



WORK SESSION

June 13, 2022
10:00 AM

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

AGENDA

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

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

1. Call the meeting to order by Chairman Christopher Cohilas.
2. Roll Call.
3. Minutes.
 - a. Minutes of the May 16th Regular Meeting, May 23rd Work Session and May 23rd Special Called Meeting.
4. Public Hearing on the Proposed FY 2022-23 Budgets. (If you are interested in speaking in reference to the Budgets, please report to the Government Center by 9:45 a.m. and sign the Sign-In Sheet provided).
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. Dominique Riggins, Interim Executive Director, Albany Civil Rights Museum and other Board Members and Representatives present to request SPLOST VIII funding.
 - b. A.L. Fleming, Vice President for University Operations and Strategic Initiatives, Albany State University, present to request funding the ASU AYSEP (Albany State Youth Enrichment Program).
 - c. Chief Cedric Scott, Albany Fire Department, present to provide an update on the County Fire Station Equipment needs.

6. Zoning.

- a. Emily McAfee, Jean Haley & et. al. Laura Creel Haley & Lee Haley Jones c/o Larry Walden, Albany, GA, owner and Oxford Construction Company, J. Bruce Melton, applicant, (22-025) request Special Approval to operate a surface mine borrow pit on 69.342 acres. The property is located on Fleming Road parcel #(00158/00001/79A). The property is zoned AG (Agricultural). The Planning Commission recommends denial. Angel Gray, Planning Manager, will address. The Public Hearing and Action are scheduled for June 27, 2022.
- b. Jessica Fields, owner and applicant (22-026) requests to rezone 106.639 acres from R-1 (Single Family Residential District) to AG (Agricultural District). The property is located at 5913 Old Dawson Road. The Planning Commission recommends approval with the following conditions: 1. commercial agricultural operations are not permitted, 2. a 100' buffer from all property lines must be maintained, and 3. Non-Commercial Farming Activities are not allowed within the 100' buffer. Angel Gray, Planning Manager, will address. The Public Hearing and Action are scheduled for June 27, 2022.

7. Purchases.

- a. Recommendation to accept the bid for Facilities Management for the Interior Painting of the Dougherty County Police Department from the lowest responsive and responsible bidder meeting specifications, Empire Painting, LLC (Sylvester, GA) in the amount of \$28,625. Three vendors submitted a bid with the highest being \$96,500. Funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison will address. Facilities Management Director Heidi Minnick and City of Albany Buyer Joshua Williams are present.
- b. Recommendation to accept the bid for Public Works for one (1) Compact Excavator with Cab and one (1) trailer from the lowest responsive and responsible bidder meeting specifications, Flint Equipment (Albany, GA) in the amount of \$64,850. Funding is budgeted in SPLOST VII. Five vendors submitted a bid with the highest being \$76,994.62. Assistant County Administrator Scott Addison will address. Public Works Chuck Mathis and City of Albany Buyer Joshua Williams are present.

8. Additional Business.

- a. Recommendation to amend the Service Agreement with Cornerstone Government Affairs, Inc. County Administrator Michael McCoy will address.
- b. Continued presentation and review of the proposed FY 2023 Budgets as recommended by the Finance Committee. County Administrator Michael McCoy, Assistant County Administrator Scott Addison and Finance Director Martha Hendley will address.

9. Updates from the County Administrator.
 - a. Reminder- there will be a Tanker Truck Dedication Ceremony today, June 13th, at 2 p.m. in front of the Albany Dougherty Government Center.
 - b. Reminder – Due to the observation of the Juneteenth Holiday, there will be no meeting on June 20, 2022. The next meeting will be a Regular Meeting on June 27, 2022.
10. Updates from the County Attorney.
11. Updates from the County Commission.
12. 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

May 16, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on May 16, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, 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. Commissioner Russell Gray participated via the audio-conferencing feature. 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 minutes for the April 18th Regular Meeting and April 25th Work Session.

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

The Chairman recognized Public Works Director Chuck Mathis to accept the proclamation recognizing May 15-21, 2022 as Public Works Week in Dougherty County. The proclamation reads as follows:

National Public Works Week Proclamation

May 15 – 21, 2022

“Ready and Resilient”

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Dougherty County, Albany, GA; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for

rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS it is in the public interest for the citizens, civic leaders, and children in Dougherty County, Albany, GA to gain knowledge of and to maintain ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2022 marks the 62nd annual National Public Works Week sponsored by the American Public Works Association be it now,

RESOLVED, I, Christopher S. Cohilas, Commission Chair, do hereby designate the week

May 15 – 21, 2022 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the State (to be affixed),

DONE at the Dougherty County, Albany, Georgia this 15th day of May 2022.

BOARD OF COMMISSIONERS OF DOUGHERTY COUNTY, GEORGIA

BY: _____
Christopher S. Cohilas, Chairman

The Chairman recognized EMS Director Sam Allen to update the Commission with their annual report and accept the Proclamation recognizing May 15-21, 2022 as Emergency Management Services Week in Dougherty County. Mr. Allen highlighted that there was a call volume of 23,952 and base [billing] rates are the same. He added that an average response time is about 5 minutes and 44 seconds. He shared that the pay raises received have helped with retention and EMS is very active with opioid responses. There were a total of 2,632 vaccinations administered which peaked at about 205 people per hour by the 3rd event. The proclamation reads as follows:

WHEREAS, emergency medical services are a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week, and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and others; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

THEREFORE, we, the Board of Commissioners of Dougherty County, Georgia in recognition of this event does hereby proclaim the week of May 15-22, 2022 as

EMERGENCY MEDICAL SERVICES WEEK

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the County of Dougherty on this 16th day of May in the year of our Lord two-thousand and twenty-two.

**BOARD OF COMMISSIONERS
DOUGHERTY COUNTY, GEORGIA**

Christopher S. Cohilas, Chairman

The Chairman recognized William Wright, a representative for AFRAM Tech, Inc. to continue discussing the request to recognize/commemorate the "157th Anniversary of the

Juneteenth Holiday" with their "New Deal." He discussed having an oversight committee to review money that the County received to ensure funds are dispensed with equity.

Commissioner Gray left the meeting.

The Chairman recognized Henry Thomas CEO of the Georgia Music Association to invite the Commission to his upcoming community events. Commissioner Johnson directed him to the Georgia Arts Council to possibly receive funds. Mr. Thomas requested a meeting with Commissioner Johnson and Chairman Cohilas and wanted his Commissioner [Gaines] to follow up with him.

The Chairman called for recess from 11:13 am to 11:18 am. Upon returning, the Chairman said that we will reestablish decorum regarding how the Board will be addressed and how the Board will address citizens.

The Chairman opened the public hearings for both Zoning Considerations 22-021 and 22-022 pertaining to the Fish House Campgrounds, Inc.

The first for Fish House Campgrounds, Inc., owner and Lanier Engineering (22-021), applicant, request is to rezone 73.261 acres from C-2 (General Mixed-Used District) and C-7 (Mixed Use Planned-Development District) to C-1 (Neighborhood Mixed-Use Business District). The property is located at 2908 Gillionville Road. The Planning Commission recommended approval. Angel Gray, Planning Manager, addressed.

The second for Fish House Campgrounds, Inc, owner and Lanier Engineering, Inc., applicant (22-022) request is for Special Approval to operate a Women's Recovery Center in a C-1 (Neighborhood Mixed-Use Business District). The parcel is a 73.261 acre developed parcel. The property is located at 2908 Gillionville Road. The Planning Commission recommended approval. Angel Gray, Planning Manager, addressed. Due to law statutes, the Public Hearing will be held only; action will be scheduled in the Fall. Mr. Bob Lynch, Director for "The Anchorage", Bobby Donley, Lanier Engineer and Mr. Barrow all spoke in favor of the requests and the need for a Women's Facility. Anchorage Board members were also present. There being no additional comments regarding the proposed matters, the Chairman closed the public hearings.

The Chairman called for consideration to purchase 400 sign posts and anchors for the Public Works Department from Big Green Sign Company (Dublin, GA) in the amount of \$29,440. Funding is available in TSPLOST.

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

The Chairman called for consideration to purchase forty body-worn cameras and the supporting cloud storage software from single source vendor Motorola Solutions (Allen, TX) in the amount of \$253,760. Funding is available in the American Rescue Plan Act (ARPA).

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

The Chairman called for consideration of the resolution providing for the approval and execution of the contract to accept the proposal for ARPA Grant Administration and Management Services for Dougherty County from Government Services Group (GSG – Tallahassee, Florida) in a not to exceed amount of \$350,000 subject to execution by the County Administrator. Funding is available in ARPA funds.

Commissioner Jones moved for approval. Commissioner Edwards seconded the motion. Under discussion, Commissioner Edwards asked for a start date and Mr. Addison shared that it will be after the contract process is complete. There being no further discussion, the motion for approval passed unanimously. Resolution 22-026 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND
EXECUTION OF A CONTRACT FOR ARPA GRANT
ADMINISTRATION AND MANAGEMENT SERVICES FOR
DOUGHERTY COUNTY WITH GOVERNMENT SERVICES
GROUP (GSG-TALLAHASSEE, FLORIDA) IN AN AMOUNT NOT
TO EXCEED \$350,000; REPEALING RESOLUTIONS OR PARTS
OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.

The Chairman called for consideration to approve the alcohol application from Sandhu Bro LLC., Faisal Ijaz licensee, dba Pace Car Express, at 3503 Sylvester Hwy for Package- Beer and Wine. The Albany-Dougherty Marshal's Office recommended approval.

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

The Chairman called for consideration to accept the proposed amendment to the Dougherty County American Rescue Plan Act (ARPA) Project Spending Plan for Fiscal Year 2022. The budget amount of \$8,454,000 will remain the same.

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

The Chairman called for the zoning consideration of Fish House Campgrounds, Inc., owner and Lanier Engineering (22-021), applicant, request to rezone 73.261 acres from C-2 (General Mixed-Used District) and C-7 (Mixed Use Planned-Development District) to C-1 (Neighborhood Mixed-Use Business District). The property is located at 2908 Gillionville Road. The Planning Commission recommended approval.

Commissioner Jones moved for approval. Commissioner Newsome seconded the motion. Under discussion, Commissioner Gaines asked for clarification regarding the process for the special approval and Ms. Gray addressed. There being no further discussion, the motion for approval passed unanimously. The zoning resolution is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION TO REZONE A
LOCATION WITHIN UNINCORPORATED AREA OF
DOUGHERTY COUNTY, GEORGIA.

BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia, and IT IS HEREBY RESOLVED by authority of same:

SECTION I: That from and after the passage of this Resolution, the official Zoning Regulations and Map of the unincorporated area of Dougherty County, adopted December 1, 1969, as amended, be, and the same are hereinafter described as follows:

- CHANGE FROM: C-7 (Mixed-Use Planned Development District) and C-2 (General Mixed-Use Business District) Meeting Place for Church Groups
- TO: C-1 (Neighborhood Mixed-Use Business District)
- OWNER/APPLICANT: Fish House Campgrounds Inc
- LOCATION: 2908 Gillionville Road

All that certain tract or parcel of land lying in and being part of Land Lot 82 of the Second Land District, Dougherty County, Georgia and being more particularly described as follows:

Commence at the northwest end of the miter at the intersection of the west right-of-way of Westover Road (15' r/w) and the south right-of-way of Gillionville Road(100'r/w) and go South 87 degrees 40 minutes 00 seconds West along the south right-of-way of Gillionville Road a distance of 1758.35 feet to the Point of Beginning.

From this Point of Beginning, leaving said right-of-way line, go South 02 degrees 19 minutes 04 seconds East a distance of 3.46 feet; go thence along the arc of a curve concave to the northeast a distance of 176.29 feet, having a radius of 186.19 feet, a chord bearing of South 29 degrees 26 minutes 32 seconds East and a chord distance of 169.78 feet; go thence South 56 degrees 34 minutes 04 seconds East a distance of 1432.99 feet; go thence South 18 degrees 05 minutes 04 seconds East a distance of 215.72 feet; go thence along the arc of a curve concave to the southwest a distance of 199.28 feet, having a radius of 522.96 feet, a chord bearing of South 07 degrees 10 minutes 04 seconds East and a chord distance of 198.08 feet; go thence South 03 degrees 44 minutes 56 seconds West a distance of 1274.84 feet; go thence North 86 degrees 18 minutes 04 seconds West a distance of 400.00 feet; go thence South 75 degrees 05 minutes 10 seconds West a distance of 480.00 feet; go thence North 01 degree 03 minutes 58 seconds West a distance of 779.83 feet; go thence North 00 degrees 17 minutes 13 seconds West a distance of 1587.11 feet to the south right-of-way of Gillionville Road; go thence North 87 degrees 40 minutes 56 seconds East along the south right-of-way of Gillionville Road a distance of 145.34 feet to the Point of Beginning.

Said tract or parcel contains 73.261 acres.

SECTION II: That all resolutions or parts of resolutions in conflict herewith be and the same hereby are repealed.

CHAIRMAN

ATTEST:

CLERK

APPROVED: May 16, 2022

Mr. McCoy reminded the Board that the Dougherty County Police Department will be hosting the Fallen Officers Memorial Ceremony at 1 pm at the Albany Technical College Kirkland Conference Center.

Commissioner Edwards shared that he expected the discussion regarding funding for Juneteenth to be on the agenda. He also said that he did get the opinion from the Attorney for the request. Chairman Cohilas shared he will speak to the County Administrator and would like to volunteer his time to help find private dollars. Mr. McCoy shared that the ask was for in-kind donations. Commissioner Johnson wanted the County to provide \$2500 from either the community component of ARPA or the enterprise fund. After discussion, Chairman Cohilas shared that it will be on the next Work Session and added that his concern was if an organization would come that stands for a lesser cause and represent hate, etc [would funding be provided]. He also wanted to ensure that we have considered all options and ensure that measures are in place that can solve this problem. Commissioner Edwards wanted an added section from the County Clerk to have community events added to the agenda. Commissioner Jones asked for a moment of silence for those impacted by the recent mass shooting in Boston. He also wanted a follow-up from Marshal Norman in reference to the litter and a statement made by the Mayor regarding possible purchases by the City and County for land. He ended with wanting an update on the discussion regarding Putney Park and Commissioner Johnson responded to both. Chairman Cohilas asked about removing the safety partitions in Room 100 and there were mixed responses received from the Board.

