



DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION

**Jawahn E. Ware**  
*County Clerk/Procurement Manager*

**Attention Viewers of [www.dougherty.ga.us](http://www.dougherty.ga.us):**

The following supplemental material pertains to the:

## **October 21, 2019 Regular Meeting**

Documents received after 4:00 p.m., October 18, 2019 are not included.

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

Sincerely,

Jawahn E. Ware  
County Clerk



REGULAR MEETING – OCTOBER 21, 2019

*DRAFT 2 jw*

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

10 AM

**AGENDA**

1. Call meeting to order by Chairman Christopher Cohilas.
2. Invocation by Chairman Cohilas.
3. Pledge of Allegiance.
4. Consider for action the September 23 Regular Meeting and September 30 Work Session Minutes. **See Minutes.**  
**ACTION:**
5. Delegations (**The Commission will hear comments on those items pertaining to Dougherty County for which a public hearing has not been held or scheduled. Please be brief, to the point, and considerate of time for others).**
6. Zoning – Public Hearing (**those wishing to speak on this matter should sign the Sign Up Sheet in the rear of the Chamber**):
  - a. **Willis John Wright, Jr**, applicant, **MRA Concrete/Precast, LLC** owner; **request to rezone 1.73 acres from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District).** The property fronts the south side of Leary Rd., approximately 235 ft. to the west of the intersection of Leary Rd. and Vanderbilt Dr; the **property address is 3108 Leary Road.** The Planning Commission recommends **denial.** **Mary Teter**, Planning Manager, will address. **See Zoning a.**
  - b. **Willis John Wright, Jr**, applicant, **MRA Concrete/Precast, LLC** owner; **request Special Approval to operate a precast concrete facility** in the **C-3 (Commercial District).** The property fronts the south side of Leary Rd., approximately 235 ft. to the west of the intersection of Leary Rd. and Vanderbilt Dr; the **property address is 3108 Leary Road.** The Planning Commission recommends **denial.** **Mary Teter**, Planning Manager, will address. **See Zoning a.**

*<See Next Page>*

7. Consider for action the **purchase of two (2) 2020 Ford F150 Crew Cab SSV Pickups** for the **Sheriff's Office** Juvenile Court deputies from the state contract holder **Wade Ford** (Smyrna, GA), in the amount of **\$28,484 each** for a **total expenditure of \$56,968**. Funding is budgeted in **SPLOST VII – Sheriff's Department Vehicles**. **See Purchases #1.**  
**ACTION:**
8. Consider for action the **purchase of two (2) 2020 Ford F150 Crew Cab SSV Pickups** in the amount of \$28,484 each, **two (2) Pursuit Explorers** in the amount of \$35,404 each **and one (1) 2020 Explorer 4dr 4x4 XLT** in the amount of \$38,000 for the **Sheriff's Office** from the state contract holder **Wade Ford** (Smyrna, GA) for a **total expenditure of \$165,776**. Funding is budgeted in **SPLOST VII – Sheriff's Department Vehicles**. **See Purchases #2.**  
**ACTION:**
9. Consider for action the **purchase of five (5) Pursuit Utility Vehicle Explorers** in the amount of \$32,686 each **and one (1) 2020 Explorer 4dr 4x4 XLT** in the amount of \$38,000 for the **Dougherty County Police Department** from the state contract holder **Wade Ford** (Smyrna, GA) for a **total expenditure of \$201,430**. Funding is budgeted in **SPLOST VII – County Police Vehicles**. **See Purchases #3.**  
**ACTION:**
10. Consider for action the **purchase of furniture** for the **Southwestern Regional Drug Enforcement Office** from **Flint Office Furniture** (Albany, GA) for state contract pricing in the amount of **\$25,490.95**. **Funding is reimbursable from** the Criminal Justice Coordinating Council (CJCC) Grant. Assistant County Administrator Scott Addison will address. **See Purchases #4.**  
**ACTION:**
11. Consider for action the **recommendation from Superior Court to apply for the FY 2020 accountability court funding program reimbursement grant** from the Criminal Justice Coordinating Council agency **in the amount of \$48,450.85** for the mental health treatment of ASPIRE participants. **See Other #1.**  
**ACTION:**
12. Consider for action the acceptance of the proposed **joint City/County C.W. Heath Park Capital Improvement project in the amount of \$123,400**. The **County will provide \$89,400 from CIP** and the **City will contribute \$34,000**. The parking lot costs are based on the current material pricing for crushed asphalt and does not include any drainage or potential utility concerns. **See Other #2.**  
**ACTION:**
13. Consider for action the **Resolution authorizing the Southwest Georgia Regional Commission (SWGRC)** to apply for grant resources for the FY 2020 Community HOME Investment Program (CHIP) on behalf of Dougherty County. **See Other #3.**  
**ACTION:**

14. Consider for action the **Resolution** providing for the **approval** of the **Subrecipient Agreement** between the Georgia Department of Community Affairs (DCA) and Dougherty County **for the Community Development Block Grant** – Disaster Recovery Program in the amount of \$300,000. DCA is the Grantee for the CDBG-DR Grant funds and will distribute money to eligible counties and cities as Subrecipients to directly administer programs and activities. Assistant County Administrator Scott Addison will address. **See Other #4.**  
**ACTION:**

15. Consider for action the **Zoning Consideration** of **Willis John Wright, Jr**, applicant, **MRA Concrete/Precast, LLC** owner; **request to rezone 1.73 acres from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District)**. The property fronts the south side of Leary Rd., approximately 235 ft. to the west of the intersection of Leary Rd. and Vanderbilt Dr; the **property address is 3108 Leary Road**. The Planning Commission recommends **denial**. **See Zoning a.**  
**ACTION:**

16. Consider for action the **Special Approval request** of **Willis John Wright, Jr**, applicant, **MRA Concrete/Precast, LLC** owner; to **operate a precast concrete facility** in the **C-3 (Commercial District)**. The property fronts the south side of Leary Rd., approximately 235 ft. to the west of the intersection of Leary Rd. and Vanderbilt Dr; the **property address is 3108 Leary Road**. The Planning Commission recommends **denial**. **See Zoning a.**  
**ACTION:**

17. Items from the Assistant County Administrator.

18. Items from the County Attorney.

19. Items from the County Commission.

20. Adjourn.

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



# DOUGHERTY COUNTY COMMISSION

DRAFT

## REGULAR MEETING MINUTES

September 23, 2019

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on September 23, 2019. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, Lamar Hudgins, Clinton Johnson and Anthony Jones. Also present were Assistant County Administrator Scott Addison, County Clerk Jawahn Ware, other staff and representatives of the media. County Administrator Michael McCoy and County Attorney Spencer Lee were absent.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the August 19 Regular Meeting and August 26 Work Session Minutes.

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

The Chairman recognized Assistant Director Chuck Mathis, present to update the Commission on the proposed safety measures for Hardup and Wildfair Roads. He informed the Commission that during the time of the citizens concern, the grass was scheduled to be mowed on the west side of the area. An update was provided on the cutting of the grass. Signs from Google Earth showed previous signage prior to Hurricane Michael and was scheduled to be replaced by the contractors; but staff moved forward with replacing some of the signs and showed new signage. On Wildfair Road, there are still rumble strips. Currently, Dougherty County is working with the City of Albany to replace the rumble strips on Hardup Road. Citizen Ms. Yvonne Reese asked that a stop sign for citizens coming from Baker County be installed; Mr. Mathis shared that the stop sign replacement is already on the list. Commissioners Gaines and Jones asked that lighting be placed in the area so that citizens could see the signs better. Mr. Mathis said that he would speak to the Chairman and County Administrator about the request. Commissioner Gaines commended Public Works Director Larry Cook and other staff on the excellent information about the canals provided to the citizens in the Indian Creek subdivision.

The Chairman called for consideration of acceptance of the bid to install a concrete trail at the Old Radium Springs Golf Course from the lowest responsible and responsive bidder meeting specifications, AAA Concrete (Albany, GA) in the amount of \$74,450. Funding is available in SPLOST V – Radium Springs Improvement.

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

The Chairman called for consideration of a resolution providing for the acceptance and execution of the proposal for the Radium Springs Storm Memorial & Renovation of the Entrance Gate, Ticket Booths, Gazebo, and Exterior Feature Lighting from the lowest responsible and responsive

proposer meeting specifications, LRA Constructors, Inc. (Albany, GA) in the amount of \$572,791 subject to the execution of the contract by the County Administrator. Funding is available in SPLOST V – Radium Springs Improvement.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion passed unanimously. Resolution 19-051 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND EXECUTION  
OF A PROCUREMENT RECOMMENDATION DATED SEPTEMBER 12, 2019  
BETWEEN DOUGHERTY COUNTY, GEORGIA AND LRA  
CONSTRUCTORS, INC. IN THE AMOUNT OF \$572,791.00 PROVIDING  
FOR CONSTRUCTION OF THE NEW RADIUM SPRINGS STORM  
MEMORIAL AND RENOVATION AND RESTORATION OF THE  
ENTRANCE GATE, TICKET BOOTHS, GAZEBO AND EXTERIOR  
FEATURE LIGHTING AT RADIUM SPRINGS; REPEALING RESOLUTIONS  
OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR  
OTHER PURPOSES.

The Chairman called for consideration of a resolution providing for the acceptance and execution of the proposal for the Survey & Design of Alley Improvements from the lowest responsible and responsive proposer meeting specifications, Reliable Engineering LLC (Albany, GA) in the amount of \$127,600 subject to the execution of the contract by the County Administrator. The engineering service will be for the fifteen alleys listed in the Dougherty County Alley Improvements proposal and 2019 T-SPLOST project. Funding is available in TSPLOST – Alley Paving.

Commissioner Gray moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Resolution 19-052 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND  
EXECUTION OF A PROPOSAL BETWEEN DOUGHERTY  
COUNTY, GEORGIA AND RELIABLE ENGINEERING LLC IN THE  
AMOUNT OF \$127,600.00 FOR THE PURPOSE OF PROVIDING  
PROFESSIONAL SERVICES FOR AN ALLEY SURVEY AND  
DESIGN OF FIFTEEN ALLEYS IN THE UNINCORPORATED AREA  
OF DOUGHERTY COUNTY; REPEALING RESOLUTIONS OR  
PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the transfer of ownership approval for the Alcohol Application of Ohn Namoh Rudra Corp., Palak Pithawala licensee, dba Cowboy Bill's, at 4502

Sylvester Rd for Consumption – Liquor, Beer and Wine. The Albany-Dougherty Marshal's Office recommended approval.

