



REGULAR MEETING

January 22, 2024
10:00 AM

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

AGENDA

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

1. Call the meeting to order by Chairman Lorenzo Heard.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. 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.](#) Eric Schwalls, GBI Special Agent in Charge, present to provide the annual report for 2023.
6. Zoning Public Hearing. ***(Those wishing to speak for or against this item should sign the Sign Up sheet located on the table in the rear of the Chamber).***
 - [a.](#) Lanier Engineering, applicant, Woodall Holdings, LLLP & Southwood Development, owner (23-081) request to rezone 20 acres from AG (Agricultural District) to R-E (Estate District). The rezoning would allow for the subdivision of an existing parcel less than 40 acres. The property is at 2416 Tarva Rd. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.
 - [b.](#) Glen J. Gosa, owner and applicant (23-088) requests to rezone a .55 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3401 Sylvester Hwy. The Planning Commission recommends approval with the condition of using opaque fencing (buffering). Angel Gray, Deputy Planning Director will address.

- c. Glen J. Gosa, owner and applicant (23-089) requests to rezone a .68 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3403 Sylvester Hwy. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.
- d. Larry & Alma Blakely, owner and applicant (23-090) request to rezone 3.0 acres from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned Development District). The rezoning would allow for the residential and commercial use as a travel agency for touring buses. The property is at 3228 Martin Luther King Jr. Drive. The Planning Commission recommends approval with the following conditions: (1) The travel agency is limited to two travel buses parked onsite. (2) Customer loading and offloading are prohibited. (3) The use of the property is restricted to single-family residential use, the proposed travel agency office, and parking of two tour buses. Angel Gray, Deputy Planning Director will address.
- e. Mary Alice Thomas, owner and applicant (23-093) requests to rezone a .49 acres from R-2 (Single-Family Residential District) to RMHS (Mobile Home Single-Family District). The rezoning would allow for the installation of a manufactured home for single-family residency. The property is at 505 Engram Court. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.

7. Additional Business.

- a. Consider for action the recommendation to accept the Edward Byrne Memorial Justice Assistance Grant for the 2024 calendar year in the amount of \$248,000. The grant is provided by the Georgia Criminal Justice Coordinating Council for the operation of the Southwestern Regional Drug Enforcement Office. The grant acceptance is required annually. Assistant County Administrator Barry Brooks and GBI Special Agent in Charge Eric Schwalls will address. **ACTION:**
- b. Consider for action a recommendation regarding Dougherty County's Public Information Officer (PIO) role and proposed contracted public information and marketing services options.

Option 1: Provide support for the full-time in-house PIO and supplement the role with a dedicated contract for services from The Levee, the current vendor. The annual cost for a managed marketing services package is \$63,000 and they will support the significant overhaul of the County's web and social media presence, provide video and photography services in addition to other public relations support activities.

Option 2: Continue with a contract for full PIO services and support (as listed above) from The Levee, the current vendor. The annual cost for the public information services and a managed marketing services package is \$132,000.

ACTION:

- c. Consider for action the recommendation from the Public Works Department to apply for a Georgia Transportation Infrastructure (GTIB) Grant through the coordination of the Southwest Georgia Regional Commission in the amount of \$1,418,153.50. This is a 60/40% grant requiring a local match. There is a cash match from the County of 14% (\$198,541.49) and will be funded from TSPLOST. Forty-six percent (46%) of the funding \$652,350.61 will be provided by a GTIB loan. The application would include the construction of the five road projects and the design of the two bridges on Gravel Hill. The application deadline is January 25, 2024. If approved, the grant will save the County approximately \$560,000. **ACTION:**
- d. Consider for action the recommendation to accept the list of roads to be resurfaced with the FY 2024 Local Maintenance & Improvements Grant (LMIG) funds (\$450,934.89), SPLOST VII Resurfacing (\$413,546.44), and TSPLOST II Resurfacing (\$2,200,000). The total cost estimate for 17.84 miles is \$3,064,481.33. Assistant County Administrator Barry Brooks will address. Public Works Director Chuck Mathis and Engineering Manager Jeremy Brown are present. **ACTION:**
- e. Consider for action the recommendation to accept the Criminal Justice Coordinating Council (CJCC) VOCA Grant #C23-8-101 for FY 2023-2024 in the amount of \$123,995. The local matching funds amount of \$30,999 was waived for all offices. The grant acceptance is required annually. Donna Garcia, Victim Witness Assistance Director is present to address. **ACTION:**
- f. Consider for action the Zoning Consideration of Lanier Engineering, applicant, Woodall Holdings, LLLP & Southwood Development, owner (23-081) request to rezone 20 acres from AG (Agricultural District) to R-E (Estate District). The rezoning would allow for the subdivision of an existing parcel less than 40 acres. The property is at 2416 Tarva Rd. The Planning Commission recommends approval. **ACTION:**
- g. Consider for action the Zoning Consideration of Glen J. Gosa, owner and applicant (23-088) request to rezone a .55 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3401 Sylvester Hwy. The Planning Commission recommends approval with the condition of using opaque fencing (buffering). **ACTION:**
- h. Consider for action the Zoning Consideration of Glen J. Gosa, owner and applicant (23-089) request to rezone a .68 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3403 Sylvester Hwy. The Planning Commission recommends approval. **ACTION:**
- i. Consider for action the Zoning Consideration of Larry & Alma Blakely, owner and applicant (23-090) request to rezone 3.0 acres from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned Development District). The rezoning would allow for the residential and commercial use as a travel agency for touring buses. The property is at 3228 Martin Luther King Jr. Drive. The Planning Commission recommends approval with the following conditions: (1) The travel agency is limited to two travel buses parked onsite. (2) Customer loading and offloading are prohibited. (3) The use of the property is restricted to single-family residential use, the proposed travel agency office, and parking of two tour buses. **ACTION:**