There being no further business to come before the Commission, the meeting adjourned at 12:05 p.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

May 23, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on May 23, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Present were Commissioners Victor Edwards, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. Commissioner Gloria Gaines participated via the audio-conferencing feature. County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Clerk Jawahn Ware and other staff were also present. The public and representatives of the media participated in person via live streaming of the meeting on the County's Facebook page and the government public access channel. County Attorney Spencer Lee was absent.

The Chairman asked the Commission to review the minutes of the May 2nd Regular Meeting and May 9th Work Session.

The Chairman recognized Coroner Michael Fowler who asked for financial support for his annual Swim for Life Program. This is the first time the Board has been asked for support financially. Upon question by Commissioner Edwards, Mr. Fowler shared that the City is sponsoring bounce houses at the registration event. The Chairman plans to privately support but asked the Coroner to meet with County Administrator McCoy to determine how the Board can assist. Commissioner Jones shared that he will sponsor two students.

The Chairman recognized citizen Harry Thomas to update the Commission on upcoming events. He stated that he has met with Commissioner Gaines but is still awaiting the Board's response to the presentation he made in 2019.

The Chairman recognized Public Works Director Chuck Mathis to provide an update on Putney Park. Mr. Mathis shared that most of the improvements have been completed. Upon question by the Chairman, Jerney Brown updated the Board on the denial of grants, noting additional information will be obtained by Planning and Development who submitted the packet on the County's behalf. The Chairman requested that the conceptual drawings be submitted to our government liaison's Cornerstone to determine what additional grants and opportunities are available. Commissioner Johnson would like to provide the information to Mr. Addison that he and Commissioner Edwards received from a recent recreation class. Commissioner Jones asked that funding be added in SPLOST VIII to allow Putney Park to mirror Radium Springs Park to include a safe room, meeting space, and asphalt walkways. Recreation Subcommittee Chairman Clinton Johnson shared that Putney Park is a priority of the subcommittee and funding has been requested in SPLOST VIII.

The Chairman recognized Sheriff's Office Captain Ted Thomas to request funding for the Albany Dougherty Youth Unit Summer Program. It was shared that the program will be five weeks and it will be educationally based to bridge the gap between the community, students

and law enforcement. The dates will be May 31-July 15 at Merry Acres Middle School. Meals and snacks will be provided and field trips are planned. The operational expense is \$11,115. Mr. McCoy shared that staff has proposed funding the program as they did last year and it will be presented during a presentation on June 6th. Other Sheriff's Office representatives that will be supporting the program were introduced.

Mr. McCoy changed participation to the audio feature at 10:30 a.m.

The Chairman recognized William Wright, representative for AFRAM Tech, Inc. present to continue his update to the Commission. Mr. Wright would like to provide workshops in June and will give additional information at the June 6th meeting.

The Chairman called for a discussion to purchase two chillers for the Dougherty Mental Health Facility in the amount of \$310,366 from SafeAire Heating & Cooling (Albany, Ga). The two 120-ton chillers are replacements and funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison addressed. Facilities Management Director Heidi Minnick was present. Action on this item is scheduled in the following Special Called Meeting. Mr. Addison said that this was time-sensitive and one manufacturer increased the quote by 18% during the time the quote was received to the time it was presented to the Board. He recommended approval before another increase occurs.

The Chairman called for a discussion to purchase one 2022 Ford Escape for the Sheriff's Office from Wade Ford (Smyrna, GA) in the amount of \$28,163.34. Four vendors submitted bids with the highest being \$49,043. Two bids would require order submission prior to board approval. Funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison addressed. City of Albany Interim Procurement Manager Joshua Williams, Buyer Corey Gamble and Deputy Chief Terron Hayes were present. Action on this item is scheduled in the following Special Called Meeting. Mr. Addison said that two vendors required commitment prior to the presentation to the Board.

The Chairman called for a discussion to declare the listed vehicles as surplus and authorizing the disposal of or sale of same via an online auction. Assistant County Administrator Scott Addison addressed. Action on this item is scheduled in the following Special Called Meeting.

The Chairman called for a discussion to accept the resolution declaring a 2017 Nissan Pathfinder (from the Solid Waste Department) as surplus and authorize the sale through Underwriters Safety & Claims. Assistant County Administrator Scott Addison addressed. Action on this item is scheduled in the following Special Called Meeting. Mr. Addison shared that the vehicle was involved in a fire and was totaled.

The Chairman called for a discussion of the request from Lanier Engineering, Inc., consultant for JFT Public Properties (Developer), for Dougherty County to ask the City of Albany to authorize the developer, at his expense, to extend City sanitary sewer into the unincorporated area of Dougherty County. The project site is located at 2005 Beattie Road. Jeremy Brown, Engineering Manager addressed. Representatives from Lanier Engineering were present.

Action on this item is scheduled in the following Special Called Meeting. Mr. Brown shared that the request was for the city sewer services to be in the subdivision. The process is for the County to request that the City follows their code to complete the request.

Commissioner Edwards asked about minority participation in bids and awards and questioned if a subcommittee could meet with Mr. Wright. Commissioner Gray and Chairman Cohilas addressed. Chairman Cohilas also expressed his opinion by stating that his desire is for economic development opportunities to be provided to all in our community despite the color of their skin. However, he is willing to continue the discussion. Commissioner Edwards supported the Chairman's comments and stated that it is about employment overall. Commissioner Jones questioned what more could procurement do because recruiting efforts have been provided to all including minorities. Commissioner Gray shared that there is not a problem with businesses in our community. He added that many small businesses are busy and stressed that it is a lot of red tape dealing with the government and many individuals do not want to go through the process. If we continue to focus on local businesses, we are supporting our [local] job base.

There being no further business to discuss the Commission entered into a Special Called Meeting at 11:06 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
SPECIAL CALLED MEETING MINUTES

DRAFT

May 23, 2022

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on May 23, 2022 immediately after the Work Session. Chairman Christopher Cohilas presided and called the meeting to order at 11:07 am. Present were Commissioners Victor Edwards, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. County Administrator Michael McCoy and Commissioner Gloria Gaines participated via the audio-conferencing feature. Also present were Assistant County Administrator Scott Addison, 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. County Attorney Spencer Lee was absent.

The Chairman called for consideration of the recommendation to purchase two chillers for the Dougherty County Mental Health Facility in the amount of \$310,366 from SafeAire Heating & Cooling (Albany, Ga). The two 120-ton chillers are replacements and funding is budgeted in SPLOST VII.

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

The Chairman called for consideration of the recommendation to purchase one 2022 Ford Escape for the Sheriff's Office from Wade Ford (Smyrna, GA) in the amount of \$28,163.34. Funding is budgeted in SPLOST VII.

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

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

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion passed unanimously. Resolution 22-027 is entitled:

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

The Chairman called for consideration of the resolution declaring a 2017 Nissan Pathfinder (from Solid Waste) as surplus and authorizing the sale through Underwriters Safety & Claims.

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion passed unanimously. Resolution 22-028 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION TO DECLARE AS SURPLUS A SALVAGED 2017
NISSAN PATHFINDER
(VIN NO. 5N1DR2MM1HC630048) AND HAVE SAID SURPLUSED
SALVAGED VEHICLE DISPOSED OF THROUGH UNDERWRITERS
SAFETY AND CLAIMS, DOUGHERTY COUNTY’S THIRD PARTY
ADMINISTRATOR; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.

The Chairman called for consideration of the request from Lanier Engineering, Inc., consultant for JFT Public Properties (Developer), for Dougherty County to ask the City of Albany to authorize the developer, at his expense, to extend City sanitary sewer into the unincorporated area of Dougherty County. The project site is located at 2005 Beattie Road.

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

Commissioner Johnson requested to ask Mr. McCoy about the County’s plan for Juneteenth. Mr. McCoy said that if instructed, a program can be planned for Saturday, June 18th and the Chairman stated that there was a consensus provided by the Board.

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

CHAIRMAN

ATTEST:

COUNTY CLERK



MEMORANDUM

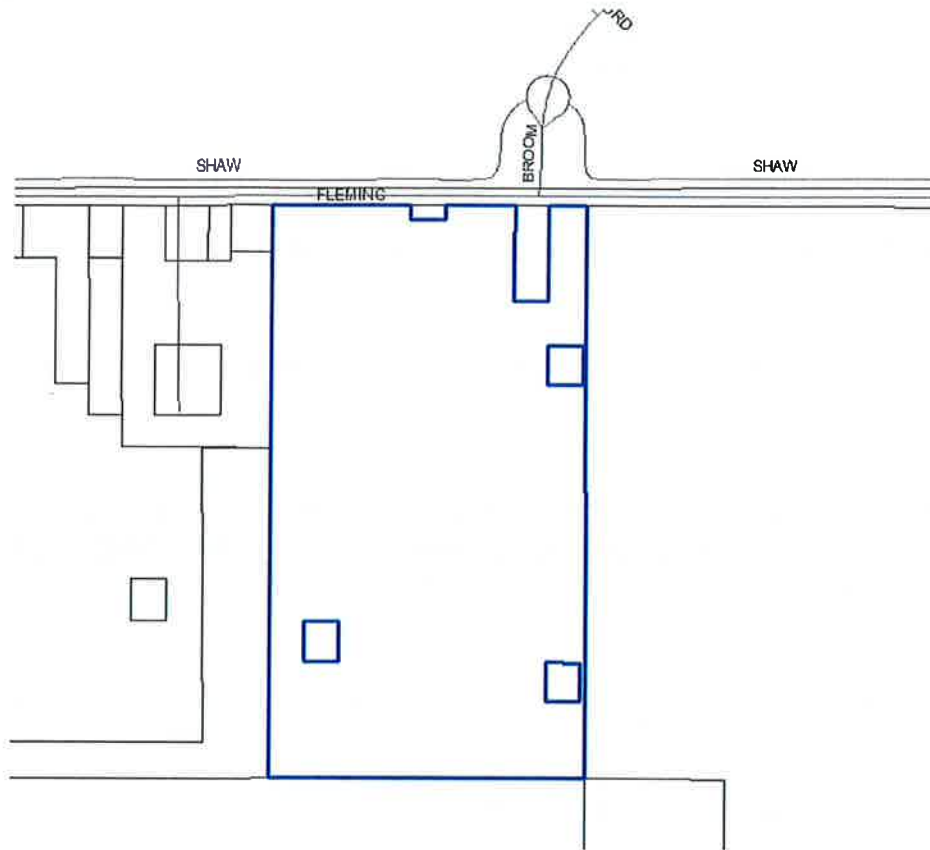
Date: June 2, 2022
To: The Board of County Commissioners
From: Albany Dougherty Planning Commission
Subject: #22-025 Special Approval (Fleming Road Parcel # 00158/00001/79A)

Oxford Construction Company (22-025) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a surface mine borrow pit on 69.342 acres. The property is located on Fleming Road Parcel # (00158/00001/79A). The property is zoned AG (Agricultural). The property owner is Emily McAfee, Jean Haley & et al. Laura Creel Haley & Lee Haley Jones c/o Larry Walden, Albany, Georgia, and the applicant is Oxford Construction Company, J. Bruce Melton **(District 6)**

Billy Merritt offered a motion to **deny** Special Approval to operate a surface mine borrow pit on 69.342 acres; seconded by Charles Ochie the motion carried **5-2** with the following votes:

William Geer	Absent
Billy Merritt	Yes
Art Brown	Yes
Jimmy Hall	No
Sanford Hillsman	Absent
Yvonne Jackson	Yes
Aaron Johnson	Absent
Charles Ochie	Yes
Helen Young	No
Willie Simmons	Yes

**STAFF ANALYSIS AND REPORT
APPLICATION #22-025 SPECIAL APPROVAL**



OWNER: MCAFEE EMILY JEAN HALEY & ET AL
 CREEL LAURA HALEY & JONES-LEE HALEY
 c/o LARRY WALDEN

APPLICANT: Oxford Construction Company

LOCATION: Fleming Road, Albany, Georgia (00158/00001/79A)

CURRENT ZONING/USE: AG Agricultural
 Vacant Land

PROPOSED USE: Surface Mining Borrow Pit

MEETING INFORMATION:

Planning Commission: 06/02/2022, 2:00 P.M., Robert Cross Multipurpose
 Center, 3085 Martin Luther King, Jr. Dr.

Public Hearing: 06/27/2022, 10:00 A.M., 222 Pine Avenue, Rm. 100

RECOMMENDATION: **Approval**

GENERAL INFORMATION:

The applicant is requesting Special Approval to operate a Surface Mining Borrow Pit. The property is currently zoned AG. The borrow pit will provide fill dirt for the GA DOT Road Widening project for Hwy 133 from two lanes to four lanes. The section of Hwy 133 widening is from S. Mock Road to S. County Line Road.

SPECIAL APPROVAL CRITERIA

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

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

Trip Generation:

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

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

- Fleming Road is a Minor Arterial Urban that connects S. County Line Road (Major Collector Rural) to S. Mock Road (Minor Arterial Urban).

Trip Generation:

- Fleming Road between S. County Line Road and S. Mock Road had an Annual Average Daily Traffic (AADT) count of 6,710 in 2018.

GDOT Traffic Analysis & Data Application.

- Based on Trip Generation's 10th Edition (2018) information, a specialty trade contract could generate ten trips per weekday.

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

2. The location of off-street parking facilities.

According to the applicant, the property is 69.342 acres which would provide adequate parking area for equipment.

- **Aerial Photo of the Parcel and Surrounding Adjacent Parcels:**



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

Signs must comply with the City of Albany Sign Ordinance. According to the applicant, no signs will be on site.

4. The amount and location of open space.

The property is adequate to provide enough space for the proposed operations and preserve the character of the area. According to the applicant, environmental impacts will be addressed through the permitted drawings.

5. Protective Screening.

According to the applicant there is enough property to provide a buffer from the adjacent properties. Borrow pits are permitted and governed by GA EPD. Applicant will be required to meet all buffer requirements imposed by GA EPD.

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

According to the applicant, the facility will be in operation from 7:00 am to 6:00 pm Monday thru Friday and occasionally on Saturday. This is compatible with the surrounding uses, such as MCLB and Dougherty County Landfill.

7. Outdoor lighting.

According to the applicant, there will be no outdoor lighting associated with the proposed borrow pit.

8. Ingress and egress to the property.

According to the applicant, the property will be accessed from a single driveway off Fleming Road. Sight distance should not be a problem at this location. The applicant will need to provide a construction exit to reduce the transfer of sediment from the site to the public roadway.

