



BOARD OF COMMISSIONERS
DOUGHERTY COUNTY
ALBANY, GEORGIA

Jawahn E. Ware
County Clerk/Procurement Manager

Attention Viewers of www.dougherty.ga.us:

The following supplemental material pertains to the:

May 13, 2019 Work Session

Documents received after 10:00 a.m., May 10, 2019 are not included.

For questions or concerns pertaining to Commission related items, please call 229-431-2121.

Sincerely,

Jawahn E. Ware
County Clerk



**DOUGHERTY COUNTY COMMISSION
WORK SESSION – MAY 13, 2019**

Draft 3 bh

**Albany-Dougherty Government Center
222 Pine Ave, Room 120, Albany, GA 31701**

10 AM

AGENDA

A. CALL MEETING TO ORDER BY CHAIRMAN CHRISTOPHER COHILAS.

B. 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):

1. **Citizen Chad Warbington**, present for a TSPLOST presentation.
See Presentation.
2. **Public Information Officer Wendy Howell** present to update the Commission on the new internal publication **DOCOToday**.

C. ITEMS FOR DISCUSSION FOR THE REGULAR MEETING SCHEDULED MAY 20, 2019:

1. Minutes of the April 15 Regular Meeting. **See Minutes.**
2. **Zoning Discussion –**
 - a. **Dennis F. Champion**, owner & applicant; request to rezone 66.396 acres from **R-2 (Single-Family Residential District)** to **AG (Agricultural District)**. The property address is **5250 Doles Road**. The Planning Commission recommends **approval**. **Mary Teter**, Planning Manager, will address. **The Public Hearing and Action are scheduled for May 20, 2019.** **See Zoning a.**

<see over>

- b. **Larry Walden, applicant;** Fleming Road Properties, owner; **request to rezone** 45.233 acres of a larger 148.54-acre tract **from AG (Agricultural District) to C-3 (Commercial District)**. The property fronts the east side of Pecan Lane, about 265' north of Moultrie Rd; a 100' drainage easement borders the southern boundary of the subject property. **The Planning Commission recommends approval to rezone from AG (Agricultural District) to C-3 (Commercial District) with the following conditions:**

- The use of the property is limited to the storage of operational surplus vehicles.
- Hours of operation will be from 8:00 am to 5:00 p.m., Monday through Friday.
- To protect nearby residential property, a site plan showing a 100 ft. wooded buffer around the boundaries that adjoin residential property must be approved by the Director of Planning & Development Services. Vegetative buffers must be sufficient to minimize any dust and visual impact created by the operation and must be in place prior to the beginning of any operations on the 45.233 acres. The 250' planted buffer bordering the canal to the south (see attached Preliminary Master Plan) must remain in place.

Mary Teter, Planning staff will address. **The Public Hearing and Action are scheduled for May 20, 2019.** **See Zoning b.**

3. **Recommendation to purchase one (1) 2019 6" Godwin Pump with Isuzu Diesel Engine** as per quote #11107482 for **Public Works** from the GMA contract vendor **Xylem** (Cartersville, GA) in the amount of **\$42,841.28. Funding is budgeted in SPLOST VII- Road Equipment.** County Administrator Michael McCoy will address. City of Albany Procurement Manager Mike Trotter and Public Works Director Larry Cook are present. **See Purchases #1.**

D. ITEMS FROM THE COUNTY ADMINISTRATOR.

REMINDER- The renovation of the **West Parking Deck** will begin on **Monday, May 27, 2019.** Completion is expected to take approximately two months.

E. ITEMS FROM THE COUNTY ATTORNEY.

UPDATE- **Spencer Lee** will provide on the Dougherty County Development Authority.

F. ITEMS FROM THE COUNTY COMMISSION.

G. ADJOURN.

Special Called Meeting Agenda Follows

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.

OPTION FOR THE PURCHASE OF RIGHT OF WAY FROM DOUGHERTY
COUNTY BY THE GEORGIA DEPARTMENT OF TRANSPORTATION RELATIVE
TO PROPERTY NEEDED BY GDOT FOR THE WIDENING OF SR 133;
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 Ga Dept of Transportation State Highway System Revision Order of the Commissioner and supplemental documents. GDOT intends to make revisions to State Route 133. County Administrator Michael McCoy and Public Works Director Larry Cook addressed. Project Engineer Jeremy Brown was present. Mr. McCoy stated that GDOT was shifting SR133 and upgrades would be done on County roads. Also, they needed to ensure that the County would maintain the roads just as they had been maintained in the past. Mr. Cook addressed that the changes would add more length to the County's inventory.

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion passed unanimously. Resolution No. 19-021 is entitled:

A RESOLUTION
ENTITLED

A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF AN
AGREEMENT WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION
PROVIDING FOR REVISIONS TO SR 133 OF THE STATE HIGHWAY SYSTEM AS IT
PASSES THROUGH DOUGHERTY COUNTY, GEORGIA; REPEALING RESOLUTIONS
OR PARTS OF RESOLUTIONS IN CONFLICT HERewith; AND FOR OTHER
PURPOSES.

The Chairman called for consideration of the resolution providing for the acceptance and execution of the Seller Agreement by the County Administrator with Big Truck Bid, LLC to serve as an on-line auction service for surplus heavy equipment and trucks.

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion passed unanimously. Resolution No. 19-022 is entitled:

A RESOLUTION
ENTITLED

A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF AN
AGREEMENT BETWEEN DOUGHERTY COUNTY, GEORGIA AND BIGTRUCKBID,
LLC ALLOWING BIGTRUCKBID, LLC TO SERVE AS DOUGHERTY COUNTY'S
ONLINE AUCTION SERVICE FOR SURPLUS HEAVY EQUIPMENT AND
TRUCKS; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS
IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

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

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

April 15, 2019

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on April 15, 2019. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, Lamar Hudgins, Clinton Johnson and Anthony Jones. Also present were County Administrator Michael McCoy, County Attorney Spencer Lee, County Clerk Jawahn Ware, and representatives of the media.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the March 18 Regular Meeting and March 25 Work Session Minutes.

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

The Chairman called for consideration of the purchase of five vehicles from the lowest bidder meeting specifications, Sunbelt Ford Town (Albany, Ga) in the amount of \$125,491.52.

- Three (3) are for the Sheriff's Office: (1) 2019 Ford Escape, (1) 2019 Ford F-150 4-Dr SSV Pickup and (1) 2019 Ford F150 4-Dr Pickup XLT. Funding is available in SPLOST VII- Sheriff's Dept Vehicles.
- One (1) is for the Jail: (1) 2019 Ford F150 4-Dr Pickup. Funding is available in SPLOST VII- Jail Vehicles and
- One (1) is for the Juvenile Court: (1) 2019 Ford Fusion. Funding is available in SPLOST VII – County Department Vehicles.

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

The Chairman called for consideration of the purchase of one 2020 Model #567 Peterbilt Dump Truck for Public Works from Performance Peterbilt (Albany, Ga) in the amount of \$140,583. Pricing for the equipment is provided by the Sourcewell Purchasing Cooperative Agreement. Funding is budgeted in SPLOST VI- Storm Drainage Improvements & Equipment.

Commissioner Hudgins moved for approval. Upon a second by Commissioner Gray, the motion passed unanimously.

The Chairman called for consideration of the purchase of two tractors for Public Works: one Model #3033R John Deer Compact Tractor in the amount of \$29,106.84 and (1) 6105E John Deer Cab Tractor in the amount of \$61,126.46 from the Ga State Contract vendor Flint

Equipment Company (Leesburg, Ga) for a total expenditure of \$90,233.30. Funding is budgeted in SPLOST VI- County Road Improvements & Equipment and SPLOST VII – Roads, Streets & Bridges Equipment.

Commissioner Hudgins moved for approval. Upon a second by Commissioner Gray, the motion passed unanimously.

The Chairman called for consideration of the purchase of ten complete sets of Tactical Vests for the Albany Dougherty Drug Unit (ADDU) from Dana Safety Supply, Inc. (Greensboro, GA) in the amount of \$33,178.20. Funding is available in the General Fund.

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

The Chairman called for consideration of the resolution providing for the acceptance and execution of the contract by the County Administrator from Maschke Associates, Inc. (Albany, GA) to develop bid specifications and provide project administration for the jail fire suppression system. The fee is \$68,118 and will be funded from SPLOST VII- Jail Facility Improvements.

Commissioner Gray moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Resolution No. 19-018 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND EXECUTION OF
AN AGREEMENT BETWEEN DOUGHERTY COUNTY, GEORGIA AND
MASCHKE ASSOCIATES, INC. FOR THE PURPOSE OF PROVIDING BID
SPECIFICATIONS AND PROJECT ADMINISTRATION FOR A
DOUGHERTY COUNTY JAIL FIRE SUPPRESSION SYSTEM;
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS
IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the purchase of a replacement generator at the Fire Station on Hill Rd for Facilities Management from A. West Enterprises (Albany, GA) in the amount of \$106,540. Pricing for material, labor and equipment is based off the U.S. General Service Administration (GSA) price and funding is budgeted in SPLOST VII- County Fire Station Improvements.

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

The Chairman called for consideration of the purchase of five speed tables for Public Works from the lowest quoted vendor meeting specifications Zane Grace Construction (Leesburg, GA) in the amount of \$21,000 for use on Redbud Lane. Funding is budgeted in SPLOST IV – Speed Bump Installation. In the November 5, 2018 Regular Meeting, the Commission approved the

concrete speed tables as the traffic calming device for Redbud Lane. County Administrator Michael McCoy addressed.

Commissioner Jones moved for approval. Commissioner Edwards seconded the motion. Under discussion, Commissioner Gray shared that speed tables inconvenienced citizens and he would like gradual intervention prior to permanent fixtures in place.

The Chairman called for consideration of the recommendation from Juvenile Court to apply for a Criminal Justice Incentive Grant Program in the amount of \$445,059.20 for Functional Family Therapy use. This is a 100% grant with no local match.

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

The Chairman called for consideration of the resolution providing for the acceptance and execution of the Memorandum of Understanding with Evidence Based Associates, LLC (EBA) on behalf of the Dougherty County Juvenile Court authorizing EBA to serve as the managing entity for the grant program. This MOU is required with the application for the Criminal Justice Incentive Grant Program.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the motion passed unanimously. Resolution No. 19-019 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF A
MEMORANDUM OF UNDERSTANDING WITH EVIDENCE BASED
ASSOCIATES, LLC ("EBA") ON BEHALF OF THE DOUGHERTY COUNTY
JUVENILE COURT AUTHORIZING EBA TO SERVE AS THE MANAGING
ENTITY OF A CRIMINAL JUSTICE INCENTIVE GRANT PROGRAM;
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS
IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for the acceptance and execution of an Option For Right Of Way in favor of the Georgia Department of Transportation for the purchase of property needed by GDOT for the widening of SR 133 consisting of 0.201 acres.

Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Resolution No. 19-020 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE ACCEPTANCE OF AN

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion passed unanimously. Resolution No. 19-023 is entitled:

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

The Chairman called for consideration of the transfer of \$22,362.89 from the Fund Balance of the Solid Waste Enterprise Fund to the Special Services District Fund for the purpose of paying invoices from Ceres. County Administrator Michael McCoy addressed.

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

The Chairman called for consideration of the payment of one invoice from Ceres in the amount of \$22,362.89. The services rendered are for debris removal. County Administrator Michael McCoy addressed.

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

The Chairman called for consideration of the acceptance of a Quit Claim Deed from the Albany/Dougherty Land Bank Authority to Dougherty County, Georgia providing for the acquisition of 16.06 acres of land lying and being at the intersection of Antioch Road and Radium Springs Road for public use as a recreation area. Public Works Director Larry Cook and County Attorney Spencer Lee addressed. Mr. Lee stated how the area was initially used for a little league ball park and no taxes were being paid on the property. He added that Public Works felt that it would be a good place for recreation, a provision for good drainage usage and other benefits to the County. The Albany Dougherty Land Bank bought the area at the tax sale in the position to transfer property. Mr. McCoy added that the vehicle presented was being used to take ownership and actions in addressing the concerns of Commissioner Jones and constituents in the overgrowing areas that was caused by the storm disasters. Mr. Cook shared some conceptual design to use including a playground, fitness equipment, walking trails and parking. He added that funding would be needed to implement changes but the first step would be to allow the County to start maintaining property. Commissioner Gaines asked about an avail of land inventory of the County and the process to put them back on the tax digest. Mr. Cook shared that Public Works keeps an inventory of property they maintain. Mr. Lee addressed the process to declare property as surplus or transfer to the Land Bank Authority.

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

Commissioner Jones expressed a concern in regards to the dilapidated home in the College Heights area and store on US 19. He asked for assistance by County Attorney Spencer Lee because the owner would not cooperate with the Commission. Chairman Cohilas asked Mr. McCoy and Mr. Lee for follow up with this situation. Commissioner Edwards asked about the fire station on US 19. Commissioner Jones confirmed that the fire station area was the City of Albany's property. Additionally, he asked Mr. McCoy to see if what could be done in this situation. Lastly, Commissioner Edwards asked for a status update on allowing individuals that owned businesses in Dougherty County be appointed to the various Boards offered. Chairman Cohilas asked Mrs. Ware to provide a listing of those with residency requirement. Commissioner Gaines asked Mr. McCoy for the property list. Also, she asked about the replacement of the signs that are bent down. Mr. Cook said that due to staffing issues, there was a delay to replace them. He added that he does have an individual to look at the signs to which she has a concern. However, with the passing of TSPLOST, more can be done. Commissioner Gray encouraged individual to use 311 to generate work orders. Mr. Cook stated that he would provide the listing of scopes and was asked to send a list of professional services. Commissioner Gaines asked about the policies related to professional services. Mrs. Ware stated that the County utilize the state codes in regards to professional service and added that she would provide the state codes information that defines professional services upon her request. Mr. McCoy said that laws allows the County flexibility in regards to bids. He added that it is case by case and typically the County would use those who were familiar with Dougherty County and the designated project ahead.