- j. Consider for action the Zoning Consideration of Mary Alice Thomas, owner and applicant (23-093) request to rezone .49 acres from R-2 (Single-Family Residential District) to RMHS (Mobile Home Single-Family District). The rezoning would allow for the installation of a manufactured home for single-family residency. The property is at 505 Engram Court. The Planning Commission recommends approval. **ACTION:**
- 8. Updates from the Assistant County Administrator.
 - a. Update on State Tax Commissioner - 2022 Tax Digest Review.
 - b. **REMINDER** - Commissioner Victor Edwards will be holding a Townhall Meeting for citizens to review the County's Code on Vegetation Ordinance. The meeting will be held in Room 120 at 1 p.m.
 - c. **REMINDER** - The Flint River Trail: ASU to Downtown Extension Ribbon Cutting will be held at 2:30 pm.
 - 9. Updates from the County Attorney.
 - a. Update on the recodification of ordinances.
 - 10. Updates from the County Commission.
 - 11. Adjourn.

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



GEORGIA BUREAU OF INVESTIGATION

3121 Panthersville Road
P.O. Box 370808
Decatur, Georgia 30037-0808

Item 5a.

Chris Hosey
Director

TO: Dougherty County Commission
Lorenzo L Heard, Chairman
Ed Newsome, District 1
Victor Edwards, District 2
Clinton Johnson, District 3
Russell Gray, District 4
Gloria Gaines, District 5
Anthony Jones, District 6

DATE: January 4, 2024

RE: SWRDEO Annual Statistics for calendar year 2023

The Southwestern Regional Drug Enforcement Office is a GBI supervised Drug Task Force that has an area of responsibility covering 42 counties in Southwest Georgia. The Dougherty County BOC acts as the host agency and fiduciary of the SWRDEO. The SWRDEO Control Board is made up of those agencies that have detached an agent to the SWRDEO. Currently the control board consists of representatives from the GBI, Albany Police Department, Americus Police Department, Colquitt County Sheriff's Office, Dougherty County Police Department, Dougherty County Sheriff's Office, and the Crisp County Sheriff's Office.

Total Cases Opened for the Calendar Year 2023:	264
Total Arrests Made for the Calendar Year 2023:	153
Total Contraband Seized for the Calendar Year 2023:	\$4,343,020.31

Thank You

J. Eric Schwalls
Special Agent in Charge
Georgia Bureau of Investigation
Commander
Southwestern RDEO
1301 Evelyn Avenue
Albany, GA 31705
Office: 229-420-1254
Cell: 229-238-1433



MEMORANDUM

Date: January 8, 2024

To: Dougherty County Board of Commissioners

From: Albany-Dougherty Planning Commission

Subject: 23-081 – County Rezoning – 2416 Tarva Rd

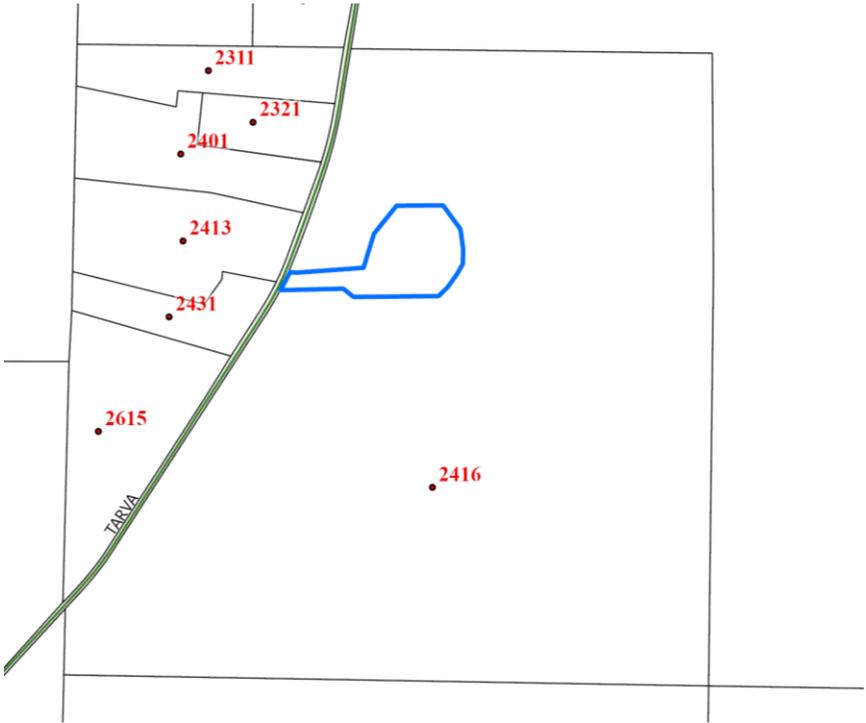
Lanier Engineering (23-081) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone 20 acres from AG (Agricultural District) to R-G (Single- Family Residential District, County Only). The rezoning would allow for the subdivision of an existing parcel less than 40 acres. The property is at 2416 Tarva Rd (00326/00001/02A). The property owner is Woodall Holdings, LLLP & Southwood Development, and the applicant is Lanier Engineering. **District 5**

Art Brown offered a motion to rezone the parcel to R-E (Estate District) as recommended by staff; Aaron Johnson seconded the motion.

