



## WORK SESSION

August 09, 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. Public Hearing for the 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. *(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).*
4. Minutes.
  - a. Minutes of the July 19th Regular Meeting and July 26th Work Session.
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. Walter Kelley, Library Board of Trustees Chairman is present to introduce Gail Evans as the new Library Director.
  - b. Fire Chief/EMA Director Cedric D. Scott present to announce that Dougherty County has received the Storm Ready Community designation.
  - c. Public Information Officer Wendy Howell present to discuss the proposed Citizen Engagement Dashboard.
  - d. William Wright, dba Afram-Tech, Inc. present to continue discussion of building capacity, programs for small businesses, and other concerns.

6. Zoning.

- 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. The Public Hearing and Action are scheduled for August 16, 2021.
- b. Southland Cypress, LLC, owner and Brenda Clark, applicant request 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 Planning Commission recommends approval. Paul Forgey, Planning and Development Services Director and Angel Gray, Planning Manager, will address. The Public Hearing and Action are scheduled for August 16, 2021.
- 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. Paul Forgey, Planning and Development Services Director and Angel Gray Planning Manager, will address. The Public Hearing and Action are scheduled for August 16, 2021.
- d. Proposed text amendment to the Dougherty County Solar Ordinance (TITLE III, ARTICLE 1. Section 1.44. VII. Specific Requirements for Solar Energy Systems (A) i). The Planning Commission recommends approval. Paul Forgey, Planning and Development Services Director and Angel Gray, Planning Manager, will address. The Public Hearing and Action are scheduled for August 16, 2021.

7. Purchases.

- a. Recommendation to accept the proposal for Professional Services of 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. Two vendors provided proposals with the highest being \$119,500. Funding is budgeted in T-SPLOST Road Projects. Assistant County Administrator Scott Addison will address. Public Works Director Chuck Mathis and Engineering Manager Jeremy Brown are present.
- b. Recommendation to purchase twenty (20) sirens for use by the Dougherty County Emergency Management Agency from Sirens for Cities, Inc. (Jonesboro, GA) in the amount of \$519,892.40. Four proposals were received with Sirens for Cities, Inc. being recommended as the most responsive and responsible proposer. Funding is budgeted in the Hazardous Mitigation Grant Program (HMGP) for \$750,000. County Administrator Michael McCoy will address. EMA Director Chief Cedric Scott, Director of Disaster Recovery & Grant Programs, Georgia Collier-Bolling and City of Albany Buyer Joshua Williams are present.

8. Updates from the County Administrator.
  - a. **REMINDER:** The public hearings regarding the proposed tax digest/millage rates will be this evening, August 9th at 6 p.m. and Monday, August 16th at 10 a.m. in Room 100.
9. Updates from the County Attorney.
10. Updates from the County Commission.
11. Adjourn.

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

## DOUGHERTY COUNTY COMMISSION

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

# AFRAM Tech, Inc.

*Information and knowledge is power and money!*

## CFR49-26 Workshop for DBE's

July 26, 2021

Mr Chris Cohilas, Chairman  
Dougherty County Commission  
Board of Commissioners  
Mr. Michael McCoy, Administrator  
P O Box 1827  
Albany, GA 31702-1827

RE: Agenda Request Chatham County Vs. Dougherty County Presentation

This request is hereby presented as stipulated at your "work Session." held on June 28, 2021 a sort of a "curve ball." Consequently, we have finished all of that particular assignment. Therefore, we hereby report that the consolidated budgets of Chatham County come to a staggering \$ 1.05 billion dollars. Consequently; some 20 times greater or more concentrated than Dougherty County.

Consider if you will that Chatham County 2020 (Census Bureau) population is approximately 300,000 divided into \$ 1 billion would yield a per capita cost of some \$3,300 compared with Dougherty County per-capita cost of \$ 80 million divided by 100,000 yields a per capita cost of \$ 8,800 dollars or some three times greater than Chatham County in dollars of greater are more significant than the Dougherty County Commission with its consolidated budgets come to a staggering \$ 80 million dollars.

Next, we compare "General Fund," to General fund of Dougherty County with her sister counterpart in Chatham County. As you may consider with the Solid Waste Fund, Dougherty County consolidated budgets come to approximately \$ \$ 80 million dollars.

Whereas, the Chatham County consolidated budgets gross some .05% increase between 2021 vs. 2022.. Then it would prove to be most advantageous to review the Special Services District of of Dougherty County with Chatham County. and of course divide by the population for analysis purposes. W

We thought it helpful to allocate some 100,000 Dougherty County oo make it easier to recognize. the financial dynamics are significant when fund-to-fund is divided by the population one can easily see that the difference is quite significant, at any stage.



place the name of William Wright, DBA Afram-Tech, Inc. for the meeting ( regular work session on (08/09 and the work session on 08//30 )work session) scheduled for the same of the Dougherty County Commission. Our presentation will be about building capacity as well as an update specific to the SBA-SBA Target Advance (invitation Only)SBA Program .

Our focus will demonstrate the results of how our community was impacted by the actions performed by Conseedco, Inc. and Afram-Tech, Inc. FYI these two organizations were able to directly assist some 2,500 firms in the city and county respectively. Therefore, we will provide these results perhaps on a bi-monthly basis.

As noted previously, why Black owned businesses did not receive any such grants of \$ 150k-5\$ million classifications. Also, we also note that not any commissioners who were/are directly or indirectly the recipients of such SBA grants under the Payroll Protection Program (PPP). Obviously, they chose, not to disclosed the same.

#### Additional Analysis:

For your consideration we look at the Attorney' s Office of Dougherty County with the same for Chatham County. Obviously, we recognize that the Chatham County population is some three (3) fold of Dougherty County. In additionally you will note that Chatham County provides a plethora of attributes as stated. DCC-County Attorney \$ 640,000, and for CHC \$ 1,580,000

We the required an additional review of the County Manager' s position "note that manager as oppose to Administrator. Consider if you will the costs difference as well as the workload for population served. Note the budget for the Manager comes to \$ XXX,XXX.XX

For your consideration we look at the "Legislative Body" profile for analysis purposes Attorney' s Office of Dougherty County with the same for Chatham County. Obviously, we recognize that the Chatham County population is some three (3) fold of Dougherty County. In additionally you will note that Chatham County provides a plethora of attributes as stated for the County Attorney. Notice the budget is some \$ xxx,xxx.xx.

For your consideration we look at the coroner' s Office of Dougherty County with the same for Chatham County. Obviously, we recognize that the Chatham County population is some three (3) fold of Dougherty County. In additionally you will note that Chatham County provides a plethora of attributes as stated for the County Attorney. Notice the budget is some \$ xxx,xxx.xx.

For your consideration we look at the Sheriff's Office. Note that the SO Office in Dougherty County consumes a whopping .31% of the General Fund's Office of Dougherty County with the same for Chatham County. Obviously, we recognize that the Chatham County population is some three (3) fold of Dougherty County. In additionally you will note that Chatham County provides a plethora of attributes as stated for the County Sheriff. Notice the budget is some \$ xxx,xxx.xx.

However, our analysis of Chatham County, the consumption comes to a small figure in real terms as well as ratio/proportion for the benefit of Chatham County. As you can see the figure for Dougherty County as approximately \$ 20 million dollars; whereas Chatham County is \$ XXX,XXX,X

For your consideration we look at the Attorney's Office of Dougherty County with the same for Chatham County. Obviously, we recognize that the Chatham County population is some three (3) fold of Dougherty County. In additionally you will note that Chatham County provides a plethora of attributes as stated for the County Attorney. Notice the budget is some \$ 640,000.

Afram-Tech, Inc. has previously provided for your consideration the magnitude of our assistance and intervention in the SBA's PPP funded program so much so that each sheet exemplifies some \$ 750,000 gross revenue and \$ 120,000 in net revenue to the participant

At any rate you will note that each sheet that we present is indicative of \$120,000.00) of loans and five times that amount or approximately \$ 700,000. we have some 18 sheets for our presentation on today which should come to approximately \$ 2.5-27 million dollars that we directly assisted. FYI, we assisted some 2,500 firms receive the PPP funding as a loan that will convert to a grant as long as more than 2/3 of the funding is expended on payroll to the owner, rent and utilities.

WE also did address the Finance Committee about its action on the FY 2021/FY 2022 budget for the Dougherty County Commission along with all of its wholly owned subsidiaries. FYI, The Finance Commission chose to completely ignore any consideration for funding the estimated \$ 600,000 to reopen the MBE Office, while going on a witch hunt on the independent single member department head of the Coroner's office.

FYI, the Georgia Constitution named the Office of Coroner's/

Constable as a constitutional Office, and therefore not subject to the routine classification of departments of State Government. The 1780 Constitution under the guise of the Articles of Confederations of the of the thirteen (13 original colonies). The information is further defined under OCGA Title 45,

Obviously, there are firms right here in the City of Albany, GA that can perform such governmental accounting tasks just as performed in the U S and to some degree in Western Europe. Such tasks under GASB are quite routine. It is important to note that originally the DCC had made calls to former DCC Assistant County Administrator, Morris Williams with Mr. Wall for less than six weeks, yet chose to keep the organization by The wall firm at a much higher rate per hour when compared to Mr. Williams. FYI,

Afram-Tech, Inc, can perform such routine task about projections and or assumptions as presented by The "Wall Firm." However, once again the DCC chose to not allow local firms an Equal Opportunity as the law requires under the 1964 Civil Rights Act, Executive Order 12898, Title VI (Environmental Justice/Good Faith Effort), in addition to Title 42 of the United States Code.

Explain the rationale as to how all UGA schools under the guise of the Board of Regents -University System of Georgia that provide instruction on governmental, health and welfare "Accounting-Governmental" organization. That for whatever reasons, the DCC just cannot perform such task. Or explain how the MBE Office was omitted in such considerations.

FYI, the Finance Committee along with the DCC can pay some \$ 600,000 in legal fees that could very easily be shipped out to lower. the Costs. We are going to show you how the recent study by the "Wall Street Journal; Dr. Douglas McIntyre of "Harvard University contributed to the Article detailing that Albany, Dougherty County lost some 10,000 citizens between the period of 2010-2019, yet we are still paying a \$ billion dollars for less than 80,000 citizens city-county-dcss wide"

The way committees are appointed is contrary to the 1964 Civil Rights Act because such appointments are predicated on subjected criteria as oppose to and objective standard such as the classification of seniority(tenure) in the United States Congress

William Wright  
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(229) 432-0404

**Dougherty County**  
**General Fund Proposed Expenditures**  
**Requested Budget 2021/2022**

Dept	EXPENDITURES	Approved Budget 2020/2021	Proposed Budget 2021/2022	Budget Difference	% Budget Change
3222	1059 ALBANY/DOUGHERTY DRUG UNIT	1,006,680	953,180	(53,500)	-5.3%
3250	1058 ALBANY/DOUGHERTY SWAT TEAM	12,318	9,920	(2,398)	-19.5%
3310	1038 SHERIFF'S DEPARTMENT	3,544,225	3,687,958	143,733	4.1%
3326	1062 JAIL FACILITY	14,980,212	16,055,744	1,075,532	7.2%
3390	1019 SECURITY SERVICES	211,217	262,230	51,013	24.2%
3610	1070 EMERGENCY MEDICAL SERVICE	4,602,845	4,702,920	100,075	2.2%
3700	1041 CORONER	190,750	185,000	(5,750)	-3.0%
3911	1595 HUMANE SOCIETY	20,000	20,000	-	
3920	1065 EMERGENCY MANAGEMENT	82,128	102,250	20,122	24.5%
	<b>Total Public Safety</b>	<b>24,650,375</b>	<b>25,979,202</b>	<b>1,328,827</b>	<b>5.4%</b>
5110	1072 HEALTH SERVICES	965,202	915,202	(50,000)	-5.2%
5440	1073 DEPT OF FAMILY & CHILDREN S	118,500	112,500	(6,000)	-5.1%
	<b>Total Health &amp; Social Services</b>	<b>1,083,702</b>	<b>1,027,702</b>	<b>(56,000)</b>	<b>-5.2%</b>
7130	1081 AGRI EXTENSION	118,385	129,155	10,770	9.1%
7140	1082 NATURAL RESOURCES	12,391	12,391	-	0.0%
	<b>Total Agriculture</b>	<b>130,776</b>	<b>141,546</b>	<b>10,770</b>	<b>8.2%</b>

**Special Services District  
FY 2021/2022 Proposed Budget**

	Approved Budget 2020/21	Estimated 6/30/2021	Proposed Budget 2021/22	Budget Difference	% Change	% of Total Proposed Budget
<b>REVENUES:</b>						
Real Property Current Year	\$ 4,742,207		5,208,141	\$ 465,934	10%	62%
Real Property Prior Year	30,000		30,000	\$ -	0%	0%
Personal Property Current Year	433,160		1,354,200	\$ 921,040	213%	18%
Personal Property Prior Year	15,000		15,000	\$ -	0%	0%
Real Estate Transfer Tax	2,500		10,000	\$ 7,500	300%	0%
Franchise Taxes (Cable)	108,000		112,000	\$ 4,000	4%	1%
Alcohol Bev Excise Tax	275,000		300,000	\$ 25,000	9%	4%
Insurance Premium Taxes	1,000,000		1,100,000	\$ 100,000	10%	13%
Licenses and Permits	87,400		136,000	\$ 48,600	56%	2%
Forest Land Protection Grant	176,200		166,814	\$ (9,386)	-5%	2%
Other Revenues	45,400		7,000	\$ (38,400)	-85%	0%
<b>Total Revenues</b>	<b>6,914,867</b>	<b>8,495,000</b>	<b>8,439,165</b>	<b>\$ 1,524,288</b>	<b>22%</b>	<b>100.0%</b>
Decrease/(Increase) Fund Balance	1,091,191	(1,170,000)	(261,615)	(1,352,806)	-124%	
<b>Totals</b>	<b>\$ 8,006,058</b>	<b>\$ 7,325,000</b>	<b>\$ 8,177,540</b>	<b>\$ 171,482</b>	<b>2.1%</b>	

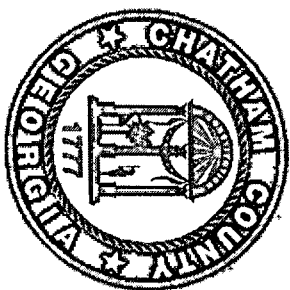
**EXPENDITURES:**

County Police	3,775,855		3,949,476	173,621	4.60%	48.30%
Fire Protection	2,876,280		2,915,807	39,527	1.37%	35.66%
Animal Control	146,791		137,765	(9,026)	-6.15%	1.68%
Street Sweeping Service	40,000		40,000	-	0.00%	0.49%
Storm Water Management	4,000		4,000	-	0.00%	0.05%
Street Lighting/Utilities	266,400		266,400	-	0.00%	3.26%
Recreation	277,855		278,808	953	0.34%	3.41%
Special Events	-		40,000	40,000		0.49%
Planning & Development	413,174		301,466	(111,708)	-27.04%	3.69%
Code Enforcement	183,097		191,818	8,721	4.76%	2.35%
Service Charges	-		2,000	2,000		0.02%
Contingency	22,606		50,000	27,394	121.18%	0.61%
<b>Total Expenditures</b>	<b>\$ 8,006,058</b>	<b>\$ 7,325,000</b>	<b>\$ 8,177,540</b>	<b>\$ 171,482</b>	<b>2.14%</b>	<b>100.0%</b>

Millage Rate	9.173		9.173	-	0.0%
Taxes Levied-Actual/Draft	\$ 5,022,814		\$ 5,158,009	135,195	2.69%
FLPA - Actual/Draft	172,189		166,814	(5,375)	-3.12%
PILOT	562,788		562,788	-	0.00%
Net M&O Digest - Actual/Draft	547,585,026		562,303,295	14,738,269	2.69%
1 mil equals - Actual/Draft	\$ 547,565		\$ 562,303	14,738	2.69%

**Dougherty County**  
**General Fund Proposed Expenditures**  
**Requested Budget 2021/2022**

Dept	EXPENDITURES	Approved Budget 2020/2021	Proposed Budget 2021/2022	Budget Difference	% Budget Change
1110	1110A LEGISLATIVE	259,000	288,700	29,700	11.5%
1320	1110 ADMINISTRATIVE	752,990	647,430	(105,560)	-14.0%
1325	1011B GCAPS PROGRAM	36,100	36,100	-	0.0%
1400	1014 REGISTRATION & ELECTIONS	438,620	534,083	95,463	21.8%
1510	1024 FINANCE DEPARTMENT	512,635	550,565	37,930	7.4%
1530	1013 LEGAL & PROFESSIONAL SERVICES	640,600	640,600	-	0.0%
1535	1017 COMPUTER INFORMATION TECH	1,018,846	1,020,000	1,154	0.1%
1540	1022 HUMAN RESOURCES	538,390	630,335	91,945	17.1%
1545	1012 TAX/TAG COLLECTIONS	2,125,336	2,197,273	71,937	3.4%
1546	1025 BOARD OF EQUALIZATION	5,950	7,950	2,000	33.6%
1560	1018 AUDITING	80,000	80,000	-	0.0%
1565	1016 FACILITIES MANAGEMENT	1,978,150	2,104,500	126,350	6.4%
1566	1016B F/M-CUSTODIAL SERVICES	711,940	805,500	93,560	13.1%
1572	PUBLIC INFORMATION OFFICER	-	103,175	103,175	
1590	1019A MAIL ROOM	126,910	151,250	24,340	19.2%
1595	1015 COMMUNITY DEVELOPMENT	135,850	122,000	(13,850)	-10.2%
1595	1020 PROCUREMENT - CITY OF ALBANY	75,000	75,000	-	0.0%
1595	1020 FIRE DEPT SERV/EMS % - CITY OF ALBANY	1,510,530	1,531,677	21,147	1.4%
1595	311 Call Center	31,194	40,295	9,101	
6510	1021 LIBRARY	2,871,016	2,872,297	1,281	0.0%
<b>Total General County Gov't</b>		<b>13,849,057</b>	<b>14,438,730</b>	<b>589,673</b>	<b>4.3%</b>



**Chatham  
County**

**Fiscal Year 2021-2022  
Proposed Budget**

8.



## County Manager's Budget Message Fiscal Year 2021-2022

**To the Honorable Chairman, Chester A. Ellis & Members of the Chatham County Board of Commissioners:**

As the County Manager of Chatham County, Georgia, it is my legal responsibility to present the Fiscal Year 2021 - 2022 Budget Message and Budget Recommendation. The Budget Message draws heavily from the Chatham Community Blueprint as well as local and state economic forecasts that detail the challenges and opportunities of the upcoming fiscal year. After months of listening to the citizens and your comments, this budget message and recommended budget are designed to achieve our collective vision and accomplish goals brought to the County through the Blueprint process. This is our road map that leads to the consideration and ultimate adoption of the Fiscal Year 2021 - 2022 Budget on June 28, 2021, keeping Chatham County on a planned track of success despite recent economic changes due to COVID-19 response.

### ➔ **"No Millage Increases"**

The Fiscal Year 2021 - 2022 Recommended Budget assumes that the current millage rate(s) stay in place with **NO increases in County millage rates**. Those rates are **11.543** mills in the General Fund M&O and **4.801** mills in the Special Service District (SSD). Revenues and Expenditures for the M&O are balanced for a total budget of **\$209,258,967**. Revenues and Expenditures for the SSD are balanced for a total budget of **\$44,279,000**.

The last sixteen months have been a unique challenge for our organization due to the pandemic; however, Team Chatham rallied and pulled together to keep services and departments operational. Some of our biggest challenges were in judicial operations. Our Team and the Judicial team worked together to keep people safe and adapt to new standards of operations. We continue to live with many changes in operations county-wide but not all of these changes are negative. The pandemic moved everyone to "think out of the box" as to how the County could maintain service levels.

Technology has played a major role with video and voice meetings and better utilization of electronic correspondence as well as implementing policies for telework and employee flex

1 | Page





**Chatham County, GA.**  
FY 2022 Proposed Budget

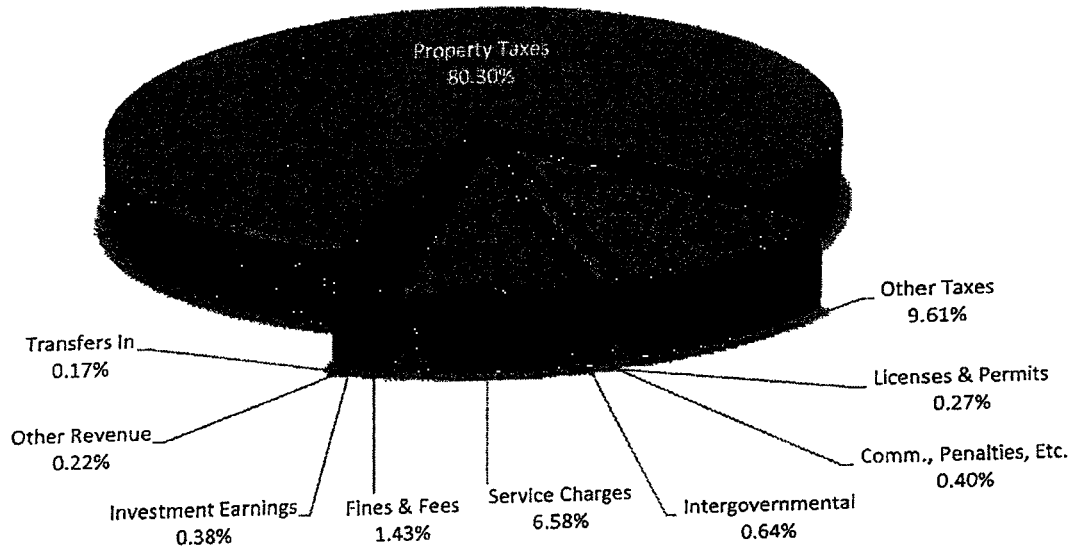
The County's largest operating fund is the General Fund. The General Fund accounts for all functions not required to be accounted for in another fund by either State guidelines and/or other restrictions. The County levies a millage County-wide to support the General Fund's operations.