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

The Chairman called for consideration of a resolution creating the 2020 Albany-Dougherty Local Complete Count Committee for the U.S. Census Bureau.

Commissioner Gray moved for approval. Upon a second by Commissioner Johnson, the motion passed unanimously. Resolution 19-053 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION CREATING THE 2020 ALBANY-  
DOUGHERTY LOCAL COMPLETE COUNT COMMITTEE;  
REPEALING PRIOR RESOLUTIONS OR PARTS OF RESOLUTIONS  
IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman initially called for consideration of the recommendation to amend the Robert Cross Park Multipurpose Facility One Day Rental Fee from \$400 to \$600. (The damage deposit of \$200 remains the same and is refundable if there are no damages during the event); but then requested a motion to table the discussion. The motion was confirmed by Commissioner Hudgins followed by a second from Commissioner Gray. The motion to table the discussion failed by 3 ayes from Commissioner Gray, Commissioner Hudgins and Chairman Cohilas and 4 nays from Commissioner Edwards, Commissioner Gaines, Commissioner Johnson and Commissioner Jones. Commissioner Johnson made a new motion to charge a \$600 flat fee. After an unconfirmed second of the motion, there were 4 ayes by Chairman Cohilas, Commissioner Johnson, Commissioner Edwards and Commissioner Hudgins and 3 nays by Commissioner Gray, Commissioner Jones and Commissioner Gaines. Additional discussion took place and Public Works Director Larry Cook addressed the Board stating that the recommended fee by staff included costs for chairs, tables, cleaning, labor and maintenance. Commissioner Gaines requested that the discussion be tabled until the budget was reviewed. Additional discussion was held regarding the legal use of (a public) facility if the fee does not cover the cost of usage. The Chairman ended the discussion and stated that the topic would be back on the agenda for discussion and action.

The Chairman called for consideration of the Disaster Recovery Fund Budget for FY 19 in the amount of \$4,508,120. The Department of Audits requires an official approved budget showing the total expenditures in a fiscal year.

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

The Chairman called for consideration of the CDBG-DR Grant Budget for FY 19 in the amount of \$36,600. The Department of Audits requires an official approved budget showing the total expenditures in a fiscal year.

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

The Chairman called for consideration of the CHIP Grant Budget for FY 19 in the amount of \$249,650. The Department of Audits requires an official approved budget showing the total expenditures in a fiscal year.

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

The Chairman called for consideration of the transfer of \$82,619.58 from the Fund Balance of the Solid Waste Enterprise Fund to the Special Services District Fund for the purpose of paying an invoice from Ceres.

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

The Chairman called for consideration of the payment of one invoice from Ceres in the amount of \$82,619.58. The services rendered are for tipping fees.

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

The Chairman called for consideration of a resolution providing for the use of Dougherty County Nuisance Abatement Resolution Number 02-034 as a means to abate nuisances (dilapidated property) at 946 Barbragale Ave, 2417 Betty's Drive and 2611 Radium Springs Road.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion passed unanimously. Resolution 19-054 is entitled:

#### A RESOLUTION

##### ENTITLED

A RESOLUTION PROVIDING FOR INVESTIGATION AND/OR INSPECTION BY THE PUBLIC OFFICER AS DESIGNATED UNDER DOUGHERTY COUNTY NUISANCE ABATEMENT RESOLUTION NUMBER 02-034 AND/OR HIS OR HER DESIGNEE AND PROVIDING FOR THE ENFORCEMENT OF THE DOUGHERTY COUNTY NUISANCE ABATEMENT RESOLUTION RELATIVE TO CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF DOUGHERTY COUNTY; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

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

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion passed unanimously. Resolution 19-055 is entitled:

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

The Chairman called for consideration of the recommendation to approve the following Health and Dental Plan Renewal and Plan Design changes for the 2020 Plan Year from the Insurance Review Committee:

- a. Allow the employee premiums to remain the same;
- b. Change the dental plan carrier to Delta Dental and increase the annual benefit maximum and the orthodontia lifetime maximum;
- c. Change the “Buy Up Plan” to the “Premium Plus Plan” and increase the deductibles, medical out of pocket maximum and urgent care copay; and
- d. Change the “Base Plan” to the “Premium Plan” and increase the deductibles, medical out of pocket maximum and urgent care copay.

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

The Chairman called for the zoning consideration of Danny L. Redding, Jr., owner & applicant request to rezone 2.573 acres from C-5 (Office-Institutional-Residential District) to M-2 (Heavy Industrial District). The property fronts S. Mock Rd at its western boundary and the Georgia and Florida Railway at its eastern boundary; the property address is 1434 S. Mock Road. The Planning Commission recommended approval to rezone to M-1 (Restricted Industrial District) with the following condition: the use of the property is restricted to motor vehicle repossession, not to include selling of motor vehicle parts and/or motor vehicle repairs. The Public Hearing for this consideration was held on August 19, 2019.

Commissioner Johnson motioned to deny. Upon a second by Commissioner Jones, the motion to deny passed unanimously.

The Chairman called for consideration of a resolution providing for the acceptance and execution of a Memorandum of Agreement between the Southwest Georgia Regional Commission and Dougherty County, GA to provide technical assistance for the development of a Housing Plan in the amount of \$10,000. Funding is available in the General Fund. Assistant County Administrator Scott Addison addressed. Mr. Addison stated that this housing plan was time sensitive and it

would assist with future grant applications. Commissioner Hudgins moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Under discussion, Commissioner Gray clarified Commissioner Johnson's question about possible duplication of service by stating that this request was separate from the retreat goal of a housing plan. This plan would assist with funding for the future grants. Resolution 19-056 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF  
A MEMORANDUM OF AGREEMENT BETWEEN DOUGHERTY COUNTY,  
GEORGIA AND SOUTHWEST GEORGIA REGIONAL COMMISSION IN  
THE AMOUNT OF \$10,000.00 FOR THE PURPOSE OF PROVIDING  
TECHNICAL ASSISTANCE FOR THE DEVELOPMENT OF A HOUSING  
PLAN; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

Commissioner Gray wanted to take a moment and recognize the passing of Dr. Charles Lingle who was a great asset to the Dougherty County Commission and the community.

There being no further business, the Commission adjourned at 10:55 a.m.

ATTEST:

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
COUNTY CLERK

## DOUGHERTY COUNTY COMMISSION

DRAFT

### WORK SESSION MINUTES

September 30, 2019

The Dougherty County Commission met in Room 120 of the Albany-Dougherty Government Center on September 30, 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, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware, other staff and representatives of the media.

The Chairman recognized Brad McEwen to present a check to Commissioner Gaines on behalf of AB & T Bank for Flint River Fresh. In addition to the donation, the newsletter, Beyond the Bank, that highlights community topics and individuals will be used to promote the initiative.

The Chairman asked the Commission to review the minutes of the September 9 Regular Meeting, September 16 Work Session, and September 16 Special Called Meeting.

The Chairman called for a discussion regarding the Robert Cross Park Multipurpose Facility One Day Rental Fee. County Administrator Michael McCoy addressed. Chairman Cohilas recapped that the motion passed was for a \$600 fee with no refundable deposit; and shared that staff is concerned about costs being covered and the maintenance of the facility. Assistant Public Works Director Chuck Mathis provided four additional options for the Board to review. Attorney Lee shared that it is against the law for the County to “gratuitize” a public building. Mr. Mathis added that if we select or maintain an option to not clean the facility, then we would have to privatize the cleaning. Quotes were obtained ranging from \$350-\$500 for a private company to clean (per event). Commissioner Gaines wanted more clarity on the anti-gratuity clause for exclusive usage.

The Chairman called for a discussion of a recommendation to approve the Merck - Flint River Site Part G Contingency Plan outlining the assistance of the Dougherty County Police Department and Dougherty County Emergency Medical Services in performing emergency response duties. Assistant County Administrator Scott Addison EMS Director and Sam Allen addressed. DCP Chief Kenneth Johnson was present.

The Chairman called for discussion of the following proposed board appointment:

Retirement Fund Committee – There is one appointment with an unexpired four-year term ending December 31, 2022. This appointment must be a County retiree representative. Incumbent Gail Morrell relocated outside of Dougherty County. There is one new applicant, Grey Rowe. The Commission Chairman will make all appointments to this Committee.

Mr. McCoy shared with the Commission the passing of Dean C.W. Grant and Mr. Connie Ford.

Commissioner Jones requested that the Chairman use his contacts on the state level as a resource. and suggested that we locally put a plan in place to handle violence in the community and direct resources to take our city back from wayward use. Chairman Cohilas shared that he has been having conversations with his resources. Commissioner Jones shared that he will later present a plan to help resolve the issue. The Chairman directed Mr. McCoy to provide information on the Governor's state board initiative on gangs. The Chairman shared that ideally someone locally can serve on the Board.

Commissioner Johnson shared that he spoke to his city counter-part, (Commissioner BJ Fletcher) and requested that Mr. McCoy provide an update on the C.W. Heath Park improvements and Chairman Cohilas requested the update be provided in the next Work Session. Citizen, Ms. Hammond was recognized to invite the Commission to an upcoming community event. She also requested that the Commission have a youth center similar to Run N Shoot in Atlanta, Georgia to give the youth constant activities to participant in. Commissioner Gray reminded the Board to encourage individuals to use 229-436-TIPS which is an anonymous crime stoppers number and shared that this was an effective way to get rewards for reporting crimes.

Chairman Christopher Cohilas provided an update on the first GEMA/FEMA reimbursement check from Hurricane Michael. Dougherty County was the first in the area to receive a reimbursement check of \$1.5 million that was presented by Deputy Director Thomas Moore. Key staff was recognized for their role in the process.

After there was no further business to come before the Commission, the meeting adjourned at 11:21 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK





## MEMORANDUM

Date: October 8, 2019  
To: The Board of County Commissioners  
From: Albany Dougherty Planning Commission  
Subject: #19-065 Zoning (3108 Leary Rd.)

**Willis John Wright, Jr., (19-065)** has submitted an application to the Albany Dougherty Planning Commission requesting that the official Zoning Map of Dougherty County be amended to rezone 1.73 acres from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The property fronts the south side of Leary Rd., approximately 235 ft. to the west of the intersection of Leary Rd. and Vanderbilt Dr; the property address is 3108 Leary Rd. The property owner is MRA Concrete/Precast, LLC; the applicant is Willis John Wright, Jr.

Billy Merritt offered a motion to recommend denial to rezone 1.73 acres from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District); seconded by Jimmy Hall; the motion carried 8-0 with the following votes.

Chairman, William Geer	Tie or quorum
Vice Chair, Billy Merritt	Yes
Jimmy Hall	Yes
Aaron Johnson	Yes
Art Brown	Yes
Sanford Hillsman	Yes
Yvonne Jackson	Yes
Helen Young	Yes
Hampton Smith	Yes
Vacant	

**STAFF ANALYSIS AND REPORT  
APPLICATION #19-065 REZONING**



**OWNER:  
APPLICANT:**

**MRA Concrete Construction LLC  
Willis John Wright, Jr.**

**LOCATION:**

**3108 Leary Rd.**

**CURRENT ZONING/USE:**

Zoning:  
Use:

C-1 (Neighborhood Mixed-Use Business District)  
Vacant Property

**PROPOSED ZONING/USE:**

Zoning:  
Use:

C-3 (Commercial District)  
Precast Concrete Facility

**ZONING/ADJACENT LAND USE:**

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

AG (Agricultural District)  
Pecan Orchard (Shamrock Ranch)  
R-2 (Single-Family Residential)  
Pecan Orchard  
R-2 (Single-Family Residential District)  
Vacant Convenience Store, Deer Processing Shop  
C-1 (Neighborhood Mixed-Use Business District)  
Vacant Convenience Store, Deer Processing Shop

**MEETING INFORMATION:**

Planning Commission:  
Public Hearing/Final Vote:

10/03/19, 2:00 P.M., 240 Pine Avenue, Rm.380  
10/21/19, 10:00 A.M., 222 Pine Avenue, Rm.100

**RECOMMENDATION:**

**Conditional Approval to C-3 (Commercial District)**

## **BASIC INFORMATION**

The applicant requests to rezone a 1.73-acre parcel from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). A successful rezoning will allow for a precast concrete facility for the purpose of manufacturing precast light pole bases and sewer covers.

## **PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE**

Public water is available to this area; sanitary sewer is not available. The property does not lie in the 100-year flood zone; its topography is level. The property fronts the south side of Leary Rd; an existing ingress/egress easement to the east provides access to the property.

## **RELEVANT ZONING HISTORY**

Planning Department records indicate that the subject property and the adjoining 0.81-acre tract to the southeast were rezoned from R-2 to C-1 in 2004; the 0.81-acre parcel was rezoned to C-2 in 2017. The adjoining 1.01-acre tract to the east was rezoned from R-2 to C-1 in 1978. Adjacent commercial zoning includes two parcels located at the northeast quadrant of Leary and Old Pretoria Roads. These parcels were rezoned in 1998 from AG to C-1.

## **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 subject property is vacant; rezoning to C-3 will allow for on-site manufacturing of precast light pole bases and sewer covers. Operations will be conducted indoors and outdoors.

The property is located within a larger commercial district at the southwest quadrant of Leary Rd. and Vanderbilt Dr. A vacant mini-mart and deer processing/mobile vending operation are located within this quadrant. The northeast quadrant is zoned C-1 and occupied by a convenience store with gasoline pumps. Pecan orchards are located to the north, south, and west of the subject property. The proposed use should be suitable with adjacent commercial and agricultural (pecan orchard) 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 encroach on residential neighborhoods located to the south off of Vanderbilt Dr. Also, the Zoning Ordinance requires protective

screening where commercial/manufacturing operations adjoin residential zoning districts.

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

The property has a reasonable economic use with its current C-1 designation, which allows for convenience stores, restaurants, retail sales, and offices.

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:** The proposed use will not impact utilities. The property is served by public water and will require an on-site septic system.
- Staff estimates that the impact of the rezoning on the surrounding transportation network would be as follows:

**Road Capacity:**

<b>Road(s)</b>	<b>Traffic Capacity</b>	<b>ADT (2018)</b>
Leary Road		
(Newton to Old Pretoria)	9,600	2,080
(Old Pretoria to Eight Mile)	9,600	2,100

**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:** Leary Road (S.R. 62) is a state highway and is classified as an "Rural Minor Arterial Road." The Georgia Department of Transportation (GDOT) must approve any proposed additional access from Leary 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 Comprehensive Plan for Development (2026)?*

The subject property is located within a commercial node, which is supported by the Land Use Element of the current Comprehensive Plan (2026). When the property was rezoned to C-1 in 2004, the Comprehensive Plan (2015) in effect identified the subject intersection as a commercial node.

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 rezoning request is located within an existing commercial node that is currently zoned C-1 and C-2. The proposed rezoning will not expand the commercial node.

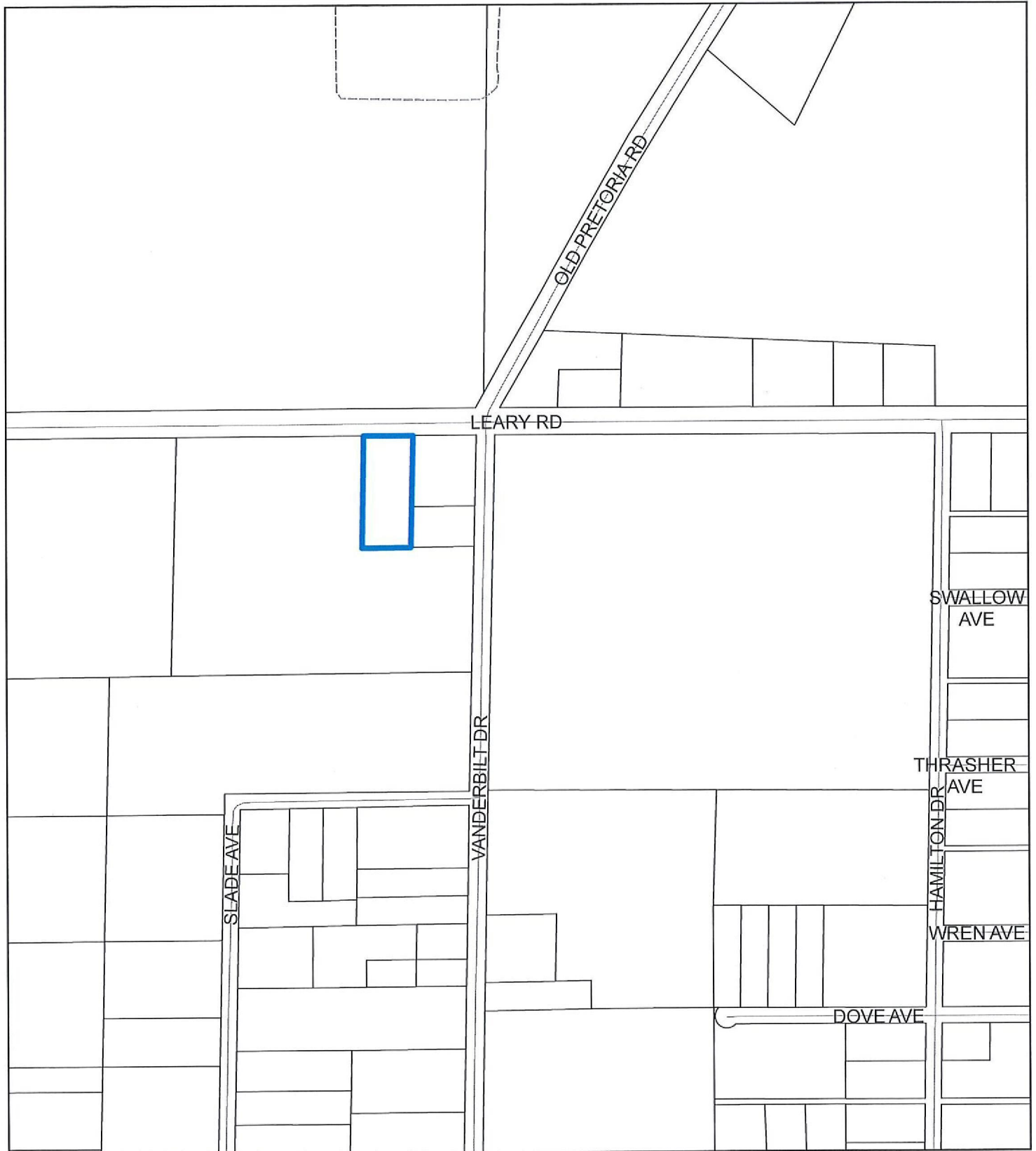
## **RECOMMENDATION**

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

The following uses are prohibited:

- Motor Vehicle Related Services to include sales; maintenance/repair/body shop; and vehicle service/wash
- Truck and Tractor Sales

# Location



19-065 Rezoning C-1 to C-3  
3108 Leary Road  
Owner: MRA Concrete/PreCast LLC  
Applicant: Willis John Wright, Jr.

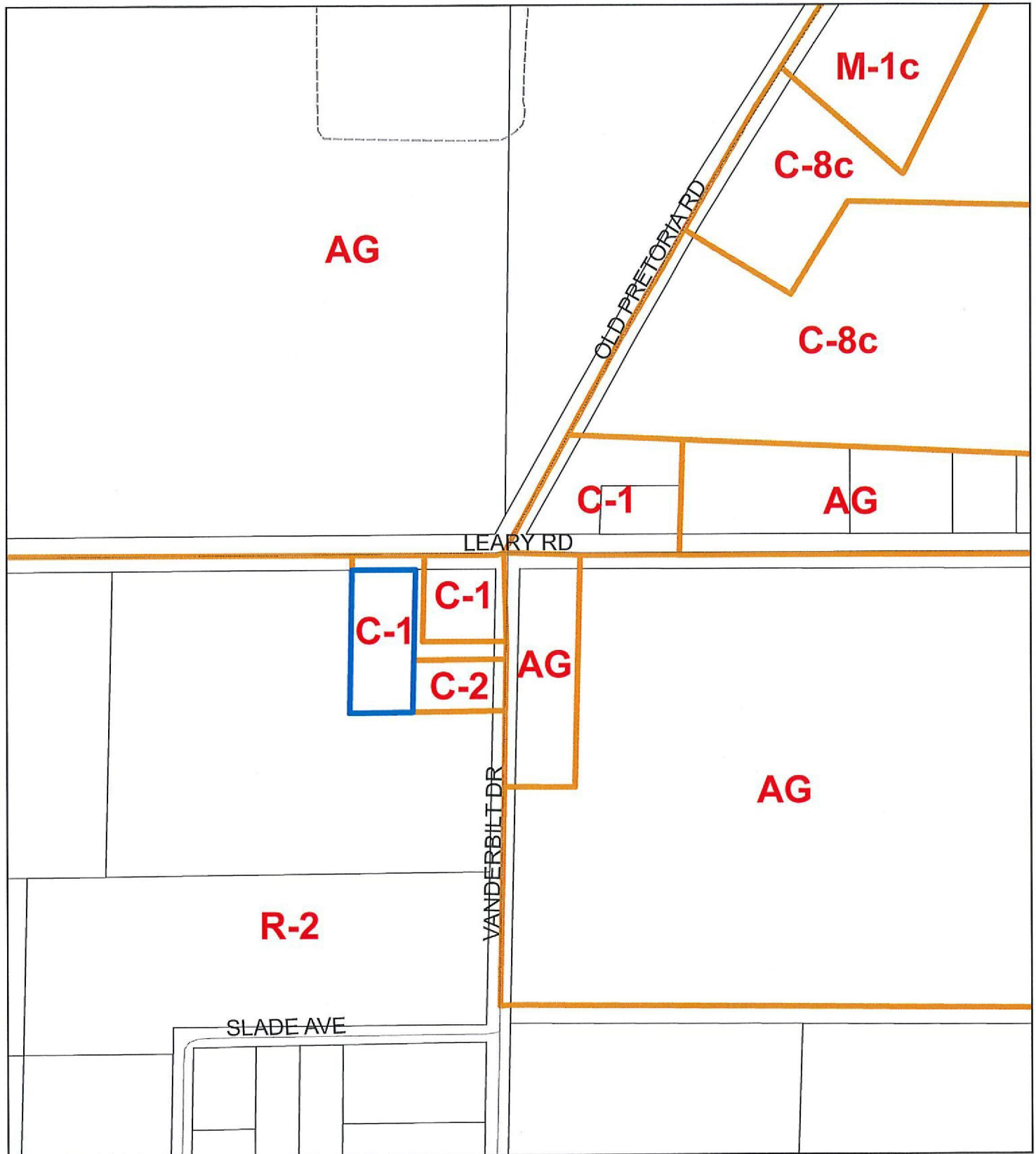
0 330 660 Feet



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



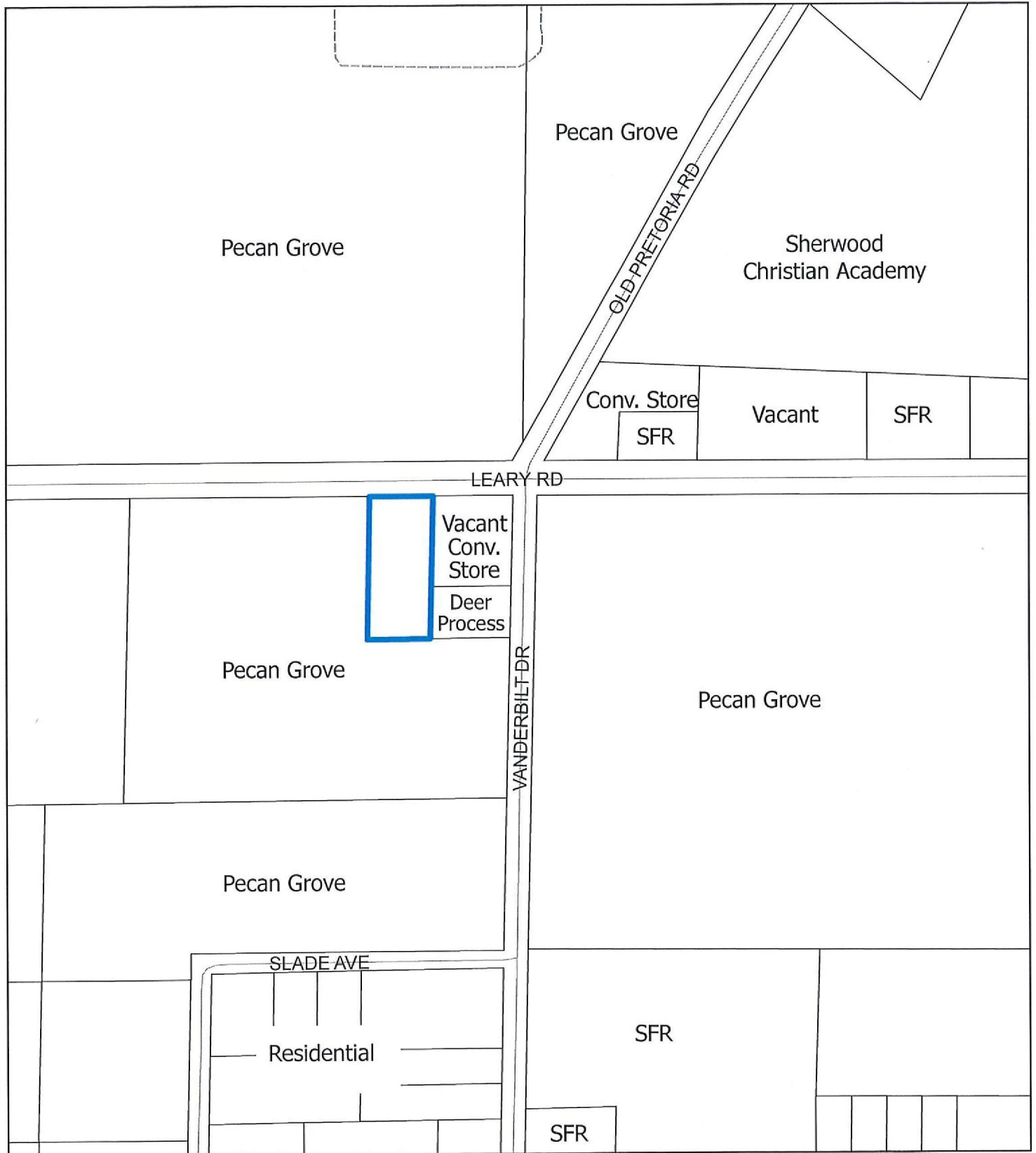
19-065 Rezoning C-1 to C-3  
3108 Leary Road  
Owner: MRA Concrete/PreCast LLC  
Applicant: Willis John Wright, Jr.

0 260 520 Feet



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# Land Use



19-065 Rezoning C-1 to C-3  
 3108 Leary Road  
 Owner: MRA Concrete/PreCast LLC  
 Applicant: Willis John Wright, Jr.

0 260 520 Feet



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# Aerial



19-065 Rezoning C-1 to C-3  
3108 Leary Road  
Owner: MRA Concrete/PreCast LLC  
Applicant: Willis John Wright, Jr.

0 260 520 Feet

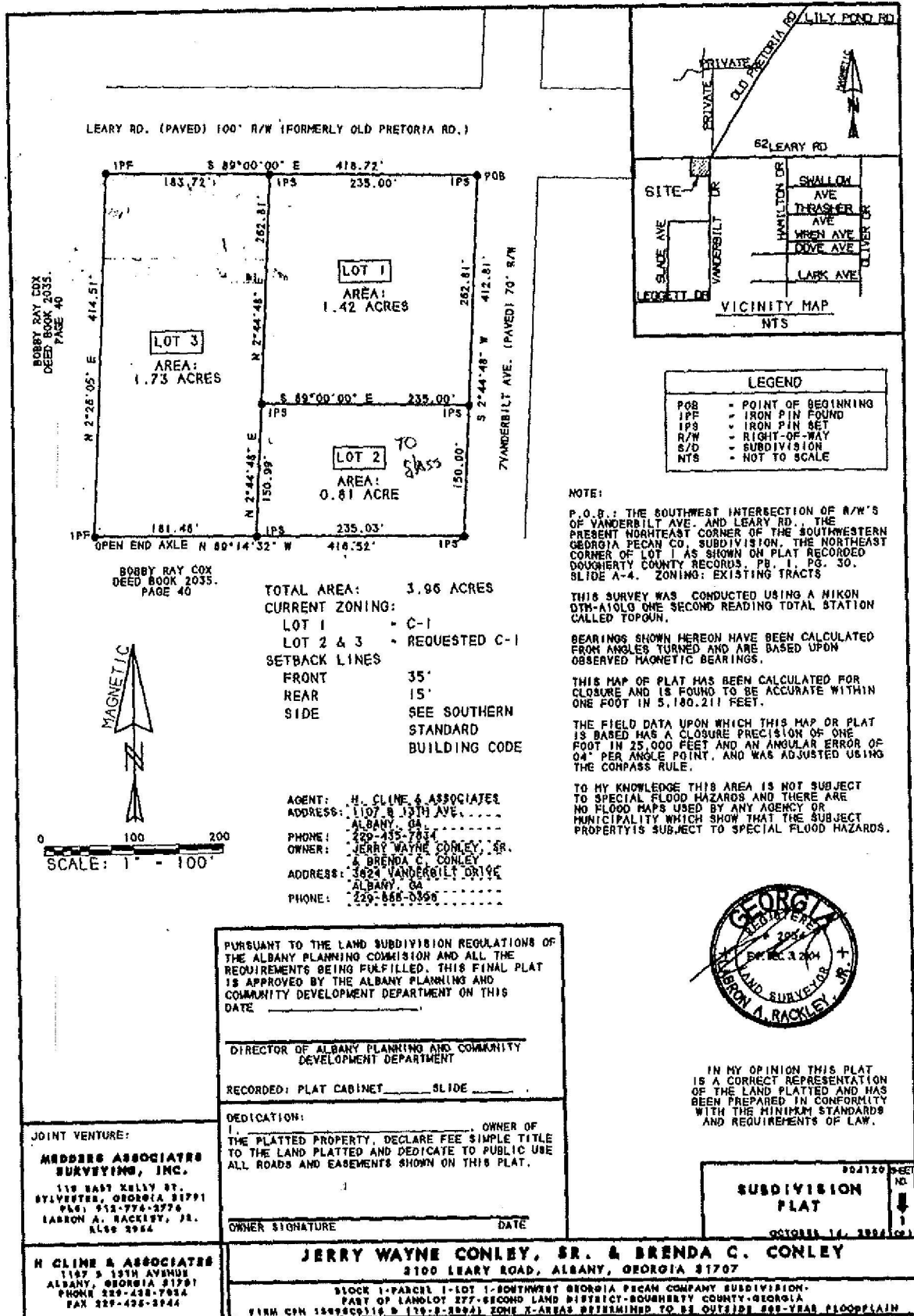


Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



All that tract or parcel of land situate, lying and being in Land Lot 277 of the 2<sup>nd</sup> Land District of Dougherty County, Georgia, and being more particularly described as Commencing at the Southwest intersection of Leary Road and Vanderbilt Road running thence N 89°00'00" W a distance of 235.00' to the Point of Beginning. From said Point of Beginning run S 02°44'48" W a distance of 262.81' to a point; thence S 02°44'48" W a distance of 150.99' to a point; thence N 89°14'32" W a distance of 181.48' to a point; thence N 02°25'05" E a distance 414.51' to a point; thence S 89°00'00" E a distance of 182.72' to the Point of Beginning. Said tract has an area of 1.73 acres.

## EXHIBIT "B"



DOCH 004607  
FILED IN OFFICE  
8/1/2019 02:39 PM  
BK:4623 PG:21-22  
EVONNE S. MULL  
CLERK OF COURT  
DOUGHERTY COUNTY

*Evonne S. Mull*

REAL ESTATE TRANSFER TAX  
PAID: \$10.00

PT-61 047-2019-001655

Please forward the recorded document to:  
Hall, Williamson & Hart, P.C.  
P.O. Drawer 70639  
Albany, GA 31708-0639

WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF DOUGHERTY.

THIS INDENTURE is made this 21<sup>st</sup> day of July, 2019, by  
JERRY WAYNE CONLEY, SR. AND BRENDA C. CONLEY, of the County of  
Dougherty, State of Georgia, hereinafter referred to as "GRANTOR", for and in favor of  
MRA PRECAST, LLC, A GEORGIA LIMITED LIABILITY COMPANY, hereinafter  
referred to as "GRANTEE".

WITNESS

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 and sufficiency thereof being hereby acknowledged, Grantor has granted,  
bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain,  
sell, alien, convey and confirm unto the Grantee,

All that tract or parcel of land lying and being all of Lot 3 comprising 1.73 acres, more  
or less, and being more particularly shown on that certain plat and survey entitled Jerry  
Wayne Conley, Sr., & Brenda C. Conley drawn by Lebron A. Rackley, Sr., Registered  
Land Surveyor No. 2954 under date of October 14, 2004, and recorded in Deed Book  
2960, Page 222 in the office of the Clerk of Superior Court of Dougherty County,  
Georgia.

Subject to a non-exclusive ingress and egress easement for vehicular and pedestrian  
traffic, ingress and egress to that certain portion of Lot 3 adjacent to the west of Lot 1,

said easement area more particularly described as: Commencing at the point of intersection of the south right of way line of Leary Road and west right of way line of Vanderbilt Avenue, go thence North 89 degrees 00 minutes 00 seconds West a distance of 418.72 feet to the point of beginning of the easement area; continue thence North 89 degrees 00 minutes 00 seconds West a distance of 183.72 feet along the south right of way line of Leary Road to a point; go thence South 02 degrees 26 minutes 05 seconds West a distance of 100.00 feet to a point; go thence South 89 degrees 00 minutes 00 seconds East a distance of 183.72 feet, more or less to the west lot line of Lot 1; go thence North 02 degrees 44 minutes 48 seconds East along the west lot line of Lot 1 a distance of 100.00 feet to the point of beginning of the easement area.

(The hereinabove described property is hereinafter referred to as the "SUBJECT PROPERTY").

TO HAVE AND TO HOLD the Subject Property together with each and all the rights, members and appurtenances thereof, to the same belonging, or in anyway appertaining, to the exclusive use, benefit and behoof of, MRA PRECAST, LLC, its heirs, successors and assigns, forever in FEE SIMPLE.

THE GRANTOR will warrant and forever defend the right and title to the Subject Property unto the Grantee, MRA PRECAST, LLC, its heirs, successors and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered  
this 26<sup>th</sup> day of July  
2019, in the presence of:

Witness

Jerry Wayne Conley, Sr.

(Seal)

Notary Public

Signed, sealed and delivered  
this 26<sup>th</sup> day of July  
2019, in the presence of:

Witness

Brenda C. Conley

(Seal)

Notary Public

(Seal)



**APPLICATION TO AMEND THE ZONING MAP OF:**

Albany, Georgia Dougherty County, Georgia

Property address: 3108 Leary Rd Albany GA  
Name of property owner(s): Willis John Wright Jr. (Billy)  
Mailing address: 1811 Schley Ave  
City: Albany State: GA Zip code: 31707 Telephone: 229-886-4999

Name of applicant: Willis John Wright Jr. (Billy)  
Mailing address: 1811 Schley Ave  
City: Albany State: GA Zip code: 31707 Telephone: 229-886-4999

**Zoning Classification:**

Present zoning district: C-1  
Proposed zoning district: C-3 (QSW)

Current use: None  
Proposed use: Concrete work

**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 September, 2019.

Signature of applicant: Willis John Wright Jr.  
Notary Public: Brittini Michelle Evans

My commission expires: May 8, 2023

**(Staff use)**

Posting fee: \_\_\_\_\_ Date paid: \_\_\_\_\_ Receipt: \_\_\_\_\_





### VERIFICATION OF OWNERSHIP

Name of all owners: Willis John Wright Jr (Billy)

Address: 3108 Leary Rd

City/State/Zip Code: Albany Georgia 31721

Telephone Number: 229-886-4999

Property Location (give description if no address): Lot 3 Leary 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.

Willis John Wright Jr as owner of MRA Recast  
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Personally appeared before me Willis John Wright Jr, who has stated that the information on this form is true and correct.



Brittini Moore  
Notary Public

September 10, 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: Matt Austin

Address: 161 CreekrIDGE dr

City/State/Zip Code: Leesburg GA 31763

Telephone Number: 229-886-4670



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

The applicant filed on this date: 9/3/2019, 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 \_\_\_\_\_.

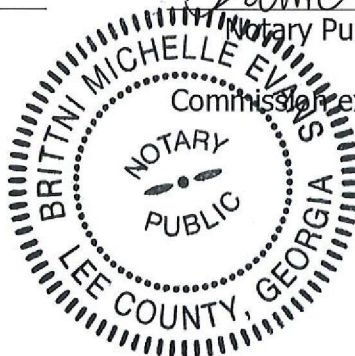
(Please list the name(s) and official position of the local government official; the dollar  
amount; description, and date of each campaign contribution).

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 10 day of September, 2019.

[Signature]  
Signature of Applicant

[Signature]  
Notary Public



Commission expires: May 8, 2023





## MEMORANDUM

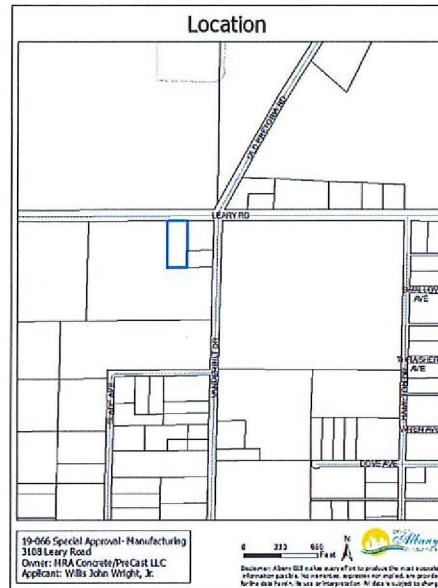
Date: October 8, 2019  
To: The Board of County Commissioners  
From: Albany Dougherty Planning Commission  
Subject: #19-066 Special Approval (3108 Leary Rd.)

**Willis John Wright, Jr., (19-066)** has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a precast concrete facility in the C-3 (Commercial) District. The property fronts the south side of Leary Rd., approximately 235 ft. to the west of the intersection of Leary Rd. and Vanderbilt Dr; the property address is 3108 Leary Rd. The property owner is MRA Concrete/Precast, LLC; the applicant is Willis John Wright, Jr.

Yvonne Jackson offered a motion to recommend denial of the request for Special Approval to operate a precast concrete facility in the C-3 (Commercial) District; seconded by Sanford Hillsman; the motion carried 8-0 with the following votes.

Chairman, William Geer	Tie or quorum
Vice Chair, Billy Merritt	Yes
Jimmy Hall	Yes
Aaron Johnson	Yes
Art Brown	Yes
Sanford Hillsman	Yes
Yvonne Jackson	Yes
Helen Young	Yes
Hampton Smith	Yes
Vacant	

**STAFF ANALYSIS AND REPORT  
APPLICATION #19-066 SPECIAL APPROVAL**



**OWNER:**  
**APPLICANT:**

**MRA Concrete Construction LLC**  
**Willis John Wright**

**LOCATION:**

3108 Leary Road  
Tax Parcel No: 00322/00001/01B

**CURRENT ZONING/USE:**

C-1 (Neighborhood Mixed-Use Business Use)  
Vacant Property

**PROPOSED ZONING/USE:**

C-3 (Commercial District)  
Precast Concrete Facility

**MEETING INFORMATION:**

Planning Commission	10/03/19, 2:00 P.M., 240 Pine Avenue, Rm. 380
Public Hearing and Final Vote	10/21/19, 10:00 A.M., 222 Pine Avenue, Rm. 100

**RECOMMENDATION:**

**Conditional Approval**

**GENERAL INFORMATION:** The applicant requests special approval to operate a precast concrete facility for purposes of doing concrete work and manufacturing precast light pole bases and possibly sewer covers. A concrete plant with operations conducted indoors and outdoors in the C-3 District requires Special Approval from the County Commission.

**Note:** The property is zoned C-1 (Neighborhood Mixed-Use Business District), which prohibits a precast concrete facility. An application to rezone the property to C-3 is pending.

## **SPECIAL APPROVAL CRITERIA**

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

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

**Trip Generation:** The proposed use is not projected to generate a high volume of traffic. According to the applicant, when filling an order, two to three employees will be on-site, including one to two concrete trucks. The finished product is loaded on a flatbed truck for delivery to the customer. It is expected that only one load of concrete will be delivered per day and only one truck load delivery to the customer per week; on occasion, there may be two truck load deliveries to customers per week.

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

**Road Classifications:** Leary Road (S.R. 62) is a state highway and is classified as a "Rural Minor Arterial Road." The Georgia Department of Transportation (GDOT) must approve any proposed additional access from Leary Road.

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

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

### **2. The location of off-street parking facilities.**

Parking is provided at the northwest corner of the parcel. The applicant states that only three cars will be parked on site during work hours.

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

Signage will comply with the Dougherty County Sign Ordinance.

### **4. The amount and location of open space.**

Approximately 66 percent of the 1.73-acre tract will remain as open space, which will be interspersed throughout the property.

## **5. Protective Screening.**

Fencing will be installed around the property. The Zoning Ordinance requires protective screening where commercial/manufacturing operations adjoin residential zoning districts.

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

The operation of the facility will be conducted Monday through Friday (no weekends) from 8:00 a.m. to 5:00 p.m.

## **7. Outdoor lighting.**

The applicant plans to install a street light. Any illumination shall be deflected away from adjacent residential areas.

## **8. Ingress and egress to the property.**

According to the applicant, an existing ingress/egress easement provides access from Leary Road. The easement is shared with an existing convenience store (currently vacant) and is located at the northeast corner of the property.

## **9. Compatibility with surrounding land use.**

The proposed use is suitable with the larger commercial district at the southwest quadrant of Leary Rd. and Vanderbilt Dr. A vacant mini-mart and deer processing/mobile vending operation are located within this quadrant. The northeast quadrant is zoned C-1 and occupied by a convenience store with gasoline pumps. Pecan orchards are located to the north, south and west of the subject property. The proposed use should be suitable with the adjacent commercial and agricultural (pecan orchard) operations.

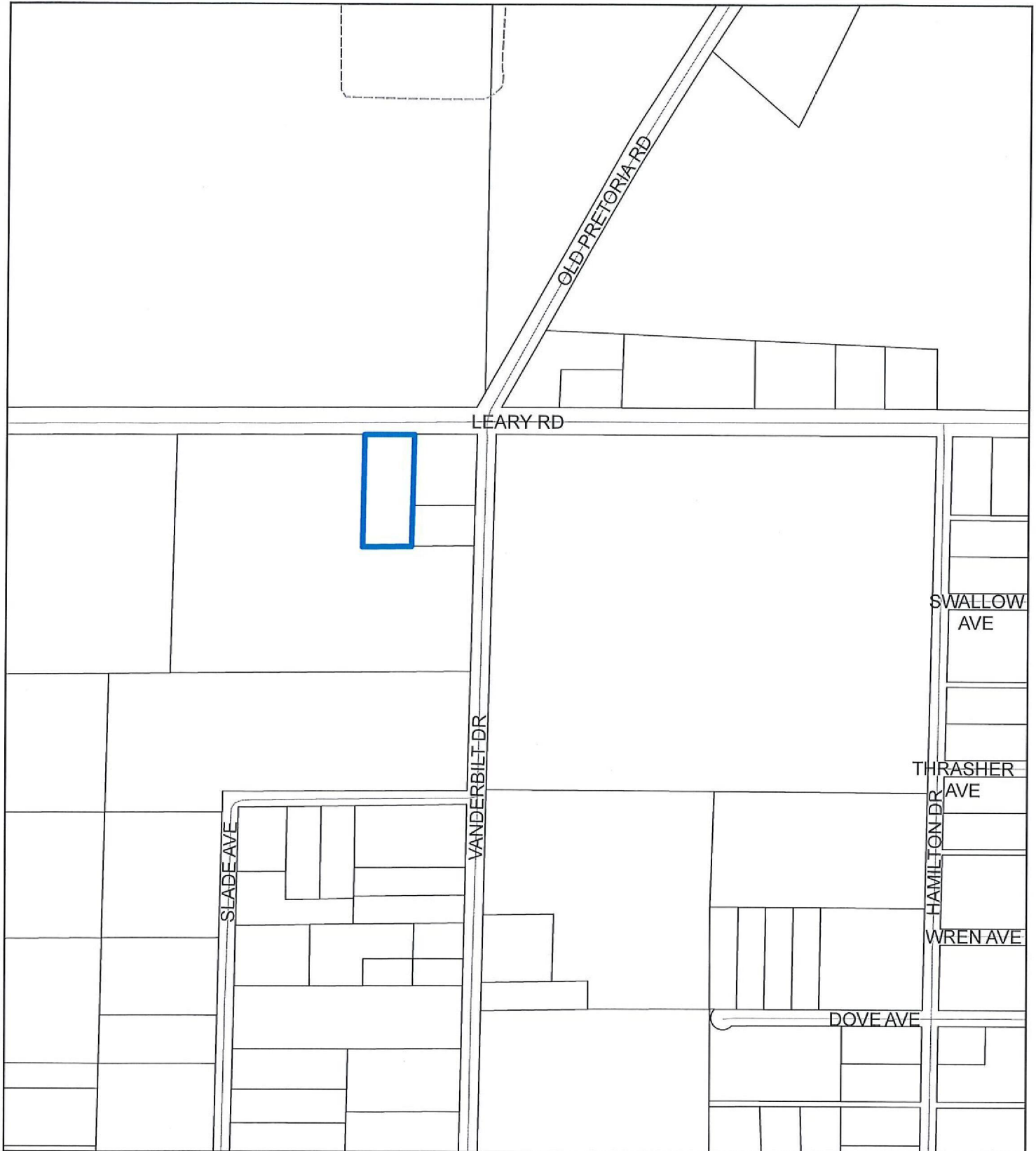
## **Consistency with the Comprehensive Plan.**

The subject property is located within a commercial node, which is supported by the Land Use Element of the Comprehensive Plan (2026).

## **RECOMMENDATION**

Staff recommends **approval** of this application.

# Location



19-066 Special Approval- Manufacturing  
3108 Leary Road  
Owner: MRA Concrete/PreCast LLC  
Applicant: Willis John Wright, Jr.

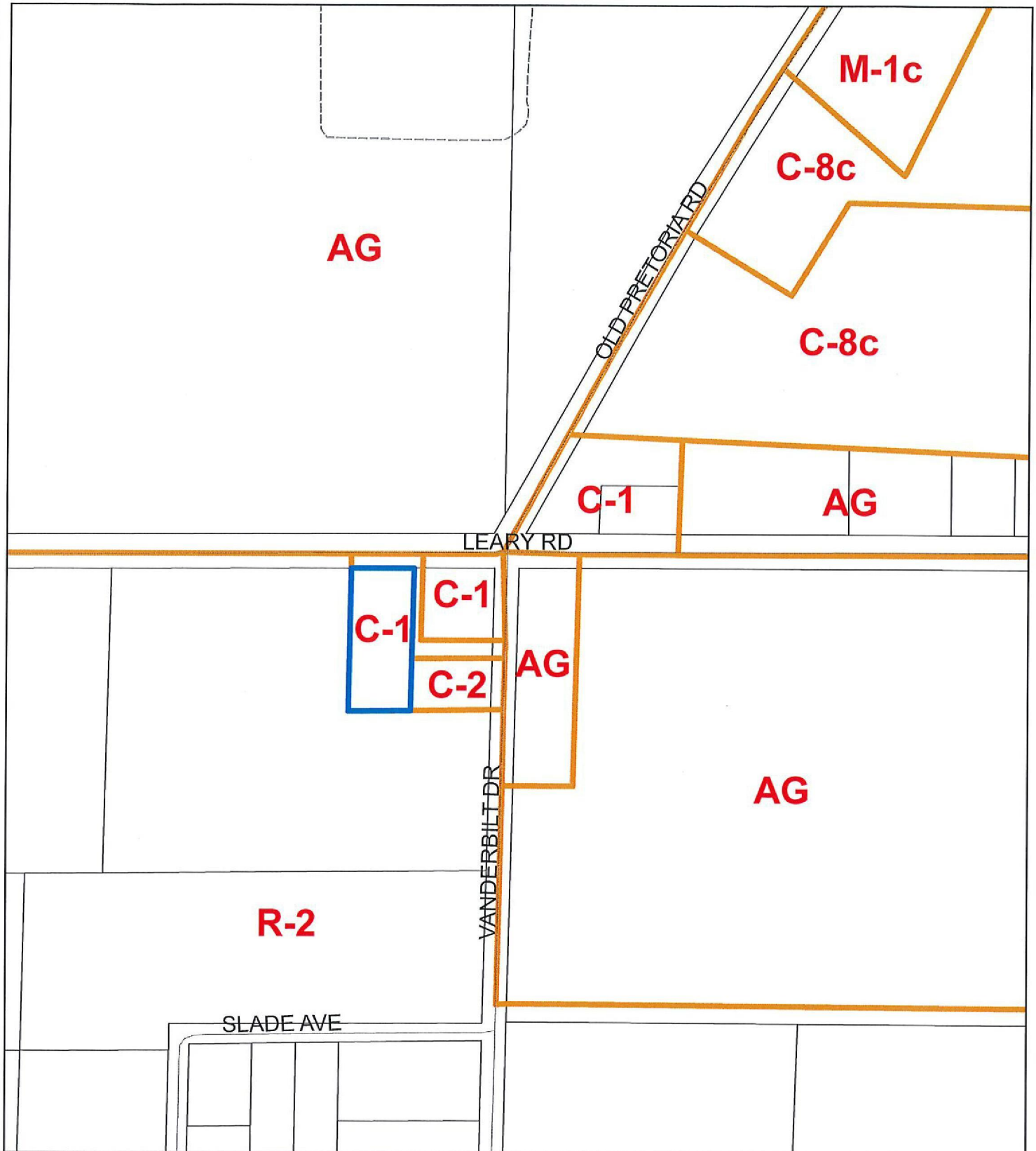
0 330 660  
Feet



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# Zoning



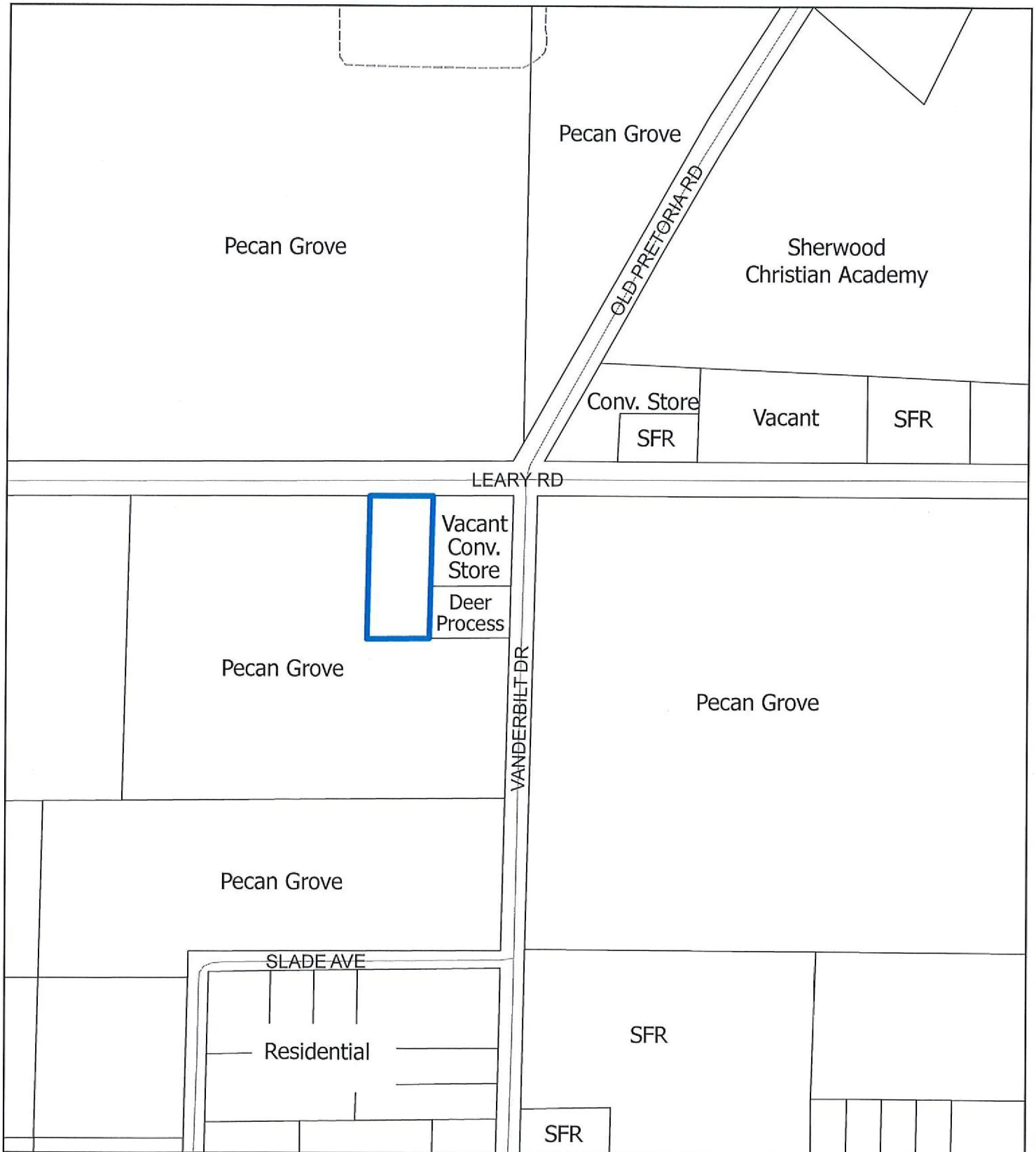
19-066 Special Approval- Manufacturing  
3108 Leary Road  
Owner: MRA Concrete/PreCast LLC  
Applicant: Willis John Wright, Jr.

0 260 520 Feet



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# Land Use



19-066 Special Approval- Manufacturing  
 3108 Leary Road  
 Owner: MRA Concrete/PreCast LLC  
 Applicant: Willis John Wright, Jr.

0 260 520 Feet



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# Aerial



19-066 Special Approval- Manufacturing  
3108 Leary Road  
Owner: MRA Concrete/PreCast LLC  
Applicant: Willis John Wright, Jr.

0 260 520 Feet



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**To whom it may concern City / County Commission special approval review criteria**

Please accept my letter of intent for MRA Concrete / Precast LLC for the Property located at 3108 Leary Rd Albany Ga 31721

We plan to do concrete work and we will also operating a precast concrete facility For the purpose of manufacturing precast light pole bases and possibly sewer covers

- 1- It will not adversely impact traffic. There will only be 1 to 2 concrete trucks on any Work day and 2 to 3 employees each day we have a order to fill.
- 2- It will not impact parking do to now 5 to 8 semi trucks park as a ride and share now And park over night and left for days. We will be posting no parking signs to stop This and we will only have 3 cars parking there Monday - Friday 8 - 5 no weekends
- 3- There is already a sign there all we will do is change to Co name to MRA
- 4- The lot is 1.73 acres and we will only be using 1/3 of that so there will be over a Acre left with with trees not used
- 5- There will be a fence installed around the property after zoning approved and a new 40 X 50 pole barn built at back of property
- 6- Hours will be from 8 to 5 weekdays only Monday through Friday that is compatible With surrounding business now
- 7- We will be installing a street light after we get power ran we will also have water ran
- 8- Ingress & egress already in place has been used in the past by now closed preexisting Curb store that adjoins the property with a shared easement

**Thank you for you time and service please call me with any questions**

**Billy Wright 229-886-4999**

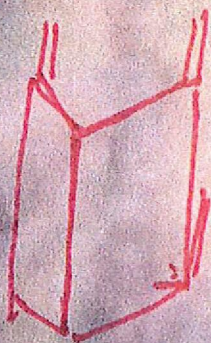


RD

Parking ↓



40x50



↓  
Pete Barne







### Special Approval Application

☐ City of Albany ☐ Dougherty County

Property Address: 3108 Leary Rd Albany GA

Name of Property Owner(s): Willis John Wright Jr (Billy)

Mailing Address: 1211 Schley

City: Albany State: GA Zip Code: 31707 Telephone: 229 886-4999

Name of Applicant: MRA Concrete Construction LLC (\* Name Change from MRA Precast LLC)

Mailing Address: 1211 Schley Ave

City: Albany State: GA Zip Code: 31707 Telephone: 229 886-4999

Current Use of Property: None

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

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

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

Sworn to and subscribed before me this 10 day of September, 20 2019.

Signature of Applicant: Willis John Wright Jr

Notary Public: Brittini Michelle Evans My commission expires: May 8, 2023

(Staff Use)

Date paid: \_\_\_\_\_ Receipt: \_\_\_\_\_



### VERIFICATION OF OWNERSHIP

Name of all owners: Willis John Wright Jr (Billy)

Address: 3108 Leary Rd

City/State/Zip Code: Albany GA 31721

Telephone Number: 229 886-4999

Property Location (give description if no address): Lot 3 Leary 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.

Willis John Wright Jr as owner of MRA Recast  
Owner Signature (all owners must sign) Owner Signature (all owners must sign)  
Personally appeared before me Willis John Wright Jr, who  
has stated that the information on this form is true and correct.  
Brittini Michelle  
Notary Public  
Date September 10, 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: Matt Austin

Address: 161 Creekridge dr

City/State/Zip Code: Leesburg GA 31763

Telephone Number: 229 886-4670





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

The applicant filed on this date: \_\_\_\_\_, 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 \_\_\_\_\_.

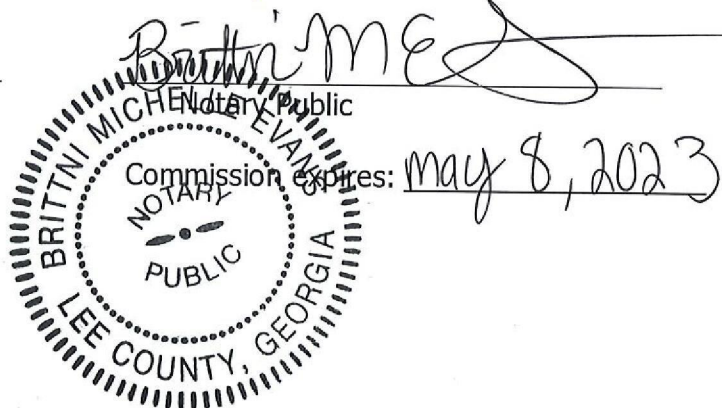
(Please list the name(s) and official position of the local government official; the dollar  
amount; description, and date of each campaign contribution).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 10 day of September, 2019.

[Signature]  
Signature of Applicant





**PROCUREMENT RECOMMENDATION**

DATE: October 2, 2019

TITLE: DOCO VEHICLE

DEPARTMENT: 1038 – Sheriff's Office

REFERENCE NUMBER:

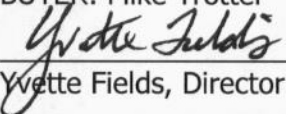
ACCOUNT NUMBER: 25041.7002.03

OPENING DATE: NA

BUDGETED AMOUNT: \$54,000.00

BUYER: Mike Trotter

DEPARTMENT CONTACTS: P. Johnson

  
Yvette Fields, Director

---

**RECOMMENDATION:**

---

Recommend the purchase of two (2) 2020 F-150 Crew Cab SSV (66S) pickups from Wade Ford Town of Smyrna, Georgia, for a total expenditure of \$56,968.00.

---

**BACKGROUND INFORMATION:**

---

This purchase will be from Wade Ford's Ga Statewide Contract # 99999-SPD-40199409-003. The pick-up trucks will be utilized by the Juvenile Court Deputies. The unit price is \$28,484.00 and will be purchased from SPLOST VII

---

**COUNTY ADMINISTRATOR ACTION:**

---

☒ APPROVED

☐ DISAPPROVED

☐ HOLD

COMMENTS:

---

October 11, 2019  
DATE

  
COUNTY ADMINISTRATOR

**List of Documents Attached:**

Quote Sheet

CENTRAL SERVICES



**PROCUREMENT RECOMMENDATION**

DATE: October 2, 2019

TITLE: DOCO VEHICLE

DEPARTMENT: 1038 – Sheriff's Office

REFERENCE NUMBER:

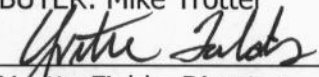
ACCOUNT NUMBER: 25041.7002.03

OPENING DATE: NA

BUDGETED AMOUNT: \$185,000.00

BUYER: Mike Trotter

DEPARTMENT CONTACTS: P. Johnson

  
Yvette Fields, Director

**RECOMMENDATION:**

Recommend the purchase of two (2) 2020 F-150 Crew Cab SSV (66S) pickups, two (2) Pursuit Explorers and one (1) Admin Explorer from Wade Ford of Smyrna, Georgia, for a total expenditure of \$165,776.00.

**BACKGROUND INFORMATION:**

This purchase will be from Wade Ford's Ga Statewide Contract # 99999-SPD-40199409-003. The vehicles will be utilized by the Sheriff's Deputies. The purchased will be from SPLOST VII.

**COUNTY ADMINISTRATOR ACTION:**

☒ APPROVED

☐ DISAPPROVED

☐ HOLD

**COMMENTS:**

10-11-19  
DATE

  
COUNTY ADMINISTRATOR

**List of Documents Attached:**

Quote Sheet

CENTRAL SERVICES



**PROCUREMENT RECOMMENDATION**

DATE: October 10, 2019

TITLE: DOCO VEHICLE

DEPARTMENT: 11032 - DCP

REFERENCE NUMBER:

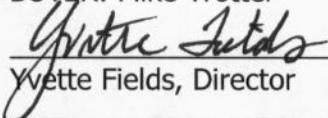
ACCOUNT NUMBER: 25036.7002.03

OPENING DATE: NA

BUDGETED AMOUNT: \$312,000.00

BUYER: Mike Trotter

DEPARTMENT CONTACTS: J. Hager

  
Yvette Fields, Director

**RECOMMENDATION:**

Recommend the purchase of five (1) Pursuit Explorers and one (1) Admin Explorer from Wade Ford of Smyrna, Georgia, for a total expenditure of \$201,430.00.