9. Compatibility with surrounding land use.

The proposed use is suitable with adjacent land uses as well as the subject site itself. The adjacent land uses include commercial and vacant parcels. Residential parcels are nearby as well.

10. Consistency with the Comprehensive Plan.

The **Future Land Use Map** recommends agricultural/forestry uses on this site. The proposed use should not conflict with this recommendation.

RECOMMENDATION

Staff recommends **approval** of this application

NOTICE OF PUBLIC HEARING

Oxford Construction Company (22-025) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a surface mine borrow pit on 69.342 acres. The property is located on Fleming Road Parcel # (00158/00001/79A). The property is zoned AG (Agricultural). The property owner is Emily McAfee, Jean Haley & et al. Laura Creel Haley & Lee Haley Jones c/o Larry Walden, Albany, Georgia, and the applicant is Oxford Construction Company, J. Bruce Melton **(District 6)**

Jessica Fields (22-026) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 106.639 acres from R-1 (Single Family Residential District) to AG (Agricultural District). The property is located at 5913 Old Dawson Rd (011-2/00000/14A). The property owner is Jessica Fields; the applicant is Jessica Fields. **(District 1)**

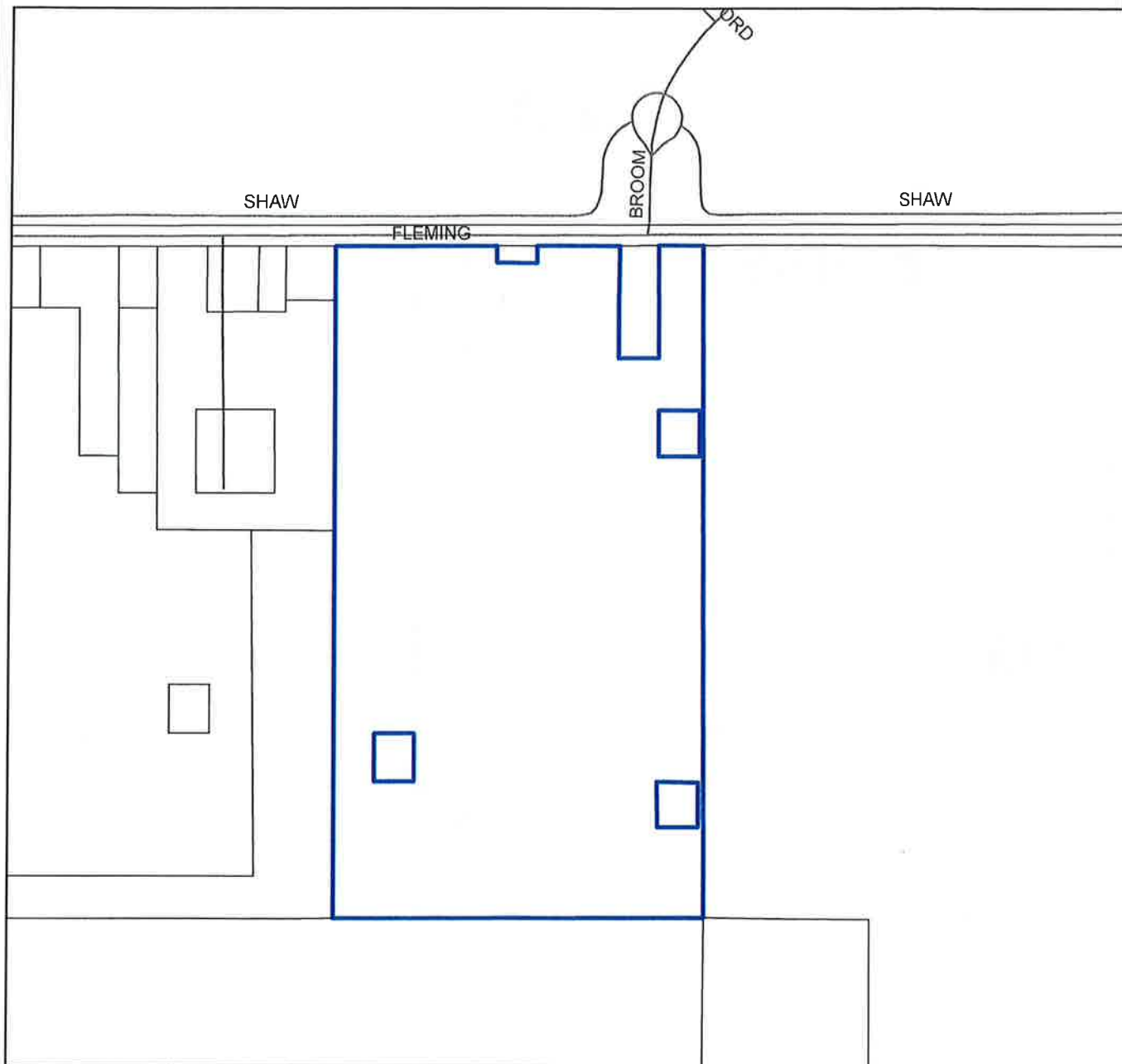
The Albany Dougherty Planning Commission will conduct a public hearing on this request **Thursday, June 2, 2022, at 2:00 p.m.** at the Robert Cross Multipurpose Facility located at 3085 Martin Luther King, Jr. Dr., Albany, GA. The Planning Commission will forward its recommendation to the Board of County Commissioners based on information presented at the public meeting.

The Dougherty County Board of Commissioners will conduct a public hearing on **Monday, June 27, 2022, at 10:00 a.m.** in the Government Center, 222 Pine Avenue, Room 100, Albany, GA 31701. Meetings of the Albany Dougherty Planning Commission and the Dougherty County Board of Commissioners are open to the public.

Exact legal description of the property is available for inspection at Planning & Development Services, 240 Pine Avenue, Room 300, Albany, GA and may be reviewed along with any other information regarding this request between 8:00 a.m. and 5:00 p.m., Monday through Friday. Electronic copies may be requested by calling Planning & Development Services at (229) 438-3901.

Georgia law requires that all parties who have made campaign contributions to any member of the Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearing in opposition to the application, shall, at least five (5) days prior to the public hearing, file a campaign contribution report with the Albany Dougherty Planning Commission. As set forth in the Americans with Disabilities Act of 1990, Dougherty County does not discriminate on the bases of disability and will assist citizens with special needs given proper notice (seven (7) workdays). The meeting room and building are handicap accessible. Any requests for reasonable accommodation required by individuals to fully participate in any open meeting, program, or activity of Dougherty County, Georgia, should be directed to Michael McCoy, County Administrator, 222 Pine Avenue, Suite 540, Albany, Georgia (229) 431-2121

LOCATION



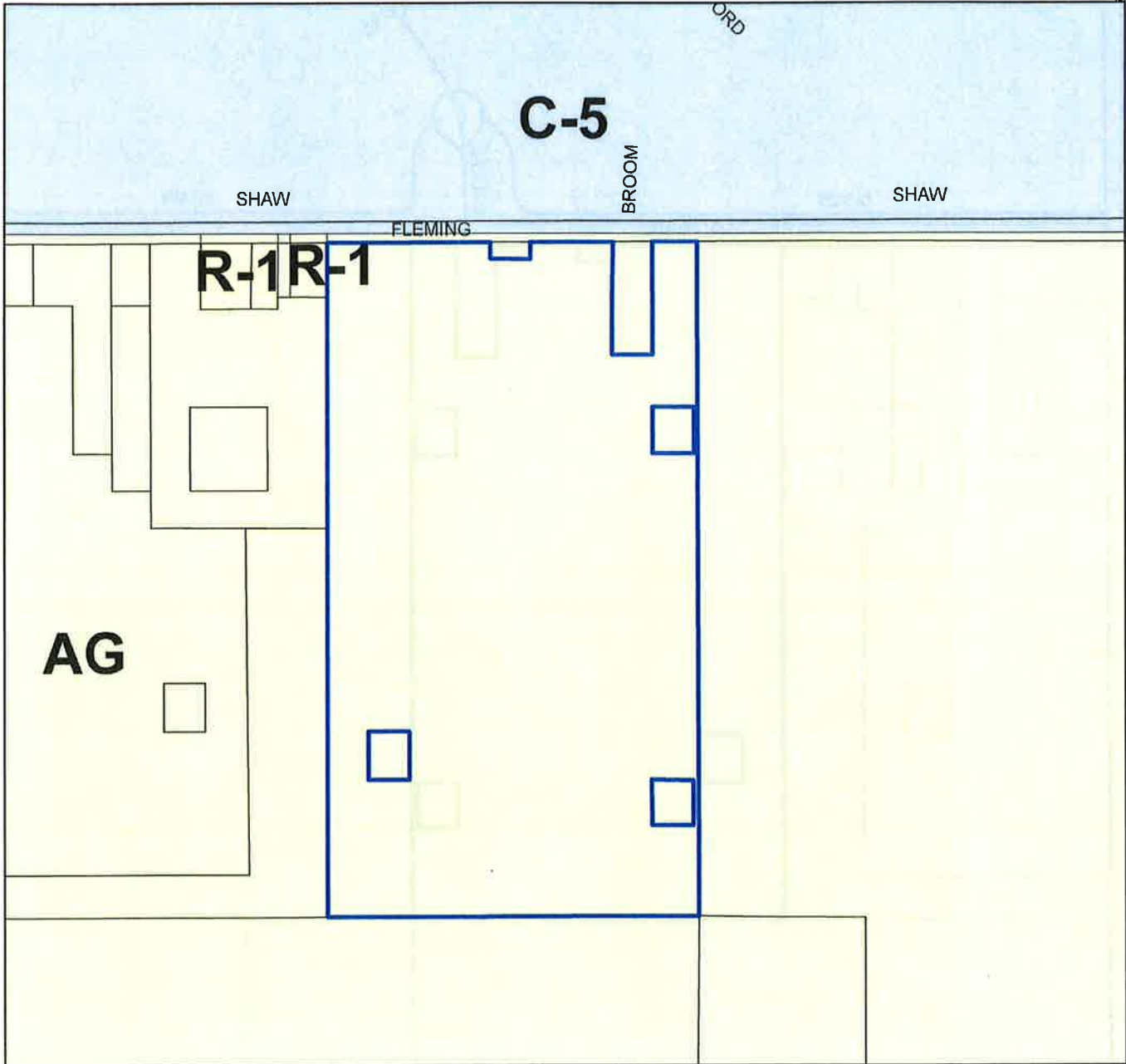
22-025
Special Approval
Surface Mine Borrow Pit
Fleming Rd
00158/00001/79A



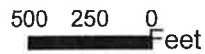
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, Its use or interpretation. All data is subject to change.



ZONING



22-025
 Special Approval
 Surface Mine Borrow Pit
 Fleming Rd
 00158/00001/79A



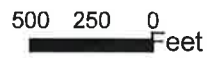
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



AERIAL



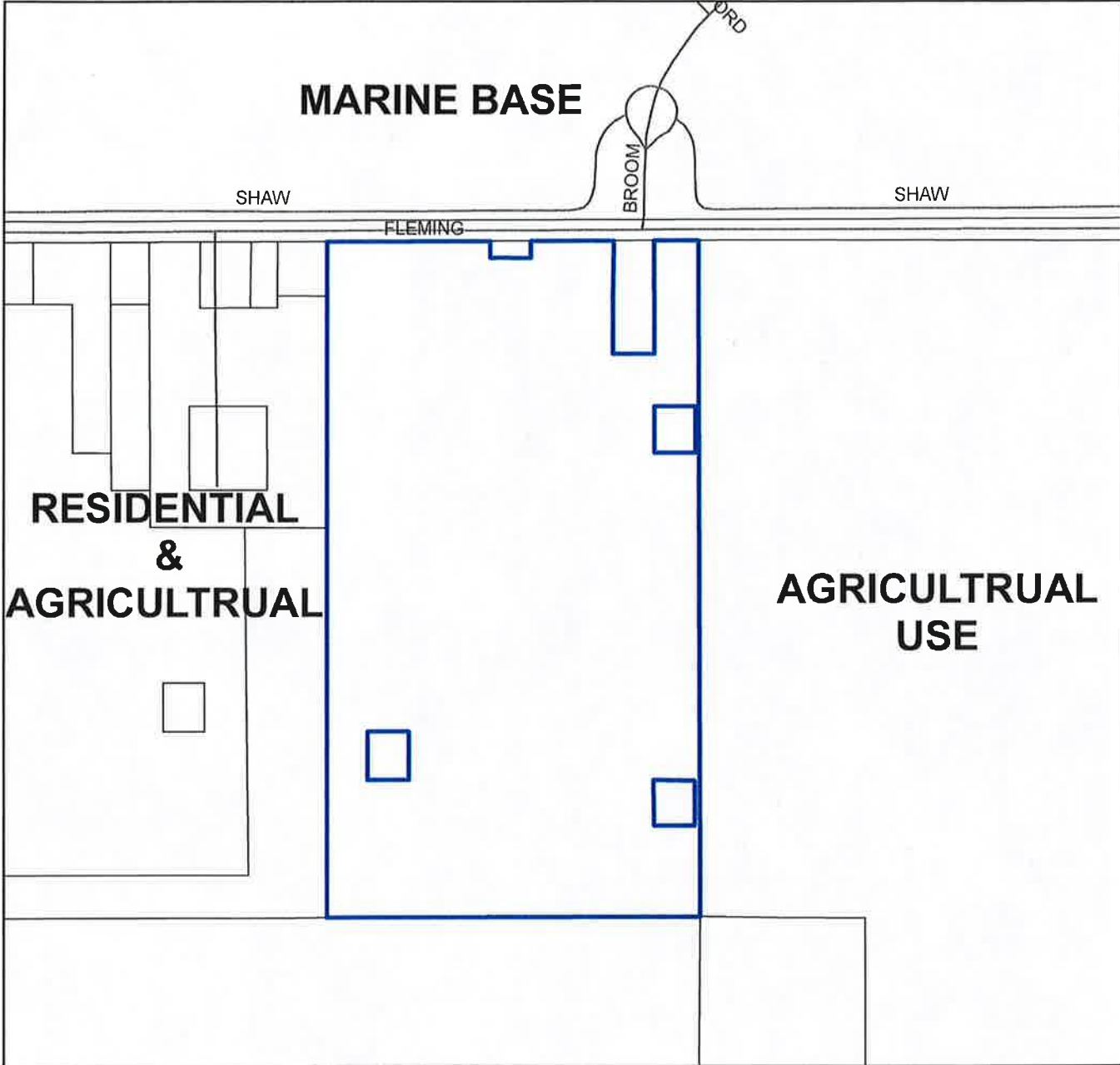
22-025
Special Approval
Surface Mine Borrow Pit
Fleming Rd
00158/00001/79A