The following table displays the revenue and expenditures of the General Fund by associated category of revenue and expenditures for the FY2022 proposed budget.

General Fund - M & O			
Revenues		Expenditures	
Property Taxes	168,042,000	General Government	42,964,673
Other Taxes	20,115,000	Judiciary	38,930,615
Comm., Penalties, Etc.	835,000	Public Safety	72,643,299
Licenses & Permits	555,000	Public Works	1,669,812
Intergovernmental	1,344,651	Health & Welfare	15,448,973
Service Charges	13,767,317	Culture & Recreation	15,766,507
Fines & Fees	3,000,000	Housing & Development	606,193
Investment Earnings	800,000	Other Gov. Svcs.	6,452,704
Other Revenue	450,000	Intergovernmental	3,164,677
Transfers In	350,000	Debt Service	1,803,526
Fund Balance / Retained Earnings	-	Transfers Out	9,807,988
<b>Total Revenue</b>	<b>\$ 209,258,968</b>	<b>Total Expenditures</b>	<b>209,258,968</b>

As shown in the previous table, the following charts provide an illustration depicting revenue

**FY22 General Fund Revenue - Where the money comes from...**



and expenses by category.

**Chatham County, GA.**  
FY 2022 Proposed Budget



### WHERE DOES THE MONEY GO?

The following table and graphs summarize the budget for each appropriated County Fund, while highlighting the General and Special Service District. The table below displays actual expenditures in fiscal year 2020, the fiscal year 2021 adopted budget, and the fiscal year 2022 proposed budget. The table also provides the percentage change between fiscal years 2021 and 2022.

FUNDS WHICH FINANCE OPERATIONS		FY 2020 Actual	FY 2021 Adopted	FY 2022 Proposed	% Change
<b>GENERAL FUND</b>					
100	General Fund	203,892,386	205,624,172	209,258,968	1.77%
<b>SPECIAL REVENUE FUNDS</b>					
270	Special Service District	43,390,756	40,590,256	44,279,000	9.09%
210	Confiscated Fund	505,183	635,000	340,000	-46.46%
211	Sheriff Confiscated Fund	148,543	200,000	200,000	0.00%
217	Restricted Court Fees	766,245	1,610,625	1,623,576	0.80%
218	Inmate Welfare Fund	1,691,712	1,250,000	1,250,000	0.00%
214	Street Lighting Fund	601,993	602,299	602,119	-0.03%
215	Emergency Telephone Fund	8,229,522	8,745,965	10,180,299	16.40%
220	State & Local Fiscal Recovery Plan	-	56,218,385	56,218,385	0.00%
221	Emergency Rental Assistance 2 Fund	-	6,893,465	6,893,465	0.00%
250	Multiple Grant Fund	6,486,238	578,217	-	-100.00%
251	Child Support Fund	3,203,315	3,213,546	3,260,147	1.45%
259	Emergency Rental Assistance 1 Fund	-	8,712,085	6,512,085	0.00%
275	Hotel / Motel Tax Fund	1,150,298	1,400,000	720,000	-48.57%
290	Land Disturbing Activities Ord.	520,575	521,618	486,870	-6.66%
291	Land Bank Authority	51,993	30,000	30,780	2.60%
<b>ENTERPRISE FUNDS</b>					
505	Sewer Revenue Fund	1,775,721	4,874,075	2,766,986	-43.23%
540	Solid Waste Mgmt. Fund	4,790,738	6,054,939	6,192,005	2.26%
555	Parking Garage Revenue Fund	491,681	454,984	451,998	-0.66%
570	Building Safety & Reg. Svcs. Fund	1,566,319	1,618,364	1,435,104	-11.32%
<b>FUNDS WHICH FINANCE CAPITAL &amp; SPECIAL PROJECTS</b>					
320	1 % Sales Tax Fund I (85 - 93)	2,923,554	5,174,863	5,224,893	0.97%
321	1 % Sales Tax Fund II (93 - 98)	28,802	2,521,352	2,509,064	-0.49%
322	1 % Sales Tax Fund III (98 - 03)	4,707,737	28,775,950	34,765,874	20.82%
323	1 % Sales Tax Fund IV (03 - 08)	8,469,992	20,151,021	15,362,368	-23.76%
324	1 % Sales Tax Fund V (08 - 14)	10,107,925	24,690,697	19,056,205	-22.82%
325	1 % Sales Tax Fund VI (14 - 20)	81,239,677	116,403,673	89,824,551	-22.83%
327	1 % Sales Tax Fund VII (20 - 26)	-	400,000,000	381,526,226	-4.62%
350	General Purpose CIP Fund	15,674,978	7,733,843	11,491,073	48.58%
355	Capital Asset Replacement Fund	1,000,000	-	1,000,000	0.00%
370	Capital bond - Trail Court Building	-	5,250	83,684,544	1593815%
<b>DEBT SERVICE FUNDS</b>					
410	Chatham County Hospital Authority	3,000,000	-	-	0.00%
<b>INTERNAL SERVICE FUNDS</b>					
605	Computer Replacement Fund	1,668,478	1,647,981	2,016,272	22.35%
625	Risk Management Fund	5,235,242	6,037,382	8,202,921	35.87%
650	Group Health Insurance Fund	26,682,603	29,198,058	31,118,712	6.58%
<b>TOTAL BUDGET</b>		<b>\$ 440,002,208</b>	<b>\$ 992,168,066</b>	<b>\$ 1,038,484,490</b>	<b>4.67%</b>

**Chatham County, GA.**  
FY 2022 Proposed Budget

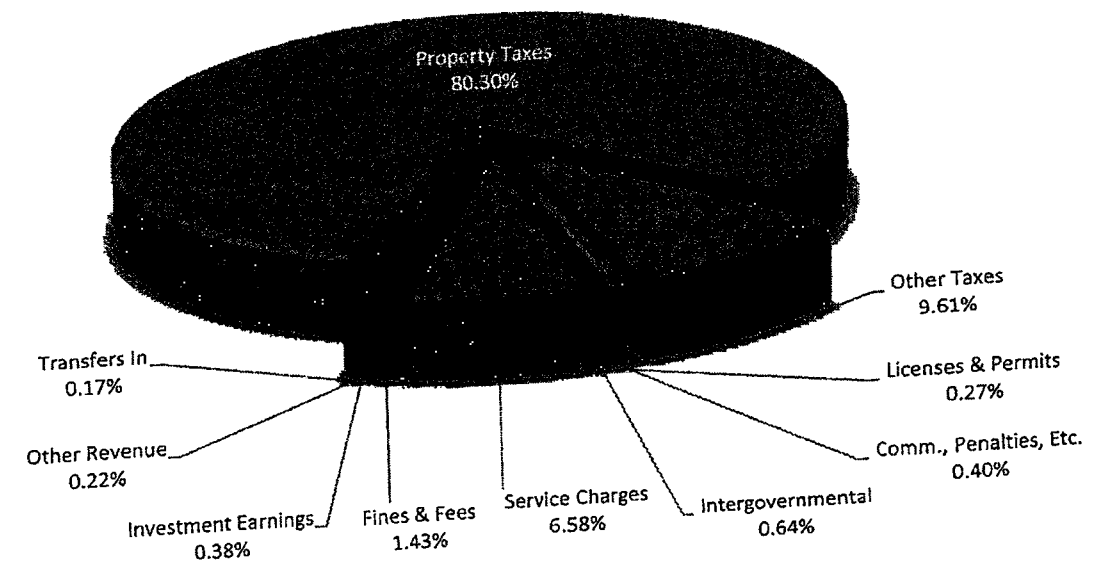
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Fees & Permits	555,000	Public Works	1,669,812
Governmental	1,344,651	Health & Welfare	15,448,973
Service Charges	13,767,317	Culture & Recreation	15,766,507
Fees	3,000,000	Housing & Development	606,193
Investment Earnings	800,000	Other Gov. Svcs.	6,452,704
Revenue	450,000	Intergovernmental	3,164,677
Transfers In	350,000	Debt Service	1,803,526
Balance / Retained Earnings	-	Transfers Out	9,807,988
Revenue	\$ 209,258,968	Total Expenditures	\$ 209,258,968

Shown in the previous table, the following charts provide an illustration depicting revenue

**FY22 General Fund Revenue - Where the money comes from...**



expenses by category.


**Chatham County, GA.**  
**FY 2022 Proposed Budget**

	FY2020 ACTUAL	FY2021 ADOPTED	FY2022 REQUESTED	FY2022 PROPOSED	% CHANGE
<b>1001110 - BOARD OF COMMISSIONERS</b>					
511100 REGULAR EMPLOYEES	371,455	365,717	371,434	371,434	1.56%
512100 HEALTH INSURANCE	91,387	89,096	137,573	137,573	54.41%
512200 SOCIAL SECURITY	25,945	25,906	27,163	27,163	4.85%
512400 PENSION CONTRIBUTIONS	64,601	57,866	52,705	52,705	-8.92%
512900 OPEB CONTRIBUTIONS	21,000	35,800	38,000	38,000	6.15%
521100 OFFICIAL/ADMIN SERVICES	2,291	2,300	2,300	2,300	0.00%
522200 REPAIRS & MAINTENANCE	-	250	250	250	0.00%
522310 BUILDING & LAND RENTAL	684	1,000	1,000	1,000	0.00%
523200 TELEPHONE SERVICE	10,767	6,500	30,000	30,000	361.54%
523210 POSTAGE	684	1,500	1,500	1,500	0.00%
523300 ADVERTISING	2,005	5,000	5,000	5,000	0.00%
523400 PRINTING AND BINDING EXP	-	1,000	1,000	1,000	0.00%
523500 TRAVEL EXPENSES	29,815	18,000	18,000	18,000	0.00%
523600 DUES AND FEES	33,572	35,000	35,000	35,000	0.00%
523700 EDUCATION AND TRAINING	11,804	10,000	10,000	10,000	0.00%
523900 OTHER PURCHASED SERVICES	74,000	75,000	83,000	83,000	10.67%
531100 GENERAL SUPPLIES	5,853	10,000	12,000	12,000	20.00%
531310 CATERED MEALS	27,802	50,000	40,000	40,000	-20.00%
531400 BOOKS & PERIODICALS	-	150	150	150	0.00%
531700 OTHER SUPPLIES	1,037	1,000	750	750	-25.00%
542500 OTHER EQUIPMENT	413	13,200	10,000	10,000	-24.24%
551110 INTERNAL SVC-COMPUTER REP	3,399	3,716	3,756	3,757	1.10%
551115 INTERNAL SVC - SAFETY	900	900	900	900	0.00%
573000 PMTS TO OTHERS	-	50,000	-	50,000	0.00%
<b>1001110 - BOARD OF COMMISSIONERS TOTAL</b>	<b>\$ 779,415</b>	<b>\$ 858,901</b>	<b>\$ 881,481</b>	<b>\$ 931,482</b>	<b>8.45%</b>
<b>1001115 - YOUTH COMMISSION</b>					
521200 PROFESSIONAL SERVICES	1,025	2,000	-	2,000	0.00%
523200 TELEPHONE SERVICE	21	-	-	-	0.00%
523500 TRAVEL EXPENSES	47,542	17,500	-	17,500	0.00%
523700 EDUCATION AND TRAINING	1,850	1,000	-	1,000	0.00%
531100 GENERAL SUPPLIES	1,642	2,000	-	2,000	0.00%
531310 CATERED MEALS	1,969	2,000	-	2,000	0.00%
573000 PMTS TO OTHERS	2,165	7,000	-	7,000	0.00%
<b>1001115 - YOUTH COMMISSION TOTAL</b>	<b>\$ 56,215</b>	<b>\$ 31,500</b>	<b>\$ -</b>	<b>\$ 31,500</b>	<b>0.00%</b>
<b>1001130 - CLERK OF COMMISSION</b>					
511100 REGULAR EMPLOYEES	119,491	119,229	123,555	123,555	3.63%
511200 TEMPORARY EMPLOYEES	6,412	-	-	-	0.00%
511300 OVERTIME	1,285	1,500	-	-	0.00%
512100 HEALTH INSURANCE	32,302	31,177	34,405	34,405	10.35%
512200 SOCIAL SECURITY	8,641	8,191	8,355	8,355	2.00%
512400 PENSION CONTRIBUTIONS	22,820	20,293	18,917	18,917	-6.78%
512900 OPEB CONTRIBUTIONS	8,400	8,000	7,600	7,600	-5.00%
522200 REPAIRS & MAINTENANCE	1,571	2,500	2,500	2,500	0.00%
522320 EQUIPMENT RENTALS	-	1,000	1,000	-	0.00%
523200 TELEPHONE SERVICE	-	-	-	1,500	0.00%



**Chatham County, GA.**  
FY 2022 Proposed Budget

	FY2020 ACTUAL	FY2021 ADOPTED	FY2022 REQUESTED	FY2022 PROPOSED	% CHANGE
523700 EDUCATION AND TRAINING	1,560	2,000	4,000	4,000	100.00%
523900 OTHER PURCHASED SERVICES	431,762	300,000	300,000	300,000	0.00%
531100 GENERAL SUPPLIES	10,293	20,000	20,000	20,000	0.00%
531270 GASOLINE/DIESEL	1,051	1,315	1,145	1,145	-12.93%
531310 CATERED MEALS	64	500	800	800	60.00%
531400 BOOKS & PERIODICALS	1,092	2,500	3,200	3,200	28.00%
531700 OTHER SUPPLIES	-	2,000	2,000	2,000	0.00%
542400 COMPUTERS	-	2,000	8,000	8,000	300.00%
551110 INTERNAL SVC-COMPUTER REP	15,086	16,482	16,658	16,658	1.07%
551115 INTERNAL SVC - SAFETY	6,300	7,650	7,200	7,200	-5.88%
1002820 -INDIGENT DEFENSE TOTAL	\$ 1,864,886	\$ 1,996,781	\$ 2,064,057	\$ 2,213,057	10.83%



**Chatham County, GA.**  
**FY 2022 Proposed Budget**

Item 5d.

	FY2020 ACTUAL	FY2021 ADOPTED	FY2022 REQUESTED	FY2022 PROPOSED	% CHANGE
521200 PROFESSIONAL SERVICES	254,762	460,000	415,338	415,338	-9.71%
522200 REPAIRS & MAINTENANCE	5,265	140,000	190,000	140,000	0.00%
522210 FLEET - PARTS	4,466	4,110	4,200	4,200	2.19%
522220 FLEET - LABOR	3,540	2,050	3,600	3,600	75.61%
522230 FLEET - OUTSOURCED SERVICE	6,500	6,115	7,090	7,090	15.94%
523200 TELEPHONE SERVICE	501	1,400	1,400	1,400	0.00%
523210 POSTAGE	-	50	50	50	0.00%
523300 ADVERTISING	-	500	500	500	0.00%
523500 TRAVEL EXPENSES	-	300	300	300	0.00%
523600 DUES AND FEES	473	650	650	650	0.00%
523700 EDUCATION AND TRAINING	-	250	250	250	0.00%
523900 OTHER PURCHASED SERVICES	389,536	2,692,800	1,243,480	1,006,178	-62.63%
531100 GENERAL SUPPLIES	-	200	200	200	0.00%
531270 GASOLINE/DIESEL	8,425	13,843	11,285	11,285	-18.48%
531290 UTILITIES OTHER	945,263	1,355,895	1,423,565	975,000	-28.09%
531700 OTHER SUPPLIES	100	1,200	1,200	1,200	0.00%
531710 UNIFORMS	-	400	400	400	0.00%
551100 INDIRECT COST ALLOCATION	-	49,176	41,317	46,285	-5.88%
551110 INTERNAL SVC-COMPUTER REP	680	743	751	751	1.08%
551115 INTERNAL SVC - SAFETY	450	450	450	450	0.00%
561000 DEPRECIATION	46,040	48,366	54,930	54,930	13.57%
5054400 - WATER & SEWER TOTAL	\$ 1,303,554	\$ 4,874,075	\$ 3,497,885	\$ 2,766,386	-43.24%
<b>540 - SOLID WASTE FUND</b>					
344150 LANDFILL USE FEE	-815,652	-1,239,595	-275,000	-275,000	-77.82%
344190 SOLID WASTE SERVICE FEE	-2,453,091	-2,446,130	-2,638,570	-3,621,491	48.05%
361000 INTEREST REVENUE	-92,382	-100,000	-9,000	-9,000	-91.00%
390100 TRANS IN FR GENERAL FUND	-1,320,637	-1,500,000	-	-1,500,000	0.00%
390270 TRANS IN FR SSD FUND	-	-769,114	-	-769,114	0.00%
392100 SALE OF ASSETS	-108,976	-	-	-	0.00%
540 - SOLID WASTE FUND TOTAL	\$-4,790,738	\$-6,054,839	\$-2,922,570	\$-6,174,605	0.00%
<b>5404501 - M &amp; O DROP OFF CENTERS</b>					
511100 REGULAR EMPLOYEES	432,426	488,683	645,656	645,656	32.12%
511300 OVERTIME	53,016	50,000	55,000	55,000	10.00%
512100 HEALTH INSURANCE	118,925	162,437	183,339	183,339	12.87%
512200 SOCIAL SECURITY	33,650	33,092	44,262	44,262	33.75%
512400 PENSION CONTRIBUTIONS	74,678	82,759	75,978	75,978	-8.19%
512405 NPL ADJUSTMENT EXPENSE	-51,499	-	-	-	0.00%
512900 OPEB CONTRIBUTIONS	54,600	49,700	47,500	40,000	-19.52%
512910 NET OPEB LIABILITY ADJUSTMENT	-236,899	-	-	-	0.00%
521200 PROFESSIONAL SERVICES	3,150	10,000	10,000	10,000	0.00%
522200 REPAIRS & MAINTENANCE	21,850	15,000	20,000	20,000	33.33%
522210 FLEET - PARTS	39,787	25,240	28,825	28,825	14.20%
522220 FLEET - LABOR	26,388	28,404	26,920	26,920	-5.22%
522230 FLEET - OUTSOURCED SERVICE	21,596	45,110	40,050	40,050	-11.22%
523200 TELEPHONE SERVICE	2,569	2,500	2,500	2,500	0.00%



# Chatham County, GA.

## FY 2022 Proposed Budget

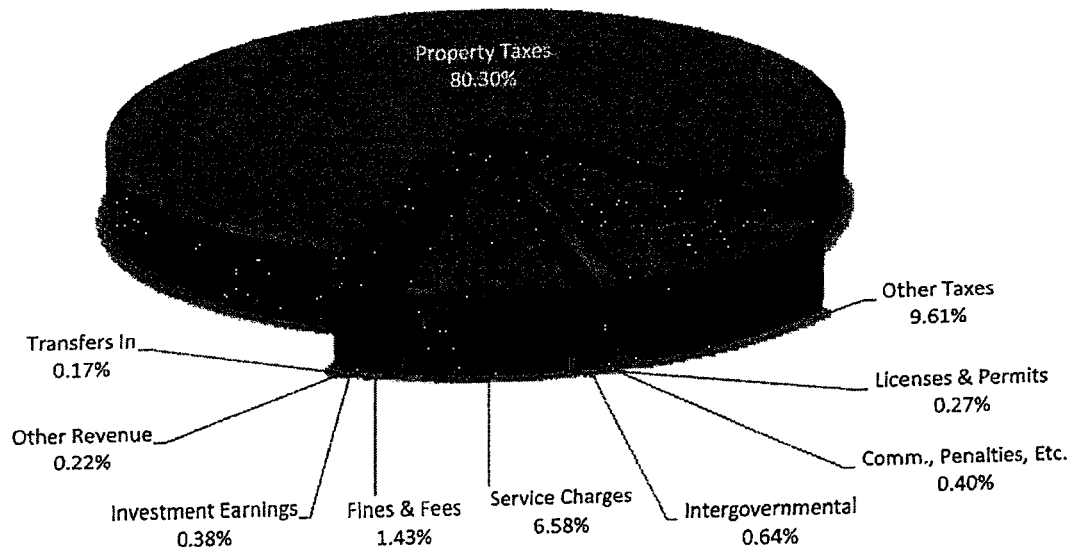
The County's largest operating fund is the General Fund. The General Fund accounts for all functions not required to be accounted for in another fund by either State guidelines and/or other restrictions. The County levies a millage County-wide to support the General Fund's operations.

The following table displays the revenue and expenditures of the General Fund by associated category of revenue and expenditures for the FY2022 proposed budget.

