Jones, the motion for approval passed unanimously. Resolution 21-040 is entitled:

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

The Chairman called for consideration to approve the resolution declaring the listed equipment as surplus and authorize the disposal of same. This is a listing of equipment damaged by water in the Judicial Building for the Sheriff's Office.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 21-041 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION DECLARING AS SURPLUS THE  
ATTACHED LIST OF EQUIPMENT  
PROVIDING FOR DISPOSAL OF SAME  
REPEALING PRIOR RESOLUTIONS  
IN CONFLICT; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for acceptance of the annual Cooperative Agreement with Turner Job Corps Center and Dougherty County outlining the assistance of the Dougherty County Police Department in performing law enforcement duties.

Commissioner Gray moved for approval. Upon a second by Commissioner Jones, the motion for approval passed unanimously. Resolution 21-042 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND  
EXECUTION OF AN ANNUAL COOPERATIVE AGREEMENT  
BETWEEN DOUGHERTY COUNTY, GEORGIA AND TURNER JOB  
CORPS CENTER OUTLINING THE ASSISTANCE OF THE  
DOUGHERTY COUNTY POLICE DEPARTMENT IN PERFORMING  
LAW ENFORCEMENT DUTIES AT THE TURNER JOB CORPS CENTER  
LOCATION; REPEALING RESOLUTIONS OR PARTS OF  
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER  
PURPOSES.

The Chairman called for consideration of the recommendation from the Finance Committee to amend the FY 2022 Budget for the General Fund from \$56,087,366 to \$58,971,080 and to amend the FY 2022 Budget for the Special Services District from \$8,192,540 to \$8,598,902. County Administrator Michael McCoy addressed. Mr. McCoy said that this was a good decision to address on behalf of the “hard-to-fill” positions that deal with life, safety and critical roles within Dougherty County. He added that premium pay and the pay class study will be forthcoming and stressed that the initial increase is only for public safety. Mr. McCoy said that the modified timeframe of the lump-sum distribution will be done in August 2021. Chairman Cohilas corrected information from an earlier discussion of the tax digest and said that Commissioner Gaines was correct in referring to a greater impact in the Special Services District.

Commissioner Newsome moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Jones said that he was excited about implementing the increase for the employees and hope to continue to provide increases. He suggested that he would like to see a plan formulated to assist employees in receiving regular increases. The motion for approval passed unanimously.

Commissioner Gaines asked Mr. McCoy to provide a full briefing of the American Rescue Plan (ARP) to the Commission. Mr. McCoy said that ACCG will be providing training and extended the offer to the Commission to participate. The Chairman asked Mr. McCoy to forward that information to the Commission. Mr. McCoy reiterated that he will come with a proposed spending project plan and utilization at end of the first quarter of the fiscal year, near the end of September. Commissioner Gaines also mentioned that the COVID rates are decreasing and vaccinations are steadily increasing based on the percentages she analyzed.

Commissioner Newsome provided his appreciation to the Commissioners for helping him during his first budget cycle and looks forward to progressing more.

There being no further business to come before the Commission, the meeting adjourned at 11:20 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
WORK SESSION MEETING MINUTES

DRAFT

July 26, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on July 26, 2021. Vice-Chairman Victor Edwards presided and called the meeting to order at 10:00 am. Commissioners present were Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones, and Ed Newsome. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware, and other staff. 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. Chairman Christopher Cohilas was absent.

The Vice-Chairman asked Commissioner Jones to provide a word of prayer and asked the Commission to review the minutes of the July 12<sup>th</sup> Work Session Meeting.

The Vice-Chairman recognized Senator Freddie Powell Sims to provide opening remarks. She introduced Frank Sheppard, President & CEO, Cheryl Maddox, Albany Site Manager and Shelby Williams, Business Manager from Feeding the Valley Food Bank who discussed the needs and grant opportunities available for the Local Food Bank. It was shared that Dougherty County is ranked #2 in the state for food-insecure persons. Site expansion plans were shared. Mr. McCoy introduced Tommy Lowmon, EDFP Director, Office of Community Development, Georgia Department of Community Affairs who discussed the possible use of the Department of Community Affairs FY 2022 Community Development Block Grant- COVID (CDBG-CV) funds to expand local food bank services in Dougherty County and surrounding areas. He mentioned that funds are provided by Congress through the CARES ACT. He added that the local food bank is responsible for 25% of the grant match and shared that funds have been secured. EDC Director Jana Dyke was available to also discuss grant opportunities.

The Vice-Chairman recognized Director of Planning and Development Services Paul Forgey and County Attorney Spencer Lee to update the Commission on citizen concerns regarding businesses located on Poinciana Ave. Attorney Lee shared that local and state regulations are being met and Mr. Forgey thanked citizen Paul Murray for bringing this concern to the Commission's attention. Mr. Forgey said that the business owner cooperated and when she started the business, the County had a different regulation. Vice-Chairman Edwards asked that the business license state the type of business an individual has to prevent having this type of "slip up" again. Upon the question of Commissioner Jones, Attorney Lee was not in favor of revisiting the ordinance because the presented concerns were addressed and activities inside the business are governed by the state. Mr. Forgey shared that all the ordinances can be made better but in this case for the training concern, a neighbor would have to report the issue. Many areas have asked for a copy of our ordinance and Mr. Forgey believes it is in good order. Mr. Murray thanked the Commission and presented other concerns. Commissioner Gaines directed him to speak to his state representative and stated that the Board has exhausted all of our efforts to resolve concerns.

The Vice-Chairman recognized William Wright, dba Afram-Tech, Inc. to continue the discussion of building capacity, programs for small businesses, and other concerns. He shared information pertaining to the high per capita cost of Dougherty County as compared to Chatham County. He also spoke about concerns about the Coroner's office. He requested to speak to the Commission on August 9<sup>th</sup>, 16<sup>th</sup>, and 23<sup>rd</sup>.

The Vice-Chairman recognized Coach Jessie Massey to provide an update on the 46<sup>th</sup> year of the Albany State Youth Enrichment Program noting that there was a recent program name change. He thanked the Commission for the recent donation. Tokens of appreciation were provided to the Board.

The Vice-Chairman called for a discussion to accept the quote to install new cameras at Turtle Grove & Riverfront Parks for the Public Works Department from single-source vendor Invision Technologies (Albany, GA) in the amount of \$22,110. Funding is budgeted in SPLOST VII – County Parks Improvement/Equipment. Assistant County Administrator Scott Addison addressed. Public Works Engineer Jeremy Brown was present. Mr. Addison said that the system will tie into the existing one and protect the County's investment.

The Vice-Chairman called for a discussion of the recommendation to purchase one 2021 Hyundai Santa Fe SEL for the GBI Southwestern Regional Drug Enforcement Office from Albany Chrysler Dodge Jeep Ram-Hyundai (Albany, GA) for a not to exceed the amount of \$32,093. Funding will be provided by the GBI SWRDEO Grant Fund. Assistant County Administrator Scott Addison addressed. Eric Schwalls, GBI Special Agent In Charge was present. Mr. Addison said that this was a grant purchase that has been approved by GBI's controlling Board. However, the County has to give the authorization to proceed.

The Vice-Chairman called for a discussion of the recommendation to accept the 2020-2025 Hazard Mitigation Plan. Fire Chief/EMA Director Cedric D. Scott addressed. Chief Scott said that the plan required an update every five years and required every county and municipality to receive federal funding. Mr. McCoy stated that these documents allowed the County to continue being eligible for FEMA reimbursements.

The Vice-Chairman called for a discussion of the recommendation to review and discuss a proposed Resolution providing for the use of the services of the Southwest Georgia Regional Commission for the purpose of preparing, submitting, and administering a FY 2022 Community Development Block Grant-COVID (CDBG-CV) Food Bank application to the State of Georgia Department of Community Affairs. County Administrator Michael McCoy, SW Georgia Regional Commission Executive Director Suzanne Angell, Deputy Director Barbara Reddick, and Grants Administrator Brenda Wade addressed. Mr. McCoy provided an update on the meeting held for the application process. There is no Dougherty County staff available for management and it was recommended to partner with the SWGA Regional Commission. Ms. Angell shared that her team is prepared to move forward. She added that there is no cost for the application but there is funding available for grant administration. Mr. McCoy shared that future documents will need approval.

The Vice-Chairman called for a discussion of the recommendation to amend the FY 2021 General Fund Budget from \$53,664,296 to \$55,258,686 for various grants. It was also recommended to

amend the Grants Fund from \$1,980,748 to \$2,038,756 to show the HEROS Grant and to create the Alternate Dispute Resolution Fund as requested by Superior Court Judge, Willie Lockette. County Administrator Michael McCoy and Finance Director Martha Hendley addressed. Mr. McCoy said that this request is administrative housekeeping because additional grants were received in the last FY budget. Mrs. Hendley also addressed questions from the Commission.

Commissioner Edwards asked Attorney Lee about the legality of businesses not allowing the public to use the restroom. Attorney Lee will take it under advisement and provide information later. Commissioner Johnson asked for clarification on the staffing ratio at the jail. Commissioner Gray provided comments. Mr. McCoy also noted that language was included in layman's terms to explain that the Board was not proposing a tax increase and language was published in the newspaper. Commissioner Jones recognized Commissioner Johnson for his appointment on the Department of Community Affairs Board. Commissioner Edwards recognized his campaign manager Captain Edward Lemon Jr.

There being no further business to come before the Commission, the meeting adjourned at 12:20 p.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

# 2021 Delinquent Tax Sale

▶ **292** Properties taken to Aug. 3<sup>rd</sup> tax sale.

**231** City parcels  
111 sold

**61** County parcels  
30 sold

	CITY	COUNTY	TOTAL
TAXES	\$245,163.48	\$83,224.68	\$328,388.16
BIDS	\$897,305.20	\$288,364.30	\$1,185,669.50
EXCESS	\$652,141.72	\$205,139.62	\$857,281.34



MEMORANDUM

Date: August 5, 2021  
To: The Board of County Commissioners  
From: Albany Dougherty Planning Commission  
Subject: #21-034 Zoning (Southeast Corner of Gillionville and Locket Station)

**Teramore Development, LLC (21-034)** has submitted an application on behalf of the owners to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 1.909 acres from C-7 (Mixed-Use Planned-Development District) to C-2 (General Mixed-Use Business District). The property is located at the Southeast Corner of Gillionville and Lockett Station. The property owner is the RUPESH RAJKARAN & GUPTA PRIYANKA & ETAL; the applicant is Teramore Development, LLC. **(WARD 5)**

Jimmy Hall offered a motion to recommend approval for the request to rezone 1.909 acres from C-7 to C-2; seconded by Art Brown; 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	Yes
Aaron Johnson	Yes
Charles Ochie	Yes
Helen Young	Yes
Heath Fountain	Yes

**STAFF ANALYSIS AND REPORT  
APPLICATION #21-034 REZONING**



**OWNER/APPLICANT:**

Rupesh Rajkaran, Priyanka Gupta, Nimisha Kakani, and Manisha Jaiswal (owner)  
Teramore Development, LLC (applicant)

**LOCATION:**

Southeast corner of Gillionville Rd. and Lockett Station Rd, Albany, Georgia

**CURRENT ZONING/USE:**

Zoning: C-7 (Commercial District)  
Use: Vaccant

**PROPOSED ZONING/USE:**

Zoning: C-2 (Commercial District)  
Use: Commercial

**ZONING/ADJACENT LAND USE:**

North Zoning: C-2 (Commercial District); R-1 (Single-Family Residential District)

Land Use: Commercial and Residential: Single Family Dwelling

South Zoning: AG (Agricultural District)

Land Use: Residential

West Zoning: C-7 (Commercial District)  
Land Use: Vaccant Commercial Buidling

East Zoning: AG (Agricultural District)



No. This rezoning proposal should not have any adverse effect on the existing uses 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?*

No, the property is currently zoned for commercial but has no commercial business.

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?*

The proposal should have no additional impact on the use of existing streets, transportation facilities, utilities or schools.

**Road Classification:** Gillionville Rd. and Lockett Station Rd. are Minor Arterials.

**Road Capacity:** The Average Daily Traffic. (AADT) counts for Gillionville Road is 6,860. Information is not available for Traffic Capacity.

**Trip Generation:** Generated trips resemble that of a Retail-Convenience Store. According to Trip Generation, this land use could generate seven-hundred and sixty-two(762) daily weekday trips.

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

**Railroad:** No Railroad

**Public Transit Routes:** No public transit routes available.

**Accident Information:** Information from the Albany/Dougherty Traffic Engineering Division indicates that the property is NOT near a high-accident location. In the past 3 years only 34 traffic collisions have occurred.

**Analysis:** Staff did not identify any adverse traffic concerns related to the proposed use.

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

The Future Land Use Map recommends commercial use for this area. The proposed C-2 (Commercial District) designation is consistent with this land use recommendation. The applicant request for C-2 (Commercial District) allows for a broader use and fits the general area. C-2 encourages a mixed use of commercial, personal and convenience

services for area residents. This falls in line with the Comprehensive Plan and the Future Land Use Map.

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

The C-2 designation meets a commercial need identified in the Comprehensive plan (2026). Staff did not identify any additional existing or changing conditions that support the approval or disapproval of the rezoning application.

## **RECOMMENDATION**

Staff recommends **approval** to rezone the subject area C-7 (Commercial District) to C-2 (Commercial District)

### **Attachments:**

- 1. Application**
- 2. Zoning Notice Onsite Posting**
- 3. Land Survey/Site Map**
- 4. Location Map**
- 5. Zoning Map**
- 6. Aerial Map**



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

Property address: TBD Gillionville Road (SE Corner of Gillionville Rd and Lockett Station)  
Name of property owner(s): Rupesh Rajkaran, Priyanka Gupta, Nimisha Kakani, and Manisha Jaiswal  
Mailing address: 5131 Gillionville Road  
City: Albany State: GA Zip code: 31721 Telephone: (404) 992-4637

Name of applicant: Teramore Development, LLC  
Mailing address: P.O. Box 6460  
City: Thomasville State: GA Zip code: 31758 Telephone: (229) 516-4289

**Zoning Classification:**

Present zoning district: C7 Current use: Vacant/Wooded  
Proposed zoning district: C2 Proposed use: General Retail

**Please attach the following documents:**

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

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

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

Sworn to and subscribed before me this 8<sup>th</sup> day of JULY, 2021.

Signature of applicant: [Signature]

Notary Public: [Signature]

My commission expires: NOV 11, 23

(Staff use)



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



P.O. Box 6460, Thomasville, Georgia 31758  
Office: 229-516-4289 Fax: 229-516-4229

July 9, 2021

Albany, GA Planning and Zoning Department  
240 Pine Avenue, Suite 300  
Albany, Georgia 31701

**Re: Rezoning Application for a 1.909-acre portion of Dougherty County, GA Parcel No. 00364/00001/02C located on the southeast hard corner of Gillionville Road and Lockett Station Road (the "Property").**

Dear Ms. Gray,

On behalf of the owners of the Property, Rupesh Rajkaran, Priyanka Gupta, Nimisha Kakani, and Manisha Jaiswal, and prospective owner, Teramore Development, LLC (collectively, the "Applicant"), please allow this letter to serve as the Narrative Description of Project portion of our rezoning request.

The owners currently own 4.411 acres of land in Dougherty County, Georgia identified as Parcel No. 00364/00001/02C. Teramore Development, LLC has a 1.909 acre portion of this parcel under contract for purchase (the "Property"). Closing on the Property is contingent on the rezoning approval to allow for the development of a general retail store.

The 1.909-acre Property is presently zoned C7 on the Dougherty County zoning map. The Applicant desires to rezone the Property to C2 in order to construct a 10,640 SF general retail store. The enclosed site plan provides the particulars of the Applicant's proposed development, including square footage of the building and the number of parking spaces; as shown, this project does not require any variance requests. The enclosed landscape plan also provides staff with an idea of how the development will be landscaped for aesthetic purposes and to buffer the proposed retail development from surrounding properties. In addition, the Building Renderings and Elevations provided with the application show façade upgrades on two sides of the building which will provide an aesthetically pleasing retail space consistent with the overall appearance of the area.

In addition to the above-mentioned Items, the following factors support approval for the rezoning request:

- Added sales tax and ad valorem tax base for the County; we anticipate generating over \$80,000 in sales tax receipts annually. The Property currently does not have a reasonable economic use as it is vacant. The rezoning approval is justified in order to afford the Property the ability to be utilized in a reasonable economic manner;
- The Property is serviced by all necessary utilities and infrastructure with the exception of sewer; the Applicant will install a septic system. The County will not have to make any investments in that regard. The proposed development will not negatively impact any County services;
- The Property currently does not have drainage or soil erosion facilities in place. For our proposed development, we will construct a drainage retention pond to capture and treat any stormwater that flows throughout the site. In addition, our grading plan will consider the existing and future grades throughout the Property, and will be designed to reduce the amount of stormwater/drainage throughout the site;
- This development will have a positive economic impact on the County and its citizens, including adding numerous construction jobs during the four (4) month build-out period, together with a material increase in business for suppliers, subcontractors, electricians, and others who support the construction industry. In addition, 8 to 10 new full-time jobs will be created once this store is up and running;
- The development will serve the surrounding community by providing easy access to retail goods that are currently not as convenient to surrounding property owners and travelers. The new development will provide increased choices and competitive prices for retail goods in the County. The planned use of this development merely captures existing shoppers on the west side of Albany, it is not a destination location and will not add burden to City/County services or roads.

Thank you for your consideration of this Application. Should you have any questions, or require any additional information, please do not hesitate to contact us.

Very truly yours,



Chris Qualheim  
Teramore Development, LLC



VERIFICATION OF OWNERSHIP

Name of all owners: MANISHA JAISWAL

Address: 5131 Gillionville Rd,

City/State/Zip Code: Albany GA 31721

Telephone Number: 229 255 1749

Property Location (give description if no address):
TBD Gillionville Road (SE Hard Corner of Gillionville Road and Lockett Station Road)
Albany, GA 31721

A Portion of Dougherty County Parcel ID #00364/00001/02C

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. Manisha Jaiswal

DocuSigned by: Manisha Jaiswal, Rupesh Parkar, Manisha Jaiswal, Rupesh Parkar



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

Karla Nichols, Notary Public, Date: 6/29/2021

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

Name: Teramore Development, LLC

Address: P.O. Box 6460

City/State/Zip Code: Thomasville, GA 31758

Telephone Number: (229) 516-4289



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

The applicant filed on this date: July 9, 2021, to apply for a rezoning approval affecting described property as follows:

A 1.909-Acre Portion of Dougherty County Parcel #00364/00001/02C

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).

N/A

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 8<sup>th</sup> day of JULY, 2021.

Signature of Applicant

Notary Public

Commission expires: NOV. 11, 2023



JUNE 24, 2021  
EMC JOB No.: 21-6049  
DOLLAR GENERAL  
LOCKETT STATION ROAD

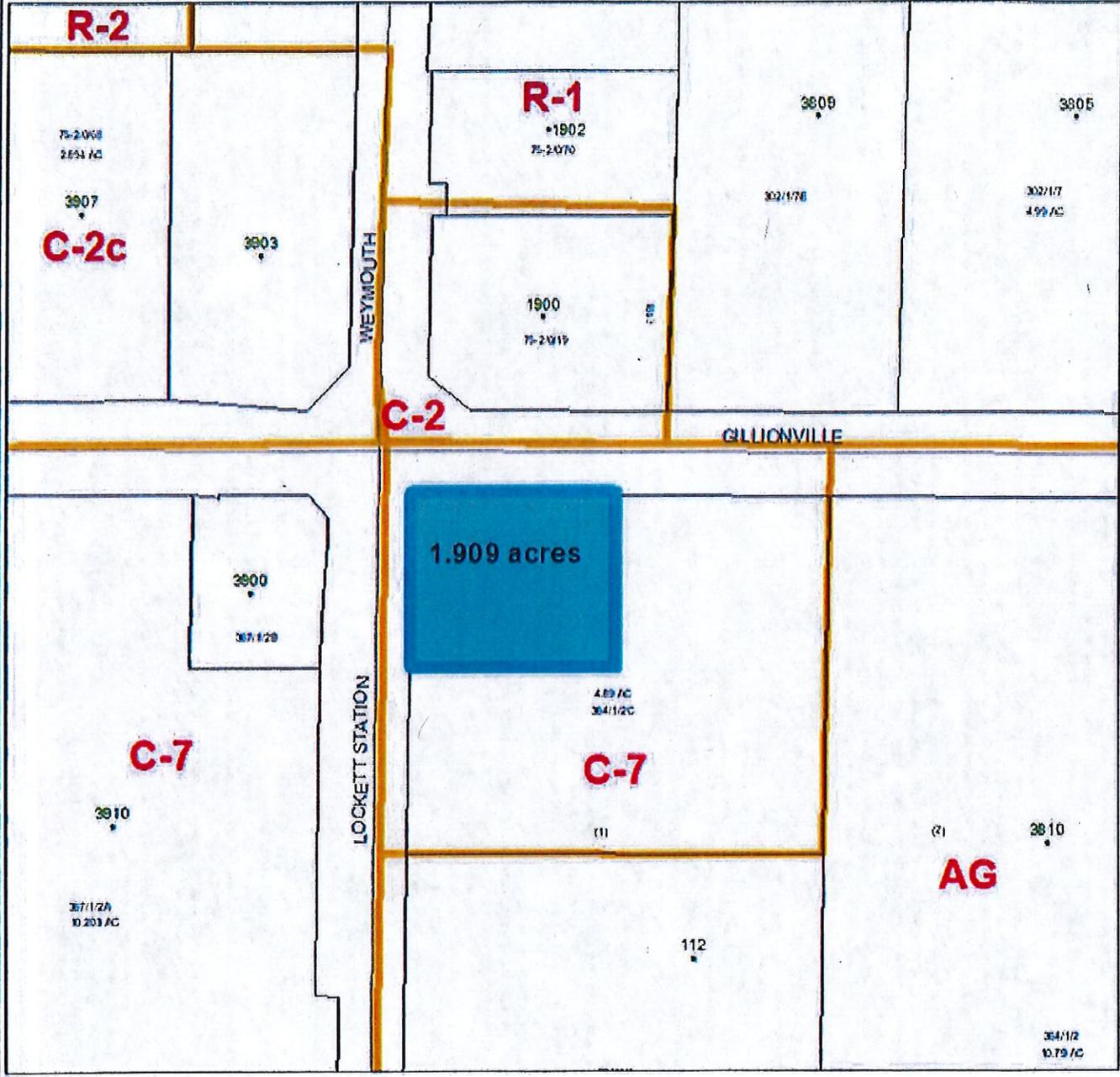
**LEGAL DESCRIPTION  
DOLLAR GENERAL TRACT, LOCKETT STATION ROAD,  
DOUGHERTY COUNTY, GEORGIA**

*ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATE IN LAND LOT 84 OF THE 2nd LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

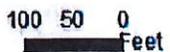
*BEGIN AT A BROKEN RIGHT-OF-WAY MONUMENT FOUND AT THE MITERED RIGHT-OF-WAY INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF LOCKETT STATION ROAD (80' RIGHT-OF-WAY) WITH THE SOUTHERN RIGHT-OF-WAY LINE OF GILLIONVILLE ROAD/S.R. 234, AND THENCE GO ALONG SAID SOUTHERN RIGHT-OF-WAY LINE SOUTH 89 DEGREES, 55 MINUTES, 43 SECONDS EAST FOR A DISTANCE OF 214.14 FEET TO A 5/8" REBAR SET WITH SURVEYOR'S CAP; THENCE LEAVE THE SOUTHERN RIGHT-OF-WAY LINE OF GILLIONVILLE ROAD/S.R. 234 AND GO SOUTH 00 DEGREES, 52 MINUTES, 13 SECONDS WEST FOR A DISTANCE OF 335.54 FEET TO A 5/8" REBAR SET WITH SURVEYOR'S CAP; THENCE GO NORTH 89 DEGREES, 58 MINUTES, 26 SECONDS WEST FOR A DISTANCE OF 261.06 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF LOCKETT STATION ROAD; THENCE GO ALONG SAID EASTERN RIGHT-OF-WAY LINE NORTH 06 DEGREES, 52 MINUTES, 36 SECONDS EAST FOR A DISTANCE OF 135.72 FEET TO A 5/8" REBAR SET WITH SURVEYOR'S CAP; THENCE GO NORTH 01 DEGREE, 17 MINUTES, 36 SECONDS EAST FOR A DISTANCE OF 76.40 FEET TO A 5/8" REBAR SET WITH SURVEYOR'S CAP; THENCE GO NORTH 01 DEGREE, 17 MINUTES, 36 SECONDS EAST FOR A DISTANCE OF 93.60 FEET TO A 5/8" REBAR SET WITH SURVEYOR'S CAP ON THE MITERED RIGHT-OF-WAY LINE OF THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF LOCKETT STATION ROAD WITH THE SOUTHERN RIGHT-OF-WAY LINE OF GILLIONVILLE ROAD/S.R. 234; THENCE GO ALONG SAID MITER NORTH 45 DEGREES, 53 MINUTES, 50 SECONDS EAST FOR A DISTANCE OF 44.66 FEET TO THE POINT OF BEGINNING.*

*SAID TRACT CONTAINS 1.909 ACRES.*

# LOCATION

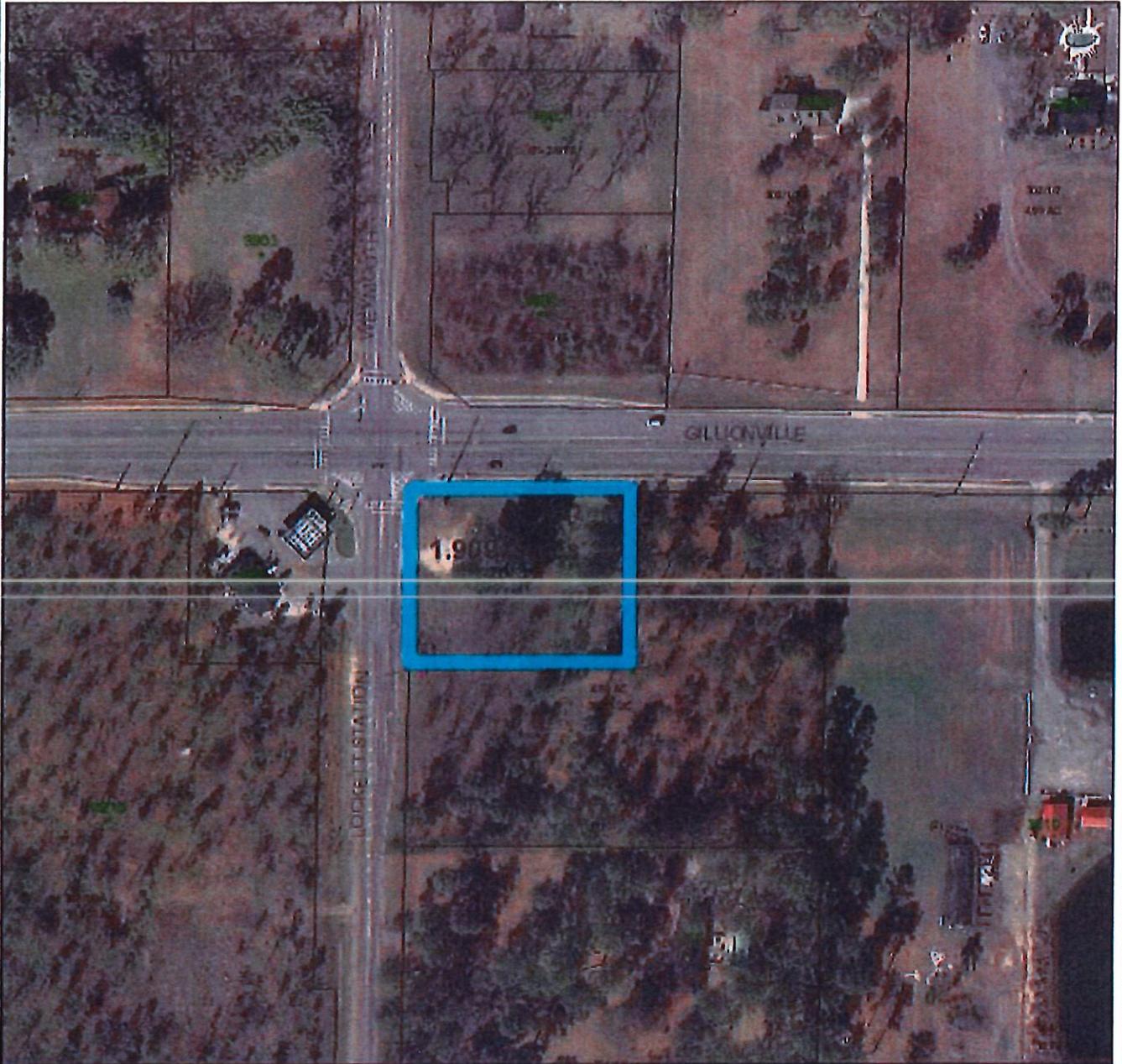


21-34  
 REZONING  
 SE CRN GILLIONVILLE & LOCKETT STATION  
 C-7 TO C-2



Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, express or implied, are provided for the data herein, its use or interpretation. All data is subject to change.