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CURRENT LAND USE



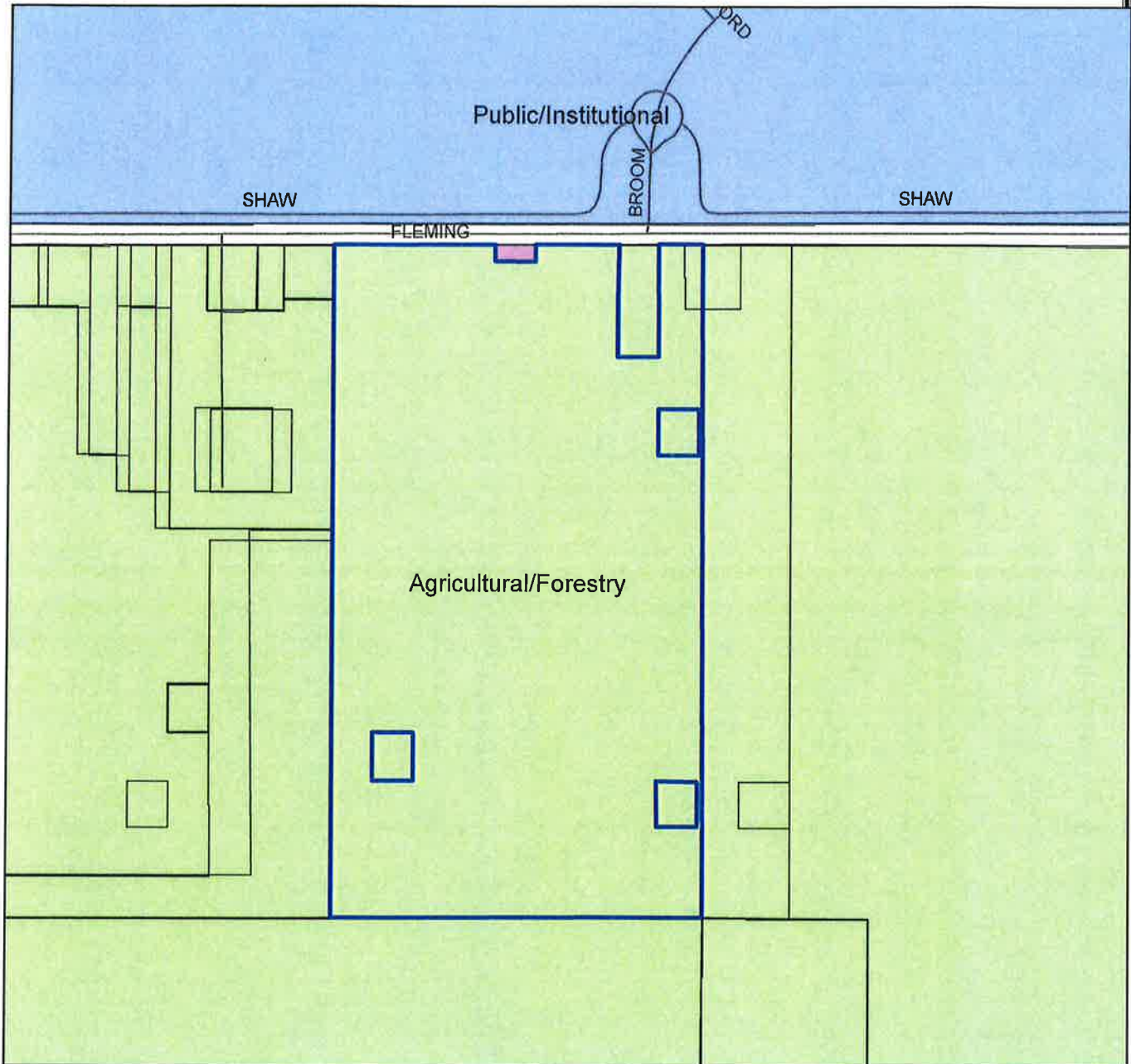
22-025
 Special Approval
 Surface Mine Borrow Pit
 Fleming Rd
 00158/00001/79A



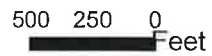
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FUTURE LAND USE



22-025
Special Approval
Surface Mine Borrow Pit
Fleming Rd
00158/00001/79A



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VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Address: 2815 Meredith Dr.

City/State/Zip Code: Albany Ga 31707

Telephone Number: 229-317-3542-ext 144

Property Location (give description if no address): Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia Fleming Road

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) Chase Harvard Trust officer for WT Haley Mental Trust



Notary Signature: I personally appeared before me CHASE HARVARD, who has stated that the information on this form is true and correct.

Notary Public: Elizabeth Lively Date: 5/5/2022

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

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Emily Jean Haley McAfee

Address: 1205 Pinecrest Dr.

City/State/Zip Code: Albany Ga. 31707

Telephone Number: 229-886-2199

Property Location (give description if no address):
Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

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

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

Owner Signature Personally appeared before me 5/4/22, who has stated that the information on this form is true and correct.

[Signature] Notary Public 5/4/22 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: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

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

HAD OWNER SIGN wrong spot. TZ



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Address: Laura Haley Creel 369 Serenity Loop

City/State/Zip Code: Catalla, GA 31804

Telephone Number: 864-276-9652

Property Location (give description if no address):
Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

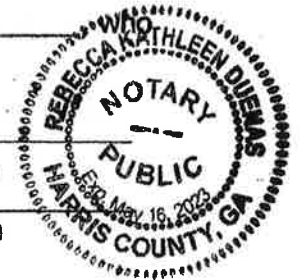
I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Laura Haley Creel
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Owner Signature
Personally appeared before me Rebecca Kathleen Duenas
has stated that the information on this form is true and correct.

Rebecca Kathleen Duenas
Notary Public

May 4, 2022
Date



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

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

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: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Address: 11175 Bentley Chase Dr.

City/State/Zip Code: John Creek, Ga 30097

Telephone Number: 404-625-6249

Property Location (give description if no address):

Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

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.

Lee Haley Jones NA
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Owner Signature
Personally appeared before me LEE HALEY JONES
has stated that the information on this form is true and correct.



Nimesh J. Parikh 05/05/2022
Notary Public 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: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

300 Peachtree Street, Suite 1000, Atlanta, GA 30308 | Tel: (404) 251-1000



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

LARRY WALDEN

Address: 191 James Pond Rd

City/State/Zip Code: heesburg GA 31763

Telephone Number: 229 3433710

Property Location (give description if no address):

Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

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.

Larry Walden

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

Owner Signature Personally appeared before me 5/4/22, who has stated that the information on this form is true and correct.

Sharon Kelly
Notary Public

5/4/22
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: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

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VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

TAMMY WALDEN

Address: Herrod Hwy 55 Dawson GA

City/State/Zip Code: Dawson GA 39847

Telephone Number: 229 8941514

Property Location (give description if no address):
Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia
Fleming Road

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.

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

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

Sharon Melton Date 5/4/22
Notary Public

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

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Address: 1203 Pinecrest Dr.

City/State/Zip Code: Albany Ga. 31707

Telephone Number: 229-886-3882

Property Location (give description if no address):

Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

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

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

Personally appeared before me 5/4/22, who has stated that the information on this form is true and correct.

Notary Public [Signature]

Date 5/4/22

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

Name: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3905 | www.albany.ga.us

HAD Applicant sign wrong spot.



VERIFICATION OF OWNERSHIP

Name of all owners: Emily Jean Haley McAfee, Laura Haley-Creel, Lee Haley Jones

Charles W. Chapman

Address: 1104 Pinecrest Dr.

City/State/Zip Code: Albany Ga 31707

Telephone Number: 229-886-5412

Property Location (give description if no address):

Part of Land Lots 150 & 166, First Land District, Dougherty County, Georgia

Fleming Road

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

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

Owner Signature Personally appeared before me 5/4/22, who has stated that the information on this form is true and correct.

Sharon Mc...
Notary Public

5/4/22
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: J. Bruce Melton - Oxford Construction Company

Address: 3200 Palmyra Road

City/State/Zip Code: Albany, Georgia 31707

Telephone Number: 229-883-3232

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

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HAD owner sign wrong spot.
12



Special Approval Application

City of Albany Dougherty County

Property Address: 2850 Fleming Road

Name of Property Owner(s): Emily Jean Haley McAfee, Laura Haley Creel, Lee Haley Jones

Mailing Address: P.O Box 1787

City: Albany State: GA Zip Code: 31702 Telephone:

Name of Applicant: J. Bruce Melton, Oxford Construction Company

Mailing Address: 3200 Palmyra Road

City: Albany State: GA Zip Code: 31701 Telephone: 229-883-3232

Current Use of Property: Clear Cut Timber

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

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

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

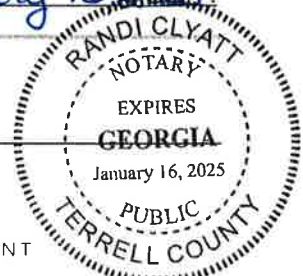
Sworn to and subscribed before me this 9th day of May, 2022

Signature of Applicant: J. Bruce Melton, President

Notary Public: Randi Clyatt My commission expires: January 16, 2025

(Staff Use)

Posting fee: Date paid: Receipt:



PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.439.3901 | Fax: 229.439.3965 | www.albanyga.us



3200 Palmyra Road, Albany, GA 31707
P: 229.883.3232 • F: 229.883.2962
OXFORDCONSTRUCTION.COM

May 9, 2022

City of Albany
Planning and Development Services
240 Pine Avenue
Suite 300, Room 321
Albany, Georgia 31701

Attn: Ms. Angel Gray
Planning Manager

RE: Special Use Application
Fleming Road Borrow Pit

Dear Ms. Gray:

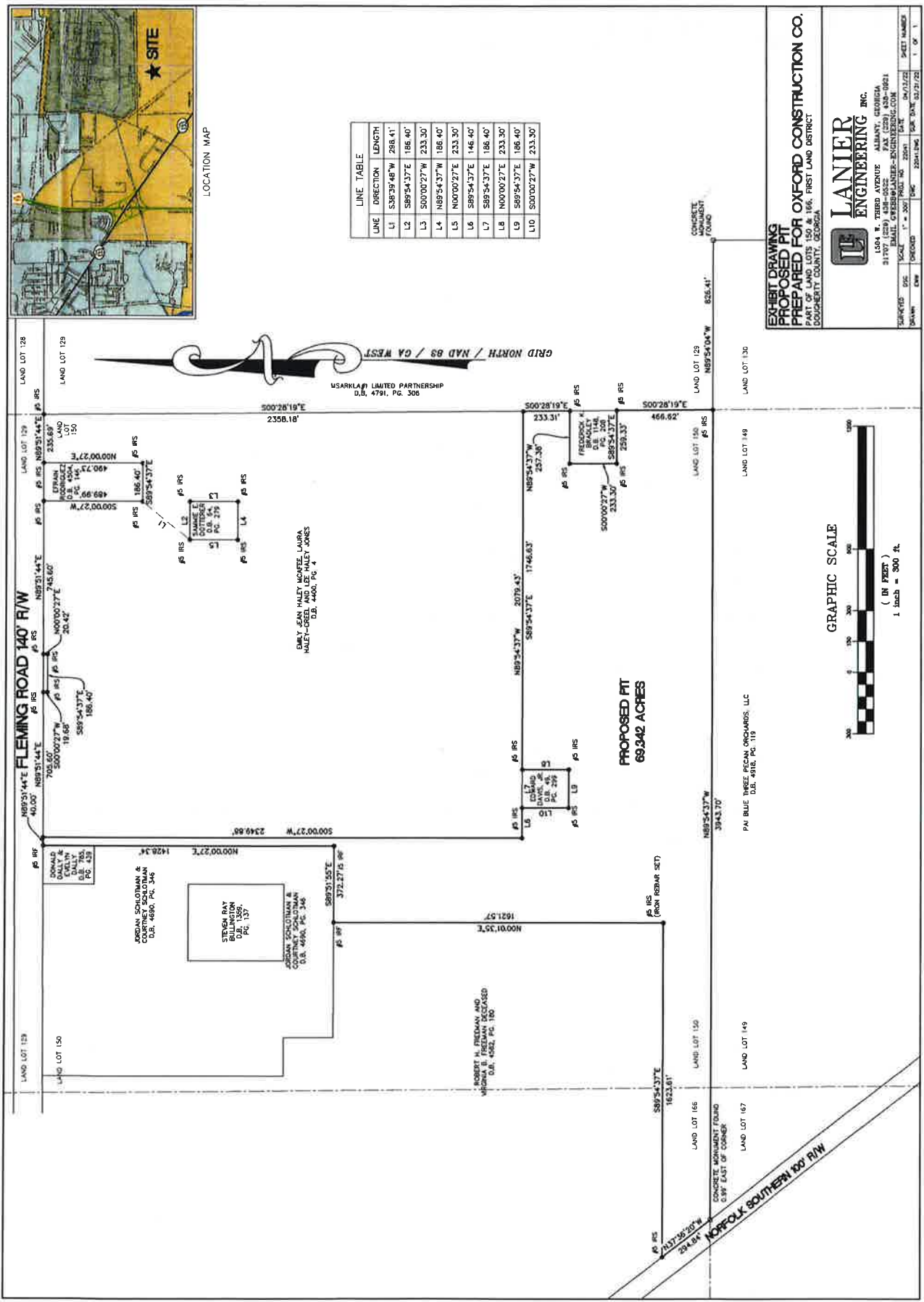
Please find enclosed our application for special use approval for a 69.342 tract of land located at 2850 Fleming Road in Dougherty County, Georgia. Oxford Construction Company is making this application on the behalf of the current owners of the property. The purpose for this special use approval will be for a surface mine borrow pit. I have also enclosed supporting documentation as required and the application fee.

Please feel free to contact me should you have questions or need additional information.

Regards;
Oxford Construction Company

A handwritten signature in black ink, appearing to read 'J. Bruce Melton', is written over a faint, larger version of the signature.