General Fund - M & D			
Revenues		Expenditures	
Property Taxes	168,042,000	General Government	42,964,673
Other Taxes	20,115,000	Judiciary	38,930,615
Comm., Penalties, Etc.	835,000	Public Safety	72,643,299
Licenses & Permits	555,000	Public Works	1,669,812
Intergovernmental	1,344,651	Health & Welfare	15,448,973
Service Charges	13,767,317	Culture & Recreation	15,766,507
Fines & Fees	3,000,000	Housing & Development	606,193
Investment Earnings	800,000	Other Gov. Svcs.	6,452,704
Other Revenue	450,000	Intergovernmental	3,164,677
Transfers In	350,000	Debt Service	1,803,526
Fund Balance / Retained Earnings	-	Transfers Out	9,807,988
<b>Total Revenue</b>	<b>\$ 209,258,968</b>	<b>Total Expenditures</b>	<b>\$ 209,258,968</b>

As shown in the previous table, the following charts provide an illustration depicting revenue

## FY22 General Fund Revenue - Where the money comes from...

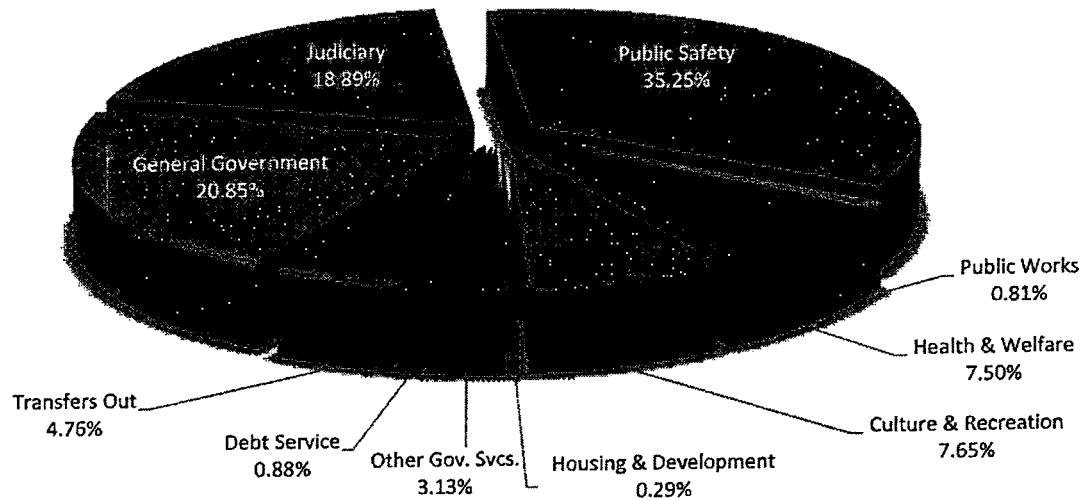


and expenses by category.

**Chatham County, GA.**  
FY 2022 Proposed Budget



**FY22 General Fund Expenditures - Where the money goes...**



While the General Fund is the county's largest operating fund. The Special Service District (SSD) accounts for services provided within the County's unincorporated area such as Police, Public Works, Engineering, and Building Safety/Regulatory Services, to name a few. The County levies an additional millage rate within the unincorporated area to support these operations. The below table illustrates the revenue and expenditures by function for the SSD.

Special Service District - FY2022			
Revenues		Expenditures	
Property Taxes	29,694,500	General Government	5,646,447
Other Taxes	8,800,000	Judiciary	1,548,788
Comm., Penalties, Etc.	30,000	Public Safety	16,803,111
Licenses & Permits	1,250,000	Public Works	9,408,620
Service Charges	272,000	Housing & Development	2,213,189
Fines & Fees	1,505,000	Other Gov. Svcs.	3,101,885
Investment Earnings	100,000	Intergovernmental	20,000
Other Revenue	500,000	Transfers Out	5,536,960
Transfers In	2,127,500		
<b>Total Revenue</b>	<b>\$44,279,000</b>	<b>Total Expenditures</b>	<b>\$44,279,000</b>

**Chatham County, GA.**  
FY 2022 Proposed Budget



### WHERE DOES THE MONEY GO?

The following table and graphs summarize the budget for each appropriated County Fund, while highlighting the General and Special Service District. The table below displays actual expenditures in fiscal year 2020, the fiscal year 2021 adopted budget, and the fiscal year 2022 proposed budget. The table also provides the percentage change between fiscal years 2021 and 2022.

FUNDS WHICH FINANCE OPERATIONS		FY 2020 Actual	FY 2021 Adopted	FY 2022 Proposed	% Change
<b>GENERAL M &amp; O</b>					
100	General Fund	203,892,386	205,624,172	209,258,968	1.77%
<b>SPECIAL REVENUE FUNDS</b>					
270	Special Service District	43,390,756	40,590,256	44,279,000	9.09%
210	Confiscated Fund	505,183	635,000	340,000	-46.46%
211	Sheriff Confiscated Fund	148,543	200,000	200,000	0.00%
217	Restricted Court Fees	766,245	1,610,625	1,623,576	0.80%
218	Inmate Welfare Fund	1,691,712	1,250,000	1,250,000	0.00%
214	Street Lighting Fund	601,993	602,299	602,119	-0.03%
215	Emergency Telephone Fund	8,229,522	8,745,965	10,180,299	16.40%
220	State & Local Fiscal Recovery Plan	-	56,218,385	56,218,385	0.00%
221	Emergency Rental Assistance 2 Fund	-	6,893,465	6,893,465	0.00%
250	Multiple Grant Fund	6,486,238	578,217	-	-100.00%
251	Child Support Fund	3,203,315	3,213,546	3,260,147	1.45%
259	Emergency Rental Assistance 1 Fund	-	8,712,085	6,512,085	0.00%
275	Hotel / Motel Tax Fund	1,150,298	1,400,000	720,000	-48.57%
290	Land Disturbing Activities Ord.	520,575	521,618	486,870	-6.66%
291	Land Bank Authority	51,993	30,000	30,780	2.60%
<b>ENTERPRISE FUNDS</b>					
505	Sewer Revenue Fund	1,775,721	4,874,075	2,766,986	-43.23%
540	Solid Waste Mgmt. Fund	4,790,738	6,054,939	6,192,005	2.26%
555	Parking Garage Revenue Fund	491,681	454,984	451,998	-0.66%
570	Building Safety & Reg. Svcs. Fund	1,566,319	1,618,364	1,435,104	-11.32%
<b>FUNDS WHICH FINANCE CAPITAL &amp; SPECIAL PROJECTS</b>					
320	1 % Sales Tax Fund I (85 - 93)	2,923,554	5,174,863	5,224,893	0.97%
321	1 % Sales Tax Fund II (93 - 98)	28,802	2,521,352	2,509,064	-0.49%
322	1 % Sales Tax Fund III (98 - 03)	4,707,737	28,775,950	34,765,874	20.82%
323	1 % Sales Tax Fund IV (03 - 08)	8,469,992	20,151,021	15,362,368	-23.76%
324	1 % Sales Tax Fund V (08 - 14)	10,107,925	24,690,697	19,056,205	-22.82%
325	1 % Sales Tax Fund VI (14 - 20)	81,239,677	116,403,673	89,824,551	-22.83%
327	1 % Sales Tax Fund VII (20 - 26)	-	400,000,000	381,526,226	-4.62%
350	General Purpose CIP Fund	15,674,978	7,733,843	11,491,073	48.58%
355	Capital Asset Replacement Fund	1,000,000	-	1,000,000	0.00%
370	Capital bond - Trail Court Building	-	5,250	83,684,544	1593815%
<b>DEBT SERVICE FUNDS</b>					
410	Chatham County Hospital Authority	3,000,000	-	-	0.00%
<b>INTERNAL SERVICE FUNDS</b>					
605	Computer Replacement Fund	1,668,478	1,647,981	2,016,272	22.35%
625	Risk Management Fund	5,235,242	6,037,382	8,202,921	35.87%
650	Group Health Insurance Fund	26,682,603	29,198,058	31,118,712	6.58%
<b>TOTAL BUDGET</b>		<b>\$ 440,002,202</b>	<b>\$ 992,168,066</b>	<b>\$ 1,038,489,490</b>	<b>4.67%</b>





# Chatham County, GA. FY 2022 Proposed Budget

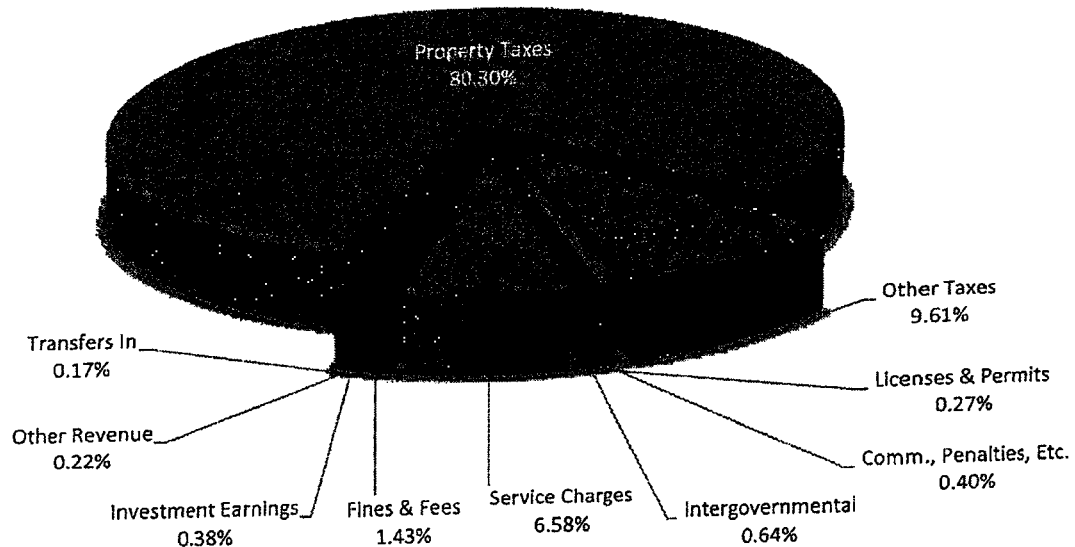
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**FY22 General Fund Revenue - Where the money comes from...**



and expenses by category.

# Chatham County, GA.

## FY 2022 Proposed Budget



	FY2020 ACTUAL	FY2021 ADOPTED	FY2022 REQUESTED	FY2022 PROPOSED	% CHANGE
<b>1002800 - PUBLIC DEFENDER</b>					
511100 REGULAR EMPLOYEES	100,477	130,413	116,547	116,547	-10.63%
512100 HEALTH INSURANCE	4,923	8,729	-	-	0.00%
512200 SOCIAL SECURITY	7,534	9,765	8,912	8,912	-8.74%
512400 PENSION CONTRIBUTIONS	16,102	8,626	-	-	0.00%
512900 OPEB CONTRIBUTIONS	8,400	4,000	22,800	22,800	470.00%
521200 PROFESSIONAL SERVICES	37,918	30,000	30,000	30,000	0.00%
521300 TECHNICAL SERVICES	1,949	3,000	3,000	3,000	0.00%
522200 REPAIRS & MAINTENANCE	95	500	500	500	0.00%
522210 FLEET - PARTS	1,716	1,520	1,575	1,575	3.62%
522220 FLEET - LABOR	1,597	1,700	1,555	1,555	-8.53%
522230 FLEET - OUTSOURCED SERVICE	2,004	1,215	1,065	1,065	-12.35%
522320 EQUIPMENT RENTALS	10,784	16,000	16,000	16,000	0.00%
523200 TELEPHONE SERVICE	4,963	3,250	4,000	4,000	23.08%
523210 POSTAGE	2,848	3,500	3,500	3,500	0.00%
523400 PRINTING AND BINDING EXP	212	790	790	790	0.00%
523500 TRAVEL EXPENSES	1,090	1,250	1,250	1,250	0.00%
523600 DUES AND FEES	342	8,000	8,000	8,000	0.00%
523700 EDUCATION AND TRAINING	1,658	1,500	1,500	1,500	0.00%
523900 OTHER PURCHASED SERVICES	702	1,000	7,500	7,500	650.00%
531100 GENERAL SUPPLIES	18,275	21,430	23,069	23,069	7.65%
531270 GASOLINE/DIESEL	5,737	8,505	6,845	6,845	-19.52%
531310 CATERED MEALS	1,031	1,500	1,500	1,500	0.00%
531400 BOOKS & PERIODICALS	6,938	10,000	10,000	10,000	0.00%
531700 OTHER SUPPLIES	11	-	-	-	0.00%
551110 INTERNAL SVC-COMPUTER REP	22,227	24,067	24,299	24,299	0.96%
551115 INTERNAL SVC - SAFETY	1,800	4,050	3,150	3,150	-22.22%
572000 PMTS TO OTHER AGCY	2,791,937	3,159,921	3,475,913	3,159,921	0.00%
<b>1002800 - PUBLIC DEFENDER TOTAL</b>	<b>\$ 3,053,270</b>	<b>\$ 3,464,231</b>	<b>\$ 3,773,270</b>	<b>\$ 3,457,278</b>	<b>-0.20%</b>
<b>1002820 - INDIGENT DEFENSE</b>					
511100 REGULAR EMPLOYEES	590,851	683,724	710,696	710,696	3.94%
511200 TEMPORARY EMPLOYEES	1,693	-	-	-	0.00%
512100 HEALTH INSURANCE	193,118	192,327	214,570	214,570	11.57%
512200 SOCIAL SECURITY	40,762	48,096	48,740	48,740	1.34%
512400 PENSION CONTRIBUTIONS	127,184	101,292	109,198	109,198	7.81%
512900 OPEB CONTRIBUTIONS	57,750	54,950	52,250	52,250	-4.91%
521200 PROFESSIONAL SERVICES	377,272	550,000	551,000	700,000	27.27%
522200 REPAIRS & MAINTENANCE	93	500	500	500	0.00%
522210 FLEET - PARTS	276	100	185	185	85.00%
522220 FLEET - LABOR	283	280	285	285	1.79%
522230 FLEET - OUTSOURCED SERVICE	-	100	100	100	0.00%
522320 EQUIPMENT RENTALS	3,847	2,740	3,850	3,850	40.51%
523200 TELEPHONE SERVICE	1,508	1,100	1,555	1,555	41.36%
523210 POSTAGE	1,523	2,100	3,100	3,100	47.62%
523500 TRAVEL EXPENSES	313	1,250	1,250	1,250	0.00%
523600 DUES AND FEES	1,205	3,775	3,775	3,775	0.00%



# Chatham County, GA.

## FY 2022 Proposed Budget

	FY2020 ACTUAL	FY2021 ADOPTED	FY2022 REQUESTED	FY2022 PROPOSED	% CHANGE
523210 POSTAGE	61	250	250	250	0.00%
523500 TRAVEL EXPENSES	7,766	5,000	7,000	5,000	0.00%
523600 DUES AND FEES	210	680	750	750	10.29%
523700 EDUCATION AND TRAINING	505	2,150	3,000	3,000	39.53%
531100 GENERAL SUPPLIES	3,864	8,500	8,500	7,500	-11.76%
531400 BOOKS & PERIODICALS	6,560	10,750	10,750	10,750	0.00%
551110 INTERNAL SVC-COMPUTER REP	1,360	1,487	1,502	1,053	-29.19%
551115 INTERNAL SVC - SAFETY	450	450	900	900	100.00%
1001130 - CLERK OF COMMISSION TOTAL	\$ 221,700	\$ 221,157	\$ 228,984	\$ 226,035	2.21%
<b>1001320 - COUNTY MANAGER</b>					
511100 REGULAR EMPLOYEES	835,556	800,556	845,486	845,486	5.61%
511200 TEMPORARY EMPLOYEES	6,855	15,000	-	-	0.00%
511300 OVERTIME	6,596	-	-	-	0.00%
512100 HEALTH INSURANCE	92,322	114,099	85,418	85,418	-25.14%
512200 SOCIAL SECURITY	48,372	45,050	47,037	47,037	4.41%
512400 PENSION CONTRIBUTIONS	147,911	134,507	127,962	127,962	-4.87%
512900 OPEB CONTRIBUTIONS	25,200	24,000	22,800	22,800	-5.00%
521200 PROFESSIONAL SERVICES	4,369	3,000	7,500	7,500	150.00%
522200 REPAIRS & MAINTENANCE	-	2,500	2,500	2,500	0.00%
522210 FLEET - PARTS	95	100	155	155	55.00%
522220 FLEET - LABOR	286	240	305	305	27.08%
522230 FLEET - OUTSOURCED SERVICE	543	500	315	315	-37.00%
522310 BUILDING & LAND RENTAL	3,060	3,900	3,900	3,900	0.00%
523200 TELEPHONE SERVICE	5,930	7,000	7,000	7,000	0.00%
523210 POSTAGE	150	800	600	600	-25.00%
523400 PRINTING AND BINDING EXP	1,008	3,000	2,000	2,000	-33.33%
523500 TRAVEL EXPENSES	13,063	11,000	20,000	20,000	81.82%
523600 DUES AND FEES	5,669	10,000	9,000	9,000	-10.00%
523700 EDUCATION AND TRAINING	614	3,000	6,000	6,000	100.00%
523900 OTHER PURCHASED SERVICES	224	30,000	30,000	30,000	0.00%
531100 GENERAL SUPPLIES	10,889	13,000	13,000	13,000	0.00%
531270 GASOLINE/DIESEL	1,413	1,500	1,285	1,285	-14.33%
531310 CATERED MEALS	3,629	3,000	3,000	3,000	0.00%
531400 BOOKS & PERIODICALS	856	1,100	1,200	1,200	9.09%
531710 UNIFORMS	752	1,000	1,000	1,000	0.00%
541300 BLDGS/ BLDG IMPROVEMENTS	1,225	10,000	12,000	12,000	20.00%
542400 COMPUTERS	1,075	5,000	4,000	4,000	-20.00%
542500 OTHER EQUIPMENT	2,173	4,000	4,000	4,000	0.00%
551110 INTERNAL SVC-COMPUTER REP	5,202	5,646	5,702	5,704	1.03%
551115 INTERNAL SVC - SAFETY	2,700	2,700	2,700	2,700	0.00%
1001320 - COUNTY MANAGER TOTAL	\$ 1,227,735	\$ 1,255,198	\$ 1,265,865	\$ 1,265,867	0.85%

# Chatham County, GA.

## FY 2022 Proposed Budget



	FY2020 ACTUAL	FY2021 ADOPTED	FY2022 REQUESTED	FY2022 PROPOSED	% CHANGE
<b>1003300 - SHERIFF</b>					
511100 REGULAR EMPLOYEES	5,069,608	5,800,961	6,020,499	5,967,964	2.88%
511200 TEMPORARY EMPLOYEES	1,013,776	640,508	715,600	655,600	2.36%
511300 OVERTIME	444,487	300,000	302,309	302,309	0.77%
512100 HEALTH INSURANCE	1,308,409	1,593,791	1,695,132	1,695,132	6.36%
512200 SOCIAL SECURITY	453,887	457,610	464,196	458,076	0.10%
512400 PENSION CONTRIBUTIONS	1,373,736	966,191	893,284	887,116	-8.18%
512900 OPEB CONTRIBUTIONS	460,038	432,000	410,400	410,400	-5.00%
521100 OFFICIAL/ADMIN SERVICES	13,555	20,525	20,225	20,225	-1.46%
521200 PROFESSIONAL SERVICES	834	2,500	2,712	2,712	8.48%
522130 CUSTODIAL EXPENSE	-	500	500	500	0.00%
522200 REPAIRS & MAINTENANCE	74,068	47,773	47,593	47,593	-0.38%
522210 FLEET - PARTS	51,662	51,280	54,415	54,415	6.11%
522220 FLEET - LABOR	50,291	50,665	52,085	52,085	2.80%
522230 FLEET - OUTSOURCED SERVICE	22,231	62,575	51,830	51,830	-17.17%
522320 EQUIPMENT RENTALS	29,392	41,950	50,783	50,783	21.06%
523200 TELEPHONE SERVICE	46,746	29,230	32,880	32,880	12.49%
523210 POSTAGE	6,021	6,417	6,140	6,140	-4.32%
523300 ADVERTISING	8,275	500	8,676	8,676	1,635.20%
523400 PRINTING AND BINDING EXP	6,198	10,650	10,650	10,650	0.00%
523500 TRAVEL EXPENSES	23,480	15,000	39,235	39,235	161.57%
523600 DUES AND FEES	4,631	4,850	5,700	5,700	17.53%
523700 EDUCATION AND TRAINING	19,930	12,194	24,948	24,948	104.59%
523900 OTHER PURCHASED SERVICES	147,078	246,269	325,582	252,922	2.70%
531100 GENERAL SUPPLIES	50,530	47,565	40,978	40,978	-13.85%
531270 GASOLINE/DIESEL	179,534	227,545	196,910	196,910	-13.46%
531400 BOOKS & PERIODICALS	1,338	2,075	2,140	2,140	3.13%
531600 OTHER SMALL EQUIPMENT	1,785	5,519	5,000	5,000	-9.40%
531700 OTHER SUPPLIES	171,934	110,658	122,722	122,722	10.90%
531710 UNIFORMS	175,058	156,882	148,328	148,328	-5.45%
542300 FURNITURE & FIXTURES	15,784	3,632	3,632	3,632	0.00%
542400 COMPUTERS	14,254	5,000	5,000	5,000	0.00%
542500 OTHER EQUIPMENT	86,866	70,530	-	-	0.00%
551105 INTERNAL SVC - RADIO REPLACE	-	232,980	232,980	357,444	53.42%
551110 INTERNAL SVC-COMPUTER REP	183,786	194,446	195,787	195,787	0.69%
551115 INTERNAL SVC - SAFETY	63,450	45,900	45,900	45,900	0.00%
551120 REIMBURSEMENTS TO FUNDS	-1,635,134	-425,000	-	-425,000	0.00%
<b>1003300 - SHERIFF TOTAL</b>	<b>\$ 9,937,517</b>	<b>\$ 11,471,671</b>	<b>\$ 12,234,751</b>	<b>\$ 11,736,732</b>	<b>2.31%</b>