There being no further business, the Commission adjourned at 10:49 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK



MEMORANDUM

Date: May 2, 2019
To: The Board of County Commissioners
From: Albany Dougherty Planning Commission
Subject: #19-036 Zoning Application

Dennis F. Champion (19-036) has submitted an application to the Albany Dougherty Planning Commission requesting that the official zoning map of Dougherty County be amended to rezone 66.396 acres from R-2 (Single-Family Residential District) to AG (Agricultural District). The property is located approximately 379' south of Doles Rd. and 323' west of Kirksey Rd. (southwest quadrant of Doles Rd. and Kirksey Rd.); the property address is 5250 Doles Rd. The property owner and applicant is Dennis F. Champion.

The Planning Commission conducted a public hearing on this request, April 4, 2019; the application was tabled to allow the applicant to be present at the next Planning Commission meeting scheduled for Thursday, May 2, 2019.

Jimmy Hall moved to recommend approval to rezone to AG (Agricultural District) with the following conditions recommended by staff:

- Application of pesticides, herbicides or other chemicals, compounds or substances to the pecan trees on the subject property shall be prohibited within 150' of the southern and western boundaries of the residential lots fronting Doles Rd. and Kirksey Rd.
- Required 150' buffer must be shown on Boundary Survey, Prepared by Labron A. Rackley, Jr., dated 3/8/2019, and submitted to Planning & Development within 30 days or before commencement of any chemical application, whichever occurs first.

Seconded by Art Brown; the motion passed 5-0 with the following votes:

William Geer	Tie or quorum
Sanford Hillsman	Absent
Jimmy Hall	Yes
Billy Merritt	Yes
Yvonne Jackson	Absent
Helen Young	Yes
Aaron Johnson	Yes
Hampton Smith	Absent
Art Brown	Yes

TECHNOLOGY & COMMUNICATIONS

**STAFF ANALYSIS AND REPORT
APPLICATION #19-036 REZONING**



OWNER/APPLICANT:

Dennis F. Champion

LOCATION:

**5250 Doles Road
Tax Parcel No. 00126/00001/001**

CURRENT ZONING/USE:

Zoning:
Use:

R-2 (Single-Family Residential District)
Pecan Orchard

PROPOSED ZONING/USE:

Zoning:
Use:

AG (Agricultural District)
Pecan Orchard

ZONING/ADJACENT LAND USE:

North: Zoning:
Land Use:
South: Zoning:
Land Use:
West: Zoning:
Land Use:
East: Zoning:
Land Use:

R-2 (Single-Family Residential District)
Single-Family Dwellings (Culpepper Subdivision)
AG (Agricultural District)
Agricultural Operations
R-2 (Single-Family Residential District)
Single Family Dwelling / Vacant Property
R-2 (Single-Family Residential District)
Single Family Dwellings (Culpepper Subdivision)

MEETING INFORMATION:

Planning Commission:
Public Hearing/ Final Vote:

05/02/19, 2:00 P.M., 240 Pine Avenue, Rm. 380
05/20/19, 10:00 A.M., 222 Pine Avenue, Rm. 100

RECOMMENDATION:

Approval

BASIC INFORMATION

The applicant requests to rezone a 66.396-acre tract from R-2 (Single-Family Residential District) to AG (Agricultural District). The property supports a non-conforming pecan orchard. According to Title III. Article 3. Section 3.03, "The non-conforming use of land is permitted to be continued provided that no such non-conforming use of land shall in any way be expanded or extended." A successful rezoning will change the status of the property to a conforming use, which will allow for proper cultivation of the orchard.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This area is not served by public water or sanitary sewer. The topography is generally flat; the property does not lie within the 100-year floodplain. Access is provided by one reserved 60' right-of-way off of Doles Rd. and two reserved 60' rights-of-way off of Kirksey Rd.

RELEVANT ZONING HISTORY

Planning Department records indicate that the subject property and adjoining residential subdivision (O. D. Culpepper) to the north and east have been zoned R-2 since the County adopted zoning in 1969. The adjacent area has retained its original AG classification since the adoption of zoning.

PLANNING CONSIDERATIONS

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

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

The proposed continuation of the pecan orchard is suitable with the adjacent land use, which is primarily zoned AG and developed for agricultural operations. Also, rezoning the subject property to AG would maintain the rural character of the area (open space) and preserve an existing agricultural use (pecan orchard).

The R-2 District does not allow for agricultural operations. However, in this instance, the applicant can maintain the pecan trees that are on the property but cannot expand (planting and cultivating of new trees) the orchard since it is a non-conforming use. (Please see attached Title III. Article 3. Sections 3.03 – 3.05 of the Zoning Ordinance.) Rezoning to AG will allow for the planting and cultivation of new pecan trees.

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

The rezoning request should not have an adverse effect on surrounding agricultural operations.

The application of pesticides, herbicides, or other chemicals, compounds, or substances to the pecan trees could create a nuisance to nearby residential properties. As such, a buffer of 150' adjacent to residential properties fronting Doles Rd. and Kirksey Rd., is recommended during the application of pesticides, herbicides or other chemicals, compounds or substances to the pecan trees on the subject property.

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

The current R-2 designation allows for single family dwellings (site-built only). Currently, only one dwelling can be sited on the 66.396-acre tract, which limits the economic use of the property. Development of a residential subdivision requires infrastructure to be constructed according to the Subdivision Regulations.

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 the School System:** The proposed use will not impact the school system.
- **Impact on Utilities:** This area is not served by public water or sanitary sewer.
- **Impact on Transportation Network:** Staff estimates that the impact of the rezoning on the surrounding transportation network would be as follows:

Road Capacity:

<u>Road(s)</u>	<u>Traffic Capacity</u>	<u>ADT (2017)</u>
Doles Rd.	Not Available	950
(Cordele to Kirksey)		
Kirksey Rd.	Not Available	Not Available

Trip Generation: Trip information is not available for this type of use.

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: Roads that provide access to the subject property are classified accordingly:

- Doles Rd. is classified as a Rural Minor Collector and as a thoroughfare from Cordele Rd. to N. County Line Rd. The **Subdivision Regulations** regulate driveway access to thoroughfares.
- Kirksey Rd. is classified as a Rural Local Road.

Public Transit Routes: This location is not served by public transit.

Accident Information: Information from the Albany/Dougherty Traffic Engineering Division indicates that the property **is not** near a high-accident location.

Analysis: No adverse impact to the surrounding transportation network 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 County Comprehensive Plan 2026?*

The **Future Land Use Map** recommends Agricultural/Forestry uses for the subject property and surrounding area. The request to rezone to AG (Agricultural District) is consistent with this recommendation.

The current R-2 designation permits residential development of the property, which conflicts with the following recommendations stated in the Land Use Element of the **Comprehensive Plan**:

- Encourage future development only within and directly adjacent to the existing urbanized area as defined by the Urban Area Boundary.
- Encourage infill development in areas that are served by water and sewer infrastructure.

The subject property is located outside the Urban Area Boundary and does not have access to public water and sanitary sewer.

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

Staff did not identify any other existing or changing conditions that support the approval or disapproval of the rezoning application.

RECOMMENDATION

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

- The application of pesticides, herbicides or other chemicals, compounds or substances to the pecan trees on the subject property shall be prohibited within 150' of the southern and western boundaries of the residential lots fronting Doles Rd. and Kirksey Rd.
- The required 150' buffer must be shown on the Boundary Survey, Prepared by Labron A. Rackley, Jr., dated 3/8/2019, and submitted to Planning & Development within 30 days or before commencement of any chemical application, whichever occurs first.

building or structure contains a conforming use, such as a permitted business, the structure is non-conforming structure while the use is a conforming use. To give another example, a currently permitted business that is located in a building that has a non-conforming front yard depth, is not a non-conforming use, but rather a conforming use within non-conforming building. However, in the event that such building is expanded in the future, the new addition shall be required to observe the required front yard and other requirements as specified in these regulations.

A land use applies only to an activity, and not the lot or building or structure in which the activity is located and, as such, a non-conforming lot or structure has no bearing on the status of a use located within that lot or structure.

Section 3.03 CONTINUATION OF NON-CONFORMING USES.

The non-conforming use of land is permitted to be continued provided that no such non-conforming use of land shall in any way be expanded or extended.

Section 3.04 DISCONTINUANCE OR ABANDONMENT.

Any non-conforming use of land or building, which becomes vacant and remains unoccupied for a period of one (1) year, shall thereafter conform to the permitted use provisions of these regulations.

Section 3.05 NON-CONFORMING USE LOCATIONS.

A non-conforming use is not permitted to be expanded, extended or moved to other portions of the building or parcel of land. If such non-conforming use or portion thereof is discontinued or changed to a conforming use, any future use of such building or portion thereof shall be in conformity to the permitted use regulations of the district in which such building is located.

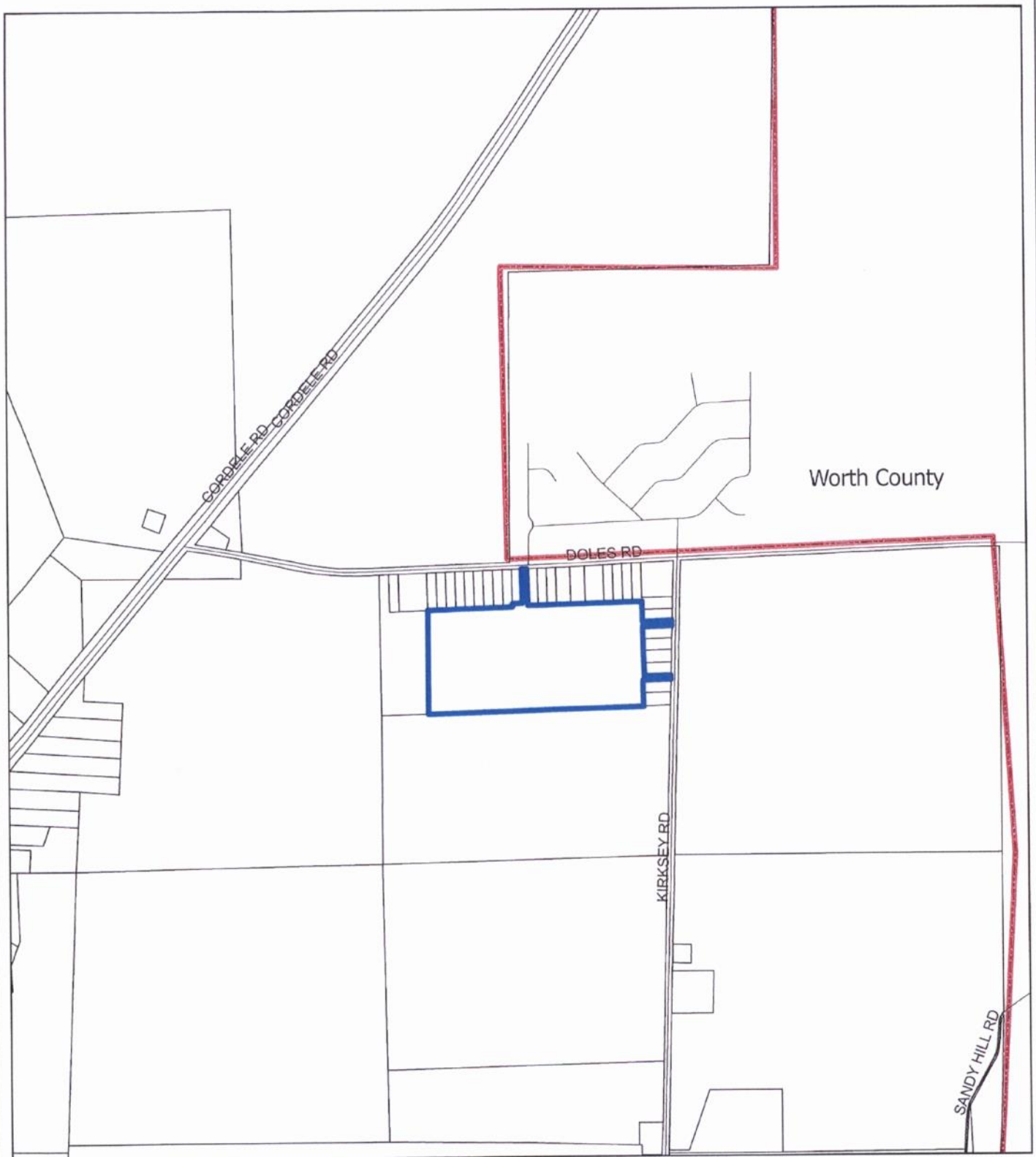
Section 3.06 NON-CONFORMING ALTERATIONS.

No building which houses a non-conforming use shall be enlarged in such a way that improves or expands the non-conforming use, except to make it comply with requirements of health and safety laws or regulations; provided further, that the cost of such work shall not exceed fifty (50) percent of the tax department appraised valuation of such building or structure at the time such work is done.

Section 3.07 RESTORATION.

Any building that houses a non-conforming use, which has been destroyed or damaged by fire, explosion, Act of God or by public enemy to an extent that the remaining value is less than fifty (50) percent or more of its tax department appraised valuation, exclusive of the foundation at the time such damage occurred, shall thereafter not be permitted to house any non-conforming use. If such damage is less than fifty (50) percent of said valuation before said damage occurred, exclusive of the foundation, then such structure is permitted to be restored to house the same non-conforming use as existed before such damage, provided that such restoration shall be subject to the Administrative Review (AR) and approval for a Special Use by the Director of Planning and Development Services. Said restoration shall be commenced within one (1) year of the date of such partial destruction and shall be diligently carried on to completion.