J. Bruce Melton
President





3200 Palmyra Road, Albany, GA 31707
P: 229.883.3232 • F: 229.883.2962
OXFORDCONSTRUCTION.COM

May 9, 2022

Dougherty County Board of Commissioners
222 Pine Avenue
Albany, Georgia 31701

RE: Special Use Approval
2850 Fleming Road Borrow Pit
Dougherty County, Georgia

Dear Commissioners:

Please allow this to serve as our letter of intent addressing all criteria as required for special use approval of the above referenced property for use as a surface mining borrow pit. The specific criteria required for special approval are addressed as follows:

1. "The effect of the proposed activity on traffic flow along adjoining streets. Will it adversely impact flow on adjoining streets?"

The access point to this borrow pit will be Fleming Road which is currently 2 lanes with a center turn lane. We feel the addition of our dump truck traffic will not adversely affect traffic flow on the adjoining streets because the capacity of the existing streets is adequate for the additional traffic.

2. "The location of off-street parking facilities. Are parking facilities adequate and properly located to serve the use and not impact surrounding properties?"

This property is 69.342 acres which is adequate to park our equipment in addition to the borrow pit area.

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

There will be no signs for this site.

4. "The amount and location of open space. Is open space adequate to preserve the character of the area and to reduce environmental impacts?"

The 69.342-acre property is adequate to provide enough space for our operations and preserve the character of the area. Environmental impacts will be addressed through the permitted drawings.

5. "Protective screening. Is screening adequate to protect the adjacent uses from any negative impacts of this use?"

There is enough property to provide a buffer from adjacent properties.



3200 Palmyra Road, Albany, GA 31707
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Page Two

- 6. "Hours and manner of operation of the proposed use. Are they compatible with surrounding uses?"

Hours of operation will be 7:00 AM - 6:00 PM on Monday thru Friday with occasional Saturday use. This is compatible with surrounding uses such as MCLB and Dougherty County Landfill.

- 7. "Outdoor Lighting"

There will be no outdoor lighting associated with the proposed borrow pit.

- 8. "Ingress and egress to the property. Does it reduce negative impacts and/or does it enhance safety?"

No

We trust the information provided will be beneficial to your decision to approve this application. Please feel free to contact me if you have any questions or need additional information.

Regards;
Oxford Construction Company

A handwritten signature in black ink, appearing to read 'J. Bruce Melton', is written over the typed name.

J. Bruce Melton
President



MEMORANDUM

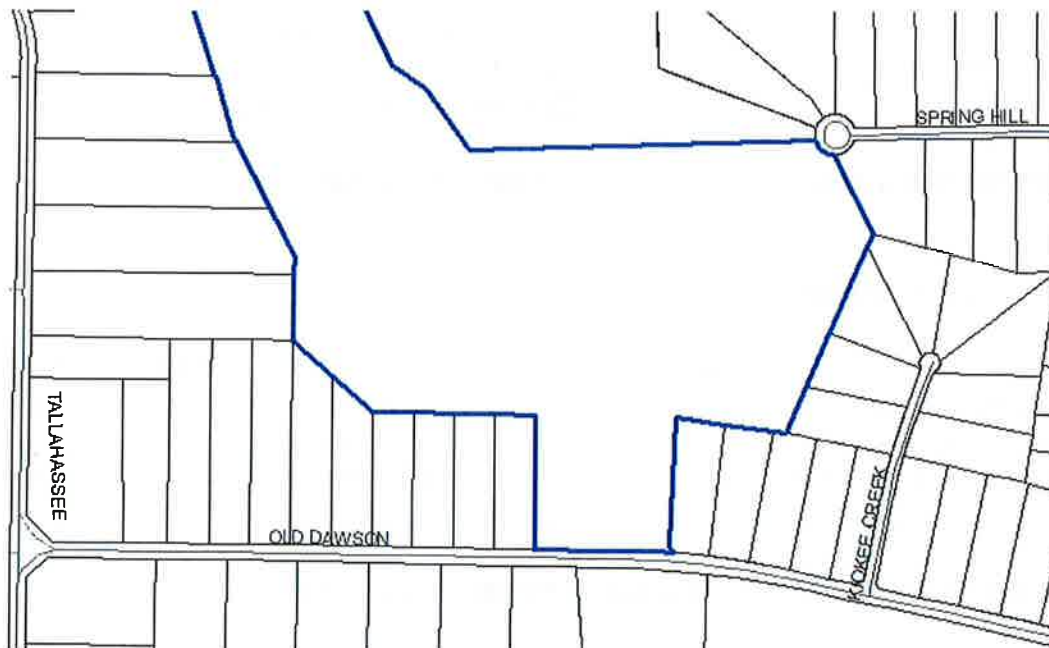
Date: June 2, 2022
To: The Board of County Commissioners
From: Albany Dougherty Planning Commission
Subject: #22-026 Rezone (5913 Old Dawson Road)

Jessica Fields (22-026) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 106.639 acres from R-1 (Single Family Residential District) to AG (Agricultural District). The property is located at 5913 Old Dawson Rd (011-2/00000/14A). The property owner is Jessica Fields; the applicant is Jessica Fields. **(District 1)**

Art Brown offered a motion to approve the request to rezone 106.639 acres to AG with conditions recommended by staff: 1. Commercial Agricultural operations are not permitted, 2. A 100' buffer from all property lines must be maintained, and 3. Non-Commercial Farming Activities are not allowed within the 100' buffer; motion seconded by Helen Young the motion carried 4-3 with the following votes:

William Geer	Absent
Billy Merritt	No
Art Brown	Yes
Jimmy Hall	No
Sanford Hillsman	Absent
Yvonne Jackson	No
Aaron Johnson	Absent
Charles Ochie	Yes
Helen Young	Yes
Willie Simmons	Yes

**STAFF ANALYSIS AND REPORT
APPLICATION #22-026 REZONING**



OWNER/APPLICANT:

Jessica Fields (Owner & Applicant)

LOCATION:

5913 Old Dawson Rd.
Tax Parcel 011-2/00000/14A

CURRENT ZONING/USE:

Zoning: R-1 (Single-Family Residential District)
Use: Vacant

PROPOSED ZONING/USE:

Zoning: AG (Agricultural District)
Use: Horses and Future Single-Family Dwelling

ZONING/ADJACENT LAND USE:

North: Zoning:	Terrell County parcel 056001
Land Use:	360 Acre L A W Plantation Co LLC
Zoning:	Dougherty County Parcels R-1 & RG
Land Use:	Single-Family Residential
South: Zoning:	AG (Agricultural District)
Land Use:	Single Family Dwellings, and Vacant Property
West: Zoning:	R-1 (Single-Family Residential District)
Land Use:	Single Family Dwellings, Vacant Property
East: Zoning:	R-1 (Single-Family Residential District)
Land Use:	Single Family Dwellings, Vacant Property

MEETING INFORMATION:

Planning Commission: 06/02/2022, 2:00 P.M.,
Robert Cross Multipurpose Facility,
3085 Martin Luther King Jr. Dr.

Public Hearing: 06/27/2022, 10:00 A.M.,
222 Pine Avenue, Rm. 100

RECOMMENDATION: Conditional Approval

BASIC INFORMATION

The applicant requests to rezone 106.639 acres, located at 5913 Old Dawson Road from R-1 (Single-Family Residential District) to AG (Agricultural District). The applicant plans to develop the property for a future home site with limited non-commercial farming to include some livestock, horses. Though the R-1 District allows from two horses, the applicant would like to have more than the two horses.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This area is not served by public water and sanitary sewer. Development will require septic tank and well approval by Dougherty County Environmental Health Department. The property does not lie within the 100-year floodplain; however, wetlands are present. The topography is flat with scattered depressions. Access is from Old Dawson Rd. at its southern boundary and Spring Hill Drive at the northeastern boundary of the property.

RELEVANT ZONING HISTORY

Planning Department records indicate that the subject property and adjacent area to the north of Old Dawson Rd. was rezoned to R-1 in 1987 from its original AG designation. The latest rezoning (2016) was for property fronting the cul-de-sac of Spring Hill Dr. from R-1 to R-G (Single-Family Residential District, County Only). The area to the south of Old Dawson Rd. has retained its original AG designation.

PLANNING CONSIDERATIONS

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

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

Rezoning will allow the applicant to develop the property for a home site to include limited non-commercial livestock and agricultural activities. The AG designation will allow the applicant to have some livestock, horses (current zoning allows two horses).

The subject property is located in the middle of a residential subdivision (Spring Hill Estates) north of Old Dawson Rd. between Tallahassee Rd. and Spring Hill Dr. The type of agricultural activities proposed should be suitable for this area, which is located within a rural setting.

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

Commercial farming operations typically generate dust, noise, and odors, which can cause compatibility problems with adjacent residential areas. The applicant proposed use is limited non-commercial activities, compatibility should not be an issue. The size of the property is large enough to support limited non-commercial farming while maintaining a rural character.

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

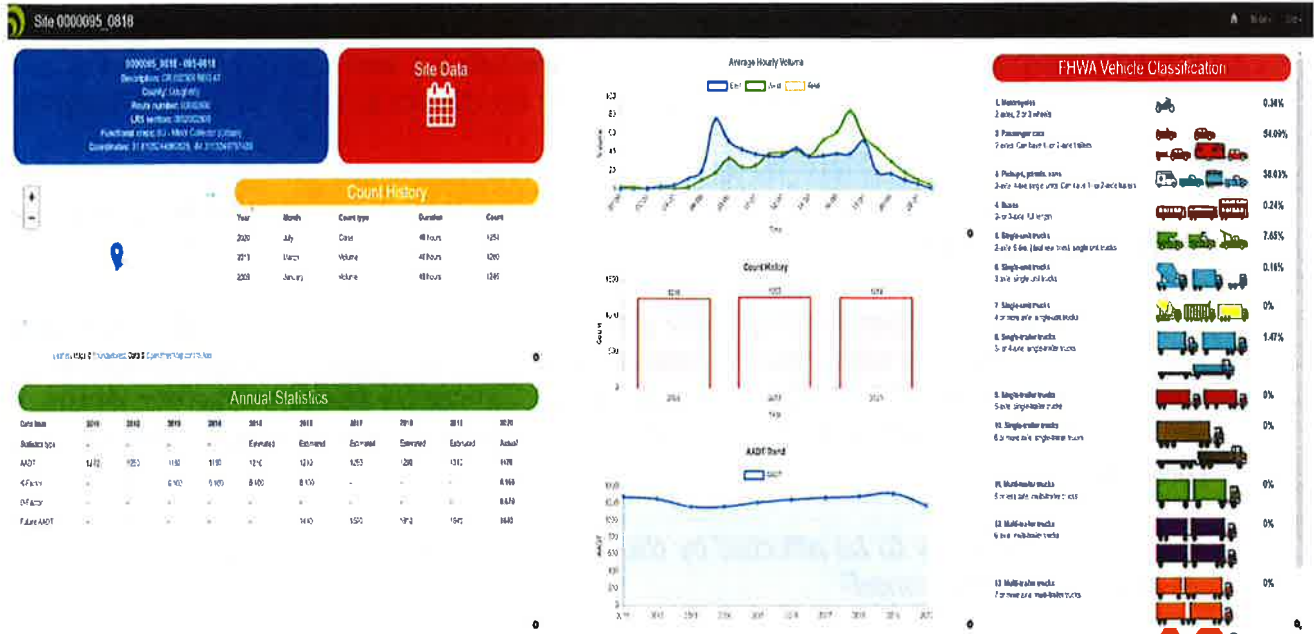
The property is zoned R-1 for single-family residences, which is a reasonable economic use.

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

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

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

AADT: The Georgia Department of Transportation's Traffic Analysis and Data Application (TADA!) The Annual Average Daily Trip generation for Old Dawson Road between Byron Plantation Road and Tallahassee Rd for 2020 count is 1,170.



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

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

- Old Dawson Road is classified as a Minor Collector (Urban) from Byron Plantation Rd (Minor Arterial Urban). to Tallahassee Rd (Minor Collector Rural).
- Spring Hill Dr. is classified as a Rural Local Road

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

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

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

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

The **Future Land Use Map** recommends that the subject property and the area north of Old Dawson Rd. continue as low-density residential housing. The AG designation does follow this recommendation for residential development. The AG District allows for one single-family residence for every 50 acres. In the instance case, two residences would be allowed on the property, which represents low-density development.

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

Rezoning to AG will allow for non-commercial farming activities and limited livestock, which should be in keeping with the rural character of the area.

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

RECOMMENDATION

Staff recommends **approval** to rezone to AG (Agricultural District) with the following condition:

- Commercial agricultural operations are not permitted.
- A 100' buffer from all property lines must be maintained.
- Non-Commercial Farming activities are not allowed within this 100' buffer.