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523700 EDUCATION AND TRAINING	9,631	8,925	17,850	13,388	50.01%
523900 OTHER PURCHASED SERVICES	129,562	162,949	113,625	113,625	-30.27%
531100 GENERAL SUPPLIES	34,195	35,000	35,000	35,000	0.00%
531270 GASOLINE/DIESEL	7,192	8,690	7,415	7,415	-14.67%
531290 UTILITIES OTHER	88,954	115,000	115,000	115,000	0.00%
531310 CATERED MEALS	755	4,400	4,400	4,400	0.00%
531400 BOOKS & PERIODICALS	3,908	6,000	15,700	12,200	103.33%
531700 OTHER SUPPLIES	2,300	3,500	3,000	3,000	-14.29%
531710 UNIFORMS	2,011	2,700	2,700	2,700	0.00%
542300 FURNITURE & FIXTURES	933	2,000	15,000	6,000	200.00%
542400 COMPUTERS	1,290	10,000	8,000	25,000	150.00%
542500 OTHER EQUIPMENT	10,539	3,000	16,000	16,000	433.33%
551110 INTERNAL SVC-COMPUTER REP	52,420	57,179	57,778	57,778	1.05%
551115 INTERNAL SVC - SAFETY	26,550	11,700	27,000	27,000	130.77%
1002600 - JUVENILE COURT TOTAL	\$ 5,510,992	\$ 5,892,642	\$ 6,493,432	\$ 5,978,959	1.46%

16.	1002620 - JUVENILE COURT INDIGENT DEFENSE				
	511100 REGULAR EMPLOYEES	-	247,309	198,259	-19.83%
	512100 HEALTH INSURANCE	-	81,570	61,808	-24.23%
	512200 SOCIAL SECURITY	-	17,290	13,570	-21.52%
	512400 PENSION CONTRIBUTIONS	48,750	42,313	29,728	-29.74%
	512850 OPEB EMPLOYER CONTRIBUTIONS	-	21,000	15,200	-27.62%
	521200 PROFESSIONAL SERVICES	770,067	630,000	630,000	0.00%
	531100 GENERAL SUPPLIES	-	10,000	10,000	0.00%
	551115 INTERNAL SVC - SAFETY	-	2,700	2,700	0.00%
	1002620 - INDIGENT DEFENSE TOTAL	\$ 818,817	\$ 1,049,482	\$ 961,265	-8.41%

1002700 - GRAND JURY					
522310 BUILDING & LAND RENTAL	946	2,600	2,600	2,600	0.00%
523300 ADVERTISING	114	6,000	6,000	6,000	0.00%
523600 DUES AND FEES	7,203	5,000	5,175	5,175	3.50%
531100 GENERAL SUPPLIES	2,552	2,300	2,300	2,300	0.00%
531310 CATERED MEALS	2,153	1,300	2,100	2,100	61.54%
1002700 - GRAND JURY TOTAL	\$ 12,968	\$ 17,200	\$ 18,175	\$ 18,175	5.67%

1002750 - LAW LIBRARY					
511100 REGULAR EMPLOYEES	23,678	29,600	24,317	24,310	-17.87%
512100 HEALTH INSURANCE	22,779	23,950	25,335	25,335	5.78%
512200 SOCIAL SECURITY	1,252	1,905	1,860	1,860	-2.36%
512400 PENSION CONTRIBUTIONS	-	5,065	3,747	3,748	-26.00%
512900 OPEB CONTRIBUTIONS	4,200	4,000	3,800	3,800	-5.00%
531100 GENERAL SUPPLIES	-	1,000	1,000	1,000	0.00%
551110 INTERNAL SVC-COMPUTER REP	2,537	2,791	2,823	2,823	1.15%
551115 INTERNAL SVC - SAFETY	450	450	900	900	100.00%
1002750 - LAW LIBRARY TOTAL	\$ 54,897	\$ 68,761	\$ 63,783	\$ 63,776	-7.25%



## Chatham County, GA.

## FY 2022 Proposed Budget

	FY2020 ACTUAL	FY2021 ADOPTED	FY2022 REQUESTED	FY2022 PROPOSED	% CHANGE
542500 OTHER EQUIPMENT	-	14,000	-	-	0.00%
1006240 - GEORGIA FORESTRY TOTAL	\$ 41,333	\$ 63,100	\$ 49,100	\$ 49,100	-22.19%
<b>1006500 - LIBRARIES</b>					
572040 PMTS TO OTHER AGCY - LIBRARY	7,805,271	7,805,271	8,039,429	7,850,763	0.58%
1006500 - LIBRARIES TOTAL	\$ 7,805,271	\$ 7,805,271	\$ 8,039,429	\$ 7,850,763	0.58%
<b>1007210 - BUILDING SAFETY</b>					
511100 REGULAR EMPLOYEES	-	-	30,052	30,052	0.00%
512100 HEALTH INSURANCE	-	-	15,452	15,452	0.00%
512200 SOCIAL SECURITY	-	-	2,051	2,051	0.00%
512400 PENSION CONTRIBUTIONS	-	-	4,631	4,631	0.00%
512900 OPEB CONTRIBUTIONS	-	-	3,800	3,800	0.00%
1007210 - BUILDING SAFETY TOTAL	\$ -	\$ -	\$ 55,986	\$ 55,986	0.00%
<b>1007414 - CORE MPO</b>					
573000 PMTS TO OTHERS	40,650	40,650	45,005	45,005	10.71%
1007414 - CORE MPO TOTAL	\$ 40,650	\$ 40,650	\$ 45,005	\$ 45,005	10.71%
<b>1007660 - CHATHAM APPRENTICE PRG</b>					
511100 REGULAR EMPLOYEES	90,485	87,410	86,350	86,350	-1.21%
512100 HEALTH INSURANCE	22,403	24,252	-	30,438	25.51%
512200 SOCIAL SECURITY	6,380	6,188	6,374	6,374	3.01%
512400 PENSION CONTRIBUTIONS	16,649	14,956	13,306	13,306	-11.03%
512900 OPEB CONTRIBUTIONS	8,400	8,000	7,600	7,600	-5.00%
521100 OFFICIAL/ADMIN SERVICES	157,450	140,400	-	140,000	-0.28%
551115 INTERNAL SVC - SAFETY	-	900	900	900	0.00%
1007660 - CHATHAM APPRENTICE PRG TOTAL	\$ 301,767	\$ 282,106	\$ 114,530	\$ 284,968	1.01%
<b>1007661 - MWBE COMMUNITY OUTREACH</b>					
511100 REGULAR EMPLOYEES	122,121	121,024	124,780	124,780	3.10%
511200 TEMPORARY EMPLOYEES	-	1,000	-	-	0.00%
511300 OVERTIME	414	1,000	-	-	0.00%
512100 HEALTH INSURANCE	36,813	31,968	34,634	34,634	8.34%
512200 SOCIAL SECURITY	8,369	8,321	8,577	8,577	3.08%
512400 PENSION CONTRIBUTIONS	22,621	20,562	19,075	19,075	-7.23%
512900 OPEB CONTRIBUTIONS	8,400	8,000	7,600	7,600	-5.00%
521200 PROFESSIONAL SERVICES	-	2,000	6,000	3,500	75.00%
522200 REPAIRS & MAINTENANCE	-	500	-	-	0.00%
522210 FLEET - PARTS	89	100	135	135	35.00%
522220 FLEET - LABOR	150	180	135	135	-25.00%
522230 FLEET - OUTSOURCED SERVICE	-	100	30	30	-70.00%
522320 EQUIPMENT RENTALS	1,532	1,500	1,000	1,500	0.00%
523200 TELEPHONE SERVICE	527	600	1,000	600	0.00%
523210 POSTAGE	274	500	500	500	0.00%
523300 ADVERTISING	-	1,000	3,000	1,500	50.00%
523400 PRINTING AND BINDING EXP	-	500	1,000	1,000	100.00%
523500 TRAVEL EXPENSES	1,934	2,250	4,500	3,500	55.56%
523600 DUES AND FEES	143	1,000	1,000	1,000	0.00%
523700 EDUCATION AND TRAINING	830	500	5,000	3,000	500.00%

**Chatham County, GA.**  
FY 2022 Proposed Budget



	FY2020 ACTUAL	FY2021 ADOPTED	FY2022 REQUESTED	FY2022 PROPOSED	% CHANGE
<b>1003700 - CORONER</b>					
511100 REGULAR EMPLOYEES	172,227	171,444	221,777	221,777	29.36%
511200 TEMPORARY EMPLOYEES	2,410	16,000	-	-	0.00%
511300 OVERTIME	-	1,500	-	5,000	233.33%
512100 HEALTH INSURANCE	41,404	40,697	31,274	31,274	-23.15%
512200 SOCIAL SECURITY	12,260	17,585	16,126	16,126	-8.30%
512400 PENSION CONTRIBUTIONS	21,502	17,903	15,917	15,917	-11.09%
512900 OPEB CONTRIBUTIONS	8,400	8,000	11,400	11,400	42.50%
521100 OFFICIAL/ADMIN SERVICES	106,902	95,000	110,000	110,000	15.79%
522110 DISPOSAL	1,155	-	-	-	0.00%
522210 FLEET - PARTS	-	-	65	65	0.00%
522220 FLEET - LABOR	-	-	120	120	0.00%
522230 FLEET - OUTSOURCED SERVICE	-	-	50	50	0.00%
522310 BUILDING & LAND RENTAL	12,050	11,700	14,175	14,175	21.15%
523200 TELEPHONE SERVICE	13,132	13,500	14,000	14,000	3.70%
523210 POSTAGE	-	100	100	100	0.00%
523400 PRINTING AND BINDING EXP	-	-	200	200	0.00%
523500 TRAVEL EXPENSES	445	3,000	4,000	4,000	33.33%
523600 DUES AND FEES	-	500	675	675	35.00%
523700 EDUCATION AND TRAINING	-	1,050	3,000	3,000	185.71%
523900 OTHER PURCHASED SERVICES	261	500	500	500	0.00%
531100 GENERAL SUPPLIES	11,103	6,000	20,000	20,000	233.33%
531270 GASOLINE/DIESEL	-	-	250	250	0.00%
531290 UTILITIES OTHER	4,709	5,100	6,000	6,000	17.65%
551110 INTERNAL SVC-COMPUTER REP	2,261	2,452	2,476	2,476	0.98%
551115 INTERNAL SVC - SAFETY	1,350	1,350	1,350	1,350	0.00%
<b>1003700 - CORONER TOTAL</b>	<b>\$ 411,570</b>	<b>\$ 413,381</b>	<b>\$ 473,455</b>	<b>\$ 478,455</b>	<b>15.74%</b>



Commissioners. We are not alone regarding this dilemma. We are in hopes once the impacts of the pandemic lessen, we may see a movement of a return to work trend.

### Chatham County is "cautiously optimistic."

I am recommending a cautious but optimistic approach for the next fiscal year. To counter the uncertain economic climate, our budget team estimated revenues and expenditures at a much more conservative rate. While Chatham County's digest values are estimated by the Board of Assessors to grow by somewhat over 4%, we; however, reduced the digest assumption to 2%. This will aid in preventing revenues under expenditures for the 2021/2022 Fiscal Year. Bottom line, "we maintain our conservative budget direction." It is also important to recognize the **bulk of the County's revenues are property value based** giving the County a much more stable revenue stream.

cautiously  
optimistic

In the 2020/2021 budget, I recommended delaying new expenditures such as one-time purchases within the Capital Improvement Plan. Delayed projects, capital, and a hiring freeze for non-essential positions were re-evaluated in December of 2020 to examine actual revenue impacts. Most capital projects and employee freezes were released in January of 2021 as revenues continued to remain stable.

Chatham County's Monetary and Fiscal policy tools continue to be followed. The policies approved by the Chatham County Board of Commissioners and implemented by management are strengthening the County's financial standing with (1) maintaining the undesignated cash reserves of just over 30% of expenditures, (2) daily monitoring of expenditures and investments and (3) continued assistance by Davenport & Associates (our contracted financial advisors) regarding management of funds, financing of our large capital SPLOST projects, etc.

### PROJECT INITIATIVES

Despite the pandemic and Chatham County maintaining its financial position, the following project initiatives are ongoing and moving forward. This budget message provides an opportunity to update you about the status of these initiatives. These include completed, in process and upcoming initiatives, capital investments, and program changes affecting County operations and services. The Fiscal Year 2021 - 2022 Budget recommendations (with updates) include, but are not limited to, these initiatives:

#### New Trial Court Building

After over 15 years of consultation, conversations, design, RFP and awarding of the bid to JE Dunn in cooperation with our judiciary representatives, this project is officially underway. Funding for this project is in place with the issuance of bonds in 2020, the passage of SPLOST 7 to pay off bonds and inclusion of interest payments in the County operating budget beginning 2021-2022. County issued revenue bonds will generate cash flow for the \$83 million cost of the facility. The facility is projected to be completed in 27 to 30 months from now. Keep in mind, when the doors open, operational expenses will increase due to new contracts for





## 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: Vacant

**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: Vacant Commercial Building

East Zoning: AG (Agricultural District)

Land Use:	Agricultural
<b>MEETING INFORMATION:</b>	
Planning Commission:	08/05/21, 2:00 P.M., Robert Cross Multipurpose Facility – 3805 Martin Luther King, Jr. Drive, Albany, GA 31701
County Commission	8/16/2021, 10:00 A.M., 222 Pine Avenue, Rm.100
<b>RECOMMENDATION:</b>	<b>Approval</b>

### **BASIC INFORMATION**

The applicant requests that the official zoning map of Dougherty County be amended to rezone 1.909 acres from C-7 (Commercial District) to C-2 (Commercial District) (County Only). The property is located at the Southeast corner of Gillionville Rd and Lockett Station Road. The property is owned by Rupesh Rajkaran, Priyanka Gupta, Nimisha Kakani, and Manisha Jaiswal; the applicant is Teramore Development, LLC.

### **PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE**

The parcel is a vacant undeveloped commercial lot and is served by public water but not sanitary sewer. The subject parcel is not located within the 100-year floodplain.

### **RELEVANT ZONING HISTORY**

In the case, *Barkley v. Dougherty County, Georgia and its Board of Commissioners*, the courts ordered and adjudged that the property be zoned from AG to C-4, limited to C-1 uses with a 50 foot visual buffer zone surrounding the south and east property line and a 25 foot set back from Lockett Station Road and Gillionville Road for landscaping purposes. In 1995, the zoning classification/definition of C-4 changed, resulting in the property being zoned C-7.

### **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, the property to the north, northwest and west are used for commercial use (Commercial, Retail etc.).

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



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  
 Proposed zoning district: C2

Current use: Vacant/Wooded  
 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 JAUNWAL

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 Jaunwal

DocuSigned by: Manisha Jaunwal DocuSigned by: RUPESH PARKAPAM DocuSigned by: Manisha Jaunwal DocuSigned by: RUPESH PARKAPAM



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

Karla Nichols  
Notary Public

6/29/2021

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: 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

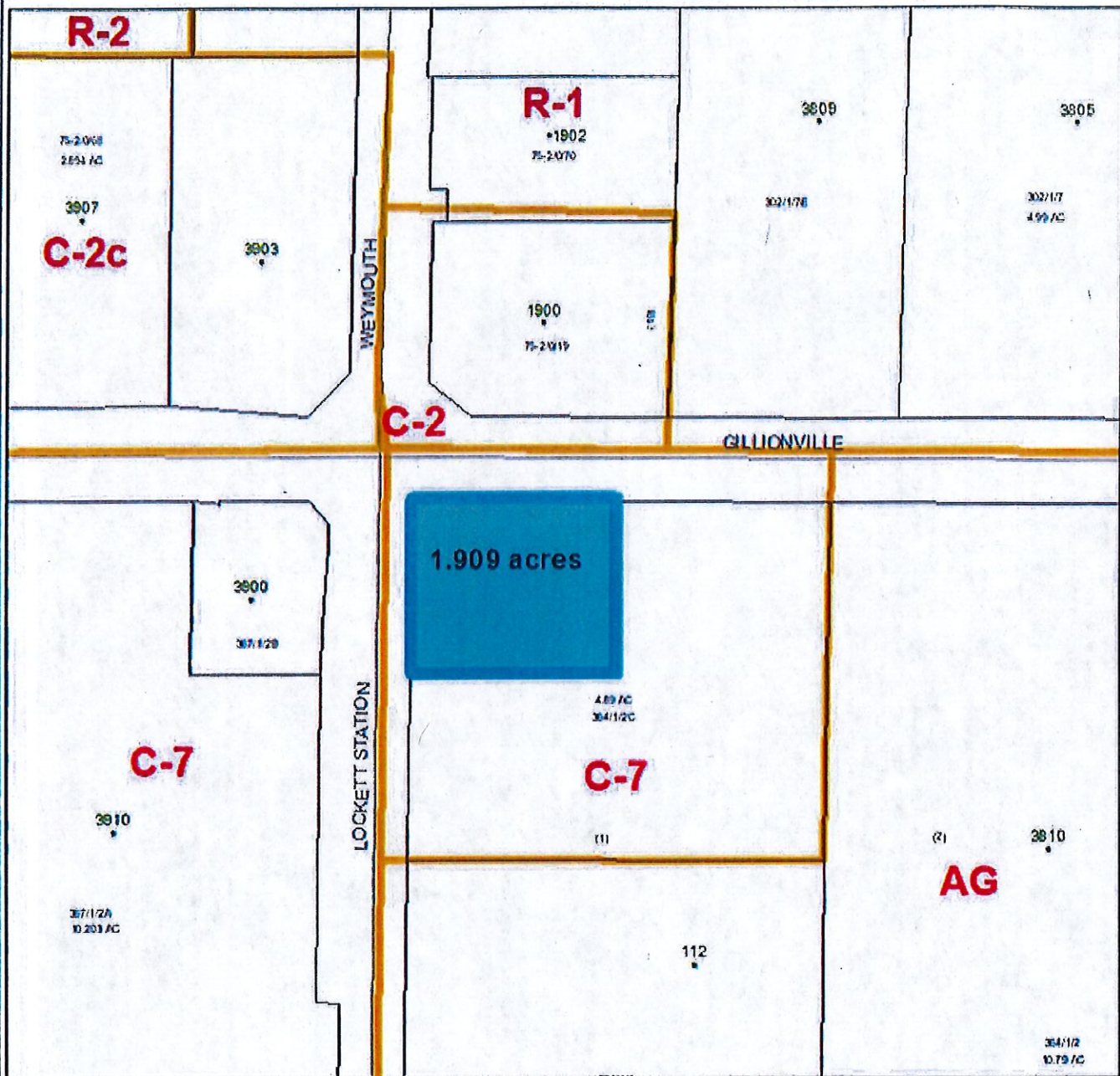
**LEGAL DESCRIPTION**  
**DOLLAR GENERAL TRACT, LOCKETT STATION ROAD,**  
**DOUGHERTY COUNTY, GEORGIA**