Motion was approved 5-0 with the following votes:

- Sanford Hillsman Tie/Quorum
- Aaron Johnson Yes
- Art Brown Yes
- William Geer Yes
- Helen Young Yes
- Charles Ochie Yes

**STAFF ANALYSIS AND REPORT
APPLICATION #23-081 REZONING**



OWNER/APPLICANT: Woodall Holdings, LLLP & Southwood Development (Owner)
Lanier Engineering (Applicant)

LOCATION: 2416 Tarva Rd
Tax Parcel 00326/00001/02A

CURRENT ZONING/USE:
Zoning: AG (Agricultural District)
Use: Residential

PROPOSED ZONING/USE:
Zoning: R-G (Single-Family Residential District)
Use: Subdivision of property less than 40 acres.

ZONING/ADJACENT LAND USE:

North: Zoning:	AG (Agricultural)
Land Use:	Vacant Land and Residential
South: Zoning:	AG (Agricultural)
Land Use:	Vacant Land and Residential
West: Zoning:	AG (Agricultural)/R-E (Estate)
Land Use:	Vacant Land and Residential
East: Zoning:	AG (Agricultural)
Land Use:	Vacant Land and Residential

MEETING INFORMATION:

Planning Commission:	1/4/2024, 2:00 P.M., Government Center, 222 Pine Avenue, Rm. 100
Public Hearing:	1/22/2024, 8:30 A.M., Government Center, 222 Pine Avenue, Rm. 100

RECOMMENDATION: **Approval**

BASIC INFORMATION

The applicant requests to rezone approximately 20-acres within a larger 778.54 parcel from AG (Agricultural District) to R-G (Single-Family Residential District, county only). The rezoning would allow for the subdivision of the developed 20 acres into less than the 40 acres required in AG zoning.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This location is a 20-acre developed area within a larger 778.54 acre parcel. The eastern portion of the larger parcel is within the 100-year floodplain. None of the subject property is within a floodplain.

RELEVANT ZONING HISTORY

The area has maintained its AG designation since Dougherty County adopted zoning in 1969.

PLANNING CONSIDERATIONS

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

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

Yes. This proposed rezoning will allow an existing use that is aligned with low-density residential uses to the parcel's north, south, west, and east. The current AG zoning allows for residential use. The rezoning allows a parcel to be subdivided to less than 40 acres.

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

The proposed use will not adversely affect the existing use of surrounding parcels. The surrounding parcel uses are residential and agricultural.

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

The property is a 778.54-acre parcel with single-family residential and agricultural uses. The rezoning would allow for a parcel of less than 40 acres to be created for single-family use.

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

- **Impact on Utilities:** No impact.
- **Impact on the School System:** The proposed use will not impact the school system.
- **Impact on Transportation Network:** No impact on the transportation network is expected:

Trip Generation: Based on reviewing the proposed use, minimal additional trips would be generated, and they would be associated with residential single-family use.

AADT: This segment of Tarva Rd had an Average Daily Traffic (AADT) count of 540 in 2022. Information is not available for Traffic Capacity.

Road Improvements: According to the **FY 2021-2024 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2045**, no state or federally-funded projects are proposed for the area.

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

- Tarva Rd is classified as a Rural Major Collector Street.

Public Transit Routes: There are no current transit routes along this segment of Tarva Rd.

Accident Information: Planning Staff have run accident reports to provide data for the immediate area. Reports indicate that four traffic accidents/incidents have occurred in the immediate area over the past year. In the four accident reports, none of those were life-threatening or fatal.

Proposed Driveway/Parking Plan: The use will be residential, and a driveway and parking plan will be provided in a site plan before building permits are issued for the construction of a single-family residence.

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

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

Yes. The designation of this site is Low-Density Residential, as shown in the Albany-Dougherty Comprehensive Plan. The proposed R-G rezoning will increase conformity to the residential.

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?*

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

RECOMMENDATION

Staff recommends **approval** to rezone the 20-acre parcel from AG (Agricultural) to R-G (Single-Family Residential District, county only)



MEMORANDUM

Date: January 4, 2024
To: Dougherty County Board of Commissioners
From: Albany-Dougherty Planning Commission
Subject: 23-088 – County Rezoning – 3401 Sylvester Hwy

Charle Ochie offered a motion to approve with conditions of using opaque fencing (buffering); Helen Young seconded the motion.