NOTICE OF PUBLIC HEARING

Oxford Construction Company (22-025) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a surface mine borrow pit on 69.342 acres. The property is located on Fleming Road Parcel # (00158/00001/79A). The property is zoned AG (Agricultural). The property owner is Emily McAfee, Jean Haley & et al. Laura Creel Haley & Lee Haley Jones c/o Larry Walden, Albany, Georgia, and the applicant is Oxford Construction Company, J. Bruce Melton **(District 6)**

Jessica Fields (22-026) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 106.639 acres from R-1 (Single Family Residential District) to AG (Agricultural District). The property is located at 5913 Old Dawson Rd (011-2/00000/14A). The property owner is Jessica Fields; the applicant is Jessica Fields. **(District 1)**

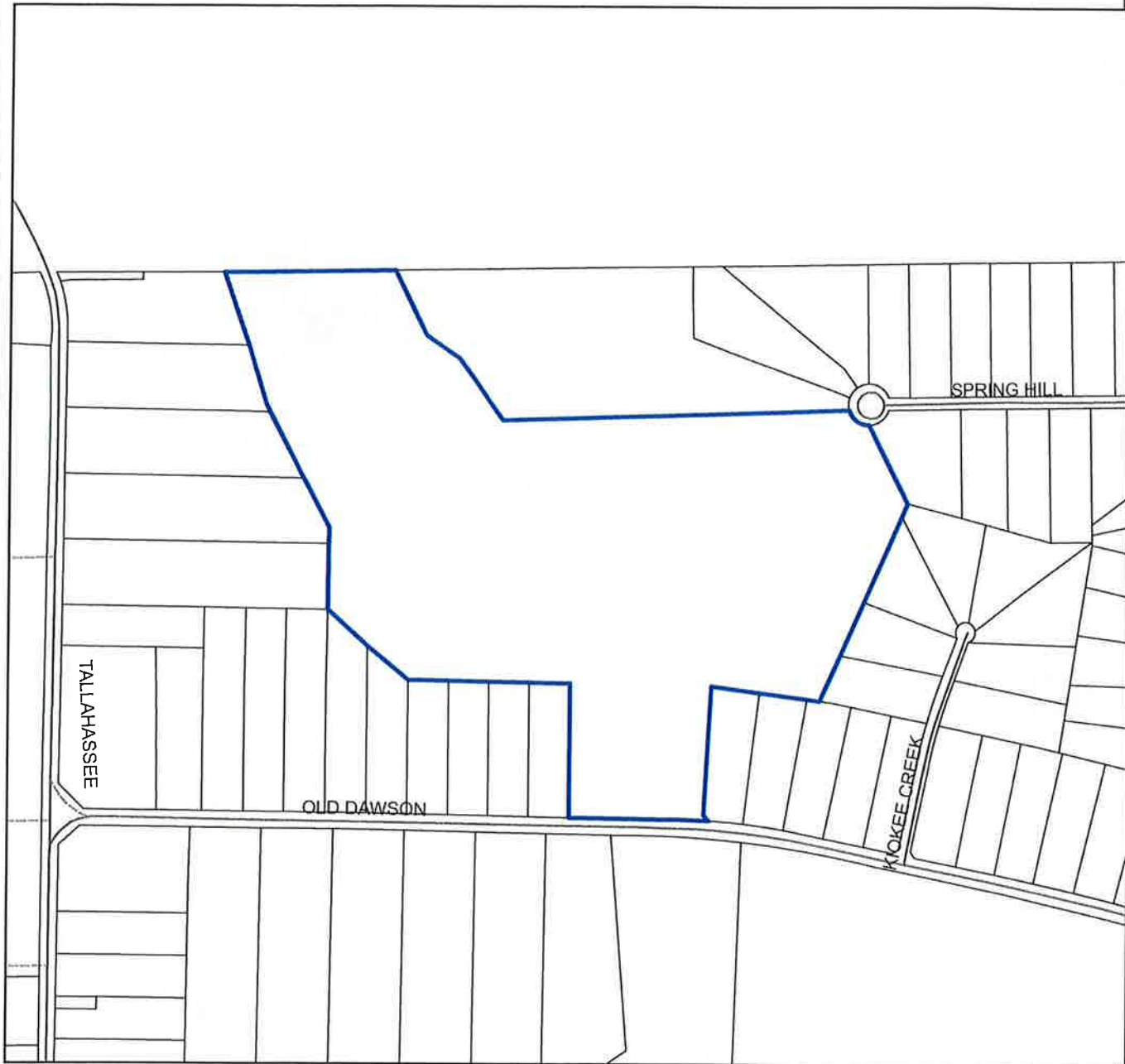
The Albany Dougherty Planning Commission will conduct a public hearing on this request **Thursday, June 2, 2022, at 2:00 p.m.** at the Robert Cross Multipurpose Facility located at 3085 Martin Luther King, Jr. Dr., Albany, GA. The Planning Commission will forward its recommendation to the Board of County Commissioners based on information presented at the public meeting.

The Dougherty County Board of Commissioners will conduct a public hearing on **Monday, June 27, 2022, at 10:00 a.m.** in the Government Center, 222 Pine Avenue, Room 100, Albany, GA 31701. Meetings of the Albany Dougherty Planning Commission and the Dougherty County Board of Commissioners are open to the public.

Exact legal description of the property is available for inspection at Planning & Development Services, 240 Pine Avenue, Room 300, Albany, GA and may be reviewed along with any other information regarding this request between 8:00 a.m. and 5:00 p.m., Monday through Friday. Electronic copies may be requested by calling Planning & Development Services at (229) 438-3901.

Georgia law requires that all parties who have made campaign contributions to any member of the Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearing in opposition to the application, shall, at least five (5) days prior to the public hearing, file a campaign contribution report with the Albany Dougherty Planning Commission. As set forth in the Americans with Disabilities Act of 1990, Dougherty County does not discriminate on the bases of disability and will assist citizens with special needs given proper notice (seven (7) workdays). The meeting room and building are handicap accessible. Any requests for reasonable accommodation required by individuals to fully participate in any open meeting, program, or activity of Dougherty County, Georgia, should be directed to Michael McCoy, County Administrator, 222 Pine Avenue, Suite 540, Albany, Georgia (229) 431-2121

LOCATION



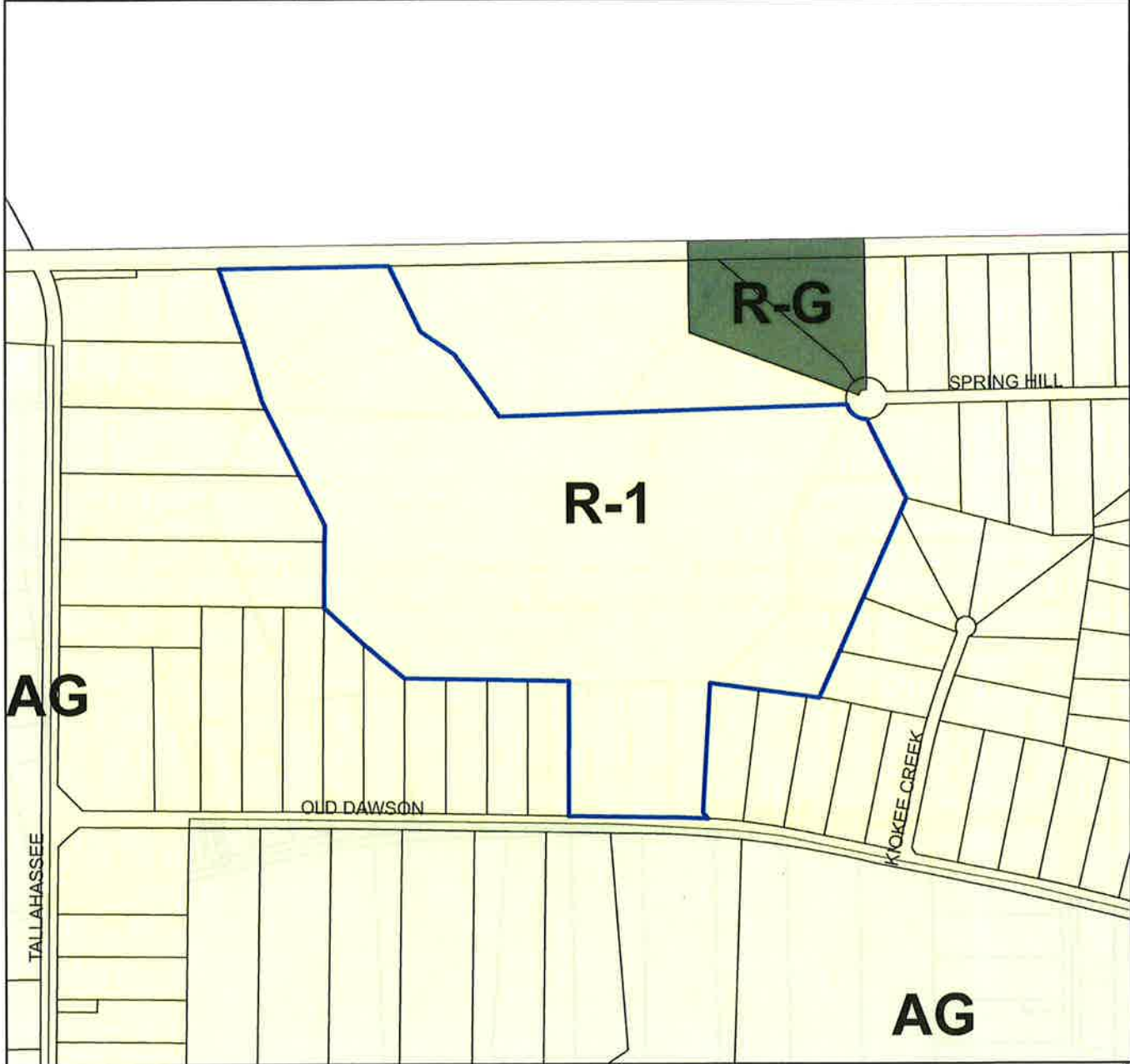
22-026
REZONE
R-1 TO AG
5913 Old Daswson Rd
001-2/00000/14A



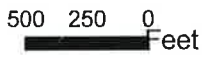
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



ZONING



22-026
 REZONE
 R-1 TO AG
 5913 Old Daswson Rd
 001-2/00000/14A



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AERIAL



22-026
REZONE
R-1 TO AG
5913 Old Daswson Rd
001-2/00000/14A

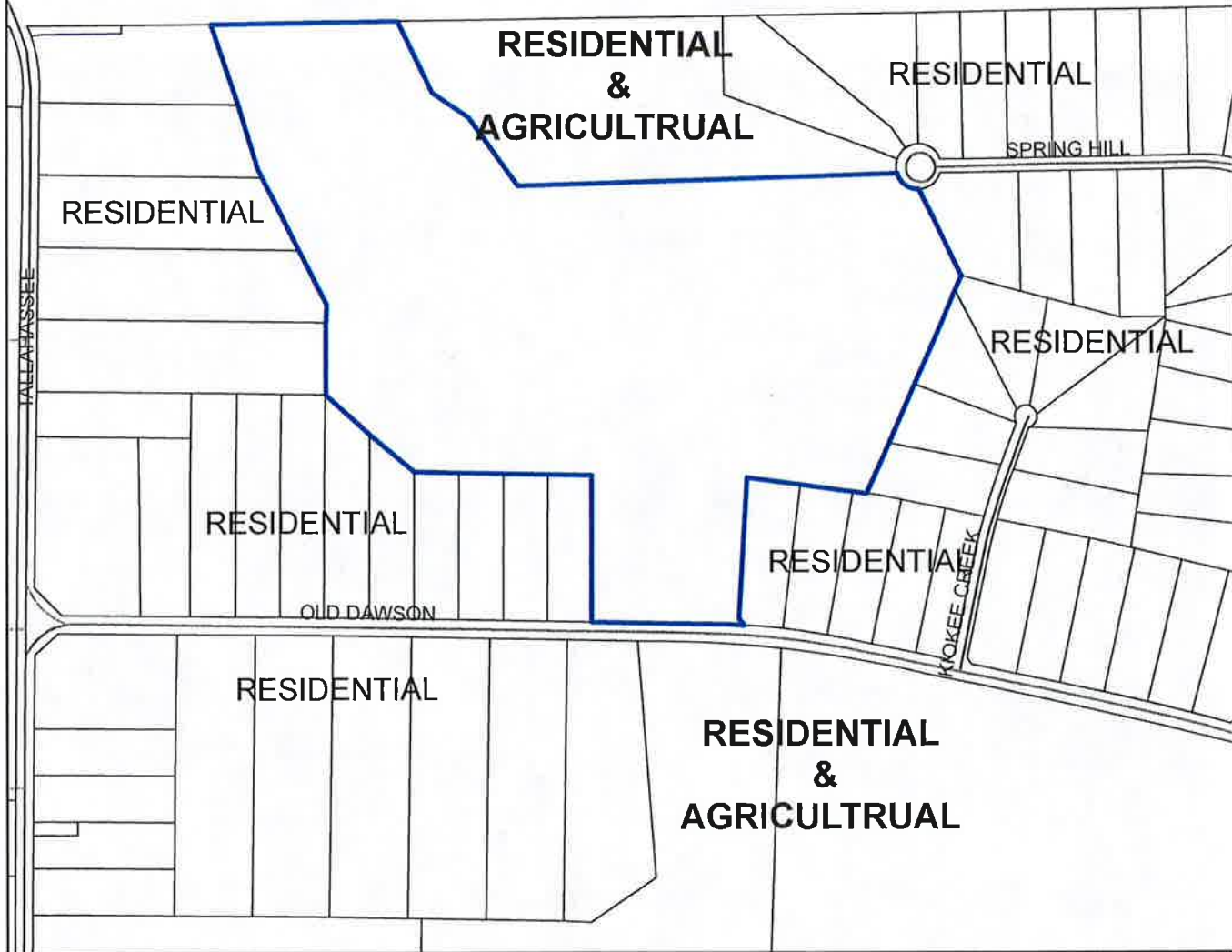


Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.

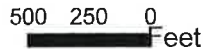


CURRENT LAND USE

LEE COUNTY



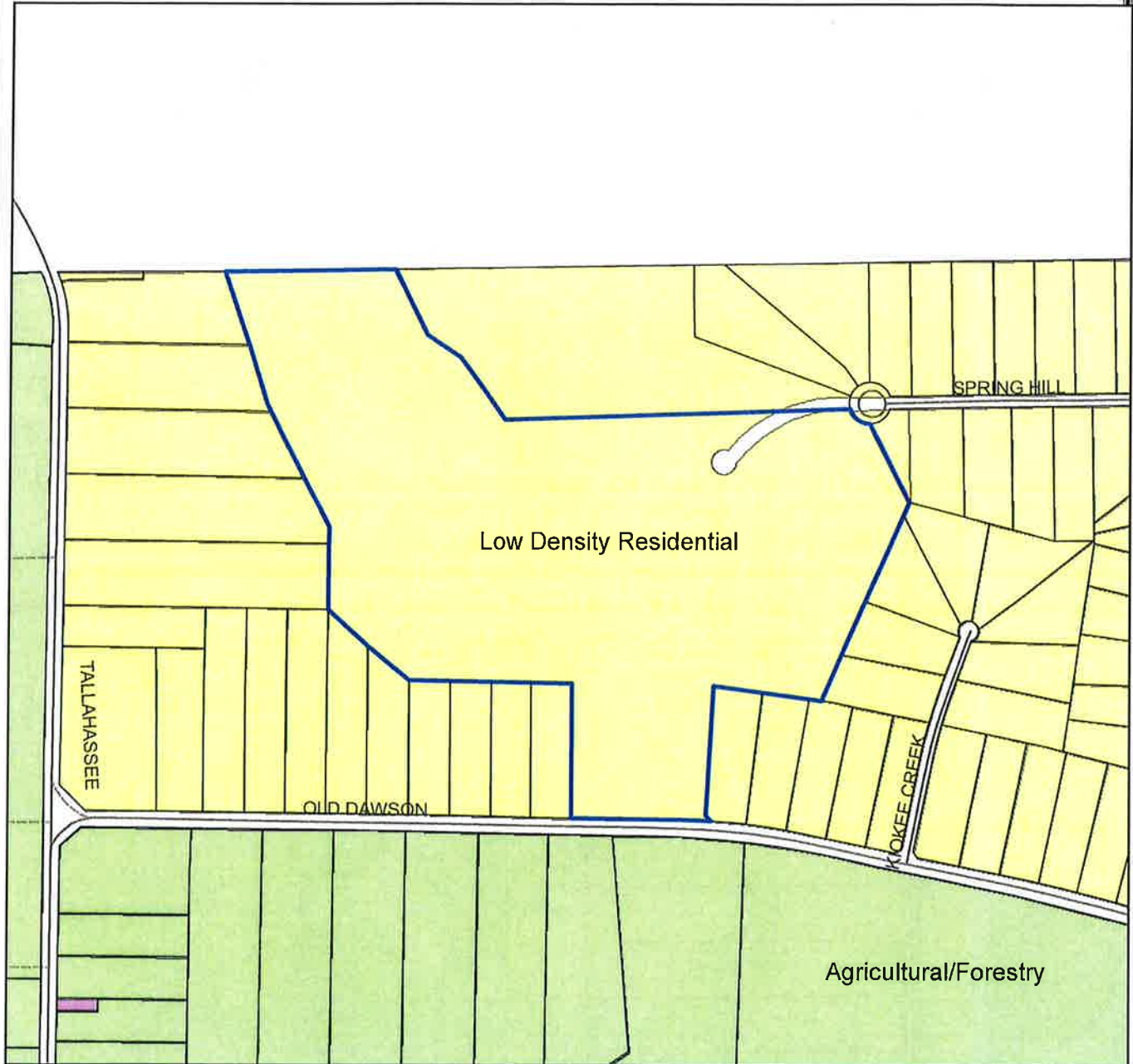
22-026
 REZONE
 R-1 TO AG
 5913 Old Daswson Rd
 001-2/00000/14A