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

100 50 0  
Feet



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# AERIAL



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

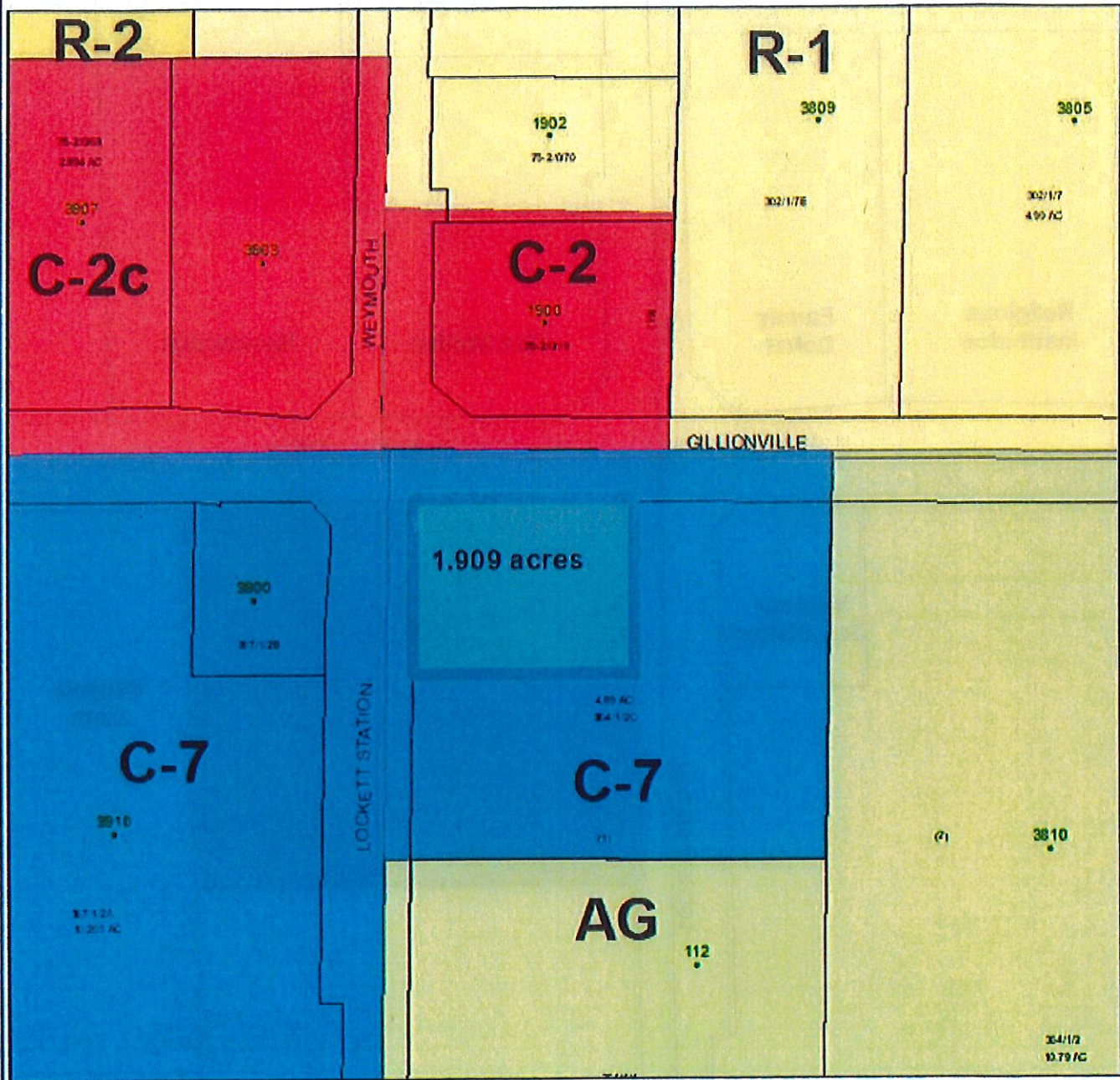
100 50 0  
 Feet



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# ZONING



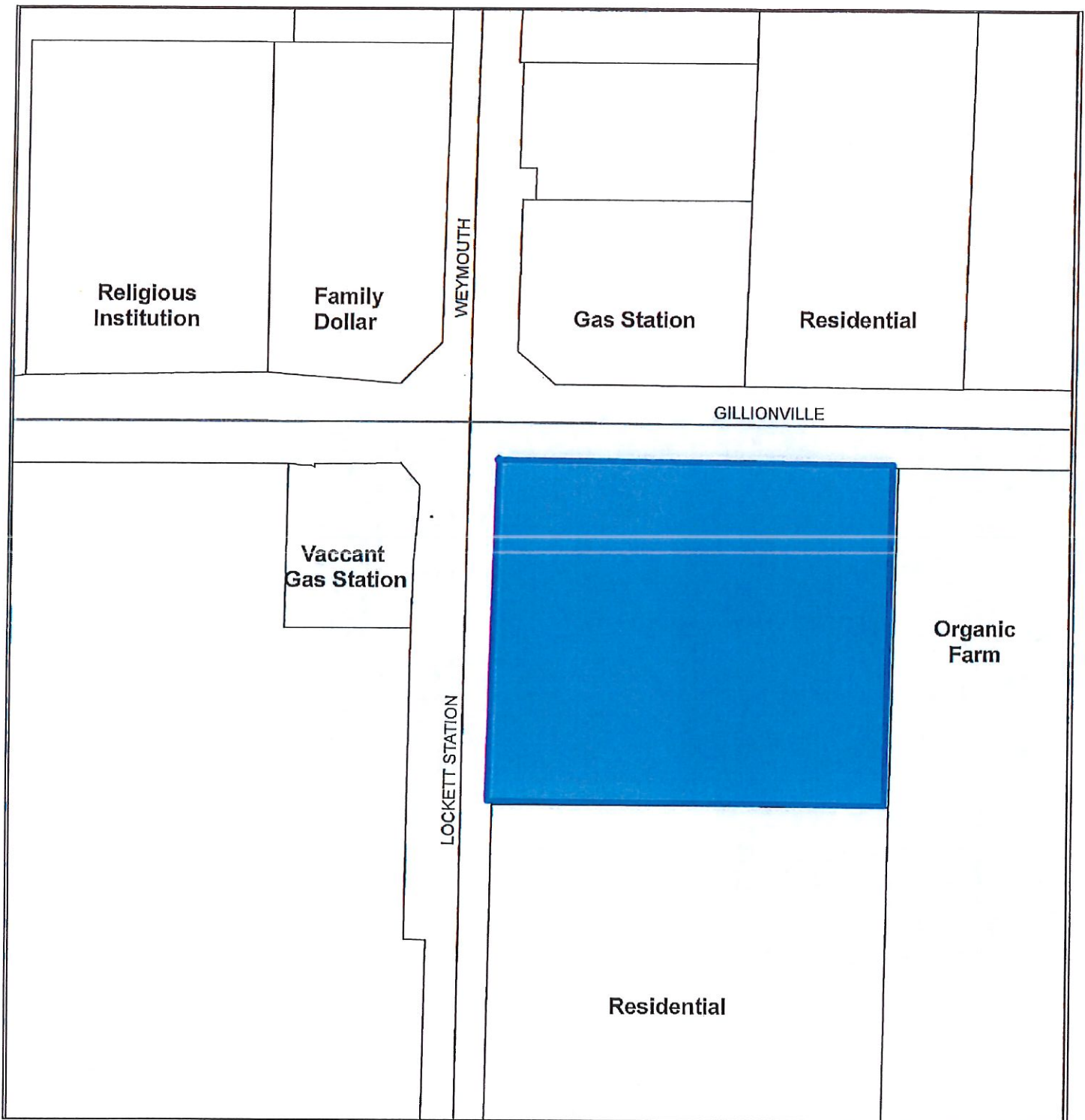
21-34  
 REZONING  
 SE CRN GILLIONVILLE & LOCKETT STATION  
 C-7 TO C-2



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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.



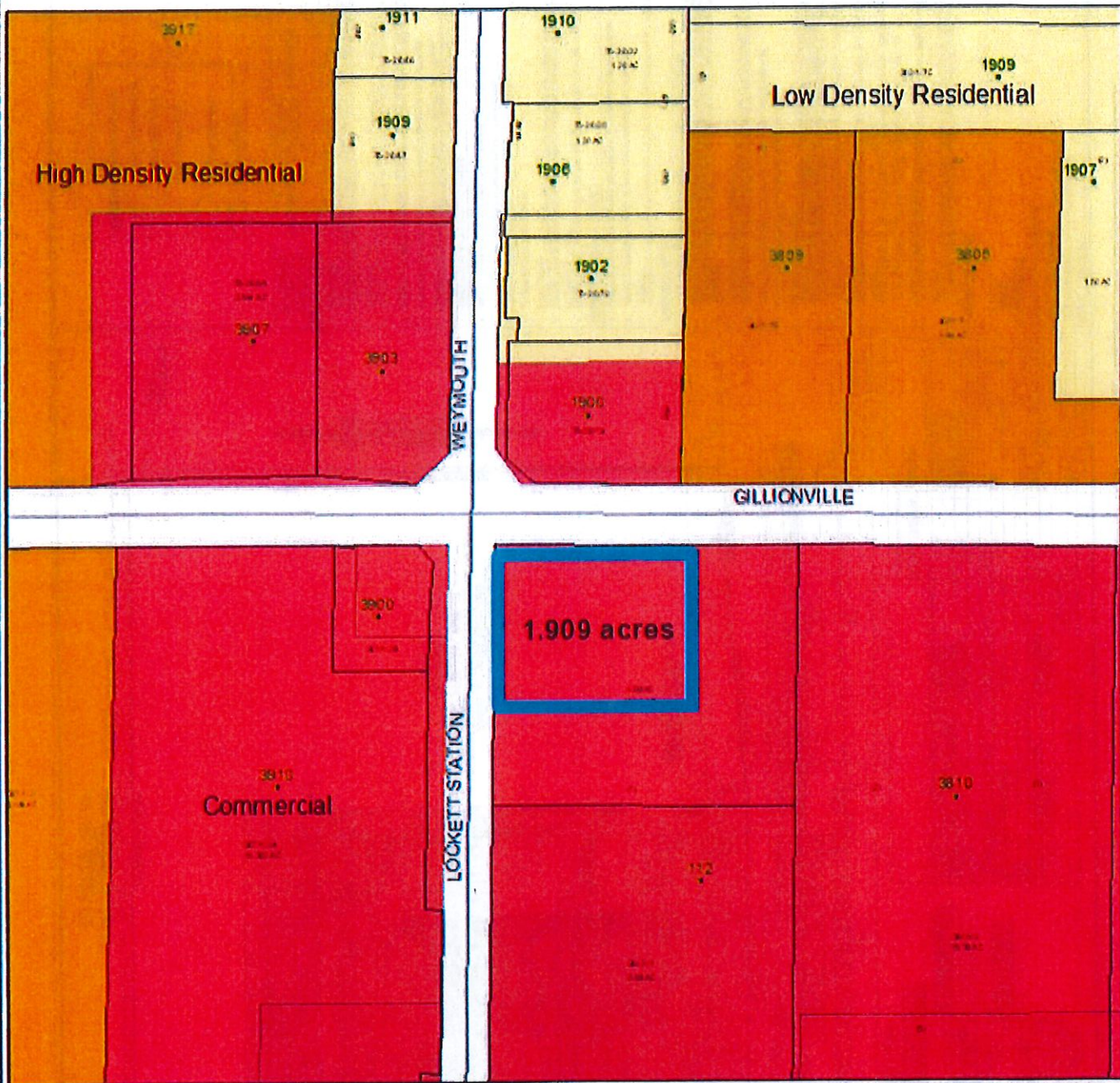
0 40 80 160 240 320 Feet



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# FUTURE LAND USE



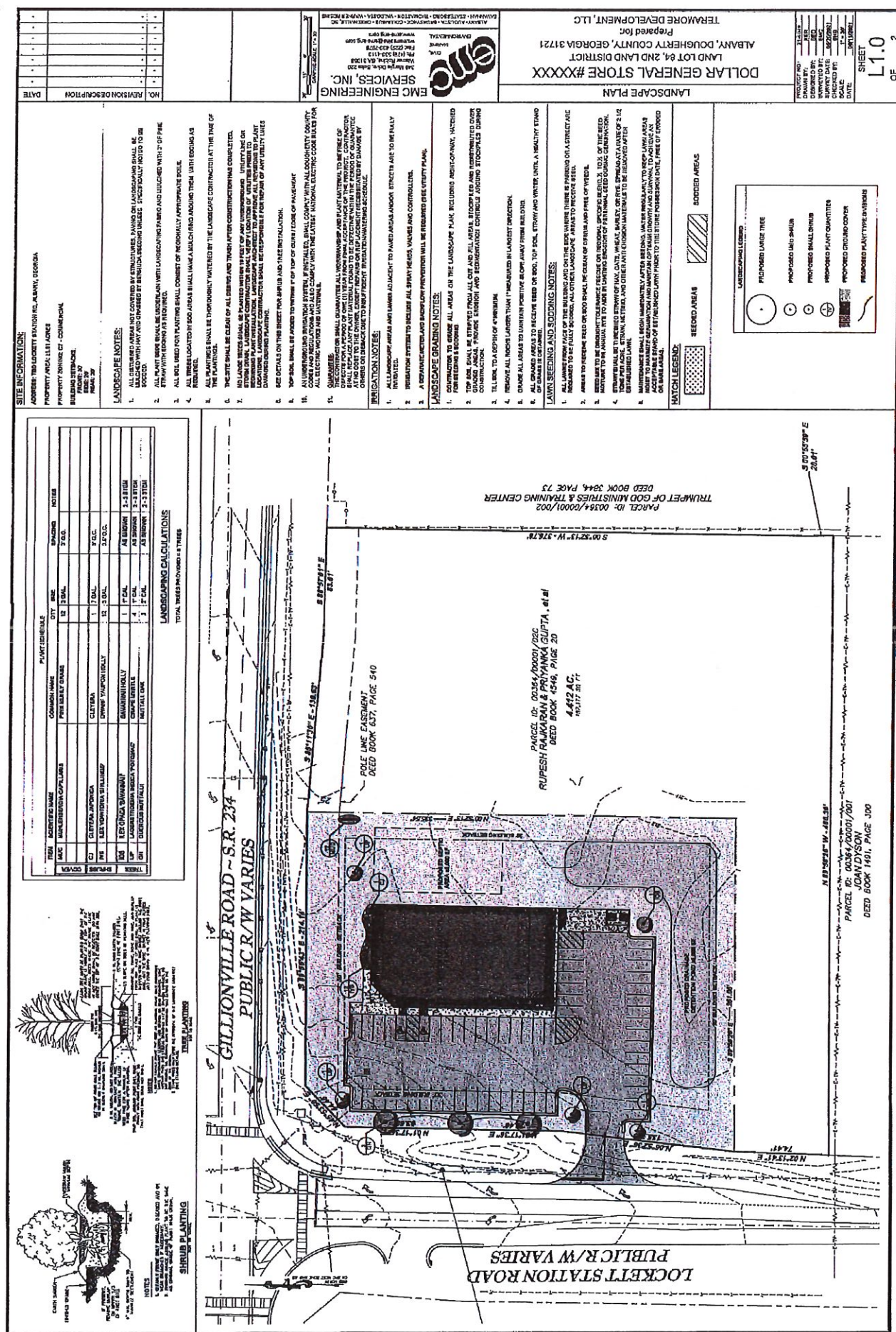
21-34  
REZONING  
SE CRN GILLIONVILLE & LOCKETT STATION  
C-7 TO C-2

100 50 0  
Feet

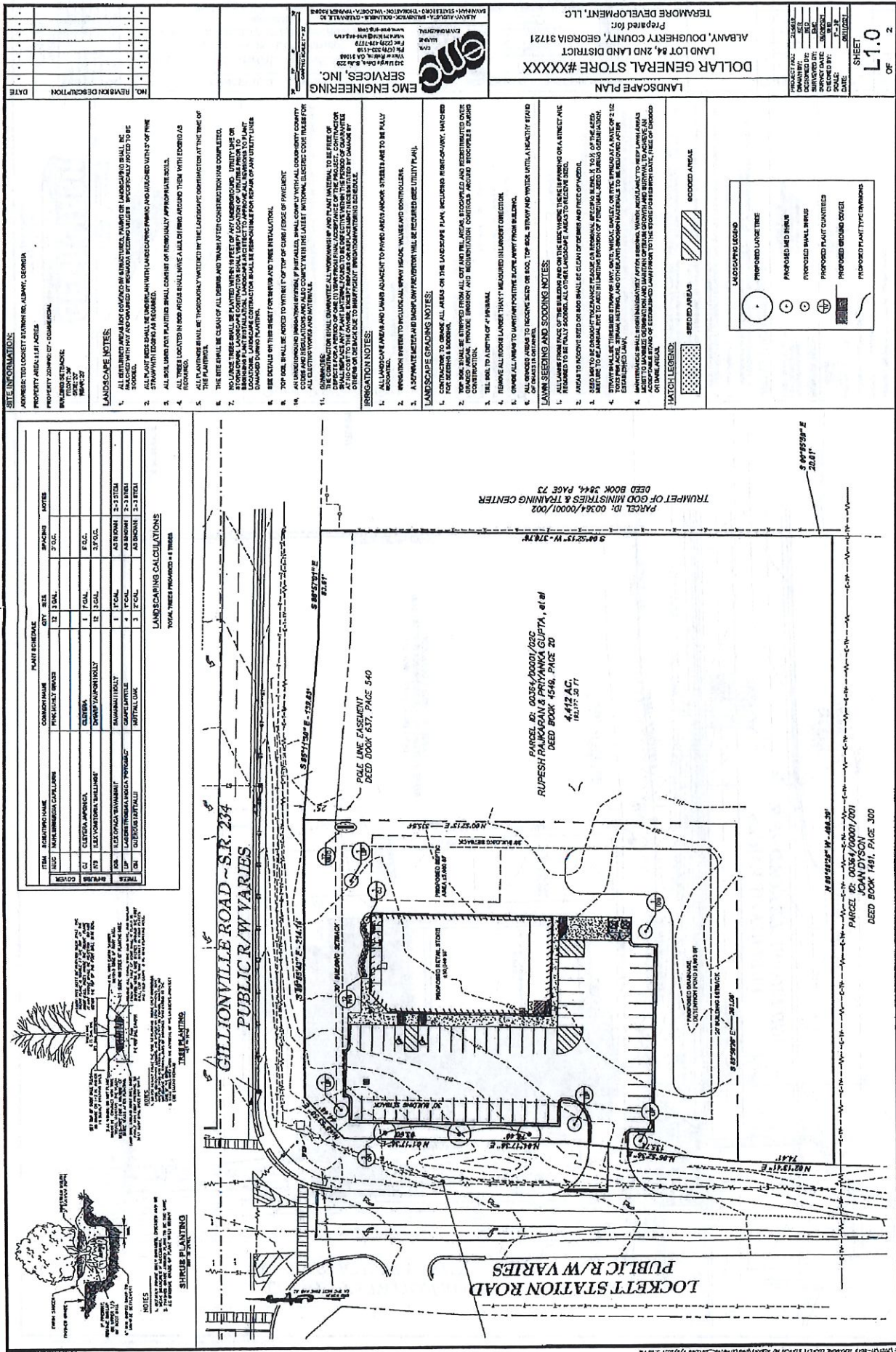


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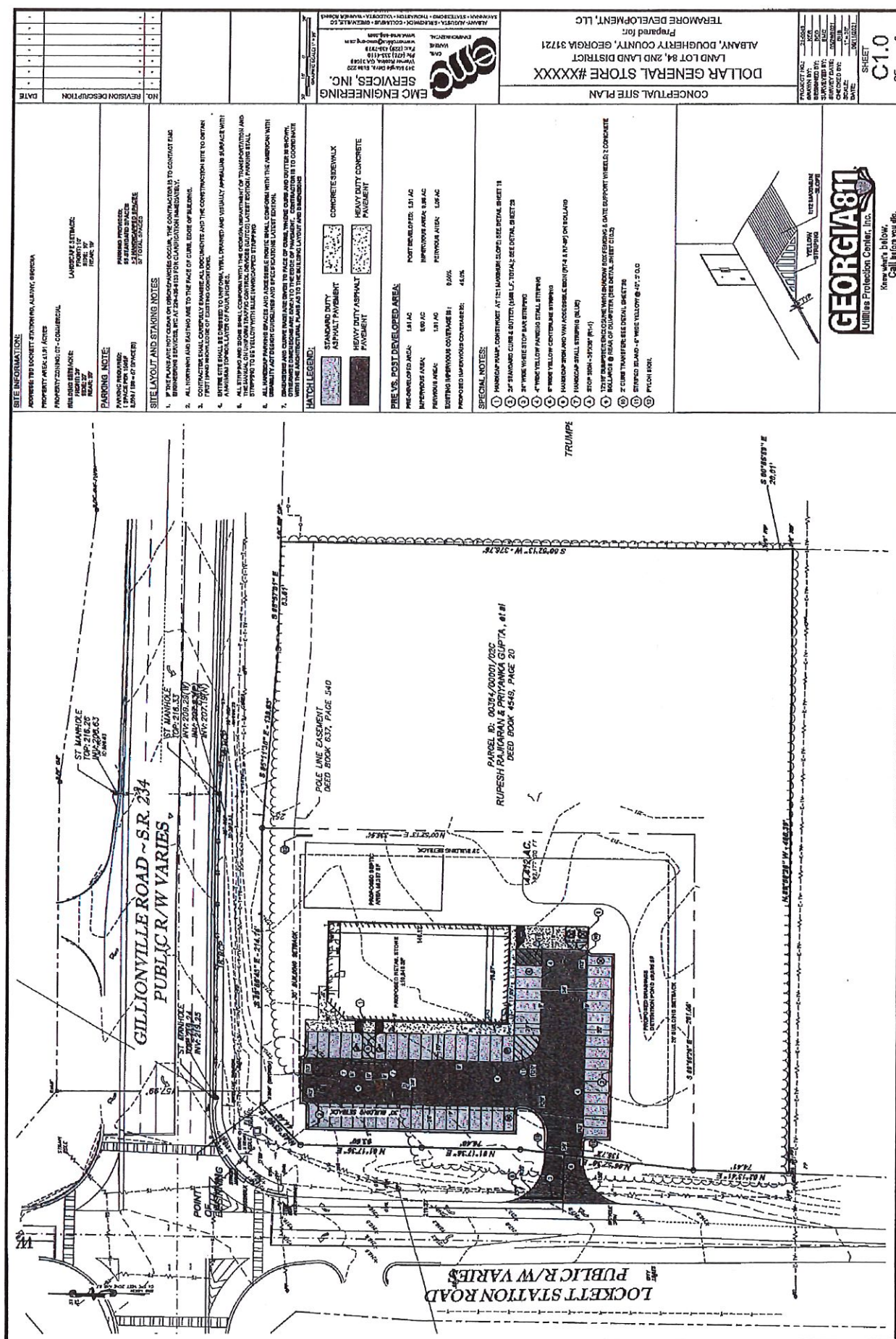


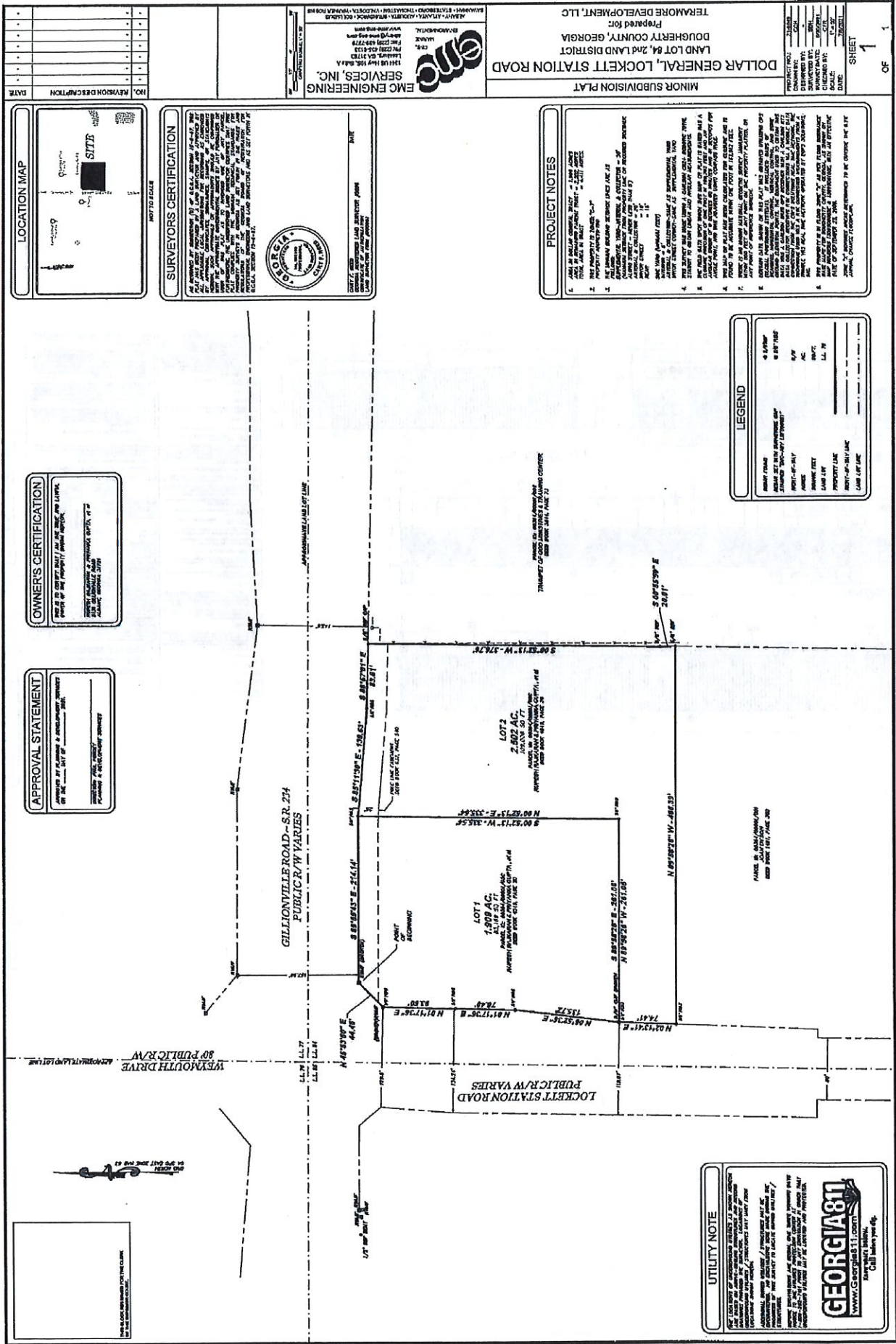












**OWNER'S CERTIFICATION**  
I, the undersigned, being the owner of the above described land, hereby certify that the foregoing is a true and correct copy of the original survey map as shown to me by the surveyor.

