



WORK SESSION

May 09, 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. a. Minutes of the April 18th Regular Meeting and April 25th Work Session.
4. Delegations (*The Commission will hear comments on those items pertaining to Dougherty County for which a public hearing has not been held or scheduled. Please be brief, to the point, and considerate of time for others.*)
 - a. Keep Albany Dougherty Beautiful Chairman, Jeanette Henderson, present to introduce the new KADB Executive Director, Jwana Washington to the Board.
 - b. Frank Wilson, Albany Dougherty Juneteenth Committee Representative, present to discuss plans for the 2022 Juneteenth Celebration Weekend and to petition for County sponsorship.
 - c. Facilities Management Director Heidi Minnick present to accept the Proclamation recognizing May 9-15, 2022 as Facilities Management Week in Dougherty County.

5. Zoning.

- a. 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 recommends approval. Angel Gray, Planning Manager, will address. *The Public Hearing and Action are scheduled for May 16, 2022.*
- b. Fish House Campgrounds, Inc, owner and Lanier Engineering, Inc., applicant (22-022) request 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 recommends approval. Angel Gray, Planning Manager, will address. *The Public Hearing only is scheduled for May 16, 2022.*

6. Purchases.

- a. Recommendation 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. Three quotes were obtained with only two vendors being able to provide all material; the highest quote received was \$34,300. Funding is available in TSPLOST. Assistant County Administrator Scott Addison will address. Public Works Director Chuck Mathis is present.
- b. Recommendation to purchase forty (40) body-worn cameras and 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). Assistant County Administrator Scott Addison will address. DCP Chief Kenneth Johnson is present.
- c. Recommendation 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. Twelve vendors submitted proposals. Funding is available in ARPA funds. Assistant County Administrator Scott Addison will address. The proposal analysis group consisting of Scott Addison, EMS Director Sam Allen, Assistant Finance Director Wendy Vogel and Compliance Officer Tina Strassenberg are present.

7. Additional Business.

- a. Recommendation 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 recommends approval. Chief Deputy Anthony Donaldson, Code Enforcement Department, will address.
- b. Recommendation to accept the proposed amendment to the Dougherty County American Rescue Plan Act (ARPA) Project Spending Plan for Fiscal Year 22. Assistant County Administrator Scott Addison will address.

8. Updates from the Assistant County Administrator.
9. Updates from the County Attorney.
10. Updates from the County Commission.
11. Adjourn.

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

DOUGHERTY COUNTY COMMISSION
REGULAR MEETING MINUTES

DRAFT

April 18, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on April 18, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones, and Ed Newsome. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware, and other staff. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the minutes for the March 21st Regular Meeting and March 28th Work Session.

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

The Chairman recognized Mental Health Development Disabilities & Addictive Disease Advisory Council- Regional 4 Board Members Gail Davenport and Debra Richardson and Mt. Zion's Mental Health & Recovery Coordinator Kim Dandridge to invite the Commission to the upcoming May 14, 2022, Mental Health Awareness Fair. Ms. Richardson mentioned that most individuals request for more things to do to help our children. Ms. Davenport highlighted the recent bills passed by the legislation. Ms. Dandridge shared that May is Mental Health Awareness month and discussed some of the topics planned at the event and asked for support. Chairman Cohilas directed Public Information Office Wendy Howell to communicate with the coordinators to help publicize the upcoming events.

The Chairman recognized citizen Art Brown who thanked the Commission for placing speeding signs on Lily Pond and asked that stationary monitors be installed. Chairman Cohilas shared that he would like to consider this in a future Work Session. Chief Johnson shared the recent activities conducted in the area to reduce speeding. Chairman Cohilas clarified that he would like the update to be done in 30 days and Commissioner Gray reminded the Board that the stationary cameras are only used in school zones.

The Chairman called for consideration to accept the quote to upgrade the sleeping quarters at the Antioch Fire Station from Beck Glass & Mirror (Camilla, Ga) in the amount of \$22,350. Two vendors submitted quotes with the highest received being \$36,500. Funding is budgeted in SPLOST VII.

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

The Chairman called for consideration from Superior Court to apply for a grant from the Criminal Justice Coordinating Council in the amount of \$258,000. The grant will provide services for the mental health treatment program and fund the salary of two full-time employees. There is a local match of \$31,000 and funding will be provided from the DATE fund.

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

The Chairman called for consideration from Juvenile Court to apply for the annual Criminal Justice Incentive Grant Program in the amount of \$450,000 for Functional Family Therapy use. This is a 100% grant with no local match.

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

The Chairman called for consideration of the resolution providing for the approval and execution of a Memorandum of Understanding between Evidence Based Associates, LLC and Dougherty County for services relative to the implementation of juvenile justice system reforms.

Commissioner Jones moved for approval. Commissioner Johnson seconded the motion. Under discussion, Mrs. Ware clarified questions for Commissioner Johnson and stated that additional information on the vendor's services will be provided. There being no further discussion, the motion for approval passed unanimously. Resolution 22-021 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION
OF A MEMORANDUM OF UNDERSTANDING BETWEEN EVIDENCE
BASED ASSOCIATES, LLC AND DOUGHERTY COUNTY, GEORGIA
FOR SERVICES RELATIVE TO THE IMPLEMENTATION OF JUVENILE

JUSTICE SYSTEM REFORMS; REPEALING RESOLUTIONS OR PARTS
OF RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for the approval and execution of the FY 2023 Contract between the Board of Regents of the University System of Georgia on behalf of the UGA Cooperative Extension Service and Dougherty County Board of Commissioners. The contract is for the salary, retirement, Social Security and Medicare costs for five County Extension Agents for the fiscal year.

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 22-022 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION
OF A CONTRACT BETWEEN DOUGHERTY COUNTY, GEORGIA AND
THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF
GEORGIA ON BEHALF OF THE UNIVERSITY OF GEORGIA
COOPERATIVE EXTENSION SERVICE; REPEALING RESOLUTIONS OR
PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration to approve the alcohol application from PrettyPupilz Smoke Lounge, LLC., Beverly Blackshear-Smith licensee, dba Rozebudz Lounge and Cafe, at 1900 Liberty Expressway for Consumption- Liquor, Beer and Wine. The Albany-Dougherty Marshal's Office recommended approval.

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

The Chairman called for consideration of the resolution providing for the approval and execution of a Memorandum of Agreement with Albany Technical College on behalf of the Dougherty County Sheriff's Office authorizing assistance to each other during a local emergency.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 22-023 is entitled:

A RESOLUTION

ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION
OF A MEMORANDUM OF AGREEMENT BETWEEN ALBANY
TECHNICAL COLLEGE AND DOUGHERTY COUNTY, GEORGIA ON
BEHALF OF THE DOUGHERTY COUNTY SHERIFF'S OFFICE;
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration from the Coroner to adjust the transport services budget for FY22 from \$25,650 to \$46,194.

Commissioner Gaines moved for approval. Commissioner Johnson seconded it. Under discussion, Chairman Cohilas clarified that this is also a recommendation by staff. Upon request by Commissioner Newsome, Chairman Cohilas asked Mr. McCoy to provide line item details in reference to the transport. There was disagreement between Commissioners regarding the approval in the past pertaining to receiving line item details. There being no further discussion, the motion for approval passed with six ayes and one nay by Commissioner Gray.

The Chairman called for consideration from the Emergency Medical Services Department to apply for an EMS Trauma Related Equipment reimbursement Grant in the amount of \$16,770.32 for use to purchase EMS Trauma Related Equipment. This is a 100% grant with no local match. EMS Director Sam Allen addressed.

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

The Chairman called for consideration to approve the additional funding of \$68,794 to purchase two 2022 F-350 Cab and Chassis with an Ambulance Prep Package and Patient Module from State of Georgia contract vendor Wade Ford (Smyrna, GA). Funding will be provided by SPLOST VII. Assistant County Administrator Scott Addison addressed. The initial request presented was an older quote and there has been a significant price increase. EMS Director Sam Allen was present.

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

Commissioner Edwards asked for the status of the grant writer for the ARPA funds and Mr. McCoy shared the [request for proposal] panel will be reviewing the bids soon. Mr. McCoy also highlighted the revision to the qualifications for a laborer. Commissioner Edwards asked

that copies for the required documentation related to the change be removed from the job posting; Mr. McCoy will remove the request. Commissioner Gray suggested that there be some internal cost-saving measures put in place instead of constantly increasing budgets and suggested that a competitive process is in place for transport services.

There being no further business to come before the Commission, the meeting adjourned at 10:51 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

April 25, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on April 25, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. Also participating in the Chamber were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware and other staff. The public and representatives of the media participated in person via live streaming of the meeting on the County's Facebook page and the government public access channel.

The Chairman asked the Commission to review the minutes of the April 4th Regular Meeting and April 11th Work Session. Under discussion, Commissioner Johnson asked that the April 4th minutes be updated with a new resolution for ACCG to reflect the Commission amended motion. County Clerk will contact ACCG for a new resolution.

The Chairman recognized Andrew Wulf, Executive Director, Albany Museum of Art, to request SPLOST funding for the Museum of Art Downtown Project. Mr. Wulf asked for \$2 million. Mr. McCoy shared that there is \$700,00 in SPLOST V and clarified that Mr. Wulf is not limiting the request to only SPLOST funding. Chairman Cohilas shared that Mr. Wulf should meet with staff to create a recommendation on how to approach the funding request.

The Chairman recognized Tommy Gregors, Executive Director, Artesian Alliance, to update the Commission on projects and request SPLOST VIII funding. Mr. Gregors stressed that they want individuals to consider Albany as a place of destination for individuals specifically [residing] 3+ hours away. He shared the positive impact on the economy and highlighted the master plan for the Alliance and made an ask for \$4,750,000.

The Chairman recognized Al Masters, Walden & Kirkland Inc, Property Management to provide an update to the Commission on the improved garbage, trash, and other improvements made on the property at Brick Pointe on Holly Drive. He asked for assistance with alley paving and grading.

The Chairman called for a discussion to accept the quote for the repair design of the existing structure for the Radium Springs Water Tower from TAE, Inc. (Raleigh, NC) in the amount of \$15,000. This recommendation will be Phase 2 of the project. Assistant County Administrator Scott Addison and Project Engineer Jeremy Brown addressed. After the design repair study, the Commission will be presented the cost to determine if they want to proceed with the repair. Commissioner Gray shared his concerns by referencing the foundation of the tower and inquired if the structure could be moved. Mr. McCoy clarified that the funding will be the contingency fund of the Special Services District Fund. Radium Springs Neighborhood Association President Chris Harvey discussed concerns and desires of keeping the tower in the

same location. Attorney Lee shared how the County would be involved in the rehabilitation of the tower.

The Chairman called for a discussion to accept the quote to provide Drainage Improvements for Dougherty County Public Works from Jim Boyd Construction (Albany, GA) in the amount of \$171,479.10. Four contractors submitted a bid with the highest being \$272,216.22. Funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison addressed. Public Works Director Chuck Mathis, Project Engineer Jeremy Brown and City of Albany Buyer Kimberly Allen were present.

The Chairman called for discussion of the proposed Board appointment for Keep Albany Dougherty Beautiful. There is one appointment with an unexpired three-year term ending December 31, 2024. KADB recommended the reappointment of Simon T. Abela to replace Joanne Conger. County Clerk Jawahn Ware addressed.

Mr. McCoy shared that the Recreation Committee meeting will be in Room 120 after the Work Session.

Commissioner Edwards asked for the hard deadline of the pay study and Mr. McCoy shared that the completion date was projected in May 2022. Commissioner Jones asked that at the next work session, Putney Park be listed on the agenda for funding in future SPLOST projects. Chairman Cohilas stated that he wanted the Board to have a broad discussion prior to referring the topic to the Recreation Committee. Commissioner Gaines gave kudos on trash pickup to KADB and others. Commissioner Johnson wanted Mr. McCoy to have a representative participate in the upcoming infrastructure grant webinar.

Chairman Cohilas provide an update on the 12.5-million-dollar award to Radium Springs. He thanked everyone that was involved in this award and mentioned that this funding was in a future SPLOST. He added that he would like to have a broader discussion before sending it to the Recreation Committee.

There being no further business to discuss the Commission the meeting adjourned at 11:39 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK



MEMORANDUM

Date: May 6, 2022

To: The Board of County Commissioners

From: Albany Dougherty Planning Commission

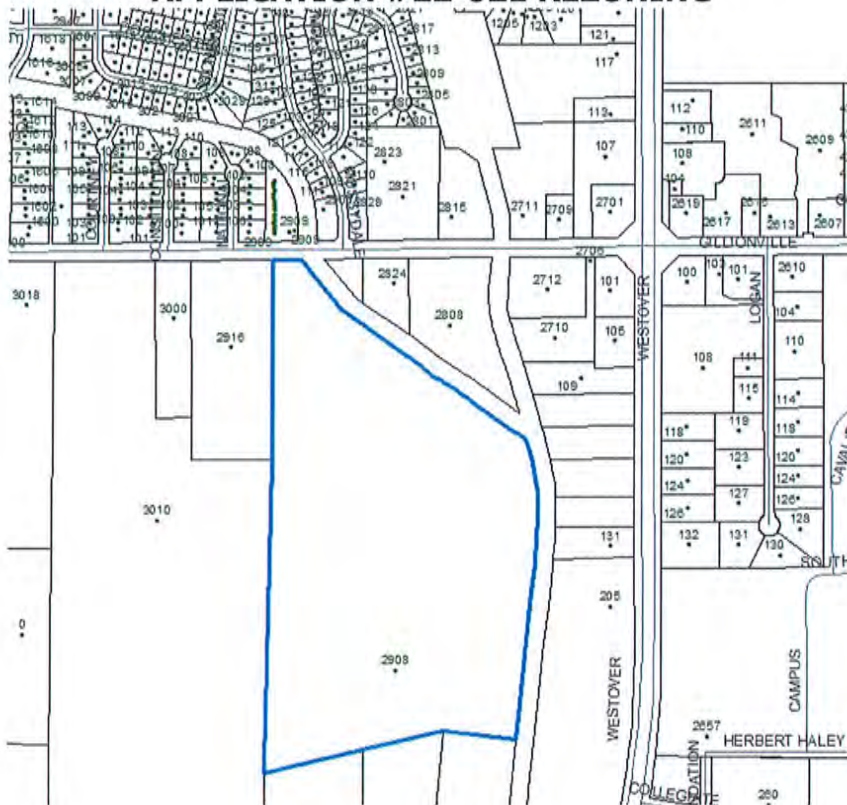
Subject: #22-021 Rezone (2908 Gillionville Road)

Lanier Engineering, INC (22-021) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 73.261 acres from C-2 (General Mixed-Use District) and C-7 (Mixed-Use Planned-Development District) to C-1 (Neighborhood Mixed-Use Business District). The property is located at the 2908 Gillionville Road (00306/00001/07B). The property owner is Fish House Campgrounds, INC; the applicant is Lanier Engineering, INC. **(District 5)**

Sanford Hillsman offered a motion to **approve** the request to rezone the property located at 2908 Gillionville Road from C-2 & C-7 to C-1.; seconded by Jimmy Hall, the motion carried **8-0** with the following votes:

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

STAFF ANALYSIS AND REPORT APPLICATION #22-021 REZONING



OWNER/APPLICANT:

Fish House Campgrounds, INC (owner)
Lanier Engineering, Inc., (applicant)

LOCATION:

2908 Gillionville Road, Albany, Georgia
County Rezoning

CURRENT ZONING/USE:

Zoning:

C-7 (Mixed-Use Planned Development District)
and C-2 (General Mixed-Use Business District)

Use:

Meeting Place for Church Groups

PROPOSED ZONING/USE:

Zoning:

C-1 (Neighborhood Mixed-Use Business District)

Use:

Residential Recovery Center for Women

ZONING/ADJACENT LAND USE:

North Zoning:

C-R (Community Residential Multiple-Dwelling District) and C-2(General Mixed-Use Business District)

Land Use:

Residential and Commercial

South Zoning:

C-3 (Commercial District)

Land Use:	Commercial
West Zoning:	AG (Agricultural District) & C-R (Community Residential Multiple-Dwelling District)
Land Use:	Commercial
East Zoning:	C-1 (Neighborhood Mixed-Use Business District)
Land Use:	Commercial

MEETING INFORMATION:

Planning Commission:	5/5/2022, 2:00 P.M., Robert Cross Multipurpose Facility – 3805 Martin Luther King, Jr. Drive, Albany, GA 31701
Public Hearing:	5/16/2022 10:00 A.M., 222 Pine Avenue, Rm.100

RECOMMENDATION: **Approval**

BASIC INFORMATION

The applicant requests that the official zoning map of Dougherty County be amended to rezone from C-7 (Mixed-Use Planned Development District) and C-2 (General Mixed-Use Business District) to C-1 (Neighborhood Mixed-Use Business District). The applicant is Lanier Engineering Inc. The property owner is Fish House Campgrounds, INC. The applicant has submitted application for Special Approval to operate a Recovery Residence.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This location is a 73.261 Acre parcel. A portion of the eastern boundary and southern boundary of parcel is located within the flood plain. The proposed development site would not be located within the flood plain. The parcel is a developed lot with a 9,168 square foot existing multi-purpose use building that was built in 2004.

RELEVANT ZONING HISTORY

Based on reviewing the past zoning maps, the area was originally zoned AG when Dougherty County adopted zoning in 1970. The subject parcel was rezoned to C-2 and C-7 in June of 2001. At that time, the subject parcel's proposed use was for a housing development in the area zoned C-7 and commercial use in the area zoned C-2. T

PLANNING CONSIDERATIONS

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

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

Yes. The immediate adjacent properties are mixed zoning designations of C-2, C-3, C-R, and AG. The properties to the North are a mixed of zoning designations representing C-R, C-2, and C-3. The use of these properties is predominately commercial in nature with two residential subdivisions to the north of the subject parcel.

Residential Properties to the North and North West:
Multi-Family and Two Family Use



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

No. This rezoning proposal should not have any adverse effect on the existing uses or usability of adjacent or nearby property.

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

Yes, property is mostly vacant land with a 9,168 sqft building used for church/youth group activities.

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

The proposal should have no burdensome impact on the use of existing streets, according to the applicant traffic generated will be low. The residents will not have vehicles, and there will be approximately four (4) employees.

Road Classification: Gillionville Road is an Urban Minor Arterial

Road Capacity: Gillionville Rd between Westover and Lockett Station had an Average Daily Traffic (AADT) count of 14,400 in 2020. Information is not available for Traffic Capacity.

Trip Generation: Based on Trip Generation's 10th Edition (2018) information, a recovery residence could generate 1-2 trips per day for each dwelling unit.

The applicant proposes to provide 10 rooms hosting 2 persons each. The estimated trip generation could be 20 trips. However, according to the applicant residents will not have personal vehicles and the expected traffic generation would be from employees.

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

Public Transit Routes: There are stops for the Albany Transit System: Route 6- Grey and Route Ram Rush.

Accident Information: The Albany/Dougherty Traffic Engineering Division indicates that the property is NOT near a high-accident location. According to the division there has records indicate five (5) traffic incidents over a period of three (3) years were recorded within the area of intersection of Mossydale and Gillionville.

GILLIONVILLE RD	MOSSYDALE LN	0	1	0 Angle	On Roadway - Roadway Intersection	Parked Motor Vehicle
2901 GILLIONVILLE RD	MOSSYDALE LN	25 West	0	0 Rear End	Private Property	Motor Vehicle In Motion
GILLIONVILLE RD	MOSSYDALE LN	200 West	2	0 Angle	On Roadway - Non-Intersection	Motor Vehicle In Motion
2900 BLK GILLIONVILLE RD	MOSSYDALE LN	150 West	0	0 Not A Collision with Motor Vehicle	On Roadway - Non-Intersection	Deer
GILLIONVILLE RD	MOSSYDALE LN	0	1	0 Rear End	On Roadway - Roadway Intersection	Motor Vehicle In Motion

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

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

The Future Land Use Map recommends High Density Residential. The subject property lies within this area. The proposed rezoning and use are not consistent with this recommendation; however, the proposed use is residential in character.

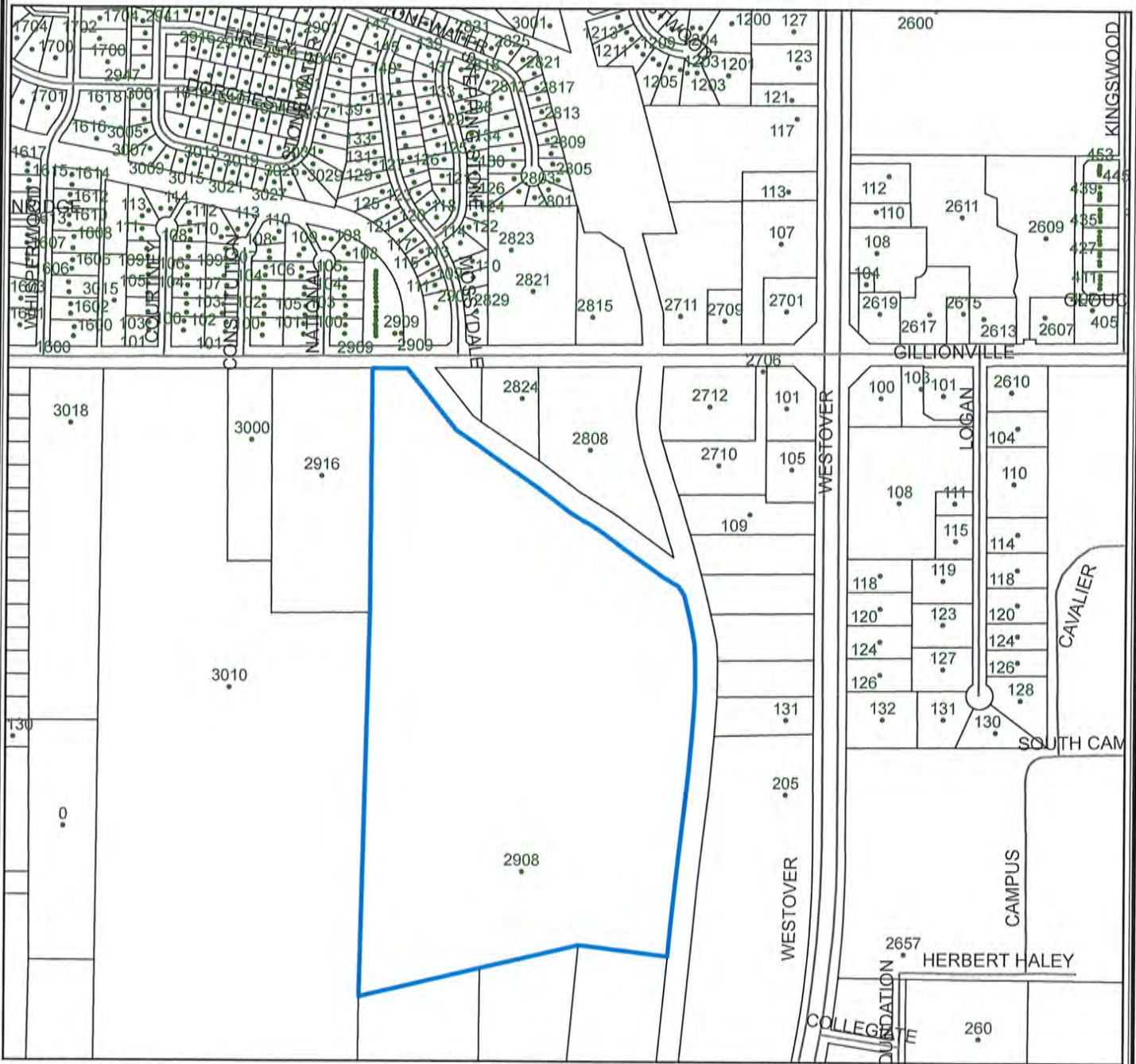
- 6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

No.

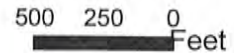
RECOMMENDATION

Staff recommends **approval** to rezone the 73.261 parcel from C-7 (Mixed-Use Planned Development District) and C-2 (General Mixed-Use Business District) to C-1 (Neighborhood Mixed-Use Business District)

LOCATION



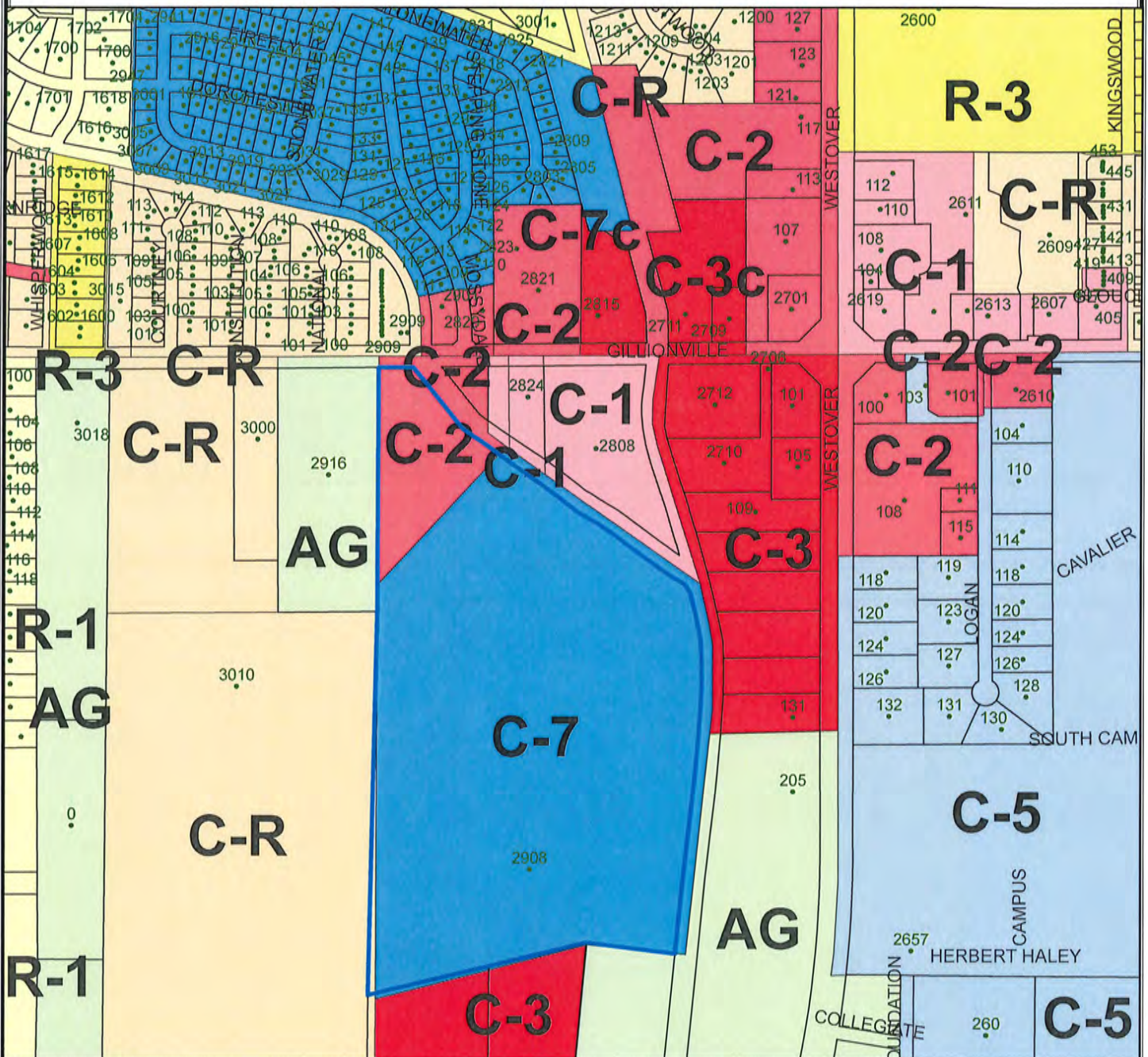
22-021
 REZONING
 C2 & C7 TO C1
 2908 GILLIONVILLE RD



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ZONING



22-021
 REZONING
 C2 & C7 TO C1
 2908 GILLIONVILLE RD



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AERIAL



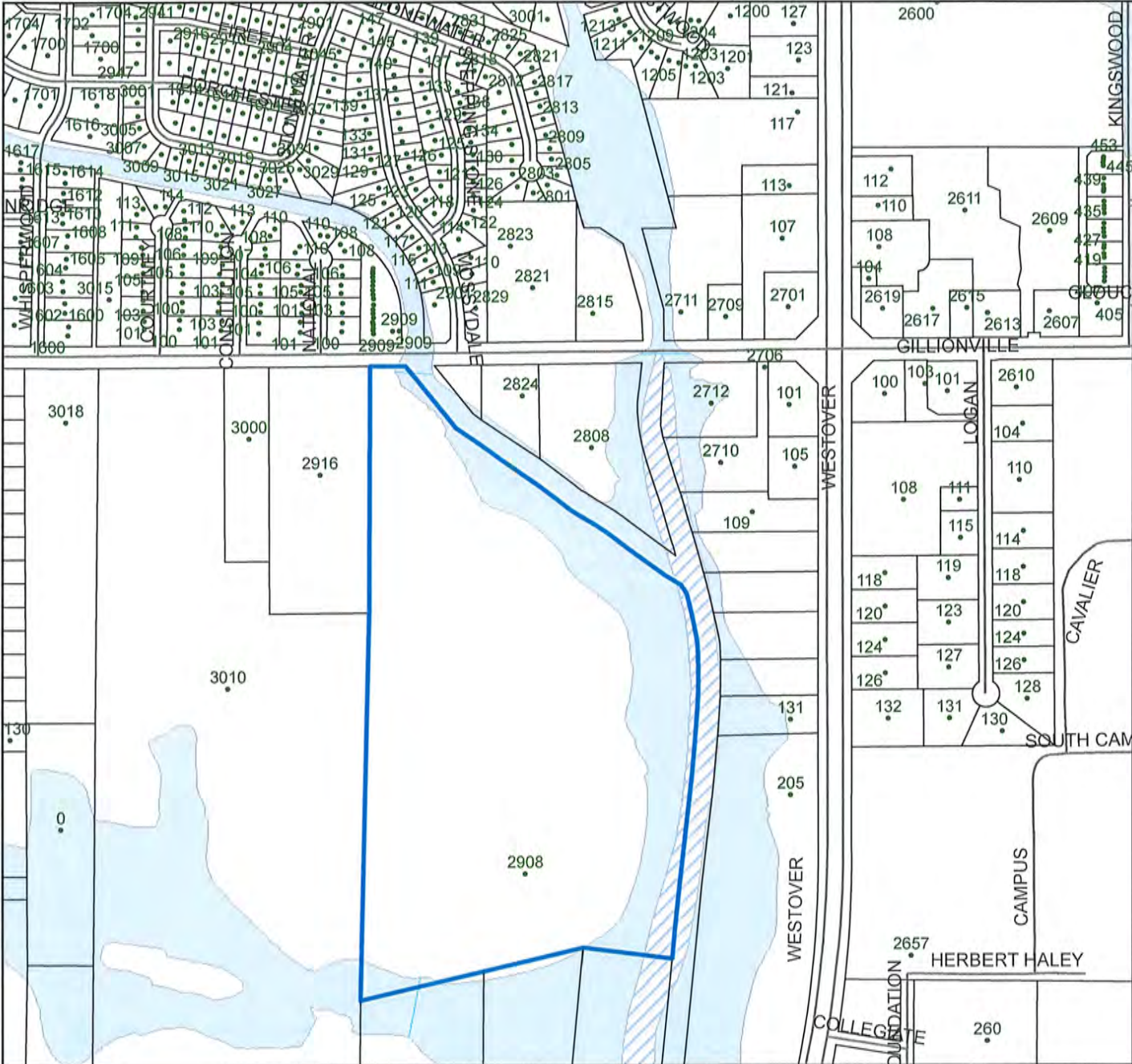
22-021
 REZONING
 C2 & C7 TO C1
 2908 GILLIONVILLE RD



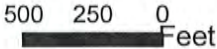
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FLOOD MAP



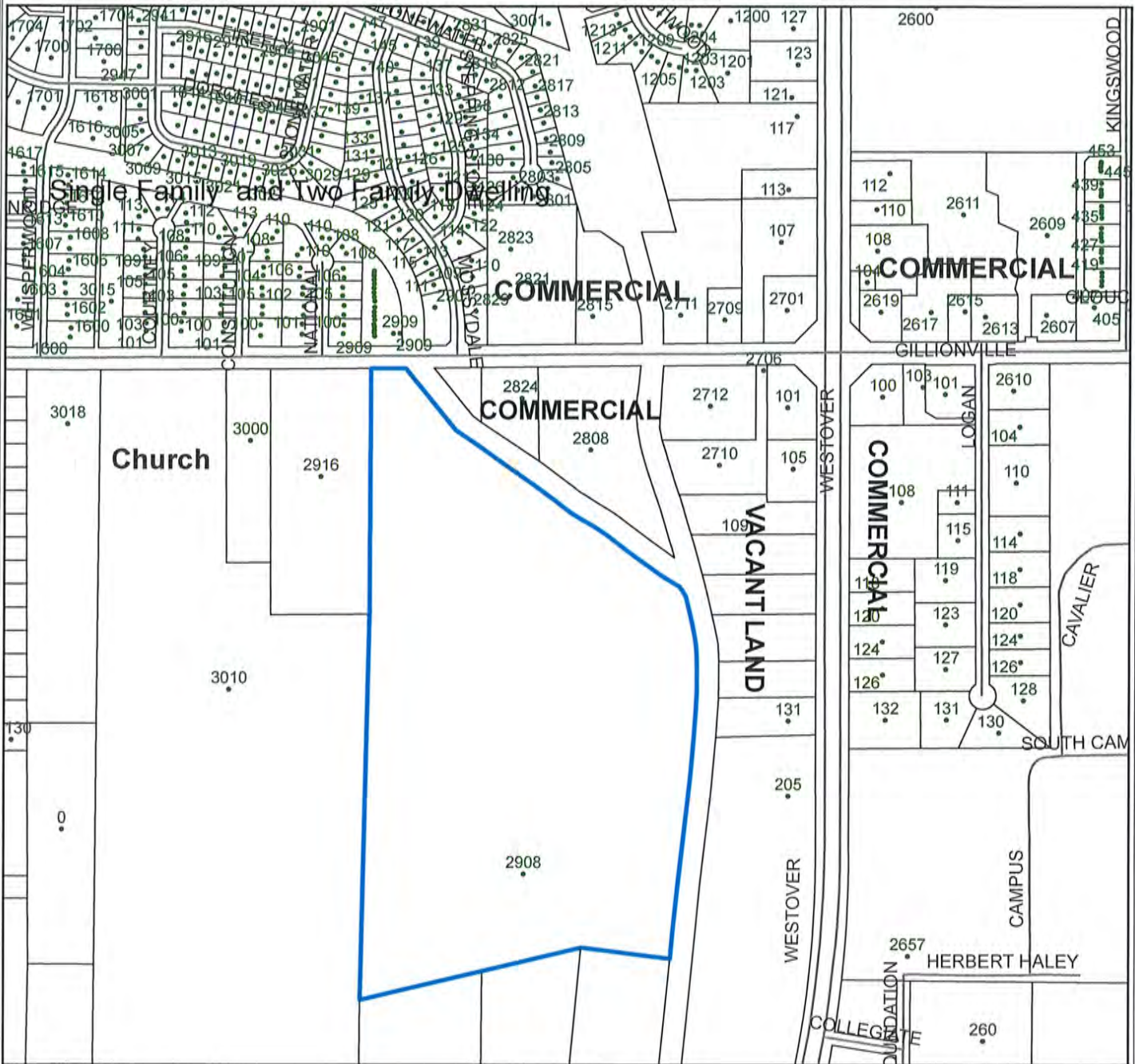
22-021
 REZONING
 C2 & C7 TO C1
 2908 GILLIONVILLE RD



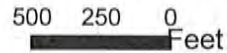
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CURRENT USE



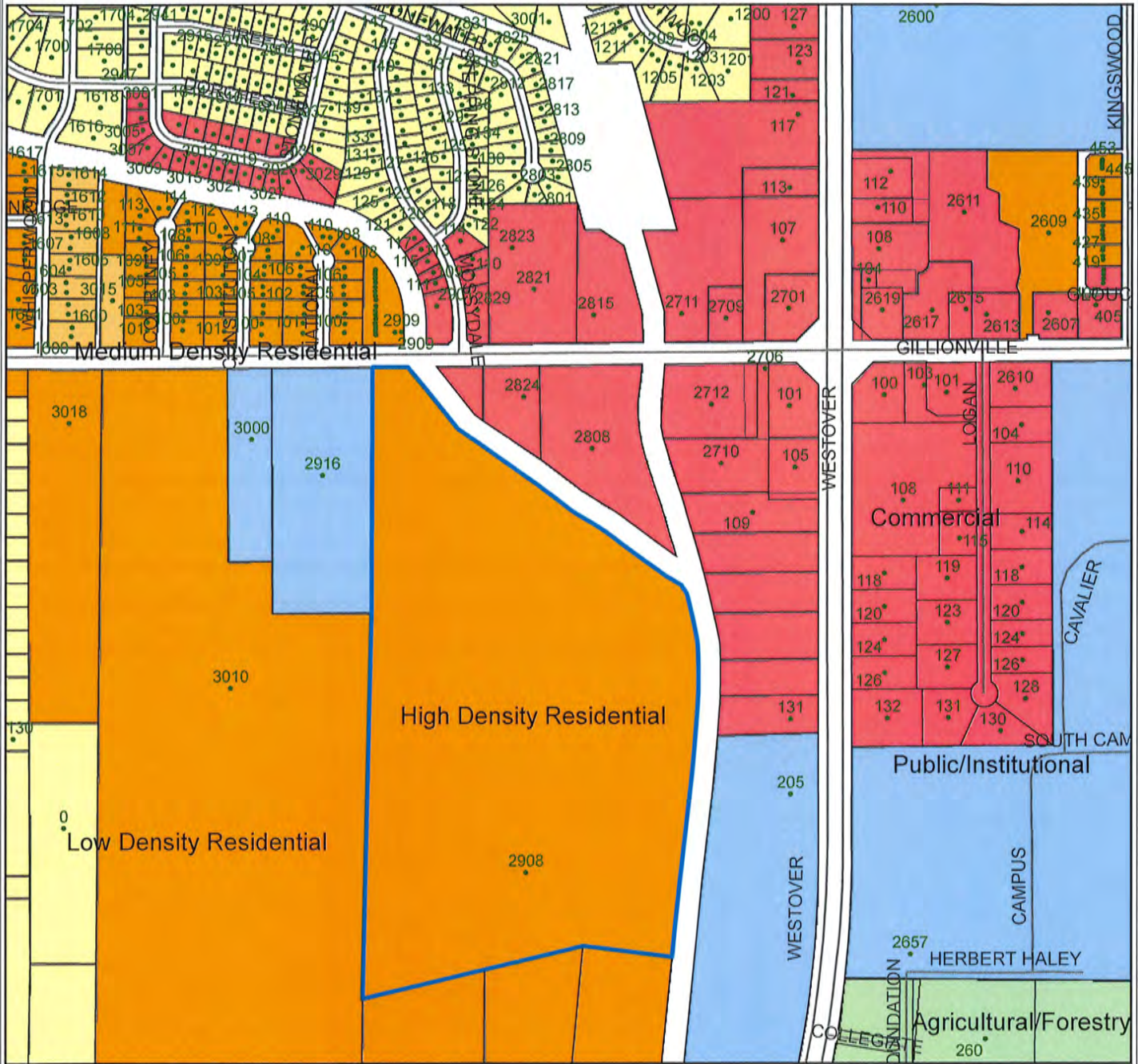
22-021
 REZONING
 C2 & C7 TO C1
 2908 GILLIONVILLE RD



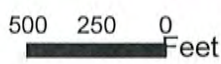
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FUTURE LAND USE



22-021
 REZONING
 C2 & C7 TO C1
 2908 GILLIONVILLE RD



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BOARD OF COMMISSIONERS
DOUGHERTY COUNTY
ALBANY, GEORGIA

COUNTY COMMISSION:
J. LAMAR REESE, JR., CHAIRMAN
JAMES A. CROSS, V. CHAIRMAN
GEORGE BROWN
LAMAR HUDGINS
CONNIE MEIER
BRENDA ROBINSON - CUTLER
JACK STONE

COUNTY ADMINISTRATOR
RICHARD CROWDIS

June 4, 2001

Lanier Engineering, Inc.
1504 W. Third Avenue
Albany, Georgia 31707

RE: Rezoning of 2908 Gillionville Road

Dear Sir or Madam:

In Regular Meeting today, June 4, the Dougherty County Commission approved your request to rezone 2908 Gillionville Road C-2 (General Business District) and C-7 (Mixed Use District).

Please find enclosed a copy of the Zoning Resolution for your records.

Sincerely,

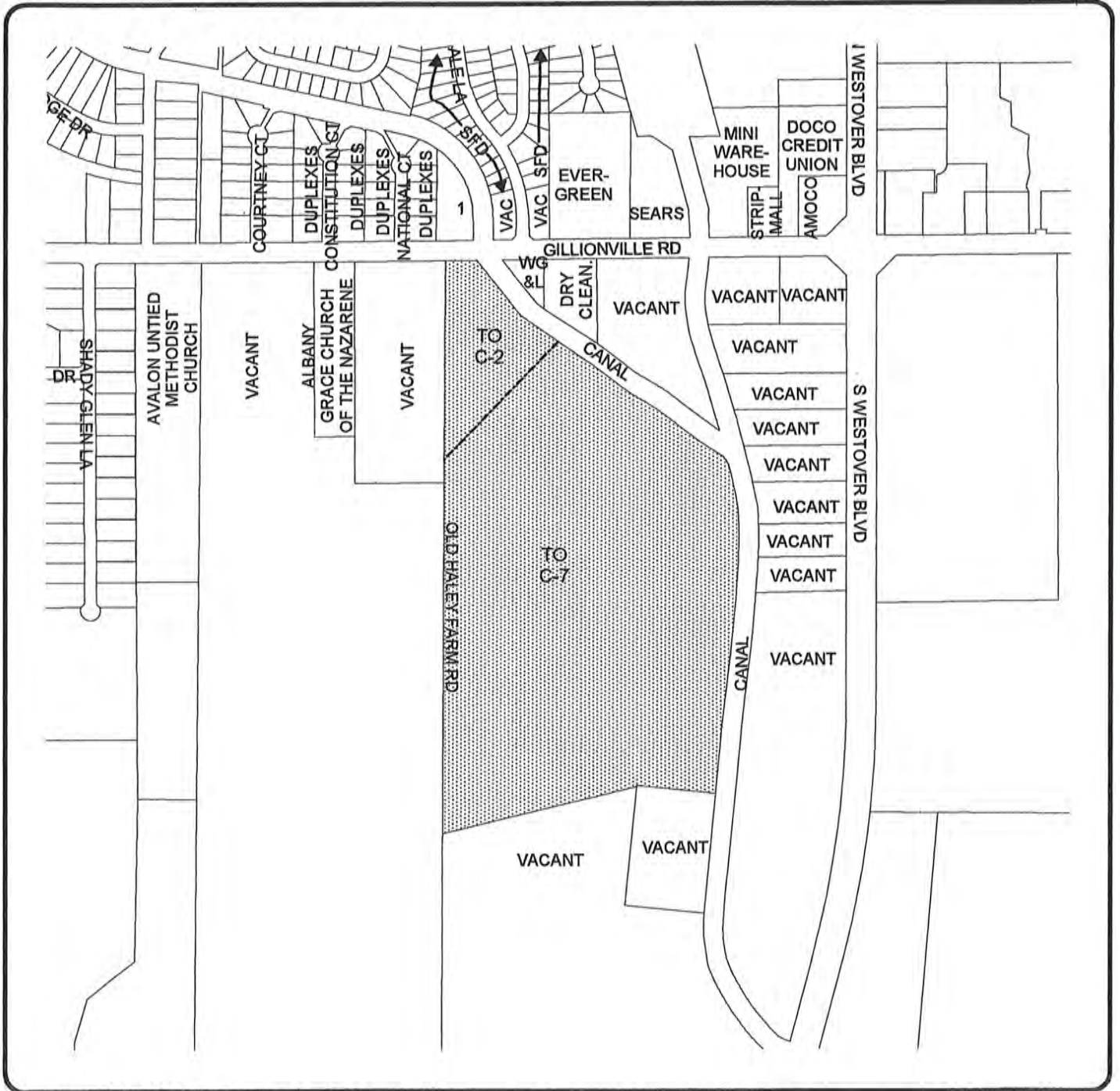
Barbara Russell

BSR/sa


Enclosure

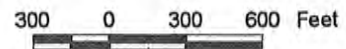
cc: Planning Commission
Inspection Department

REZONING REQUEST
2908 GILLIONVILLE RD
ENERGY CONSERVATION BUILDERS
01-097



SURROUNDING LANDUSE MAP

-  SITE (REZONING REQUEST FROM AG TO C-2,C-7)
- 1 WESTWOOD MANAGEMENT LEASING OFFICE
- VAC VACANT
- SFD SINGLE-FAMILY DWELLING





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

Property address: 2908 Giltonville Road, Albany, GA 31721
Name of property owner(s): Fish House Campgrounds, Inc.
Mailing address: P.O. Box 17817
City: Albany State: GA Zip code: 31702 Telephone: 229-343-3710

Name of applicant: The Anchorage, Inc.
Mailing address: 162 Hampton Lane
City: Leesburg State: GA Zip code: 31763 Telephone: 229-407-0272

Zoning Classification:

Present zoning district C-73C-2
Proposed zoning district C-1

Current use: _____
Proposed use: Res. Recovery Res. for Women

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 6th day of April, 2022.

Signature of applicant: _____

Notary Public: _____ My commission expires: 3/27/26

(Staff use)

Posting fee: _____ Date paid: _____ Receipt: _____



VERIFICATION OF OWNERSHIP

Name of all owners: Fish House Campgrounds, Inc.

Address: P.O. Box 1787

City/State/Zip Code: Albany, GA, 31702

Telephone Number: 229-343-3710 (Larry Walden's cell)

Property Location (give description if no address): 2908 Gollionville Road, 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.

Owner Signature (all owners must sign) Larry Walden

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

Notary Public Melinda Rich 4/05/22

Date 2/21/26 Commission Expires



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

Name: Jake Barrow

Address: 413 Flint Ave.

City/State/Zip Code: Albany, GA 31701

Telephone Number: 229-407-0272



April 8, 2022

Angel Gray
Albany Planning & Development Services
240 Pine Avenue
Albany, GA 31701

**RE: Anchorage Women's Recovery Center
Dougherty County, Ga. LE21181**

Dear Angel:

We are working with the Anchorage in an effort to develop a women's recovery center on a 73.261 acre tract of land located at 2908 Gillionville Road in Dougherty County, Ga. The property is currently zoned C-2 and C-7. Rezoning to C-1 has been requested. We are submitting a request to obtain special approval for the residential recovery center use. This letter is to clarify the proposed intent for the property addressing items as required by the County's zoning ordinance. Plans include the initial construction of an approximately 7300 sf building which would have the potential for future expansion. This building will contain residential, administrative, and counseling components.

1. Traffic generated this development will be low. The residents will not have vehicles, and there will only be approximately four employees. The site is located off of Gillionville Road. Gillionville Road is a five lane urban section roadway at this location with ample capacity for the development of this project.
2. Very little onsite parking will be required. 22 paved parking spaces are proposed.
3. There will be a site identification sign located near the entrance to the site. The sign will comply with the County Sign Ordinance.
4. A generous landscape strip will be provided around the perimeter of the site aesthetically separating this development from the adjoining properties.
5. Adjoining properties are comprised of a mixture of zoning districts. The property is quite large for the proposed use in order to provide seclusion for the residents. Buffers will be provided in accordance with the County zoning ordinance.
6. The facility will be in operation 24 hours per day as a residence. One employee will be onsite 24 hours per day. Additional employees will be onsite during regular business hours from approximately 8:00 AM to 5:00 PM. Site lighting will be minimal and low intensity for security purposes only.
7. Site access will be from a single driveway off of Gillionville Road at the current location. Sight distance is not a problem at this location. The existing gravel drive will be upgraded to a 24' wide proposed asphalt driveway. A permit will be required form the Georgia Department of Transportation.

Should you desire any additional information, please let me know.

Tod Lanier, PE
Vice President

LEC #21181
April 8, 2022

Legal Description
Property of Fish House Campgrounds, Inc.

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 (150' 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 1024.65 feet; go thence North 01 degree 03 minutes 58 seconds West a distance of 480.00 feet; go thence North 00 degrees 17 minutes 13 seconds West a distance of 779.83 feet; go thence North 01 degree 06 minutes 55 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.



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

The applicant filed on this date: April 10, 2022, to apply for a rezoning approval affecting described property as follows:

2908 Gullionville Road, Albany, GA 31721

Yes No

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

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

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

Sworn to and subscribed before me this 6th day of April, 2022.

[Signature]
Signature of Applicant

[Signature]
Notary Public

Commission expires: 2/21/26





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

The applicant filed on this date: April 10, 2022, to apply for a rezoning approval affecting described property as follows:

2908 Gultonville Road, Albany, GA 31721

Yes No

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

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

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

Sworn to and subscribed before me this 10th day of April, 20 22.

Laura Walsh
Signature of Applicant

Melinda Rich
Notary Public

Commission expires: 2/21/26



DOUGHERTY COUNTY, GEORGIA
Real Estate Transfer Tax

PAID \$ 183.20
DATE December 31, 2003
Sahantooth
Deputy Clerk of Superior Court

FILED

03 DEC 31 AM 9:41

EVONNE S. MULL
DOUGHERTY COUNTY
CLERK OF COURTS

AFTER RECORDING RETURN TO:
C. N. SPENCE
WATSON, SPENCE, LOWE AND CHAMBLESS
POST OFFICE BOX 2008
ALBANY, GEORGIA 31702-2008

WARRANTY DEED

GEORGIA, DOUGHERTY COUNTY.

THIS INDENTURE, made the 30th day of December, 2003, between ENERGY CONSERVATION BUILDERS, INC., of the State of Georgia, hereinafter called "Grantor," and FISH HOUSE CAMPGROUNDS, INC., hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 82 in the Second Land District of Dougherty County, Georgia, and being all of Lot 18 of Westover Business Park, Section Three, according to a map or plat of said subdivision as same is recorded in Plat Cabinet I, Slide C-94-E, in the office of the Clerk of Superior Court of Dougherty County, Georgia.

This deed is given to the Grantee for a reduced consideration of \$2,500 per acre as the use of the property is for a faith based camp and meeting facility for the youth of the local churches in and around the City of Albany, Georgia. In the event the property ceases to be used for such purposes, the title to the property shall revert to Grantor, or its successors or assigns. However, in the event the Grantee pays to Grantor, or its successors or assigns, the balance of the market value (\$2,500 per acre) as of December 30, 2003, said reversion shall not occur. The parties hereby agree that said market value as of December 30, 2003, is \$5,000 per acre. Such termination of the reverter clause shall be evidenced by a quit claim deed recorded in the Dougherty County land records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE, subject to visible easements and easements and restrictions of record.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officers and its corporate seal hereunto affixed, the day and year above written.

ENERGY CONSERVATION BUILDERS, INC.

By: Fredrick H. Hancock
President

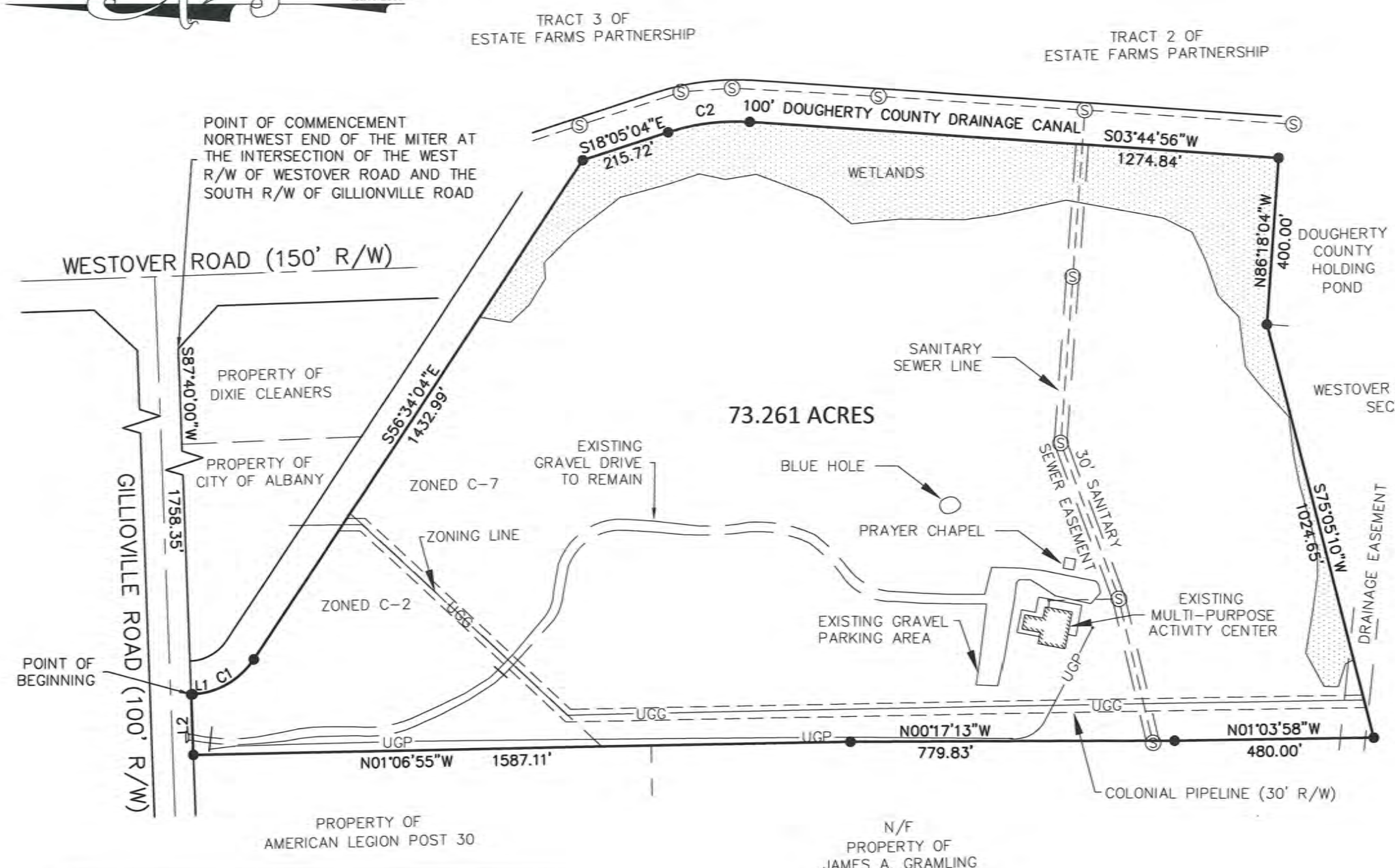
Resolution recorded in Deed Book _____ Page _____,
Dougherty County land records.

Signed, sealed and delivered
in the presence of:
[Signature]
Official Witness

[Signature]
Notary Public
My Commission Expires: 4/28/05
(Affix Notary Seal Here)

RECORDED DATE: 1-2-04
EVONNE S. MULL, CLERK
DOUGHERTY COUNTY, GEORGIA

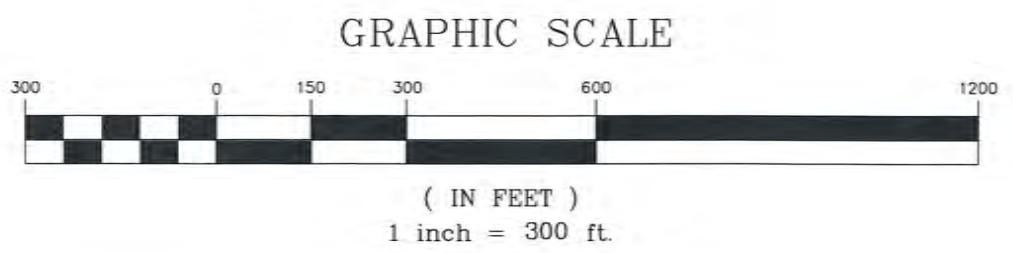
LAW OFFICES
WATSON, SPENCE,
LOWE AND CHAMBLESS,
LLP
P O BOX 2008
ALBANY, GEORGIA
31702-2008



- NOTES:
- 73.261 ACRES TO BE REZONED FROM C-2 & C-7 TO C-1

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	176.29	186.19	S29°26'32"E	169.78
C2	199.28	522.96	S07°10'04"E	198.08

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.46	S02°19'04"E
L2	145.34	N87°40'56"E



2908 GILLIONVILLE ROAD
 REZONING DRAWING
 FOR
FISH HOUSE CAMPGROUNDS, INC.
 PART LAND LOT 82 2ND LAND DISTRICT
 DOUGHERTY COUNTY, GEORGIA
 SCALE: 1" = 300' APRIL 8, 2022

NOTICE OF PUBLIC HEARING

Bill Butler (22-019) has submitted an application to the Albany Dougherty Planning Commission requesting a Variance to allow a reduce the side setbacks from 10' to 7' and to increase the maximum allowed square footage of an accessory dwelling from 800sqft to 1684sqft. The property is located at 4918 Edith Drive. The property is zoned R-1 (Single-Family Residential District). The property owner is Stephen and Jill Kendrick 4918 Edith Drive Albany Georgia 31721, the applicant is Bill Butler (**District 1**)

ART SIGN CO. (22-020) has submitted an application to the Albany Dougherty Planning Commission requesting a Variance of the Dougherty County Sign Ordinances to allow for multi-message signage. The property is located at 3521 Sylvester Road (00138/00001/02D). The property is zoned R-1 (Single-Family Residential District). The property owner is Albany Baptist Church, INC, the applicant is Art Sign CO. (**District 6**)

Lanier Engineering, INC (22-021) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 73.261 acres from C-2 (General Mixed-Use District) and C-7 (Mixed-Use Planned-Development District) to C-1 (Neighborhood Mixed-Use Business District). The property is located at the 2908 Gillionville Road (00306/00001/07B). The property owner is Fish House Campgrounds, INC; the applicant is Lanier Engineering, INC. (**District 5**)

Lanier Engineering, INC (22-022) has submitted an application to the Albany Dougherty Planning Commission requesting 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 the 2908 Gillionville Road (00306/00001/07B). The property owner is Fish House Campgrounds, INC; the applicant is Lanier Engineering, INC. (**District 5**)

The Albany Dougherty Planning Commission will conduct a public hearing on this request, **Thursday, May 5, 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 upon information presented at the public meeting.

The Dougherty County Board of Commissioners will conduct a public hearing on **Monday, May 16, 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



MEMORANDUM

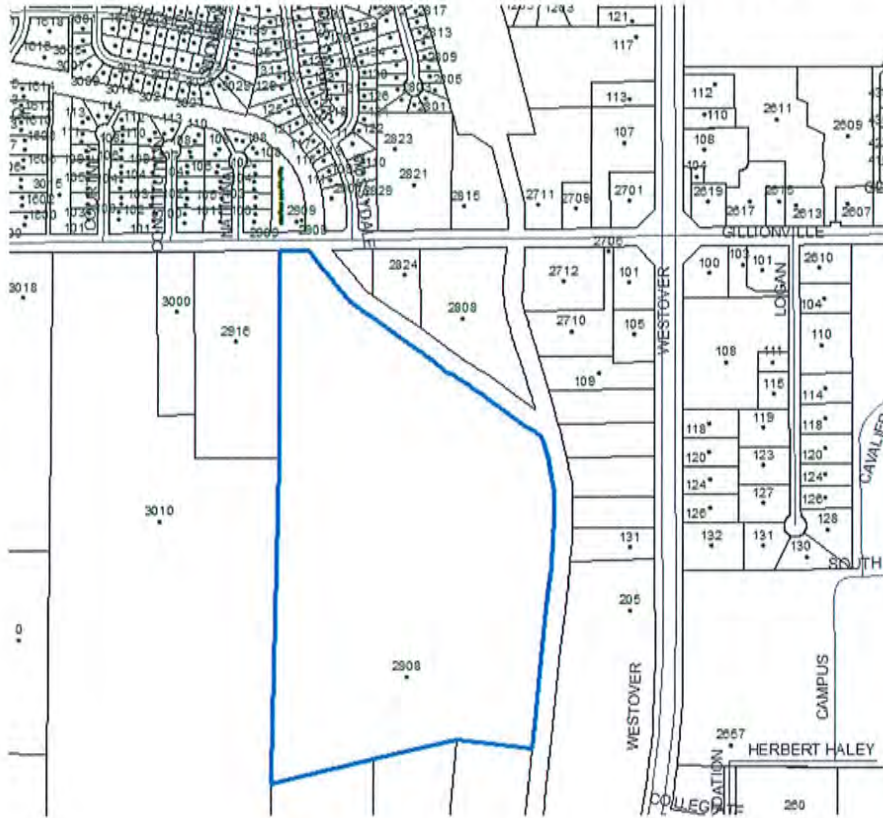
Date: May 6, 2022
To: The Board of County Commissioners
From: Albany Dougherty Planning Commission
Subject: #22-022 Rezone (2908 Gillionville Road)

Lanier Engineering, INC (22-022) has submitted an application to the Albany Dougherty Planning Commission requesting 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 (00306/00001/07B). The property owner is Fish House Campgrounds, INC; the applicant is Lanier Engineering, INC. (District 5)

Billy Merritt offered a motion to approve the request for Special Approval to operate a Women’s Recovery Center located at 2908 Gillionville Road; seconded by Sanford Hillsman, the motion carried 8-0 with the following votes:

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

STAFF ANALYSIS AND REPORT APPLICATION #22-022 SPECIAL APPROVAL



OWNER: Fish House Campgrounds, INC

APPLICANT: Lanier Engineering, Inc.

LOCATION: 2908 Gillionville Road, Albany, Georgia

CURRENT ZONING/USE: C-2 & C-7
Fish Camp

PROPOSED USE: Residential Recovery Center for Women

MEETING INFORMATION:

Planning Commission: 05/05/2022, 2:00 P.M., Robert Cross Multipurpose Center, 3085 Martin Luther King, Jr. Dr.

Public Hearing: 05/16/2022, 10:00 A.M., 222 Pine Avenue, Rm. 100

RECOMMENDATION: Approval

GENERAL INFORMATION:

The applicant is requesting Special Approval to operate a Recovery Residence. The property is currently zoned C-2 & C-7 and if granted approval will be rezoned to C-1, and that zoning classification permits Recovery Residence by Special Approval.

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:

- Gillionville Road is an Urban Minor Arterial.

Trip Generation:

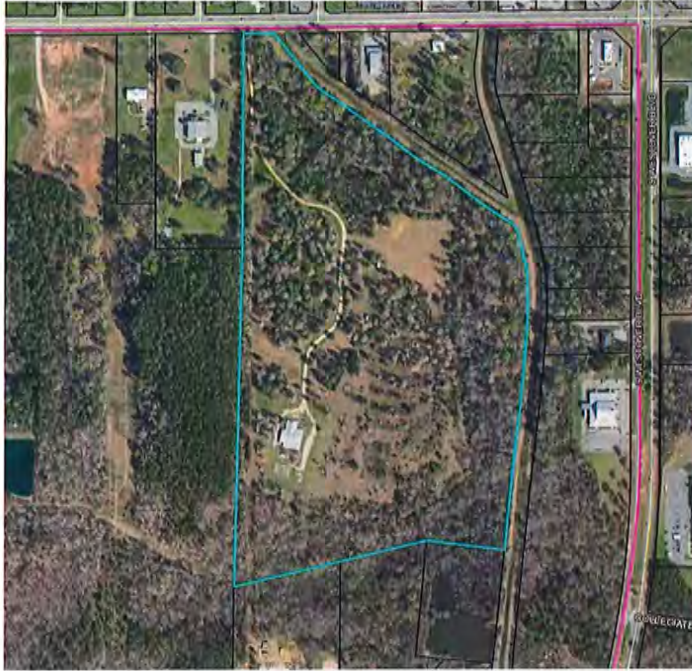
- Gillionville Rd between Westover and Lockett Station had an Average Daily Traffic (AADT) count of 14,400 in 2020.
- Based on Trip Generation's 10th Edition (2018) information, a recovery residence could generate 1-2 trips per day for each dwelling unit. Applicant proposes 10 rooms that will accommodate 2 women per unit. (Residents will not have personal vehicles)

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

2. The location of off-street parking facilities.

Accessible parking spaces are required per code, but this proposal requires a low amount of parking. The applicant proposes 22 parking spaces. The residents will not have vehicles. There will be approximately four (4) employees on site. According to the applicant the location is secluded for the residents. Staff confirmed on a site visit to the location the lot size is sufficient to provide adequate parking and offer the proposed seclusion for the residents.

- **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, this phase will include a site identification sign near the entrance to the site.

4. The amount and location of open space.

A generous landscape buffer is to be located around the site's perimeter aesthetically separating this development from the adjoining properties, according to the applicant.

5. Protective Screening.

Buffers will be provided in accordance with the County Zoning Ordinance. Currently there is a partial fence and gate at the entrance.

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

According to the applicant, the facility will be in operation 24 hours a day as a residence. One employee will be onsite 24 hours a day. Additional employees will be onsite during regular hours from approximately 8:00 am to 5:00 pm.

7. Outdoor lighting.

According to the applicant, lighting will be provided, but it will be minimal and low intensity for security purposes only.

8. Ingress and egress to the property.

According to the applicant, the property will be accessed from a single driveway off Gillionville. Significant distance is not a problem at this location. The applicant states the existing drive will be upgraded to 24' wide proposed asphalt driveway. A permit will be required from the Georgia Department of Transportation.

Photo of Driveway Currently:



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 mainly to the North of the subject site.

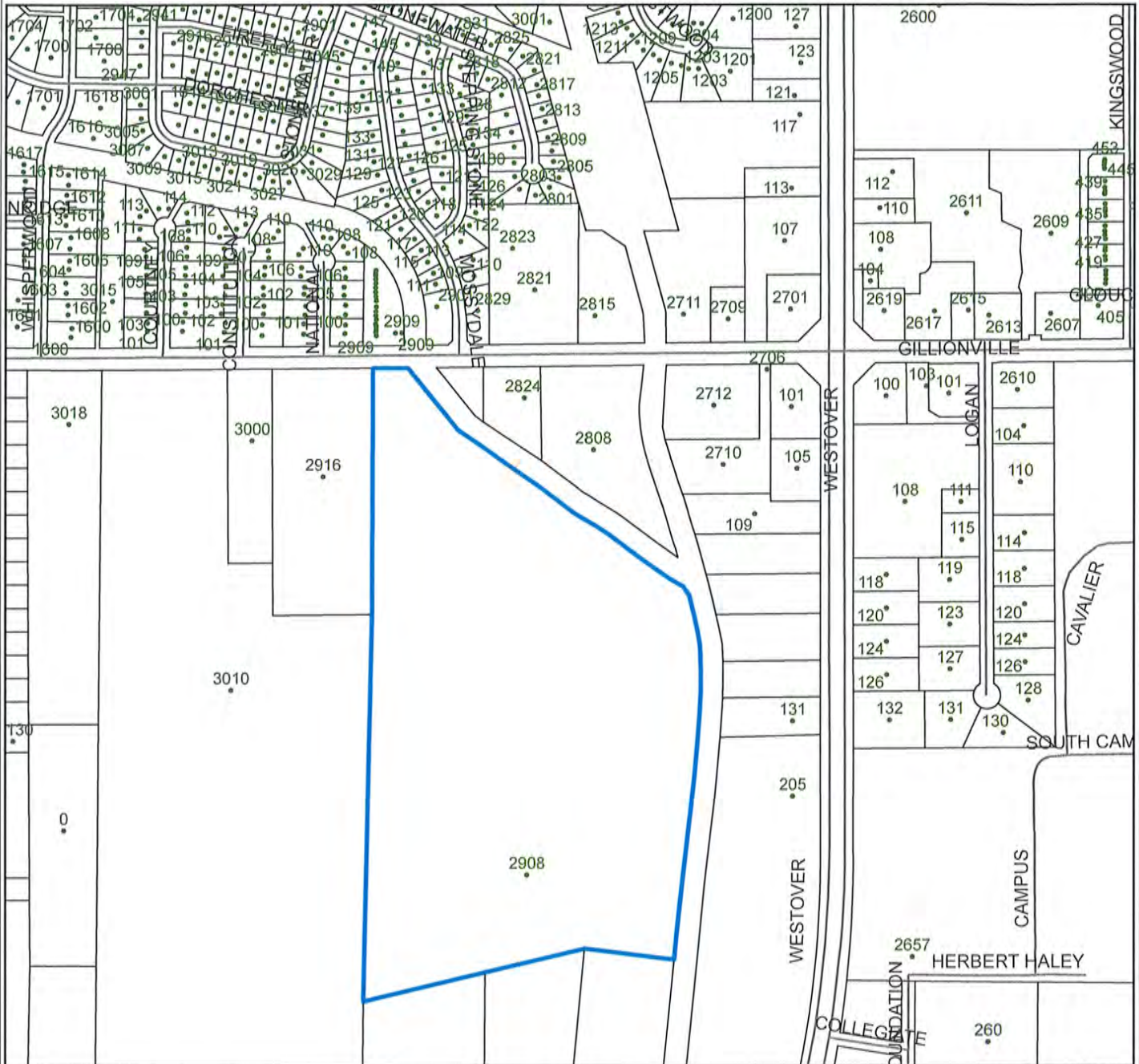
10. Consistency with the Comprehensive Plan.

The **Future Land Use Map** recommends High Density Residential uses on this site. The proposed use may conflict with this recommendation; however, the proposed use is residential in character, and applicant states the proposed facility will be secluded in character to serve the residents most effectively.

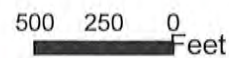
RECOMMENDATION

Staff recommends **approval** of this application

LOCATION



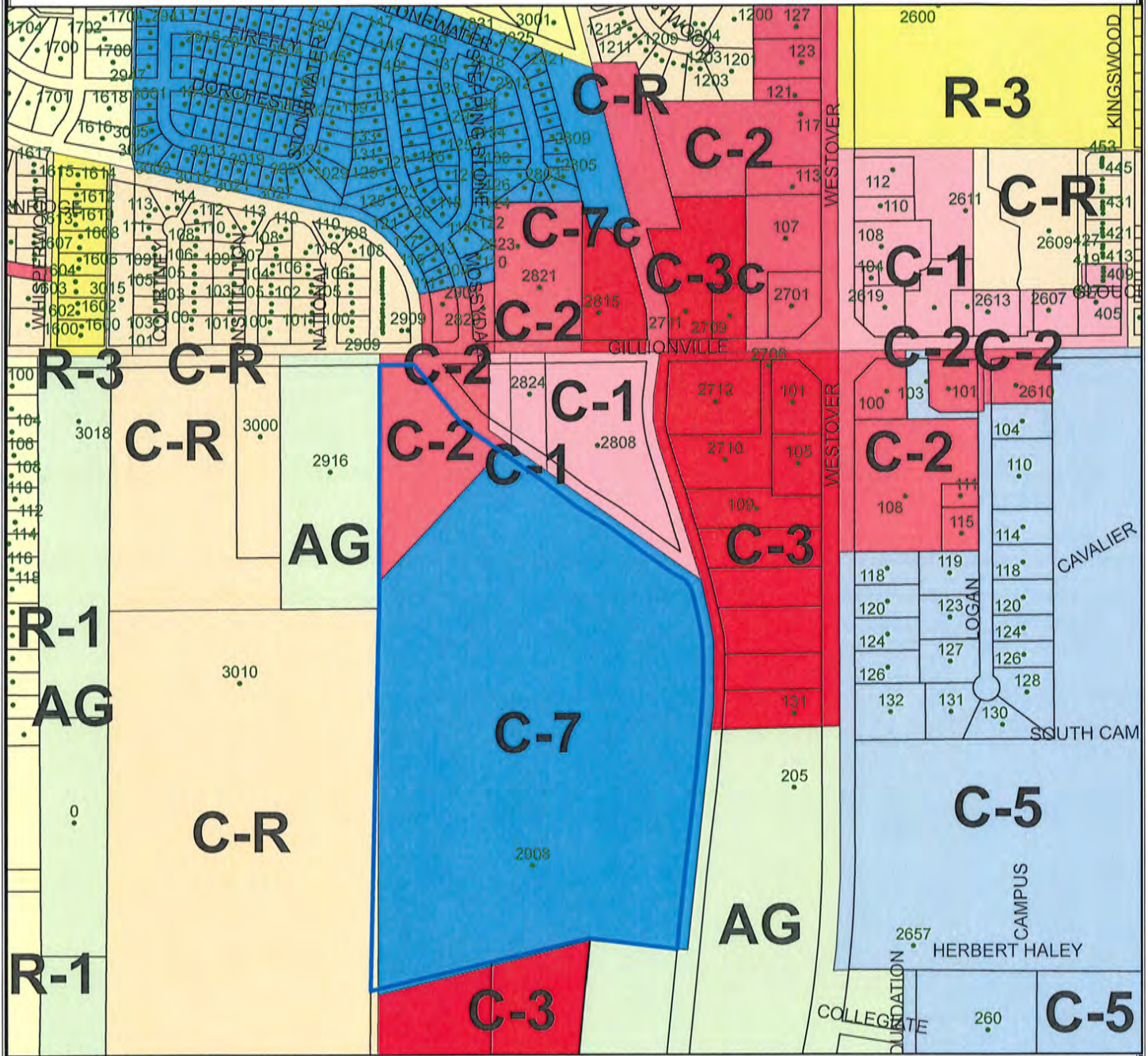
22-022
SPECIAL APPROVAL
2908 GILLIONVILLE RD



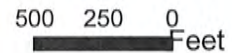
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



ZONING



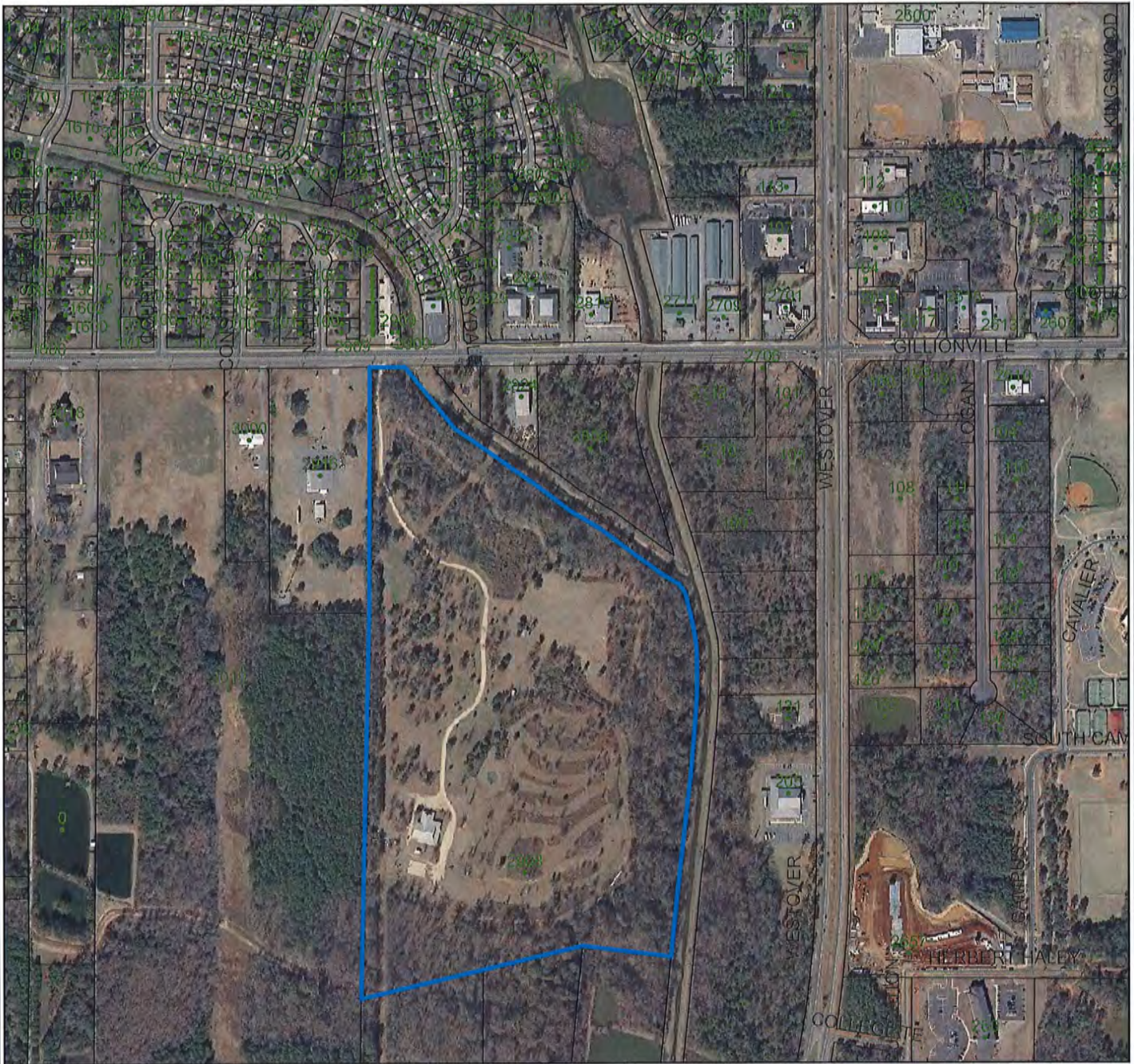
22-022
 SPECIAL APPROVAL
 C2 & C7 TO C1
 2908 GILLIONVILLE RD



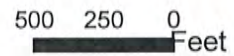
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AERIAL



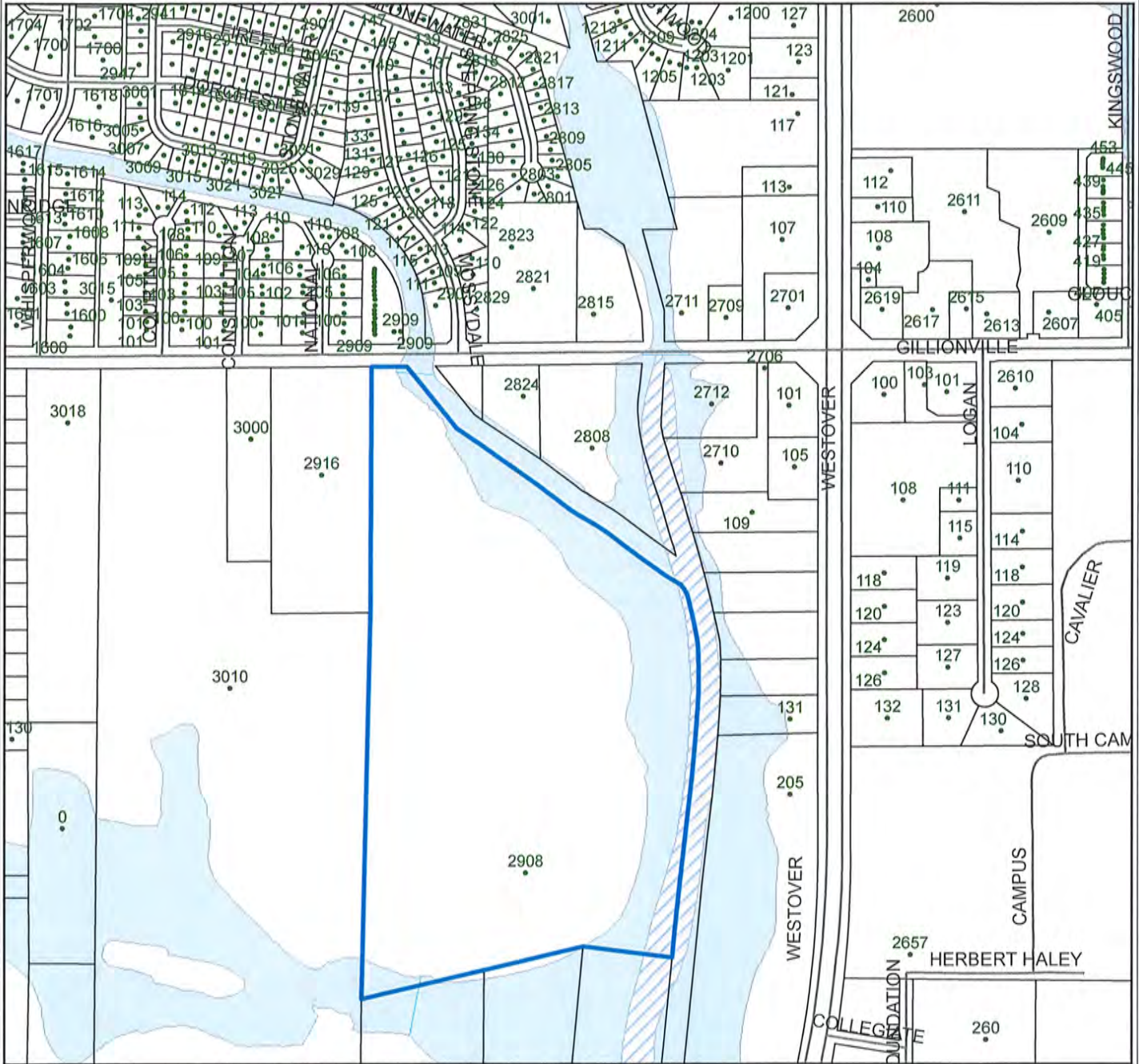
22-022
 SPECIAL APPROVAL
 2908 GILLIONVILLE RD



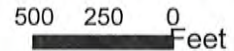
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FLOOD MAP



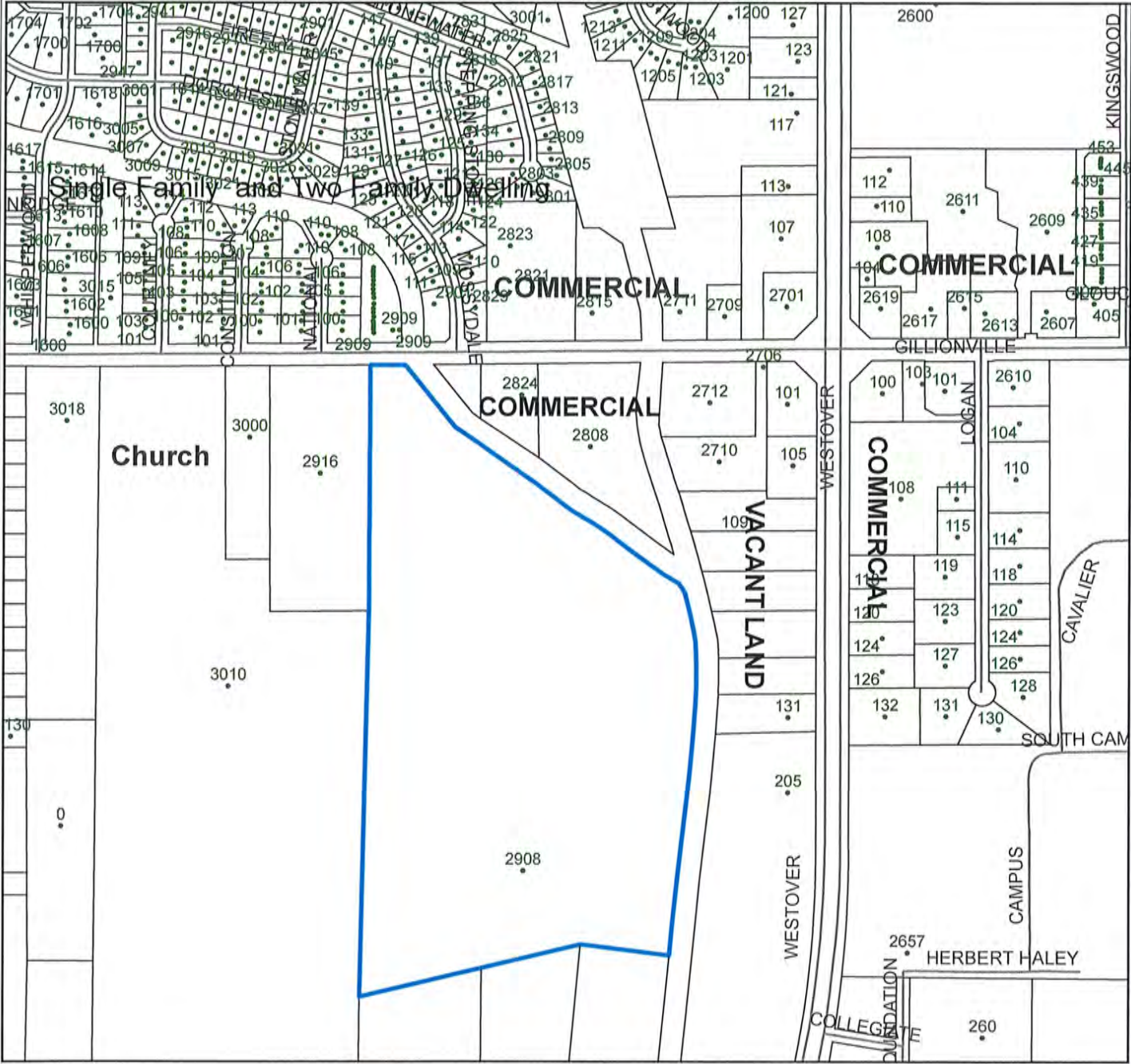
22-022
 SPECIAL APPROVAL
 2908 GILLIONVILLE RD



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CURRENT USE



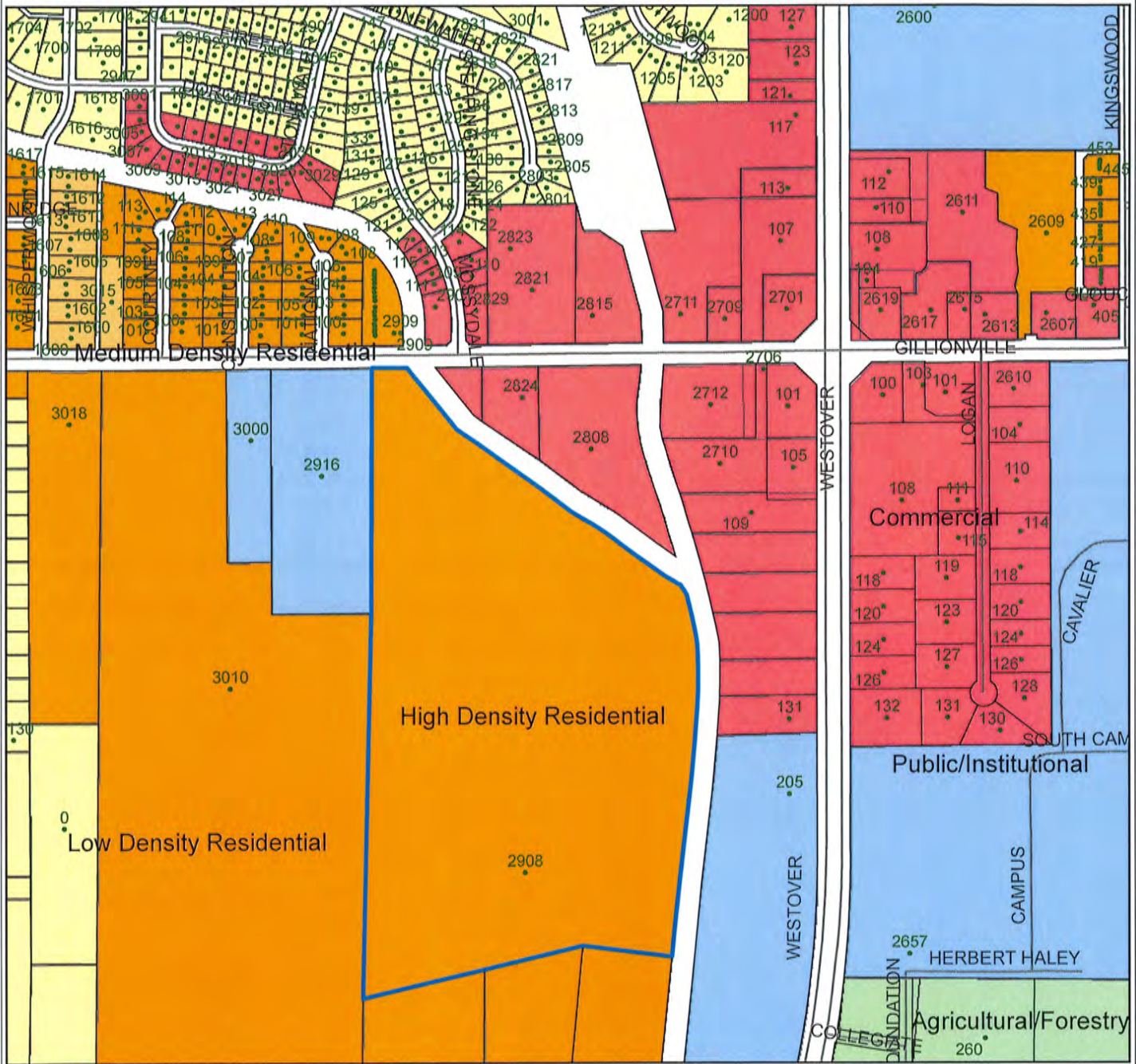
22-022
 SPECIAL APPROVAL
 2908 GILLIONVILLE RD



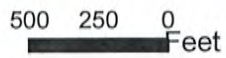
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FUTURE LAND USE



22-022
 SPECIAL APPROVAL
 2908 GILLIONVILLE RD



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Special Approval Application

City of Albany Dougherty County

Property Address: 2908 Gillionville Road

Name of Property Owner(s): Fish House Campgrounds, Inc.

Mailing Address: P.O. Box 1787

City: Albany State: GA Zip Code: 31702 Telephone: 229-343-3710

Name of Applicant: The Anchorage, Inc.

Mailing Address: 162 Hampton Lane

City: Leesburg, GA State: GA Zip Code: 31763 Telephone: 229-407-0272

Current Use of Property: Meeting place for Church groups

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

Recovery residence for women

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.

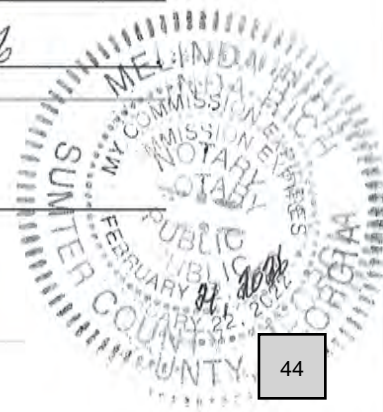
Sworn to and subscribed before me this 6 day of April, 20 22.

Signature of Applicant: [Signature]

Notary Public: [Signature] My commission expires: 2/21/26

(Staff Use)

Posting fee: Date paid: Receipt:





VERIFICATION OF OWNERSHIP

Name of all owners: Fish House Campgrounds, Inc.

Address: P.O. Box 1787

City/State/Zip Code: Albany, GA, 31702

Telephone Number: 229-343-3710 (Larry Walden's cell)

Property Location (give description if no address):

2908 Gollionville Road, Albany, GA, 31721

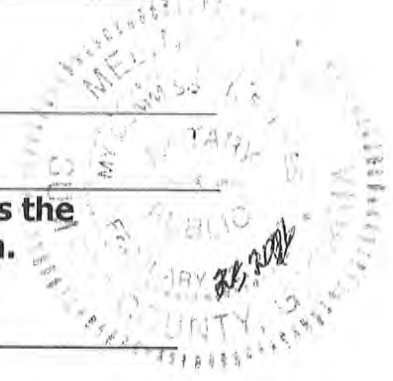
I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Larry Walden Owner Signature (all owners must sign)

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

Melinda Rich Notary Public 4/05/22

Commission Expires 2/21/26 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: Jake Barrow

Address: 413 Flint Ave.

City/State/Zip Code: Albany, GA 31701

Telephone Number: 229-407-0272



April 8, 2022

Angel Gray
Albany Planning & Development Services
240 Pine Avenue
Albany, GA 31701

**RE: Anchorage Women's Recovery Center
Dougherty County, Ga. LE21181**

Dear Angel:

We are working with the Anchorage in an effort to develop a women's recovery center on a 73.261 acre tract of land located at 2908 Gillionville Road in Dougherty County, Ga. The property is currently zoned C-2 and C-7. Rezoning to C-1 has been requested. We are submitting a request to obtain special approval for the residential recovery center use. This letter is to clarify the proposed intent for the property addressing items as required by the County's zoning ordinance. Plans include the initial construction of an approximately 7300 sf building which would have the potential for future expansion. This building will contain residential, administrative, and counseling components.

1. Traffic generated this development will be low. The residents will not have vehicles, and there will only be approximately four employees. The site is located off of Gillionville Road. Gillionville Road is a five lane urban section roadway at this location with ample capacity for the development of this project.
2. Very little onsite parking will be required. 22 paved parking spaces are proposed.
3. There will be a site identification sign located near the entrance to the site. The sign will comply with the County Sign Ordinance.
4. A generous landscape strip will be provided around the perimeter of the site aesthetically separating this development from the adjoining properties.
5. Adjoining properties are comprised of a mixture of zoning districts. The property is quite large for the proposed use in order to provide seclusion for the residents. Buffers will be provided in accordance with the County zoning ordinance.
6. The facility will be in operation 24 hours per day as a residence. One employee will be onsite 24 hours per day. Additional employees will be onsite during regular business hours from approximately 8:00 AM to 5:00 PM. Site lighting will be minimal and low intensity for security purposes only.
7. Site access will be from a single driveway off of Gillionville Road at the current location. Sight distance is not a problem at this location. The existing gravel drive will be upgraded to a 24' wide proposed asphalt driveway. A permit will be required form the Georgia Department of Transportation.

Should you desire any additional information, please let me know.

Tod Lanier, PE
Vice President

LEC #21181
April 8, 2022

Legal Description
Property of Fish House Campgrounds, Inc.

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 (150' 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 1024.65 feet; go thence North 01 degree 03 minutes 58 seconds West a distance of 480.00 feet; go thence North 00 degrees 17 minutes 13 seconds West a distance of 779.83 feet; go thence North 01 degree 06 minutes 55 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.



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

The applicant filed on this date: April 10, 2022, to apply for a rezoning approval affecting described property as follows:

2908 Gultonville Road, Albany, GA 31721

Yes No

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

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

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

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

Larry Wald
Signature of Applicant

Melinda Rich
Notary Public

Commission expires: 2/21/26





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

The applicant filed on this date: April 10, 2022, to apply for a rezoning approval affecting described property as follows:

2908 Gillionville Road, Albany, GA 31721

Yes No

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

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

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

Sworn to and subscribed before me this 6th day of April, 2022.

[Signature]
Signature of Applicant

[Signature]
Notary Public

Commission expires: 8/31/26



PAID \$ 183.20
DATE December 31, 2003
Satharfooth
Deputy Clerk of Superior Court

FILED
03 DEC 31 AM 9:41
EYVONNE S. MULL
DOUGHERTY COUNTY
CLERK OF COURTS

AFTER RECORDING RETURN TO:
C. N. SPENCE
WATSON, SPENCE, LOWE AND CHAMBLESS
POST OFFICE BOX 2008
ALBANY, GEORGIA 31702-2008

WARRANTY DEED

GEORGIA, DOUGHERTY COUNTY.

THIS INDENTURE, made the 30th day of December, 2003, between ENERGY CONSERVATION BUILDERS, INC., of the State of Georgia, hereinafter called "Grantor," and FISH HOUSE CAMPGROUNDS, INC., hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 82 in the Second Land District of Dougherty County, Georgia, and being all of Lot 18 of Westover Business Park, Section Three, according to a map or plat of said subdivision as same is recorded in Plat Cabinet 1, Slide C-94-E, in the office of the Clerk of Superior Court of Dougherty County, Georgia.

This deed is given to the Grantee for a reduced consideration of \$2,500 per acre as the use of the property is for a faith based camp and meeting facility for the youth of the local churches in and around the City of Albany, Georgia. In the event the property ceases to be used for such purposes, the title to the property shall revert to Grantor, or its successors or assigns. However, in the event the Grantee pays to Grantor, or its successors or assigns, the balance of the market value (\$2,500 per acre) as of December 30, 2003, said reversion shall not occur. The parties hereby agree that said market value as of December 30, 2003, is \$5,000 per acre. Such termination of the reverter clause shall be evidenced by a quit claim deed recorded in the Dougherty County land records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE, subject to visible easements and easements and restrictions of record.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officers and its corporate seal hereunto affixed, the day and year above written.

ENERGY CONSERVATION BUILDERS, INC.

By: Frederick H. Stancord
President

Resolution recorded in Deed Book _____, Page _____,
Dougherty County land records.

Signed, sealed and delivered
in the presence of:

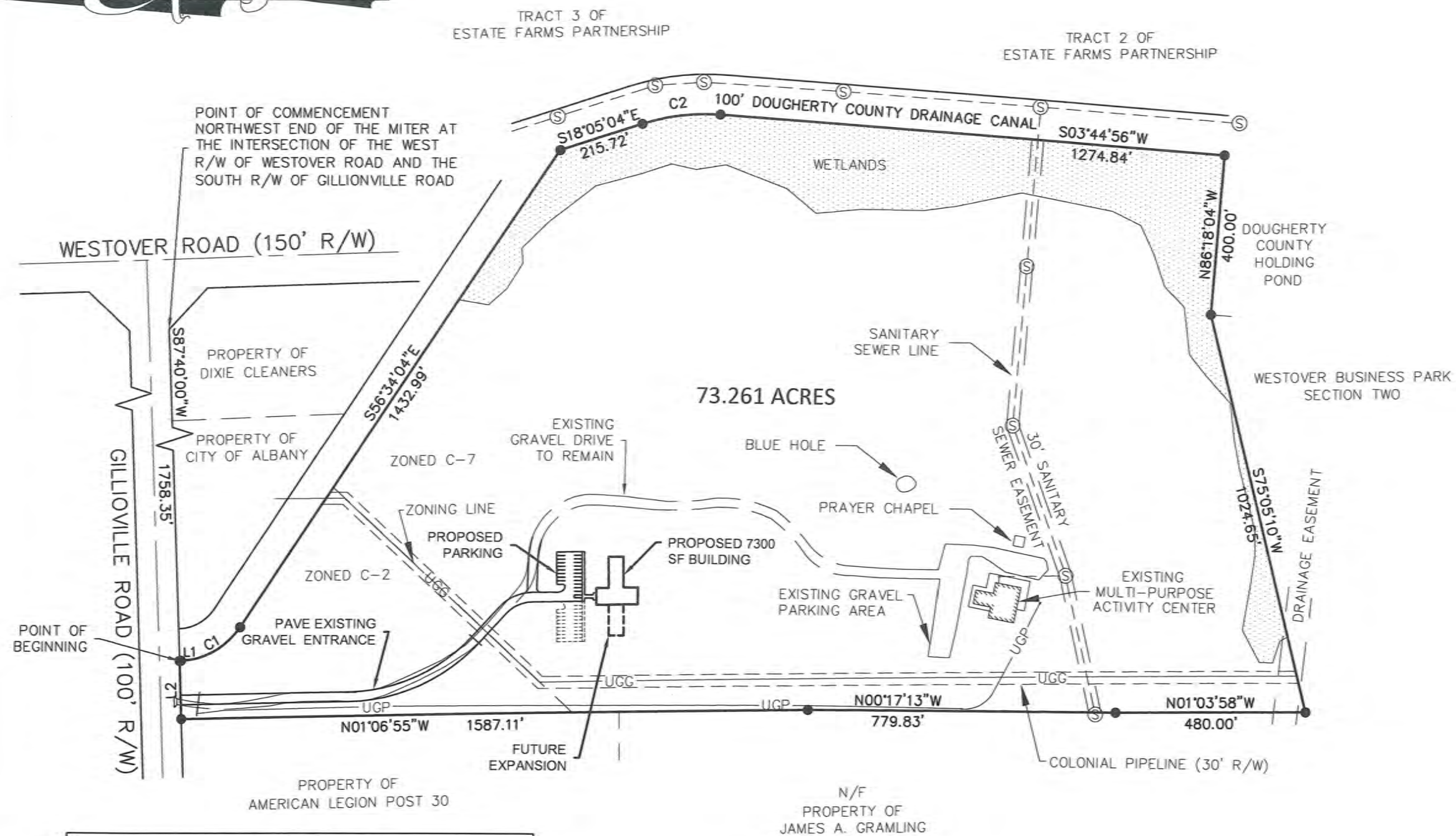
[Signature]
Unofficial Witness

Shirley B. Shaw
Notary Public
My Commission Expires: 4/25/05
(Affix Notary Seal Here)

RECORDED DATE: 1-2-04
EVONNE S. MULL, CLERK
DOUGHERTY COUNTY, GEORGIA

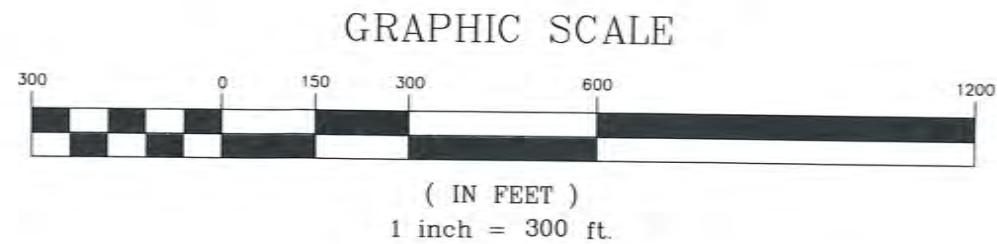
GAR-HSTATE\CNS\2003\WD\FISHHOUSE.WD\96-V-514

LAW OFFICES
WATSON, SPENCE,
LOWE AND CHAMBLESS,
LLP
P. O. BOX 2008
ALBANY, GEORGIA
31702-2008



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	176.29	186.19	S29°26'32"E	169.78
C2	199.28	522.96	S07°10'04"E	198.08

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.46	S02°19'04"E
L2	145.34	N87°40'56"E



2908 GILLIONVILLE ROAD
 CONCEPT PLAN
 FOR
ANCHORAGE WOMEN'S RECOVERY CENTER
 PART LAND LOT 82 2ND LAND DISTRICT
 DOUGHERTY COUNTY, GEORGIA
 SCALE: 1" = 300'
 APRIL 8, 2022

NOTICE OF PUBLIC HEARING

Bill Butler (22-019) has submitted an application to the Albany Dougherty Planning Commission requesting a Variance to allow a reduce the side setbacks from 10' to 7' and to increase the maximum allowed square footage of an accessory dwelling from 800sqft to 1684sqft. The property is located at 4918 Edith Drive. The property is zoned R-1 (Single-Family Residential District). The property owner is Stephen and Jill Kendrick 4918 Edith Drive Albany Georgia 31721, the applicant is Bill Butler (**District 1**)

ART SIGN CO. (22-020) has submitted an application to the Albany Dougherty Planning Commission requesting a Variance of the Dougherty County Sign Ordinances to allow for multi-message signage. The property is located at 3521 Sylvester Road (00138/00001/02D). The property is zoned R-1 (Single-Family Residential District). The property owner is Albany Baptist Church, INC, the applicant is Art Sign CO. (**District 6**)

Lanier Engineering, INC (22-021) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 73.261 acres from C-2 (General Mixed-Use District) and C-7 (Mixed-Use Planned-Development District) to C-1 (Neighborhood Mixed-Use Business District). The property is located at the 2908 Gillionville Road (00306/00001/07B). The property owner is Fish House Campgrounds, INC; the applicant is Lanier Engineering, INC. (**District 5**)

Lanier Engineering, INC (22-022) has submitted an application to the Albany Dougherty Planning Commission requesting 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 the 2908 Gillionville Road (00306/00001/07B). The property owner is Fish House Campgrounds, INC; the applicant is Lanier Engineering, INC. (**District 5**)

The Albany Dougherty Planning Commission will conduct a public hearing on this request, **Thursday, May 5, 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 upon information presented at the public meeting.

The Dougherty County Board of Commissioners will conduct a public hearing on **Monday, May 16, 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



Scott Addison
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Agenda Item

Date: April 22, 2022
Meeting Date: May 9, 2022
Subject/Title: Sign Posts Order
Presented for: Decision
Presenter: Scott Addison

Statement of Issue

The Public Works Department is requesting the approval to purchase 200 – 10-foot sign posts, 200 – 12-foot sign posts and 400 – 3-foot anchors.

History/Facts and Issues

The Dougherty County Public Works Department is requesting the approval to purchase the above quantities of signposts. These posts are used to place road signage along the County right-of-ways and roadways. Three quotes were obtained with only two vendors being able to provide all material. Public Works is requesting to utilize the quote of the lowest vendor meeting specifications, Big Green Sign Company (Dublin, GA).

Recommended Action

Recommend Dougherty County Commission approve the quote from Big Green Sign Company for a total expenditure of \$29,440.

Funding Source

TSPLOST Signage Funds

Quotes:

Big Green Sign Company - \$29,440
Middle Georgia Signs - \$34,300



Scott Addison
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Agenda Item

Date: April 25, 2022
Meeting Date: May 9, 2022
Subject/Title: Body Cameras/Software for DCP
Presented for: Decision
Presenter: Scott Addison, Asst. County Administrator

Statement of Issue

DCP is requesting to purchase forty (40) body-worn cameras and cloud storage software.

History/Facts and Issues

DCP is requesting to purchase forty (40) body-worn cameras from the single source vendor Motorola Solutions (Allen, TX) in the amount of \$253,760. This quote includes the body-worn cameras, unlimited cloud storage, upgraded equipment, installation, and programming. The vendor provides body-worn cameras for local public safety offices. The current software is outdated, unrepairable, and is not capable of maintaining the capacity amount needed for the department.

Recommended Action

Recommend Dougherty County Commission approves the purchase of body-worn cameras for DCP for a total expenditure of \$253,760.

Funding Source

ARPA Funds





PROCUREMENT RECOMMENDATION

DATE: May 6, 2022

TITLE: **ARPA/SLFRF Consultant** DEPARTMENT: **DOCO Administration**
 REFERENCE NUMBER: **RFP 22-059** ACCOUNT NUMBER:
 OPENING DATE: **April 5, 2022** BUDGETED AMOUNT: **\$350,000.00**
 BUYER: **Christina (Tina) Strassenberg** DEPARTMENT CONTACTS: **Scott Anderson**

Yvette Fields, Director

RECOMMENDATION:

Recommend approval to contract with GSG + ANSER, from Tallahassee, FL, to provide grant administration and management services for Dougherty County. The contract will be a time and materials contract based on the sheet rate, not to exceed \$350,000.00.

BACKGROUND INFORMATION:

RFP 22-059 was advertised in March 2022 in the newspaper, on the local cable access channel, on the City of Albany website, on the Georgia Procurement Registry, on the Georgia Grant Professionals Community Website, and four (4) individuals/firms were directly solicited. Fourteen (14) responses were received, two of those were late and deemed non-responsive. Twelve (12) responses were evaluated by the Proposal Analysis Group (PAG) and the three (3) top-ranked responding firms (3) were interviewed by the PAG. GSG + ANSER is the top-ranked respondent after all evaluations have been completed and tabulated.