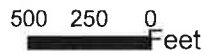
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



FUTURE LAND USE

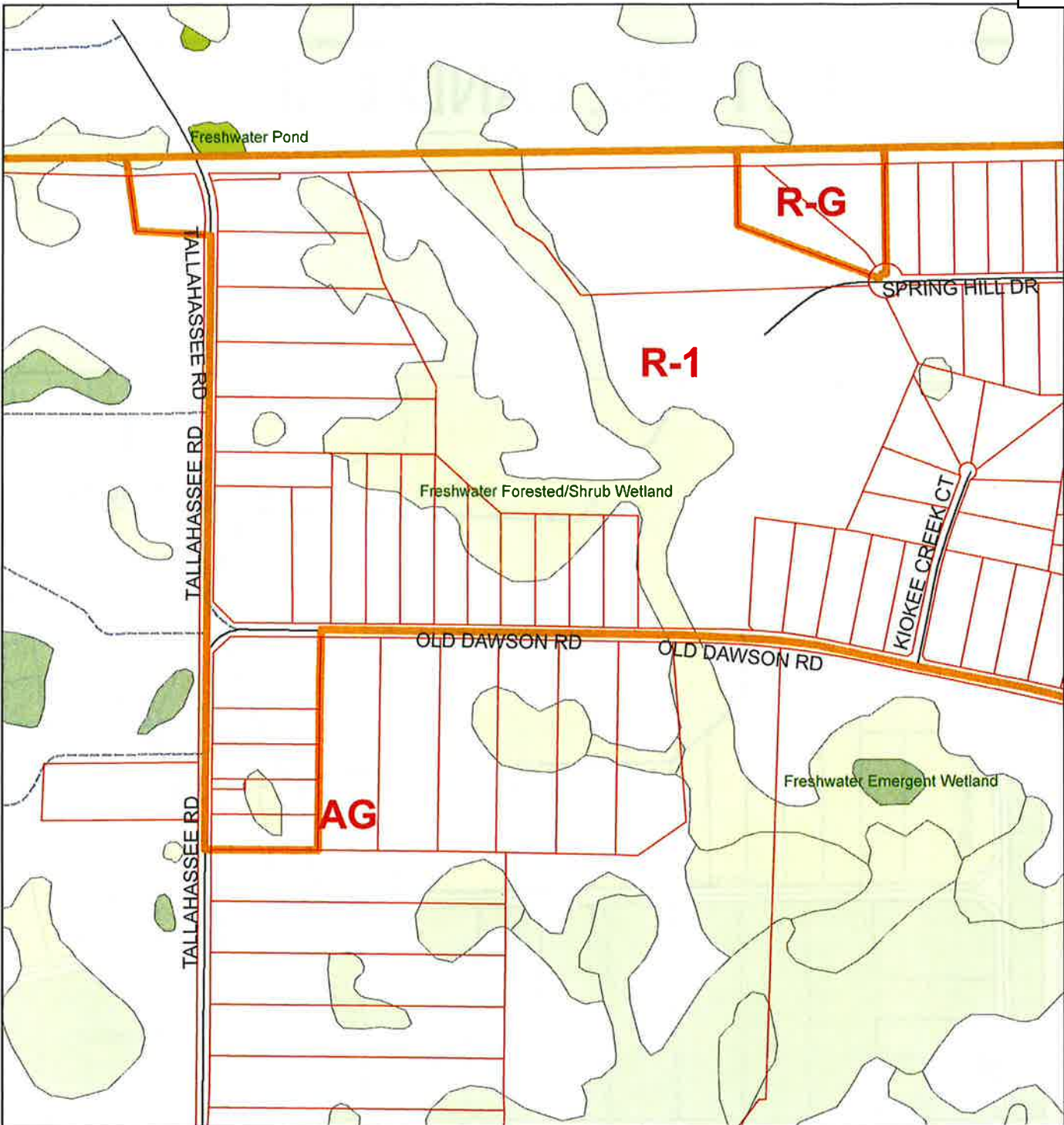


22-026
 REZONE
 R-1 TO AG
 5913 Old Daswson Rd
 001-2/00000/14A



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Legend Green Labels

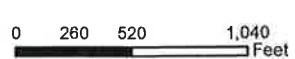
GA_NWI_Wetlands

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Lakes_Ponds_GA

FEATURE, FEATURE_TY, CLASS

- Island, ,
- Lake/Pond, ,
- Reservoir, ,
- Stream/River, Perennial, Major
- Swamp/Marsh, ,
- Unknown, ,





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

Property address: 5913 OLD DAWSON RD.
Name of property owner(s): JESSICA FIELDS
Mailing address: 5503 OLD DAWSON RD.
City: ALBANY State: GA Zip code: 31721 Telephone: (229) 868-1468

Name of applicant: JESSICA FIELDS
Mailing address: 5503 OLD DAWSON RD.
City: ALBANY State: GA Zip code: 31721 Telephone: (229) 868-1468

Zoning Classification:
Present zoning district: R-1 Current use: VACANT LAND
Proposed zoning district: AG Proposed use: HORSES

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 10 day of May, 2022

Signature of applicant: [Signature]

Notary Public: [Signature]
NOTARY PUBLIC
Dougherty County, GEORGIA
My Commission Expires
06/16/2025 (Staff use)

My commission expires: 06/16/2025

Posting fee: \$400.00 Date paid: 5-10-22 Receipt: 0164147
CK#1095



VERIFICATION OF OWNERSHIP

Name of all owners: JESSICA FIELDS

Address: 5503 OLD DAWSON RD

City/State/Zip Code: ALBANY, GA 31721

Telephone Number: (229) 868-1968

Property Location (give description if no address):

5913 OLD DAWSON RD. ALBANY, GA 31721

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.

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

Personally appeared before me 10 May 2022, who has stated that the information on this form is true and correct.

Notary Public [Signature] NOTARY PUBLIC Dougherty County, GEORGIA My Commission Expires 06/18/2025 Date 05/10/2022

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

Name: Ron Fields

Address: 5503 OLD DAWSON RD

City/State/Zip Code: ALBANY, GA 31721

Telephone Number: (229) 868-1968



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

The applicant filed on this date: 05/09/2022, to apply for a rezoning approval affecting described property as follows:

106.639 ACRES AT 5813 OLD DAWSON RD. TO AG

Yes No

Within the last two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250 or more to a member or members of the City Commission or County Commission who will consider application number _____.

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

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

Sworn to and subscribed before me this 10 day of May, 2022.

Jenica Fields
Signature of Applicant


LC Flowers
NOTARY PUBLIC
Dougherty County, GEORGIA
Notary Public Commission Expires
06/16/2025
Commission expires: 06/16/2025

D2022003468
BK:4970 PG:281-282
FILED IN OFFICE
CLERK OF COURT
05/03/2022 12:52 PM
EVONNE S. MULL, CLERK
SUPERIOR COURT
DOUGHERTY COUNTY, GA

2309299029
PARTICIPANT ID

PLEASE RETURN TO:
Wallace D. Bonner, Jr.
MOORE, CLARKE, DuVALL & RODGERS, P.C.
P. O. Drawer 71727
Albany, Georgia 31708-1727

MCDR# 25997.001



REAL ESTATE
TRANSFER TAX
PAID: \$0.00
PT-61 047-2022-001182

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF DOUGHERTY

THIS INDENTURE, made this 3rd day of May in the year Two Thousand Twenty-Two (2022), between **HARTRIDGE FARMS, LLC**, a Georgia limited liability company, as Party of the First Part, hereinafter called "Grantor" and **JESSICA ASHTON FIELDS**, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representative, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of One Dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said Grantee all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

All that tract or parcel of land lying and being in Land Lots 12 and 13 in the Second Land District of Dougherty County, Georgia, and being all of Tract 1, consisting of 106.639 acres, more or less, as shown on a plat entitled "Minor Subdivision Plat Spring Hill Estates, Section IX", prepared by Gene W. Webb, Georgia Registered Land Surveyor No. 2923, and recorded in Plat Book 7, page 26, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor nor any other person or persons claiming under the Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

[Signatures on following page]

BK:4970 PG:282

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

GRANTOR:
HARTRIDGE FARMS, LLC,
a Georgia limited liability company

By: Jessica Ashton Fields (SEAL)
JESSICA ASHTON FIELDS, Member

Signed, sealed and delivered,
this 3rd day of May
2022, in the presence of:

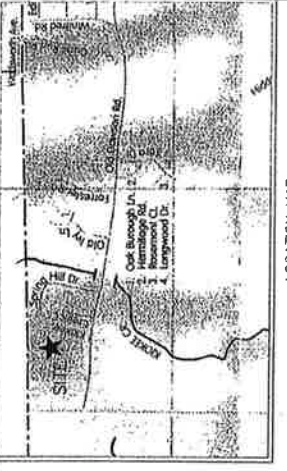
Bernadette Nelson
UNOFFICIAL WITNESS

Rita Ackley
NOTARY PUBLIC
My Commission Expires: January 15, 2023





Item 6b.



**APPROVED BY PLANNING DEVELOPMENT SERVICES AND
LOCAL ENVIRONMENT:**

R. J. [Signature] DATE: 6/16/17

OWNER CERTIFICATION: I, AM THE TRUSTE AND LANA...
OWNER OR THE AGENT FOR THE OWNER OF THE PROPERTY
PLATTED HEREON.

Denise [Signature]
DENISE S. HULL, LLC
1212 DAWSON ROAD
ALBANY, GA 31707
228-860-4100

REGISTRATION:
GEORGIA REGISTERED LAND SURVEYOR
No. 2823
DENISE W. HULL

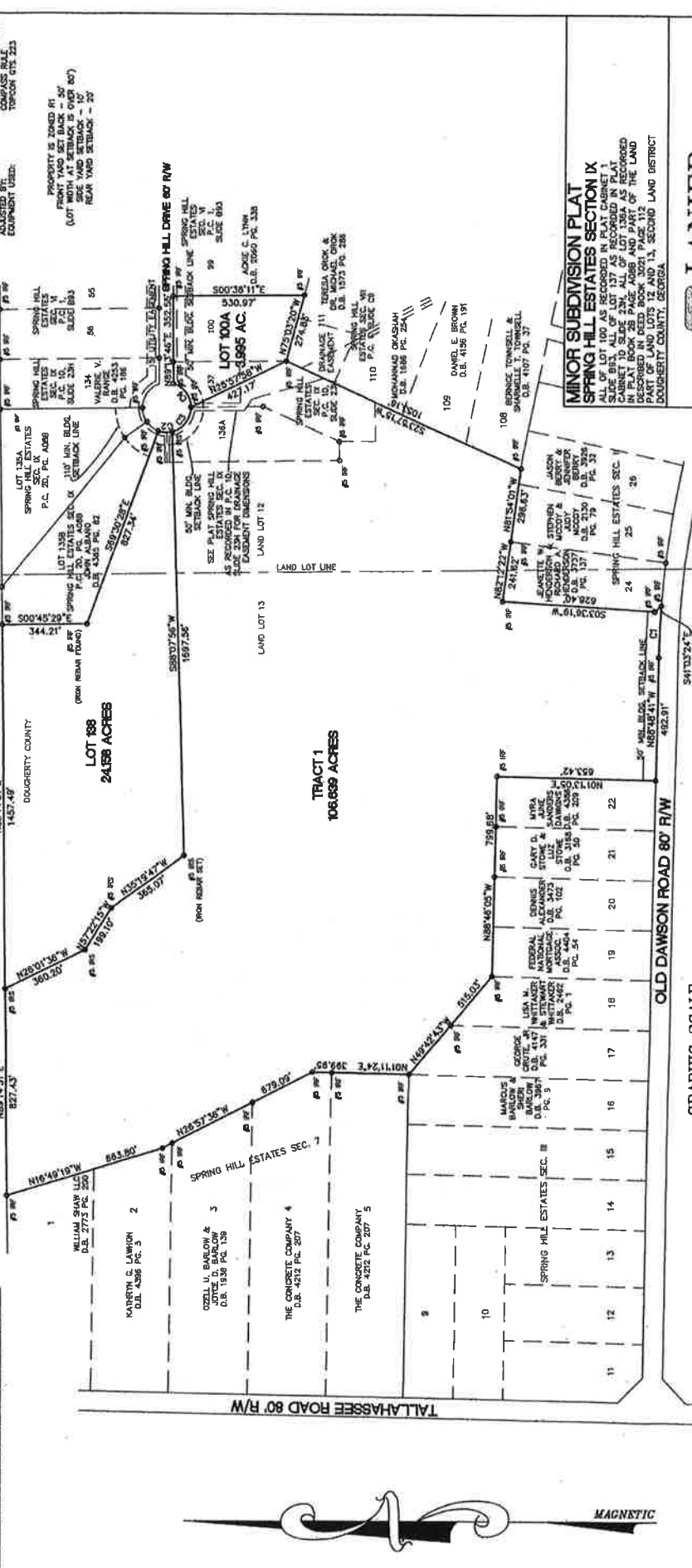
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	208.80'	3650.24'	N87°07'57"W	208.77'
C2	59.00'	100.00'	S03°18'16"W	59.10'
C3	134.17'	100.00'	S82°19'13"E	124.33'
C4	128.53'	100.00'	N82°27'52"E	118.34'

APPROVAL:
DATE: 6/16/17

OWNER: DENISE S. HULL, LLC
1212 DAWSON ROAD
ALBANY, GA 31707
228-860-4100

PREPARED BY: DENISE S. HULL
REGISTERED LAND SURVEYOR
NO. 2823
ALBANY, GA 31707
228-860-4100



LANIER ENGINEERING INC.
1504 W. TUEBEN AVENUE ALBANY, GEORGIA 31707
TEL: (228) 438-0623 FAX: (228) 438-0621

DATE: 06/16/17

PROJECT: SPRING HILL ESTATES SECTION IX
JOB NO: 170802P-02-01

SCALE: 1" = 300'

DATE: 06/16/17

SHEET NUMBER: 1 OF 1

**MINOR SUBDIVISION PLAT
SPRING HILL ESTATES SECTION IX**

ALL LOTS AND TRACTS HEREON SHOWN WERE PLATTED AND RECORDED IN PLAT C-1807 TO SLIDE 23A. ALL OF LOT 1000 AS RECORDED IN PLAT C-1807 TO SLIDE 23A, ALL OF LOT 1001 AS RECORDED IN PLAT C-1807 TO SLIDE 23A, AND ALL OF LOT 1002 AS RECORDED IN PLAT C-1807 TO SLIDE 23A, ARE PART OF LAND LOTS 12 AND 13, SECOND LAND DISTRICT DOUGHERTY COUNTY, GEORGIA.