Motion was approved 5-0 with the following votes:

Sanford Hillsman	Tie/Quorum
Aaron Johnson	Yes
Art Brown	Yes
William Geer	Yes
Helen Young	Yes
Charles Ochie	Yes

PLANNING & DEVELOPMENT SERVICES

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

**STAFF ANALYSIS AND REPORT
APPLICATION #23-088 REZONING**

OWNER/APPLICANT: Glen Gosa
LOCATION: 3401 Sylvester Highway (US 82/SR 50)
Tax Parcel 00138/00003/023
CURRENT ZONING/USE:
Zoning: C-1 (Neighborhood Mixed-Use Business District)
Use: Vacant lot

PROPOSED ZONING/USE:
Zoning: C-3 (Commercial District)
Use: Storage Building Sales

ZONING/ADJACENT LAND USE:
North: Zoning: R-2 (Single-Family Residential)
Land Use: Single -Family Residential Use
South: Zoning: M-2 (Heavy Industrial)
Land Use: Maple Hill Landfill
West: Zoning: C-3 (Commercial District)
Land Use: Gas Station and Kitty’s Flea Market
East: Zoning: C-2c (Central Mix Use Business District)
Land Use: Auto Sales

MEETING INFORMATION:
Planning Commission: 1/4/2024, 2:00 P.M.,
Government Center Building, 1st Floor
222 Pine Avenue, Room 100
Public Hearing: 1/22/2024, 10:00 A.M.,
Government Center Building, 1st Floor
222 Pine Avenue, Room 100

RECOMMENDATION: **Approval with Buffer Conditions**

BASIC INFORMATION

The applicant requests to rezone approximately 0.55 acres, located at 3401 Sylvester Hwy, from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The C-3 designation would allow for the proposed use of Storage building sales.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This parcel is served by public water but not by sanitary sewer. The property is located at the Northeast corner of Sylvester Hwy and Branch Road. The property is not within the 100-year floodplain. Branch Road will access the property.

RELEVANT ZONING HISTORY

Planning Department records indicate that the 0.55-acre parcel's original zoning was RMA (Multiple Residential Planned Unit Development District) and rezoned to C-1 in 1972. The adjacent properties are of mixed zoning districts- R-2, C-2, C-3, and M-2.

PLANNING CONSIDERATIONS

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

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

The rezoning will allow the applicant to use the property for the proposed use of Storage Building Sales, which would suit the area. Buffering will be required where the commercial zoning borders residential to the north.

The proposed use of Storage Building Sales is compatible with the surrounding land uses. Adjacent properties on Sylvester Hwy to the south, east, and west consist of Restricted Industrial District, Neighborhood Mixed-use Business District, and Commercial District. A Single-Family Residential District is to the north.

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

The proposed use should not adversely affect adjacent or nearby properties existing use or usability. Buffering is required between commercial and residential zoning districts.

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

The property is currently zoned C-1 Neighborhood Mixed-Use Business District. The subject property has a reasonable economic use with its current use. The C-1 District allows for offices, religious institutions, family daycares, and bed and breakfasts.

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

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

Trip Generation: No relevant information from **Trip Generation, 11th Edition (2023)** describes the proposed commercial use.

AADT: The Georgia Department of Transportation’s Traffic Analysis and Data Application (TADA!) The Annual Average Daily Trip generation for Sylvester Highway (to the closest point) in 2022 was a count of 8,021.

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

Road Classifications: Streets that provide access are classified accordingly:

- Sylvester Highway is classified as an Arterial Road.
- Branch Road is classified as a Collector Road.

Public Transit Routes: Albany Transit 4X GREEN – Sylvester Road operates in this area.

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

Analysis: No adverse impact on the surrounding transportation network is anticipated due 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 rezoning proposal does not conform with the Future Land Use plan designation as **Low-Density Residential**. However, the proposed rezoning is consistent with the surrounding uses, including a Restricted Industrial District, Neighborhood Mixed-use Business District, and Commercial District.

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?*

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

Health Department regulations will govern septic tanks.

RECOMMENDATION

Staff recommends **approval** to rezone 0.55-Acres to C-3 (Commercial District) with the following condition(s):

1. Buffers of opaque fencing and or vegetation will be maintained between the subject property and adjoining occupied residential properties to the north.



MEMORANDUM

Date: January 4, 2024
To: Dougherty County Board of Commissioners
From: Albany-Dougherty Planning Commission
Subject: 23-089 – County Rezoning – 3403 Sylvester Hwy

Glen J. Gosa (23-089) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone .68 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3403 Sylvester Hwy. The property owner and applicant is Glen J. Gosa. District 6

Art Brown offered a motion to approve without conditions of using opaque fencing (buffering); William Geer seconded the motion.

Motion was approved 4-1 with the following votes:

- Sanford Hillsman Tie/Quorum
Aaron Johnson No
Art Brown Yes
William Geer Yes
Helen Young Yes
Charles Ochie Yes

PLANNING & DEVELOPMENT SERVICES

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

**STAFF ANALYSIS AND REPORT
APPLICATION #23-089 REZONING**

OWNER/APPLICANT: Glen Gosa

LOCATION: 3403 Sylvester Highway (US 82/SR 50)
Tax Parcel 00138/00003/024

CURRENT ZONING/USE:
Zoning: C-1 (Neighborhood Mixed-Use Business District)
Use: Vacant lot

PROPOSED ZONING/USE:
Zoning: C-3 (Commercial District)
Use: Storage Building Sales

ZONING/ADJACENT LAND USE:
North: Zoning: R-2 (Single-Family Residential)
Land Use: Single -Family Residential Use
South: Zoning: M-2 (Heavy Industrial)
Land Use: Maple Hill Landfill
West: Zoning: C-3 (Commercial District)
Land Use: Gas Station and Kitty’s Flea Market
East: Zoning: C-2c (Central Mix Use Business District)
Land Use: Auto Sales

MEETING INFORMATION:
Planning Commission: 1/4/2024, 2:00 P.M.,
Government Center Building, 1st Floor
222 Pine Avenue, Room 100
Public Hearing: 1/22/2024, 10:00 A.M.,
Government Center Building, 1st Floor
222 Pine Avenue, Room 100

RECOMMENDATION: **Approval with conditions**

BASIC INFORMATION

The applicant requests to rezone approximately 0.68 acres, located at 3403 Sylvester Hwy, from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The C-3 designation would allow for the proposed use of storage building sales.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This parcel is served by public water but not by sanitary sewer. The property is located at the Northeast corner of Sylvester Hwy. The property is not within the 100-year floodplain. Sylvester Highway will access the property.

RELEVANT ZONING HISTORY

Planning Department records indicate that the 0.68-acre parcel was originally zoned RMA (Multiple Residential Planned Unit Development District) and rezoned to C-1 in 1972.

The adjacent properties to the North, South, East, and West are of mixed zoning districts- R-2, C-2, C-3, and M-2.

PLANNING CONSIDERATIONS

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

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

The rezoning will allow the applicant to use the property for the proposed use of Storage Building Sales, which would be a suitable use for the area. Buffering will be required where the commercial zoning borders residential to the north.

The proposed use is compatible with the surrounding land uses. Adjacent properties on Sylvester Hwy to the south, east, and west consist of Restricted Industrial District, Neighborhood Mixed-use Business District, and Commercial District. A Single-Family Residential District to the north.

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

The proposed use should not adversely affect adjacent or nearby properties existing use or usability. Buffering is required between commercial and residential zoning districts.

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

The property has a reasonable economic use as currently zoned. The C-1 District allows for the use of offices use of any type, religious institutions, family daycares, and bed and breakfasts.

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

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

Trip Generation: No relevant information from **Trip Generation, 11th Edition, (2023)** describes the proposed commercial use.

AADT: The Georgia Department of Transportation's Traffic Analysis and Data Application (TADA!) The Annual Average Daily Trip generation for Sylvester Highway (to the closest point) in 2022 was a count of 8,021.

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

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

- Sylvester Highway is classified as an Arterial Road.

Public Transit Routes: The Albany Transit 4X GREEN – Sylvester Road operates in this area.

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

Analysis: No adverse impact on the surrounding transportation network is anticipated due 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 rezoning proposal does not conform with the Future Land Use plan designation is **Low-Density Residential**. However, the proposed zoning is consistent with the surrounding uses, including a Restricted Industrial District, Neighborhood Mixed-use Business District, and Commercial District.

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?*

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

Health Department regulations will govern septic tanks.

RECOMMENDATION

Staff recommends **approval** to rezone 0.68-Acres to C-3 (Commercial District) with the following condition(s):

1. Buffers of opaque fencing and or vegetation will be maintained between the subject property and adjoining occupied residential parcels.



MEMORANDUM

Date: January 4, 2024

To: Dougherty County Board of Commissioners

From: Albany-Dougherty Planning Commission

Subject: 23-090 – County Rezoning – 3228 Martin Luther King Jr. Dr

Larry & Alma Blakely (23-090) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone 3.0 acres from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned Development District). The rezoning would allow for the residential and commercial use as a travel agency for touring buses. The property is at 3228 Martin Luther King Jr. Drive (00204/00001/36A). The property applicant/owner is Larry & Alma Blakely. **District 2**

Helen Young offered a motion to approve, the rezoning with the following conditions, as recommended by staff;

1. The travel agency is limited to two travel buses parked onsite.
2. Customer loading and offloading are prohibited.
3. The use of the property is restricted to single-family residential use, the proposed travel agency office, and parking of two tour buses.

Charles Ochie seconded the motion.

Motion was approved 4-0-1 with the following votes:

Sanford Hillsman	Tie/Quorum
Aaron Johnson	Yes
Art Brown	Abstain
William Geer	Yes
Helen Young	Yes
Charles Ochie	Yes

STAFF ANALYSIS AND REPORT APPLICATION #23-090 REZONING



OWNER/APPLICANT: Larry and Alma Blakely (Owners/Applicants)

LOCATION: 3228 Martin Luther King, Jr. Dr.
Tax Parcel 00204/00001/36A

CURRENT ZONING/USE:
Zoning: R-2 (Single-Family Residential District)
Use: Single-Family Residential

PROPOSED ZONING/USE:
Zoning: C-7 (Mixed-Use Planned-Development District)
Use: Tour Bus Parking/Residential

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

MEETING INFORMATION:
Planning Commission: 1/4/2024, 2:00 P.M., Government Center,
222 Pine Avenue, Rm. 100
Public Hearing: 1/22/2024, 10:00 A.M., Government Center,
222 Pine Avenue, Rm. 100

RECOMMENDATION: Approval with conditions

BASIC INFORMATION

The applicant requests to rezone a 3-acre parcel from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned-Development District). The rezoning would allow for the operation of a travel agency and the parking of tour buses. The use was provided with an Occupational Tax Certificate (business license) as a home-based business in 2007. The applicant/owners have operated the travel agency since that time. The property owners and applicants are Larry and Alma Blakely.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This location is a 3-acre parcel. The property is not within the 100-year floodplain.