Location



Worth County

DOLES RD

KIRKSEY RD

SANDY HILL RD

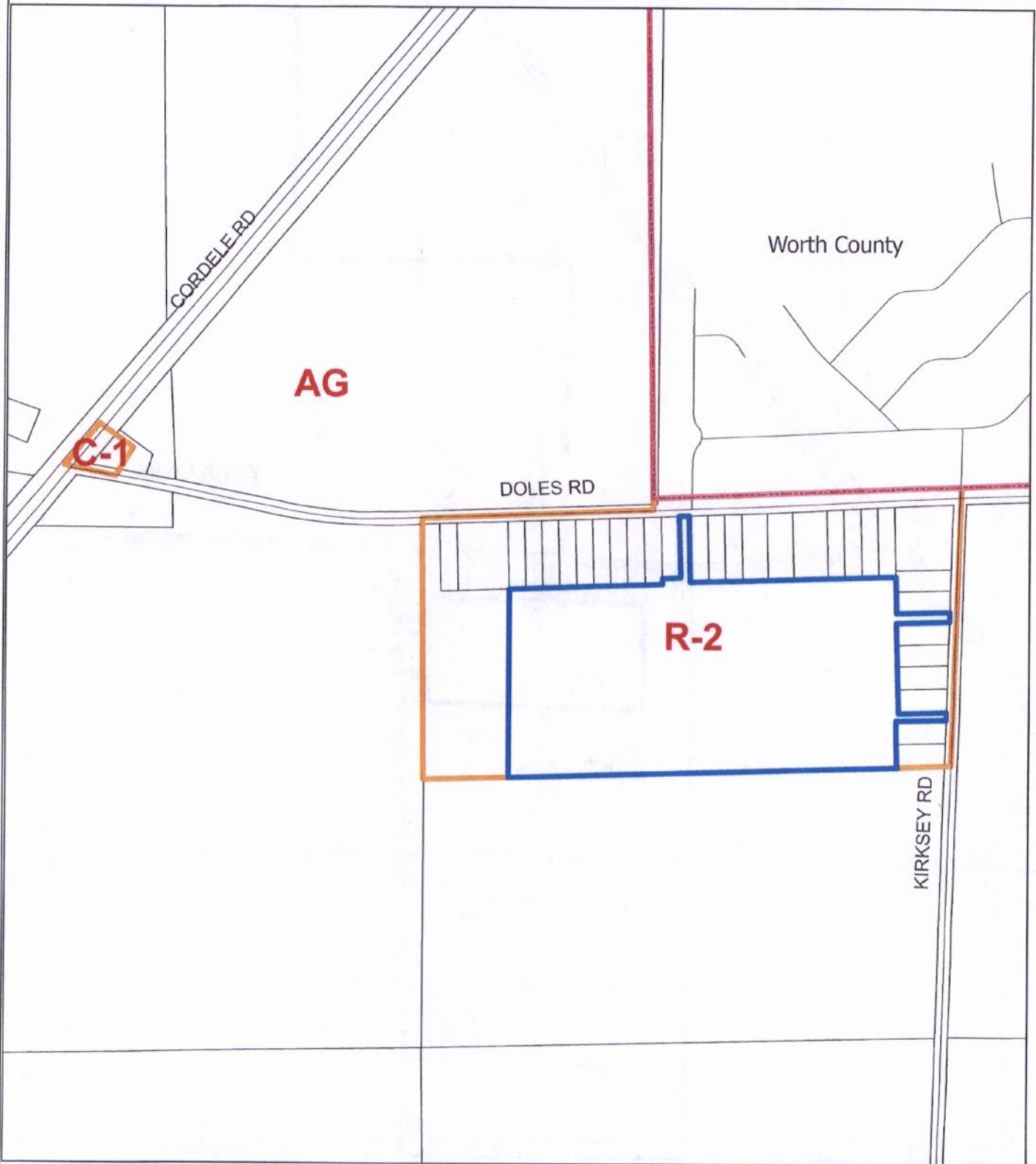
19-036 Rezoning R-2 to AG
5250 Doles Road
Owner/Applicant: Dennis Champion

0 1,000 2,000 Feet



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



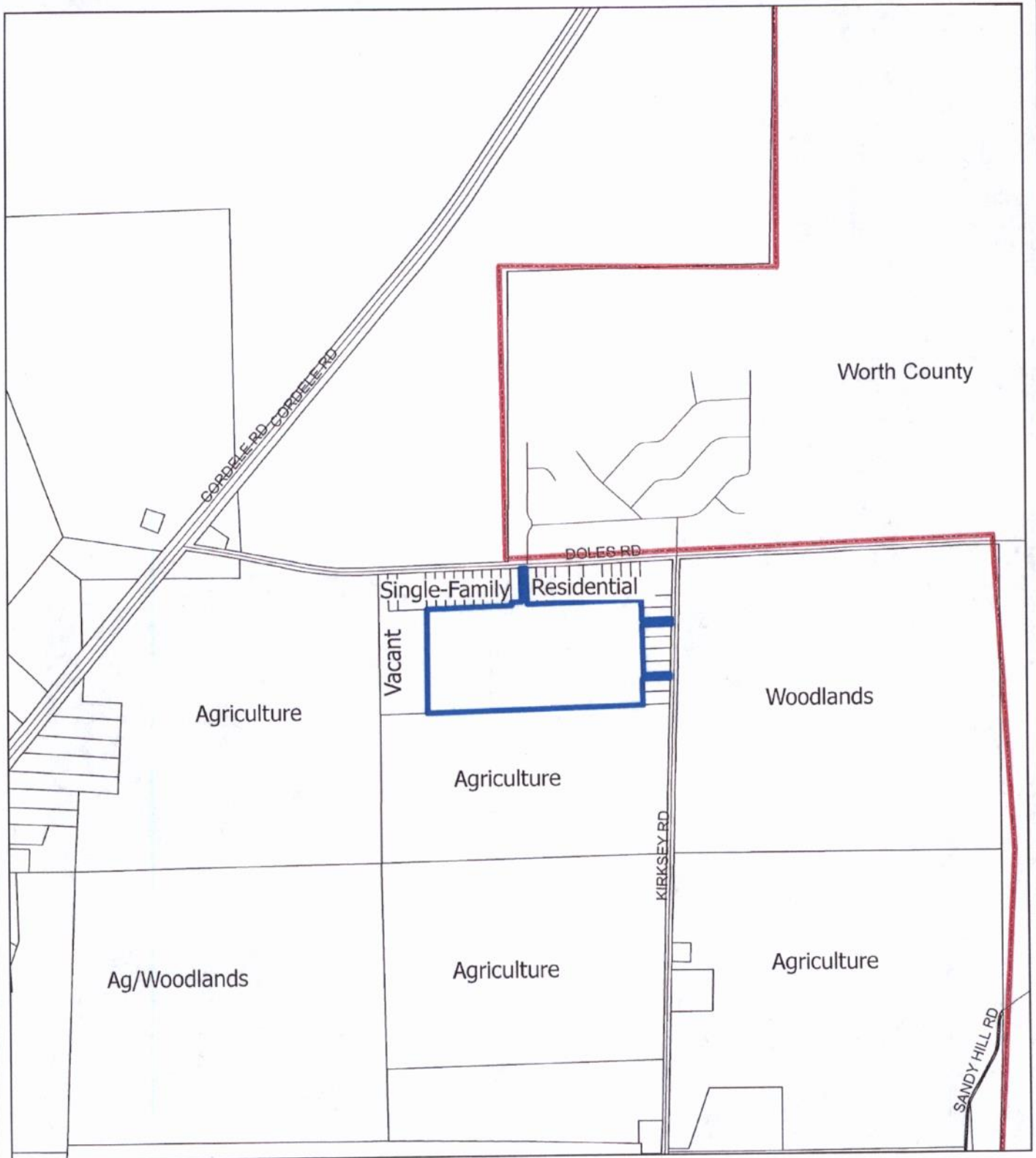
19-036 Rezoning R-2 to AG
5250 Doles Road
Owner/Applicant: Dennis Champion

0 560 1,120 Feet



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Land Use



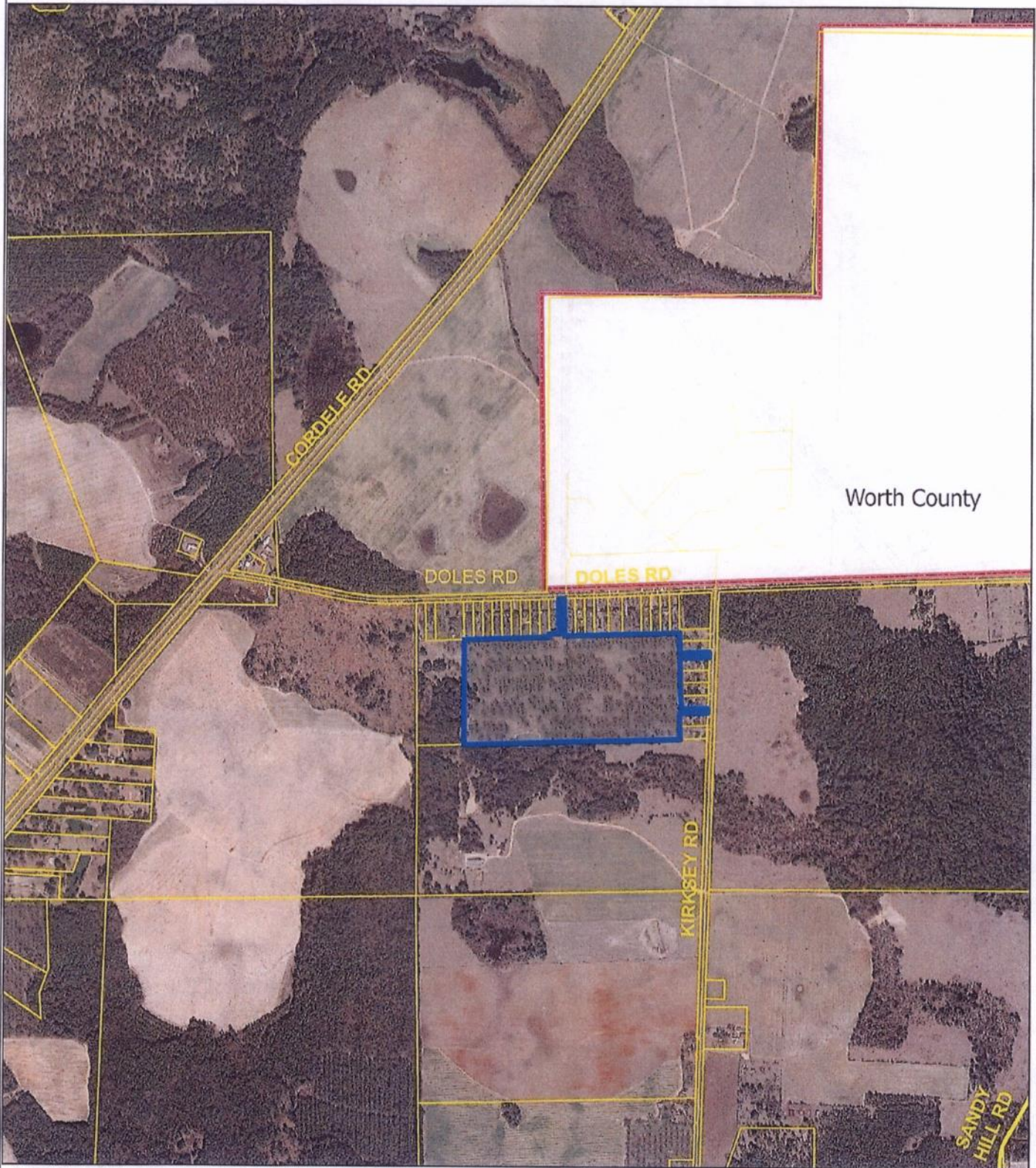
19-036 Rezoning R-2 to AG
5250 Doles Road
Owner/Applicant: Dennis Champion

0 1,000 2,000 Feet



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Aerial



19-036 Rezoning R-2 to AG
5250 Doles Road
Owner/Applicant: Dennis Champion

0 1,000 2,000 Feet



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After recording please return to:
Ralph W. Powell, Jr.
Attorney At Law
P.O. Box 729
Sylvester, Georgia 31791

DOCH 000672
FILED IN OFFICE
2/5/2019 02:46 PM
BK:4573 PG:197-199
EVONNE S. MULL
CLERK OF COURT
DOUGHERTY COUNTY

Evonne S. Mull

WARRANTY DEED REAL ESTATE TRANSFER
PAID: \$250.00

GEORGIA, WORTH COUNTY

THIS INDENTURE, made this 30th day of January in the year of our Lord, Two
Thousand Nineteen between VIRGINIA S. HOWARD, INDIVIDUALLY AND AS
ADMINISTRATOR OF THE ESTATE OF FRED G. HOWARD, JR., of 1015 Eight Mile
Road #A, Albany, Georgia 31721, of the first part, and DENNIS F. CHAMPION of 1850
Jewel Crowe Road, Sylvester, Georgia 31791 of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Two
Hundred Fifty Thousand and no/100ths (\$250,000.00) Dollars, \$40,000.00 of which is in
hand paid at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does
grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns,
the following described property:

All that tract or parcel of land lying and being in land Lot 40 of the First Land
District of Dougherty County, Georgia, and being more particularly described as
follows: BEGINNING at the intersection of the southern right of way line of Doles
Road (an 80 foot right of way) and the western right of way line of Kirksey Road (an
80 foot right of way), which point is near the northeastern corner of Land Lot 40; run
thence South 00 degrees 10 ½ minutes West along the western right of way line of
Kirksey Road 391.11 feet to a point; run thence South 85 degrees 39 minutes West
337.57 feet to a point; run thence South 03 degrees 00 minutes East 39.69 feet to the
point of beginning; FROM THIS POINT OF BEGINNING run South 02 degrees 57
minutes East 223.41 feet to a point; run thence North 86 degrees 38 minutes East
323.17 feet to a point on the western right of way line of Kirksey Road; run thence
South 00 degrees 10 ½ minutes West along the right of way line 60.11 feet to a
point; run thence South 86 degrees 42 minutes West 328.73 feet to a point; run
thence South 03 degrees 08 minutes East 557.59 feet to a point; run thence North 86

degrees 38 minutes East 296.50 feet to a point on the western right of way line of Kirksey Road; run thence South 00 degrees 10 ½ minutes West along the right of way line 60.11 feet to a point; run thence South 86 degrees 42 minutes West 312.03 feet to a point; run thence South 03 degrees 08 minutes East 286.95 feet to a point; run thence South 86 degrees 52 minutes West 2392.11 feet, more or less, to the southeastern corner of the property conveyed by Strickland and Flynn to Grover L. Lashley by deed dated December 15, 1976, and recorded in Deed Book 574, page 303, Dougherty County Land Records; run thence North 01 degrees 35 minutes West along the property conveyed to Lashley 2271.5 feet to a point on the southern line of Block A of O.D. Culpepper Subdivision according to the plat of the subdivision as recorded in Plat Book 3, page 261, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia; run thence North 86 degrees 30 minutes East 945.0 feet, more or less, to the southeastern corner of Lot 14 of Block A of the referenced O.C. Culpepper Subdivision; run thence North 03 degrees 00 minutes West along the eastern line of Lot 14 a distance of 36 feet to a point; run thence North 86 degrees 30 minutes East along the southern line of Lot 15 of the reference subdivision 115.0 feet to a point; run thence North 03 degrees 00 minutes West along the eastern line of Lot 15 a distance of 379.00 feet to a point on the southern right of way lines of Doles Road; run thence North 86 degrees 30 minutes East along Doles Road 60 feet to a point; run thence South 03 degrees 00 minutes West along Clock "B" of the O.D. Culpepper Subdivision according to the plat recorded in Plat Book 3, page 70 in the Office of the Clerk of Superior Court of Dougherty County, Georgia; run thence North 86 degrees 30 minutes East along the southern line of Block "B" 1270.00 feet to the Point of Beginning. The described tract contains an area of 66 acres, more or less, and specific reference is made to a plat prepared by Pace Surveying Company dated May 9, 1975.

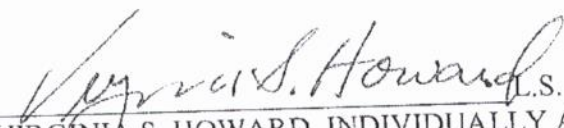
Aid property is identified in the Office of the Tax Assessor of Dougherty County as Map/Parcel 00126/00001/001.

Fred G. Howard, Jr. owned an undivided one-half interest in the subject property at the time of his death July 13, 2018. Virginia S. Howard was appointed administrator of his estate by the Probate Court of Dougherty County, Georgia on October 1, 2018. There were no other heirs of the estate of Fred G. Howard, Jr. other than his wife, Virginia S. Howard, grantor herein.

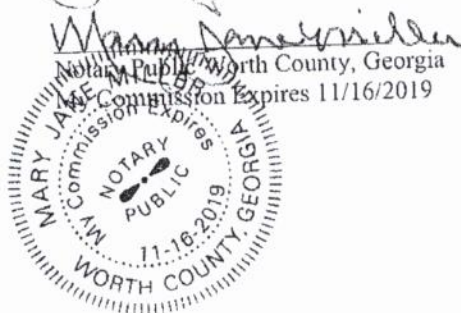
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining to, the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, IN FEE SIMPLE.

And the said party of the first part, for her heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set her hand and affixed her seal, the day and year first above written.


VIRGINIA S. HOWARD, INDIVIDUALLY AND
AS ADMINISTRATOR OF THE ESTATE OF
FRED G. HOWARD, JR.

Signed, sealed and delivered
In the presence of:





SURVEYED FOR: (REZONING)		TO DENNIS CHAMPION FROM VIRGINIA S. HOWARD	
LOCATED IN:		LAND LOT 040 - 1ST LAND DISTRICT	
DOUGHERTY COUNTY, STATE OF GEORGIA		MIDDERS ASSOCIATES SURVEYING, INC. 118 EAST KELLY ST. N.W. ATLANTA, GEORGIA 31791 TELEPHONE (404) 776-2775	
SCALE	DATE:	1:5000	DRAWING NUMBER:
1" = 300'	03-08-2019		0004001C

- LEGEND:**
- | | |
|-------------|---------------------|
| ST, P1 | STARTING POINT |
| POB | POINT OF BEGINNING |
| CMF | CONCRETE MARKER |
| SFP | STEEL FENCE POST |
| R/W | RIGHT OF WAY |
| C/L | CENTER LINE |
| -X- | FENCE LINE |
| -F- | ZONE A FLOOD HAZARD |
| APPROXIMATE | |
| HPF | 1/2" REBAR FOUND |
| S/D | SUSPENSION |

THIS PLAT IS A RETRACTMENT OF AN EXISTING PARCEL (001265-0001-001) AND DOES NOT S/D OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE ACCOUNTS INFO OF THE ACCOUNTS (001324-0001-001) ARE LISTED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, LOCAL REG. COMPLIANCE OR LAND SUITABILITY. FURTHERMORE, THE UNDERSEIGNED LAND PLAT CANNOT CERTIFY THIS PLAT MEETS MINIMUM TECH STANDARDS FOR PROPERTY SURVEYS SET FORTH BY THE GA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS SET FORTH BY OCGA 1986-67.

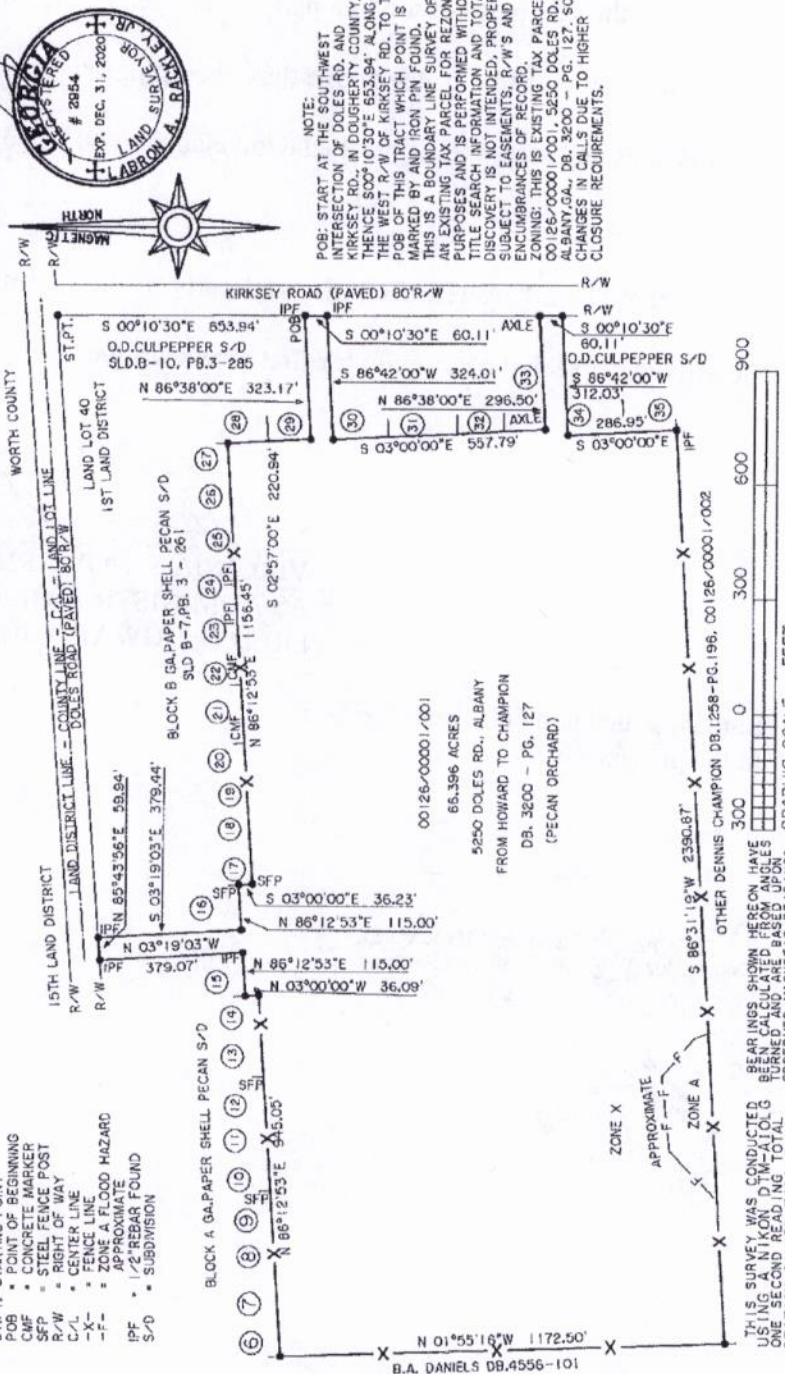
LABRON A. RACKLEY JR.

THIS SURVEY WAS CONDUCTED
USING A NIKON DTM-101LG
ONE SECOND READING TOTAL
STATION CALLED TOPGUN

BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE BASED UPON OBSERVED MAGNETIC BEARINGS.

GRAPHIC SCALE - FEET

NOTE:
POB: START AT THE SOUTH-WEST
INTERSECTION OF DOLES RD. AND
KIRKSEY RD., IN DOUGHERTY COUNTY.
THENCE S00°10'30" E 533.94' ALONG
THE WEST R/W OF KIRKSEY RD. TO THE
POB OF THIS TRACT WHICH POINT IS
MARKED BY AND IRON PIN FOUND.
THIS IS A BOUNDARY LINE SURVEY OF
AN EXISTING TAX PARCEL FOR REZONING
PURPOSES AND IS PERFORMED WITHOUT
TITLE SEARCH INFORMATION AND TOTAL
SUBJECT IS NOT INTENDED, PROPERTY
DISCLOSE TO EASEMENTS, R/W'S AND
ENCUMBRANCES OF RECORD.
ZONING: THIS IS EXISTING TAX PARCEL
00126-00001/001, 5250 DOLES RD.,
ALBANY GA., DB. 3200 - PG. 127. SOME
CHANGES IN CALLS DUE TO HIGHER
CLOSURE REQUIREMENTS.





APPLICATION TO AMEND THE ZONING MAP OF:

Albany, Georgia Dougherty County, Georgia

Property address: 5250 Doles Rd. Albany
Name of property owner(s): Dennis J. Champion
Mailing address: 2533 Kirksey Rd
City: Albany State: Ga. Zip code: 31708 Telephone: 431 6315

Name of applicant: Dennis J. Champion
Mailing address: 2533 Kirksey Rd
City: Albany State: Ga. Zip code: 31708 Telephone: 431 6315

Zoning Classification:

Present zoning district Residential

Current use: Ag.

Proposed zoning district Ag

Proposed use: Ag.

Please attach the following documents:

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

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

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

Sworn to and subscribed before me this 4 day of March, 2019.

Signature of applicant: Dennis J. Champion

Notary Public: Amanda M. Navia My commission expires: July 14, 2020

(Staff use)

Posting fee: _____ Date paid: _____ Receipt: _____



PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

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



VERIFICATION OF OWNERSHIP

Name of all owners: Dennis F Champion

Address: 2533 Kirksey Rd

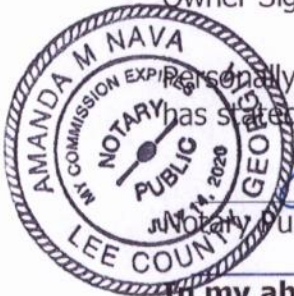
City/State/Zip Code: Albany Ga. 31708

Telephone Number: 431 0315

Property Location (give description if no address): 5250 Nokes Rd

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.

Dennis F Champion _____
Owner Signature (all owners must sign) Owner Signature (all owners must sign)



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

Amanda M. Nava _____
Notary Public Date 03/11/2019

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

Name: _____

Address: _____

City/State/Zip Code: _____

Telephone Number: _____



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

The applicant filed on this date: 3/11/2019, to apply for a rezoning
approval affecting described property as follows:

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).

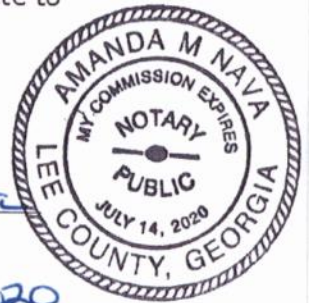
I hereby depose and say that all statements herein are true, correct, and complete to
the best of my knowledge and belief.

Sworn to and subscribed before me this 11 day of March, 2019.

Dennis F. Chapman
Signature of Applicant

Amanda M. Nava
Notary Public

Commission expires: July 14, 2020





MEMORANDUM

Date: May 2, 2019
To: The Board of County Commissioners
From: Albany Dougherty Planning Commission
Subject: #19-041 Zoning Application

Larry Walden (19-041) has submitted an application to the Albany Dougherty Planning Commission requesting that the official Zoning Map of Dougherty County be amended to rezone 45.233 acres of a larger 148.54-acre tract from AG (Agricultural District) to C-3 (Commercial District). The property fronts the east side of Pecan Lane, about 265' north of Moultrie Rd; a 100' drainage easement borders the southern boundary of the subject property. The property owner is Fleming Road Properties, LLC; the applicant is Larry Walden.

Billy Merritt moved to recommend approval to rezone 45.233 acres from AG (Agricultural District) to C-3 (Commercial District) with the following conditions recommended by staff:

- The use of the property is limited to the storage of operational surplus vehicles.
- Hours of operation will be from 8:00 am to 5:00 p.m., Monday through Friday.
- To protect nearby residential property, a site plan showing a 100 ft. wooded buffer around the boundaries that adjoin residential property must be approved by the Director of Planning & Development Services. Vegetative buffers must be sufficient to minimize any dust and visual impact created by the operation and must be in place prior to the beginning of any operations on the 45.233 acres. The 250' planted buffer bordering the canal to the south (see attached Preliminary Master Plan) must remain in place.

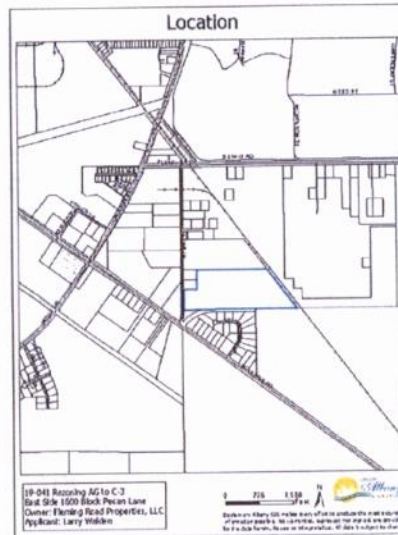
Seconded by Art Brown; the motion passed 5-0 with the following votes:

William Geer	Tie or quorum
Sanford Hillsman	Absent
Jimmy Hall	Yes
Billy Merritt	Yes
Yvonne Jackson	Absent
Helen Young	Yes
Aaron Johnson	Yes
Hampton Smith	Absent
Art Brown	Yes

PLANNING & DEVELOPMENT SERVICES

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

**STAFF ANALYSIS AND REPORT
APPLICATION #19-041 REZONING**



OWNER/APPLICANT:

Fleming Road Properties (Owner)
Larry Walden (Applicant)

LOCATION:

Pecan Lane
(Approximately 265' North of Moultrie Rd.)
Tax Parcel No: 00158/00001/001

CURRENT ZONING/USE:

Zoning:
Use:

AG (Agricultural District)
Vacant Property

PROPOSED ZONING/USE:

Zoning:
Use:

C-3 (Commercial District)
Storage of Surplus Vehicles

ZONING/ADJACENT LAND USE:

North: Zoning:
Land Use:
South: Zoning:

Land Use:
West: Zoning:

Land Use:
East: Zoning:
Land Use:

M-1c (Restricted Industrial District Conditional)
Recovered Materials Facility
AG (Agricultural District),
R-MHS (Mobile Home Single-Family District)
Pecan Grove, Single Family Dwellings (Site-Built & Mobile)
AG (Agricultural District),
M-1 (Restricted Industrial District)
Single Family Dwellings, Vacant Land
AG (Agricultural District)
Vacant Property

MEETING INFORMATION:

Planning Commission:
Public Hearing/Final Vote:

05/02/19, 2:00 P.M., 240 Pine Avenue, Rm.380
05/20/19, 10:00 A.M., 222 Pine Avenue, Rm.100

RECOMMENDATION:

Conditional Approval to C-3 (Commercial District)

BASIC INFORMATION

The applicant requests to rezone 45.233 acres of a larger 148.51-acre (approximate) tract from AG (Agricultural District) to C-3 (Commercial District). A successful rezoning will allow for the storage of surplus vehicles removed from military service. The vehicles will be operational and not designated as junk and/or salvage. The C-3 District does not allow for outside storage and recycling of junk, scrap, salvage, or wrecked motor vehicles.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This area is served by public water but not sanitary sewer. About 67 percent of the property lies within the 100-year floodplain, including the floodway at its southern boundary where it adjoins the 100 ft. drainage easement; its topography is low and generally flat. Access is from Pecan Lane through the entrance of the adjoining Recovered Materials Facility to the north.

RELEVANT ZONING HISTORY

Planning Department records indicate that the subject property has retained its original AG designation since the County adopted zoning in 1969. In February 2018, the applicant applied for a rezoning of the subject property to M-1 but withdrew the application prior to the public hearing (May 2018) before the Board of County Commissioners. Recent rezoning actions east of Pecan Lane and north of the subject property, include a 26.506-acre tract and an 11.225-acre-tract, which were rezoned from AG to M-1c (Restricted Industrial District Conditional), May 2017 and October 2018. The area further east of Pecan Lane has retained its original AG designation. The M-1 District to the west of Pecan Lane has retained its original zoning 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 the 45.233 acres will allow for storage of surplus vehicles removed from military service.

The proposed use is suitable with industrial operations located to the west of Pecan Lane and north of the subject property. Residential properties located on the east side of Pecan Lane and in Wildwood Estates (to the south) would be exposed to commercial operations.

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

The rezoning of the subject property should not adversely affect the existing use or future usability of adjacent industrial/heavy commercial operations.

Adjacent residential properties could experience adverse effects from increased traffic and noise associated with the transporting of vehicles to and from the site. Security lighting could be an issue unless directed away from residential areas. Conditional zoning, to include buffer requirements, hours of operation, and low-intensity lighting should alleviate adverse effects on adjacent residential property.

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

The current AG designation allows for agricultural and forestry operations. A single family dwelling is allowed on the first ten to fifty acres. These uses provide a reasonable economic use for the property as currently zoned.

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:** Septic tank approval (if installed) will be required from Environmental Health.
- **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:

Road Capacity: Traffic Capacity and Average Daily Traffic counts are not available for Pecan Lane.

Trip Generation: Information on generated trips for the specified use is not available from **Trip Generation 2017**.

Road Improvements: The **FY 2018-2021 Transportation Improvement Program** lists as a Surface Transportation Project the widening of Moultrie Road from two to four lanes (from Holly Drive to County Line Road). Pecan Lane intersects Moultrie Rd. to the south.

Road Classifications: Pecan Lane is classified as a Rural Local Road. County Public Works will allow for continued truck traffic on this road.

Railroad: The Georgia Northern Railway Company runs to the east of the subject property; however, no traffic conflicts are anticipated.

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

Accident Information: Information from the Albany/Dougherty Traffic Engineering Division indicates that the property **is not** near a high-accident location.

Analysis: No adverse impact to the surrounding transportation network 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 adjacent area to the east of Pecan Lane continue for agricultural/forestry operations. Industrial operations are recommended for the area west of Pecan Lane. The proposed rezoning and use does not conform to the agricultural/forestry recommendation.

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

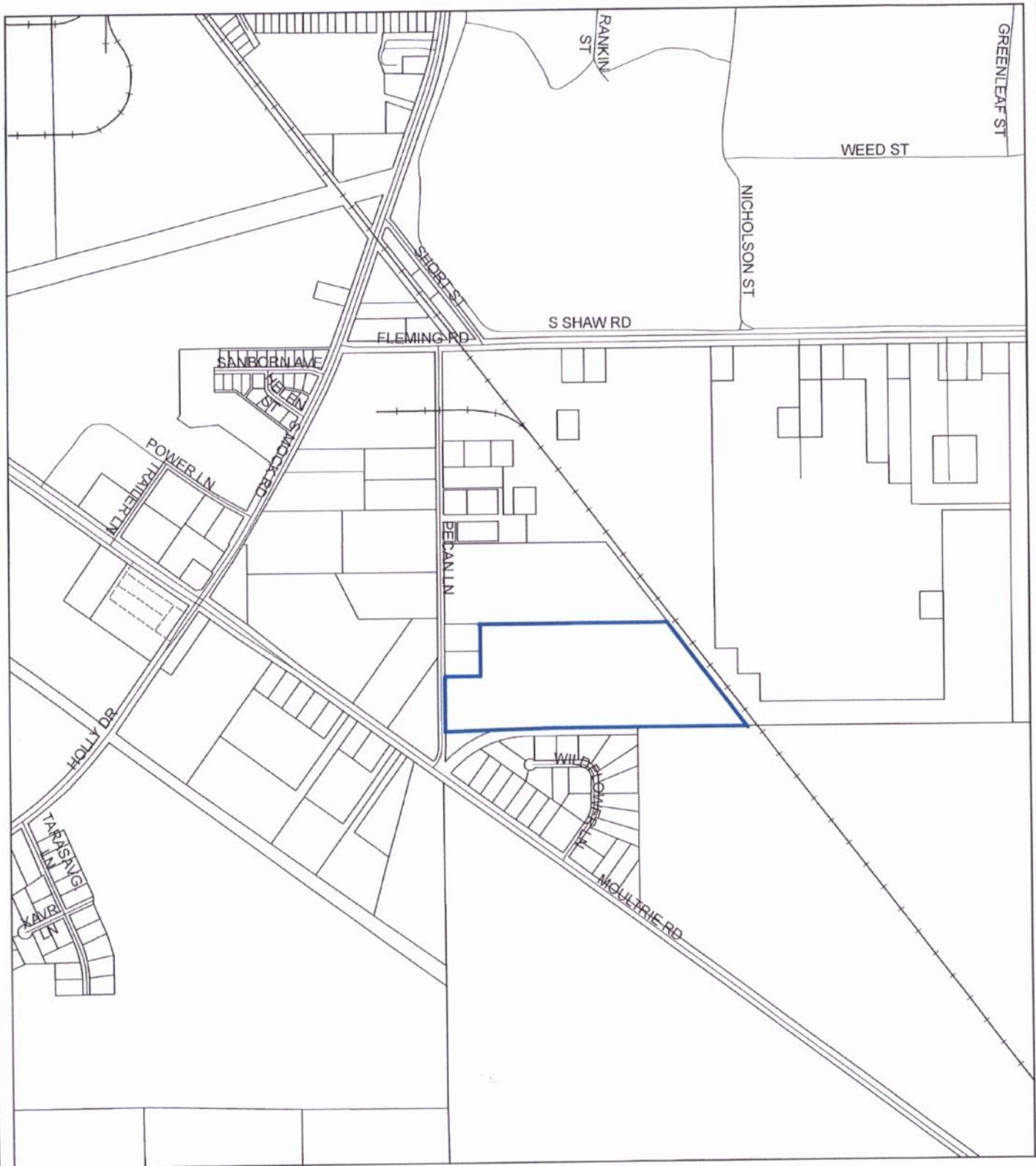
The area west of Pecan Lane is zoned for industrial and heavy commercial operations; the Marine Base is located north of Fleming Rd. The Recovered Materials Facility (26.506 acres) to the east of Pecan Ln. began operations after an approved rezoning from AG to M-1c (Restricted Industrial District Conditional), May 22, 2017. Agricultural property to the east of Pecan Lane is undeveloped, except for five residences located on Pecan Lane. The area between Pecan Lane and the Georgia Northern Railway, which includes the subject property, may be more appropriate for industrial/commercial development as opposed to agricultural or expanded residential use.

RECOMMENDATION

Staff recommends **approval** to rezone to C-3c (Commercial District Conditional) with the following conditions:

- The use of the property is limited to the storage of operational surplus vehicles.
- Hours of operation will be from 8:00 am to 5:00 p.m., Monday through Friday.
- To protect nearby residential property, a site plan showing a 100 ft. wooded buffer around the boundaries that adjoin residential property must be approved by the Director of Planning & Development Services. Vegetative buffers must be sufficient to minimize any dust and visual impact created by the operation and must be in place prior to the beginning of any operations on the 45.233 acres. The 250' planted buffer bordering the canal to the south (see attached Preliminary Master Plan) must remain in place.

Location



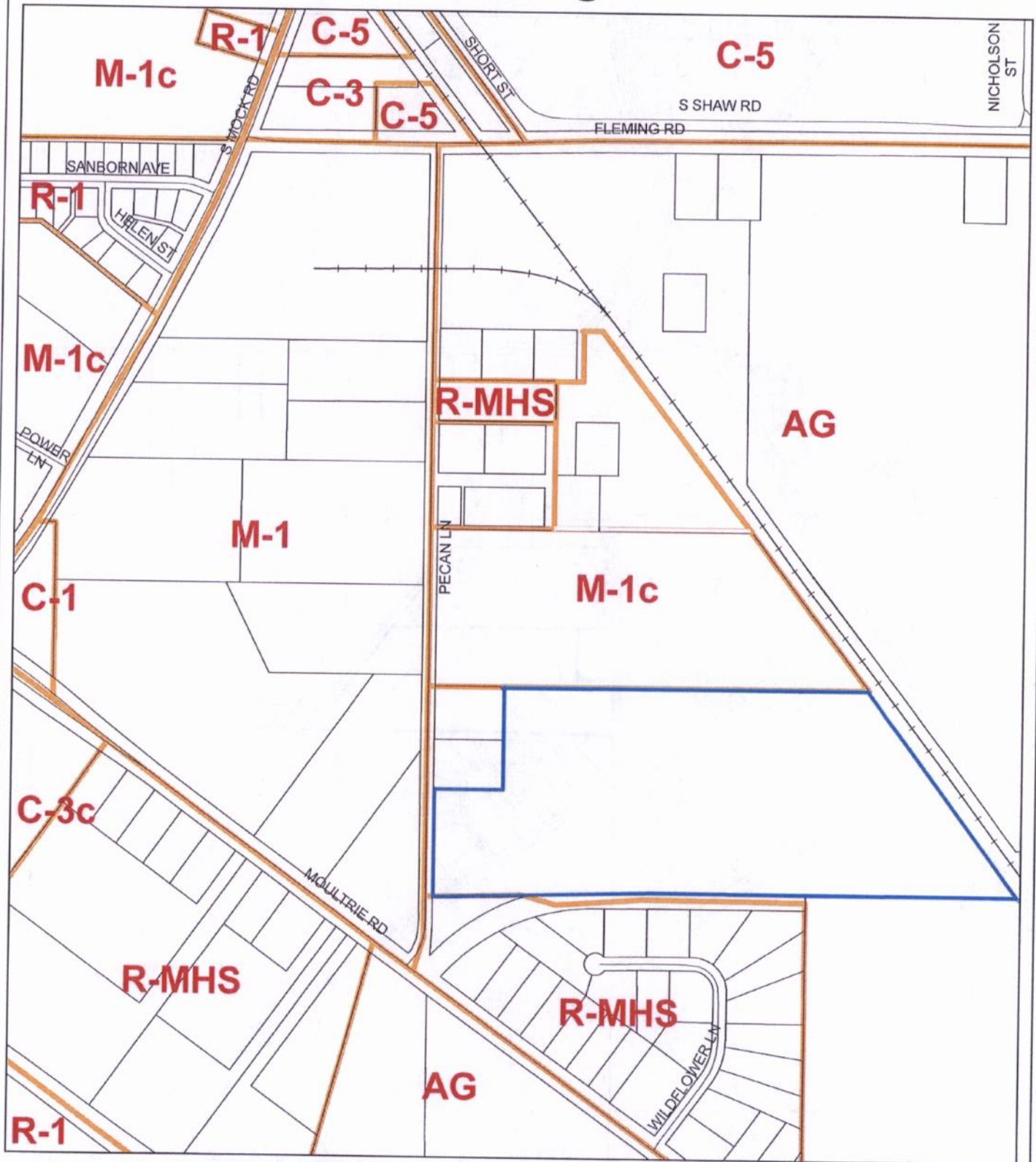
19-041 Rezoning AG to C-3
 East Side 1600 Block Pecan Lane
 Owner: Fleming Road Properties, LLC
 Applicant: Larry Walden

0 775 1,550 Feet



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



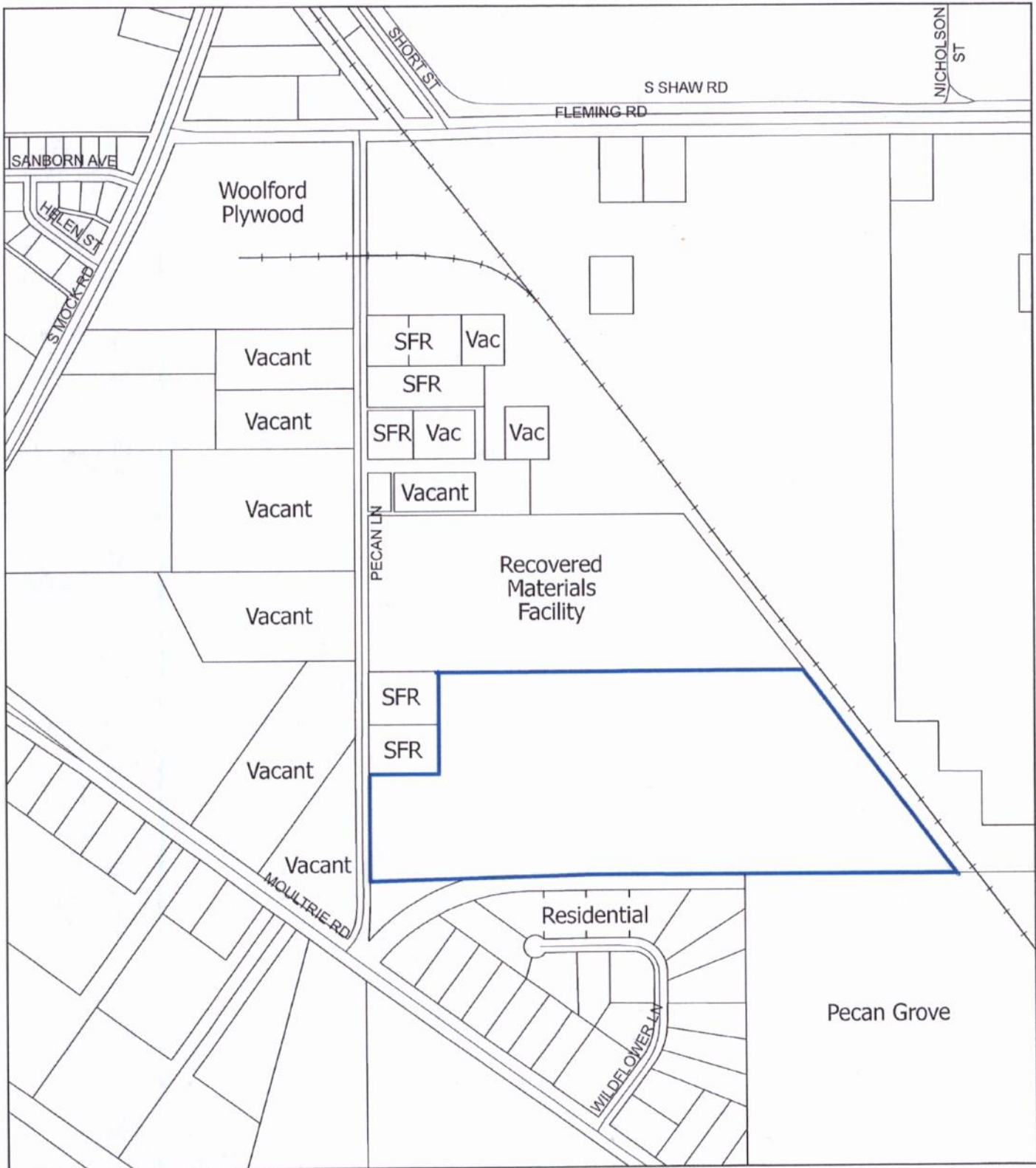
19-041 Rezoning AG to C-3
 East Side 1600 Block Pecan Lane
 Owner: Fleming Road Properties, LLC
 Applicant: Larry Walden

0 400 800 Feet



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Land Use



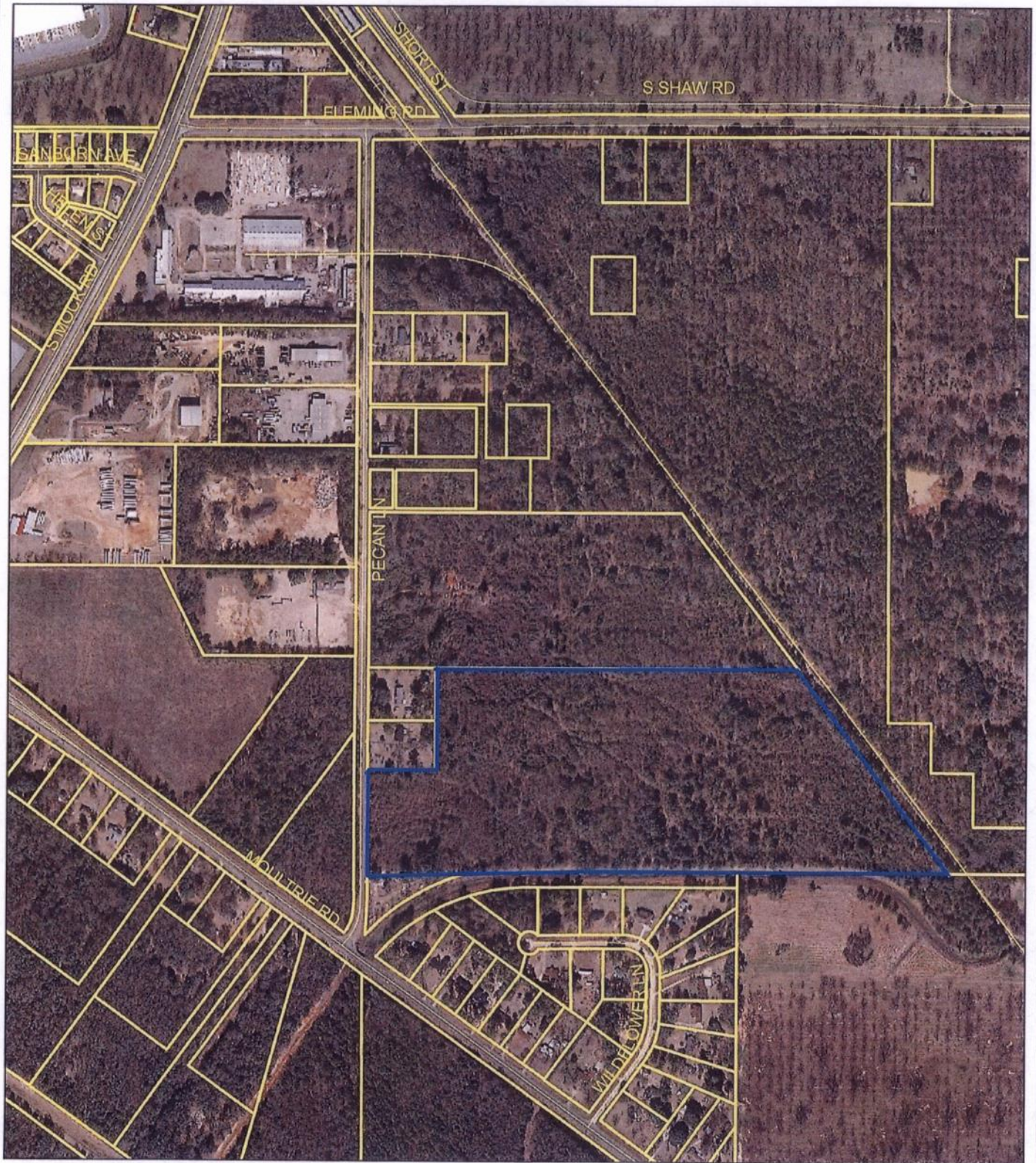
19-041 Rezoning AG to C-3
 East Side 1600 Block Pecan Lane
 Owner: Fleming Road Properties, LLC
 Applicant: Larry Walden

0 400 800 Feet



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Aerial



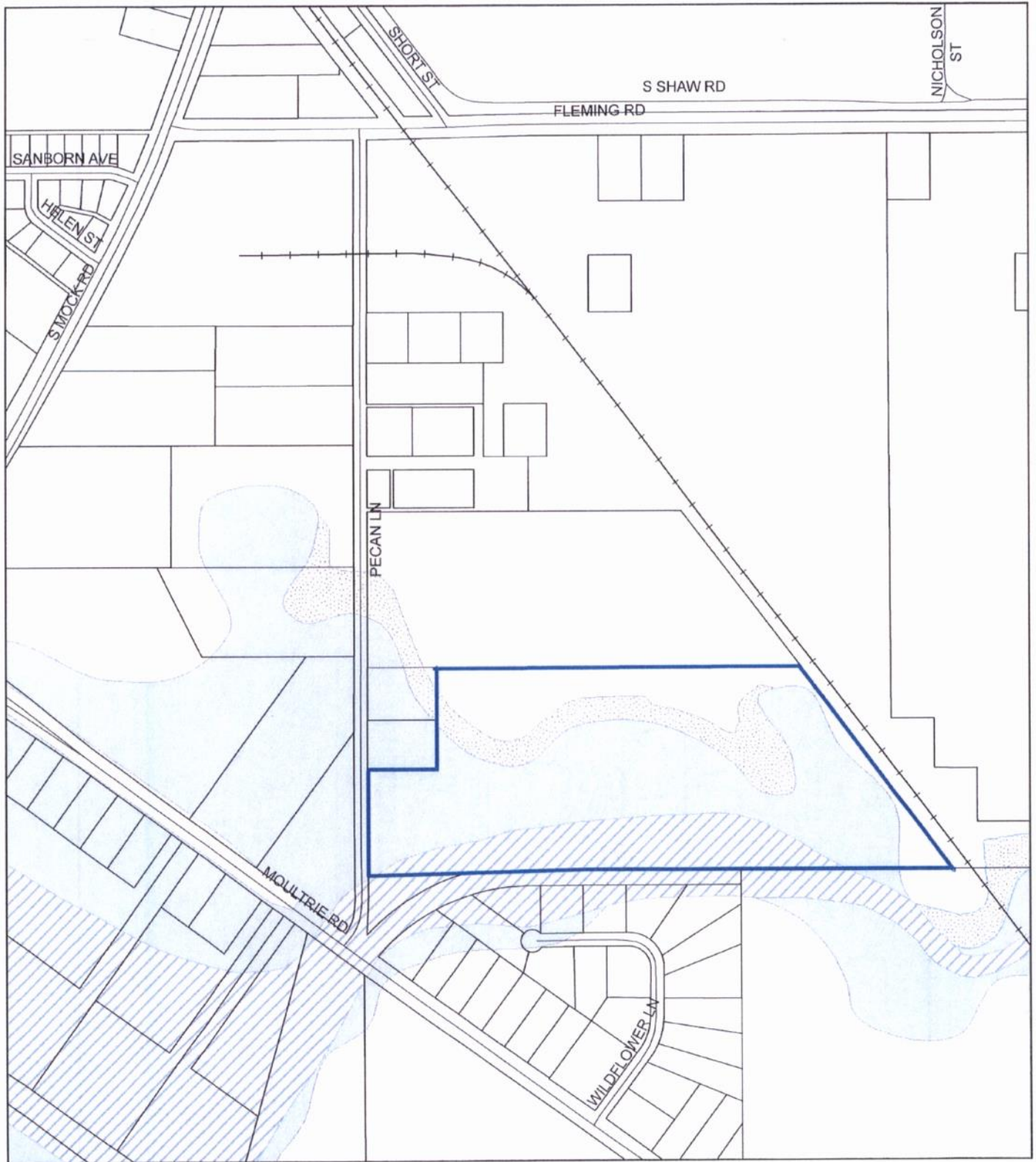
19-041 Rezoning AG to C-3
East Side 1600 Block Pecan Lane
Owner: Fleming Road Properties, LLC
Applicant: Larry Walden

0 400 800 Feet



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Flood Map



19-041 Rezoning AG to C-3
 East Side 1600 Block Pecan Lane
 Owner: Fleming Road Properties, LLC
 Applicant: Larry Walden

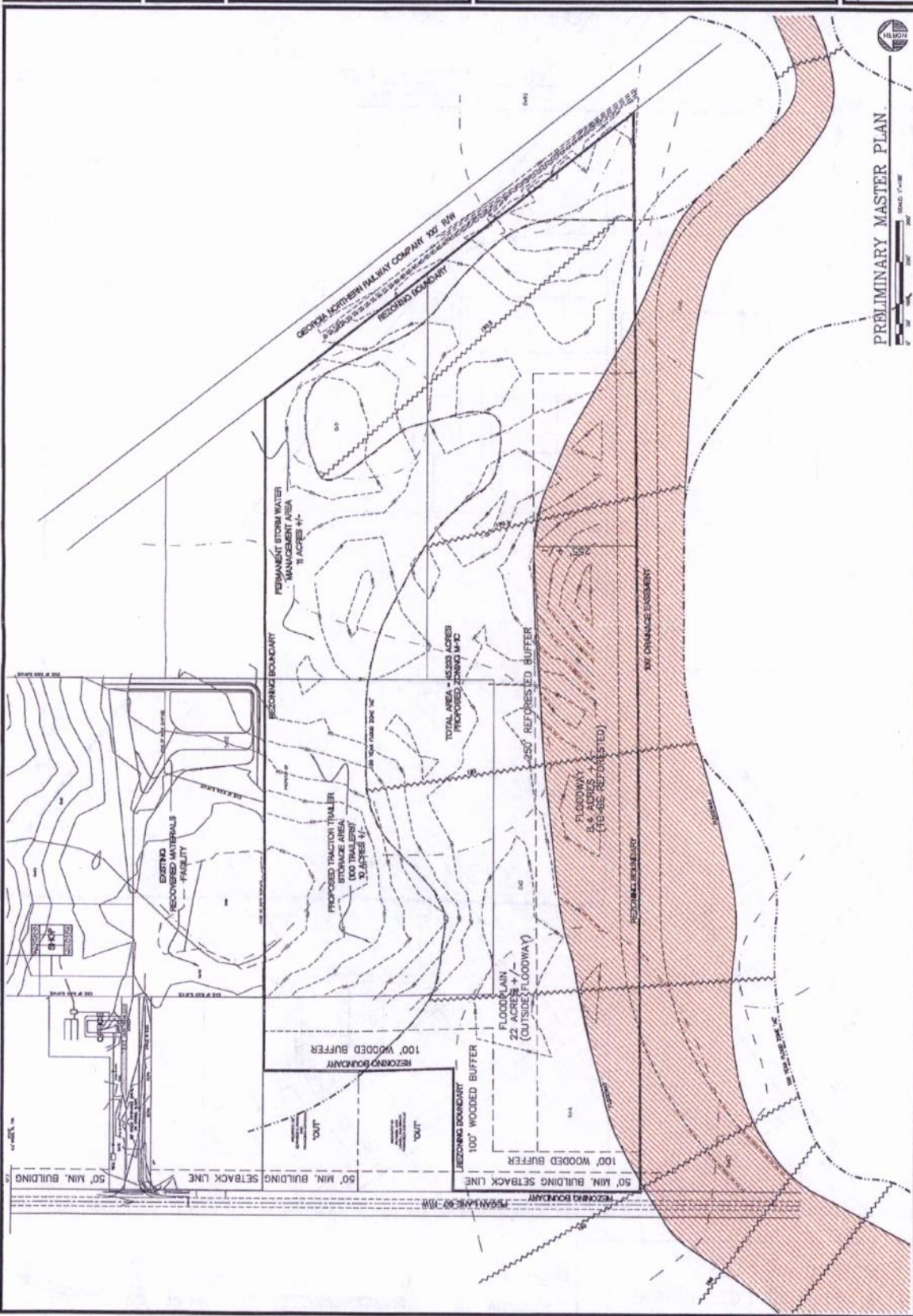
Legend

- SFHA
- X Shaded
- Floodway

0 400 800 Feet



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600
+ 60/Ac

3313 AR

APPLICATION TO AMEND THE ZONING MAP OF:

Albany, Georgia Dougherty County, Georgia

Property address: FLORIAN CV (Plat Attached)
Name of property owner(s): Fleming Rd. Properties LLC
Mailing address: P.O. Box 1787 Albany GA 31702
City: Albany State: GA Zip code: _____ Telephone: 43 68811

Name of applicant: LARRY WALDEN
Mailing address: SAME as ABOVE
City: _____ State: _____ Zip code: _____ Telephone: _____

Zoning Classification:

Present zoning district Ag
Proposed zoning district C3

Current use: VACANT
Proposed use: STORE SURPLUS VEHICLES

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.

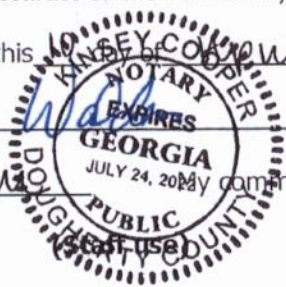
This application must be filed by the 10th of the month to be considered for the Planning Commission meeting of the following month.

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 April, 2019.

Signature of applicant: Larry Walden

Notary Public: Kinsey Cooper commission expires: 7/24/22



Posting fee: _____ Date paid: _____ Receipt: _____

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

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



VERIFICATION OF OWNERSHIP

Name of all owners: SEE ATTACHED

Address: _____

City/State/Zip Code: _____

Telephone Number: _____

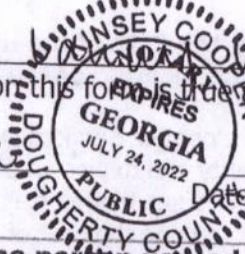
Property Location (give description if no address):

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)

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

Wynsey Cooper
Notary Public



4/15/19
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: LARRY Walden

Address: 601 N Slappey Blvd 31702

City/State/Zip Code: Albany GA.

Telephone Number: 229 436-8811

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: _____

Address: _____

City/State/Zip Code: _____

Telephone Number: _____

Property Location (give description if no address):

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.

✓ Elijah C. Walden
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

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

Wesley Cooper
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: LARRY WALDEN

Address: 601 N Slappey Blvd 31702

City/State/Zip Code: Albany GA.

Telephone Number: 229 436-8811

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

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



VERIFICATION OF OWNERSHIP

Name of all owners: _____

Address: _____

City/State/Zip Code: _____

Telephone Number: _____

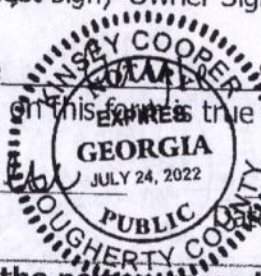
Property Location (give description if no address):

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.

✓ Gayle L. Chapman
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

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

Wynny Cooper
Notary Public



4/15/19

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

Name: LARRY Walden

Address: 601 N Slappey Blvd 31702

City/State/Zip Code: Albany Ga.

Telephone Number: 229 436-8811

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: _____

Address: _____

City/State/Zip Code: _____

Telephone Number: _____

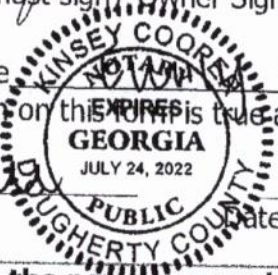
Property Location (give description if no address):

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.

✓ Emily Jean McAfee
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

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

Winsky Cuples
Notary Public



McAfee, who
4/16/19
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: LARRY WALDEN

Address: 601 N Slappey Blvd 31702

City/State/Zip Code: Albany GA.

Telephone Number: 229 436-8811

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

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



VERIFICATION OF OWNERSHIP

Name of all owners: WT Haley Marital Trust
Thomasville National Bank as Trustee

Address: _____

City/State/Zip Code: _____

Telephone Number: _____

Property Location (give description if no address): _____

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.

Chase Harvard

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

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

Nita N. Gaines
Notary Public

4/5/2019
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: _____

Address: _____

City/State/Zip Code: _____

Telephone Number: _____

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: Marc McAfee

Address: 1205 Pinecrest Drive

City/State/Zip Code: Albany GA 31707

Telephone Number: 229 881 6155

Property Location (give description if no address): _____

Pecan Lane tract

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.

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

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

Winsey Cooper
Notary Public



4/15/19

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

Name: _____

Address: _____

City/State/Zip Code: _____

Telephone Number: _____



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

The applicant filed on this date: April 10-2019, to apply for a rezoning
approval affecting described property as follows:

45.223 Acres on the east side of the 1600 Block
of Pecan Ln.

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 19

[Signature]
Signature of Applicant

[Signature]
Notary Public

Commission expires: 10-13-19



LEGAL DESCRIPTION

Property of

Fleming Road Properties, LLC to Be Rezoned From Ag to ~~M-1C~~ **C-3**

All that certain tract or parcel of land lying and being in a portion of Land Lot 166 of the 1st Land District in Dougherty County, Georgia and being more particularly described as follows:

Commence at a point where the South Line of Land Lot 166 intersects the East Right of Way of Pecan Lane which point is the Point of Beginning; from this point of Beginning run along the East Right of Way of Pecan Lane N00deg00'43"E for a distance of 465.68 feet to a point; thence run N89deg56'08"E for a distance of 300.39 feet to a point; thence run N01deg50'33"W for a distance of 232.47 feet to a point; thence run N00deg04'09"E for a distance of 233.31 feet to a point; thence run N89deg59'52"E for a distance of 1,642.19 feet to a point which is located on the Southwest Right of Way of Georgia Northern Railway Company; thence run along the Southwest Right of Way of Georgia Northern Railway Company S37deg37'21"E for a distance of 1148.29 feet to a point which is on the South Line of Land Lot 166; thence run along the South Line of Land Lot 166 S89deg31'37"W for a distance of 2,248.31 feet to a point; thence continue along the South Line of Land Lot 166 S89deg27'21"W for a distance of 388.24 feet to a point which is on the East Right of Way of Pecan Lane and is the Point of Beginning.

Said Tract contains 45.233 acres and is a portion Section A of the Keystone Pecan Company Subdivision as recorded in Plat Book 1, Page 46 in the Office of the Clerk of Superior Court in Dougherty County, Georgia



OWNER CERTIFICATION

THIS IS TO CERTIFY THAT I AM THE TRUE AND LAWFUL
OWNER OR THE AGENT FOR THE OWNER OF THE PROPERTY
PLATTED HEREON.

LARRY WALDEN
501 N. SLAPPY BLVD.
ALBANY, GA 31701
229-436-8811

LOT 2

PART OF TAX PARCEL 00158/00001/001
AREA = 45.233 ACRES

CURRENT OWNER
FLEMING ROAD PROPERTIES, LLC

SOURCE DOCUMENTS

PLAT BOOK I, PAGE 45

LINE	BEARING	DISTANCE
L1	N 00°00'43"E	455.68'
L2	N 89°56'08"E	300.39'
L3	N 01°50'33"W	232.47'
L4	N 00°04'09"E	233.31'
L5	S 89°27'21"W	368.24'

SURVEY NOTES

11) LANGFORD & ASSOCIATES, INC. & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.

27) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A LINEAR PRECISION OF ONE FOOT IN 41,278 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS BALANCED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 41,278 FEET.

A TOPCON PS-103A ROBOTIC TOTAL STATION AND A CHAMPION TRO GPS WERE USED IN SURVEYING THIS PROJECT. GPS CORRECTIONS WERE OBTAINED FROM EGPS SOLUTIONS TIME NETWORK.

2) THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT OF THE PROPERTY PLATTED OR ANY POINT OF REFERENCE THEREON.

IF THE CERTIFICATION, AS SHOWN HEREIN, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AS OBTAINED BY FIELD PERSONNEL, THE FOLLOWING STATEMENT SHOULD BE INCLUDED:

7) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEODETIC BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS, AND THE REQUIREMENTS FOR DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

CONTRIBUTION OF PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA AN
(OCGA) 15-5-57 AS AMENDED BY HS 1004 (2016). IN THAT
A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFIC
THE REQUIREMENTS OF LAW PREVAIL

1) THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONES SHADDED AND ARE ACCORDING TO FLOOD INSURANCE RATE MAP 13095C0136E AND 13095C0137 BOTH HAVING AN EFFECTIVE DATE OF 01/01/97.

7) THE SUBJECT PROPERTY IS CURRENTLY ZONED AG SETBACKS
OF 09-25-2009.

FRONT YARD - 50 FEET
REAR YARD - 50 FEET
SIDE INTERIOR YARD - 50 FEET
PROPOSED ZONING - M-1

SURVEYORS CERTIFICATION
AS REQUIRED BY SUBSECTION (D) OF O. C. G. A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A

SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE OBTAINED PRIOR TO RECORDING.

CONFIRMED WITH THE APPROPRIATE GOVERNMENT BY ANY PURCHASER OR USER OF THIS PLAY AS TO USE OF ANY PARCEL. FURTHERMORE, THE UNDERGROUND SURVEYOR CERTIFIES THAT THIS PLAY COMPLIES WITH MINING TECHNICAL STANDARDS FOR SOCIETY SURVIVAL.

GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN SECTION 15-6-07.

D. 0220 02-05-2018
D. SCOTT LANGFORD GA RLS NO. 3172 DATE
APPROVAL

APPROVED BY PLANNING, DEVELOPMENT SERVICES AND
CODE ENFORCEMENT.

PAUL FORGEY
DIRECTOR OF PLANNING, DEVELOPMENT
SERVICES AND CARE ENGINEERING

3D SERVICES AND CODE ENFORCEMENT

INC.

**INC.
SURVEYORS
ESTERS**

HOUN STREET
 386
 9-679-2160

BS INC. COM
N NO. LSF000332

DOGH 004981
FILED IN OFFICE
8/21/2017 04:23 PM
BK:4440 PG:132-143
EVONNE S. MULL
CLERK OF COURT
DOUGHERTY COUNTY

Evonne S. Mull

REAL ESTATE TRANSFER TAX
PAID: \$0.00

PT-61 047-2017-001489

1208.004

RECORD and RETURN TO:

James H. Moore, III, Esquire
Moore, Clarke, DuVall & Rodgers, P.C.
Post Office Drawer 71727
Albany, Georgia 31708-1727

QUIT CLAIM DEED

GEORGIA, Dougherty COUNTY.

THIS INDENTURE, effective the 15th day of August, in the year Two Thousand Seventeen (2017) between EMILY JEAN HALEY MCAFEE, GAYLE WALDEN CHAPMAN, WILLIAM LAWRENCE WALDEN, AB&T, AS SUCCESSOR TRUSTEE OF THE TRUSTS ESTABLISHED UNDER ITEMS IV AND V OF THE LAST WILL AND TESTAMENT OF WILLIAM T. HALEY, DECEASED, SPENCER THOMAS WALDEN, LAURA HALEY CREEL, LEE HALEY JONES AND ELIZABETH C. WALDEN, as Parties of the First Part, hereinafter collectively called "Grantor" and FLEMING ROAD PROPERTIES, LLC, 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).

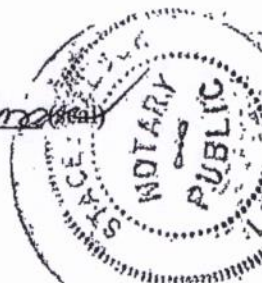
WITNESSETH:

Grantor, for and in consideration of ONE DOLLAR (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does by these presents 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 the following described property:

See Exhibit "A" attached hereto and incorporated herein by this express reference thereto.

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.

Gayle Walden Chapman
GAYLE WALDEN CHAPMAN



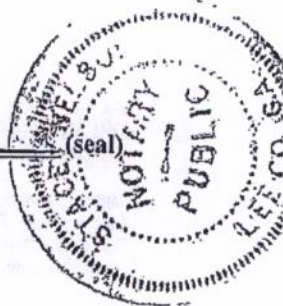
Signed, sealed, and delivered effective
this 7th day of August, 2017,
in the presence of:

Ann Hain
UNOFFICIAL WITNESS

Stacy Nils
NOTARY PUBLIC

My Commission Expires: 28 May 2019

William Lawrence Walden
WILLIAM LAWRENCE WALDEN



Signed, sealed, and delivered effective
this 7th day of August, 2017,
in the presence of:

Ann Hain
UNOFFICIAL WITNESS

Stacy Nils
NOTARY PUBLIC

My Commission Expires: 28 May 2019

(seal)
AB&T, AS SUCCESSOR TRUSTEE OF THE TRUSTS
ESTABLISHED UNDER ITEMS IV AND V OF THE
LAST WILL AND TESTAMENT OF WILLIAM T.
HALEY, DECEASED

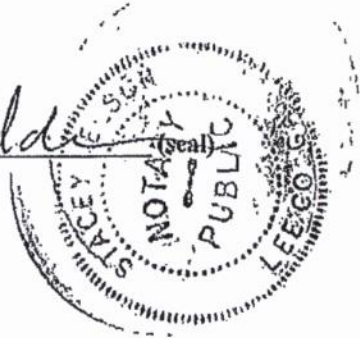
Signed, sealed, and delivered effective
this ____ day of _____, 2017,
in the presence of:

Ann Hain
UNOFFICIAL WITNESS

NOTARY PUBLIC
My Commission Expires: _____

[Signatures Continued on Next Page]

Spencer Thomas Walden
SPENCER THOMAS WALDEN



Signed, sealed, and delivered effective
this 7th day of August, 2017,
in the presence of:

Karen Hein
UNOFFICIAL WITNESS

Spencer Thomas Walden
NOTARY PUBLIC
My Commission Expires: 28 May 2019

(seal)
LAURA HALEY CREEL

Signed, sealed, and delivered effective
this ____ day of _____, 2017,
in the presence of:

UNOFFICIAL WITNESS

NOTARY PUBLIC
My Commission Expires: _____

(seal)
LEE HALEY JONES

Signed, sealed, and delivered effective
this ____ day of _____, 2017,
in the presence of:

UNOFFICIAL WITNESS

NOTARY PUBLIC
My Commission Expires: _____

[Signatures Continued on Next Page]

_____(seal)
SPENCER THOMAS WALDEN

Signed, sealed, and delivered effective
this ____ day of _____, 2017,
in the presence of:

UNOFFICIAL WITNESS

NOTARY PUBLIC
My Commission Expires: _____

_____(seal)
LAURA HALEY CREEL


Signed, sealed, and delivered effective
this ____ day of _____, 2017,
in the presence of:

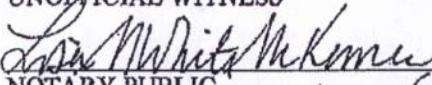
UNOFFICIAL WITNESS

NOTARY PUBLIC
My Commission Expires: _____

_____(seal)
LEE HALEY JONES

Signed, sealed, and delivered effective
this 15th day of August, 2017,
in the presence of:



UNOFFICIAL WITNESS

NOTARY PUBLIC
My Commission Expires: Aug. 21, 2021



[Signatures Continued on Next Page]

EXHIBIT "A"

TRACT Y

All that certain tract or parcel of land situate, lying and being in Land Lots 224 and 245 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows:

108.2 acres of land, more or less, described as beginning at a point where the center of the Old Blue Springs Road (Radium Springs Road) intersects the south line of Land Lot 245, run thence north 88 degrees 30 minutes east a distance of 23.97 chains to the west right-of-way of the ACL Railroad; run thence north 01 degree east along the west right-of-way of said ACL Railroad a distance of 28.32 chains; run thence south 88 degrees 20 minutes west a distance of 33.55 chains; run thence north 1 degree 40 minutes west a distance of 12 chains; run thence south to the center of Blue Springs Road (Radium Springs Road); run thence south 32 degrees east along the center of Blue Springs Road (Radium Springs Road) a distance of 46.63 chains to the point of beginning;

Less and except the following parcels of land, to wit:

Excepted Parcel A: All that certain tract or parcel of land situate, lying and being in Land Lot 245 of the First Land District, Dougherty County, Georgia, and being more particularly described as follows:

Commence at the intersection of the East right-of-way of Radium Springs Road and the center line of School Bus Road, the same being the South land lot line of Land Lot 245 of the First Land District, Dougherty County, Georgia; and from this point go in a Northwesterly direction along the curved East right-of-way of the Radium Springs Road to the P.T. of the curve, the chord being North 27 degrees 36 minutes 30 seconds West for a distance of 238.06 feet; from this point continue along the East right-of-way of the Radium Springs Road North 34 degrees 39 minutes West for a distance of 291.60 feet to the POINT OF BEGINNING. From this point of beginning, continue along the East right-of-way of Radium Springs Road North 34 degrees 39 minutes West for a distance of 817.09 feet; thence go North 86 degrees 10 minutes East for a distance of 1,215.77 feet; thence go South 3 degrees 50 minutes East for a distance of 630.00 feet; thence go South 86 degrees 10 minutes West for a distance of 576.95 feet to the P.C. of a curve; thence in Southwesterly direction along a curved line, the chord being South 70 degrees 45 minutes 30 seconds West for a distance of 192.81 feet; thence go South 55 degrees 21 minutes West for a distance of 40.00 feet to the point of beginning. Said tract contains 15.00 acres.

Excepted Parcel B: All that certain tract or parcel of land situate, lying and being in Part Land Lot 245, 1st Land District, Dougherty County, Georgia, and being more particularly described as follows:

Commence at the intersection of the center line of the Atlantic Coast Line Railroad with the south right-of-way of Dougherty County drainage easement lying south of Old Brush Subdivision; from this point go South 86 degrees 16 minutes West for a distance of 487.79 feet to iron pin placed at the center line of Newcomb Road extended, this point being the POINT OF BEGINNING; thence go along the center line of a proposed street South 1 degree 46 minutes East for a distance of 1,244.21 feet to an iron pin at the intersection of the center lines of two proposed streets; thence go along the center line of a proposed street south 86 degrees 09 minutes West for a distance of 598.49 feet to an iron pin; thence go along the East property line of the Radium Springs Junior High School North 3 degrees 50 minutes West for a distance of 630.00 feet to a concrete marker; thence go along the North property line of the Radium Springs Junior High School South 86 degrees 09 minutes West for a distance of 1185.84 feet to an iron pin at the Northeast right-of-way of the Radium Springs Road; thence go along the Northeast right-of-way of the Radium Springs Road North 34 degrees 39 minutes West for a distance of 683.77 feet to an iron pin; thence go North 86 degrees 16 minutes East for a distance of 1,122.06 feet to a point on the South right-of-way of a Dougherty County drainage easement; thence go along the South right-of-way of the Dougherty County drainage easement North 80 degrees 33 minutes East for a distance of 301.48 feet to a point; thence go North 86 degrees 16 minutes East for a distance of 757.17 feet to the point of beginning. Said excepted tract contains 36.2106 acres.

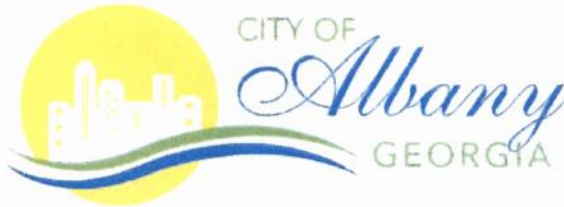
Road to a point when the west line of Lot 85 extended intersects the south right-of-way line of Fleming Road; run thence south along the west line of Lot 85 extended to the northwest corner of Lot 85; run thence east along the north line of Lot 85 to the northeast corner of Lot 85; run thence north along the east line of Lot 85 extended to a point on the south right-of-way line of Fleming Road; run thence east along the south right-of-way line of Fleming Road to the northwest corner of Lot 28; run thence south along the west lines of Lots 28 and 27 to the southwest corner of Lot 27; run thence east along the south line of Lot 27 to the southeast corner of Lot 27; run thence north along the east line of Lots 27 and 28 and the east line of Lot 28 extended to a point on the south right-of-way line of Fleming Road; run thence east along the south right-of-way line of Fleming Road to a point where the east line of Lot 1 extended intersects the south right-of-way line of Fleming Road; run thence south along the east line of Lot 1 extended and the east lines of Lots 1 through 11 to the southeast corner of Lot 11; run thence west along the south line of Lot 11 to the southwest corner of Lot 11; run thence south along the east line of Lot 17 to the southeast corner of Lot 17; run thence east along the north line of Lot 13 to the northeast corner of Lot 13; run thence south along the east lines of Lots 13 and 14 to the southeast corner of Lot 14; run thence west along the south lines of Lots 14, 15, 42, 43, 68, 71, 98, 99, 126, 127, 154, 155, 182, 183, 210, 211, 238, 239, 266, 267, 294, 295, 322, 323, 350, 351, 378, 379, 406, 407, 434, 435, 462, 463, 490 and 491 to the east right-of-way line of Pecan Lane; run thence north along the east right-of-way line of Pecan Lane to the north line of Lot 492; run thence east along the north line of Lots 492 and 489 to the northeast corner of Lot 489; run thence north along the west line of Lots 465 and 466 to the northwest corner of Lot 466; run thence west along the south lines of Lots 486 and 495 to a point on the east right-of-way line of Pecan Lane; run thence north along the east right-of-way line of Pecan Lane to the north line of Lot 497; run thence east along the north line of Lots 497, 484 and 469 to the southwest corner of Lot 455; run thence north along the west lines of Lots 455, 454 and Lot 453 to the northwest corner of Lot 453; run thence east along the north line of Lot 453 to the northeast corner of Lot 453; run thence north along the west line of Lot 445 to the northwest corner of Lot 445; run thence west along the south lines of Lots 451, 474, 479 and 502 to the east right-of-way line of Pecan Lane; run thence north along the east right-of-way line of Pecan Lane to the point of beginning;

LESS AND EXCEPT the following tracts or parcels of land, to-wit:

(a) Lots 443, 418, 130 and 32; and

(b) all property lying within the right-of-way of the, now or formerly, Georgia Northern Railroad.

It being the intention of Grantor to include all real property held by Grantor. Grantor also quit claims to Grantee any interest it has or may have in and to all numbered and unnumbered lots in Keystone Pecan Company Subdivision "A" according to a map or plat of said subdivision recorded in Plat Book 1, page 46 (Plat Cabinet 1, Slide A6) in the Dougherty County, Georgia Superior Court Clerk's Office.



PROCUREMENT RECOMMENDATION

DATE: May 6, 2019

TITLE: DOCO Godwin Pump

DEPARTMENT: PUBLIC WORKS

REFERENCE NUMBER: GSA Contract

ACCOUNT NUMBER: 21031.7353.04

OPENING DATE: 03/25/2019

BUDGETED AMOUNT: \$44,000.00

BUYER: Mike Trotter

DEPARTMENT CONTACTS: Jawahn Ware


Yvette Fields, Director

RECOMMENDATION:

Recommend the purchase of one (1) 2019 6" Godwin Pump with Isuzu Diesel Engine as per quote #11107482 from Xylem for a total expenditure of \$42,841.28.

BACKGROUND INFORMATION:

This will be a purchase from the GMA Contract GS-07F-102GA.

COUNTY ADMINISTRATOR ACTION:


☒ APPROVED

☐ DISAPPROVED

☐ HOLD

COMMENTS:

5-8-19
DATE


COUNTY ADMINISTRATOR

List of Documents Attached:

Quotation Sheet

CENTRAL SERVICES