FLOOD NOTE: PROPERTY IS LOCATED IN FLOOD HAZARD AREA. FLOODING IS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS. FLOODING IS SHOWN ON THE NATIONAL FLOOD INSURANCE FLOODING MAP. FLOODING IS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS. FLOODING IS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS. FLOODING IS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS.

GRAPHIC SCALE
1 inch = 300 ft.
(IN FEET)

LEC #19130
September 11, 2019

Legal Description
Property to be rezoned from R-1 to AG

All that certain tract or parcel of land situate lying and being part of Land Lots 12 & 13 of the Second Land District, Dougherty County, Georgia and being more particularly described as follows:

Begin at the northeast corner of lot 1 of Spring Hill Estates Section 7 as recorded in Plat Cabinet 1 Slide C-61G, said point also being on the county line between Terrell County and Dougherty County and from this point go North 89 degrees 14 minutes 31 seconds East along said county line a distance of 827.43 feet; go thence South 26 degrees 01 minute 36 seconds East a distance of 360.20 feet; go thence South 57 degrees 22 minutes 15 seconds East a distance of 199.10 feet; go thence South 35 degrees 19 minutes 47 seconds East a distance of 365.07 feet; go thence North 88 degrees 7 minutes 56 seconds East a distance of 1,697.56 feet to the west side of the cul-de-sac on Spring Hill Drive (60' r/w); go thence Southeasterly along the southwest side of the Cul-de-sac on Spring Hill Drive 134.17 feet along the arc of a curve concave to the Northeast, having a radius of 100.00 feet, a chord bearing of South 52 degrees 19 minutes 13 seconds East and a chord distance of 124.33 feet; go thence South 25 degrees 57 minutes 58 seconds East a distance of 427.17 feet; go thence South 23 degrees 57 minutes 15 seconds West a distance of 1,053.16 feet; go thence North 81 degrees 54 minutes 1 second West a distance of 296.63 feet; go thence North 82 degrees 12 minutes 22 seconds West a distance of 241.62 feet; go thence South 3 degrees 36 minutes 19 seconds West a distance of 628.40 feet; go thence South 41 degrees 3 minutes 24 seconds East a distance of 35.56 feet to the north right-of-way of Old Dawson Road (80' r/w); go thence Westerly along the north right-of-way of Old Dawson Road 206.80 feet along the arc of a curve concave to the South, having a radius of 3,600.24 feet, a chord bearing of North 87 degrees 9 minutes 57 seconds West and a chord distance of 206.77 feet; go thence North 88 degrees 48 minutes 41 seconds West along the north right-of-way of Old Dawson Road a distance of 492.91 feet; go thence North 01 degree 13 minutes 5 seconds East a distance of 653.42 feet; go thence North 88 degrees 46 minutes 5 seconds West a distance of 799.68 feet; go thence North 49 degrees 42 minutes 43 seconds West a distance of 515.03 feet; go thence North 01 degree 11 minutes 24 seconds East a distance of 399.95 feet; go thence North 26 degrees 57 minutes 36 seconds West a distance of 679.09 feet; go thence North 16 degrees 49 minutes 19 seconds West a distance of 663.80 feet to the northeast corner of lot 1 of Spring Hill Estates Section 7, the Terrell County / Dougherty County line, and the point of beginning.

Said tract or parcel contains 106.639 acres.

This being the same property identified as Tract 1 on that certain Minor Subdivision Plat entitled Spring Hill Estates Section IX as recorded in Plat Book 7 Page 26.

LEC #19130
September 11, 2019

Legal Description
Property to be rezoned from R-1 to AG

All that certain tract or parcel of land situated lying and being part of Land Lots 12 & 13 of the Second Land District, Dougherty County, Georgia and being more particularly described as follows:

Begin at the northeast corner of lot 1 of Spring Hill Estates Section 7 as recorded in Plat Cabinet 1 Slide C-61G, said point also being on the county line between Terrell County and Dougherty County and from this point go North 89 degrees 14 minutes 31 seconds East along said county line a distance of 827.43 feet; go thence South 26 degrees 01 minute 36 seconds East a distance of 360.20 feet; go thence South 57 degrees 22 minutes 15 seconds East a distance of 199.10 feet; go thence South 35 degrees 19 minutes 47 seconds East a distance of 365.07 feet; go thence North 88 degrees 7 minutes 56 seconds East a distance of 1,697.56 feet to the west side of the cul-de-sac on Spring Hill Drive (60' r/w); go thence Southeasterly along the southwest side of the Cul-de-sac on Spring Hill Drive 134.17 feet along the arc of a curve concave to the Northeast, having a radius of 100.00 feet, a chord bearing of South 52 degrees 19 minutes 13 seconds East and a chord distance of 124.33 feet; go thence South 25 degrees 57 minutes 58 seconds East a distance of 427.17 feet; go thence South 23 degrees 57 minutes 15 seconds West a distance of 1,053.16 feet; go thence North 81 degrees 54 minutes 1 second West a distance of 296.63 feet; go thence North 82 degrees 12 minutes 22 seconds West a distance of 241.62 feet; go thence South 3 degrees 36 minutes 19 seconds West a distance of 628.40 feet; go thence South 41 degrees 3 minutes 24 seconds East a distance of 35.56 feet to the north right-of-way of Old Dawson Road (80' r/w); go thence Westerly along the north right-of-way of Old Dawson Road 206.80 feet along the arc of a curve concave to the South, having a radius of 3,600.24 feet, a chord bearing of North 87 degrees 9 minutes 57 seconds West and a chord distance of 206.77 feet; go thence North 88 degrees 48 minutes 41 seconds West along the north right-of-way of Old Dawson Road a distance of 492.91 feet; go thence North 01 degree 13 minutes 5 seconds East a distance of 653.42 feet; go thence North 88 degrees 46 minutes 5 seconds West a distance of 799.68 feet; go thence North 49 degrees 42 minutes 43 seconds West a distance of 515.03 feet; go thence North 01 degree 11 minutes 24 seconds East a distance of 399.95 feet; go thence North 26 degrees 57 minutes 36 seconds West a distance of 679.09 feet; go thence North 16 degrees 49 minutes 19 seconds West a distance of 663.80 feet to the northeast corner of lot 1 of Spring Hill Estates Section 7, the Terrell County / Dougherty County line, and the point of beginning.

Said tract or parcel contains 106.639 acres.

This being the same property identified as Tract 1 on that certain Minor Subdivision Plat entitled Spring Hill Estates Section IX as recorded in Plat Book 7 Page 26.



PROCUREMENT RECOMMENDATION

DATE: June 3, 2022

TITLE: Dougherty County Interior Painting

DEPARTMENT: DOCO Facilities

REFERENCE NUMBER: 22-066

ACCOUNT: SPLOST VII

OPENING DATE: May 31, 2022

BUDGET AMOUNT: \$75,000.00

BUYER: Joshua Williams

DEPARTMENT CONTACTS: Heidi Minnick

Joshua Williams
Joshua Williams, Interim Procurement Manager

RECOMMENDATION:

Recommend contracting with Empire Painting, LLC of Sylvester, GA for interior painting of the entire DOCO Police Department located at 2106 Habersham Road, Albany, GA, for a total expenditure of \$28,625.00.

BACKGROUND INFORMATION:

This bid was advertised in the local paper, on the local access channel, Facebook, and the Georgia Procurement Registry. The bid opening was May 31, 2022. Fourteen (14) contractors were directly solicited. The pre-bid meeting was mandatory. Five (5) contractors attended the Prebid; three (3) submitted a bid.

The contract time for this project is sixty (60) calendar days.

Three (3) references were checked on behalf of Empire Painting, LLC with all references providing positive feedback on the company's previous work.

Empire Painting, LLC has met all the requirements for contract award.

Heidi Minnick, Facilities Director concurs with this recommendation.

COUNTY ADMINISTRATOR ACTION:

APPROVED

DISAPPROVED

HOLD

COMMENTS:

6/10/22
DATE

Josh
COUNTY ADMINISTRATOR

List of Documents Attached:

Bid Tabulation Sheet

CENTRAL SERVICES



Item 7b.



PROCUREMENT RECOMMENDATION

DATE: June 7, 2022

TITLE: Compact Tracked Excavator & Trailer

DEPARTMENT: DOCO 4110 Public Works

REFERENCE NUMBER: 22-061

ACCOUNT NUMBER: 420025062

OPENING DATE: May 3, 2022

BUDGETED AMOUNT: \$100,000.00

BUYER: Corey Gamble

DEPT. CONTACTS: Russell Allenbaugh

Joshua Williams
Joshua Williams, Interim Procurement Manager

RECOMMENDATION:

Recommend the purchase of one (1) Compact Excavator with Cab and one (1) Trailer, from Flint Equipment for a total expenditure of \$64,850.00.

BACKGROUND INFORMATION:

Bid Ref. #22-061 was advertised, on April 20, 2022, in the local paper, on the local access channel, and on the Georgia Procurement Registry. Five (5) vendors were directly solicited. The bid opening was May 3, 2022. Five (5) vendors submitted a bid. The apparent lowest and most responsible bidder, Flint Equipment, is recommended for award.

COUNTY ADMINISTRATOR ACTION:

APPROVED

DISAPPROVED

HOLD

COMMENTS:

6/10/22
DATE

[Signature]
COUNTY ADMINISTRATOR

List of Documents Attached:

Bid Tabulation

Item 7b.

**CITY OF ALBANY GEORGIA
PROCUREMENT DIVISION**

TABULATION OF BIDS
DEPT: **Mini Excavator & Trailer**
OPEN DATE: **5/3/2022**
TIME OF OPENING: **2:30 p.m.**

TideWater
Kyle Goforth
Sales
(229) 336-8780
goforth@tidewaterequip.com

Southern Tractor
Aubrey Haustead
General Manager
(229) 435-2212
aubrey@kabotafirst.com

Flint Equipment
Crisp Gatewood
Sales
(229) 888-1212
gatewood@flintequipco.com

Yancey Bros.
Chris Pendleton
Sales
(229) 388-8120
cpendleton@briggequipment.com

Briggs Equipment
Chris Pendleton
Sales
(229) 388-8120
cpendleton@briggequipment.com

EST. QTY	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Compact Tracked Excavator ROPS w/ditching bucket		\$53,630.00		\$58,434.00		\$53,800.00		\$60,589.00		\$58,477.33
1	Compact Tracked Excavator CAB w/ditching bucket		\$62,675.00		\$65,023.00		\$58,300.00		\$70,186.00		\$68,449.94
1	Trailer		\$6,595.00		\$7,287.00		\$6,550.00		\$6,120.00		\$8,544.68
TOTAL (ROPS)			\$60,225.00		\$65,721.00		\$60,350.00		\$66,709.00		\$67,022.01
TOTAL (CAB)			\$69,270.00		\$72,310.00		\$64,850.00		\$76,306.00		\$76,994.62
Net 30											

Comments **PENDING APPROVALS** ETA (ROPS) - 120 DAYS
ETA (CAB) - 120 DAYS
5YR/3500HR WNTTY

AMENDMENT II TO SERVICE AGREEMENT

This Amendment (the "Amendment II"), effective as of June 1, 2022 is made by and between Dougherty County Commission (hereinafter referred to as "DCC"), with offices at 222 Pine Avenue, Suite 540, Albany, GA 31701 and Cornerstone Government Affairs, Inc (hereafter referred to as "Cornerstone"), a sub-chapter S corporation duly organized under the laws of the District of Columbia, with its principal place of business at 800 Maine Avenue SW, 7th Floor, Washington, D.C. 20024.

WHEREAS, DCC and Cornerstone are Parties to Service Agreement with an effective date of June 1, 2018 (the "Agreement"); and an amendment with an effective date of June 1, 2020 ("Amendment I");

WHEREAS, the Parties desire to amend the Agreement as set forth herein;

NOW, THEREFORE, the Parties hereby agree as follows:

- 1. The term of the Agreement shall be extended for twelve (12) months, commencing June 1, 2022 through May 31, 2023 (the "Term"). The Term will automatically renew for another twelve (12) months beginning June 1, 2023 through May 31, 2024 unless either party terminates the Agreement in writing.
2. Payment for the additional twelve (12) months shall be made to Cornerstone in twelve (12) payments of fifteen thousand dollars (\$15,000.00) through the Term of the Agreement (the "Fee").
3. Except as amended herein, all other terms and conditions of the Agreement remain in full force and effect.

The Parties hereby accept and agree to the terms and conditions of this Agreement.

IN WITNESS WHEREOF, the Parties hereby execute this Amendment and acknowledge that they are authorized to execute same.

Dougherty County Commission

Cornerstone Government Affairs, Inc.

By: _____

By: _____

Name: _____

Name: Geoff J. Gonella

Title: _____

Title: President & Managing Director

Date: _____

Date: