



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:

## **November 4, 2019 Regular Meeting**

Documents received after 10:00 a.m., November 1, 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 – NOVEMBER 4, 2019

*DRAFT 3 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 October 7 Regular Meeting and October 14 Work Session Minutes.  
**ACTION:** **See Minutes.**
5. Delegations (**The Commission will hear comments on those items pertaining to Dougherty County for which a public hearing has not been held or scheduled. Please be brief, to the point, and considerate of time for others).**
  - a. **Mental Health Development Disabilities & Addictive Disease Advisory Council – Regional 4 Board Members**, Debbie Richardson and Gail Davenport, present to provide an **update** to the Commission.
6. Consider for action the **Resolution** providing for the acceptance and execution of the proposal to **upgrade software** for security cameras at the **Dougherty County Jail** from **Montgomery Technology Systems, LLC** (Greenville, AL), **in the amount of \$44,500 subject to the execution of the contract** by the County Administrator. Funding is budgeted in **SPLOST VII – Jail Facility Improvements.** **See Purchases #1.**  
**ACTION:**
7. Consider for action the **Resolution** providing for the acceptance and execution of the proposal to **replace the Main Air Handler and Condensing Unit** for the **Tallulah Massey Library**, from **RHC Heating & Cooling** (Albany, GA) **in the amount of \$22,035.54 subject to the execution of the contract** by the County Administrator. Funding is available in **SPLOST VII- Library Building Improvements.** **See Purchases #2.**  
**ACTION:**

*<See Next Page>*

8. Consider for action the **purchase** of an **Equipment Shed** for **Public Works** from **Smith-Built** (Dawson, GA) **in the amount** of **\$43,310.70**. Funding is budgeted in **SPLOST VI**.  
**ACTION:** **See Purchases #3.**

9. Consider for action the **recommendation** to **accept** the proposed **updates** for the **Radium Springs Recovery Plan, Radium Springs Trailhead and Radium Springs Master Plan**  
**ACTION:** **See Other #1.**

10. Consider for action the **annual Resolution** **authorizing the Southwest Georgia Regional Commission to execute and file the renewal of the annual application** on behalf of Dougherty County with the Georgia Department of Transportation and the United States Department of Transportation **for a grant for public transportation assistance under Section 5311 Regional Transit Program**. County Administrator Michael McCoy will address.  
**ACTION:** **See Other #2.**

11. 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**. The public hearing was held on October 21, 2019. **See Zoning a.**  
**ACTION:**

12. 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**. The public hearing was held on October 21, 2019. **See Zoning a.**  
**ACTION:**

13. Items from the County Administrator.

- a. **Reminder** the **Annual Neighborhood Watch Celebration** will be held Wednesday, **November 6, 2019** at **11 a.m.** in Room 100 of the Albany-Dougherty **Government Center**.

14. Items from the County Attorney.

15. Items from the County Commission.

16. 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

October 07, 2019

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on October 07, 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.

After the invocation and Pledge of Allegiance by Commissioner Edwards, the Chairman called for approval of the September 9 Regular Meeting, September 16 Work Session and September 16 Special Called Meeting Minutes.

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

The Chairman recognized citizen William Wright to discuss concerns regarding the calculation of the fee structure for Robert Cross Park Multipurpose Facility rental fees and he presented other methods to calculate.

The Chairman recognized citizen Warren Grant who requested that the Board support staff recommendation of Option 2 of the fee structure.

Commissioner Edwards introduced Mr. and Mrs. Lewis who are residents of Lily Pond Road and wanted to express concerns about littering in the neighborhood. Mr. Lewis stated that the conditions within the neighborhood did not represent the way the community should be. He would like the Commission to look at more enforcement efforts. Also, he discussed speeding concerns and a possible increase of Dougherty County Police Department involvement within the area. Chief Johnson consented to the request from Chairman Cohilas.

The Chairman called for consideration of the amendment of the Robert Cross Park Multipurpose Facility One Day Rental Fee and Reservation Deposit. The approved recommendation will be effective January 1, 2020. The recommendations were:

Option 1: Current Fee Structure (as of September 23, 2019)

Option 2: Staff Recommended Fee Structure

Option 3: Fee Structure Phased In Over 2 Years

Option 4: Previous Fee Structure

Commissioner Jones moved for approval of Option 4. Commissioner Edwards seconded the motion. After discussion, the motion was rescinded with a new motion by Commissioner Johnson.

Commissioner Johnson moved for approval of Option 4 noting that it would supersede all other previous recommendations and would be effective immediately. Upon a second by Commissioner Jones, the motion of Option 4 with the event fee of \$400 and the reservation deposit of \$200 (which would be refundable if agreement conditions were met) to be effective immediately passed with five ayes and two nays by Commissioner Hudgins and Commissioner Gray.

The Chairman called for consideration of a resolution providing for the acceptance and execution of 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.

Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Resolution 19-057 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL AND  
EXECUTION OF A CONTINGENCY PLAN BETWEEN DOUGHERTY  
COUNTY, GEORGIA AND MERCK SHARP & DOHME CORP.  
(MERCK) FOR THE PURPOSE OF PROVIDING EMERGENCY  
RESPONSE DUTIES AT THE MERCK FLINT RIVER SITE LOCATED  
AT 3517 RADIUM SPRING ROAD IN DOUGHERTY COUNTY;  
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the proposed board appointment. The following board appointment was made:

Upon appointment by Chairman Cohilas, new applicant Greg Rowe (County retiree representative), replacing Gail Morrell, will serve on the Retirement Fund Committee for an unexpired four-year term ending December 31, 2022.

The Chairman called for consideration of the recommendation from the Emergency Medical Services Department to apply for an EMS Trauma Related Equipment reimbursement Grant in the amount of \$10,166.10 for use to purchase EMS Trauma Related Equipment. This is a 100% grant with no local match. EMS Director Sam Allen addressed.

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

The Chairman called for consideration of a required resolution providing for approval of the SunTrust resolution and business account signature card updating the authorized personnel for the SunTrust accounts. County Administrator Michael McCoy addressed. This administrative action would add Assistant County Administrator Scott Addison to the signature card.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion passed unanimously. Resolution 19-058 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF A  
SUNTRUST DEPOSIT ACCOUNT RESOLUTION AND AUTHORIZATION  
FOR BUSINESS ENTITIES (DARA) DOCUMENT FOR THE PURPOSE OF  
AUTHORIZING DESIGNATED DOUGHERTY COUNTY PERSONNEL TO  
HAVE FULL AUTHORITY ON ALL SUNTRUST BUSINESS ENTITY  
ACCOUNTS; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

The Chairman called for consideration of a resolution providing for the payment of the fee proposal from Cardno (Marietta, GA) to the City of Albany for the construction of temporary shoring, removal of underground storage tanks and in-ground lifts at the Mule Barn, located at 101 S. Front Street in the amount of \$130,750. Funding is available in SPLOST V. County Administrator Michael McCoy and City of Albany Downtown Manager and ADICA Director Lequrica Gaskins addressed. Central Services Director Yvette Fields was present. Mr. McCoy said that this was an economic development issue and it aligned with the Commissioners retreat goals. Ms. Gaskins informed the Commission that five developers would like to develop this site and other sites in the surrounding areas. However, the proposed site needed to be shovel ready and possible contaminants needed to be removed. She mentioned that the shoring of the building would be ensured to maintain the historical integrity of the building. Information on plans to apply for the Brownfield grants were discussed. Mr. McCoy stated that time is of the essence to remove the impediment so it would not be deterrent as it had been in the past. Chairman Cohilas provided historical approval of SPLOST funds for the project. Attorney Lee provided clarification in reference to preservation of the building and ownership. Chairman Cohilas clarified that the Dougherty County would direct pay the vendor and do internal due diligence before paying invoices.

Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Resolution 19-059 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL  
AND ACCEPTANCE BY DOUGHERTY COUNTY OF A  
PROFESSIONAL SERVICES PROPOSAL DATED  
SEPTEMBER 24, 2019 WITH CARDNO, INC. FOR THE  
PURPOSE OF CONSTRUCTING TEMPORARY SHORING AND  
REMOVING UNDERGROUND STORAGE TANKS AND  
IN-GROUND HYDRAULIC LIFTS AT THE MULE BARN  
OWNED BY THE ALBANY-DOUGHERTY INNER CITY  
AUTHORITY LOCATED AT 101 SOUTH FRONT STREET IN

ALBANY, GEORGIA; REPEALING RESOLUTIONS OR PARTS  
OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR  
OTHER PURPOSES.

Commissioner Jones reminded the Board that he would like action to be taken on his previous concerns of community safety and Chairman Cohilas shared that he has a meeting scheduled with the GBI Director. Commissioner Edwards showed pictures of the signs that the Lewis' addressed earlier in the meeting. Mr. McCoy said a bigger (litter) sign could be put in place. Commissioner Gaines shared that she would be out of the country and would miss the two upcoming meetings. The Commission wished her safe travels. Commissioner Johnson expressed his concern in reference to the dangerous intersection in the community. He said that the state was using reflective poles at the dangerous intersections and he would like for the County to mimic the same concept. Chairman Cohilas said it would be a great idea to get an engineering update on behalf of this concern.

There being no further business, the Commission adjourned at 10:56 a.m.

ATTEST:

\_\_\_\_\_  
CHAIRMAN

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

## DOUGHERTY COUNTY COMMISSION

DRAFT

### WORK SESSION MINUTES

October 14, 2019

The Dougherty County Commission met in Room 120 of the Albany-Dougherty Government Center on October 14, 2019. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, 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. Commissioner Gloria Gaines was absent.

The Chairman recognized citizen William Wright to provide supplemental information from his last presentation on how Dougherty County should use capital assets and depreciate properties and he requested that the Board use the information as a consideration for setting fees for rentals. Mr. Wright also shared that he would later address the Commission regarding funding sources that were used with Ceres and Tetra Tech. Commissioner Johnson requested that Mr. Wright look at subcontracts of Tetra Tech and Ceres before coming to the Board and confirmed that our financial auditors adhere to GASB standards. Attorney Lee urged Mr. Wright to meet with the County's Finance Director Martha Hendley regarding any concerns or clarification on these matters.

The Chairman asked the Commission to review the minutes of the September 23 Regular Meeting and September 30 Work Session.

The Chairman called for discussion of 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 recommended denial. Mary Teter, Planning Manager, addressed. The Public Hearing and Action are scheduled for October 21, 2019.

The Chairman called for discussion of the zoning consideration of 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 recommended denial. Mary Teter, Planning Manager, addressed. The Public Hearing and Action are scheduled for October 21, 2019. Ms. Teter confirmed that the County Commission would still hear the requests even though the Planning Commission recommended denial.

The Chairman called for a discussion of a recommendation to purchase two 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-County Vehicles. Assistant County Administrator Scott Addison and Assistant Chief Deputy Pamela Johnson addressed. City of Albany Procurement Manager Mike Trotter was present.

The Chairman called for a discussion of a recommendation to purchase two 2020 Ford F150 Crew Cab SSV Pickups in the amount of \$28,484 each, two Pursuit Explorers in the amount of \$35,404 each and one 2020 Explorer 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. Assistant County Administrator Scott Addison addressed. Assistant Chief Deputy Pamela Johnson and City of Albany Procurement Manager Mike Trotter were present.

The Chairman called for a discussion of a recommendation to purchase five Pursuit Utility Vehicle Explorers in the amount of \$32,686 each and one 2020 Explorer 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. Assistant County Administrator Scott Addison and City of Albany Procurement Manager Mike Trotter addressed. Chief Kenneth Johnson was present. The use of state contract was discussed. Commissioner Johnson said that he would like to see other bids in the future.

The Chairman called for a discussion of a 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. This is an emergency supplement grant to bridge a gap in funding for treatment services at ASPIRE due to funding cuts through the Ga Department of Behavioral Health and Developmental Disabilities (DBHDD). Substance Abuse Coordinator Patricia Griffin addressed. Chairman Cohilas shared that we were prepared for this change and clarified that the services were the same but the funding structure had changed.

The Chairman called for a discussion of a recommendation to accept 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. County Administrator Michael McCoy addressed. Public Works Director Larry Cook was present. Commissioner Hudgins shared that we were using capital improvement funding and that we were setting a precedence of using this fund for a city project. He does not object but he was concerned about a possible new standard. Commissioner Edwards requested for solar powered fans to be considered. After discussion, he withdrew his request.

Mr. McCoy shared that he will be out on October 21, 2019 for the ICMA conference. Commissioner Edwards asked about the status of the demolitions. Attorney Lee provided an update on the properties. He stated that Barbragale Avenue does not meet the criteria and a new option was being sought out. Radium Springs Road had been filed and a hearing date was set. Mr. Lee had been asked to "hold off" on Betty's Drive until the new transfer of ownership took

place. He clarified that the Land Bank could not be used unless the property owner donated the property because the taxes were current. During the discussion, Commissioner Jones asked if a date could be established for the property on Betty's Drive to be brought up to code. Attorney Lee shared the court process would do so. After discussion, Attorney Lee also stated that he would proceed to file on the Betty's Drive property and allow the grace period for improvements to come from the court.

After there was no further business to come before the Commission, the meeting adjourned at 10:51 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

**A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND EXECUTION OF A CONTRACT  
BETWEEN THE BOARD OF COMMISSIONERS OF DOUGHERTY COUNTY, GEORGIA AND  
MONTGOMERY TECHNOLOGY SYSTEMS, LLC IN THE AMOUNT OF \$44,500.00 FOR THE  
PURPOSE OF PROVIDING UPGRADES TO THE SOFTWARE FOR SECURITY CAMERAS AT THE  
DOUGHERTY COUNTY JAIL; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia, at the request of the Dougherty County Sheriff's Office, is desirous of accepting and executing a contract between the Board of Commissioners of Dougherty County, Georgia and Montgomery Technology Systems, LLC in the amount of \$44,500.00 for the purpose of providing upgrades to the software for security cameras at the Dougherty County Jail.

**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 Contract/Agreement between Dougherty County, Georgia and Montgomery Technology Systems, LLC in the amount of \$44,500.00 for the purpose of providing upgrades to the software for security cameras at the Dougherty County Jail is hereby approved and the County Administrator is authorized to execute same. The County Administrator is hereby authorized to execute any and all other documents necessary to the full implementation of the said Contract/Agreement.

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

This the 4th day of November, 2019.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

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

ATTEST:

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



**DOUGHERTY COUNTY BOARD OF COMMISSIONERS**

Agenda Item

Date: October 18, 2019

Meeting Date: October 28, 2019

Subject/Title: Software Upgrade

Presented for: Decision

Presenter: John Ostrander, Chief Jailer

Statement of Issue

A software upgrade is needed for the security cameras at the Jail.

History/Facts and Issues

The Dougherty County Sheriff's Office needs to upgrade the software for the security cameras at the jail. The current software will not be supported by Microsoft as of January 2020. In order to operate and view any of the security cameras on any new computer, the upgrade to Windows 10 compatible software is required. The Sheriff's Office is requesting to utilize the current security system vendor, Montgomery Technology Systems, LLC, (Greenville, AL) to provide the upgrade.

Recommended Action

Recommend that the Dougherty County Commission approves the purchase of the software upgrade from Montgomery Technology Systems, LLC, (Greenville, AL) for an expenditure of \$44,500.

Funding Source

SPLOST VII-  
Jail Facility Improvements  
Budget: \$50,000

**A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF AN AGREEMENT/  
CONTRACT BETWEEN BOARD OF COMMISSIONERS OF DOUGHERTY COUNTY, GEORGIA AND  
RHC HEATING & COOLING IN THE AMOUNT OF \$22,035.54 FOR THE PURPOSE OF  
PURCHASING AND INSTALLING A NEW AIR CONDITIONING UNIT AT TALLULAH MASSEY  
LIBRARY; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia is hereby desirous of approving and executing an Agreement/Contract between the Board of Commissioners of Dougherty County, Georgia and RHC Heating & Cooling in the amount of \$22,035.54 for the purpose of purchasing and installing a new air conditioning unit at Tallulah Massey Library.

**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 Agreement/Contract between Dougherty County, Georgia and RHC Heating & Cooling for the purpose of purchasing and installing a new air conditioning unit at Tallulah Massey Library in the amount of \$22,035.54 is hereby approved and the County Administrator is authorized to execute same. The County Administrator is hereby authorized to execute any and all other documents necessary to the full implementation of the said Agreement/Contract.

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

This the 4th day of November, 2019.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

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

ATTEST:

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



**Scott Addison**  
*Assistant County Administrator*

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Agenda Item

Date: October 24, 2019

Meeting Date: October 28, 2019

Subject/Title: Tallulah Massey Library A/C Unit

Presented for: Decision

Presenter: Scott Addison, Asst. County Administrator

Statement of Issue

Tallulah Massey Library is in need of a new air conditioning unit.

History/Facts and Issues

Facilities Management needs to install a new air conditioning unit at Tallulah Massey Library and is requesting approval to utilize the lesser quote with state contract pricing from RHC, Albany, GA in the amount of \$22,035.54. Three quotes were obtained from RHC Heating and Cooling, Albany GA; SafeAir Heating and Cooling, Albany GA; and Excel Heating and Cooling, Albany GA with the highest quote received being \$26,512.61.

Recommended Action

Recommend that Dougherty County Commission accepts the state contract pricing from RHC Heating and Cooling, Albany, GA for an expenditure of \$22,035.54 for the purchase of a new air conditioning unit and installation with one year labor and five year parts warranty for Tallulah Massey Library.

Funding Source

25075.7001.01 SPLOST VII  
Libraries



**Scott Addison**  
*Assistant County Administrator*

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Agenda Item

Date: October 25, 2019

Meeting Date: October 28, 2019

Subject/Title: Equipment Shed

Presented for: Decision

Presenter: Scott Addison, Asst. County Administrator

Statement of Issue

Dougherty County Public Works is in need of a shed to house drainage equipment.

History/Facts and Issues

Dougherty County Public Works is in need of a shed to house drainage equipment and the KADB vehicle. The KADB shed was destroyed in Hurricane Michael. Two quotes were obtained from Smith-Built of Dawson, GA. and Tyson Steel Building Products of Doerun, GA; with the highest quote received being \$51,562.31. Public Works is requesting approval to purchase the shed from the lesser quote provided by Smith-Built, Dawson, GA in the amount of \$43,310.70.

Recommended Action

Recommend that Dougherty County Commission accepts the quote from Smith-Built of Dawson, GA. for an expenditure of \$43,310.70 for the purchase of the equipment shed for Public Works.

Funding Source

21031.7005.08 SPLOST VI  
Equipment Shed

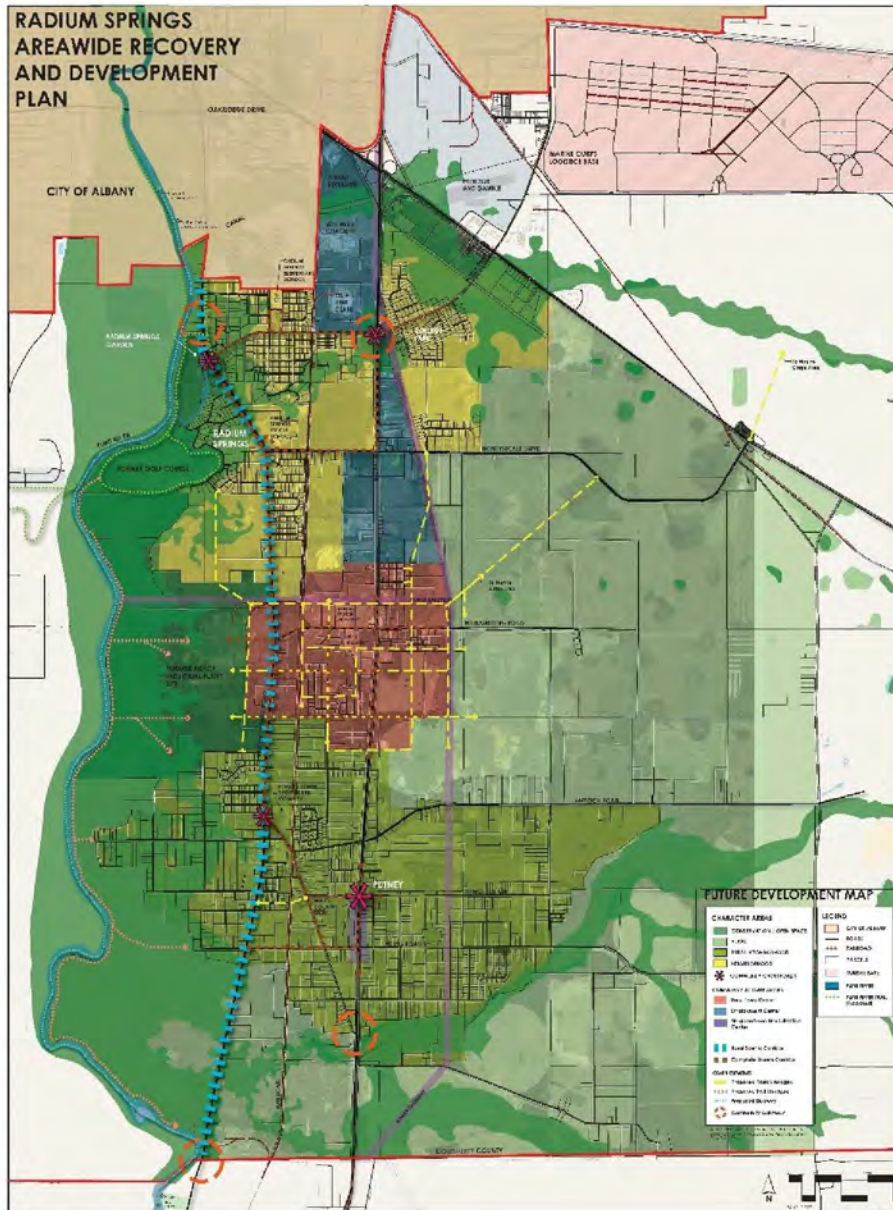


## Projects Overview

1. Radium Springs Recovery Plan
2. Radium Springs Trailhead
3. Radium Springs Master Plan Update



# Radium Springs Recovery Plan



**PUBLIC WORKSHOP**

**DATE:** Tuesday, March 13<sup>th</sup>

**TIME:** 5:30 – 7:00 PM

**LOCATION:** St. John & St. Mark's Episcopal Church  
2425 Cherry Laurel Lane  
Albany, GA 31705

Please **JOIN US**, as we discuss the **RADIUM SPRINGS AREA WIDE RECOVERY AND DEVELOPMENT PLAN**.

**We want to hear from YOU!**

**QUESTIONS?** Contact Us! [Ron.Huffman@albamail.com](mailto:Ron.Huffman@albamail.com) or [Alma.Schroeder@albamail.com](mailto:Alma.Schroeder@albamail.com)

**OPEN HOUSE**

**DATE:** Wednesday, May 23<sup>rd</sup>

**TIME:** 12:00pm – 7:00pm

**LOCATION:** Putney United Methodist Church  
1801 Dunning Avenue  
Albany, GA 31705

Please **drop by at your convenience**, to review draft recommendations for the **RADIUM SPRINGS AREA WIDE RECOVERY & REDEVELOPMENT PLAN**.

Help determine the vision for recovery and future development in Radium Springs and surrounding areas!

This plan focuses on strategies for rebuilding a strong, resilient community.

**QUESTIONS OR COMMENTS?** Contact Us! [Ron.Huffman@albamail.com](mailto:Ron.Huffman@albamail.com) or [Alma.Schroeder@albamail.com](mailto:Alma.Schroeder@albamail.com)









# Radium Springs Recovery Plan

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## Summary Recommendations

- Paint Putney on the Water Tower
- Acquire Putney Park/SE Dougherty Sports Complex and Refurbish
- Build a Community Center and Emergency Shelter
- Implement the Flint River Trails Master Plan
- Install Gateway Signage
- Construct a Public Library
- Upgrade and Maintain Park at Stagecoach and US 19.
- Adopt DCA Resilient Construction Standards
- Develop a Commercial Node/Center
- Provide Safe Sidewalk and Trail Connections

# Radium Springs Trailhead

RTP Grant Recipient \$200,000



**wood.**

ENVIRONMENTAL & INFRASTRUCTURE  
555 LITTLE ROCK RD  
SUITE 100  
KNOXVILLE, TN 37912



NOT VALID WITHOUT  
SIGNATURE AND DATE

PROJECT  
**RADIUM  
SPRINGS  
TRAILHEAD**  
ALBANY, GEORGIA

CITY OF ALBANY  
101 PINE AVENUE  
ALBANY, GA 31701

WOODPROJECT# 164  
0143-19-1127

NO.	DATE	BY	APPROVED
1	10/20/20	SMO	SMO

DESIGNED BY: M. HARRISON  
DRAWN BY: G. DUNCAN  
CHECKED BY: G. HARRISON  
APPROVED BY: G. HARRISON  
DATE: 9/18/2020

SHEET TITLE:  
**LANDSCAPE  
PLAN**

SHEET NUMBER: **L-100**  
SHEET OF SHEETS: **1**



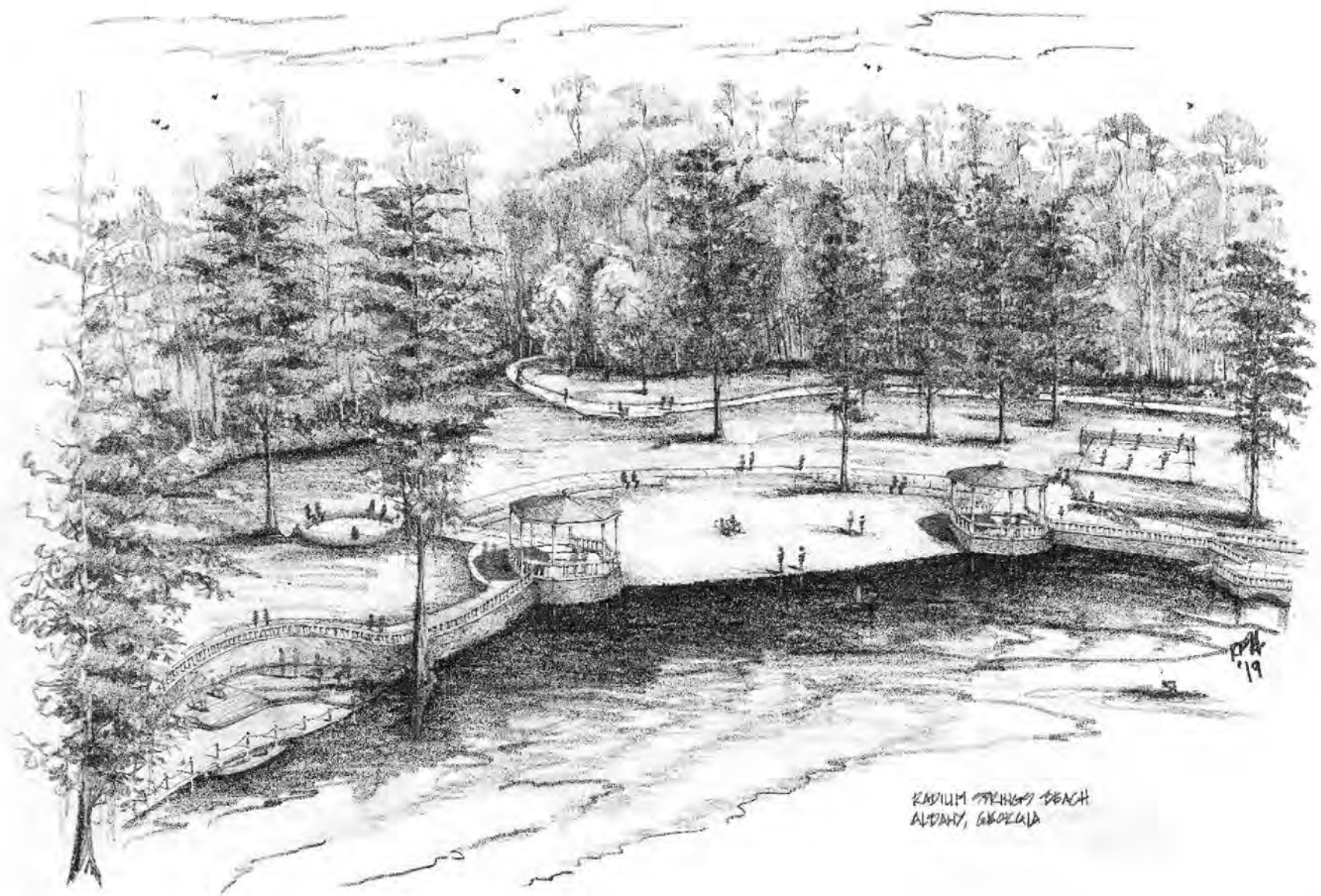
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# Radium Springs Master Plan Update

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# Radium Springs Master Plan Update

Opinion of Probable Construction Costs Radium Springs Gardens Dougherty County, Georgia Wood Project Number: 6143 19 1127 June 14, 2016					
LINE ITEM	DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED COST
1	Mobilization/Demobilization	LS	1	\$ 10,000.00	\$ 10,000.00
2	Erosion Control Etc.	LS	1	\$ 10,000.00	\$ 10,000.00
3	Pavilion Renovation	EA.	2	\$ 10,000.00	\$ 20,000.00
4	Gravel Base Parking	SF	30000	\$ 3.40	\$ 102,000.00
5	Asphalt Parking	SF	30000	\$ 7.50	\$ 225,000.00
6	Concrete Sidewalk 6'	SF	7200	\$ 6.60	\$ 47,520.00
7	Electrical Service	LS	1	\$ 10,000.00	\$ 10,000.00
8	Grading Complete	LS	1	\$ 50,000.00	\$ 50,000.00
9	Stormwater Outlet and Piping	LF	50	\$ 60.00	\$ 3,000.00
10	Entry Sign/Assorted signage	LS	1	\$ 2,000.00	\$ 2,000.00
11	Lighting - Parking Lot	EA.	6	\$ 3,000.00	\$ 18,000.00
12	Restroom Pavilion	SF	1750	\$ 150.00	\$ 262,500.00
13	Ticket Booth	SF	100	\$ 25.00	\$ 2,500.00
14	Zipline Towers and Equip.	LS	1	\$ 125,000.00	\$ 125,000.00
15	Volleyball Sand, Edging and Equip	CY	66	\$ 40.00	\$ 2,640.00
16	Limestone Block Walls	FF	960	\$ 100.00	\$ 96,000.00
17	Repair Balustrade	LF	320	\$ 35.00	\$ 11,200.00
18	New Handrail	LF	320	\$ 55.00	\$ 17,600.00
19	Wooden Deck	SF	700	\$ 35.00	\$ 24,500.00
20	Concrete Deck Repair	SF	1550	\$ 8.50	\$ 13,175.00
21	Limestone Wall Repair	LS	1	\$ 10,000.00	\$ 10,000.00
22	Stone Seat Walls	LF	90	\$ 150.00	\$ 13,500.00
23	Landscape Planting	EA.	102	\$ 125.00	\$ 12,750.00
24	Beach Sand	CY	400	\$ 27.00	\$ 10,800.00
25	Weed Removal	LS	1	\$ 25,000.00	\$ 25,000.00
26	Subtotal				\$ 1,124,685.00
27	Engineering and Surveying (10%)				\$ 112,468.50
28	Contingency (20%)				\$ 224,937.00
29	PARK SUBTOTAL				\$ 1,462,090.50

## Key Recommendations:

- Pavilions Renovation
- Food Truck Parking
- Zipline and Towers
- Weed removal
- Beach Sand
- Parking Expansion
- Restroom Pavilion
- Limestone Wall and Balustrade Repair





Thank you

For more information:

**Ron Huffman, ASLA, AICP**

**Senior Principal**

**(770) 402-5354**

**[Ronald.huffman@woodplc.com](mailto:Ronald.huffman@woodplc.com)**

**woodplc.com**





**RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES DEPARTMENT OF TRANSPORTATION FOR A GRANT FOR PUBLIC TRANSPORTATION ASSISTANCE UNDER TITLE 49 U.S.C., SECTION 5311.**

**WHEREAS**, the Federal Transit Administration and the Georgia Department of Transportation are authorized to make grants to non-urbanized (rural) areas for mass transportation projects; and

**WHEREAS**, the contract for financial assistance will impose certain obligations upon Applicant, including the provision of the local share of project costs; and

**WHEREAS**, it is required by the United States Department of Transportation and the Georgia Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Federal Transit Act, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

**WHEREAS**, it is the goal of the Applicant that Minority Business Enterprise (Disadvantaged Business Enterprise and Women's Business Enterprise) be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority business shall have the maximum feasible opportunity to compete for contracts and purchase orders when procuring construction contracts, supplies, equipment contracts, or consultant and other services.

**NOW THEREFORE, BE IT RESOLVED BY** Dougherty County ,  
hereinafter referred to as the "Applicant",

1. That the Designated Official, SW GA Regional Commission, hereinafter, referred to as the "Official" is authorized to execute and file an application on the behalf of the Applicant, a City/County government, with the Georgia Department of Transportation to aid in the financing of public transportation assistance pursuant to Section 5311 of the Federal Transit Act.
2. That the Official is authorized to execute and file such application and assurances or any other document required by the U.S. Department of Transportation and the Georgia Department of Transportation effectuating the purpose of Title VI of the Civil Rights Act of 1964.
3. That the Official is authorized to execute and file all other standard assurances or any other document required by the Georgia Department of Transportation or the U.S. Department of Transportation in connection with the application for public transportation assistance.
4. That the Official is authorized to execute grant contract agreements on behalf of the Applicant with the Georgia Department of Transportation.

5. That the Official is authorized to set forth and execute Minority Business Enterprise, DBE (Disadvantaged Business Enterprise) and WBE (Women Business Enterprise) policies and procedures in connection with the project's procurement needs as applicable.
6. That the applicant while making application to or receiving grants from the Federal Transit Administration will comply with FTA Circular 9040.1G, FTA Certifications and Assurances for Federal Assistance 2021 as listed in this grant application and General Operating Guidelines as illustrated in the *Georgia State Management Plan*.
7. That the applicant has or will have available the required non-federal funds to meet local share requirements for this grant application.

APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Authorized Official

Christopher S. Cohilas, Chairman

\_\_\_\_\_  
Type Name and Title

Signed, sealed and delivered this \_\_\_\_\_ day of \_\_\_\_\_, 2019 in the presence of

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public/Notary Seal

#### CERTIFICATE

The undersigned duly qualified and acting \_\_\_\_\_ County Clerk \_\_\_\_\_ of \_\_\_\_\_ Dougherty County, GA \_\_\_\_\_ (Title of Certifying/Attesting Official) (Applicant's Legal Name) certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting held on \_\_\_\_\_, 2019.

Jawahn E. Ware

\_\_\_\_\_  
Name of Certifying/Attesting Officer

County Clerk

\_\_\_\_\_  
Title of Certifying/Attesting Officer

(Place Seal Here)

(Page 2 of 2)

SOUTHWEST GEORGIA REGIONAL COMMISSION  
REGIONAL RURAL TRANSIT PROGRAM

## Transit Activity Report

*Dougherty County*

July 1, 2018 - June 30, 2019

*Report Period*

### Operation Parameters

Operation Hours 6:00am to 8:00pm M-F

Office Hours 8:00am to 5:00pm M-F

Vehicles in Service – 7

### Total Statistics

Total Trips Performed	<b>20,894</b>
Public Trips*	1,997
Service Hours**	<b>9,156</b>
Service Miles**	<b>166,707</b>

### Monthly Averages

Trips Per Vehicle - **2,985**

Percentage of Total Trips That Are Public - **9.56%**

*Peak – 6:00am to 10:00am / 2:00pm to 6:00pm*

*Off Peak – 10:00am to 2:00pm / 6:00pm to 8:00pm*

### Demographic Information

Elderly	<b>6,040</b>
Disabled	<b>12,845</b>

White	<b>3,761</b>
African American	<b>15,671</b>
Hispanic	<b>1,212</b>
Other	<b>250</b>

### Trip Type

Public/Personal	<b>1,997</b>
Aging	<b>6,040</b>
DBHDD	<b>12,845</b>
DFCS	<b>12</b>

\* Public Trips are those trips that a general resident has paid out of pocket for transit services (i.e. a fare)

\*\* Service Hours or Miles are defined by miles or hours that a transit vehicle is being operated while a consumer is on board.



## 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**

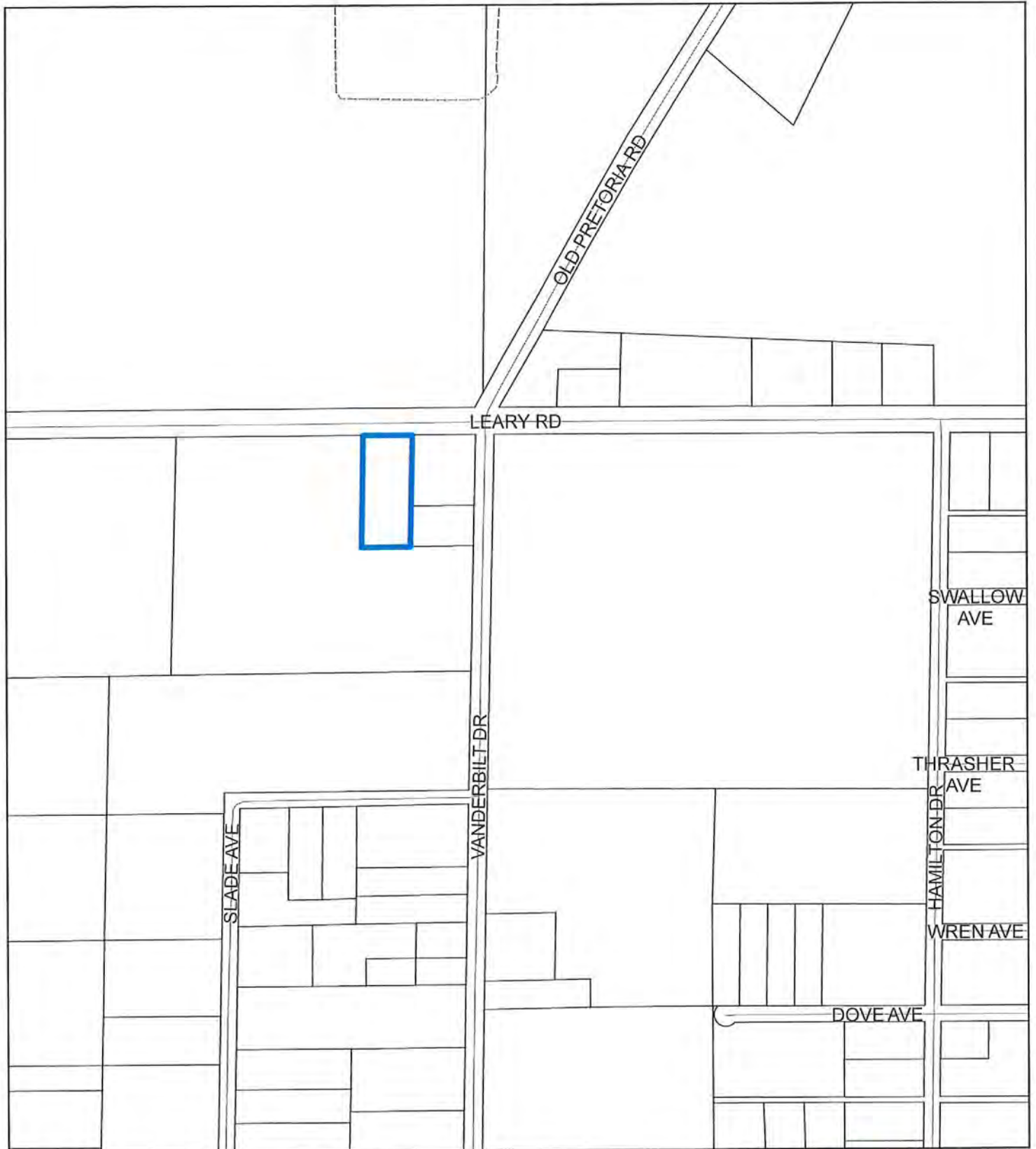
Staff recommends **approval to rezone to C-3 (Commercial District) with the following conditions:**

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



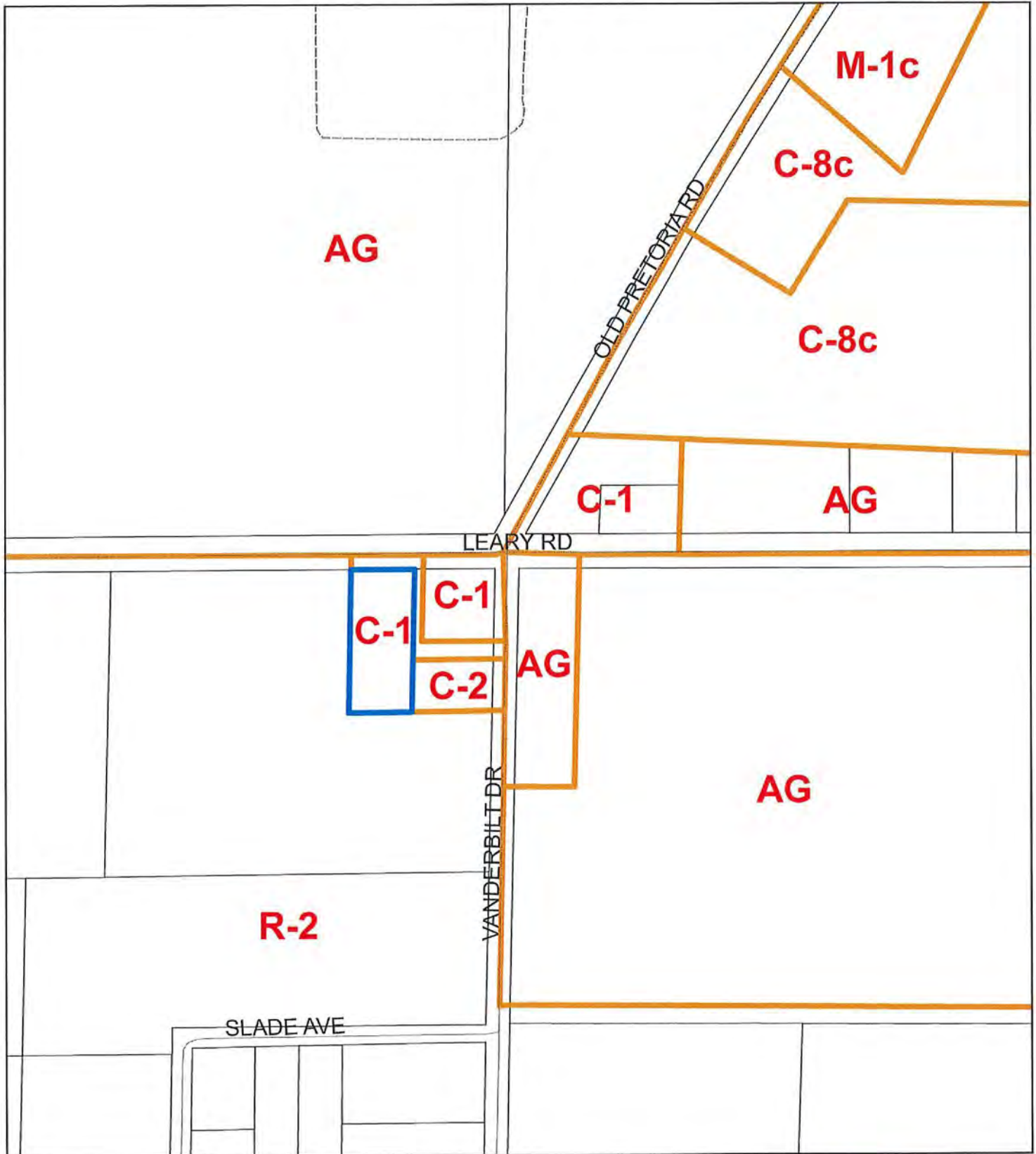
19-065 Rezoning C-1 to C-3  
3108 Leary Road  
Owner: MRA Concrete/PreCast LLC  
Applicant: Willis John Wright, Jr.

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



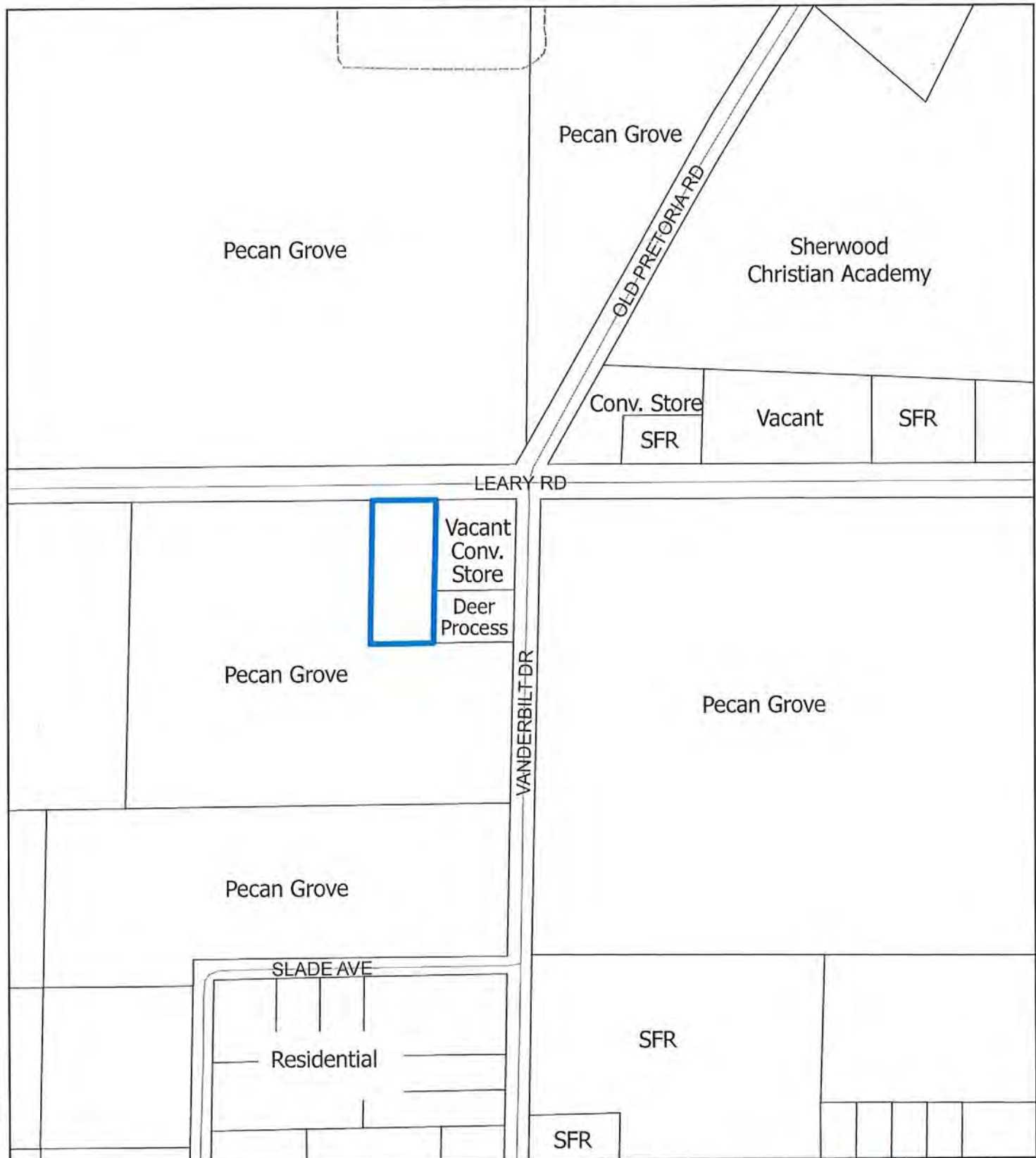
19-065 Rezoning C-1 to C-3  
3108 Leary Road  
Owner: MRA Concrete/PreCast LLC  
Applicant: Willis John Wright, Jr.

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

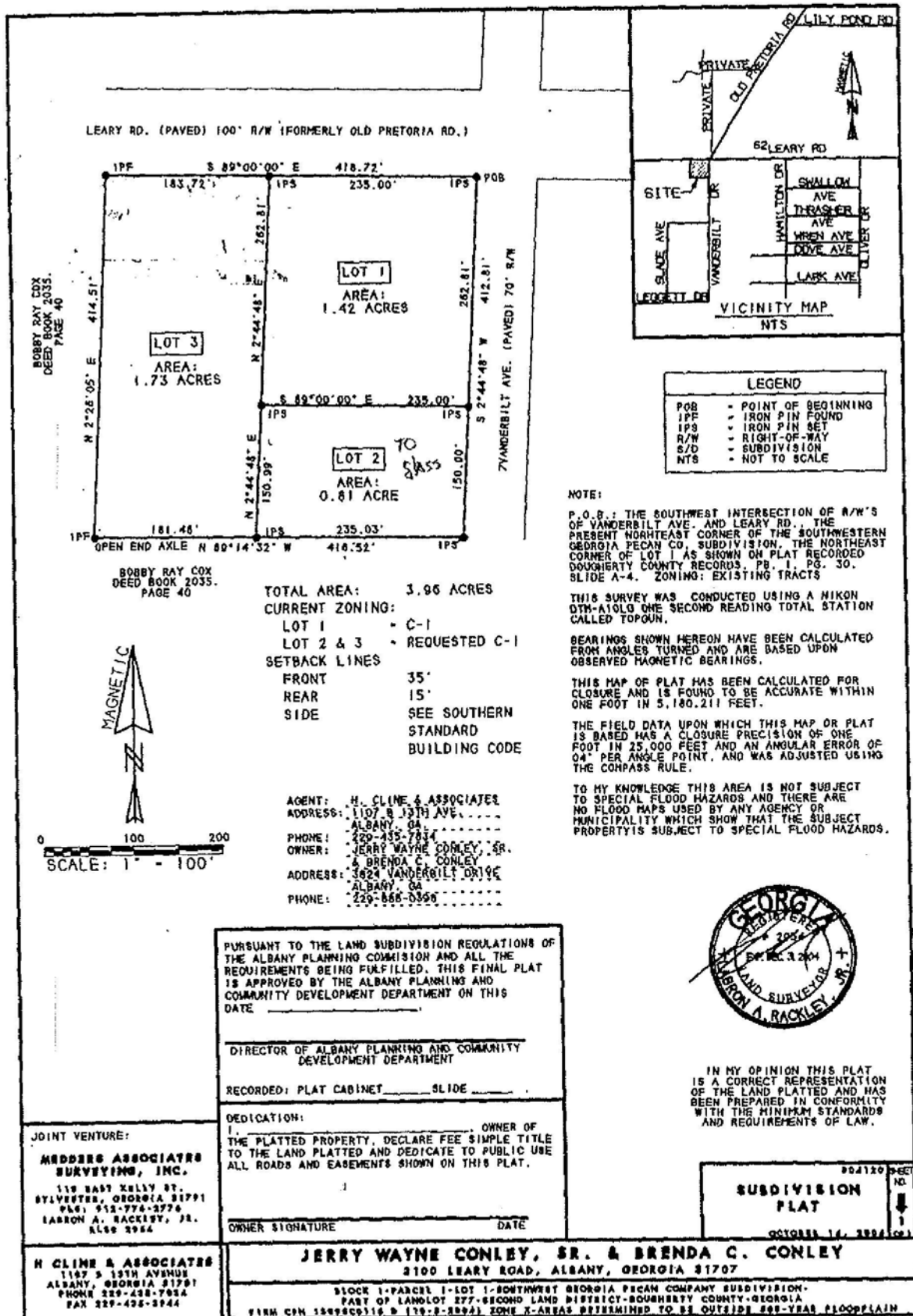


Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



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

Notary Public

Jerry Wayne Conley, Sr.

(Seal)

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

Witness

Notary Public

Brenda C. Conley

(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).

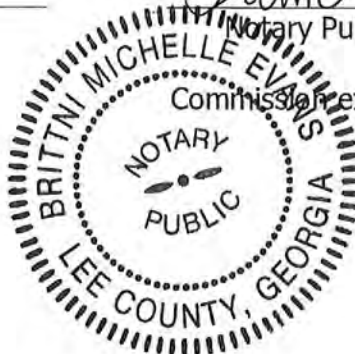
I hereby depose and say that all statements herein are true, correct, and complete to  
the best of my knowledge and belief.

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.**

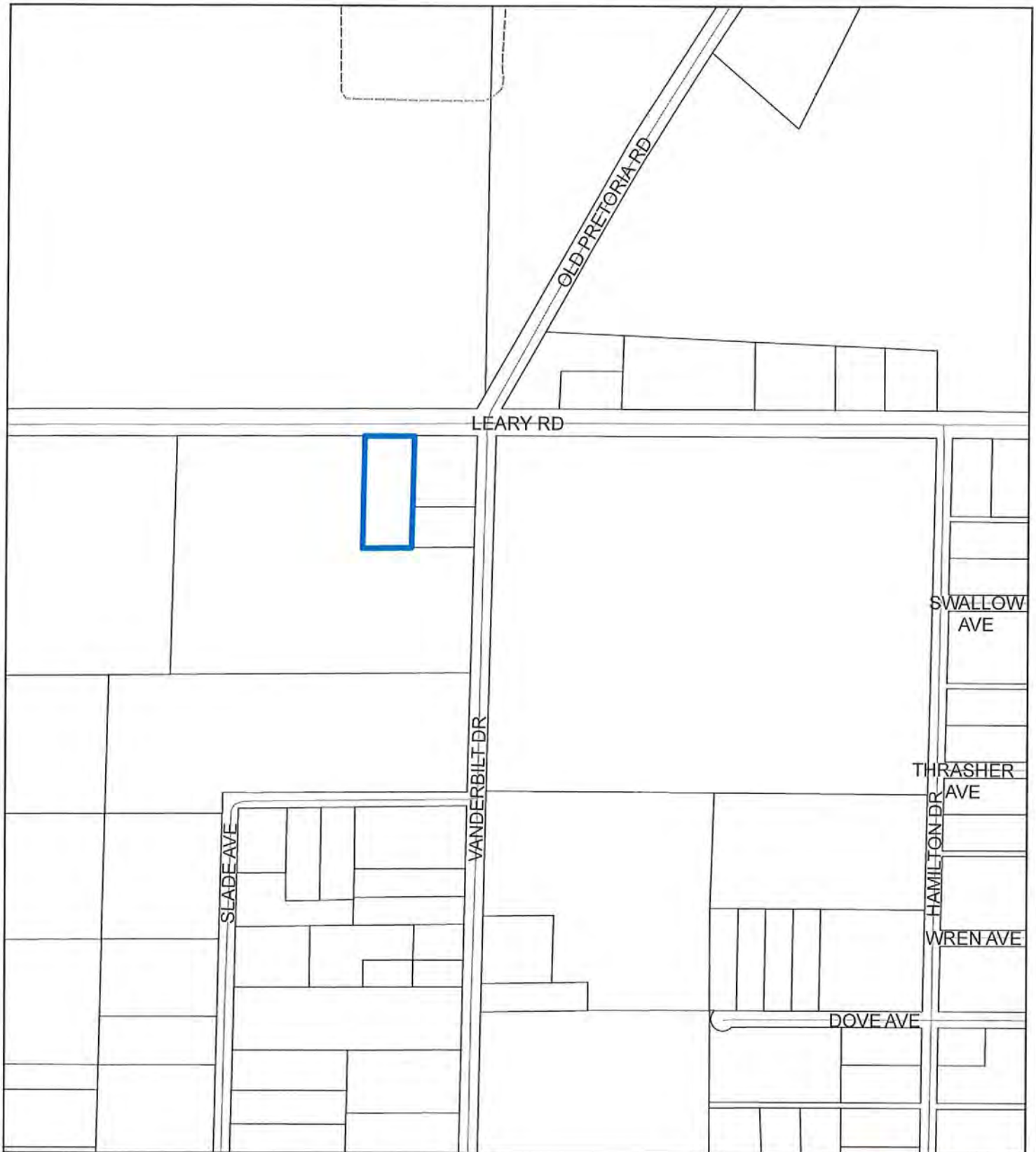
The subject property is located within a commercial node, which is supported by the Land Use Element of the Comprehensive Plan (2026).

## **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.

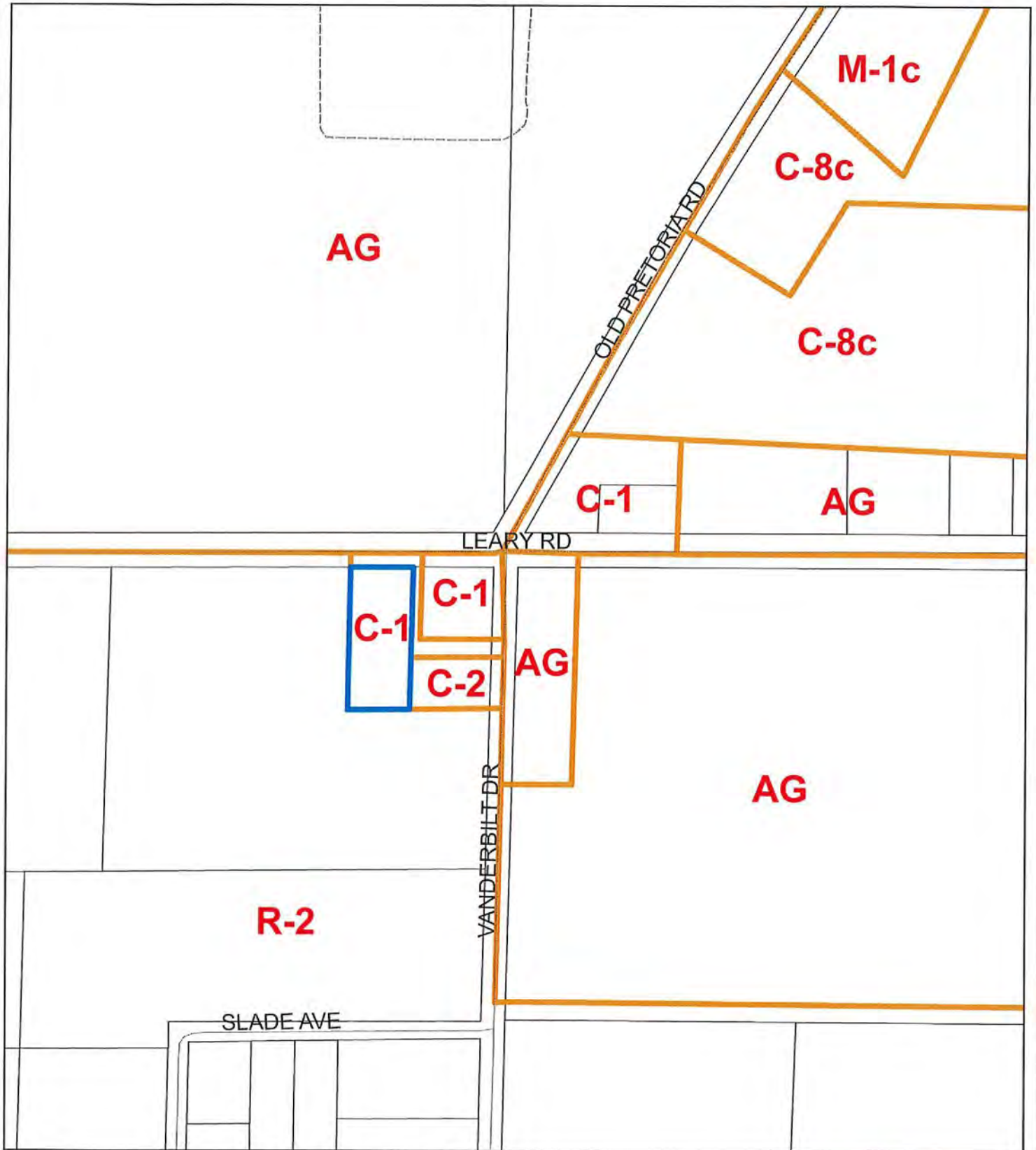
0 330 660 Feet



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# Zoning



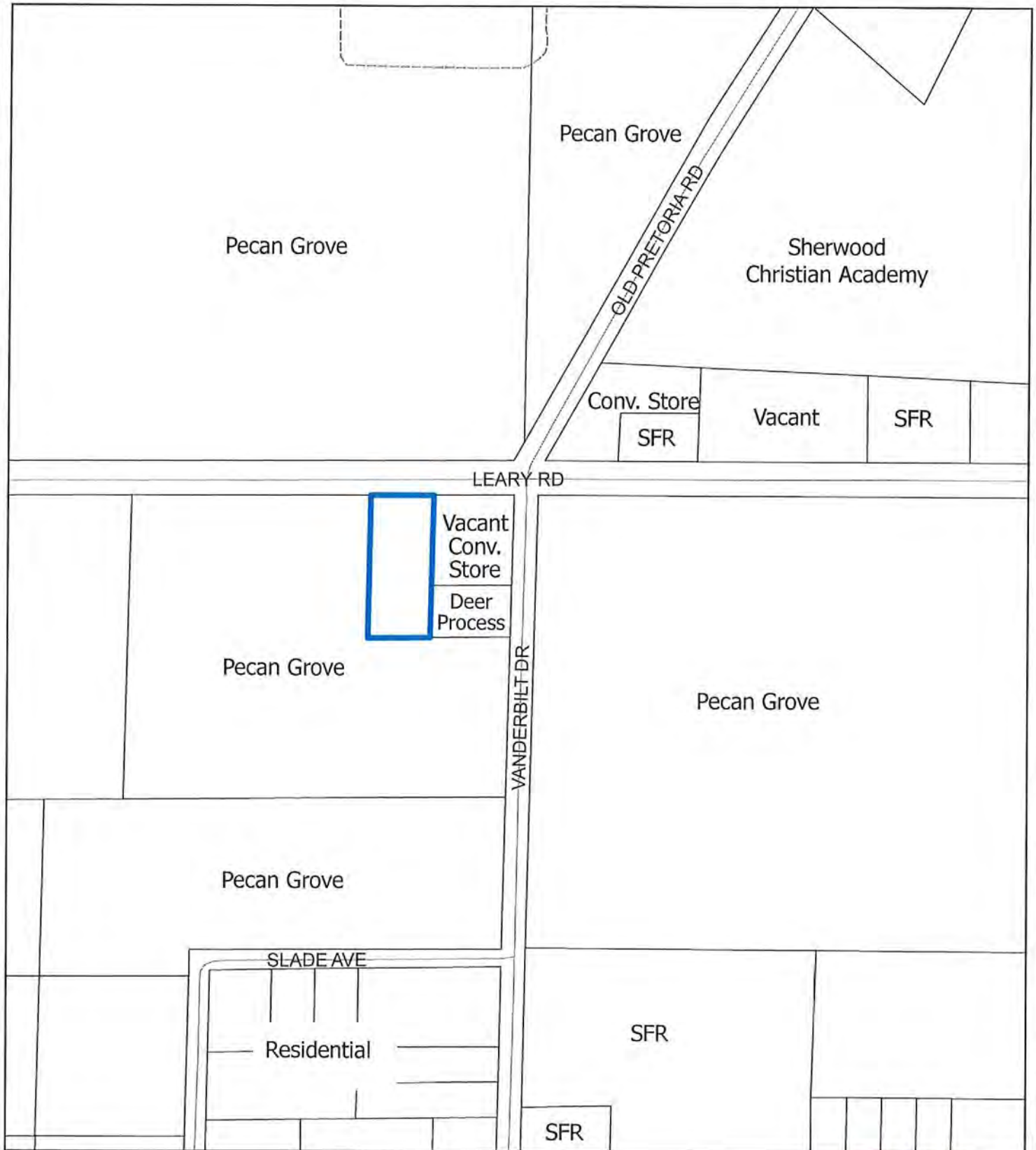
19-066 Special Approval- Manufacturing  
3108 Leary Road  
Owner: MRA Concrete/PreCast LLC  
Applicant: Willis John Wright, Jr.

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



← Pole Barn





### 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 McE 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 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