COUNTY ADMINISTRATOR ACTION:

APPROVED () DISAPPROVED () HOLD

COMMENTS:

 5/6/22 _____
 DATE COUNTY ADMINISTRATOR (Asst)

List of Documents Attached:

RFP 22-059
Evaluation Tabulation

CENTRAL SERVICES

DOCO ARPASLFRF Grant Administration and Management
REF. NO. 22-059
COA Procurement Division

EVALUATION CRITERIA #1
EXPERTISE AND EXPERIENCE

30 POINTS ALLOWED

<i>PROPOSER</i>	<i>#1</i>	<i>#2</i>	<i>#3</i>	<i>AVERAGE</i>
Delerne CPA	12	8	5	8.33
BerryDunn	28	28	27	27.67
GSG + ANSER	29	30	28	29.00
Kehoe Consulting Group	6	2	5	4.33
Elite Disaster Consulting	25	25	20	23.33
Southern Imaginations	12	13	5	10.00
DCJ Global Management Solutions	6	8	1	5.00
iParametrics	27	20	27	24.67
AE Engineering	10	6	1	5.67
Engaged Health Strategies	11	11	5	9.00
Booth Management Consulting	26	15	20	20.33
GrantThornton	25	12	25	20.67

EVALUATION CRITERIA #2
PROJECT APPROACH

20 POINTS ALLOWED

<i>PROPOSER</i>	<i>#1</i>	<i>#2</i>	<i>#3</i>	<i>AVERAGE</i>
Delerne CPA	10	7	5	7.33
BerryDunn	15	18	15	16.00
GSG + ANSER	19	20	17	18.67
Kehoe Consulting Group	6	2	2	3.33
Elite Disaster Consulting	15	13	15	14.33
Southern Imaginations	6	10	10	8.67
DCJ Global Management Solutions	5	7	3	5.00
iParametrics	16	13	16	15.00
AE Engineering	8	10	1	6.33
Engaged Health Strategies	8	8	5	7.00
Booth Management Consulting	13	8	18	13.00
GrantThornton	14	10	1	8.33

EVALUATION CRITERIA #3
STRATEGY FOR PROJECT SCHEDULES

20 POINTS ALLOWED

<i>PROPOSER</i>	<i>#1</i>	<i>#2</i>	<i>#3</i>	<i>AVERAGE</i>
Delerne CPA	10	10	10	10.00
BerryDunn	18	17	18	17.67
GSG + ANSER	19	20	20	19.67
Kehoe Consulting Group	6	2	0	2.67
Elite Disaster Consulting	15	10	15	13.33
Southern Imaginations	6	5	10	7.00
DCJ Global Management Solutions	2	3	10	5.00
iParametrics	18	13	19	16.67
AE Engineering	7	8	1	5.33
Engaged Health Strategies	8	10	1	6.33
Booth Management Consulting	13	6	15	11.33
GrantThornton	13	10	18	13.67

DOCO ARPASLFRF Grant Administration and Management
REF. NO. 22-059
COA Procurement Division

EVALUATION CRITERIA #4 **10 POINTS ALLOWED**
QUALITY ASSURANCE PROCEDURES

<i>PROPOSER</i>	#1	#2	#3	AVERAGE
Delerne CPA	5	3	8	5.33
BerryDunn	8	8	8	8.00
GSG + ANSER	9	10	10	9.67
Kehoe Consulting Group	3	2	0	1.67
Elite Disaster Consulting	6	5	7	6.00
Southern Imaginations	3	5	5	4.33
DCJ Global Management Solutions	2	3	1	2.00
iParametrics	7	5	9	7.00
AE Engineering	5	4	1	3.33
Engaged Health Strategies	5	4	1	3.33
Booth Management Consulting	4	6	5	5.00
GrantThornton	7	7	10	8.00

EVALUATION CRITERIA #5 **15 POINTS ALLOWED**
QUALIFICATIONS OF KEY PERSONNEL

<i>PROPOSER</i>	#1	#2	#3	AVERAGE
Delerne CPA	7	3	5	5.00
BerryDunn	14	13	12	13.00
GSG + ANSER	15	15	14	14.67
Kehoe Consulting Group	4	3	2	3.00
Elite Disaster Consulting	10	7	11	9.33
Southern Imaginations	6	8	10	8.00
DCJ Global Management Solutions	4	3	1	2.67
iParametrics	13	9	13	11.67
AE Engineering	4	5	1	3.33
Engaged Health Strategies	7	6	3	5.33
Booth Management Consulting	10	10	7	9.00
GrantThornton	9	10	10	9.67

EVALUATION CRITERIA #6 **5 POINTS ALLOWED**
FEE PROPOSAL

<i>PROPOSER</i>	#1	#2	#3	AVERAGE
Delerne CPA	3.47	3.47	3.47	3.47
BerryDunn	2.12	2.12	2.12	2.12
GSG + ANSER	2.42	2.42	2.42	2.42
Kehoe Consulting Group	3.41	3.41	3.41	3.41
Elite Disaster Consulting	2.65	2.65	2.65	2.65
Southern Imaginations	3.89	3.89	3.89	3.89
DCJ Global Management Solutions	3.45	3.45	3.45	3.45
iParametrics	3.17	3.17	3.17	3.17
AE Engineering	3.71	3.71	3.71	3.71
Engaged Health Strategies	3.92	3.92	3.92	3.92
Booth Management Consulting	5.00	5.00	5.00	5.00
GrantThornton	3.36	3.36	3.36	3.36

DOCO ARPASLFRF Grant Administration and Management
REF. NO. 22-059
COA Procurement Division

TOTALS		EVALUATORS	
Deleme CPA	39.47	Scott Addison, Assistant County Administrator	
BerryDunn	84.45	Sam Allen, Dougherty County EMS Director	
GSG + ANSER	94.08	Wendy Vogle, Assistant Director for Finance	
Kehoe Consulting Group	18.41		
Elite Disaster Consulting	68.98		
Southern Imaginations	41.89		
DCJ Global Management Solutions	23.11		
iParametrics	78.17		
AE Engineering	27.71		
Engaged Health Strategies	34.92		
Booth Management Consulting	63.67		
GrantThornton	63.69		



222 Pine Avenue, Suite 540, Post Office Box 1827
Albany, Georgia 31702-1827

ALCOHOL LICENSE APPLICATION

Date of Application: April 20, 2022

New Applicant

Transfer of Ownership

INSTRUCTIONS: Every question must be answered, typewritten or printed legibly in ink. If the space provided is not sufficient, answer the question on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed the application must be dated, signed and verified, under oath by the applicant and filed with the License Inspector, City of Albany, 240 Pine Ave, Ste 150, Albany, Georgia 31701. with all supporting documents and a money order, cashier's or certified check for the exact fee. **Please schedule an appointment with the Chief Licensing Inspector by calling 229-431-2118.** Appointments are scheduled Tuesdays and Thursdays from 10 a.m. to 2 p.m.

Administrative Fee: \$50

Check Appropriate Block(s):

- | | | |
|---|---|--|
| <input type="checkbox"/> BEER, Consumption \$500 | <input type="checkbox"/> WINE, Consumption \$350 | <input type="checkbox"/> LIQUOR, Package/Consumption \$2,000 |
| <input checked="" type="checkbox"/> BEER, Package \$400 | <input checked="" type="checkbox"/> WINE, Package \$350 | <input type="checkbox"/> LIQUOR, Wholesale \$3,000 |
| <input type="checkbox"/> BEER, Brewers \$3,000 | <input type="checkbox"/> WINE, Manufacture \$1,000 | <input type="checkbox"/> PACKAGE-Liquor, Beer, and Wine \$2,000 |
| <input type="checkbox"/> BEER, Wholesale \$750 | <input type="checkbox"/> WINE, Wholesale \$500 | <input type="checkbox"/> CONSUMPTION-Liquor, Beer and Wine \$2,500 |
| | | <input type="checkbox"/> LIQUOR, Manufacture \$3,000 |

CORPORATION NAME: Sandhu Bro LLC.			
TRADE NAME OF BUSINESS: Pace Car Express			
BUSINESS ADDRESS: 3503 Sylvester Hwy			BUSINESS PHONE:
CITY: Albany	STATE: Ga.	ZIP CODE: 31705	COUNTY IN WHICH BUSINESS IS LOCATED: Dougherty

MAILING ADDRESS IF DIFFERENT FROM BUSINESS ADDRESS

MAILING ADDRESS: SAME AS ABOVE			
CITY:	STATE:	ZIP CODE NUMBER:	
THIS APPLICATION IS FILED BY:			
<input type="checkbox"/> SINGLE PROPRIETOR	<input type="checkbox"/> PARTNERSHIP	<input checked="" type="checkbox"/> CORPORATION (Documents Required)	<input type="checkbox"/> PRIVATE CLUB (Documents Required)

GENERAL INFORMATION LICENSEE

1. FULL NAME OF LICENSEE: Faisal Ijaz			
ADDRESS OF LEGAL RESIDENCE: 702 Bear Creek Rd.			
CITY: Adel	STATE: Ga	ZIP CODE: 31620	COUNTY OF RESIDENCE: Cook
MOBILE PHONE: (347) 654-1279		EMAIL: faisal.ijaz@aol.com	AGE: 42
2. FULL NAME OF LICENSEE:			
ADDRESS OF LEGAL RESIDENCE:			
CITY:	STATE:	ZIP CODE:	COUNTY OF RESIDENCE:
MOBILE PHONE:		EMAIL:	AGE:

(A). If applicant resided at current residence less than 2 years list past address:

3. Manager/ Responsible Person Information (Agent): Managed by Applicant (Go to question #4)

Name: _____ Age: _____ Phone # _____

Address: _____ City: _____ State: _____ Zip: _____

CERTIFICATION OF APPOINTMENT

I, _____ the applicant of this alcohol application do hereby appoint the above agent who resides within the County of Dougherty, in the State of Georgia as my lawful and true manager/responsible person who conducts business for this establishment. This certification becomes a part of this application for the business known as _____ at _____.

Agent Signature Date Applicant Signature Date

4. List all Corporations or firms associated with this business or its principal officers and their percentages of ownership (attach list if necessary):

	Name	Address	Percentage
A	Sandhu Bro LLC.	702 Bear Creek Rd. Adel, Ga. 31620	100%
B	_____	_____	_____
C	_____	_____	_____

5. List the owner of the property or the property manager & company who issued the lease (include address & phone number): Check one: Leased 36 # of Months Purchased/Owner

Dorminey Development LLC. 120 Depot Ct. Peachtree City, Ga. 30269 (770) 302-0004

6. Has the applicant or any person listed in this application ever been convicted of any felony under federal or state law? YES ___ NO . If yes, please provide details for each instance.

7. Has the applicant or any person listed in this application ever been convicted of any violation of federal or state law or regulation respecting to the manufacture, possession or sale of alcoholic beverages or who has forfeited his or her bond to appear in court to answer charges for any such violations?

YES ___ NO . If yes, please provide details for each instance.

8. Have you ever been denied or had an alcohol license that has been revoked?

YES ___ NO . If yes give date, location, and reasons.

9. TYPE OF BUSINESS: (Check One)

- RESTAURANT
- PUB/TAVERN
- NIGHTCLUB/LOUNGE/BAR
- HOTEL/MOTEL
- PRIVATE CLUB (NON-PROFIT)

- CONVENIENCE/GROCERY STORE
- PACKAGE STORE
- MULTI-PURPOSE FACILITY
- MUNICIPAL FACILITY
- OTHER (SPECIFY _____)

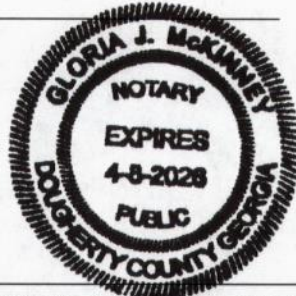
OATH

10. I, Faisal Ijaz (The Applicant), being duly sworn according to law, do swear or affirm that the facts stated in the above application are true and correct. Further that any false information that I have provided and should have known to be false may lead this application to be denied or revoked if it is discovered at a later date. Notwithstanding having criminal charges brought against me for false statements. I will promptly notify the License Inspector of any changes to the above information. I have read, understand, and also agree to abide by the Ordinances for Dougherty County, and any State or Federal Laws or regulations governing the service or sale of alcoholic beverages. I further swear or affirm that this application is made in order to procure an alcoholic beverage license in Dougherty County, Georgia.

I am aware of the age requirement for the admittance to alcoholic establishments, Days and Hours of Sale, and the requirement for Alcoholic Beverage Handlers Cards. I further certify that my business meets the required specifications and qualifications for the type of business as indicated above.

SIGNATURE OF APPLICANT(S):

1. *Faisal Ijaz*
2. _____



Sworn to and subscribed before me this 20th day of April, 2022.
Gloria J. McKinney
 NOTARY PUBLIC

OFFICE USE ONLY

PROXIMITIES (LEAVE BLANK IF A TRANSFER OF OWNERSHIP):

A. Nearest School: 12000 + Feet From: Sylvester Road Elementary (2600 Trenton Ln.)
 (Must be greater than 300 ft. for beer and wine, 600 ft. for distilled spirits)

B. Nearest Church: 5,000 + Feet From: Victory Tabernacle Assembly of God (3250 Sylvester Rd.)
 (Must be greater than 300 ft.)

C. Other Distances:

1. N/A _____ feet.
 (Distance between Bars, Nightclubs, Taverns, Lounges within 1,000 feet of this applied location.)
2. N/A _____ feet.
 (If requested location is within 300 feet of Government owned or operated Alcohol Treatment Center.)
3. N/A _____ feet.
 (If requested location is within 300 feet of any Housing Authority Property.)

D. Package Stores _____ feet from existing package store _____
 located at _____ (Must be greater than 1,500 ft.)

Is this location or has this location been licensed for alcohol? Yes No

If Yes, License Number: DA20-000005 Last Year Licensed: 2022

Business Name: Pace Car Express

Licensee: Saif Ullah

Lic. No. DA20-000003

Fee \$1010.00

ABC Date 4/21/2022

Accepted by: A.D. *[Signature]*

ADDITIONAL INFORMATION

Applicant lease on the property commence on April 1, 2022

WORK SESSION DATE: May 9, 2022

REGULAR MEETING DATE: May 16, 2022

ZONING: C-3 DISTRICT: 2

Applicant(s) meet criteria: Yes No

Location meets criteria: Yes No

[Signature] 5/4/22
Director/License Inspector Date

Recommendation: Approved Disapproved

[Signature] 05-04-22
Chief of Police/Designee Date

County Clerk/Designee Date

Remarks: Approved Disapproved

COMMENTS:

COPY OF ADVERTISEMENT

NOTICE OF APPLICATION FOR PACKAGED BEER & WINE LICENSE
I, Faisal Ijaz, trading as Pace Car Express at 3503 Sylvester Rd., Albany, GA 31705, give notice that I have applied for an Alcohol License to be considered on 05162022. Albany Herald run dates: April 22, 29, May 6, 13, 2022.

Dougherty County
 ARPA FY22 Spending Plan Proposed Amendment

Item 7b.

CATEGORY	FY22 Original Spending Plan Budget	FY22 Adjusted Spending Plan Budget	Budget Adj.	Percent Change
Premium Pay Raise - General Fund	\$ 2,546,058.00	\$ 2,546,058.00	\$ -	
Premium Pay Raise - SSD	\$ 406,362.00	\$ 374,323.00	\$ (32,039.00)	-7.9%
Consultants	\$ 50,000.00	\$ 50,000.00	\$ -	
EE Vaccination Incentives	\$ 300,000.00	\$ 300,000.00	\$ -	
Vaccination Events	\$ 400,000.00	\$ 400,000.00	\$ -	
Paid COVID Leave	\$ 200,000.00	\$ 200,000.00	\$ -	
Health Plan Costs	\$ 1,500,000.00	\$ 1,500,000.00	\$ -	
COVID PPE & Supplies	\$ 120,000.00	\$ 120,000.00	\$ -	
Technology	\$ 1,016,234.00	\$ 1,779,439.00	\$ 763,205.00	75.1%
Broadband	\$ 1,001,346.00	\$ -	\$ (1,001,346.00)	-100.0%
Mobile Library & Supplies	\$ 400,000.00	\$ 400,000.00	\$ -	
Health Dept Mobile Clinic & Supplies	\$ 400,000.00	\$ 400,000.00	\$ -	
Public Safety Vehicles	\$ -	\$ 300,000.00	\$ 300,000.00	
Contingencies	\$ 60,000.00	\$ 30,180.00	\$ (29,820.00)	-49.7%
	<u>\$ 8,400,000.00</u>	<u>\$ 8,400,000.00</u>		
Albany Rescue Mission approved 3-21-22	\$ 54,000.00	\$ 54,000.00		
	<u>\$ 8,454,000.00</u>	<u>\$ 8,454,000.00</u>		