**APPROVAL STATEMENT**  
I, the undersigned, being the owner of the above described land, hereby certify that the foregoing is a true and correct copy of the original survey map as shown to me by the surveyor.

**UTILITY NOTE**  
No utility lines were located during this survey. The surveyor is not responsible for the location of any utility lines not shown on this map.

**LEGEND**

Survey Lines	4.00mm
Property Lines	0.50mm
Right-of-Way Lines	0.50mm
Water	Blue
Shaded Areas	Shaded
Survey Station	Black dot
Survey Line	Black line
Property Line	Black line
Right-of-Way Line	Black line
Water	Blue
Shaded Areas	Shaded

**PROJECT NOTES**

1. THIS SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND SHOWN ON THE ATTACHED MAP INTO TWO LOTS.
2. THE TOTAL AREA OF THE LAND SHOWN ON THE ATTACHED MAP IS 3.699 AC.
3. THE TOTAL AREA OF LOT 1 IS 1.199 AC.
4. THE TOTAL AREA OF LOT 2 IS 2.502 AC.
5. THE TOTAL AREA OF THE LAND SHOWN ON THE ATTACHED MAP IS 3.699 AC.
6. THE TOTAL AREA OF LOT 1 IS 1.199 AC.
7. THE TOTAL AREA OF LOT 2 IS 2.502 AC.
8. THE TOTAL AREA OF THE LAND SHOWN ON THE ATTACHED MAP IS 3.699 AC.
9. THE TOTAL AREA OF LOT 1 IS 1.199 AC.
10. THE TOTAL AREA OF LOT 2 IS 2.502 AC.

**SURVEYORS CERTIFICATION**

I, the undersigned, being a duly licensed surveyor in the State of Georgia, hereby certify that the foregoing is a true and correct copy of the original survey map as shown to me by the owner.

**EMC ENGINEERING**  
1111 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
Phone: (404) 525-1111  
Fax: (404) 525-1112  
www.emc-engineering.com

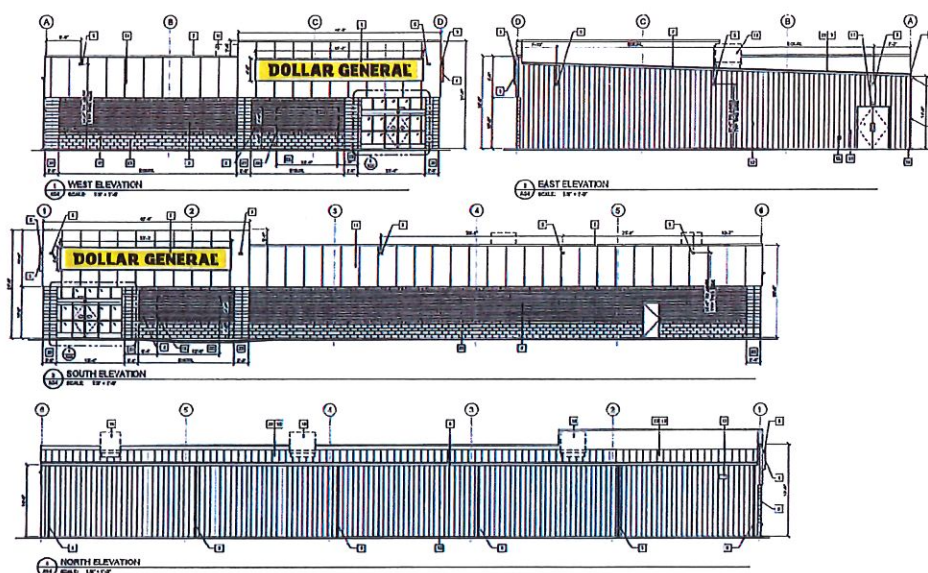
NO.	REVISION DESCRIPTION	DATE
1	ORIGINAL SURVEY	11/11/11

**DOLLAR GENERAL, LOCKETT STATION ROAD**  
MINOR SUBDIVISION PLAT  
Prepared for:  
DOLLAR GENERAL, LOCKETT STATION ROAD  
DOUGHERTY COUNTY, GEORGIA  
TERAMORE DEVELOPMENT, LLC

**EMC ENGINEERING**  
1111 Peachtree Street, N.E.  
Atlanta, Georgia 30309  
Phone: (404) 525-1111  
Fax: (404) 525-1112  
www.emc-engineering.com

**DATE:** 11/11/11  
**SHEET:** 1 OF 1



[illegible][illegible]



## MEMORANDUM

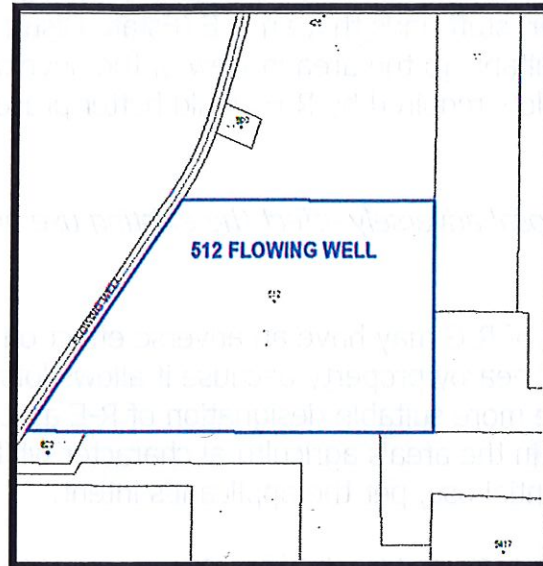
Date: August 5, 2021  
To: The Board of County Commissioners  
From: Albany Dougherty Planning Commission  
Subject: **#21-035 Zoning (512 Flowing Well Road)**

**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.

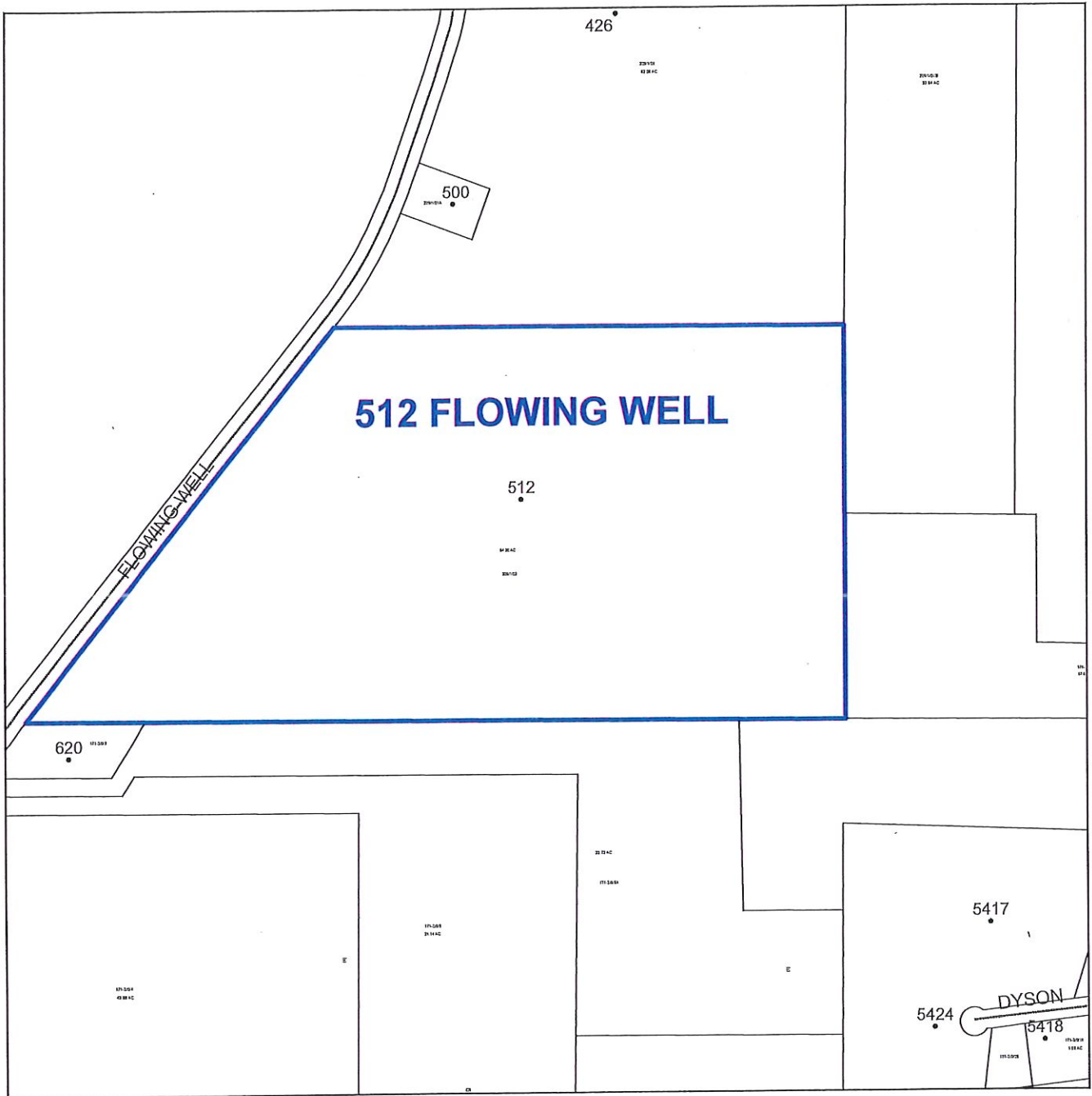
### **RECOMMENDATION**

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



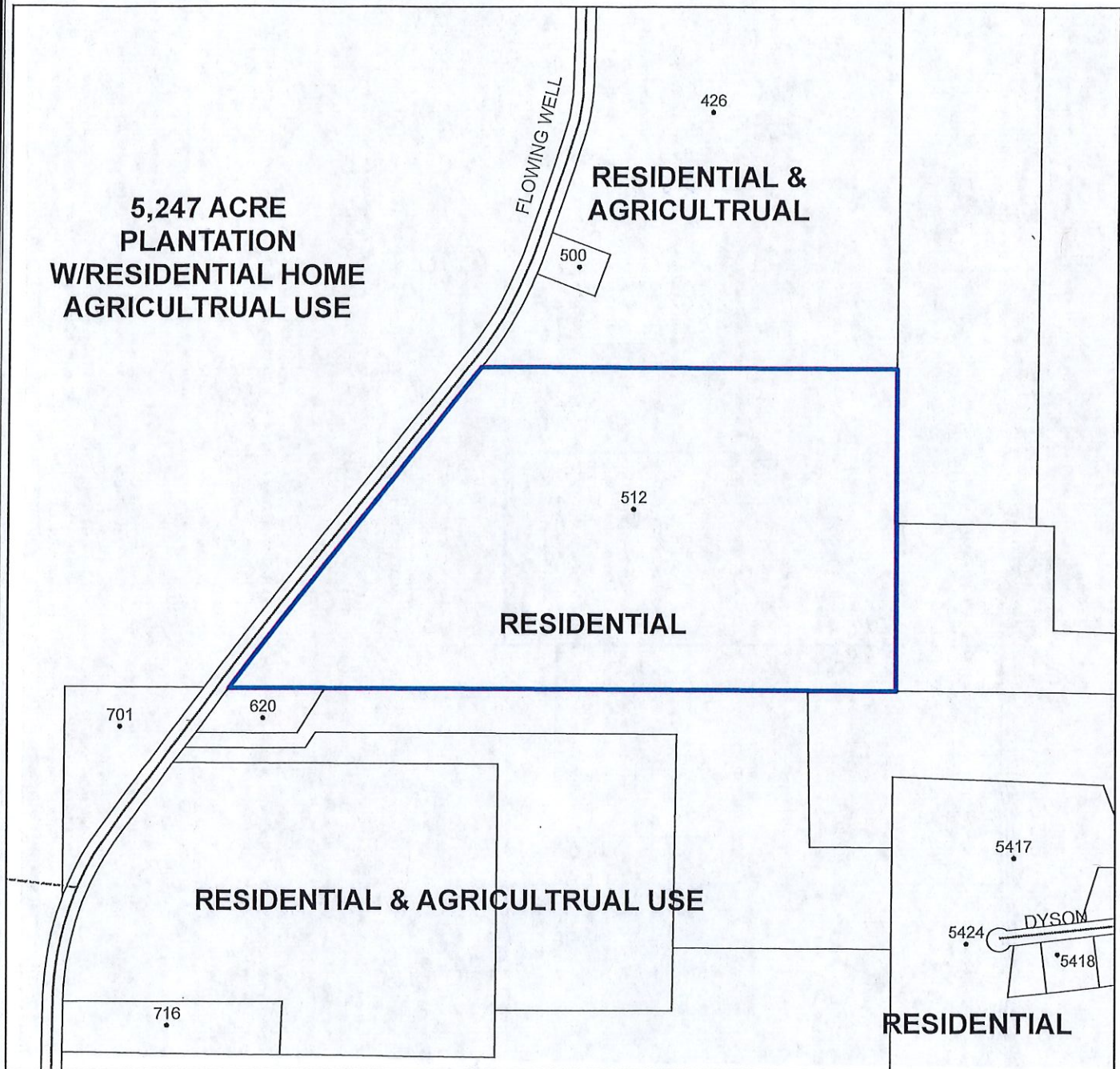
21-035  
512 Flowing Well  
Rezoning  
AG to RG

1,000 500 0 Feet



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## CURRENT LAND USE



21-035  
512 Flowing Well  
Rezoning  
AG to RG

500 250 0 Feet



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# AERIAL



21-035  
512 Flowing Well  
Rezoning  
AG to RG

1,000 500 0 Feet



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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



PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

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



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. S. Mull*

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

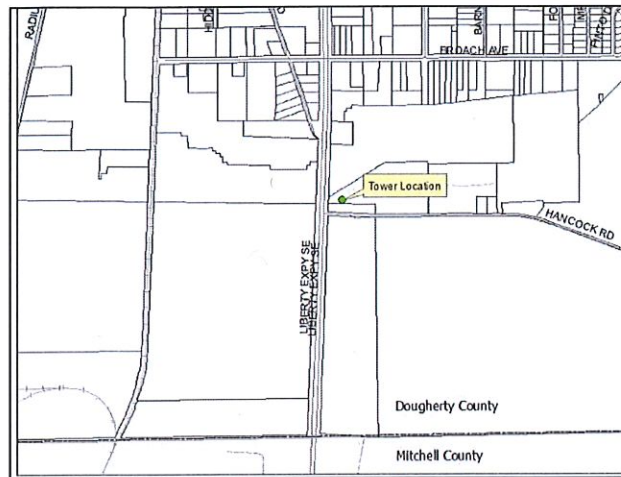
Subject: **#21-036 Zoning (2700 Liberty Expressway)**

**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.

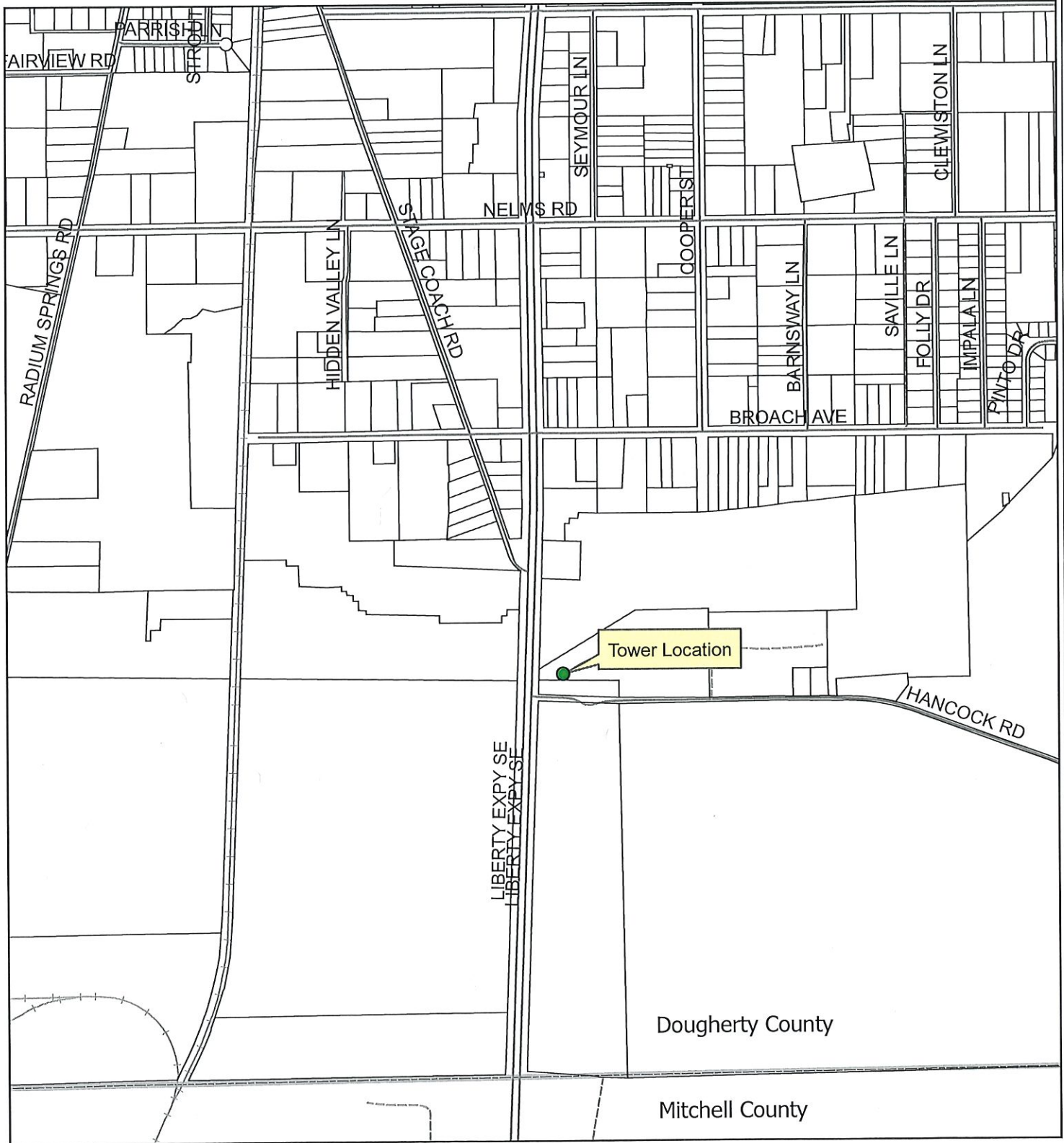
## **10. Consistency with the Comprehensive Plan.**

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.

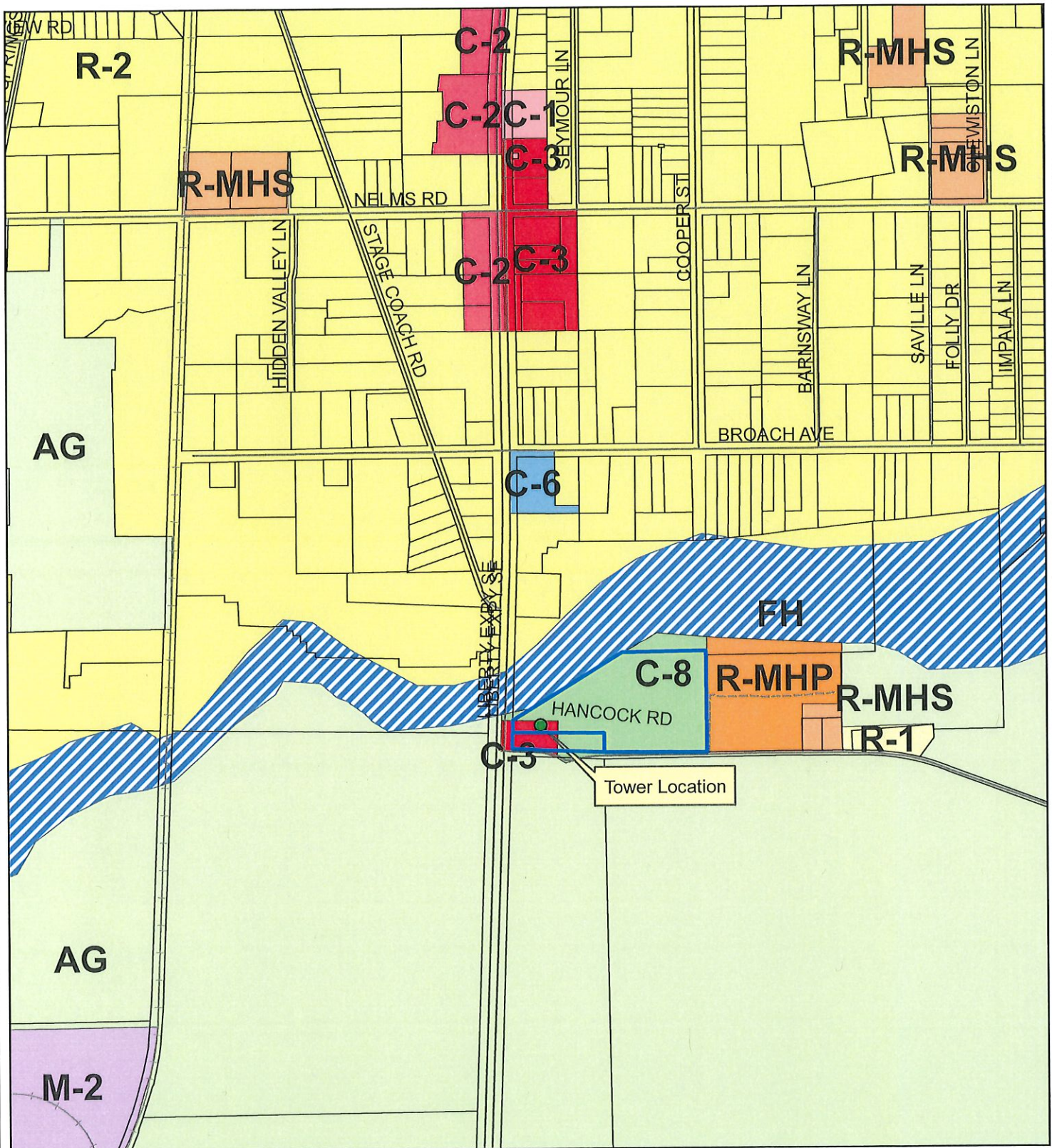
0 375 750 1,500  
 Feet



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# Zoning



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

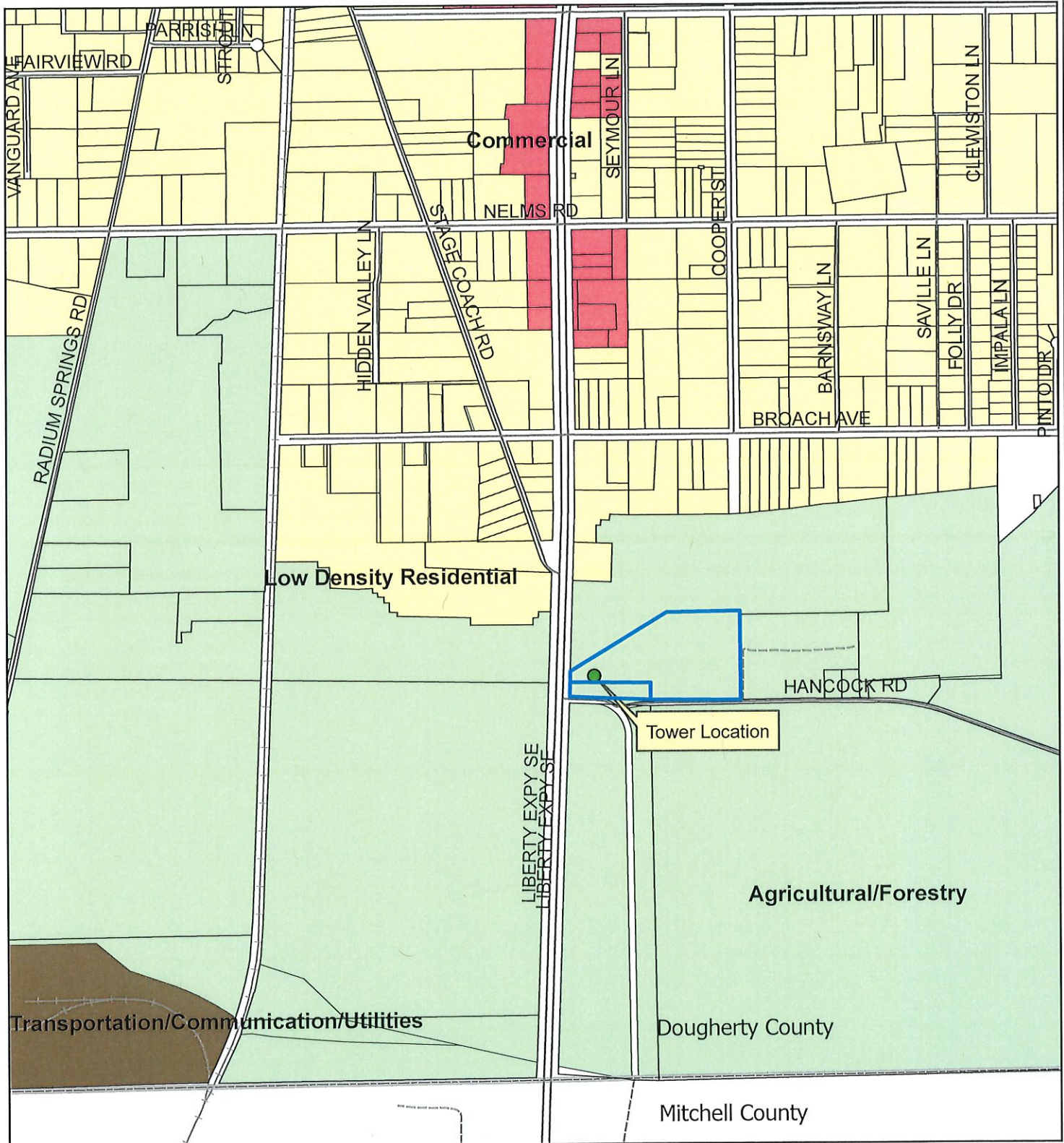
0 375 750 1,500 Feet



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# Future Land Use



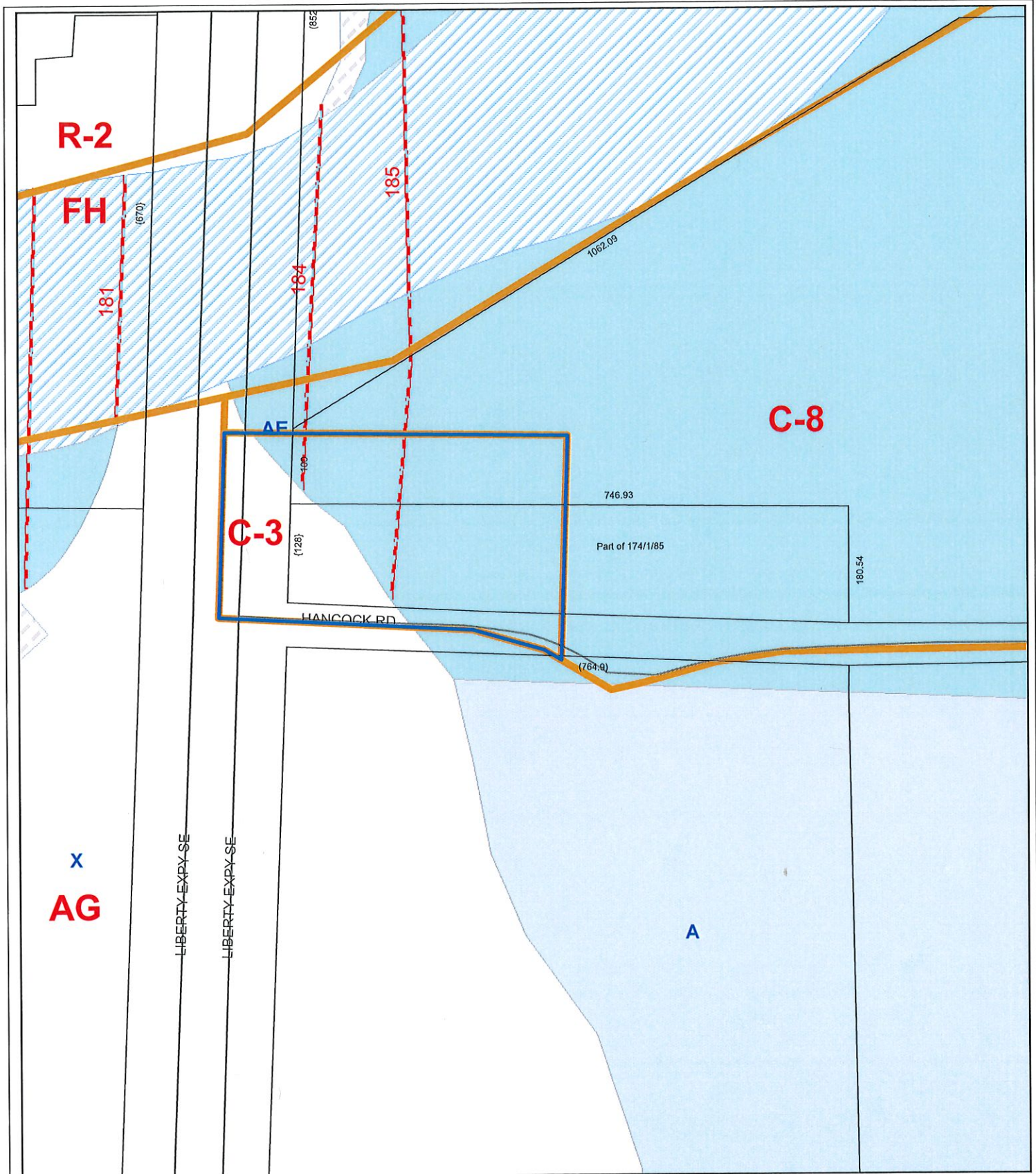
21--036 Special Approval  
 Telecommunications Tower over 150 feet  
 2700 Liberty Expressway SE  
 Owner: Grady Blair Stone  
 Applicant: Metro Site Inc.

0 375 750 1,500  
 Feet



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### Legend

FIRM Update 09/06/2013

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

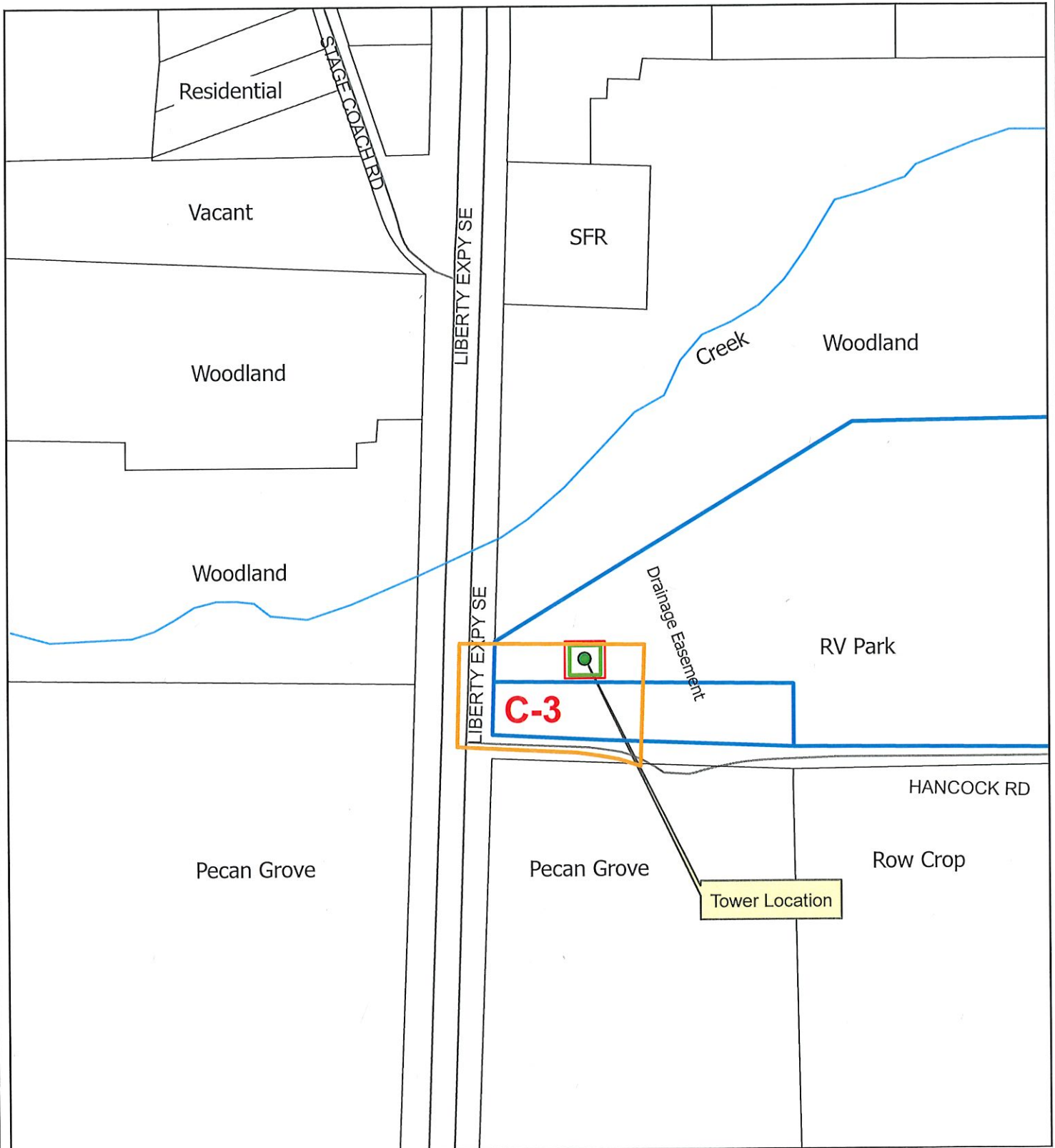
Part of 00174/00001/085  
 Proposed Telecommunications Tower  
 Liberty Expressway SE at Hancock Rd.  
 Northeast Quadrant



0 50 100

77

# Land Use



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

0 125 250 500 Feet



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### 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

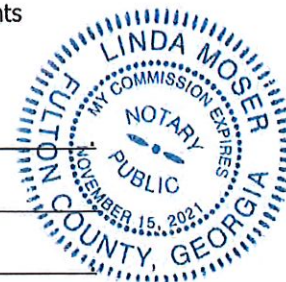
The applicant is required to provide a site plan, an 8" X 11" copy of the site plan, and a letter of intent with each application. In the event the applicant is someone other than the current owner, the applicant must attach a letter of authorization signed by the current owner(s) of the property authorizing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

I hereby authorize the Planning, Development Services & Code Enforcement Department 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, 20 21

Signature of Applicant: [Signature]

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



(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

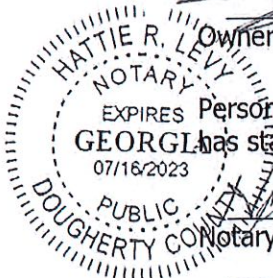
City/State/Zip Code: Albany, GA 31705

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) [Signature] 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.

EXPIRES 07/16/2023

PUBLIC

DOUGHERTY COUNTY

Hattie R. Levey  
Notary Public

Date

May 27, 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: 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 duly 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.***

-----



Signature: Abby Mazzetti

Print Name: ABBY MAZZETTI

Witness: [Signature]

Print Name: Robert Raville  
President & CEO

STATE OF GEORGIA }  
COUNTY OF FULTON } ss

Sworn to and subscribed before me this 12<sup>TH</sup> day of MAY, 2021, by \_\_\_\_\_  
Abby Mazzetti who was personally known to me or who presented \_\_\_\_\_  
\_\_\_\_\_ as identification.



Catherine Habel  
(Signature of Notary)

Catherine Habel  
(Printed name of Notary)

My Commission Expires: 07-21-2023



**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**

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

**PRINCIPAL OFFICE ADDRESS**

<b>ADDRESS</b>	1900 Century Place, Suite 320, Atlanta, GA, 30345, USA
----------------	--

**REGISTERED AGENT**

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

**AUTHORIZER INFORMATION**

<b>AUTHORIZER SIGNATURE</b>	Charles M. Cushing
<b>AUTHORIZER TITLE</b>	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 StoneRepresentative: Jonathan LeverettAddress: 2700 Liberty Expressway City: Albany State: GA Zip: 31705Telephone: (229) 886-2277

Fax: \_\_\_\_\_

Email Address: mstoneodwc@gmail.com**6. Support Structure Owner Information (if any)**Company: CitySwitch, LLCContact: 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 31705Zoning District(s): C3/C8Current 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

**9. Variance(s) Requested (if applicable)**

Please identify any variance that is requested and explain 1) why it is needed; and, 2) why other alternatives to avoid a variance are not possible. Attach additional sheet, if necessary.

Variance will be requested for setback requirement from Liberty Expressway. Per direction from Ms. Segers we are to wait and apply for variance once special approval application is approved.



### 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.

  
Applicant Signature

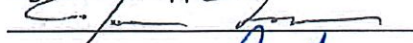
6-7-2021  
Date

JONATHAN LEVERETT  
Printed Name

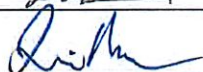
I hereby authorize the Planning & Development Services Department staff to inspect the premises of the above described property and when required by law to place a public notice sign on the premises. I also hereby depose and say that all statements herein, and attached statements submitted are true and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

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

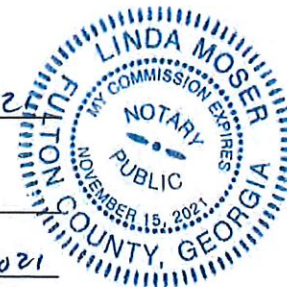
Signature of applicant:



Notary Public:



My commission expires: 11/15/2021



June 3, 2016

APPLICANT

CITY SWITCH

SITE NAME: DOUGHERTY

SITE NUMBER: GAC048

PROPOSED 305' SELF-SUPPORT TOWER

OVERALL STRUCTURE HEIGHT INCLUDING APPURTENANCES - 315' AGL

PROJECT DESCRIPTION

VICINITY MAP

DRIVING DIRECTIONS

FROM ATLANTA, GA  
TAKE I-75S TO EXIT 95. TURN RIGHT ONTO GA-305. TURN RIGHT ONTO CLARK AVE. SLIGHT RIGHT TO MERGE ONTO LIBERTY EXPRESSWAY. TURN LEFT ONTO HANGCOK ROAD AND ARRIVE AT SITE ON LEFT.

LOCATION MAP

CODES/STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THIS SPECIFICATION SHALL BE CONSIDERED TO PERMIT VARIATION FROM THE FOLLOWING CODES.  
• INTERNATIONAL BUILDING CODE - 2012 EDITION WITH 2014, 2015, 2017, & 2018 GEORGIA STATE AMENDMENTS  
• GEORGIA EROSION AND SEDIMENTATION ACT 1975 (AMENDED 2003)  
• ACCESSIBILITY REQUIREMENTS  
FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPANCY. DISABLED ACCESS IS NOT REQUIRED IN ACCORDANCE WITH CURRENT CODE REGULATIONS.