**BACKGROUND INFORMATION:**

This purchase will be from Wade Ford's Ga Statewide Contract # 99999-SPD-40199409-003 and will be from SPLOST VII.

**COUNTY ADMINISTRATOR ACTION:**

☒ APPROVED

☐ DISAPPROVED

☐ HOLD

COMMENTS:

October 11, 2019  
DATE

  
COUNTY ADMINISTRATOR

**List of Documents Attached:**

Quote Sheet

CENTRAL SERVICES





**Scott Addison**  
*Assistant County Administrator*

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Agenda Item

Date: October 18, 2019

Meeting Date: October 21, 2019

Subject/Title: Furniture Purchase – Southwestern Regional Drug Enforcement Office

Presented for: Decision

Presenter: Scott Addison, Asst. County Administrator

Statement of Issue

Furniture is needed for the newly established Southwestern Regional Drug Enforcement Office in Albany, GA.

History/Facts and Issues

In the September 9, 2019 Regular Meeting of the Dougherty County Board of Commissioners approval was provided to accept an Intergovernmental Agreement to establish and operate the Southwestern Regional Drug Enforcement Office in Albany, GA for the GBI. Furniture is needed for the newly established location. Quotes for furniture were obtained and the recommendation from Special Agent in Charge, Joseph Chesnut, of the Georgia Bureau of Investigation is to use state contract pricing obtained from Flint Office Furniture (Albany, GA) in the amount of \$25,490.95. The expense for the furniture will be reimbursed from the Criminal Justice Coordinating Council (CJCC) Grant.

Recommended Action

Recommend Dougherty County Commission accepts the state contract pricing from Flint Office Furniture (Albany, GA) in the amount of \$25,490.95 to equip the newly established Southwestern Regional Drug Enforcement Office in Albany, GA for use.

Funding Source

Reimbursable Funding  
Criminal Justice Coordinating Council (CJCC) Grant



## GRANT REQUEST AUTHORIZATION FORM

10/8/2019

DEPARTMENT: Superior Court

GRANT PROGRAM: Accountability Court Funding Program FY'20 Supplemental Grant

GRANTING AGENCY: Council of Accountability Court Judges / Criminal Justice Coordinating Council

CFDA # (IF FEDERAL GRANT)

PROGRAM TITLE: Dougherty Superior Court MH/SA Treatment Program

FUNDING REQUEST:

FEDERAL	STATE	LOCAL MATCH	OTHER	TOTAL REQUEST
	48,450.85			\$ 48,450.85

IF LOCAL MATCH IS REQUIRED, ARE FUNDS AVAILABLE IN CURRENT BUDGET? ☒ Y ☐ N Comments: (in-kind, direct appropriation, etc.) wavier to be requested

INDIRECT COSTS? Y/N

AMOUNT:

REIMBURSEMENT GRANT: ☒ Y ☐ N

PROJECT DIRECTOR: Patricia Griffin

PHONE: 229-302-3682

E-MAIL: pgriffin@dougherty.ga.us

DEPARTMENT DIRECTOR OR OFFICIAL  
APPROVING SUBMISSION (PRINT NAME & TITLE)

Victoria S. Darrisaw  
Superior Court

SIGNATURE:

*Victoria S. Darrisaw*

DATE:

10/9/2019

REVIEWED BY FINANCE:

MARTHA B. HENDLEY

SIGNATURE:

*Martha B. Hendley*

DATE:

10/9/19

REVIEWED BY COUNTY ADMINISTRATOR:

MICHAEL MCCOY

SIGNATURE:

*[Signature]*

DATE:

10-10-19

COUNTY COMMISSION ACTION:

APPROVED: Y/N

DATE:

CITY OF ALBANY RECREATION & PARKS

## 2019-2020 FISCAL YEAR

PART 2: CAPITAL IMPROVEMENT PROJECTS & DEVELOPMENTS

### C. W. HEATH IMPROVEMENTS

3 SUN SHADES/PAVILLIONS

2 BAY SWINGSETS

NEW BLEACHERS

CONCRETE BASKETBALL POST  
GOALS AND RIMS

NEW DUG OUTS

UPDATED WALKING TRACK

### RECREATION FACILITY IMPROVEMENTS

IRRIGATION SYSTEM REPLACEMENT AT

FLINT RIVER MUNICIPAL GOLF COURSE

TURNER GYM RENOVATIONS & REOPENING



## C.W. Heath Park Capital Improvement Cost

<b>Zone material replacement use for Playground systems (3)</b>		
150 cubic yards at \$42.00 per yd = \$6,300.00		\$6,300.00
<b>Sun Shades/Pavilions (6)</b>		
1 each 24 x 30 x 8 = \$5,502.00		\$5,502.00
1 each 24 x 30 x 10 = \$6,239.00		\$6,239.00
1 each 20 x 30 x 8 = \$4,724.00		\$4,724.00
1 each 20 x 30 x 10 = \$5,086.00		\$5,086.00
1 each 20 x 24 x 8 = \$3,728.00		\$3,728.00
1 each 20 x 24 x 10 = \$4,341.00		\$4,341.00
<b>2 Bay swingset - (1)</b>	\$3,000.00 x 1= \$3,000.00	\$3,000.00
<b>Bleachers 3 row aluminum (4)</b>	\$1,500.00 x 4= \$6,000.00	\$6,000.00
<b>Dugout benches (4)</b>	\$1,600.00 x 4= \$6,400.00	\$6,400.00
<b>Concrete Basketball Post Goals and Rims (4)</b>	Poles \$1,800.00 x 4 = \$7,200.00 Goals \$500.00 x 4 = \$2,000.00 Rims \$300.00 x 4 = \$1,200.00	\$10,400.00
<b>Dug Outs (2)</b>	\$8,495.00 x 2 = \$16,990.00	\$16,990.00
<b>Crushed Asphalt</b>	Jordan Parking Lot = \$5,000 Maple Parking Lot = \$10,355	\$15,355.00
<b>Cleaning and painting playground ammenities</b>		\$2,500.00
<b>Baseball Fence repair between the dugouts</b>		\$8,000.00
<b>Walking Track Material</b>		\$10,535.00
<b>Walking Track labor</b>		\$8,300.00

**Total** **\$123,400.00**

**A RESOLUTION  
ENTITLED**

**A RESOLUTION PROVIDING FOR THE SUBMISSION OF AN APPLICATION TO THE STATE OF GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR A FY 2020 COMMUNITY HOME INVESTMENT PROGRAM (CHIP) GRANT; PROVIDING FOR THE USE OF THE SERVICES OF THE SOUTHWEST GEORGIA REGIONAL COMMISSION FOR THE DEVELOPMENT AND PREPARATION OF THE FY 2020 COMMUNITY HOME INVESTMENT PROGRAM CHIP GRANT APPLICATION; PROVIDING FOR THE USE OF THE SERVICES OF THE SOUTHWEST GEORGIA REGIONAL COMMISSION TO ADMINISTER SAID GRANT APPLICATION, IF AWARDED; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County has reviewed the FY 2020 CHIP Program description which demonstrates the counties need to expand access to decent, safe, sanitary and affordable housing as a benefit to low-to-moderate income residents in Dougherty County; and

**WHEREAS**, the Board is desirous of having the Southwest Georgia Regional Commission submit, on its behalf, a FY 2020 Community Home Investment CHIP Grant Application to the State of Georgia Department of Community Affairs relative to providing affordable housing as stated; and

**WHEREAS**, Dougherty County is desirous of having the Southwest Georgia Regional Commission administer said grant, should it be awarded.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Dougherty County, Georgia and it is hereby resolved by Authority of same as follows:

**SECTION I** The Southwest Georgia Regional Commission is authorized to submit on behalf of Dougherty County an application to the State of Georgia Department of Community Affairs for a FY 2020 Community Home Investment Program (CHIP) grant. The County Administrator is hereby authorized to execute any and all documents necessary to the submission.

**SECTION II** The Southwest Georgia Regional Commission is hereby authorized to administer said Grant, should it be awarded, and Dougherty County shall pay to the Southwest Georgia Regional Commission an administrative fee not to exceed \$9500.00 over the two year grant period. The County Administrator is hereby authorized to work with the Southwest Georgia Regional Commission on an agreed payment schedule.

**SECTION III** Dougherty County shall provide a \$250.00 non-refundable application fee payable to the Georgia Housing and Finance Authority and shall provide a \$500.00 non-refundable application fee to the Southwest Georgia Regional Commission for preparation of the application. The County Administrator is hereby authorized to have both application fees



provided to Southwest Georgia Regional Commission through the Dougherty County's General Fund.

**SECTION IV** The County Administrator is hereby authorized to execute any and all documents necessary under this Resolution to implement and process both the filing of the Grant application and the administrative services necessary, should grant be awarded.

**SECTION V** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

This the 21st day of October, 2019

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_  
Christopher S. Cohilas, Chairman

ATTEST:

\_\_\_\_\_  
County Clerk

**A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION BY DOUGHERTY COUNTY OF  
A SUBRECIPIENT AGREEMENT BETWEEN DOUGHERTY COUNTY AND THE GEORGIA  
DEPARTMENT OF COMMUNITY AFFAIRS FOR THE PROVISION OF THE COMMUNITY  
DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY HOMEOWNER REHABILITATION AND  
RECONSTRUCTION PROGRAM; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH; AND FOR OTHER PURPOSES**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia is desirous of approving and executing a Subrecipient Agreement between Dougherty County and the Georgia Department of Community Affairs for the provision of the Community Development Block Grant – Disaster Recovery Homeowner Rehabilitation and Reconstruction Program.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Dougherty County, Georgia and it is hereby resolved by Authority of same as follows:

**SECTION I** The attached Subrecipient Agreement between Dougherty County and the Georgia Department of Community Affairs for the provision of the Community Development Block Grant – Disaster Recovery Homeowner Rehabilitation and Reconstruction Program is hereby approved and the Chairman of the Board of Commissioners is hereby authorized to execute same and the Finance Director of Dougherty County is hereby authorized to countersign said Agreement. The Chairman of the Board of Commissioners of Dougherty County is hereby authorized to execute any and all other documents necessary to full implementation of the Subrecipient Agreement.

**SECTION II** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

This the 21st day of October, 2019.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_  
Christopher S. Cohilas, Chairman

ATTEST:

\_\_\_\_\_  
County Clerk