# AERIAL

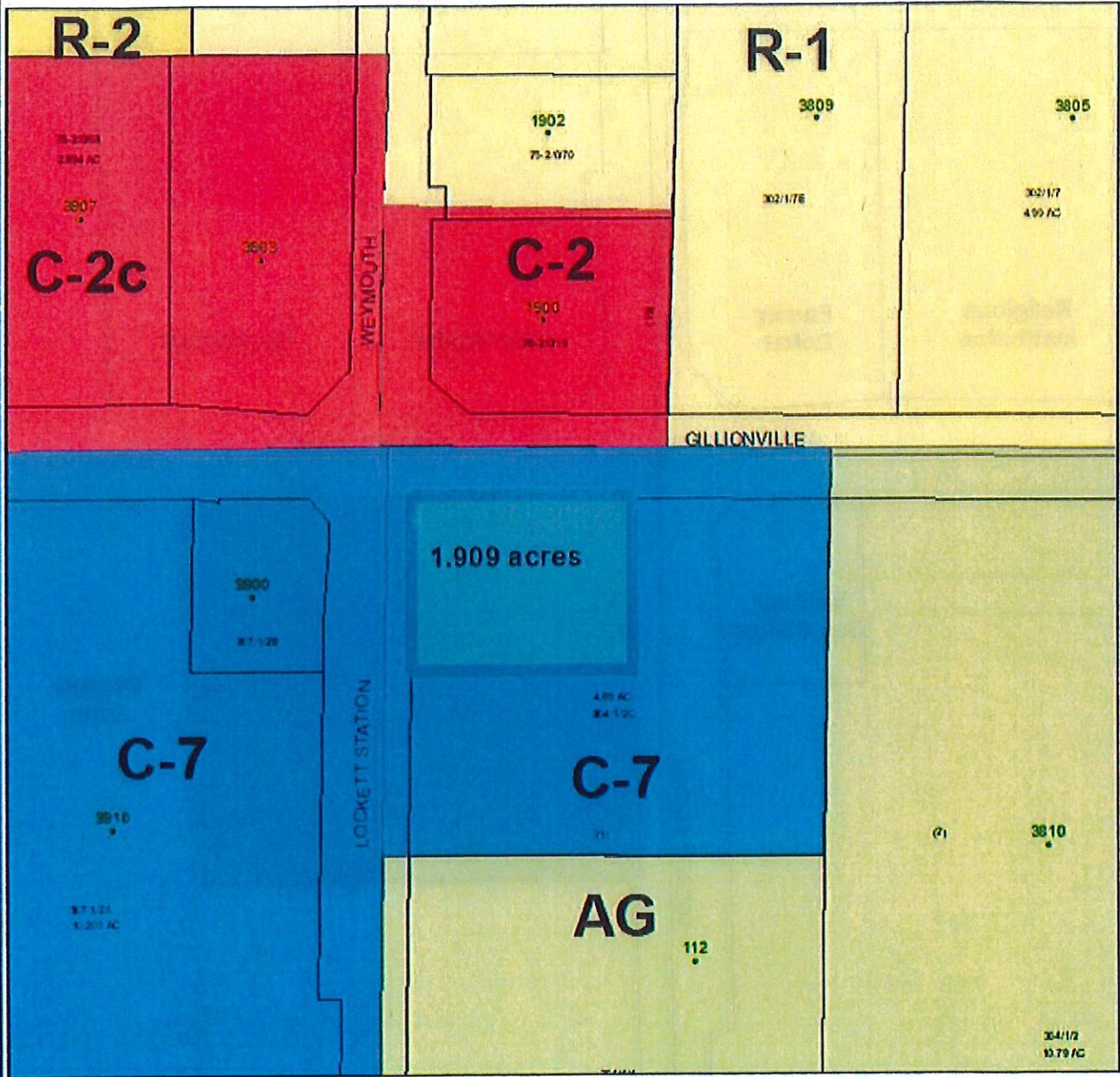


21-34  
 REZONING  
 SE CRN GILLIONVILLE & LOCKETT STATION  
 C-7 TO C-2



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# ZONING

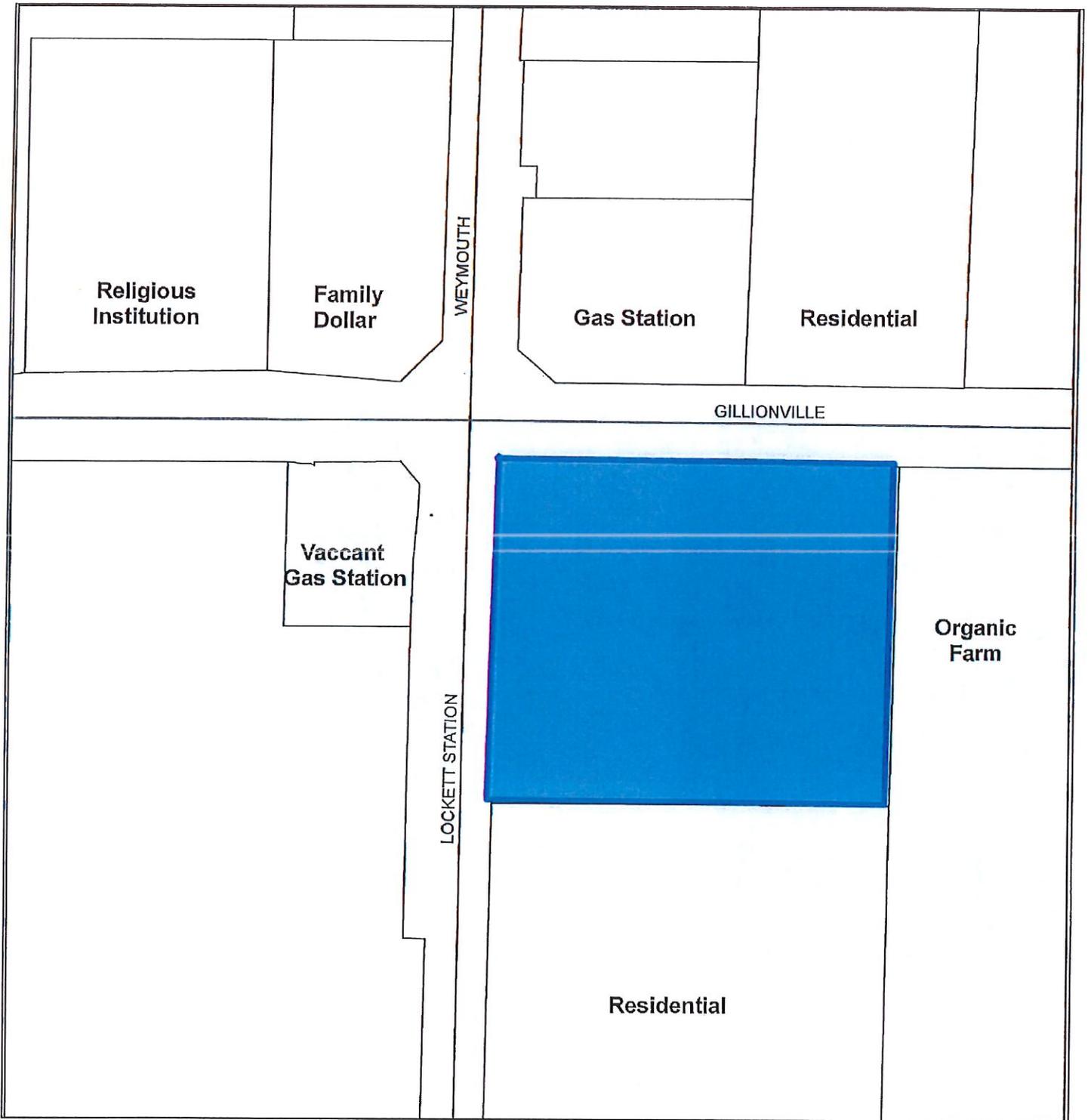


21-34  
 REZONING  
 SE CRN GILLIONVILLE & LOCKETT STATION  
 C-7 TO C-2



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# CURRENT LAND USE

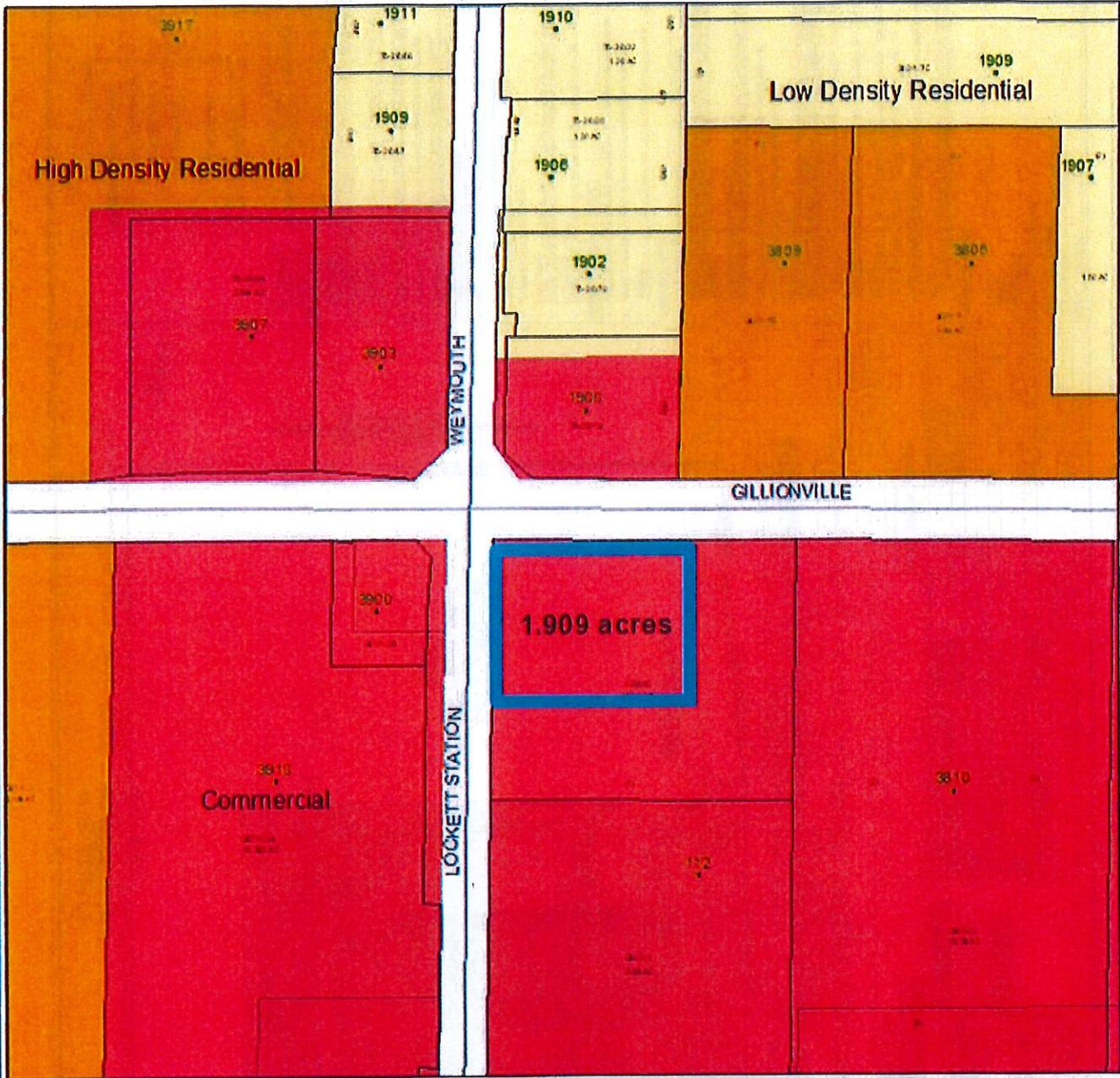


21-034 Rezoning C-7 to C-2  
SE CRN of Gillionville-Lockett Station  
Applicant: Teramore Development LLC.



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



21-34  
 REZONING  
 SE CRN GILLIONVILLE & LOCKETT STATION  
 C-7 TO C-2



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**LANDSCAPE PLAN**

Prepared for  
**DOLLAR GENERAL STORE #XXXXXX**  
 LAND LOT 04, 2ND LAND DISTRICT  
 ALBANY, DOUGHERTY COUNTY, GEORGIA 31721

TERMORE DEVELOPMENT, LLC

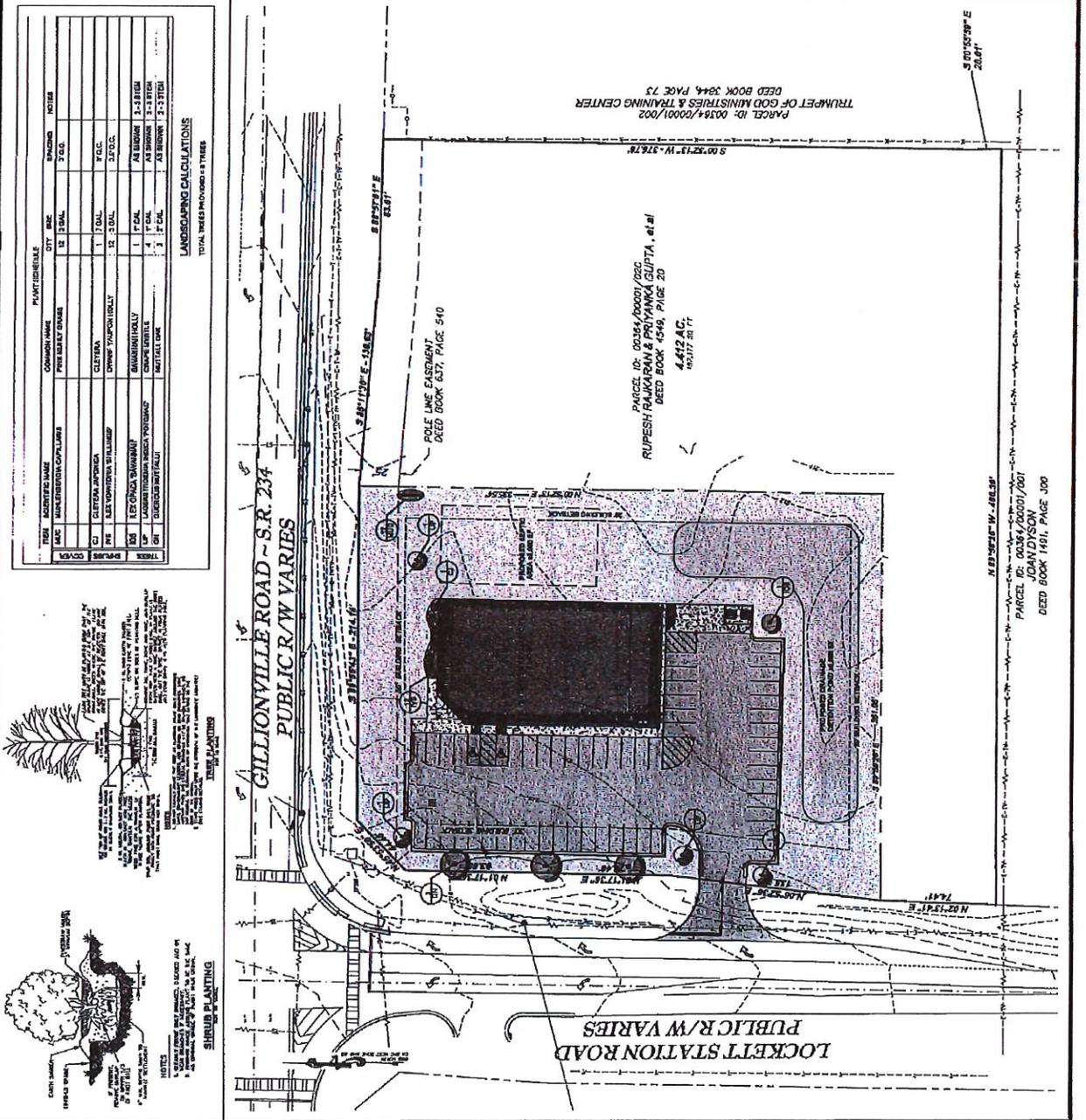
EMC ENGINEERING  
 SERVICES, INC.  
 1000 W. BROADWAY, SUITE 100  
 ALBANY, GEORGIA 31707  
 PHONE: 478-533-1111  
 FAX: 478-533-1122  
 WWW.EMCSERVICES.COM

PROJECT NO.: 201401  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 SCALE: 1" = 30'  
 DATE: 01/20/14

SHEET  
**L1.0**  
 OF 2

**SITE INFORMATION:**  
 ADDRESS: TERMORE DEVELOPMENT, LLC, ALBANY, GEORGIA  
 PROPERTY ADDRESS: 1000 W. BROADWAY, SUITE 100  
 BUSINESS NAME: DOLLAR GENERAL STORE #XXXXXX  
 BUSINESS ADDRESS: 1000 W. BROADWAY, SUITE 100  
 PHONE: 478-533-1111  
 FAX: 478-533-1122

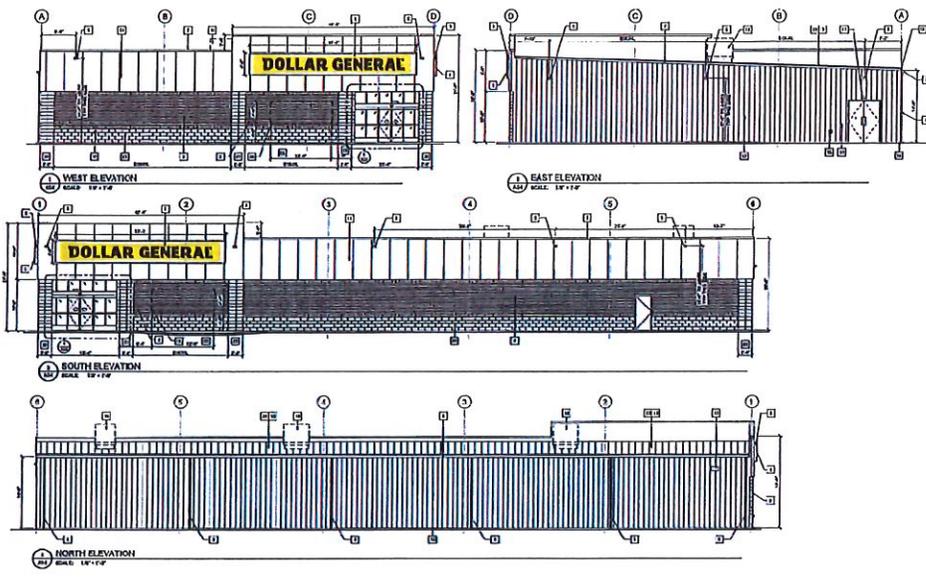
**LANDSCAPE NOTES:**  
 1. ALL PLANTING SHALL BE INSTALLED WITHIN THE LANDSCAPE PLAN AND SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.  
 2. ALL PLANTING SHALL BE INSTALLED WITHIN THE LANDSCAPE PLAN AND SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.  
 3. ALL PLANTING SHALL BE INSTALLED WITHIN THE LANDSCAPE PLAN AND SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.  
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 13. ALL PLANTING SHALL BE INSTALLED WITHIN THE LANDSCAPE PLAN AND SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.  
 14. ALL PLANTING SHALL BE INSTALLED WITHIN THE LANDSCAPE PLAN AND SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.  
 15. ALL PLANTING SHALL BE INSTALLED WITHIN THE LANDSCAPE PLAN AND SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.











- ELEVATION KEYED NOTES**
- 1. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.
  - 2. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.
  - 3. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.
  - 4. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.
  - 5. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.
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  - 10. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.
  - 11. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.
  - 12. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.

**PRE-ENGINEERED METAL BUILDING NOTES**

1. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.

2. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.

3. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.

4. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.

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11. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.

12. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.

**EXTENSION PERMITS**

EXTENSION PERMIT	APPROVED	DATE
1. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.		
2. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.		
3. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.		
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11. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.		
12. SEE GENERAL NOTES FOR NOTES TO BE OBSERVED.		

**DOLLAR GENERAL**  
STORE NUMBER:  
ALBANY, GA 31705

PHOTO DATE: 01/11/10 09:14:30  
SCALE: 1/8"=1'-0"

Drawn By: [Name]  
Checked By: [Name]  
Date: [Date]  
Scale: [Scale]  
Project: [Project]

**ELEVATIONS,  
ROOF PLAN &  
PEMB NOTES  
A04**



MEMORANDUM

Date: August 5, 2021

To: The Board of County Commissioners

From: Albany Dougherty Planning Commission

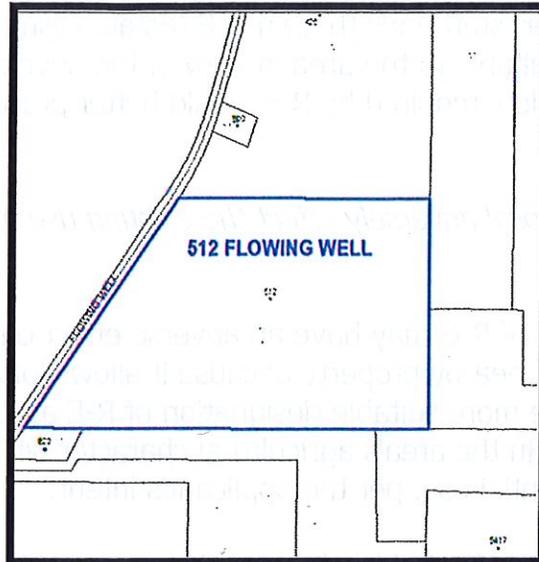
Subject: #21-035 Zoning (512 Flowing Well Road)

**Brenda Clark (21-035)** has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 62.538 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property address is 512 Flowing Well Rd. The property owner is Southland Cypress, LLC; the applicant is Brenda Clark. **(District 1)**

Helen Young offered a motion to approve the request to rezone 62.538 acres from AG to R-E as recommended by staff; seconded by Yvonne Jackson; 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	Yes
Aaron Johnson	Absent
Charles Ochie	Absent
Helen Young	Yes
Heath Fountain	Yes

**STAFF ANALYSIS AND REPORT  
APPLICATION #21-035 REZONING**



**OWNER/APPLICANT:**

Southland Cypress, LLC (owner)  
Brenda Clark(applicant)

**LOCATION:**

512 Flowing Well Rd, Albany, Georgia

**CURRENT ZONING/USE:**

Zoning: AG (Agricultural District)  
Use: Residential and Agricultural

**PROPOSED ZONING/USE:**

Zoning: R-G (Single-Family Residential District)  
Use: Residential and Agricultural

**ZONING/ADJACENT LAND USE:**

North: Zoning: AG (Agricultural District); R-2 (Single Family Residential District)  
 Land Use: Residential and Agricultural: Single Family Dwellings  
 South: Zoning: AG (Agricultural District); C-8 (Commercial Recreation District); R-2 (Single-Family Residential District); and RMHS (c) (Residential Mobile Home Single-Family District/insure suitable water and sewer facilities)  
 Land Use: Residential and Agricultural; Development of Parks and Recreation Facilities; Single-Family Mobile Homes and Single-Family Dwellings  
 West: Zoning: AG (Agricultural District)

Yes. Most of the adjacent and nearby properties are used for agricultural use, and about 50% of the properties have single-family residential dwellings. The proposed rezoning will allow a subdivision of the property for property owners to build single-family homes. However, staff finds that an R-E (Estate District) designation would result in a use more suitable to the area in view of the development of adjacent properties. The larger lots required by R-E would better preserve the rural character of the location.

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

This rezoning proposal of R-G may have an adverse effect on the existing uses or usability of adjacent or nearby property because it allows lots of two acres. Staff and applicant discussed the more suitable designation of R-E as it would be more restrictive (ten acres) and maintain the area's agricultural character while allowing subdivision of the property for residential use, per the applicant's intent.

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

Yes. The property has a reasonable economic use with its current AG designation, which allows for land needs protection and is used for agricultural pursuits.

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

The recommended R-E designation should not have an additional impact on the use of existing streets, transportation facilities, utilities, or schools.

**Road Classification:** Flowing Well Road is a Local Road.

**Road Capacity:** Information is not available for Average Daily Traffic. (AADT) has no counts for Flowing Well Road. Information is not available for Traffic Capacity.

**Trip Generation:** Information on generated trips for the proposed use is not available from Trip Generation (2018). However, generated trips should resemble that of a single-family residence. According to Trip Generation, a single-family residence could generate nine(9) daily weekday trips.

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

**Railroad:** No Railroad

**Public Transit Routes:** No public transit routes available.

established neighborhoods from commercial encroachment while providing for properly designed and maintained commercial development along appropriate commercial corridors.”

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

The R-E designation meets a housing need identified in the Comprehensive plan (2026). Staff did not identify any additional existing or changing conditions that support the approval or disapproval of the rezoning application.

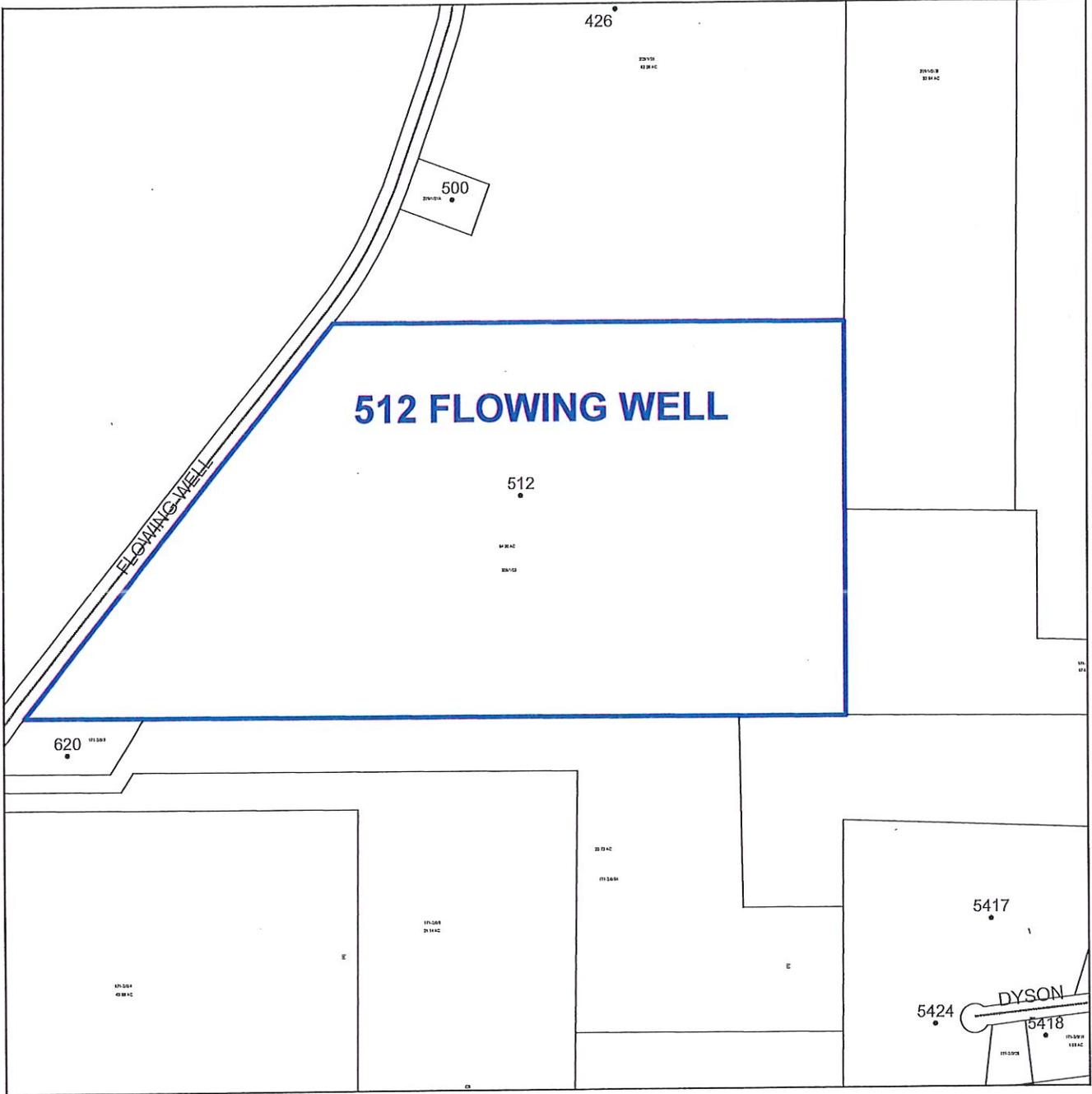
### **RECOMMENDATION**

Staff recommends **approval** to rezone the subject area AG (Agricultural District) to R-E (Estate District) (County Only)

### **Attachments:**

- 1. Application**
- 2. Zoning Notice Onsite Posting**
- 3. Land Survey/Site Map**
- 4. Location Map**
- 5. Zoning Map**
- 6. Aerial Map**

# LOCATION

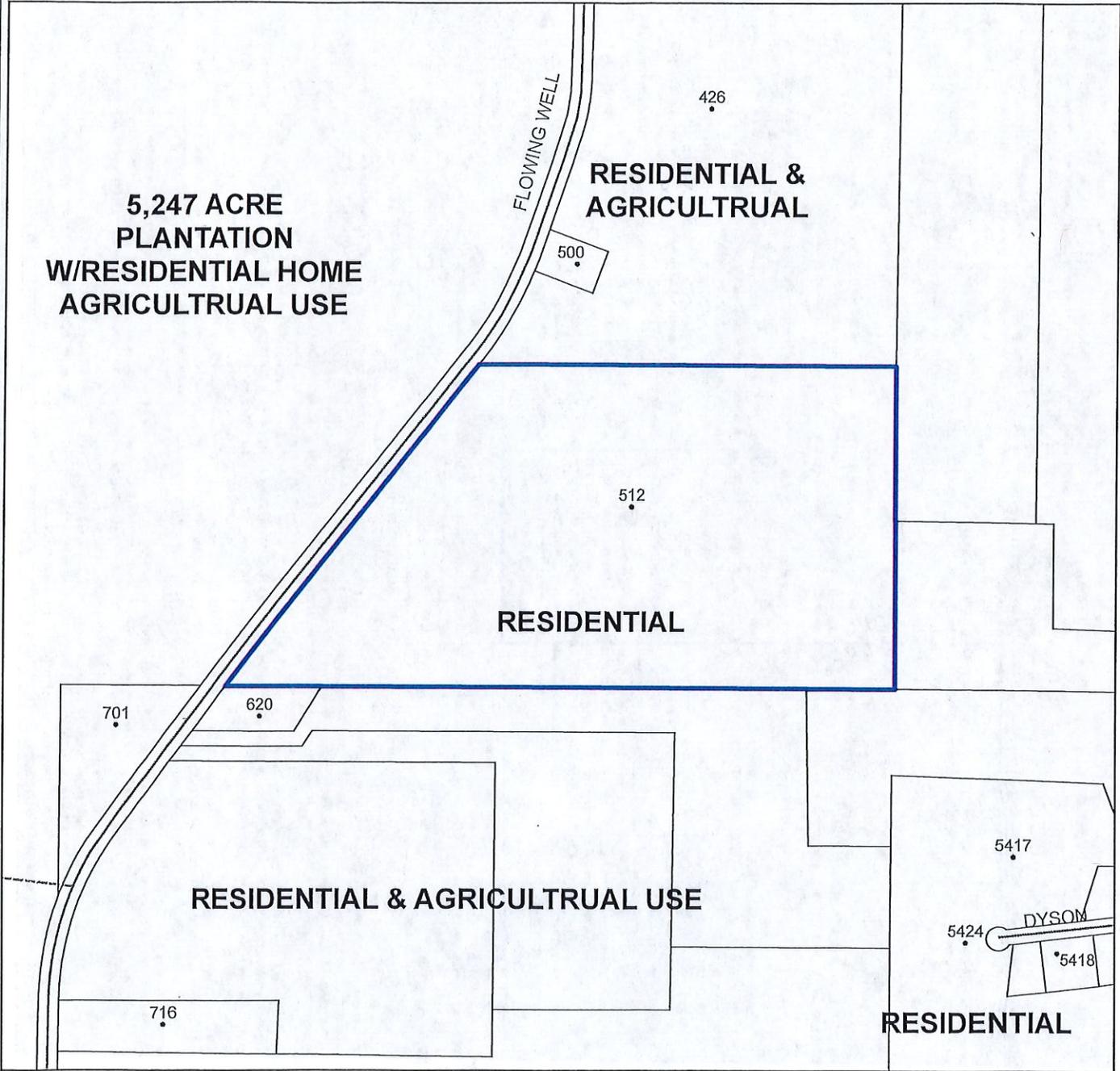


21-035  
 512 Flowing Well  
 Rezoning  
 AG to RG

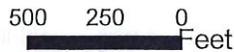


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# CURRENT LAND USE



21-035  
 512 Flowing Well  
 Rezoning  
 AG to RG



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# AERIAL



21-035  
 512 Flowing Well  
 Rezoning  
 AG to RG



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

Property address: 512 FLOWING WELL ROAD  
Name of property owner(s): SOUTHLAND CYPRESS, LLC  
Mailing address: 512 FLOWING WELL ROAD  
City: ALBANY State: GA Zip code: 31721 Telephone: (706) 325-8847

Name of applicant: SOUTHLAND CYPRESS, LLC (BRENDA CLARK)  
Mailing address: 512 FLOWING WELL ROAD  
City: ALBANY State: GA Zip code: 31721 Telephone: (706) 325-8847

**Zoning Classification:**

Present zoning district AG  
Proposed zoning district R-G

Current use: RESIDENTIAL & AG  
Proposed use: RESIDENTIAL & AG

**Please attach the following documents:**

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

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

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

Sworn to and subscribed before me this 8 day of July, 2021.

Signature of applicant: Brenda Clark

Notary Public: Latoya Collier My commission expires: 05/27/2023

**(Staff use)**

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





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

The applicant filed on this date: 08 July 2021, to apply for a rezoning approval affecting described property as follows:

62.538 ACRES LOCATED AT 512 FLOWING WELL ROAD, ALBANY, GA 31721

Yes  No  Within the last two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250 or more to a member or members of the City Commission or County Commission who will consider application number \_\_\_\_\_.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Sworn to and subscribed before me this 8 day of July, 2021.

Brenda Clark  
Signature of Applicant

Latoya Collier  
Notary Public

Commission expires: 05/27/2023



Debora Walker Johns  
512 Flowing Well Rd  
Albany GA 31721

DOCH 007350  
FILED IN OFFICE  
11/12/2020 02:03 PM  
BK:4769 PG:1-2  
EVONNE S. MULL  
CLERK OF COURT  
DOUGHERTY COUNTY  
E. ...

REAL ESTATE TRANSFER  
TAX PAID: \$0.00  
PT-61 047-2020-002418

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF DOUGHERTY

THIS INDENTURE, made the 12 day of November in the year of Two Thousand Twenty, by and between

DEBORA WALKER JOHNS, BRENDA SUE CLARK, GARY LEE WALKER

Of the County of Dougherty and the State of Georgia, as party or parties of the first part, hereinafter, call Grantor and

**SOUTHLAND CYPRESS LLC**

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

WITNESSETH:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration 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 described as follows:

All that tract of parcel of land lying and being in Land Lot 150 and from said point of beginning go thence North 0 degrees 40 minutes West along the East line of said Land Lot 150 a distance of 1273.6 feet to a point: from said point go thence South 89 degrees 06 minutes West a distance of 1705.7 feet to the center lane of the Flowing Well Road, sometimes referred to as The Twelve Mile Road; from said point go thence South 36 degrees 42 minutes West along the center line of said road a distance of 1602 feet to a point on the South line of said Land Lot 150; from said point go thence North 89 degrees 12 minutes East along the South line of said Land Lot 150 a distance of 2678 feet to the point of beginning.

Said tract of land containing 64 acres according to a plat dated August 4, 1969 prepared by William Lowe, Registered Land Surveyor.

# STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

## CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**Southland Cypress LLC**  
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **09/16/2020** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **09/30/2020**.



*Brad Raffensperger*

Brad Raffensperger  
Secretary of State



MEMORANDUM

Date: August 5, 2021

To: The Board of County Commissioners

From: Albany Dougherty Planning Commission

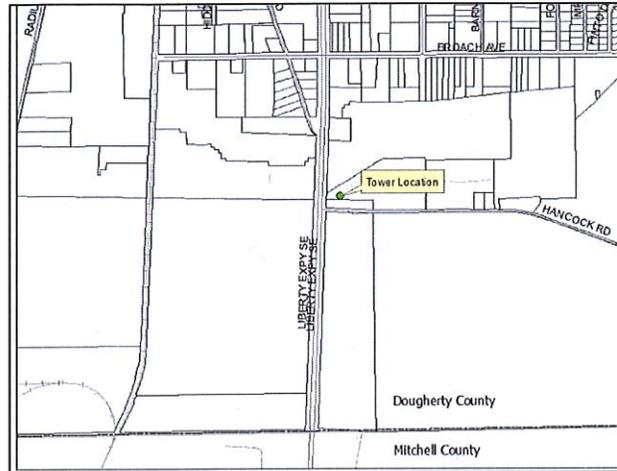
Subject: #21-036 Zoning (2700 Liberty Expressway)

**Metro Site, LLC (21-036)** has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to construct a new telecommunications tower with a total overall height of facility 315’ in the C-3 (Commercial) District & C-8 (Commercial Recreation District). The property is approximately 20.82 acres, and the property address is 2700 Liberty Expressway. The property owner is Grady Blair Stone; the applicant is Metro Site, LLC. **(District 6)**

Art Brown offered a motion to recommend approval for the Special Approval to construct a new telecommunications tower with a total overall height of facility 315’ in the C-3 & C-8; seconded by Jimmy Hall; 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	Yes
Aaron Johnson	Absent
Charles Ochie	Absent
Helen Young	Yes
Heath Fountain	Yes

**STAFF ANALYSIS AND REPORT  
APPLICATION #21-036 SPECIAL APPROVAL**



<b>OWNER:</b>	Grady Blair Stone
<b>APPLICANT:</b>	Jonathon Leverett for Metro Site Inc.
<b>LOCATION:</b>	2700 Liberty Expressway SE, Approximately 200 feet north of 1437 Hancock Rd.
<b>CURRENT ZONING/USE:</b>	C-3 (Commercial District) Used Auto Sales C-8 (Commercial Recreation) Vacant Woodlands
<b>PROPOSED USE:</b>	Telecommunications Tower (100 ft. X 100 ft. area)
<b>MEETING INFORMATION:</b>	
Planning Commission	08/05/21, 2:00 P.M., Robert Cross Multipurpose Center, 3085 Martin Luther King, Jr. Dr.
Public Hearing	08/16/21, 10:00 a.m., 222 Pine Avenue, Rm. 100
<b>RECOMMENDATION:</b>	<b>Approval with condition that Dougherty County Flood Ordinance apply.</b>

**GENERAL INFORMATION:** The applicant requests special approval to construct and operate a new freestanding telecommunications tower with an overall height of 315 feet, located in a C-3 district, and provide for co-locations. The tower will be located within a 10,000 square foot area of a larger 20.82-tract. A small portion of a 10 ft. buffer may extend into the C-8 district. Construction of Telecommunications Tower more than 150 ft. in height requires Special Approval from the County Commission.

**Note:** The proposed setback of 229.7 ft. requires a variance granted by the Planning Commission. A variance application will be filed if this application for Special Approval is approved by the County Commission.

## **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 adjacent transportation network.**

**Trip Generation:** According to the applicant, personnel will be on site approximately 12 days per year for routine maintenance, following the initial construction phase.

**Road Improvements:** According to the **FY 2018-2021 Transportation Improvement Program**, and the **Dougherty Area Regional Transportation Study: (DARTS 2040)** 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:

- Hancock Rd. (south access) is classified as a Rural Local Road.

**Accident Information:** Information from 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.**

No parking is required for the facility. There is parking provided at the compound for the tower, which is adequate for the traffic the tower will generate.

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

Signage will be limited to a site identification sign as required by the Federal Communications Commission. Signs must comply with the Dougherty County Sign Ordinance.

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

The proposed compound is approximately 0.229 acres of the 20.82-acre parcel of woodlands. This represents about one percent of the tract, and the remainder will remain as open space, which is located to the north, east and west area of the tract.

## **5. Protective Screening.**

The applicant states there will be a six (6) foot chain-link fence (80 ft. X 80 ft.) surrounding the tower site, as well as landscaping required by the Dougherty County Commission.

Title III, Section 1.41, C(9)a. requires an evergreen hedge, which shall be a minimum of five(5) feet in height within three (3) years. In lieu of these standards, however, in certain locations where the visual impact of the tower would be minimal, such as remote agricultural or remote locations, the landscaping requirement may be reduced or waived by the Commission.

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

The applicant states that visitors to the site will be minimal post-construction other than routine maintenance that will take place at reasonable hours during the day.

## **7. Outdoor lighting.**

According to the applicant, there will be no outdoor lighting other than what is required by the FCC, FAA or other state or federal agency.

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

According to the applicant, the property will be accessed from the existing access drive from Hancock Road.

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

The proposed use is suitable with adjacent land uses to the south and east of the property. The area is predominantly vacant woodland, located in a Special Flood Hazard Area. The Dougherty County Flood Ordinance requires that mechanical equipment be elevated at least 3 feet above the Base Flood Elevation, which is more restrictive than the 1-foot requirement of FCC regulations.

The project requires limited aerial lighting, limited traffic, plus required fencing and landscaping, which should ameliorate compatibility issues with the auto dealership to the south, and a Recreational Vehicle Park to the east.

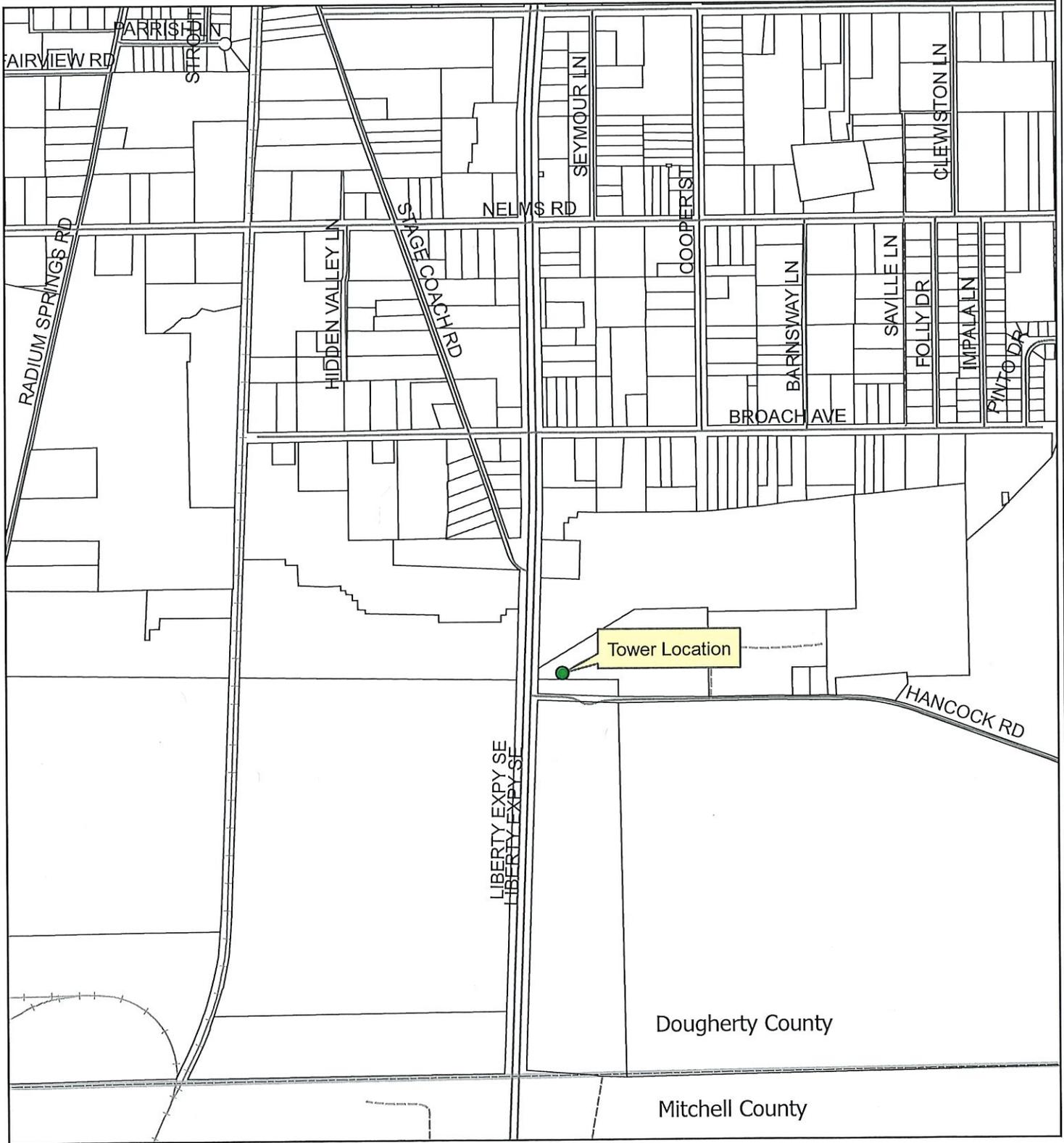
## **10. Consistency with the Comprehensive Plan.**

The **Future Land Use Map** recommends that the subject property and adjacent area continue for agriculture/forestry. The proposed use would not conflict with this recommendation.

**RECOMMENDATION**

Staff recommends **approval** of this application, **with the condition that requirements of the Dougherty County Flood Ordinance be met.**

# Location

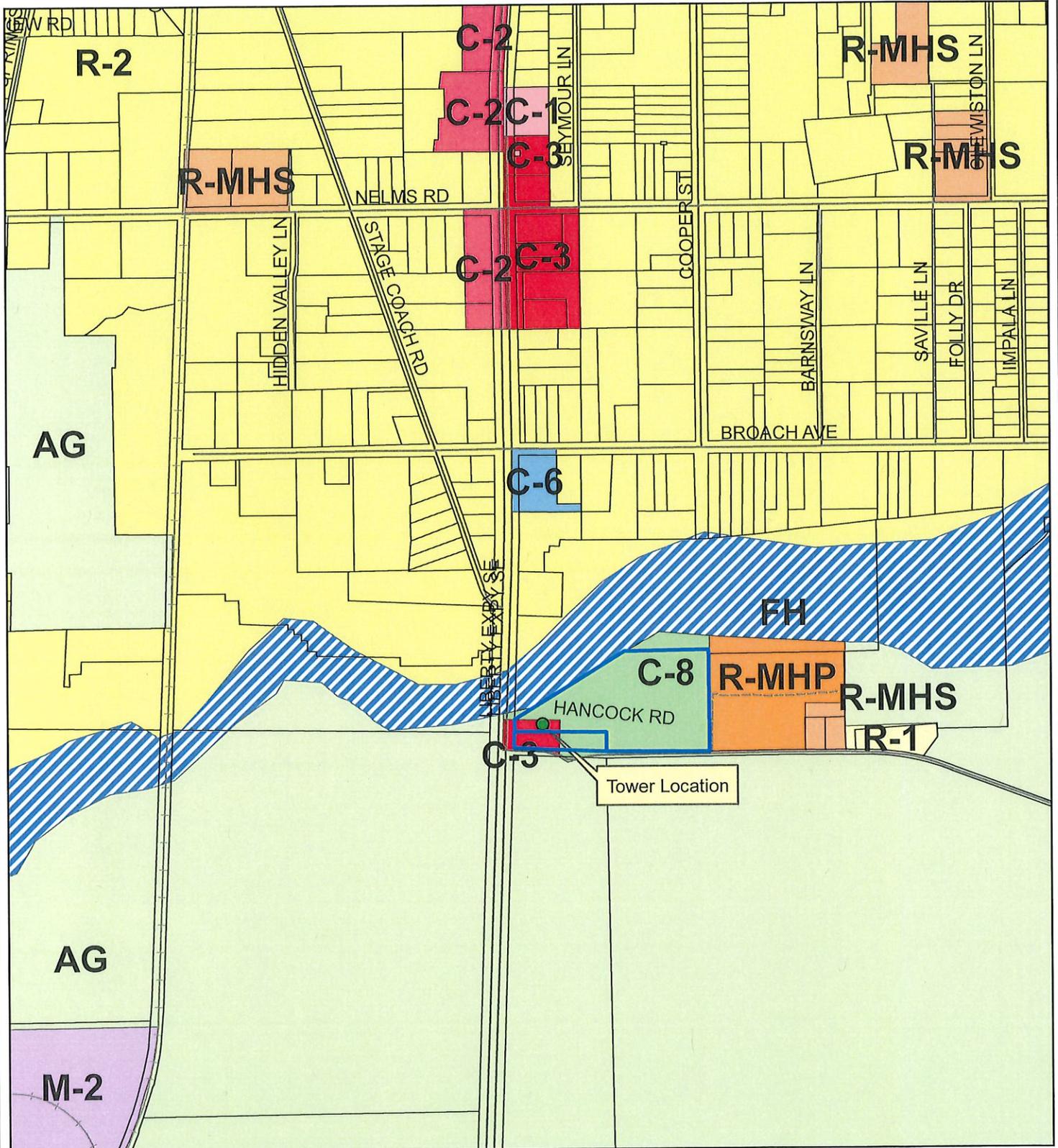


21--036 Special Approval  
 Telecommunications Tower over 150 feet  
 2700 Liberty Expressway SE  
 Owner: Grady Blair Stone  
 Applicant: Metro Site Inc.



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

# Zoning

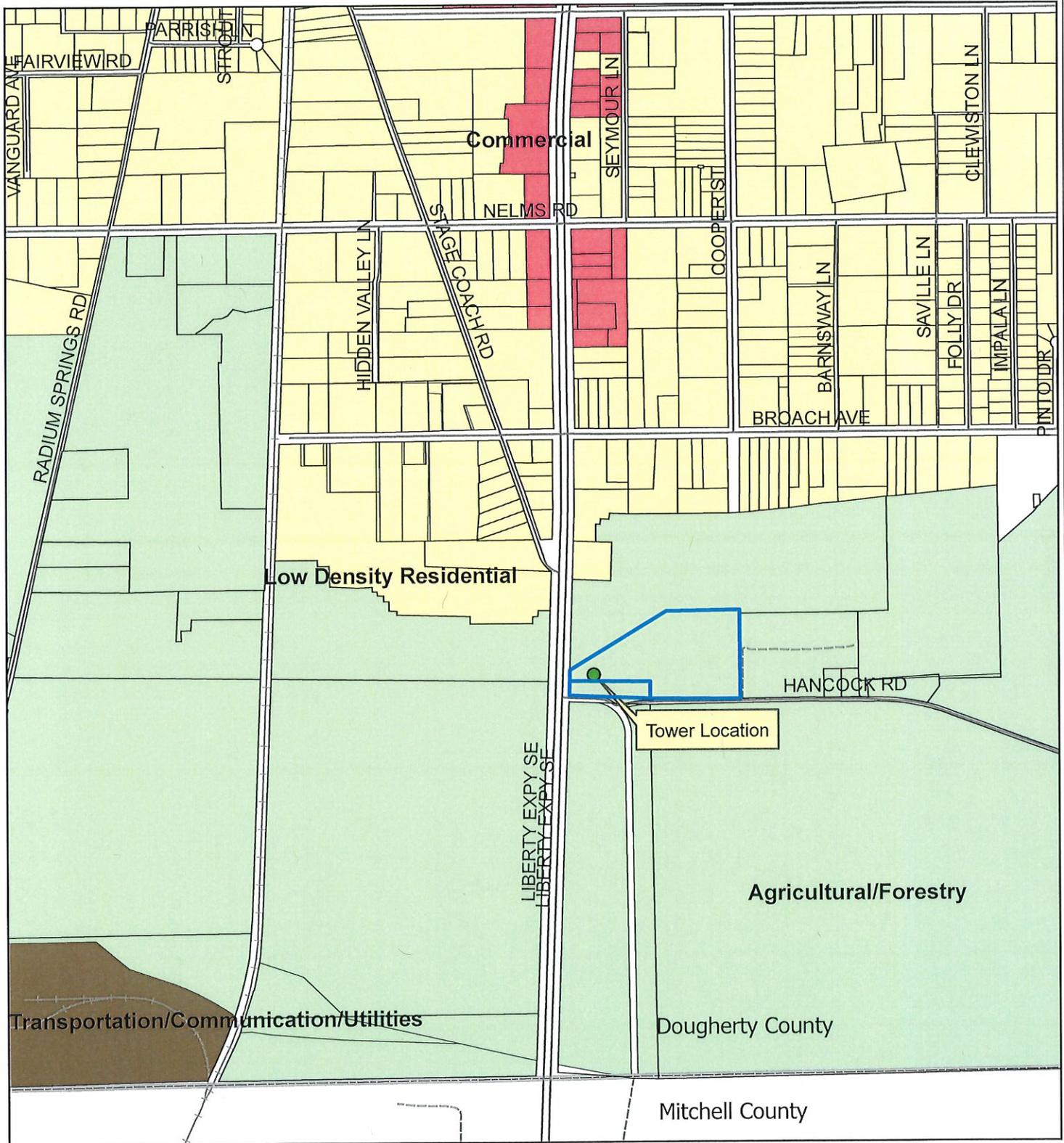


21--036 Special Approval  
 Telecommunications Tower over 150 feet  
 2700 Liberty Expressway SE  
 Owner: Grady Blair Stone  
 Applicant: Metro Site Inc.



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

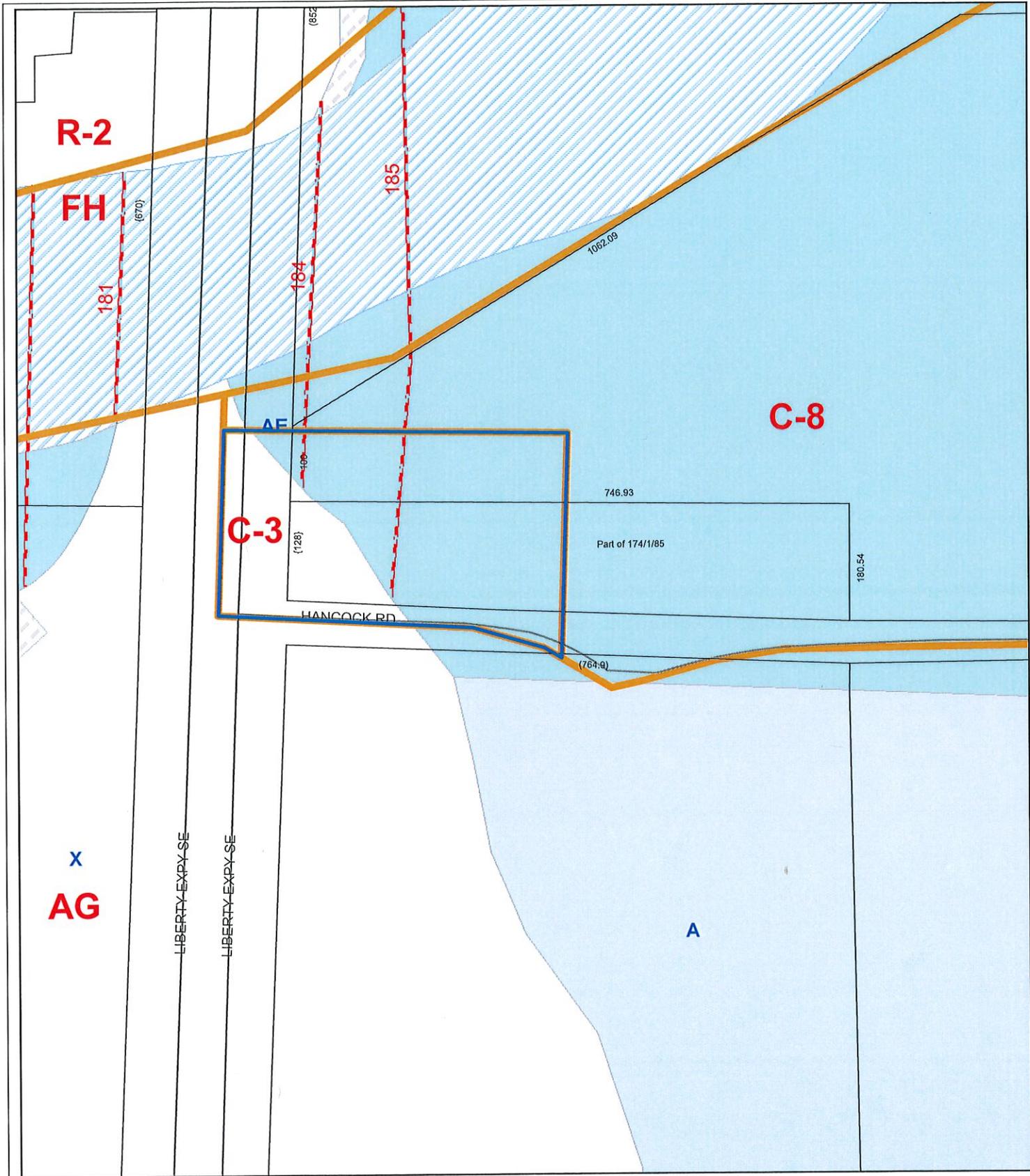
# Future Land Use



21--036 Special Approval  
 Telecommunications Tower over 150 feet  
 2700 Liberty Expressway SE  
 Owner: Grady Blair Stone  
 Applicant: Metro Site Inc.



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



**Legend**

FIRM Update 09/06/2013

- A, 100 Year
- AE, 100 Year
- AE, Floodway
- X, 500 Year
- Base Flood Elevation

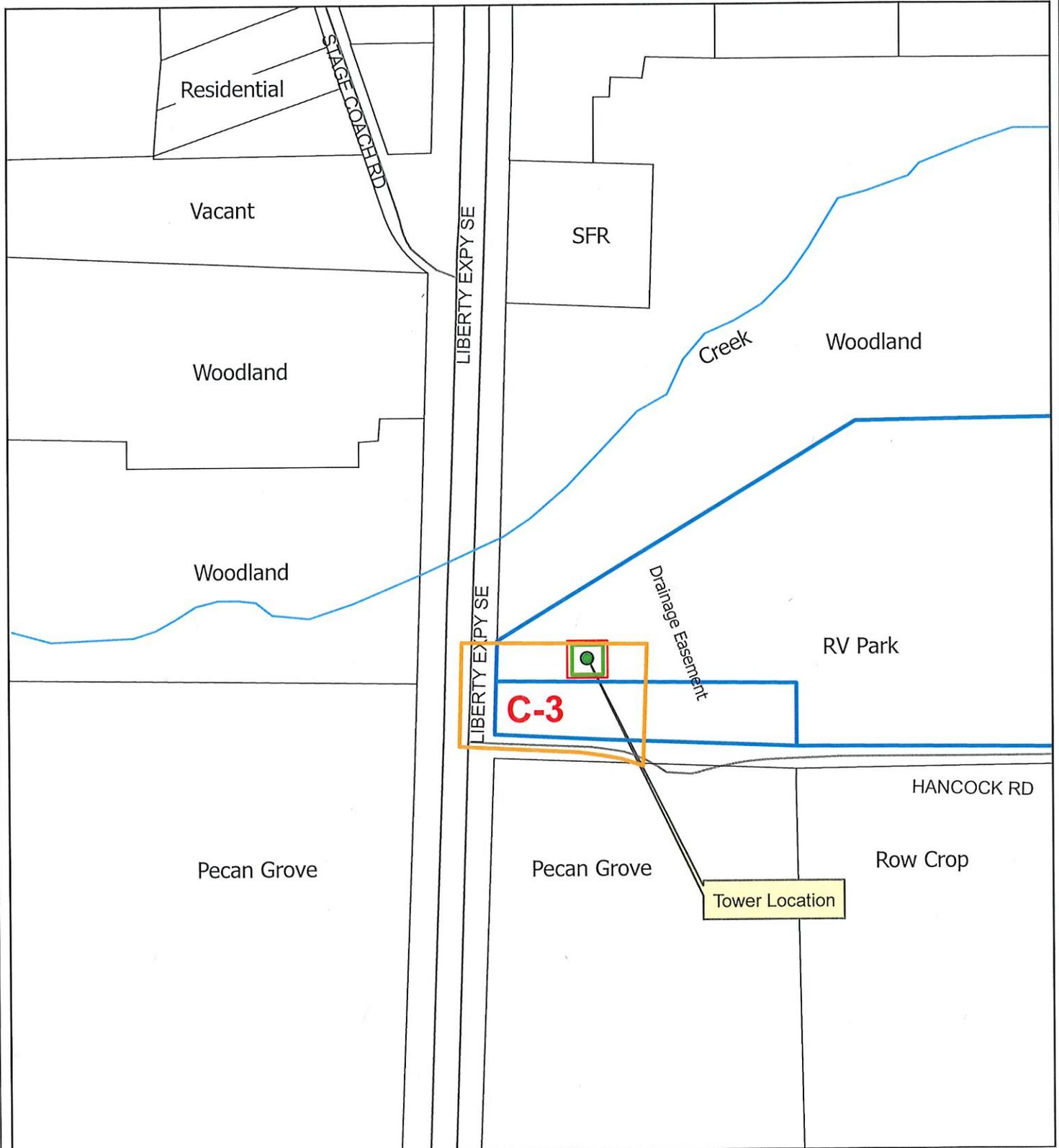
Part of 00174/00001/085  
 Proposed Telecommunications Tower  
 Liberty Expressway SE at Hancock Rd.  
 Northeast Quadrant



0 50 100

54

# Land Use



21--036 Special Approval  
 Telecommunications Tower over 150 feet  
 2700 Liberty Expressway SE  
 Owner: Grady Blair Stone  
 Applicant: Metro Site Inc.





Special Approval Application

City of Albany Dougherty County

Property Address: 2700 Liberty Expressway, Albany, GA 31705

Name of Property Owner(s): Grady Blair Stone

Mailing Address: 2700 Liberty Expressway

City: Albany State: GA Zip Code: 31705 Telephone: (229) 886-2277

Name of Applicant: Metro Site, LLC - Jonathan Leverett

Mailing Address: 3010 Royal Blvd South, Suite 250

City: Alpharetta State: GA Zip Code: 30022 Telephone: (404) 630-3224

Current Use of Property: Auto Dealership & RV Park

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

305' Telecommunications Tower

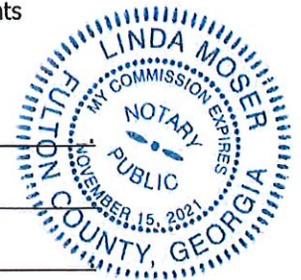
The applicant is required to provide a site plan, an 8" X 11" copy of the site plan, and a letter of intent with each application. In the event the applicant is someone other than the current owner, the applicant must attach a letter of authorization signed by the current owner(s) of the property authorizing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

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

Sworn to and subscribed before me this 7 day of June, 2021

Signature of Applicant: [Handwritten Signature]

Notary Public: [Handwritten Signature] My commission expires: 11/12/2021



(Staff Use)

Posting fee: Date paid: Receipt:

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

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



VERIFICATION OF OWNERSHIP

Name of all owners: Grady Blair Stone

Address: 2700 Liberty Expressway

City/State/Zip Code: Albany, GA 31705

Telephone Number: (229) 886-2277

Property Location (give description if no address):
2700 Liberty Expressway, 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.

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

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



Hattie R. Levy
Notary Public

May 27, 2021
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: Jonathan Leverett (Metro Site LLC)

Address: 3010 Royal Blvd South, Suite 250

City/State/Zip Code: Alpharetta, GA 30022

Telephone Number: (404) 630-3224

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

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

DOUGHERTY COUNTY APPLICATION FOR SPECIAL APPROVAL LETTER OF INTENT

I, ABBY MAZZETTI, personally appeared before the undersigned, a notary public duly authorized to administer oaths in the State of GA, who, after having been dully sworn states as follows:

1. The effect of the proposed activity on traffic flow along adjoining streets. Will it adversely impact flow on adjoining streets? ***Traffic will not be adversely impacted.***
2. The location of off-street parking facilities. Are parking facilities adequate and properly located to serve the use and not impact surrounding properties? ***There is parking provided for at the compound for the tower which is adequate for the traffic the tower will receive.***
3. The number, size and type of signs proposed for this site. ***There will be no signage other than required by the FCC on compound fencing.***
4. The amount and location of open space. Is open space adequate to preserve the character of the area and to reduce environmental impacts? ***Entirety of the project takes up a one-hundred (100) by one-hundred (100) foot square within a 20+ acre parcel. There is adequate open space left on the Property.***
5. Protective screening. Is screening adequate to protect the adjacent uses from any negative impacts of this use? ***There will be a six (6) foot chain-link fence surrounding the compound as well as landscaping as required by the Dougherty County Commission.***
6. Hours and manner of operation of the proposed use. Are they compatible with surrounding uses? ***Visitors to site will be minimal post-construction other than routine maintenance that will take place at reasonable hours during the day.***
7. Outdoor lighting. ***There will be no outdoor lighting other than what is required by the FCC, FAA or other state or federal agency.***
8. Ingress and egress to the property. Does it reduce negative impacts and/or does it enhance safety? ***An existing access will be utilized to access tower and compound.***

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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:

Construction of Communications Tower

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).

N/A

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 8 day of July, 2021.

[Signature]  
Signature of Applicant

Hattie R. Levy  
Notary Public

Commission expires: 7/16/2023



# STATE OF GEORGIA

Secretary of State  
 Corporations Division  
 313 West Tower  
 2 Martin Luther King, Jr. Dr.  
 Atlanta, Georgia 30334-1530

## ANNUAL REGISTRATION

\*Electronically Filed\*

Secretary of State

Filing Date: 4/20/2021 4:50:32 PM

### BUSINESS INFORMATION

CONTROL NUMBER	15096524
BUSINESS NAME	CitySwitch II, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	04/20/2021
ANNUAL REGISTRATION PERIOD	2021

### PRINCIPAL OFFICE ADDRESS

ADDRESS	1900 Century Place, Suite 320, Atlanta, GA, 30345, USA
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### REGISTERED AGENT

NAME	ADDRESS	COUNTY
Charles M. Cushing	191 Peachtree St., N.E., Suite 4500, Atlanta, GA, 30303, USA	Fulton

### AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Charles M. Cushing
AUTHORIZER TITLE	Authorized Person



### Wireless Telecommunications Facility Application

Prior to submitting an application, a pre-application consultation with Planning Staff is required. Please contact Planning & Development Services for assistance.

1. **Project Name:** Construction of New Cell Tower at 2700 Liberty Expressway

2. **Type of Facility:**

- New Facility (Circle Type)  Self-Supporting Structure  Stealth Self-Supporting Structure / Collocation / Combined
- Telecommunications Facilities Attached to Existing Structure
- Modification / Replacement of Antenna Elements
- Reconstruction or replacement  Temporary Facility (Cell on Wheels)

3. **Applicant Information (Wireless Provider)**

Firm: AT&T

Representative: Mark Cabadin

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: (470) 415-3281 Fax: \_\_\_\_\_

Email Address: mc9758@att.com

4. **Agent Information (if different from Applicant Information)**

Firm: Metro Site, LLC

Representative: Jonathan Leverett

Address: 3010 Royal Blvd S City: Alpharetta State: GA Zip: 30022

Telephone: (404) 630-3224 Fax: \_\_\_\_\_

Email Address: jleverett@metrositellc.com

5. **Property Owner(s) Information**

Owner(s): Grady Blair Stone

Representative: Jonathan Leverett

Address: 2700 Liberty Expressway City: Albany State: GA Zip: 31705

Telephone: (229) 886-2277 Fax: \_\_\_\_\_

Email Address: mstoneodwc@gmail.com

6. **Support Structure Owner Information (if any)**

Company: CitySwitch, LLC

Contact: Abby Mazzetti

Address: \_\_\_\_\_

Telephone: (813) 892-1815 Fax: \_\_\_\_\_

Email Address: abby.mazzetti@cityswitch.com

7. **Property Information**

Property Identification Number (Tax Parcel Number): 00174/00001/085

Address or General Street Location (nearest intersections): \_\_\_\_\_  
2700 Liberty Expressway, Albany, GA 31705

Zoning District(s): C3/C8

Current Land Use(s) on Parent Tract: Auto Dealership & RV Park

8. **Facility Description**

Latitude: 31 Degrees: 27 Minutes: 11 Seconds: 48 (NAD83)

Longitude: -84 Degrees: 07 Minutes: 01 Seconds: 25 (NAD83)

RAD Center: 300'

Ground Elevation (AMSL) (ft): 183'

Total Height of Facility (ASG) (ft): 315'

FCC Antenna Structure Registration Number (ASR), if applicable: 1319367



**Applicant Certification**

This affidavit acknowledges that the applicant represents and certifies that the following are true and accurate:

1. All statements, certifications and representations supplied in this application are true and correct and the person(s) signing the application is/are duly authorized to execute this application and otherwise to act on behalf of the applicant;
2. The proposed Wireless Telecommunications Facility (WTF) will comply with FCC regulations regarding susceptibility to radio frequency interference (RFI), frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements and any and all other federal statutory and regulatory requirements relating to RFI;
3. Where a collocation is proposed, the applicant, together with the owner of the facility, has provided a composite analysis of all users of the facility to determine that the additional antenna will not cause RFI.
4. The proposed WTF will comply with and at all times will be maintained and operated in accordance with, all applicable FCC rules and regulations with respect to environmental effects of electromagnetic emissions.
5. All improvements constructed as part of the WTF will comply with all applicable building and zoning codes.

[Handwritten Signature]  
Applicant Signature

6-7-2021  
Date

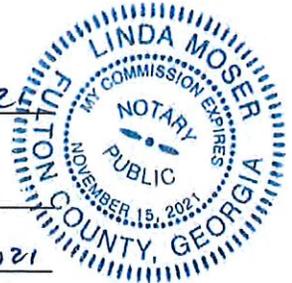
JONATHAN LEVERETT  
Printed Name

I hereby authorize the Planning & Development Services Department staff to inspect the premises of the above described property and when required by law to place a public notice sign on the premises. 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 7 day of JUNE, 2021

Signature of applicant: [Handwritten Signature]

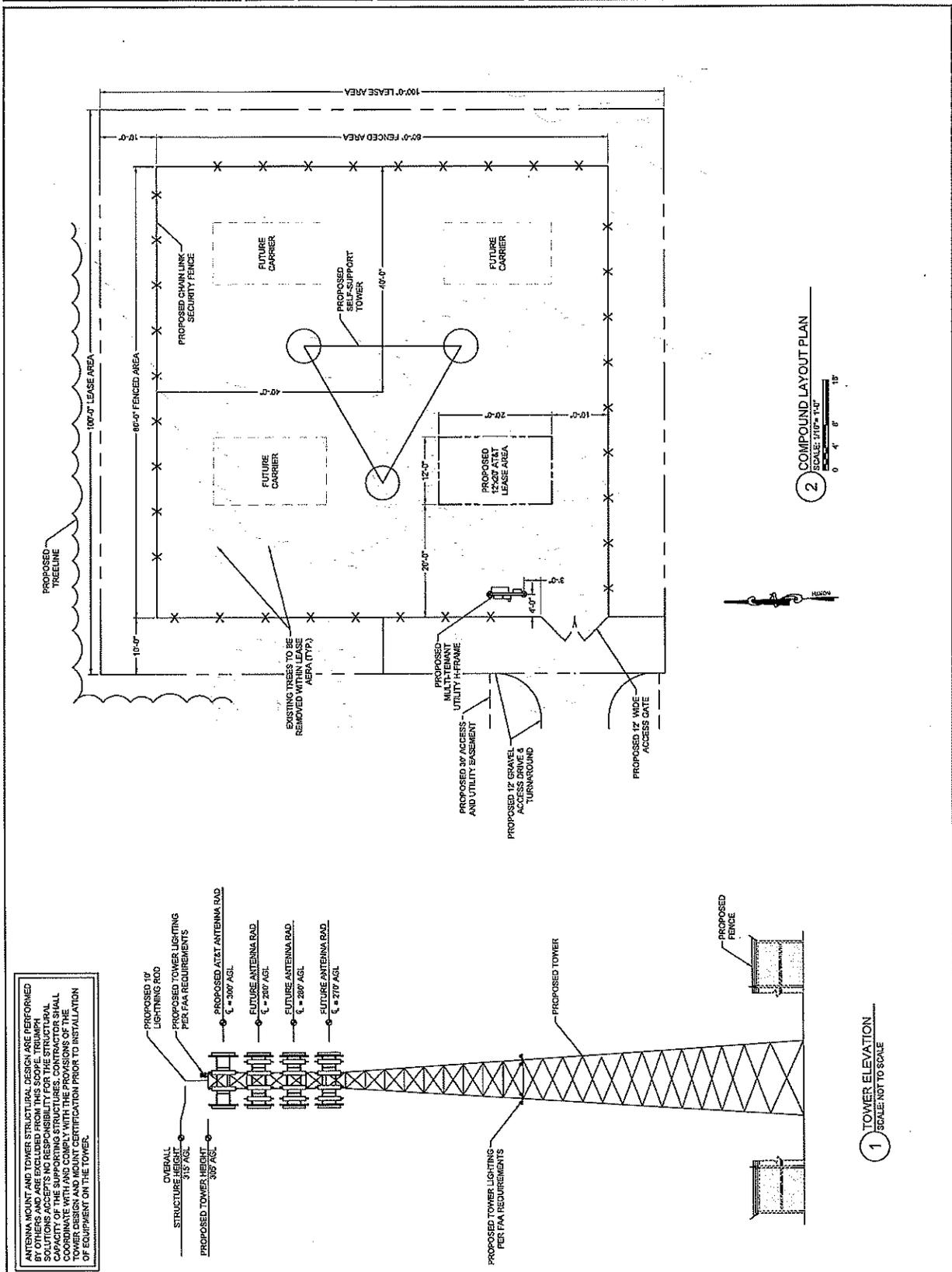
Notary Public: [Handwritten Signature] My commission expires: 11/15/2021







	PREPARED FOR: 	PREPARED BY: 		PROJECT NO.: GAC048	PROJECT ADDRESS: 2700 LIBERTY EXPRESSWAY ALBANY, GA 31705	DRAWN BY: TAE CHECKED BY: JBC	SHEET NAME: TOWER ELEVATION & COMPOUND LAYOUT	SHEET NUMBER: <b>C-2</b>
	PROJECT TITLE: TOWER ELEVATION & COMPOUND LAYOUT	DATE: 02/18/21		REVISIONS BY: (None listed)	PROJECT ID: GAC048	DRAWN BY: TAE CHECKED BY: JBC	SHEET NAME: TOWER ELEVATION & COMPOUND LAYOUT	SHEET NUMBER: <b>C-2</b>

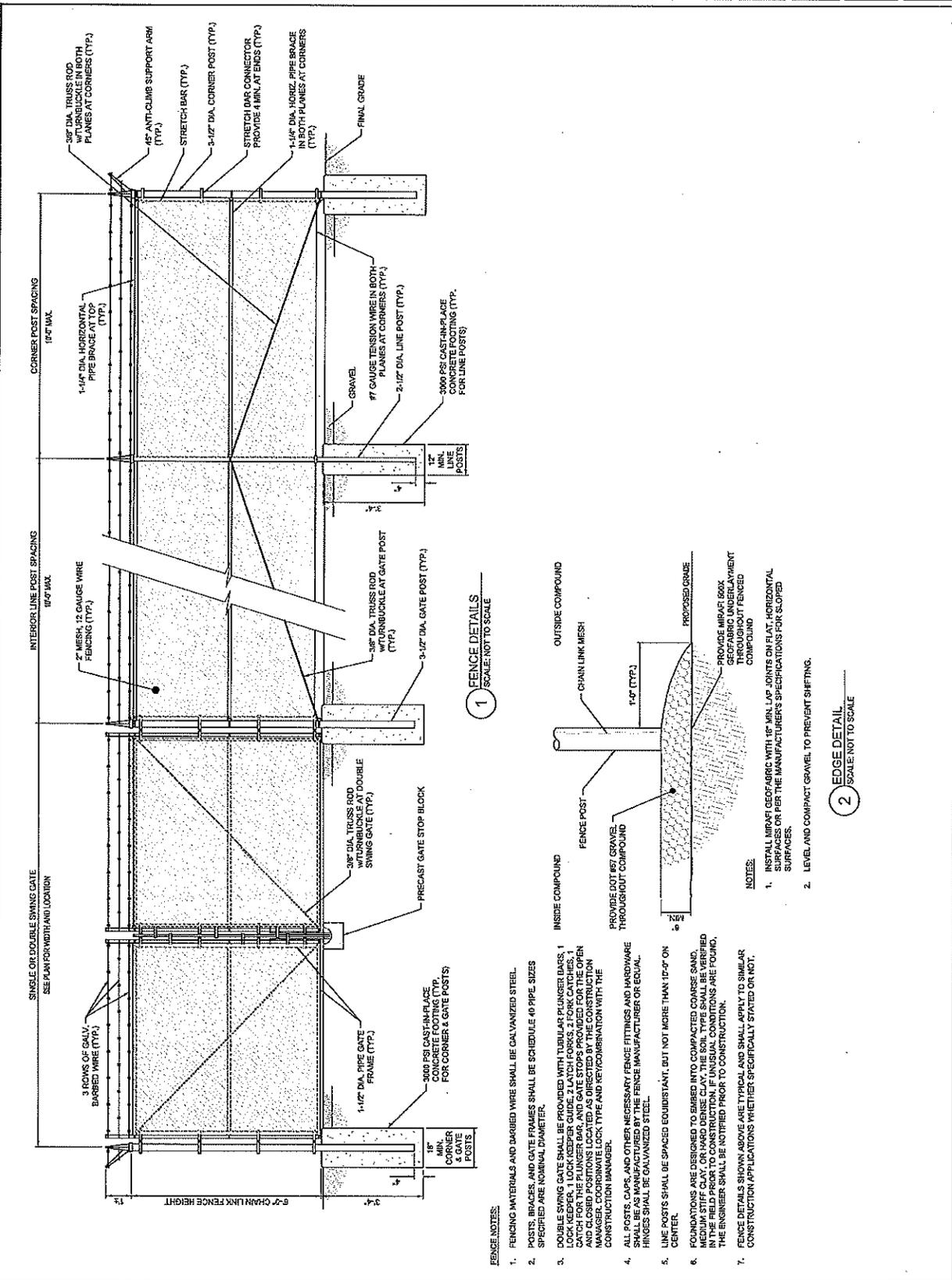


ANTENNA MOUNT AND TOWER STRUCTURAL DESIGN ARE PERFORMED BY OTHERS AND ARE EXCLUDED FROM THIS SCOPE. TRIUMPH SOLUTIONS ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURAL CAPACITY OF THE SUPPORTING STRUCTURES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MOUNT CERTIFICATION PRIOR TO INSTALLATION OF EQUIPMENT ON THE TOWER.

2 COMPOUND LAYOUT PLAN  
SCALE: 1/8" = 1'-0"

1 TOWER ELEVATION  
SCALE: NOT TO SCALE

	PREPARED FOR 	PREPARED BY 	REGISTERED PROFESSIONAL ENGINEER 	DESIGN REVISION _____ _____ _____ _____	CONTRACT NO. _____ CONTRACT DATE _____ DESIGN DATE _____ NOT VALID WITHOUT SIGNATURE AND DATE PROJECT NO. _____	GAC048 DOUGHERTY	PROJECT ADDRESS: 2700 LIBERTY EXPRESSWAY ALBANY, GA 31705	PREPARED BY: TUE DRAWN BY: JRC CHECKED BY: JRC	PROJECT NAME: SECURITY FENCE DETAILS	SHEET NUMBER: <b>C-3</b>
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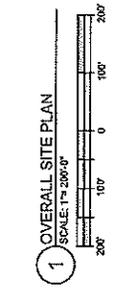
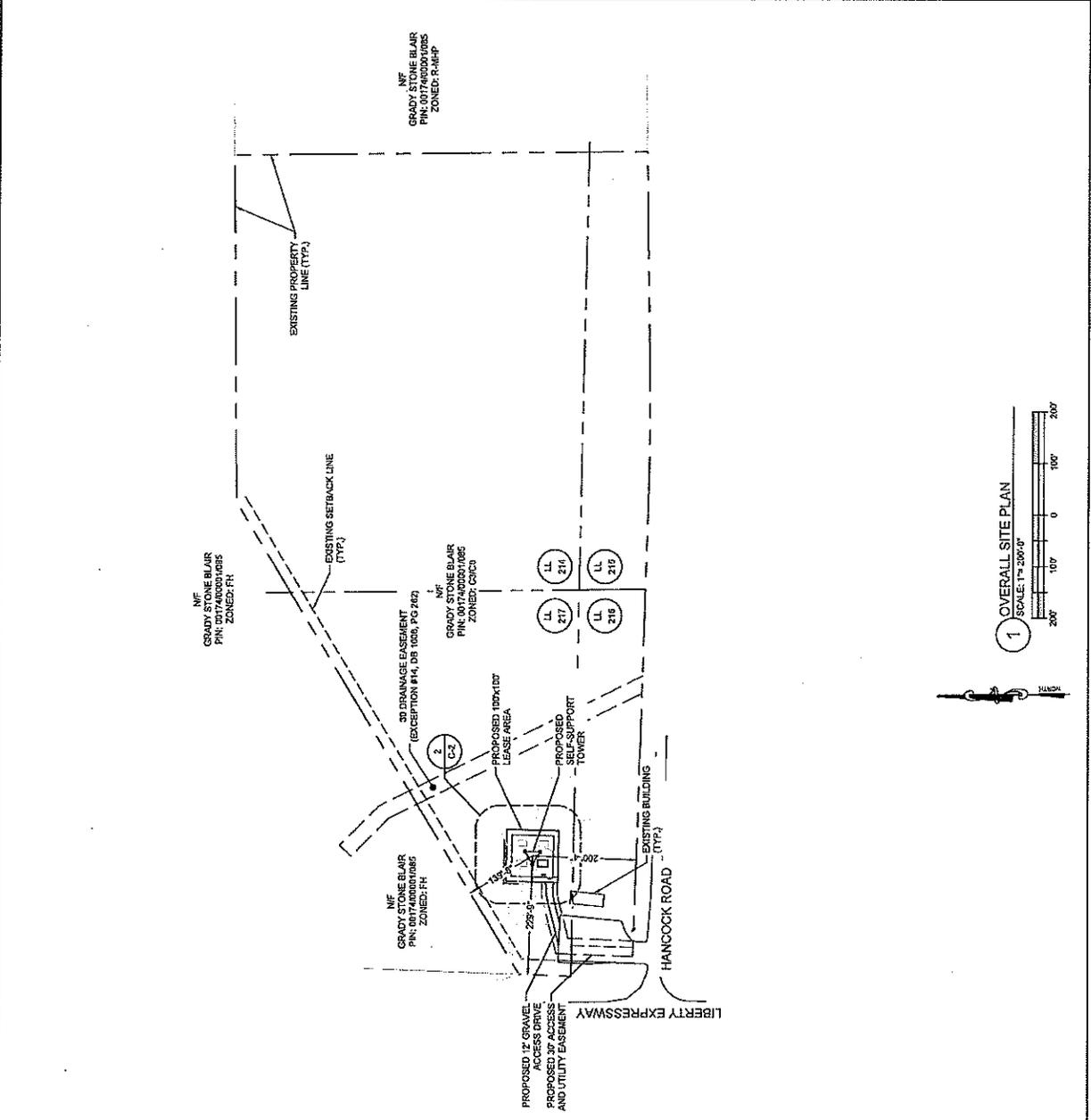
- FENCE NOTES:**
- FENCING MATERIALS AND BARBED WIRE SHALL BE GALVANIZED STEEL.
  - POSTS, BRACES, AND GATE FRAMES SHALL BE SCHEDULE 40 PIPE. SIZES SPECIFIED ARE NOMINAL DIAMETER.
  - DOUBLE SWING GATE SHALL BE PROVIDED WITH TUBULAR PLUNGER BARS, 1 LOCK KEEPER, 1 GATE STOP, 2 LATCH FORKS, 2 FORK CATCHES, 1 CATCH FOR THE PLUNGER BAR, AND GATE STOPS PROVIDED FOR THE OPENING. ALL HARDWARE SHALL BE GALVANIZED STEEL. THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
  - ALL POSTS, CLIPS, AND OTHER NECESSARY FENCE FITTINGS AND HARDWARE SHALL BE GALVANIZED STEEL. THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
  - LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 10'-0" ON CENTER.
  - FOUNDATIONS ARE DESIGNED TO BE BARRED INTO COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED BY THE ENGINEER PRIOR TO CONSTRUCTION.
  - FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS UNLESS SPECIFICALLY STATED OR NOT.







	PREPARED FOR: 	PREPARED BY: 	REGISTERED PROFESSIONAL ENGINEER No. PE033640 JOHN R. CUMMINGS ALABAMA	CLIENT/OWNER: _____ _____ _____	PROJECT NO.: _____ _____ _____	PROJECT NAME: GAC048 DOUGHERTY	PROJECT ADDRESS: 2700 LIBERTY EXPRESSWAY ALBANY, GA 31705	PREPARED BY: DRAWN BY: TME CHECKED BY: JRC	SHEET NAME: OVERALL SITE PLAN	SHEET NUMBER: C-1
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- GENERAL CONSTRUCTION NOTES:**
1. SEE SURVEY FOR LEASE AREA BOUNDARY, LEGAL SETBACK CONTOURS, AND ADDITIONAL SITE INFORMATION.
  2. DAMAGE TO ALL UTILITIES, LAND, ACCESS AREAS, AND ADJACENT PROPERTIES SHALL BE RESTORED TO ORIGINAL CONDITION AT THE COMPLETION OF THE WORK.
  3. REMOVE ANY EXISTING VEGETATION AND ORGANIC MATERIALS FROM THE TOWER FOOTPRINT.
  4. RE-GRADE AROUND THE EQUIPMENT SLAB AS REQUIRED TO ALLOW A MINIMUM 4" OF FAD THICKNESS EXTENDING 10 FEET FROM THE EQUIPMENT SLAB TO THE REPLACEMENT GRAVEL AND SAND SLAB AT COMPLETION OF INSTALLATION.
  5. ALL WORK SHALL BE DONE IN A SATISFACTORY AND PROGRESSIVE MANNER. ALL CONSTRUCTION WORK SHALL BE SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL BY THE CONSTRUCTION MANAGER.
  6. ANY SUBSTITUTIONS OF MATERIALS, EQUIPMENT, OR DEVIATIONS FROM THE DESIGN PLANS OR SPECIFICATIONS SHALL BE COORDINATED AND APPROVED BY THE CONSTRUCTION MANAGER.
  7. COLOR SELECTION FOR PAINTED ITEMS SHALL BE MADE BY THE CONSTRUCTION MANAGER.
  8. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN PRIOR TO BID SUBMITTAL. ANY CONFLICTS, DISCREPANCIES, ERRORS, AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
  9. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITIES LOCATOR FOR EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN DISTURBED AREAS. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES BY DIGGING A TEST PIT, AS NECESSARY. THE LOCATIONS OF EXISTING UTILITIES SHALL BE MARKED WITH APPROPRIATE AND ARE FOR PLANNING PURPOSES ONLY.
  10. THE CONTRACTOR SHALL PROVIDE ANY NECESSARY PROTECTION FOR EXISTING UTILITIES DURING CONSTRUCTION.
  11. THE CONTRACTOR SHALL MAINTAIN A CLEAN SET OF CONSTRUCTION DRAWINGS AT THE SITE FOR THE USE OF ALL APPLICABLE GOVERNMENT AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, CONDITIONS AND REQUIREMENTS OF THE PERMITS.
  12. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENT AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, CONDITIONS AND REQUIREMENTS OF THE PERMITS.
  13. THE CONTRACTOR SHALL PROTECT ALL SURVEY CONTROL POINTS AND SHALL RE-ESTABLISH ANY DISTURBED CONTROL POINTS.
  14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING LOCAL BUILDING CODE AND ALL APPLICABLE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL GOVERNING OFFICIAL FOR LOCAL BUILD CODE REQUIREMENTS.
  15. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS INCLUDING SITE ACCESS PRIOR TO BID SUBMITTAL. ANY DISCREPANCIES OR UNUSUAL CONDITIONS WHICH ARE VISUALLY ASCERTAINABLE PRIOR TO BID SUBMITTAL CANNOT BE USED AS THE BASIS FOR A CHANGE ORDER.
  16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL WASTE DEBRIS AND VEGETATION FROM THE SITE. BURIAL AND/OR BURNING OF WASTE MATERIALS IS NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING TO VERIFY ALL DIMENSIONS, CONDITIONS, AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.



MEMORANDUM

Date: August 5, 2021  
To: The Board of County Commissioners  
From: Albany Dougherty Planning Commission  
Subject: #21-037 Dougherty County Solar Ordinance Revision

**21-037** Dougherty County Solar Ordinance: recommendation of revisions to the Dougherty County Solar Ordinance (TITLE III, ARTICLE 1. Section 1.44. VII. Specific Requirements for Solar Energy Systems (A) i). The Planning Commissioners will decide whether or not to recommend the presented revisions to the Dougherty County Board of Commissioners.

Billy Merritt offered a motion to approve staff recommendations for changes to the Solar Ordinance and be forwarded to the County Commission. Suggested changes are:

- Minor edits
- Allowing panels on street-facing roofs (permitted in City)
- Allow fencing to be 6 feet with barbed wire (meets electrical code)

The motion was seconded by Art Brown; 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	Yes
Aaron Johnson	Absent
Charles Ochie	Absent
Helen Young	Yes
Heath Fountain	Yes

**STAFF ANALYSIS & REPORT  
AMENDMENT #21-037 DOUGHERTY COUNTY SOLAR ORDINANCE**

**For Consideration:            Amending the Dougherty County Solar Ordinance**

**PURPOSE**

The purpose of this report is to provide additional information on the revised solar ordinance.

**BASIC INFORMATION**

The solar ordinance was recommended for review by the County Commission in June 2021. Recommended revisions of the Dougherty County Solar Ordinance by the county commission are regarding (Title III, Article 1. Section 1.44. VII. Specific Requirements for Solar Energy Systems (A) I, and Section VIII Solar Energy Facilities). The proposed text amendment (Section 1.44. VII. (A) I) would eliminate the regulation of not allowing solar energy systems to be located on a street-facing slope of pitched roof. The proposed text amendment (Section.144 VIII. E) would allow a combination of six (6) feet of fence fabric and one (1) foot or more extension utilizing three-strand barbed wire, rather than a security fence at a minimum height of eight (8) feet.

Any modifications proposed by the Planning Commission will be submitted to the County Commission for final approval.

The proposed text amendment to the solar ordinance is attached for comment and review below.

**MEETING INFORMATION:**

Planning Commission:    08/05/21, 2:00 P.M., Robert Cross Multipurpose Facility  
3805 Martin Luther King, Jr. Drive, Albany, GA 31701

County Commission:      08/16/21, 10:00 A.M., Room 100 of the Government  
Center at 222 Pine Avenue, Albany, GA 31701

**STAFF RECCOMENDATION**

Staff recommends approval of the revision and to send the Solar Ordinance to the County Commission.

## Section 1.44 SOLAR ENERGY SYSTEMS

### I. Purpose

The following standards are to guide development of solar energy systems in order to facilitate the construction, installation and operation of solar energy systems in the city in a manner that protects the public health, safety and welfare and avoids significant impacts on resources and adjacent uses.

This ordinance establishes parameters for the siting of Solar Energy Systems. By enacting this ordinance it is the intent of the City of Albany and Dougherty County, Georgia to:

- (1) Encourage the use of existing buildings for the placement of solar energy systems;
- (2) Encourage the location of solar energy systems, to the extent possible, in areas where any potential adverse impacts on the community will be minimized;
- (3) Minimize the potential adverse effects associated with the construction of Solar Energy Facilities through the implementation of reasonable design, landscaping, and construction practices;
- (4) Encourage development of Solar Energy Facilities outside of the Urban Development Area in order to encourage the further utilization of established public infrastructure in more densely developed areas.

### II. Applicability

- (A) Solar Energy Systems or Solar Energy Facilities constructed prior to the effective date of this ordinance shall not be required to meet the requirements of this Section.
- (B) Solar Energy Systems or Solar Energy Facilities constructed after the effective date of this ordinance shall be required to meet the requirements of this Section.
- (C) Any upgrade, modification, or structural change that materially alters the size or placement of an existing solar energy system or facility shall comply with the provisions of this ordinance.

### III. Definitions.

For purposes of the Section, the following definitions shall apply:

*Accessory Structure:* Anything constructed or erected which requires permanent location and is subordinate to a building or structure on the same lot. For purposes of

this ordinance, a Solar Energy System, Ground Mounted is considered an accessory structure.

*Administrative Approval:* Zoning approval that the director is authorized to grant after administrative review.

*Administrative Review:* Non-discretionary evaluation of an application by the Director. This process is not subject to a public hearing. The procedures for Administrative Review are established in Title II, Section 6.02 of this ordinance.

*Director:* Shall mean the Director of the Department of Planning, Development Services & Code Enforcement, or his or her designee.

*Mechanical Equipment:* All items not listed in these definitions that are directly related to construction and operation of a solar energy system including, but not limited to, on-site transmission lines, pumps, batteries, inverters, mounting brackets, framing, foundations or other structures, etc.

*Off-Grid Solar Photovoltaic System with Battery Back-up:* Solar electrical system designed to operate independently from the local utility grid and provide electricity to a building, boat, recreational vehicle, sign, remote pump, gates etc. These systems usually require a battery bank to store electricity generated by solar for use at night or cloudy conditions.

*Photovoltaic (PV) System:* A solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity whenever light strikes them. Included in a PV system are the solar energy generation mechanisms (e.g., panels or other assemblies of solar electric cells), inverters (devices that convert Direct Current electricity produced by the system to usable Alternating Current), batteries and battery systems that store electrical energy from the PV system for future use, meters and electric transmission wires and conduits that facilitate connections with users and/or the local power grid.

*Planning Commission:* The City of Albany and Dougherty County Planning Commission, an appointed body. Also known as the Albany Dougherty Planning Commission.

*Power Inverter:* a device that inverts the direct current (DC) electricity produced by a solar system into usable alternating current (AC).

*Solar Array:* A number of photovoltaic modules or panels that generate solar electricity, assembled or connected together to provide a single electrical output.

*Solar Array, Tracking:* A solar array that follows the path of the sun to optimize the amount of solar radiation received by the device. A tracking solar array may be ground mounted or building mounted.

*Solar Access Easement:* a recorded easement, the purpose of which is to secure the right to receive sunlight across real property of another for continued access to sunlight necessary to operate a solar energy system.

*Solar Energy:* Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector or solar energy system.

*Solar Energy Facility:* The area of land devoted to solar energy system installation. The principal use of a solar energy facility is as an interconnection with the local utility power grid for distribution to more than one property or consumer in the electricity market as a commercial venture. Includes the term "solar farm."

*Solar Energy System (SES):* The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The term applies, but is not limited to, photovoltaic (solar electric) systems and thermal solar energy systems.

*Solar Energy System, Building Mounted:* A solar energy system, which may include solar thermal panels, solar hot water system panels, and photovoltaic panels, which are mounted to a building or structure, to provide energy primarily for on-site use. Building-mounted solar panels may be flush-mounted (i.e., flush to a building roof or building façade in a manner that the panel cannot be angled or raised), or as one or more modules fixed to frames which can be tilted or automatically adjusted at an optimal angle for sun exposure.

*Solar Energy System, Building Integrated:* A subset of building mounted systems, building integrated systems are photovoltaic materials that are built into, rather than installed onto the structure. They take the shape of conventional building materials such as roofing shingles, skylights, windows and wall surfaces.

*Solar Energy System, Ground Mounted:* A solar energy system that is directly installed on (mounted to) the ground and is not attached or affixed to any structure, to provide energy primarily for on-site use. Ground mounted systems are considered accessory structures. Ground Mounted Solar Panels and mechanical equipment may be used in combination with a building mounted solar energy system.

*Solar Farm:* A solar energy facility, typically with multiple solar arrays, designed and used for the purpose of generating electric energy via a photovoltaic system.

#### IV. Approvals Required for Solar Energy Systems

- (A) Administrative Review
  - (i) Solar Energy System, Building Mounted, shall be permitted as an accessory use in all Zoning Districts provided that requirements of this ordinance are met and Administrative Approval or Approval with Conditions is granted by the Director.
  - (ii) Solar Energy System, Ground Mounted, shall be permitted as an accessory use in all Zoning Districts provided that requirements of this ordinance are met and Administrative Approval or Approval with Conditions is granted by the Director.
- (B) Special Approval
  - (i) Solar Energy Facilities as a principal use shall be permitted in Zoning Districts M-1, M-2, or AG provided that requirements of Section VIII are met and Special Approval or Special Approval with Conditions is granted by the County Commission.

#### V. Application Requirements

- (A) An application for a Solar Energy System as an accessory use shall include the following:
  - (i) A site plan illustrating the location of principal building, accessory structures, and proposed location of solar panels.
  - (ii) An elevation sketch illustrating the height and orientation of ground mounted components, or profile of any roof-mounted solar panels.
- (B) An application for special approval of the County Commission, for a Solar Energy Facility that is permitted under this Ordinance only after such special approval of the County Commission, shall include a letter of intent addressing all criteria listed below in this section, a site plan that includes all site plan review requirements found in Title II Article 6 Section 6.1, and basic project information from the applicant. The County Commission shall not take final action on the application until it has received a recommendation from the Planning Commission.

An application for a Solar Energy Facility shall conform to procedures for Special Approval as described in Title II Article 5 Section 5.2 of the Albany Dougherty County Zoning Ordinance. An application may be approved, denied, or approved with conditions. In reviewing the application, the County Commission shall consider the following Special Approval Review Criteria:

Special Approval Review Criteria for Solar Energy Facilities:

- (i) The effect of the proposed activity on traffic flow along adjoining streets. Will it adversely impact flow on adjoining streets?
- (ii) The location of off-street parking facilities. Are parking facilities adequate and properly located to serve the use and not impact surrounding properties?
- (iii) The number, size and type of signs proposed for the site.
- (iv) The amount and location of open space. Is open space adequate to preserve the character of the area and to reduce environmental impacts?
- (v) Protective screening. Is screening adequate to protect the adjacent uses from any negative impacts of this use?
- (vi) Outdoor lighting.
- (vii) Ingress and egress to the property. Does it reduce negative impacts and/or does it enhance safety?
- (viii) Compatibility with surrounding land use. Is the use compatible with adjacent uses; does it have any negative impacts?
- (ix) Is it consistent with the Comprehensive Plan?

VI. General Requirements for Solar Energy Systems

- (A) No solar energy system shall be installed until evidence has been presented to the Department that the applicable electric utility has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid photovoltaic systems shall be exempt from this requirement.
- (B) A solar energy facility connected to the utility grid in Zoning Districts M-1, M-2 or AG shall provide evidence from the applicable electric utility acknowledging the solar energy facility will be interconnected to the utility grid in order to sell electricity to the utility.
- (C) All solar energy systems and solar energy facilities shall comply with the local Floodplain Management Ordinance, as applicable.
- (D) Solar Energy Facilities shall not be permitted in the floodway.
- (E) Components of solar energy systems are not considered structures or appurtenances exempt from height requirements as described in Title I, Section 4.04 Permitted Height.

- (F) Solar energy systems located in the local historic district shall receive a Certificate of Appropriateness as required by the Historic Preservation Commission.

## VII. Specific Requirements for Solar Energy Systems

### (A) Building Mounted Systems

A building mounted solar energy system shall be subject to the following regulations:

- ~~i.~~ ~~Solar energy systems shall not be located on a street-facing slope of a pitched roof.~~
- ii-j. Only building integrated or flush mounted solar energy systems shall be installed on street-facing building elevations.
- iii-ii. No solar energy system shall be mounted or affixed to any freestanding wall or fence.
- iv-iii. A building mounted system shall not extend beyond the edge of the roof.
- v-iv. Solar panels installed on a building with a sloped roof shall not project vertically more than 30 inches above the roof surface, ridge line or highest point of the roof.
- vi-v. Solar panels installed on a building with a flat roof shall not extend more than ten (10) feet above the highest point of the roofline.

Formatted: Highlight

### (B) Ground Mounted Systems

A ground mounted solar energy system shall be subject to the following regulations:

- i. Ground mounted components shall not be located in the front yard of any lot, or between the principal building and the street. Solar canopies covering commercial parking are exempt from this requirement.
- ii. Ground mounted components shall not be located in the required setbacks of the underlying zoning district.
- iii. In the case of double frontage lots, ground mounted components shall observe front yard requirements on both street frontages wherever there are any principal buildings fronting on said streets in the same block or adjacent blocks.

- iv. On corner lots, ground mounted components shall not be located closer to the side property line along a public street than the permitted distance for the principal building on the lot.
- v. Height of ground mounted solar energy panels shall not exceed sixteen (16) feet when oriented to the maximum tilt for solar collection.
- vi. The area of solar components and accessory structures in the aggregate shall not exceed the ground floor area of the principal building for residential uses; for commercial uses, the aggregate may not exceed the lot coverage for the underlying zoning district. Areas zoned for agriculture or manufacturing are exempt from this requirement, but must meet the required setbacks of the district. Solar canopies covering permanent parking are exempt from this section but must meet the required setbacks of the district.
- vii. Solar energy system components shall not be located closer than ten (10) feet to any principal building on the same lot.
- viii. Mechanical equipment for solar systems shall be screened from adjacent residential uses. The screen shall consist of shrubbery, trees, or other non-invasive plant species which provide a visual screen. In lieu of a planting screen, an opaque fence may be used.

#### VIII. Solar Energy Facilities

- (A) Minimum Lot Size: The minimum lot size for solar energy facility (solar farm) as a principal use in the M-1, M-2 or AG districts is 5 acres.
- (B) Setbacks: Solar energy facilities shall have a minimum setback of the underlying zoning district. This applies to the edge of any solar collectors or mechanical equipment related to solar energy systems. Power inverters, transformers, and other related equipment related to the inversion of power shall have a setback of fifty (50) feet from all properties lines.
- (C) Height of collector: Height of ground mounted collectors and mounts shall not exceed twenty (20) feet in height when oriented to maximum tilt.
- (D) Airports: Any solar energy facility proposed within a two (2) mile radius of an airport shall present evidence that they have gone through a review process with the Federal Aviation Administration (FAA). This review from

the FAA shall indicate that the proposed facility shall not interfere with normal operation of aircraft in the area.

- (E) Fencing: A security fence at a minimum height of eight (8) feet, or a combination of six (6) feet of fence fabric and one (1) foot or more extension utilizing three-strand barbed wire, with a gate and locking mechanism shall enclose the perimeter of the solar energy system to deny access to any individuals not authorized to be on the property and for public safety.
- (F) Buffer: Areas that abut residentially zoned or residential uses be buffered by one or a combination of the following:
- i. A double row of off-set evergreens absent mature vegetation, installed at a height of five (5) feet achieving opaqueness and a minimum height of 10 feet in five (5) years.
  - ii. On-site mature vegetation existing at a minimum height of ten (10) feet and a depth of seventy-five (75) feet between the on-site security fence and adjacent properties or right-of-way.
  - iii. A single row of evergreens in combination with mature vegetation installed at a height of five (5) feet achieving opaqueness and a minimum height of ten (10) feet in five (5) years.
- (G) Decommissioning: The applicant shall submit a decommissioning plan that, based on the best available information at the time of the application, contains the following:
1. The name, address, telephone number, and e-mail address of the person(s) or entity(ies) responsible for implementing the decommissioning plan;
  2. A statement of conditions that require the decommissioning plan to be implemented;
  3. As part of decommissioning, a removal plan that (a) identifies all structures, components, and non-utility owned equipment that shall be removed, and (b) includes a plan for recycling or otherwise reusing all materials to the extent reasonably practicable; and
  4. As part of decommissioning, a restoration plan to return the property to its condition prior to the installation of the SES or to some other condition reasonably appropriate to the designated land use after the SES is removed, including a tree restoration plan to restore the original tree cover with similar tree types and numbers after the system is decommissioned.
- (H) Appeals: [RESERVED]

SECTION 2. This ordinance shall become effective immediately upon its adoption.

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



2038 Newton Road  
 Albany, GA 31701-3905  
 Phone: (229) 430.6120  
 Fax: (229) 430.6128

Public Works

MEMORANDUM

TO: Scott Addison, Assistant County Administrator  
 FROM: Jeremy W. Brown, Engineering Manager  
 DATE: August 3, 2021  
 RE: Fleming Road Phase III Engineering Services

Mr. Addison,

As per our previous discussions, DCPW received and opened engineering proposals for the completion of the design and production of construction plans for Fleming Road Phase III (3.9 miles) on Thursday, July 21, 2021 at 10:00 a.m. at the office of Dougherty County Public Works in accordance with the Request for Proposal dated June 29, 2021. Four (4) engineering firms were solicited and two (2) firms, Lanier Engineering and Reliable Engineering, submitted complete proposals for consideration. Both proposals have been reviewed and evaluated based on the following criteria: project experience, project design team, project schedule, and project lump sum price for services. Below is a synopsis of the submitted proposals based on this criteria:

<b>Firm</b>	<b>Project Experience</b>	<b>Design Team</b>	<b>Project Schedule*</b>	<b>Fee</b>
<i>Reliable Engineering</i>	Adequate	Local firm, local office, local personnel	84 days	\$69,000.00
<i>Lanier Engineering</i>	Adequate	Local firm, local office, local personnel	210 days	\$119,500.00
<i>EMC Engineering</i>		Respectfully declined to submit Proposal.		
<i>Still Waters Engineering</i>		Respectfully declined to submit Proposal.		

\*Time starts when the notice to proceed is given and contracts are executed (Calendar Days).

In addition to the above information, both firms submitting proposals demonstrated the ability and skills necessary to complete the project at hand. Each firm has local personnel which will be easily accessible during the life of the project. Hourly Rate Schedules for each firm were also requested to be submitted with each proposal. After review, each firm's hourly rates for additional services were very comparable to each other. This may become relevant should the County wish for additional services during the bidding or construction phases of the project.

In conclusion, both firms were comparable to one another based on their proposals. The only things that varied were the project schedule and fees as shown in the above table. After review, Public Works recommends awarding the engineering services to Reliable Engineering for an amount of \$69,000.00 and timeframe of 84 calendar days.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeremy W. Brown". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jeremy W. Brown, P.E.

Engineering Manager

Attachments: RFP Attachment A – Location Map



# ATTACHMENT A



Item 9b.

**PROCUREMENT RECOMMENDATION**  
DATE: August 6, 2021

TITLE: Sirens  
REFERENCE NUMBER: 21-073  
OPENING DATE: 05/10/2020  
BUYER: Joshua Williams

DEPARTMENT: EMA  
ACCOUNT NUMBER: FEMA/GRANT  
BUDGETED AMOUNT: \$750,000.00  
DEPARTMENT CONTACTS: Georgia Collier-Bolling

**Mike Trotter, Procurement Manager**

**RECOMMENDATION:**

Recommend the purchase of twenty (20) Outdoor Warning Sirens for Dougherty County from Sirens for Cities, Inc. for a total expenditure of \$519,892.40.

**BACKGROUND INFORMATION:**

Proposal Ref. #21-073 was advertised in the Albany Herald, local access channel, and published on the Georgia Procurement Registry. The bid opening was on 05/10/2021. Four proposals were received.

A Proposal Analysis Group consisting of Georgia Collier-Bolling, Director of Disaster Recovery & Grants Program, Tripp Swilley, Facilities Maintenance Superintendent, Latonza Mosley, Fire Administration, and Lauren McGrath, Emergency Management Specialist, evaluated the proposers on Experience/Qualifications, Approach, Project Timeline and Completion, M/WBE Participation, and Fee Proposal. The PAG recommends that Sirens For Cities is the most responsive and responsible proposer to provide outdoor warning sirens for the Dougherty County. Michael McCoy, County Administrator and Chief Cedric Scott concur with the PAG's recommendation.

**COUNTY ADMINISTRATOR ACTION:**

APPROVED       DISAPPROVED       HOLD

COMMENTS:

8-6-21  
DATE

COUNTY ADMINISTRATOR

**List of Documents Attached:**  
Evaluation Tabulation

CENTRAL SERVICES

City of Albany  
 Central Services Department  
 Procurement Division

Project: Dougherty County Sirens  
 Ref No.: 21-073

<i>EVALUATION CRITERIA</i>	<i>POINTS ALLOWED</i>			
<b>Experience and Qualifications:</b>	<b>30</b>			
<i>Provide a brief narrative of the firm's staff qualifications and list projects of similar size successfully completed.</i>				
<b>PROPOSER</b>	<b>#1</b>	<b>#2</b>	<b>#3</b>	<b>AVERAGE</b>
Mobile Communications	28	25	25	26.00
Sirens For Cities	28	30	30	29.33
American Signal	25	30	30	28.33
HQE Systems, Inc.	25	20	30	25.00

<i>EVALUATION CRITERIA</i>	<i>POINTS ALLOWED</i>			
<b>Approach:</b>	<b>25</b>			
<i>Provide a brief narrative of the firm's project management methodologies and strategy to successfully complete the project.</i>				
<b>PROPOSER</b>	<b>#1</b>	<b>#2</b>	<b>#3</b>	<b>AVERAGE</b>
Mobile Communications	23	20	15	19.33
Sirens For Cities	23	25	20	22.67
American Signal	23	25	20	22.67
HQE Systems, Inc.	23	20	20	21.00

<i>EVALUATION CRITERIA</i>	<i>POINTS ALLOWED</i>			
<b>Project Schedule &amp; Timeline:</b>	<b>10</b>			
<i>Proposer should provide a fully defined, resource loaded, leveled project timeline with all associated tasks to complete project.</i>				
<b>PROPOSER</b>	<b>#1</b>	<b>#2</b>	<b>#3</b>	<b>AVERAGE</b>
Mobile Communications	10	10	10	10.00
Sirens For Cities	8	8	10	8.67
American Signal	8	10	10	9.33
HQE Systems, Inc.	0	10	10	6.67

<i>EVALUATION CRITERIA</i>	<i>POINTS ALLOWED</i>			
<b>M/WBE Participation:</b>	<b>10</b>			
<i>Firm to provide documentation stating their W/MBE status with your response.</i>				
<b>PROPOSER</b>	<b>#1</b>	<b>#2</b>	<b>#3</b>	<b>AVERAGE</b>
Mobile Communications	0	0	0	0.00
Sirens For Cities	0	0	0	0.00
American Signal	0	0	0	0.00
HQE Systems, Inc.	10	10	10	10.00

City of Albany  
Central Services Department  
Procurement Division

Project: Dougherty County Sirens  
Ref No.: 21-073

*EVALUATION CRITERIA* *POINTS ALLOWED*  
**Proposed Fee:** **25**

<i>PROPOSER</i>	<i>#1</i>	<i>#2</i>	<i>#3</i>	<i>AVERAGE</i>
Mobile Communications	19	19	19	19.00
Sirens For Cities	25	25	25	25.00
American Signal	20	20	20	20.00
HQE Systems, Inc.	15	15	15	15.00

**TOTALS:**  
Sirens For Cities 85.5  
American Signal 80.2  
HQE Systems, Inc. 77.6  
Mobile Communications 74.3

**EVALUATORS:**  
Tripp Swilley- Facilities Maintenance  
Georgia Collier-Bolling- Disaster Recovery & Grant Programs  
Latonza Mosley & Lauren McGrath- Albany Fire Department

**A RESOLUTION  
ENTITLED  
A RESOLUTION ASSESSING THE RATE OF TAXATION FOR COUNTY PURPOSES ON ALL  
TAXABLE PROPERTY IN DOUGHERTY COUNTY, GEORGIA AND ON ALL TAXABLE  
PROPERTY IN THE SPECIAL SERVICES DISTRICT OF DOUGHERTY COUNTY, GEORGIA  
FOR 2021; REPEALING PRIOR RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia is hereby desirous of assessing the rate of taxation for County purposes on all taxable property in Dougherty County and on all taxable property in the Special Services District of Dougherty County for the year 2021.

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

**SECTION I** 18.986 mills on the dollar or \$18.986 on the thousand is hereby fixed as the rate of taxation for County General Fund purposes for the year 2021 with this rate of taxation being reduced by the equivalent millage of 3.417 mills on the dollar or \$3.417 on the thousand through funds received from the Local Option Sales Tax in calendar year 2020 leaving a net tax of 15.569 mills on the dollar or \$15.569 on the thousand levied or fixed as the rate of taxation for County General Fund purposes on all taxable property in Dougherty County for the year 2021.

**SECTION II** A net tax of 9.173 mills on the dollar or \$9.173 on the thousand is hereby levied on all taxable property in the Special Services District of Dougherty County, Georgia.

**SECTION III** A net tax of 18.154 mills on the dollar or \$18.154 on the thousand is hereby levied as the annual equivalent mill rate to be paid and distributed for maintenance and operation of the Dougherty County School System.

**SECTION IV** A net tax of 0.00 mills on the dollar or \$0.00 on the thousand is hereby levied for State of Georgia purposes as prescribed by law.

**SECTION V** The County Clerk is hereby requested to have this Resolution entered into the Minutes of the Board of Commissioners with a copy to be furnished to the Dougherty County Tax Director, to the Dougherty County School System and to the Revenue Commissioner of the State of Georgia and that the same be advertised if required by law.

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

This the 16th day of August, 2021.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_  
Christopher S. Cohilas, Chairman

ATTEST: \_\_\_\_\_

ADOPTED: \_\_\_\_\_

**RESOLUTION**

**WHEREAS**, The Constitution of the State of Georgia, as amended in 1970 provides that; "The Fiscal Authority of the several counties shall levy a tax for the support and maintenance of education not less than five mills nor greater than twenty mills (As recommended by the County Board of Education) upon the dollar of all taxable property in the county located outside independent school system..." and,

**WHEREAS**, The Dougherty County Board of Education has taken in consideration the needs for operating the public schools of the said county for the term 2021-22 and finds that the taxable digest of said county, including public utilities, will amount to approximately \$1,991,870,579.00 and in adopting a budget for the fiscal year 2021-22, it is found necessary to levy an education tax of 18.154 mills on all property returned in Dougherty County.

**BE IT RESOLVED** That the Dougherty County Board of Education does hereby recommend that the Honorable Board of Commissioners of Dougherty County levy an education tax of 18.154 mills.

DOUGHERY COUNTY BOARD OF  
EDUCATION

By: Dean Phinazee  
Dean Phinazee, Chair

Attest: Kenneth Dyer  
Kenneth Dyer, Superintendent

August 9, 2021

## 2021 Five-Year Update of the 2026 Albany-Dougherty Comprehensive Plan

### Developing the Five-Year Update

In 2016, the City of Albany, in conjunction with Dougherty County, adopted the Albany-Dougherty Comprehensive Plan 2026 to communicate our community's long-range planning needs for the next ten years and beyond. Each local government in Georgia is required to develop and maintain a Comprehensive Plan according to the Georgia Planning Act and as a requirement to maintain a Qualified Local Government (QLG) status.

At the midpoint of this ten-year plan, part of maintaining the plan is for each government to complete a five-year update. This update includes a Report of Accomplishments (ROA) toward fulfilling the previous five-year Community Work Program (CWP) and developing a new CWP for the remainder of the ten-year plan.

City and County staff have been working with the Southwest Georgia Regional Commission (SWGRC) to develop this 2016-2020 ROA and CWP 2021-2026 for this scheduled plan update. According to state regulations, this must be adopted by both governments before October 31, 2021.

The first of two required public hearings were conducted on June 24 to make the public aware that a plan update was taking place and providing an opportunity to comment. The hearing was live-streamed, and a recording was available for viewing. A second public hearing is set for August 23, 2021, at 5:30 p.m. in Room 100, 222 Pine Ave., Albany, GA. This second public hearing is required before a vote to submit the draft plan for review and approval by the Georgia Department of Community Affairs (DCA). The second hearing also will be live-streamed and recorded, as well.

Before adopting this five-year update, the local government must submit a draft plan to the SWGRC and the DCA for review and approval. Once approved by DCA, the Five-Year Update must be officially adopted by both the City and County prior to October 31, 2021, for both governments to maintain QLG status.

In addition to the ROA and a new CWP, other parts of this update include a new Broadband element, an updated Needs and Opportunities section, and land use plans for possible changes. Both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) were reviewed and considered in

formulating the plan update.

Several natural disasters and the Coronavirus pandemic have heightened the City and County's focus on many community-based goals, needs, and opportunities identified in the 2016 Plan. Both governments recognized the need to develop focused plans to respond to these events.

The governments worked jointly to develop the 2017 Dougherty County-City of Albany, GA Long-Term Recovery Plan and a Dougherty County Hazard Mitigation Plan Update 2020-2025. These plans identify specific action steps and projects to respond to storm recovery and future disaster mitigation needs. Dougherty County also developed a plan to address disaster recovery for Radium Springs and Putney areas. Both governments have undertaken several disaster-recovery projects during the intervening years and continue to seek grant funding to further local disaster recovery.

Regarding flood mitigation and water quality issues: the City of Albany has conducted engineering studies to consider solutions to separate the remaining sections of Combined Sewer Outfall stormwater drainage to meet the City's National Pollutant requirements Discharge Elimination System (NPDES) permits. A five-year plan was adopted to complete the necessary system upgrades.

Since 2017, storm recovery activities have resulted in the postponement of many land use studies and other projects due to time and fiscal constraints. Likewise, the Coronavirus Pandemic has delayed or postponed the implementation of many CWP projects due to time and fiscal restraints, as well as construction and supply line delays.

### **Developing the 2026 Comprehensive Plan**

A comprehensive plan outlines community goals and objectives and how the government proposes to achieve those goals and objectives. It is organized around a policy framework that is used to guide the growth and development of the community. The Plan is intended to inform local decision-making on a daily basis. The document includes analysis and recommendations on each of the following topics: population, natural and cultural resources, community facilities and services, economic development, housing, transportation, and land use.

The first step in building the Plan is preparing a vision statement for Albany-Dougherty County. The vision is supported by a series of goals and policies organized around various planning elements, including economic development, natural and

cultural resources, community facilities and services, economic development, housing, transportation, and land use. In 2018, the state introduced the requirement for a Broadband plan.

A series of public workshops were used in the preparation of the vision, goals, and policies. These serve to guide the future direction for the city and county and their inhabitants. Recommendations for Albany-Dougherty County's development are based on the citizens' vision of what they would like the community to look like in the future. The Plan relied heavily on public involvement through public hearings, focus groups, community surveys, and steering committee meetings. The Albany-Dougherty County 2016-2035 Comprehensive Plan steering committee was formed from various department heads, business owners, residents and at least one elected official, as required by the state's Rules for Comprehensive Planning.

## NEEDS AND OPPORTUNITIES 2021 UPDATE

### Community Facilities

- Better recreational facilities/parks: repair of those damaged by storms or neglected; facilities particularly for the elderly and the disabled
- Additional shelters for battered women, homeless, etc.
- Fix combined storm/sewer problems
- Continue to bring variety of entertainment to Civic Center and Municipal Auditorium

### Economic Development

- Promote African American/Civil Rights history city-wide for tourism
- Additional marketing efforts to promote tourism and relocation to Albany and Dougherty County
- Complete the Flint River Trail system
- Promote Agri-Tourism
- More effort on business retention and expansion
- Continue improvements at the Albany Regional Airport and promote throughout region
- Downtown revitalization and residential development within walking distance
- Need better skilled workers-connect citizens to job training programs
- Need more businesses catering to students around ASU campuses

### Housing

- More housing opportunities especially for low/moderate income and senior citizens
- Increase the homeownership rate
- Revitalize housing within walking distance of downtown
- Need additional resources to address rental rehabilitation
- Neighborhood stabilization through DCED and the Land Bank
- Concentrate on infill housing in the older parts of the City
- Education opportunities for landlords/tenants

### Transportation

- Need to consider additional routes for transit, also better bus stops
- Build sidewalks along major pedestrian routes

### Land Use

- Significant opportunity for infill

- Increased utilization of Riverfront, on both sides of Flint River
- Build on Agri-tourism uses permitted in County
- Focus revitalization and cleanup efforts on major gateways into City
- Identify and prioritize areas of concern and develop strategic plans to address needs
- Do not allow commercial encroachment into stable residential neighborhoods
- Update zoning ordinance to incorporate all amendments and revise to make more user-friendly

## BROADBAND ELEMENT

Broadband is the latest technology infrastructure that delivers high-speed internet connectivity to access the World Wide Web. This technology is a vital resource that increases citizens' equitable access to employment opportunities, education training, businesses, healthcare, homes, and other uses for good quality of life and well-being. Low- to moderate-income households often have less broadband access than their wealthier counterparts, creating a digital divide that limits personal and professional opportunities for low-income households (Albany's Five-Year Consolidated Plan 2021-2025).

In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise notated as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email, and other critical features that are necessary for modern communications. The intrusion of COVID-19 has unfolded the importance of internet connectivity and accessibility as schools, healthcare, businesses, and individuals practice social distancing and transitioned to virtual. In areas that are underserved or unserved, it is a great challenge to transition into the new means of communication as they lack a reliable high-speed connection.

The 2019 Broadband Deployment Initiative data published by the Georgia Department of Community Affairs (DCA) show Albany's broadband coverage at the census block level. According to the broadband report released by the Georgia Department of Community Affairs 2020, a census block is considered "served" with broadband if at least 80% of the locations within the census block have broadband service.

Several areas of the city are shown to be "unserved", including most areas adjacent to the Flint River. The largest shares of low-income residents in Albany also live in those unserved areas closest to the river. In Albany's historic district, areas with industrial and other non-residential uses also tend to be "unserved", such as W. Roosevelt Ave. Other areas include south of W. Gordon Ave., Newton Road, and the industrial area south of Gillionville Road immediately west of N. Slappey Blvd. Other major areas labeled as "unserved" include Albany State University's East and West Campuses, Albany Technical College, and the Dougherty County Jail. Industrial areas in east Albany are also designated as "unserved," such as S. Mock Road, parcels on SR 19 across from the Procter & Gamble site, and in the undeveloped areas of southwest Albany (Albany's Consolidated Plan 2021-2025).

In Albany's Five-Year Consolidated Plan 2021-2025, two major broadband service providers are serving Albany and Dougherty County. Albany residential customers are served by only a few internet service providers offering broadband via fiber, cable, ADSL, and satellite technologies. City of Albany's Utility Services offers fiberoptic broadband limited to commercial customers. For residential customers across the city, Mediacom Communications Corps is the main provider of broadband via cable technology. Fiber technology is also offered in some areas by AT&T, primarily in west Albany. Those limited areas served by AT&T (shaded in dark blue) are also eligible for

AT&T's "Access from AT&T" program, which offers wireline home internet to households receiving SNAP benefits. However, not all services from the "Access to AT&T" program allow download speeds of 25Mbps. Across the city, FCC data indicates that many residents are limited to Mediacom as their sole provider for cable internet at broadband speeds. The maps showing Albany's broadband service coverage are shown below.

### Dougherty County Demographics

The total estimated population for Dougherty County was 87,955 based on U.S Census Bureau 2019. The median housing value and median households Income are \$103,500 and \$39,545 respectively. Also, the total housing unit was \$40,610 (U.S Census 2019). 73.4% of households are with a broadband internet subscription in Dougherty County. There are four thousand two hundred and three (4,203) locations in unserved areas in the county which account for 8%. Also, forty-seven thousand seven hundred and ninety-six (47,776) locations are currently served based on the DCA broadband deployment initiative, 2021.

The evolvement of Broadband technology presents an opportunity for the local governments to have larger coverage and access to high-speed and connectivity to the internet. Broadband is a crucial infrastructure in the 21st century. The map below shows underserved and served areas in Dougherty County and the City of Albany.

### **Goal**

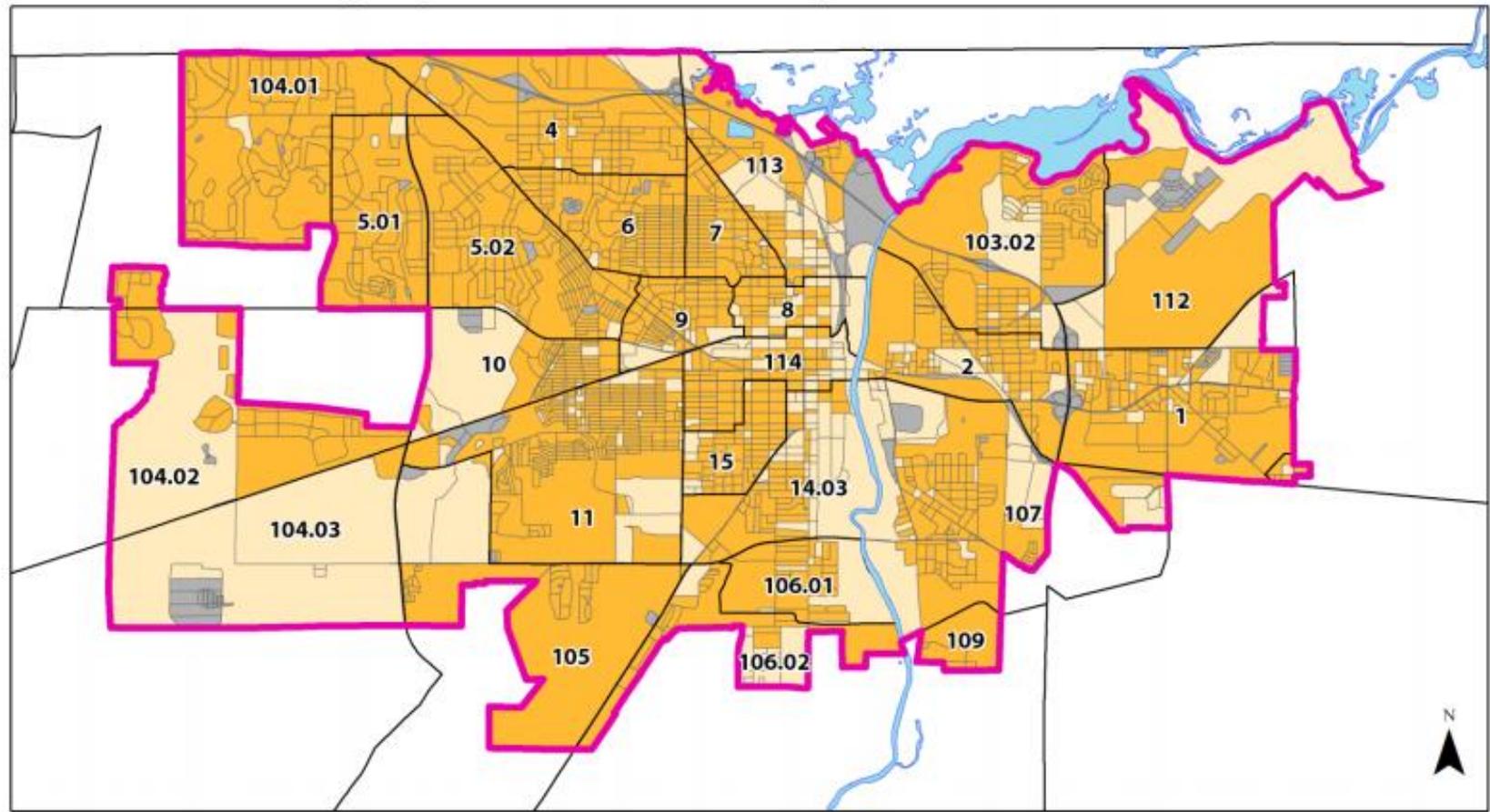
The primary goal is to make broadband services available in the entire County through collaboration with companies that provide broadband services. Also, ensure that broadband services meet the needs of the residents, businesses, schools, hospitals, and other organizations with prices that are affordable and give residents flexibility to make choices that meet their needs.

*Objective 1: Apply for grants for the provision of high-speed internet connectivity and accessibility*

*Objective 2: Review and amend the Land-use policies to accommodate broadband installation without jeopardizing the safety of the citizens and the environment.*

*Objective 3: Develop a broadband ordinance that will control, guild, and providing broadband services.*

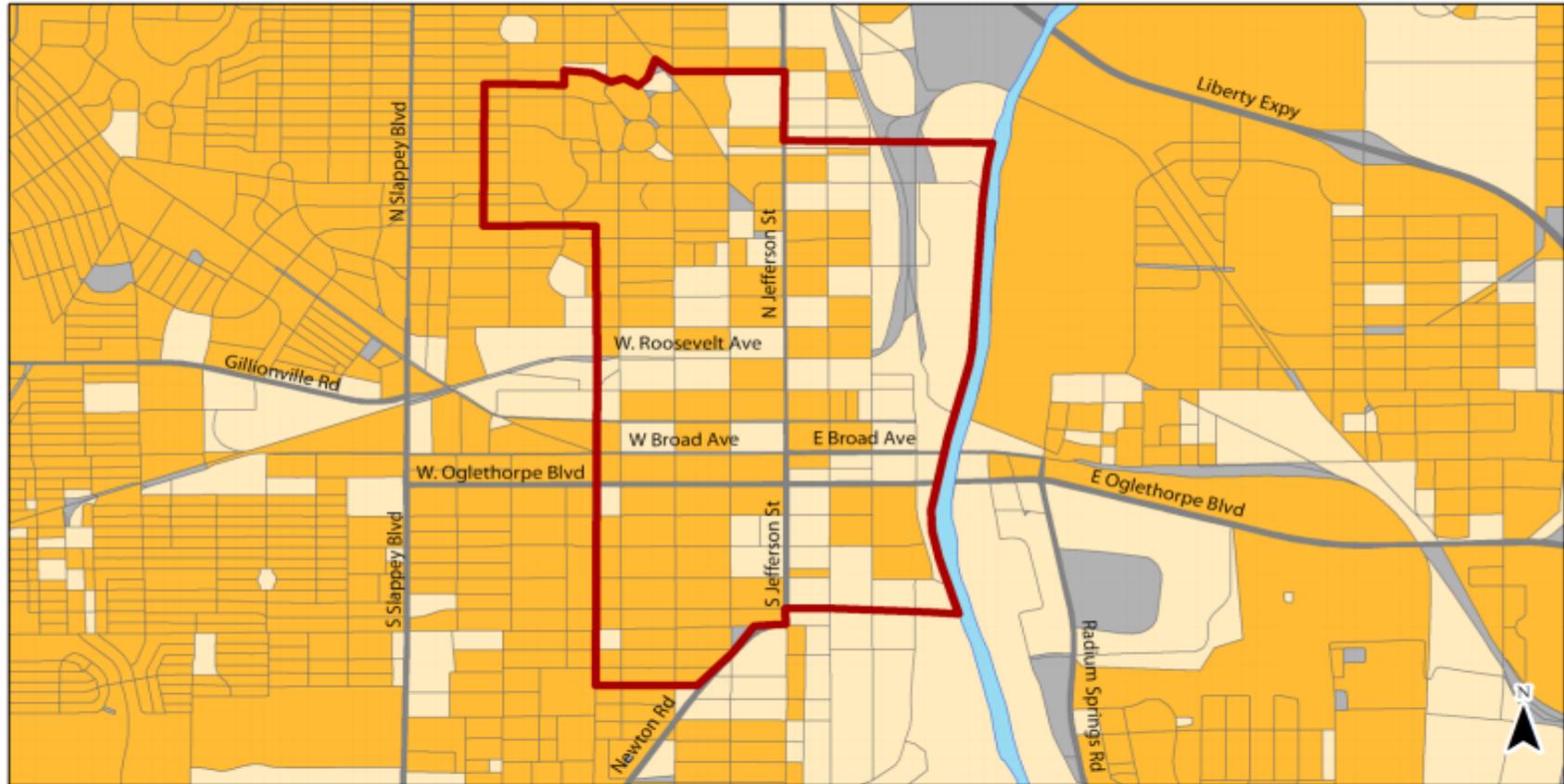
### Broadband Coverage by Census Tract in Albany



- Served and Unserved Broadband Areas**
- Served
  - Unserved
  - No Locations
  - City of Albany
- Albany Census Tracts**
- Albany Census Tracts

Source: Georgia Broadband Deployment Initiative, 2019

### Broadband Coverage in Albany's Historic District



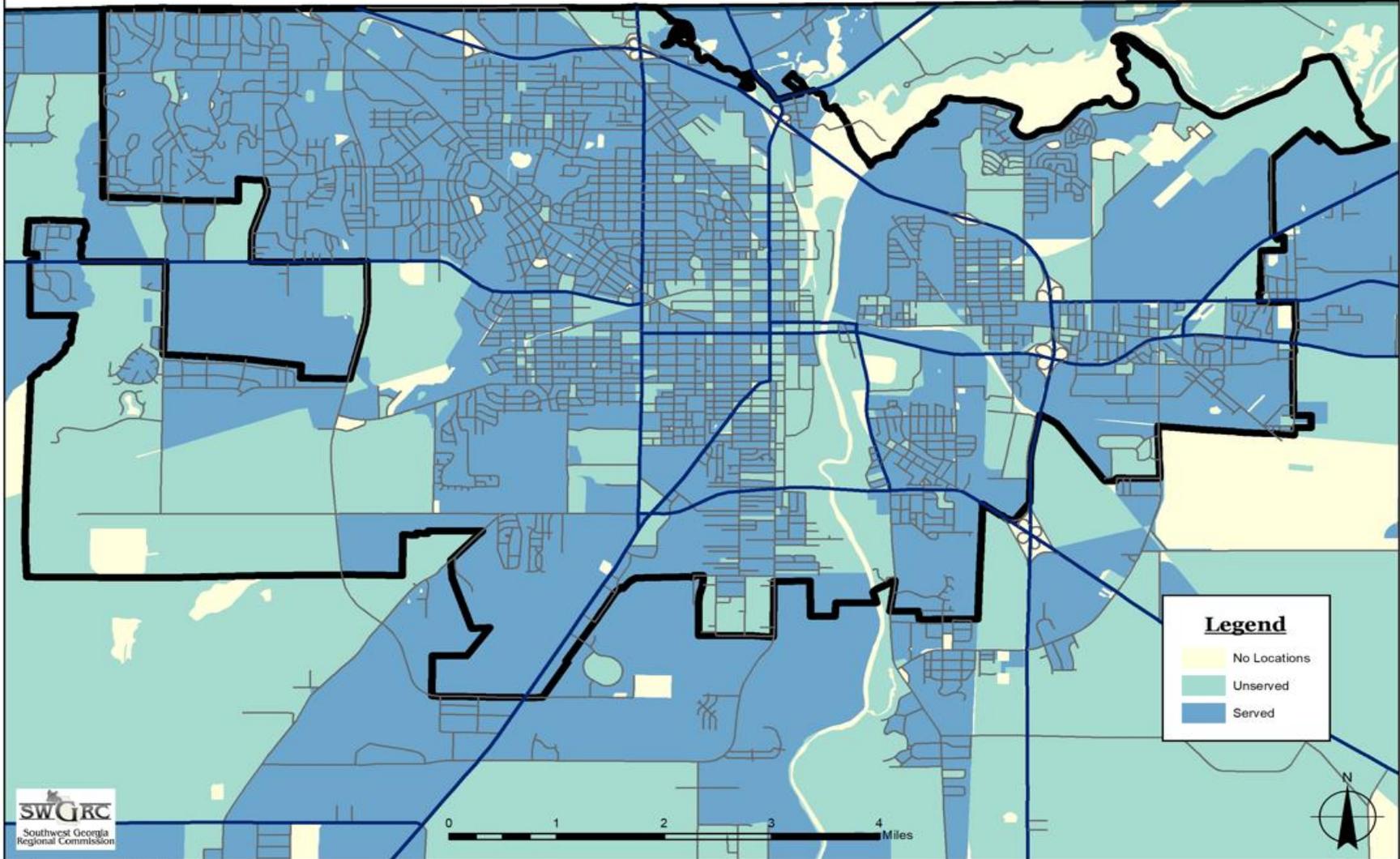
0 0.175 0.35 0.7 1.05 Miles

- City of Albany
- Historic District
- Served and Unserved Broadband Areas**
- Served
- Unserved
- No Locations

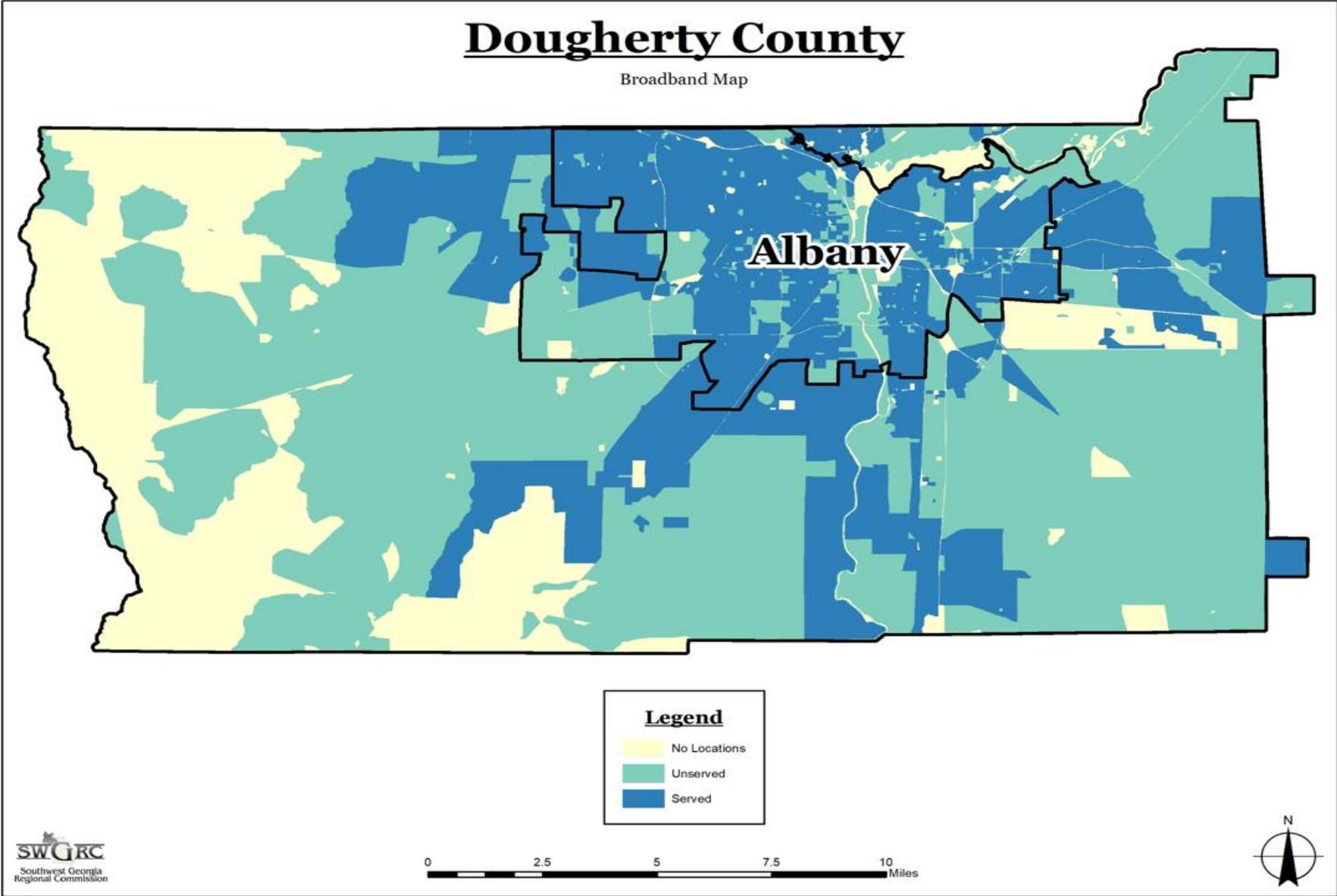
Source: Georgia Broadband Deployment Initiative, 2019

# Albany

Broadband Map



Produced: August, 2021



Dougherty County's Coverage Map showing Served and Unserved Locations Broadband

Albany-Dougherty County		REPORT OF ACCOMPLISHMENTS (FY2016 - 2020)								
WORK ITEM		FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE	STATUS: Completed, Underway, Postponed, Cancelled.
1	Greenspace Acquisition in the Flint River Greenway Corridor	X	X	X	X	X	County	\$400,000	SPLOST	Completed
	Plan Element: Natural and Cultural Resources	Completed: 2016-2018 Activity: Purchase of two tracts, and 2016 Planning Study								
2	Update existing environmental ordinances in zoning ordinance	X	X	X	X	X	Planning & Development	Staff Time	Departmental Budget	Postponed
	Plan Element: Natural and Cultural Resources	CWP: Carry Forward Activity: Reconsider need with future update of Zoning Ordinance (CWP)								
3	Develop and implement strategies to conserve farmland and forest land-preservation plan	X	X	X	X	X	Planning & Development	Staff Time	Departmental Budget	Postponed
	Plan Element: Natural and Cultural Resources	CWP: Carry Forward Activity: Continue Zoning Ordinance of no new AG parcels under 40 acres.								
4	Enhance and promote historic preservation programs (surveys, ordinances, assistance programs, community education and awareness)	X	X	X	X	X	Albany/Dougherty Historic Preservation Commission	Staff Time	Departmental Budget	Underway
	Plan Element: Natural and Cultural Resources	CWP: Carry Forward Activity: Property Maintenance Courtesy Letters to Historic District, 2020 S & P Grant awarded for Harlem Revitalization Plan. Represents ongoing work of HPC.								
5	Continue to support the local agriculture industry food sustainability/availability through on-going programs	X	X	X	X	X	Planning Dept., County Extension, Growing Food Connections	Staff Time	Departmental Budget	Underway
	Plan Element: Economic Development	CWP: Carry Forward Activity: County received 2-yr grant in 2020, re-establish County Food Security Council.								
6	Landfill improvements to expand capacity		X				County	\$1,000,000	SPLOST	Completed
	Plan Element: Community Facilities & Services	Completed 2017-2018 Activity: Planned expansion complete. Future expansion work planned. Carry forward.								
7	Develop a Greenway Corridor Management Plan		X	X	X	X	Planning & Development	Staff Time	Departmental Budget	Postponed
	Plan Element: Natural and Cultural Resources	CWP: Carry Forward Activity: Disaster recovery work reprioritized staff resources.								
8	Central Mixed-Use District Master Plan (Downtown Plan)	X					Planning & Development	Staff Time	Departmental Budget	Completed
	Plan Element: Land Use	Completed: 2016 Activity: Completed by Planning staff for DDA								
9	East Riverfront Commercial District Transportation Study Development	X	X	X	X	X	Planning & Development/DARTS	\$40,000	DARTS	Completed
	Plan Element: Land Use	Completed 2016 Activity: Plan Completed								
10	East Riverfront Commercial District Transportation Study Plan Implementation		X	X	X		Planning & Development/DARTS	TBD	TBD	Underway
	Plan Element: Land Use	CWP: Carry Forward Activity: East Broad Sidewalk Design & Construction authorized 20-R173								

<b>11</b>	Dougherty Recreational Trails Master Plan Development	X	X				Planning & Development	\$50,000	SPLOST	Completed	
	Plan Element: Transportation and Land Use	Completed:2016					Activity: Flint River Trails network plan completed				
<b>12</b>	Dougherty Recreational Trails Master Plan Implementation		X	X	X	X	Planning & Development	TBD	Grants, SPLOST, TSPLOST, Partnerships	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Several trail segments completed, funded, and in design				
<b>13</b>	Downtown Parking Study	X	X				DDA	TBD	TBD	Completed	
	Plan Element: Economic Development & Land Use	Completed 2016					Activity: Parking Study of Central Business District completed by consultant				
<b>14</b>	Bicycle & Pedestrian Plan Update		X				DARTS	\$50,000	DARTS PL Funds	Underway	
	Plan Element: Transportation and Land Use	CWP: Carry Forward					Activity: Delayed by project reprioritization, PL Funds awarded 2021.				
<b>15</b>	Gillionville Road Corridor/Node Plan			X	X		Planning & Development	\$50,000	Departmental Budget/DARTS	Postponed	
	Plan Element: Land Use	CWP: Carry Forward					Activity: Disaster recovery work reprioritized staff resources.				
<b>16</b>	Radium Springs Rd @ Oakridge Commercial Node Plan		X	X			Planning & Development	\$50,000	Departmental Budget/DARTS	Postponed	
	Plan Element: Land Use	CWP: Carry Forward					Activity: Disaster recovery work reprioritized staff resources.				
<b>17</b>	Liberty Expressway Corridor/Node Plan			X	X		Planning & Development	\$70,000	Departmental Budget/DARTS	Postponed	
	Plan Element: Transportation and Land Use	CWP: Carry Forward					Activity: Disaster recovery work reprioritized staff resources.				
<b>18</b>	Sylvester Rd Corridor/Node Plan				X	X	Planning & Development	\$50,000	Departmental Budget/DARTS	Postponed	
	Plan Element: Land Use	CWP: Carry Forward					Activity: Disaster recovery work reprioritized staff resources.				
<b>19</b>	Dawson Rd Corridor/Redevelopment Plan		X	X			Planning & Development	\$75,000	Departmental Budget/DARTS	Postponed	
	Plan Element: Transportation and Land Use	CWP: Carry Forward					Activity: Disaster recovery work reprioritized staff resources.				
<b>20</b>	North Slappy Blvd. Corridor/Redevelopment Plan		X	X			Planning & Development	\$75,000	Departmental Budget/DARTS	Postponed	
	Plan Element: Transportation and Land Use	CWP: Carry Forward					Activity: Disaster recovery work reprioritized staff resources.				
<b>21</b>	Housing Studies for neighborhoods identified on Special Areas Studies Map		X	X	X	X	Planning & Development/DCED	\$100,000	Departmental Budget/DCED	Postponed	
	Plan Element: Land Use	CWP: Carry Forward					Activity: Combine with 2021 CDBG-MIT Planning Project - Parcel & Structure Survey				
<b>22</b>	Albany Transportation Center	X	X	X			Transportation Dept. (Transit Division)	\$8,000,000	Federal Grants (80%), Local (20%)	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Pre-Construction completed, Construction phase underway.				

<b>23</b>	New CNG Bus Purchase		X				Transportation Dept. (Transit Division)	\$2,800,000	Federal Grants (80%), Local (20%)	Completed
	Plan Element: Transportation	Completed 2015-2020 Activity: Completed conversion of fleet to CNG. Consider future rolling stock needs.								
<b>24</b>	Passenger Boarding Bridge		X	X			Transportation Dept. (Airport Division)	\$1,350,000	Federal (75%), State (1%), Local (10%)	Completed
	Plan Element: Transportation	Completed Feb. 2020 Activity: Construction of Passenger Boarding Bridge complete.								
<b>25</b>	New General Aviation Terminal & Hangers		X	X			Transportation Dept. (Airport Division)	\$3,200,000	Federal (75%), State (5%), Local (20%)	Underway
	Plan Element: Transportation	CWP: Carry Forward Activity: Pre Construction phase - building located adjacent (north) of existing building.								
<b>26</b>	Main Runway Extension				X	X	Transportation Dept. (Airport Division)	\$5,500,000	Federal (75%), State (20%), Local (5%)	Completed
	Plan Element: Transportation	Completed 2019-2020 Activity: Runway 4-22 and 16-34								
<b>27</b>	To assist homeless persons with rental subsidies, payment of utility and security deposits, and the provision of case management.	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$150,000 annually	HUD CDBG Funds DCA ESG Funds	Underway
	Plan Element: Housing	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>28</b>	Rehabilitation of privately owned housing units within City through emergency repairs and homeowner rehabilitations.	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$200,000 annually	HUD CDBG and HOME Funds	Underway
	Plan Element: Housing	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>29</b>	Rehabilitation of rental housing within City	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG and HOME Funds	Underway
	Plan Element: Housing	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>30</b>	Construction of affordable housing	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$100,000 annually	HUD HOME Funds	Underway
	Plan Element: Housing	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>31</b>	Acquisition of Housing	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG and HOME Funds	Underway
	Plan Element: Housing	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>32</b>	Clearance/demolition/beautification	X	X				City of Albany DCED Consolidated Plan	\$20,000 annually	HUD CDBG Funds	Underway
	Plan Element: Housing and Economic Development	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>33</b>	Affordable housing development by Community Housing Development Organizations (CHDOs)	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD HOME Funds	Underway
	Plan Element: Housing	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								

<b>34</b>	Direct financial assistance to first-time homebuyers	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG and HOME Funds	Underway
	Plan Element: Housing	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>35</b>	Job training to very low income persons	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$10,000 annually	HUD CDBG Funds	Underway
	Plan Element: Economic Development	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>36</b>	Microenterprise business assistance through a business incubator to stimulate job creation/retention for low income persons	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$100,000 annually	HUD CDBG Funds	Underway
	Plan Element: Economic Development	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>37</b>	Operation of a Capital Loan Program to provide funding for business development and expansion and to stimulate job creation/retention of low income persons	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$100,000 annually	HUD CDBG & EDA Revolving Loan Funds	Underway
	Plan Element: Economic Development	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>38</b>	Funding for public services to meet community priority needs	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$75,000 annually	HUD CDBG Funds	Underway
	Plan Element: Economic Development & Community Facilities & Services	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>39</b>	Capacity building for nonprofits	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$30,000 annually	HUD CDBG Funds	Underway
	Plan Element: Economic Development	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>40</b>	Housing Counseling (Pre, post, default, budgeting/financial literacy, foreclosure prevention, and loss mitigation)	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$30,000 annually	HUD CDBG Funds	Underway
	Plan Element: Housing	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>41</b>	Broadway Senior Duplex Development Phase II				X	X	City of Albany DCED Consolidated Plan	\$900,000	TBD	Cancelled
	Plan Element: Housing	CWP: Delete Activity: No funds availability.								
<b>42</b>	Microbusiness Enterprise Center Rehab	X	X				City of Albany DCED Consolidated Plan	\$150,000 Annually	HUD CDBG Funds	Underway
	Plan Element: Economic Development	CWP: Carry Forward Activity: In 2020, completed new HVAC management system, upgrade of front entrance doors, and upgrade of elevator controls. Additional work needed								
<b>43</b>	Commercial Facades and Improvements		X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG Funds	Underway
	Plan Element: Economic Development	CWP: Carry Forward Activity: Activity detailed in Annual Action Plan, and reported in Annual CAPER.								
<b>44</b>	WPC - Daft (Diffused Air Flotation Thickener) Upgrade		X				Public Works	\$1.5 Million	Sanitary Sewer Enterprise Fund	Postponed
	Plan Element: Community Facilities & Services	CWP: Carry Forward Activity: Lack of Funds								

<b>45</b>	Westside Interceptor Sewer Rehab		X				Public Works	\$11 Million	GEFA	Completed	
	Plan Element: Community Facilities & Services	Completed 2021					Activity: Project completed				
<b>46</b>	Eastside Interceptor Sewer Rehab		X				Public Works	\$4 Million	GEFA	Completed	
	Plan Element: Community Facilities & Services	Completed 2020					Activity: Project completed				
<b>47</b>	Booker Avenue Sewer Rehab		X				Public Works	\$1 Million	TBD	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Designed, delayed during comprehensive engineering studies & CSO Plan.				
<b>48</b>	Holloway Basin Drainage			X	X	X	Public Works	\$25 Million	TBD	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Reconsider project priority after comprehensive engineering studies & CSO Plan				
<b>49</b>	Holloway-Mercer Storm Drainage Improvement Project	X	X	X	X	X	Engineering	\$7,900,000	TBD, GEFA	Postponed	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Reconsider project priority after comprehensive engineering studies & CSO Plan				
<b>50</b>	ISO Audit	X	X				Albany Fire Dept.	\$28,000	Departmental Budget	Completed	
	Plan Element: Community Facilities & Services	Completed 2018					Activity: Completed				
<b>51</b>	ISO Accreditation			X	X	X	Albany Fire Dept.	TBD	Departmental Budget	Completed	
	Plan Element: Community Facilities & Services	Completed 2018					Activity: Completed				
<b>52</b>	Bill Miller Community Center	X	X				Facilities	\$500,000	SPLOST VII	Postponed	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Partial work at \$37,600, Budget realignment 20-R139, Recreation Plan.				
<b>53</b>	Henderson Gym	X	X				Facilities	\$500,000	SPLOST VII	Postponed	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Budget realignment 20-R139 & Recreation Plan currently underway.				
<b>54</b>	Carver Gym	X	X				Facilities	\$500,000	SPLOST VII	Postponed	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Budget realignment 20-R139 & Recreation Plan currently underway.				
<b>55</b>	GPS/GIS Infrastructure Mapping	X	X	X	X	X	Engineering	\$1,650,000	SPLOST VII	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: multi-year project to complete data on entire infrastructure systems.				
<b>56</b>	Eugene Lane Construction			X	X	X	Engineering	\$320,000	SPLOST VII	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Construction postponed in Budget realignment 20-R139				
<b>57</b>	P25 Radio Project		X	X	X	X	Public Safety	\$6,000,000	SPLOST VII	Completed	
	Plan Element: Community Facilities & Services	Completed 2018-2020					Activity: P-25 Radio System Project and purchase of public safety radios				
<b>58</b>	Albany Civil Rights Institute Building Improvements	X	X	X	X	X	Albany Civil Rights Institute	\$400,000	TBD	Postponed	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Lack of funds				
<b>59</b>	Alley Paving Program		X	X	X	X	Engineering	\$3,750,000	SPLOST VI, VII, LMIG	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: At least 13 sections paved toward this multi-year project				
<b>60</b>	Barkley Blvd. Extension Construction	X	X	X			Engineering	\$863,000	SPLOST VII	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Design phase, construction delayed in budget realignment 20-R139.				

<b>61</b>	3rd Ave. Storm Sewer Outfall	X	X	X			Engineering	\$5,000,000	SPLOST VII	Postponed	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Reconsider project priority after comprehensive engineering studies & CSO Plan				
<b>62</b>	N. Washington Street Extension Construction	X	X	X	X	X	Engineering	\$1,900,000	SPLOST VII	Postponed	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Requires city agreement to close rail crossings at 3rd and 7th Ave.				
<b>63</b>	Sanitary Sewer Extensions - Citywide	X	X	X	X	X	Engineering	\$15,140,000	TBD	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Multi-year Project. Completed Shadowlawn Dr. area.				
<b>64</b>	Personal Protective Equipment	X	X	X	X	X	Albany Fire Dept.	\$1,070,000	SPLOST VII	Completed	
	Plan Element: Community Facilities & Services	Completed					Activity: Purchased turn-out gear, safety equipment				
<b>65</b>	City Paved Alley Reconstruction	X					Engineering	\$2,000,000	SPLOST VII	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Design phase for multi-year project				
<b>66</b>	City Alley Crush Asphalt Reconstruction	X	X	X	X	X	Engineering	\$1,000,000	SPLOST VII	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Completed about 35% of multi-year project for 75 unpaved alley sections.				
<b>67</b>	Railroad Crossing Improvements	X	X	X	X	X	Engineering	\$1,600,000	SPLOST VII & Railroads	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Completed 8 of 15 crossings identified in multi-year project.				
<b>68</b>	Storm Pumping Stations/Minor Holding Ponds	X	X	X	X	X	Engineering	\$750,000	SPLOST VII	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Install pumping infrastructure to accommodate temporary pumping operations for stormwater at minor holding ponds.				
<b>69</b>	Aerial Truck Replacement	X					Albany Fire Dept.	\$3,450,000	SPLOST VII	Completed	
	Plan Element: Community Facilities & Services	Completed					Purchased in 2019				
<b>70</b>	Replacement of Fire Station #2	X	X	X	X	X	Albany Fire Dept.	\$1,250,000	TBD	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Planning phase, including location selection.				
<b>71</b>	City Street Resurfacing	X		X			Public Works	\$10,000,000	SPLOST VII	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Completed Phase I & II of 7-year Project				
<b>72</b>	Mall Signal System Upgrade			X	X		Engineering	\$3,610,000	TBD	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Multi-year project				
<b>73</b>	LNAPL Remediation MGP Site	X	X	X			Engineering	\$2,060,000	TBD	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Disaster recovery work reprioritized staff resources.				
<b>74</b>	City Sidewalks	X	X	X	X	X	Public Works	\$1,500,000	TBD	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: multi-year project for rehabilitation and maintenance				
<b>75</b>	Renovation of Historic Water Works Building		X	X			Engineering	\$1,725,000	TBD	Completed	
	Plan Element: Community Facilities & Services	Completed 2017-2018					Activity:				
<b>76</b>	Traffic Signal Upgrades	X	X	X	X	X	Engineering	\$1,080,000	TSPLOST, GDOT	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Multi-year Project				

<b>77</b>	Magnolia St. Sidewalk Construction - Gillionville to Dawson	X					Engineering	\$515,000	SPLOST VII	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Design Phase and Construction authorized 20-R173.				
<b>78</b>	Palmyra Rd. Sidewalk - N. Monroe & N. Slappey		X				Engineering	\$825,000	SPLOST VII	Completed	
	Plan Element: Transportation	CWP: 2019					Activity: Construction by contractor				
<b>79</b>	Traffic Calming	X	X	X	X	X	Engineering	\$500,000	TSPLOST	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Ongoing project, as requested and warranted by neighborhoods.				
<b>80</b>	Dawson Rd. Sidewalk - N. Slappey to Pointe North			X			Engineering	\$1,810,000	TBD	Underway	
	Plan Element: Transportation	CWP: Carry Forward					Activity: Design Phase and Construction authorized 20-R173.				
<b>81</b>	Message Boards - Road Construction, etc.	X	X	X			Engineering	\$100,000	TBD	Completed	
	Plan Element: Transportation	Completed					Activity:				
<b>82</b>	Sign Upgrades-Federally Mandated High Intensity Prismatic		X		X		Engineering	\$500,000	TBD	Completed	
	Plan Element: Transportation	Completed 2019-2020					Activity:				
<b>83</b>	Washington St & Jackson St. 2-Way conversion	X	X				Engineering	\$3,375,000	TBD	Cancelled	
	Plan Element: Transportation	CWP: Delete					Activity: Proposal no longer desired at this time.				
<b>84</b>	Meter Data Transport (ATI - Advanced Metering Infrastructure)	X	X	X	X	X	Energy Control	\$18,500,000	TBD	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Seven-year Project with full deployment 2021-2022.				
<b>85</b>	Gas Infrastructure Expansions	X	X	X	X	X	Gas Department	\$1,750,000	TBD	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Work performed 2015-2019 on multi-year project.				
<b>86</b>	Substation Upgrades	X	X	X	X	X	Light Department	\$1,500,000	TBD	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Multi-year Projects				
<b>87</b>	Citywide WiFi Additional Ring	X	X	X	X	X	Telecom	\$1,500,000	TBD	Postponed	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Completing feasibility study				
<b>88</b>	SCADA System Control & Data Acquisition System	X	X	X	X	X	Energy Control	\$250,000	SPLOST VII	Completed	
	Plan Element: Community Facilities & Services	Completed 2020					Activity:				
<b>89</b>	Upgrade Street Light to Light Emitting Diode (LED)	X	X	X	X	X	Light Department	\$6,750,000	SPLOST VII, MEAG	Completed	
	Plan Element: Community Facilities & Services	Completed					Activity: Completed 2017-2019				
<b>90</b>	Underground Electrical Cable Replacement	X	X	X	X	X	Light Department	\$18,750,000	SPLOST VII	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Multi-year Project, 40% complete				
<b>91</b>	Water Infrastructure Upgrades	X	X	X	X	X	Water Department	\$600,000	SPLOST VII	Underway	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Multi-year Renovations				
<b>92</b>	Well #9 Rehabilitation	X				number	Water Department	\$110,000	TBD	Postponed	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Other wells prioritized for repair				
<b>93</b>	Well #13 Rehabilitation		X				Water Department	\$145,000	TBD	Postponed	
	Plan Element: Community Facilities & Services	CWP: Carry Forward					Activity: Other wells prioritized for repair				

<b>94</b>	IT Network Infrastructure	X	X	X	X		Information Technology	\$1,553,000	SPLOST VII	Underway
	Plan Element: Community Facilities & Services	CWP: Carry Forward		Activity: Multi-year project						
<b>95</b>	IT Network Software	X					Information Technology	\$4,000,000	SPLOST VII	Underway
	Plan Element: Community Facilities & Services	CWP: Carry Forward		Activity: Multi-year project						

Albany-Dougherty County		COMMUNITY WORK PROGRAM (FY2021 - 2025)								
WORK ITEM	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE		
									<b>1</b>	X
Plan Element: Natural and Cultural Facilities										
<b>N</b>	X	X	X	X	X	Dougherty County Dept. of Natural Resources	\$3,000,000	SPLOST VII, TSPLOST, Grants, Gen. Funds	Implementation of Radium Springs Improvement Plan	
Plan Element: Community Facilities and Transportation										
<b>2</b>		X	X			Planning & Development	Staff Time	Departmental Budget	Update existing environmental ordinances as part of zoning ordinance review/update	
Plan Element: Natural and Cultural Resources										
<b>3</b>	X	X	X	X	X	Planning & Development	Staff Time	Departmental Budget	Develop and implement strategies to conserve farmland and forest land-preservation plan	
Plan Element: Natural and Cultural Resources										
<b>4</b>	X	X	X	X	X	Albany/Dougherty Historic Preservation Commission	Staff Time	Departmental Budget	Enhance and promote historic preservation programs (surveys, ordinances, assistance programs, community education and awareness)	
Plan Element: Natural and Cultural Resources										
<b>N</b>	X	X				Albany/Dougherty Historic Preservation Commission & Planning Staff	\$35,000	Historic Preservation Fund Survey & Planning Grant	Harlem Area Revitalization Plan	
Plan Element: Natural and Cultural Resources										
<b>N</b>		X	X	X	X	Albany/Dougherty Historic Preservation Commission, Planning Dept., DCED	\$1,000,000	Grants	Implement Recommendations of Harlem Area Revitalization Plan	
Plan Element: Natural and Cultural Resources										
<b>5</b>	X	X	X	X	X	Planning Dept., County Extension, Growing Food Connections	Staff Time	Departmental Budget	Continue to support the local agriculture industry food sustainability/availability through on-going programs	
Plan Element: Economic Development										
<b>N</b>	X	X	X	X	X	Planning, Dougherty County, Food Council	Staff Time	Grant Funds and Departmental Budget	Continue Food Connections Project with Flint River Fresh and Food Council	
Plan Element: Economic Development										
<b>6</b>		X	X			County	\$1,000,000	TBD	Landfill improvements to expand capacity	
Plan Element: Community Facilities & Services										
<b>7</b>				X	X	Planning & Development	Staff Time	Departmental Budget	Develop a Greenway Corridor Management Plan	
Plan Element: Natural and Cultural Resources										

	WORK ITEM	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
<b>N</b>	Conduct Freight Study	X	X				DARTS	\$50,000	DARTS PL Funds
	Plan Element: Transportation and Land Use								
<b>N</b>	Update DARTS Metropolitan Transportation Plan		X	X			DARTS	\$100,000	DARTS PL Funds
	Plan Element: Transportation and Land Use								
<b>N</b>	Conduct Oglethorpe Blvd. Corridor Study		X	X			DARTS	\$50,000	DARTS PL Funds
	Plan Element: Transportation and Land Use								
<b>10</b>	East Riverfront Commercial District Transportation Study Plan Implementation		X	X	X		Planning & Development/DARTS	TBD	TBD
	Plan Element: Land Use								
<b>12</b>	Dougherty Recreational Trails Master Plan Implementation	X	X	X	X	X	Planning & Development	TBD	Grants, SPLOST, TSPLOST, Partnerships
	Plan Element: Transportation								
<b>14</b>	Bicycle & Pedestrian Plan Update	X	X				DARTS	\$50,000	DARTS PL Funds
	Plan Element: Transportation and Land Use								
<b>15</b>	Gillionville Road Corridor/Node Plan				X	X	Planning & Development	\$50,000	Departmental Budget/DARTS
	Plan Element: Land Use								
<b>16</b>	Radium Springs Rd @ Oakridge Commercial Node Plan				X	X	Planning & Development	\$50,000	Departmental Budget/DARTS
	Plan Element: Land Use								
<b>17</b>	Liberty Expressway Corridor/Node Plan				X	X	Planning & Development	\$70,000	Departmental Budget/DARTS
	Plan Element: Transportation and Land Use								
<b>18</b>	Sylvester Rd Corridor/Node Plan				X	X	Planning & Development	\$50,000	Departmental Budget/DARTS
	Plan Element: Land Use								
<b>19</b>	Dawson Rd Corridor/Redevelopment Plan				X	X	Planning & Development	\$75,000	Departmental Budget/DARTS
	Plan Element: Transportation and Land Use								
<b>20</b>	North Slappy Blvd. Corridor/Redevelopment Plan				X	X	Planning & Development	\$75,000	Departmental Budget/DARTS
	Plan Element: Transportation and Land Use								
<b>21</b>	Housing Studies for neighborhoods identified on Special Areas Studies Map	X	X	X	X	X	Planning & Development/DCED	\$100,000	Departmental Budget/DCED
	Plan Element: Land Use								
<b>22</b>	Albany Transportation Center	X	X	X			Transportation Dept. (Transit Division)	\$8,000,000	Federal Grants (80%), Local (20%)
	Plan Element: Transportation								

	<b>WORK ITEM</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>
<b>25</b>	New General Aviation Terminal & Hangers	X	X	X			Transportation Dept. (Airport Division)	\$3,200,000	Federal (75%), State (5%), Local (20%)
	Plan Element: Transportation	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>27</b>	To assist homeless persons with rental subsidies, payment of utility and security deposits, and the provision of case management.	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$150,000 annually	HUD CDBG Funds DCA ESG Funds
	Plan Element: Housing	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>28</b>	Rehabilitation of privately owned housing units within City through emergency repairs and homeowner rehabilitations.	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$200,000 annually	HUD CDBG and HOME Funds
	Plan Element: Housing	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>29</b>	Rehabilitation of rental housing within City	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG and HOME Funds
	Plan Element: Housing	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>30</b>	Construction of affordable housing	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$100,000 annually	HUD HOME Funds
	Plan Element: Housing	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>31</b>	Acquisition of Housing	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG and HOME Funds
	Plan Element: Housing	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>32</b>	Clearance/demolition/beautification	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$20,000 annually	HUD CDBG Funds
	Plan Element: Housing and Economic Development	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>33</b>	Affordable housing development by Community Housing Development Organizations (CHDOs)	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD HOME Funds
	Plan Element: Housing	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>34</b>	Direct financial assistance to first-time homebuyers	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG and HOME Funds
	Plan Element: Housing	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>35</b>	Job training to very low income persons	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$10,000 annually	HUD CDBG Funds
	Plan Element: Economic Development	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>36</b>	Microenterprise business assistance through a business incubator to stimulate job creation/retention for low income persons	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$100,000 annually	HUD CDBG Funds
	Plan Element: Economic Development	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							

	<b>WORK ITEM</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>RESPONSIBLE PARTY</b>	<b>COST ESTIMATE</b>	<b>FUNDING SOURCE</b>
<b>37</b>	Operation of a Capital Loan Program to provide funding for business development and expansion and to stimulate job creation/retention of low income persons	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$100,000 annually	HUD CDBG & EDA Revolving Loan Funds
	Plan Element: Economic Development	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>38</b>	Funding for public services to meet community priority needs	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$75,000 annually	HUD CDBG Funds
	Plan Element: Economic Development & Community Facilities & Services	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>39</b>	Capacity building for nonprofits	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$30,000 annually	HUD CDBG Funds
	Plan Element: Economic Development	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>40</b>	Housing Counseling (Pre, post, default, budgeting/financial literacy, foreclosure prevention, and loss mitigation)	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$30,000 annually	HUD CDBG Funds
	Plan Element: Housing	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>42</b>	Microbusiness Enterprise Center Rehab	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$150,000 Annually	HUD CDBG Funds
	Plan Element: Economic Development	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>43</b>	Commercial Facades and Improvements	X	X	X	X	X	City of Albany DCED Consolidated Plan	\$50,000 annually	HUD CDBG Funds
	Plan Element: Economic Development	Activity detailed in Annual Action Plan, and reported in Annual CAPER.							
<b>44</b>	WPC - Daft (Diffused Air Flotation Thickener) Upgrade		X				Public Works	\$1.5 Million	Sanitary Sewer Enterprise Fund
	Plan Element: Community Facilities & Services								
<b>47</b>	Booker Avenue Sewer Rehab		X				Public Works	\$1 Million	TBD
	Plan Element: Community Facilities & Services								
<b>48</b>	Holloway Basin Drainage			X	X	X	Public Works	\$25 Million	TBD
	Plan Element: Community Facilities & Services								
<b>49</b>	Holloway-Mercer Storm Drainage Improvement Project	X	X	X	X	X	Engineering	\$7,900,000	TBD, GEFA
	Plan Element: Community Facilities & Services								
<b>52</b>	Bill Miller Community Center	X	X				Facilities	\$500,000	SPLOST VII
	Plan Element: Community Facilities & Services								
<b>53</b>	Henderson Gym	X	X				Facilities	\$500,000	SPLOST VII
	Plan Element: Community Facilities & Services								
<b>54</b>	Carver Gym	X	X				Facilities	\$500,000	SPLOST VII
	Plan Element: Community Facilities & Services								
<b>55</b>	GPS/GIS Infrastructure Mapping	X	X	X	X	X	Engineering	\$1,650,000	SPLOST VII
	Plan Element: Community Facilities & Services								
<b>56</b>	Eugene Lane Construction			X	X	X	Engineering	\$320,000	SPLOST VII
	Plan Element: Transportation								

	WORK ITEM	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
58	Albany Civil Rights Institute Building Improvements	X	X	X	X	X	Albany Civil Rights Institute	\$400,000	TBD
	Plan Element: Community Facilities & Services								
59	Alley Paving Program		X	X	X	X	Engineering	\$3,750,000	SPLOST VI, VII, LMIG
	Plan Element: Transportation								
60	Barkley Blvd. Extension Construction	X	X	X			Engineering	\$863,000	SPLOST VII
	Plan Element: Transportation								
N	Sandy Bottom Circuit Utility Conversion Project	X	X	X	X	X	Engineering	\$10,000	US EDC Grant, SPLOST VII
	Plan Element: Community Facilities & Services								
N	Implementation of Combined Sewer Overflow Plan	X	X	X	X	X	Engineering & Utility	\$25,000,000	SPLOST VII, Grants, Enterprise Funds
	Plan Element: Community Facilities & Services								
N	Sewer & Stormwater Improvements 8th Ave. Drainage Basin	X	X	X			Engineering	\$3,900,000	CDBG-DR Grant Funds
	Plan Element: Community Facilities & Services								
61	3rd Ave. Storm Sewer Outfall	X	X	X			Engineering	\$5,000,000	SPLOST VII
	Plan Element: Community Facilities & Services								
62	N. Washington Street Extension Construction	X	X	X	X	X	Engineering	\$1,900,000	SPLOST VII
	Plan Element: Transportation								
63	Sanitary Sewer Extensions - Citywide	X	X	X	X	X	Engineering	\$15,140,000	TBD
	Plan Element: Community Facilities & Services								
65	City Paved Alley Reconstruction	X					Engineering	\$2,000,000	SPLOST VII
	Plan Element: Transportation								
66	City Alley Crush Asphalt Reconstruction	X	X	X	X	X	Engineering	\$1,000,000	SPLOST VII
	Plan Element: Transportation								
67	Railroad Crossing Improvements	X	X	X	X	X	Engineering	\$1,600,000	SPLOST VII & Railroads
	Plan Element: Transportation								
68	Storm Pumping Stations/Minor Holding Ponds	X	X	X	X	X	Engineering	\$750,000	SPLOST VII
	Plan Element: Community Facilities & Services								
70	Replacement of Fire Station #2	X	X	X	X	X	Albany Fire Dept.	\$1,250,000	TBD
	Plan Element: Community Facilities & Services								
71	City Street Resurfacing	X		X			Public Works	\$10,000,000	SPLOST VII
	Plan Element: Transportation								
72	Mall Signal System Upgrade			X	X		Engineering	\$3,610,000	TBD
	Plan Element: Transportation								

	WORK ITEM	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	RESPONSIBLE PARTY	COST ESTIMATE	FUNDING SOURCE
73	LNAPL Remediation MGP Site	X	X	X			Engineering	\$2,060,000	TBD
	Plan Element: Community Facilities & Services								
N	Brownfield Revolving Loan Fund	X	X	X	X	X	Planning Dept.	\$500,000	EPA
	Plan Element: Community Facilities & Services								
N	Broadband Plan and Implementation	X	X	X	X	X	TAC, Planning	\$4,000,000	Fed. & State Grants
	Plan Element: Community Facilities & Services								
74	City Sidewalks	X	X	X	X	X	Public Works	\$1,500,000	TBD
	Plan Element: Transportation								
76	Traffic Signal Upgrades	X	X	X	X	X	Engineering	\$1,080,000	TSPLOST, GDOT
	Plan Element: Transportation								
77	Magnolia St. Sidewalk Construction - Gillionville to Dawson	X					Engineering	\$515,000	SPLOST VII
	Plan Element: Transportation								
79	Traffic Calming	X	X	X	X	X	Engineering	\$500,000	TSPLOST
	Plan Element: Transportation								
80	Dawson Rd. Sidewalk - N. Slappey to Pointe North			X			Engineering	\$1,810,000	TBD
	Plan Element: Transportation								
84	Meter Data Transport (ATI - Advanced Metering Infrastructure)	X	X	X	X	X	Energy Control	\$18,500,000	TBD
	Plan Element: Community Facilities & Services								
85	Gas Infrastructure Expansions	X	X	X	X	X	Gas Department	\$1,750,000	TBD
	Plan Element: Community Facilities & Services								
86	Substation Upgrades	X	X	X	X	X	Light Department	\$1,500,000	TBD
	Plan Element: Community Facilities & Services								
87	Citywide WiFi Additional Ring	X	X	X	X	X	Telecom	\$1,500,000	TBD
	Plan Element: Community Facilities & Services								
90	Underground Electrical Cable Replacement	X	X	X	X	X	Light Department	\$18,750,000	SPLOST VII
	Plan Element: Community Facilities & Services								
91	Water Infrastructure Upgrades	X	X	X	X	X	Water Department	\$600,000	SPLOST VII
	Plan Element: Community Facilities & Services								
92	Well #9 Rehabilitation		X	X			Water Department	\$110,000	TBD
	Plan Element: Community Facilities & Services								
93	Well #13 Rehabilitation		X	X			Water Department	\$145,000	TBD
	Plan Element: Community Facilities & Services								
N	Additional Well Rehabilitations		X	X	X	X	Water Department	TBD	TBD
	Plan Element: Community Facilities & Services								
94	IT Network Infrastructure	X	X	X	X	X	Information Technology	\$1,553,000	SPLOST VII
	Plan Element: Community Facilities & Services								
95	IT Network Software	X	X	X	X	X	Information Technology	\$4,000,000	SPLOST VII
	Plan Element: Community Facilities & Services								

**A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL OF A TEXT AMENDMENT TO THE DOUGHERTY  
COUNTY SOLAR ORDINANCE (TITLE III, ARTICLE 1. SECTION 1.44.III. DEFINITIONS; VII. SPECIFIC  
REQUIREMENTS FOR SOLAR ENERGY SYSTEMS (A) I, AND VIII SOLAR FACILITIES (E);  
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia is hereby desirous of approving a proposed text amendment to the Dougherty County Solar Ordinance (TITLE III, ARTICLE 1. Section 1.44. III Definitions, VII. Specific Requirements for Solar Energy Systems (A)I, and VIII Solar Facilities (E)).

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

**SECTION I** The attached proposed text amendment to the Dougherty County Solar Ordinance (TITLE III, ARTICLE 1. Section 1.44. III Definitions, VII. Specific Requirements for Solar Energy Systems (A)I, and VIII Solar Facilities (E)) is hereby approved and the Dougherty County Clerk is authorized to forward a copy of the amendment to Municipal Code Corporation for insertion into the Dougherty County Code of Ordinances.

**SECTION II** All sections or parts of sections of the Dougherty County Code of Ordinances in conflict herewith are hereby repealed.

This the 16th day of August, 2021.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_  
Christopher S. Cohilas, Chairman

ATTEST:

\_\_\_\_\_  
County Clerk

## COVID-19 Vaccines

Analysis limited to received claims that were not denied (\$0 Allowed) (Not counted: Members getting free COVID-19 vaccines) - Claims incurred in year = 2021



### DOUGHERTY COUNTY BOARD OF COMMISSIONERS

**107**  
**Total Members Vaccinated**  
 92 Employees  
 15 Dependents

13.98% of Active Members over 16 (1)

**79**  
**Fully Vaccinated**  
 Employees: 68  
 Dependents: 11

10.56% of Active Members over 16 (1)

**28**  
**Partially Vaccinated**  
 Employees: 24  
 Dependents: 4

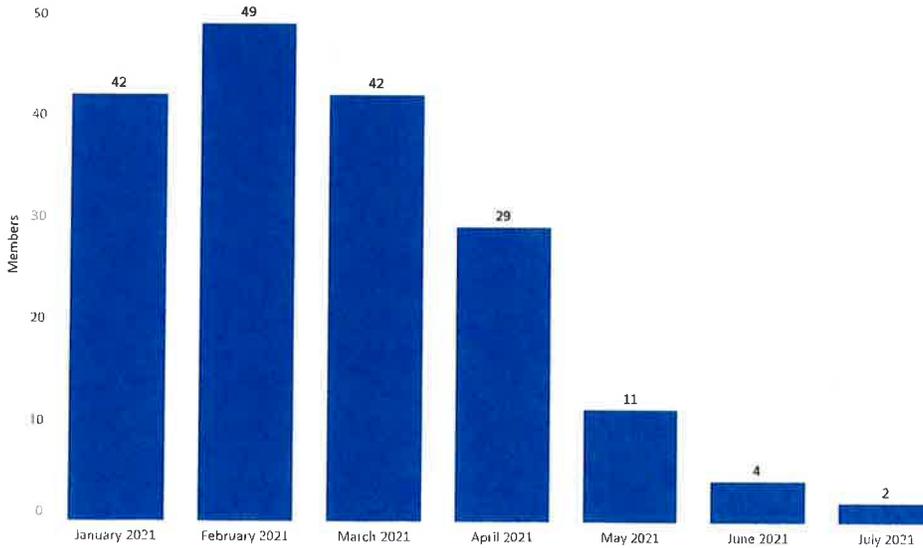
3.42% of Active Members over 16 (1)

(1) % of active members matches COVID vaccine claims with members over 16 years old active as of 8/9/2021 2:01:11 PM

### COVID-19 Member Vaccination Trend - by Incurred Month

Data updated 8/9/2021 10:26:22 AM

Note: If the COVID-19 vaccines are split between months, member will count in each month but only once in grand totals.

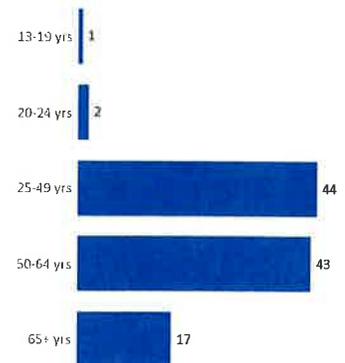


### Top 5 Providers by Members Vaccinated

DOUGHERTY COUNTY HEALTH	57
PHOEBE PHYSICIAN GROUP INC	19
NIGHTINGALE INFUSION INC	10
BAKER COUNTY HEALTH DEPA	5
LEE COUNTY HEALTH DEPART	3

Vaccine Setting  
 MEDICAL

### COVID-19 Vaccines by Age



**A RESOLUTION  
ENTITLED**

**A RESOLUTION PROVIDING FOR A TEMPORARY MORATORIUM ON WIND ENERGY GENERATION FACILITIES, OTHERWISE KNOWN AS WIND FARMS UNTIL A STUDY CAN BE CONDUCTED AND AN ORDINANCE DEVELOPED TO REGULATE THE PLACEMENT OF SUCH FACILITIES APPROPRIATELY; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia is desirous of providing for a temporary moratorium on wind energy generation facilities, otherwise known as wind farms until a study can be conducted and an ordinance developed to regulate the placement of such facilities.

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

**SECTION I** The attached temporary moratorium on wind energy generation facilities, otherwise known as wind farms, is hereby approved and becomes effective on the date of the passage of this Resolution.

**SECTION II** All sections or parts of sections of the Dougherty County Code of Ordinances in conflict herewith are hereby repealed.

This the 16th day of August, 2021.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_  
Christopher S. Cohilas, Chairman

ATTEST:

\_\_\_\_\_  
County Clerk