RELEVANT ZONING HISTORY

Reviewing past zoning maps shows that the property was originally zoned R-2 (Single-Family Residential District) when Dougherty County adopted zoning in 1969. The Zoning classification has not changed since that time.

PLANNING CONSIDERATIONS

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

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

Yes. This proposed use is compatible with land uses north of the parcel.

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

The proposed use will not adversely affect the existing use of surrounding parcels. Residential development is located south of the subject property but should not be negatively impacted by the proposed use.

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

The property is currently zoned R-2, and it has a reasonable economic use as currently zoned.

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

- **Impact on Utilities:** The proposed use will not impact utilities.
- **Impact on the School System:** The proposed use will not impact the school system.

- **Impact on Transportation Network:** Staff estimates that the effect of the rezoning on the surrounding transportation network would be minimal and as follows:

Trip Generation: Based on reviewing the proposed use, minimal additional trips would be generated because this is only one residential dwelling unit. Other trip data cannot be found.

AADT: MLK Jr. Dr. between Lily Pond and Oakridge had an Average Daily Traffic (AADT) count of 2,820 in 2022. Information is not available for Traffic Capacity.

Road Improvements: According to the **FY 2021-2024 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2045**, no state or federally-funded projects are proposed for the area.

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

- MLK Jr. Dr. is classified as a Collector Street
- Lily Pond Rd. is classified as a Collector Street.

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

Accident Information: Planning Staff have run accident reports to provide data for the immediate area. Reports indicate that four traffic accidents/incidents have occurred in the MLK Jr. Dr. area over the past year. Of the four accident reports, none of those were life-threatening or fatal.

Proposed Driveway/Parking Plan: Ingress and egress will be from Martin Luther King Jr. Drive.

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

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

Yes. The designation of this site is Residential, as shown in the Albany-Dougherty Comprehensive Plan. The proposed C-7 rezoning may decrease conformity to the General Plan Designation; however, the C-7 zoning designation requires developments to include a compatible mixture of residential, office, commercial, cultural, institutional, and governmental uses.

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

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

RECOMMENDATION

Staff recommends **approval** to rezone 3-Acres from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned-Development District) with the following condition(s):

1. The travel agency is limited to two travel buses parked onsite.
2. Customer loading and offloading are prohibited.
3. The use of the property is restricted to single-family residential use, the proposed travel agency office, and parking of two tour buses.



MEMORANDUM

Date: January 4, 2024
To: Dougherty County Board of Commissioners
From: Albany-Dougherty Planning Commission
Subject: 23-093 – County Rezoning – 505 Engram Ct

Mary Alice Thomas (23-093) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone .49 acres from R-2 (Single-Family Residential District) to RMHS (Mobile Home Single-Family District). The rezoning would allow for the installation of a manufactured home for single-family residency. The property is at 505 Engram Ct (00138/00012/004). The property applicant/owner is Mary Alice Thomas. District 6

Art Brown offered a motion to approve; Helen Young seconded the motion.

Motion was approved 5-0 with the following votes:

- Sanford Hillsman Tie/Quorum
Aaron Johnson Yes
Art Brown Yes
William Geer Yes
Helen Young Yes
Charles Ochie Yes

PLANNING & DEVELOPMENT SERVICES

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

**STAFF ANALYSIS AND REPORT
APPLICATION #23-093 REZONING**



OWNER/APPLICANT: Mary Alice Thomas (Owner/Applicant)

LOCATION: 505 Engram Court
Tax Parcel 00138/00012/004

CURRENT ZONING/USE:
Zoning: R-2 (Single-Family Residential)
Use: Vacant Lot

PROPOSED ZONING/USE:
Zoning: R-MHS (Mobile Home Single-Family)
Use: Single-Family Mobile Home

ZONING/ADJACENT LAND USE:

North: Zoning:	R-2 (Single-Family Residential)
Land Use:	Vacant Lot
South: Zoning:	R-2 (Single-Family Residential)
Land Use:	Residential
West: Zoning:	R-2 (Single-Family Residential)
Land Use:	Residential
East: Zoning:	R-2 (Single-Family Residential)
Land Use:	Vacant Lot

MEETING INFORMATION:

Planning Commission:	1/4/2024, 2:00 P.M., Government Center, 222 Pine Avenue, Rm. 100
Public Hearing:	1/22/2024, 10:00 A.M., Government Center, 222 Pine Avenue, Rm. 100

RECOMMENDATION: Approval**BASIC INFORMATION**

The applicant requests to rezone an approximately 0.49-acre vacant parcel from R-2 (Single-Family Residential District) to R-MHS (Mobile Home Single-Family District). The rezoning would allow for the installation of a manufactured home for single-family residency.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This location is a 0.49-acre parcel. The property is not located within the 100-year floodplain.

RELEVANT ZONING HISTORY

A review of the past zoning maps shows the area maintains its initial zoning of R-2 since Dougherty County adopted zoning in 1969.

PLANNING CONSIDERATIONS

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

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

Yes. This proposed use is aligned with low-density residential uses to the parcel's north, south, west, and east.

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

The proposed use will not adversely affect the existing use of surrounding parcels. This proposal would permit the installation of a manufactured home on a vacant lot for single-family residency.

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

The parcel and most of the neighboring parcels are vacant and not developed. This would suggest that the property's value is lessened by the current zoning.

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

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

Trip Generation: Based on Trip Generation's 11th Addition, a single-family home would generate nine trips per day.

AADT: The closest Average Daily Traffic (AADT) count is located on Branch Rd, with a count of 380 in 2022. Information is not available for Traffic Capacity.

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

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

- Engram Ct is classified as a Local Road.

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

Accident Information: Planning Staff have run accident reports to provide data for the immediate area. Reports indicate no accidents/incidents have occurred in the immediate area over the past year.

Proposed Driveway/Parking Plan: The property will be accessed from Engram Court. The driveway and parking will be identified on the site plan before the issuance of construction permits.

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

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

Yes. The designation of this site is Low-Density Residential, as shown in the Albany-Dougherty Comprehensive Plan. The proposed R-MHS rezoning will conform to single-family residential uses.

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

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

RECOMMENDATION

Staff recommends **approving rezoning** the 0.49-acre parcel from R-2 (Single-Family Residential District) to R-MHS (Mobile Home Single-Family District).



GEORGIA BUREAU OF INVESTIGATION

3121 Panthersville Road
P.O. Box 370808
Decatur, Georgia 30037-0808

Item 7a.

Chris Hosey
Director

TO: Dougherty County Commission
Lorenzo L Heard, Chairman
Ed Newsome, District 1
Victor Edwards, District 2
Clinton Johnson, District 3
Russell Gray, District 4
Gloria Gaines, District 5
Anthony Jones, District 6

DATE: January 4, 2024

RE: Request for Acceptance of Grant for Calendar Year 2024

The Southwestern Regional Drug Enforcement Office is a GBI supervised Drug Task Force that has an area of responsibility covering 42 counties in Southwest Georgia. The Dougherty County BOC acts as the host agency and fiduciary of the SWRDEO. The SWRDEO Control Board is made up of those agencies that have detached an agent to the SWRDEO. Currently the control board consists of representatives from the GBI, Albany Police Department, Americus Police Department, Colquitt County Sheriff's Office, Dougherty County Police Department, Dougherty County Sheriff's Office, and the Crisp County Sheriff's Office.

I am requesting the Dougherty County Board of Commissioners to accept the Edward Byrne Memorial Justice Assistance Grant for the 2024 calendar year in the amount of \$248,000.00. The grant is provided by the Georgia Criminal Justice Coordinating Council for the operation of the Southwestern Regional Drug Enforcement Office.

Thank You

J. Eric Schwalls
Special Agent in Charge
Georgia Bureau of Investigation
Commander
Southwestern RDEO
1301 Evelyn Avenue
Albany, GA 31705
Office: 229-420-1254
Cell: 229-238-1433

Description	Price	Months	Subtotal
Managed Marketing Services Package	\$5,250	12	\$63,000
<ul style="list-style-type: none"> • <i>PIO Support Services</i> • <i>Social Media Management</i> • <i>Creative Design for Print</i> • <i>Video</i> • <i>Photography</i> 			
Total			\$63,000

Invoiced monthly

Option 2: Contract with Levee to provide full PIO services and support.

Description	Price	Months	Subtotal
Managed Marketing Services Package	\$11,000	12	\$132,000
<ul style="list-style-type: none"> • <i>Public Information Services</i> • <i>Social Media Management</i> • <i>Creative Design for Print</i> • <i>Video Production</i> • <i>Photography</i> 			
Total			\$132,000

Invoiced monthly



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

Public Works

MEMORANDUM

TO: Barry Brooks, Acting County Administrator
 FROM: Chuck Mathis, Public Works Director *CM*
 DATE: January 17, 2024
 RE: List of FY 2024 Resurfacing Program Roads and LMIG Project

Listed below are the streets and roads recommended for review under the FY 2024 LMIG Program.