PROJECT SUMMARY

SITE ADDRESS: 2700 LIBERTY EXPRESSWAY  
ALBANY, GA 31705

LATITUDE: 31° 27' 11.48"

LONGITUDE: -84° 09' 01.25"

ELEVATION: 185'

JURISDICTION: DOUGHERTY COUNTY

COUNTY: DOUGHERTY

ZONING: C408

PARCEL ID: PORTION OF 02174020010865

TELEPHONE COMPANY: MEDIA.COM

POWER COMPANY: GEORGIA POWER

LAND OWNER: GRADY BLAIR STONE

APPLICANT: CITY SWITCH, LLC

3550 LINDX ROAD, SUITE 875  
ATLANTA, GA 30328

ENGINEER: TRIUMPH SOLUTIONS  
127 GALLERY CT  
ACWORTH, GA 30101  
JOHN R. CUNNINGHAM  
404-542-5216

PROPOSED FACILITY USE

FACILITY IS UNMANNED FOR COMMUNICATION PURPOSES ONLY AND NOT FOR HUMAN OCCUPANCY. PERIODIC MAINTENANCE ON SITE IS REQUIRED AND WILL NOT EXCEED ONCE PER MONTH AT MOST. ALL PROPOSED AND FUTURE TELECOM EQUIPMENT TO BE LOCATED ABOVE THE UNMANNED FACILITY. THE FACILITY IS NOT AVAILABLE TO UNAUTHORIZED PERSONNEL. TRAFFIC IMPACTS OF THIS INSTALLATION ARE NEGLIGIBLE DUE TO THE INFREQUENCY OF NECESSARY MAINTENANCE AND MINIMAL CREW REQUIRED TO PERFORM SUCH TASKS.

DRAWING INDEX

T-1 TITLE SHEET  
1 SURVEY  
2 SURVEY  
3 SURVEY  
4 SURVEY  
C-1 OVERALL SITE PLAN  
C-2 TOWER ELEVATION AND COMPOUND LAYOUT PLAN  
C-3 SECURITY FENCE DETAILS

PROJECT NUMBER: GAC048

DOUGHERTY

2700 LIBERTY EXPRESSWAY  
ALBANY, GA 31705

PROJECT NAME: DOUGHERTY

PROJECT NUMBER: T-1

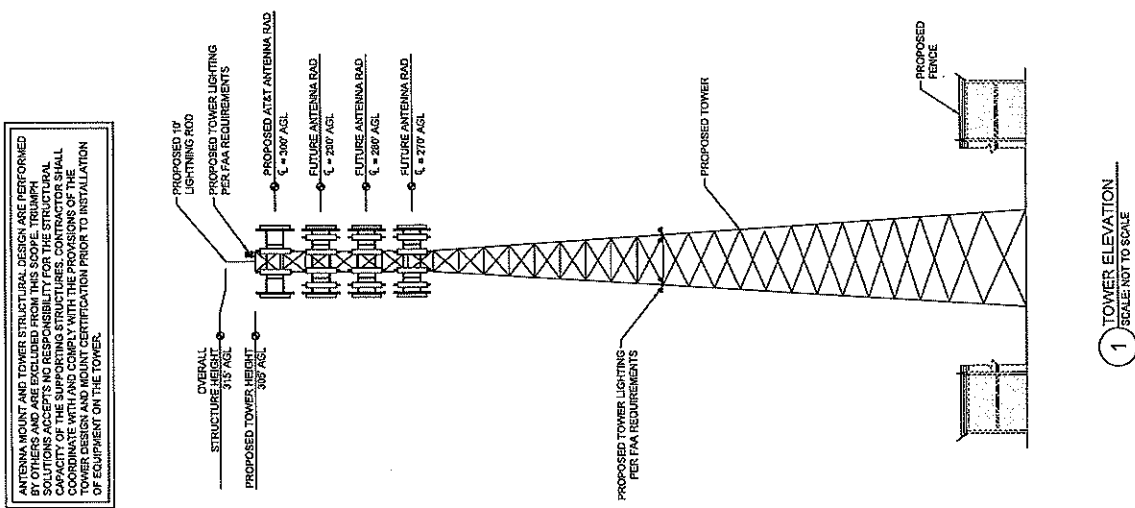
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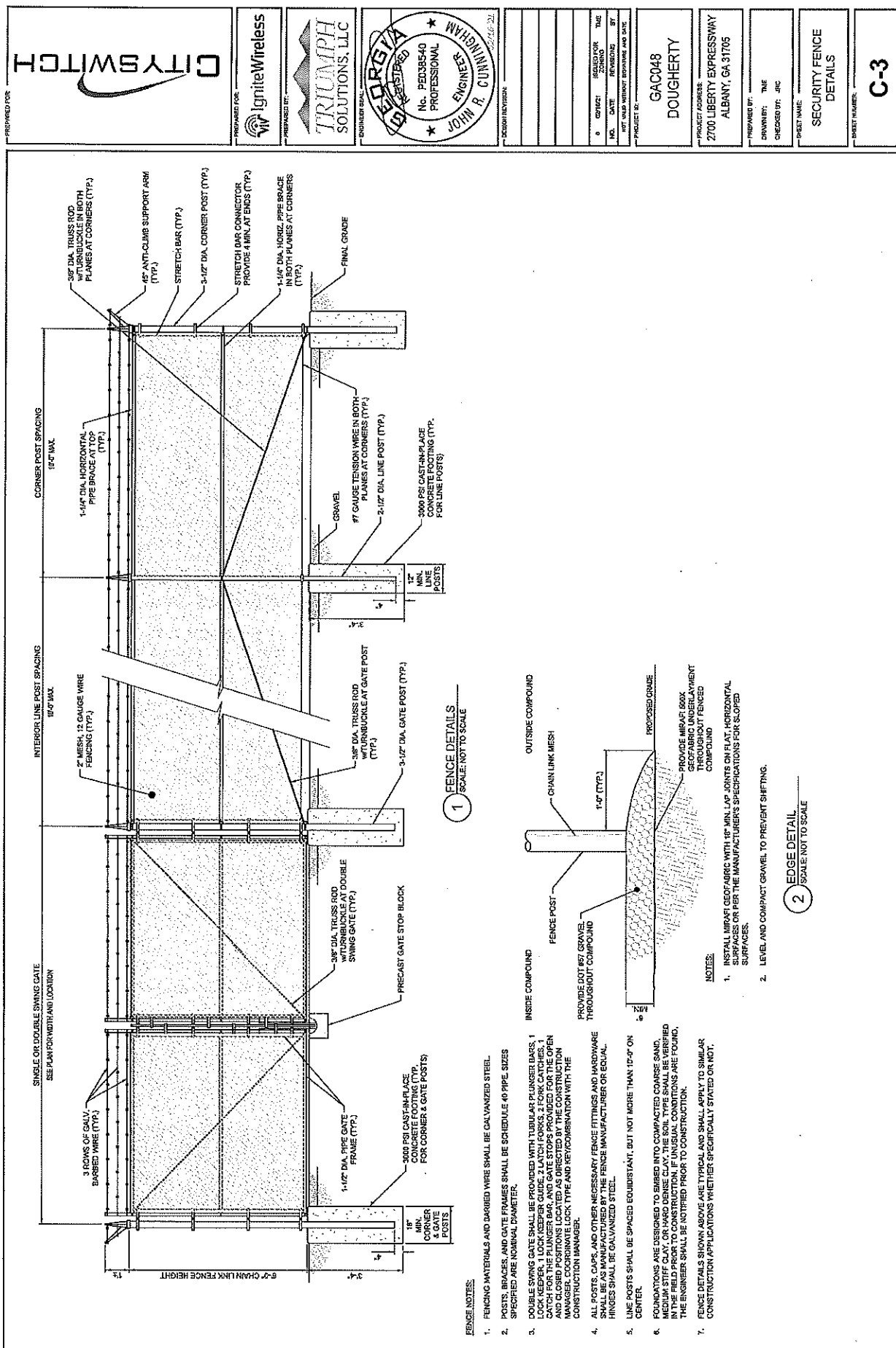


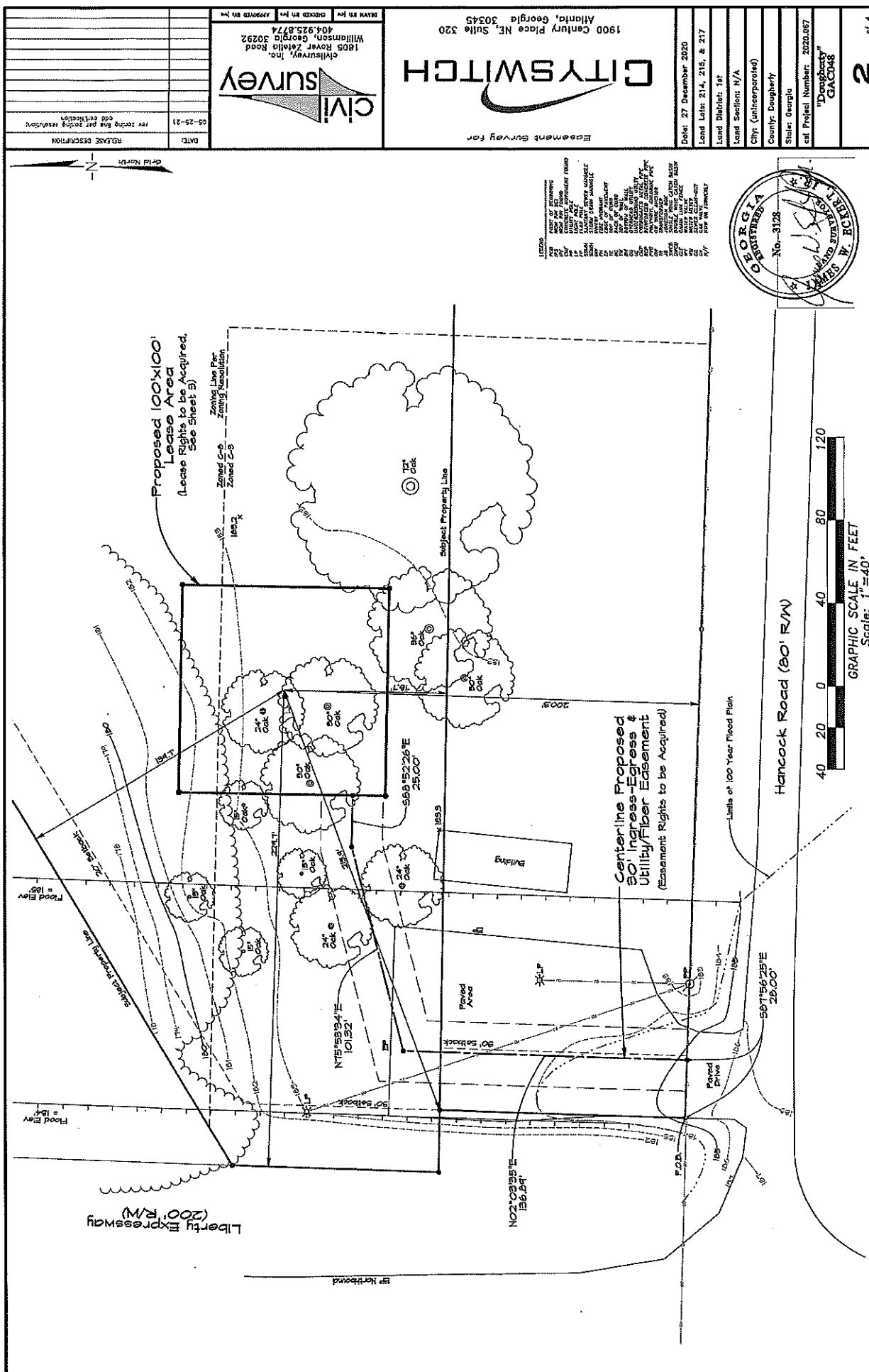




2 COMPOUND LAYOUT PLAN  
SCALE: 1/8" = 1'-0"









**Proposed 100'x100' Lease Area**  
(Lease Rights to be Acquired)

**Centerline Proposed 30' Ingress-Egress & Utility/Fiber Easement**  
(Easement Rights to be Acquired, See Sheet 2)

**Subject Property Line**

**1900 Century Place NE, Suite 320**  
Atlanta, Georgia 30345

**CITY SWITCH**

**1805 Rowe Zelle Road**  
Williamson, Georgia 30292

**CIVIL SURVEY**

**DATE: 05-25-21**  
**RELEASE DESCRIPTION: raw zoning and easement**

**DATE: 27 December 2020**  
**Lead Leds: 214, 215, & 217**  
**Lead District: 1st**  
**Lead Section: N/A**  
**City: (unincorporated)**  
**County: DeKalb**  
**State: Georgia**  
**est. Project Number: 2020.067**

**1900 Century Place NE, Suite 320**  
Atlanta, Georgia 30345

**1805 Rowe Zelle Road**  
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**1900 Century Place NE, Suite 320**  
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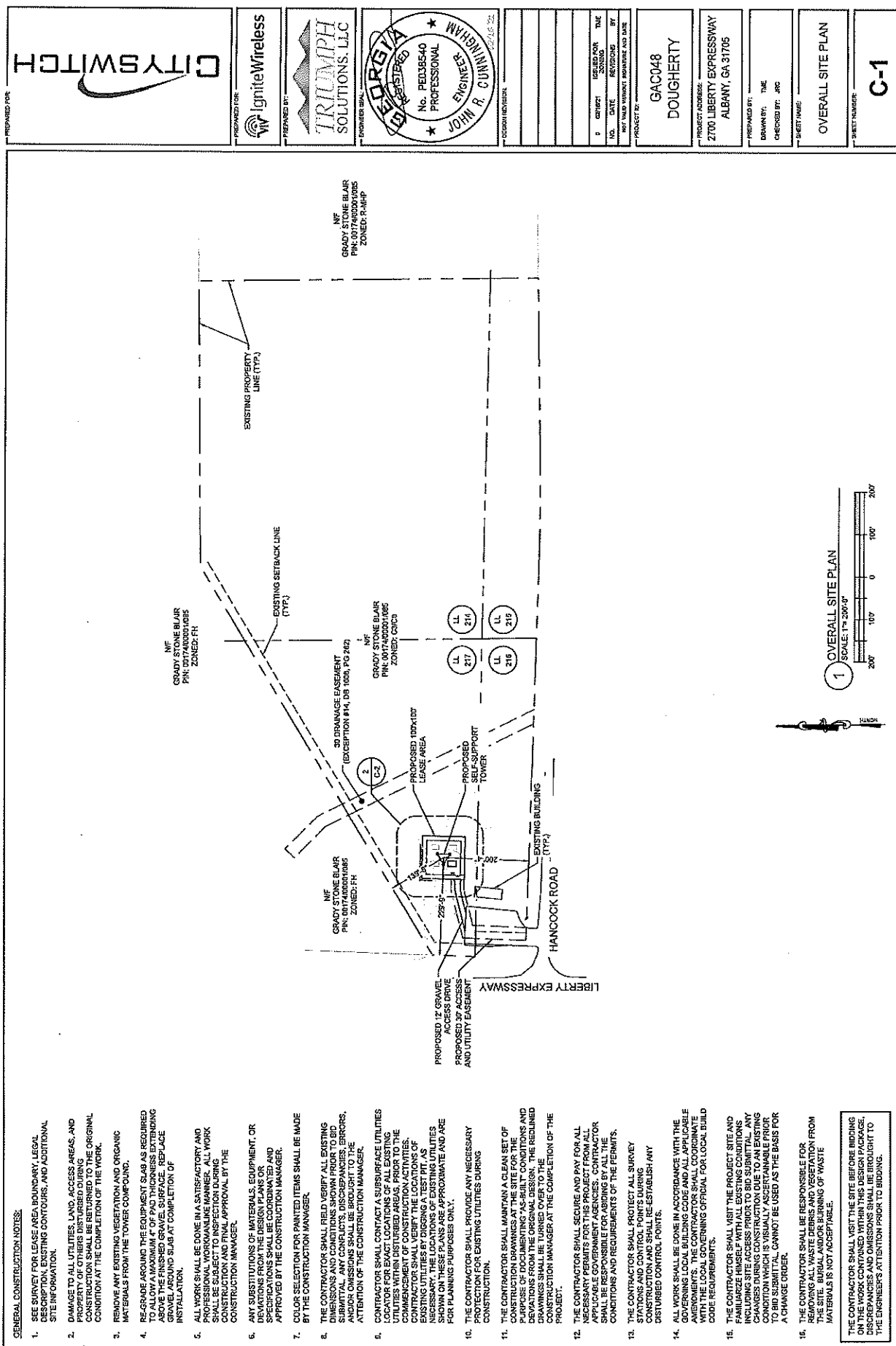
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**County: DeKalb**  
**State: Georgia**  
**est. Project Number: 2020.067**









## 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. Only building integrated or flush mounted solar energy systems shall be installed on street-facing building elevations.
- iii. No solar energy system shall be mounted or affixed to any freestanding wall or fence.
- iv. A building mounted system shall not extend beyond the edge of the roof.
- v. 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. 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.

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### (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.



## Public Works

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

### 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:

Firm	Project Experience	Design Team	Project Schedule*	Fee
<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,

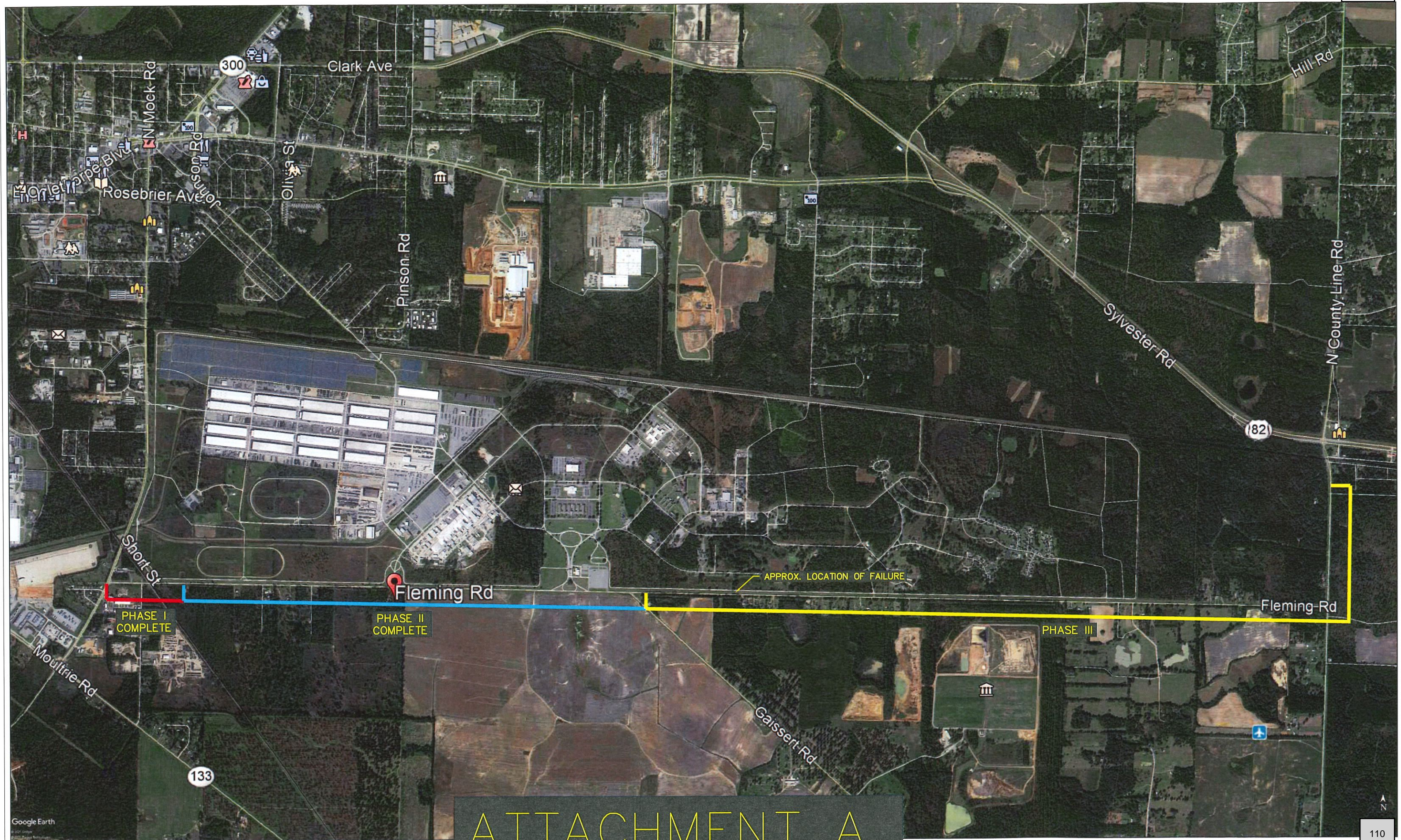


Jeremy W. Brown, P.E.

Engineering Manager

Attachments: RFP Attachment A – Location Map





ATTACHMENT A







Item 7b.

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

TITLE: Sirens	DEPARTMENT: EMA
REFERENCE NUMBER: 21-073	ACCOUNT NUMBER: FEMA/GRANT
OPENING DATE: 05/10/2020	BUDGETED AMOUNT: \$750,000.00
BUYER: Joshua Williams	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

*EVALUATION CRITERIA*

*POINTS ALLOWED*

**Experience and Qualifications:**

**30**

*Provide a brief narrative of the firm's staff qualifications and list projects of similar size successfully completed.*

<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

*EVALUATION CRITERIA*

*POINTS ALLOWED*

**Approach:**

**25**

*Provide a brief narrative of the firm's project management methodologies and strategy to successfully complete the project.*

<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

*EVALUATION CRITERIA*

*POINTS ALLOWED*

**Project Schedule & Timeline:**

**10**

*Proposer should provide a fully defined, resource loaded, leveled project timeline with all associated tasks to complete project.*

<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

*EVALUATION CRITERIA*

*POINTS ALLOWED*

**M/WBE Participation:**

**10**

*Firm to provide documentation stating their W/MBE status with your response.*

<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

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

*EVALUATION CRITERIA*  
**Proposed Fee:**

*POINTS ALLOWED*  
**25**

<i><b>PROPOSER</b></i>	<i><b>#1</b></i>	<i><b>#2</b></i>	<i><b>#3</b></i>	<i><b>AVERAGE</b></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