<u>2024 Road Resurfacing</u>					
District	Road	From	To	Length (MI)	Project Cost
1	Dyson Ct	Eight Mile Rd	Deadend	0.25	\$ 39,585.26
1	Grandview Dr (S)	Deadend	Deadend	0.54	\$ 114,225.73
1	Grandview Dr (N)	Manchester Dr	Deadend	0.68	\$ 144,991.89
1	Blairwood Ct	Grandview Dr	Deadend	0.05	\$ 10,858.64
1	Manchester Ct	Grandview Dr	Deadend	0.08	\$ 17,095.86
1	Barons Ct	Grandview Dr	Deadend	0.05	\$ 11,666.54
1	Shiloh Ct	Manchester Dr	Deadend	0.10	\$ 20,715.41
1	Manchester Dr	Gillionville Rd	Deadend	0.49	\$ 104,566.94
1	Hidden Lakes Dr	Gillionville Rd	Grandville Dr	0.54	\$ 114,225.73
1	Barrington Dr	Hidden Lakes Dr	Manchester Dr	0.61	\$ 129,903.77
2	Regina Rd	Holly Dr	Newcomb Rd	0.43	\$ 60,082.97
2	Regina Rd	Holly Dr	Poinciana Ave	0.27	\$ 39,610.44
2	Roxanna Rd	Holly Dr	Newcomb Rd	0.35	\$ 42,267.09
2	Roxanna Rd	Holly Dr	City Limits	0.35	\$ 55,902.85
2	Pecan Grove Ln	Oakhaven Dr	Pecan Grove Dr	0.18	\$ 43,028.57
2	Pecan Grove Ct	Pecan Grove Dr	Deadend	0.15	\$ 35,823.56
2	Pecan Grove Dr	Leary Rd	Pecan Grove Rd	1.46	\$ 347,638.69
4	Dunbar Ln	N. Jefferson St	Deadend	0.51	\$ 81,890.12
5	Oakview St	Big Oak Ct	Deadend	0.34	\$ 54,391.96
5	Big Oak Ct	Great Oak St	Deadend	0.14	\$ 21,756.78
5	Great Oak St	Old Pretoria Rd	Deadend	0.40	\$ 64,061.64
5	Turbine Ln	Old Pretoria Rd	Deadend	0.12	\$ 24,551.93
5	Shady Glen Ln	Gillionville Rd	Deadend	0.35	\$ 55,449.58
5	Meadow Woods Dr	Shady Glen Ln	Deadend	0.11	\$ 16,921.94
5	Curtis St	Leary Rd	Deadend	0.18	\$ 25,118.51
5	Woodcliff St	Leary Rd	Deadend	0.18	\$ 25,515.14
6	Hancock Rd	US 19	Deadend	2.06	\$ 273,596.60
6	McCarthern Ln	Hancock Rd	Deadend	0.43	\$ 57,161.92

6	Westview Dr	Antioch Rd	Deadend	1.36	\$ 222,114.58
6	Nichols St	Easy Way St	Shelley Ave	0.33	\$ 51,974.54
6	Shelley Ave	Nichols St	Hardaway Rd	0.21	\$ 33,239.53
6	Irene Ln	Shelley Ave	Nichols St	0.37	\$ 58,924.62
6	Thompson Dr	Honeysuckle Dr	SE Rosewood Dr	0.22	\$ 30,406.62
6	Engram Ct	Staton Dr	Deadend	0.11	\$ 18,130.65
6	Holton Ln	Sylvester Hwy	Deadend	0.13	\$ 17,123.40
6	Bennett Dr	Sylvester Hwy	Deadend	0.54	\$ 71,767.17
6	Pate St	Patterson Ave	Strout Ave	0.99	\$ 160,992.13
6	Pinto Dr	Nelms Rd	Broach Ave	0.52	\$ 92,151.01
6	Mustang Dr	Nelms Rd	Pinto Dr	0.22	\$ 38,198.24
6	Impala Ln	Nelms Rd	Broach Ave	0.37	\$ 66,122.45
6	Folly Dr	Nelms Rd	Broach Ave	0.37	\$ 58,622.45
6	Jacqueline Rd	Spring Flats Rd	Deadend	0.39	\$ 62,399.67
6	Putney Ave	Radium Springs Rd	Deadend	0.31	\$ 49,708.21

Total Cost Estimate 17.84 MI \$ 3,064,481.33



PAC

Prosecuting
Attorneys'
Council of Georgia

Seeking Justice with Honor

PETER J. SKANDALAKIS
Executive Director

December 6, 2024

TASHA M. MOSLEY
Chair
District Attorney
Clayton Judicial Circuit

Re: Federal Fiscal Year 2024 VOCA Allocation - October 1, 2023 through September 30, 2024

Dear Dougherty Judicial Circuit:

KEITH E. GAMMAGE
Vice Chair
Solicitor-General
Fulton County

It is my pleasure to inform you that the Criminal Justice Coordinating Council (CJCC) has approved the Federal Fiscal Year 2024 VOCA Continuation funding applications as submitted by the Prosecuting Attorneys' Council of Georgia (PAC). Therefore, your office has been selected to receive a portion of those funds. Below are the specifics with regard to your allocation of the statewide grant distribution.

LEIGH PATTERSON
Secretary
District Attorney
Rome Judicial Circuit

JONATHAN L. ADAMS
District Attorney
Towaliga Judicial Circuit

County: **Dougherty**

Implementing Prosecuting Attorney: **District Attorney Greg Edwards**

Grant Period: **October 1, 2023 through September 30, 2024**

SHERRY BOSTON
District Attorney
Stone Mountain Judicial Circuit

Allocation 1

VOCA Federal Funds: **\$123,995**

VOCA Waived Match Funds: **\$30,999**

CJCC Sub-Grant Number: **C23-8-101**

Federal Grant Number: **TBD**

CFDA Number: **16.575**

MARIE G. BRODER
District Attorney
Griffin Judicial Circuit

TODD HAYES
Solicitor-General
Cherokee County

BRADFORD L. RIGBY
District Attorney
Cordele Judicial Circuit

The activation documents (see included checklist for guidelines on submitting documents) must be returned to PAC by **January 31, 2024**. If you have any questions, please contact Sarai Leonides Medina at sleonides@pacga.org or at (770) 282-6290.

SANDY WISENBAKER
Solicitor-General
Coweta County

Sincerely,

Peter J. Skandalakis

Executive Director

Prosecuting Attorneys' Council of Georgia