

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

February 18, 2019

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on February 18, 2019. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, Lamar Hudgins, Clinton Johnson, and Anthony Jones. Also present were County Administrator Michael McCoy, County Attorney Spencer Lee, County Clerk Jawahn Ware, and representatives of the media.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the January 14 Joint City/County Meeting and January 18 Special Called Meeting Minutes.

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

The Chairman recognized Twala Mathis-Butler and Damon Butler, Bill's Farmers Market, who were present to update the Commission on their fresh produce market. She mentioned various ways of them giving back to the community such as renovating the strip mall on Old Moultrie Road to create businesses and providing options to help decrease the community's food desert. Mr. McCoy shared that he would partner with them with the Flint River Fresh project and Public Information Officer Wendy Howell will promote the market on the Dougherty County social media.

The Chairman opened the Public Hearing on Glenda I. Eubanks, owner & applicant; request to rezone 28.225 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property addresses are 3421 & 3423 Wildfair Road. The Planning Commission recommended approval. Mary Teter, Planning Manager, addressed. There being no one of support for or opposition to the rezoning request; the Chairman closed the Public Hearing.

The Chairman opened the Public Hearing on Stuart Sinyard, owner & applicant; request to rezone 8.331 acres from AG (Agricultural District) to R-1 (Single-Family Residential District). The property address is 5112 Old Dawson Road. The Planning Commission recommended approval. Mary Teter, Planning Manager, addressed. There being no one of support for or opposition to the rezoning request; the Chairman closed the Public Hearing.

The Chairman called for consideration of the purchase of one 2018 Ford F150 SSV 4DR 4x4 Pickup for the Solid Waste Department from Wade Ford (Smyrna, GA), in the amount of \$29,978. Pricing for the vehicle is "piggy-backed" from the City of Atlanta's annual vehicle purchasing contract. Funding is budgeted in CIP for \$30,000.

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

The Chairman called for consideration of the purchase of one 2019 model #T370 Kenworth Cab & Chassis with a 4000 Gallon Water Tank for Solid Waste from MHC Kenworth (McDonough, GA) in the amount of \$118,417.67. Pricing for the equipment is provided by the Sourcewell Cooperative Purchasing Agreement (formerly titled National Joint Powers Alliance – NJPA). Funding is budgeted in CIP for \$150,000.

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

The Chairman called for consideration of the acceptance of the proposal to replace the air handler unit for the third floor of the Albany-Dougherty Government Center, in the amount of \$26,778. Staff recommends that the unit be awarded to the U.S. General Service Administration (GSA) Contract holder, RHS Heating and Cooling (Albany, GA) in the amount of \$26,778. The highest quote received was for \$55,000. This is an emergency purchase. Funding is available in SPLOST VI- Government Center Improvements for \$28,500. County Administrator Michael McCoy and Facilities Management Director Heidi Minnick addressed. Mr. McCoy shared that the air handler unit was failing. Upon question of Commissioner Jones, Facilities Management Director Heidi Minnick confirmed pricing was lower due to GSA pricing.

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

The Chairman called for consideration of the acceptance of the proposal to provide waterproofing repairs for the Facilities Management building to the lowest quoted vendor able to complete work, J.J. Morley Enterprises (Alpharetta, GA) in the amount of \$25,190. The highest quote received was for \$48,625. This is an emergency purchase. Damage to the building was sustained from Hurricane Michael. Funding will be provided from the Risk Management Fund. County Administrator Michael McCoy and Facilities Management Director Heidi Minnick addressed. Mr. McCoy shared that the repairs for water proofing were scheduled, but due to Hurricane Michael, the rain has penetrated the building and as a result the floors have been damaged. He elaborated on how the recent heavy rain had exasperated the concern and could cause more damage. Heidi Minnick shared that due diligence to find the best vendor was still done.

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

The Chairman called for consideration of the zoning consideration of Glenda I. Eubanks, owner & applicant; request to rezone 28.225 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property addresses are 3421 & 3423 Wildfair Road. The Planning Commission recommended approval.

Commissioner Jones moved for approval. Upon a second by Commissioner Gray the motion passed unanimously. The Zoning Resolution is as follows:

A RESOLUTION
ENTITLED
A RESOLUTION AMENDING THE ZONING REGULATIONS
AND MAP OF THE UNINCORPORATED AREA OF
DOUGHERTY COUNTY, GEORGIA (RESOLUTION NO. 212,
AS AMENDED) SO AS TO CHANGE THE STATUS OF THE
PROPERTY HEREINAFTER DESCRIBED.

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

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

CHANGE FROM:	AG (Agricultural District)
TO:	R-G (Single-Family Residential District County Only)
OWNER/APPLICANT:	Glenda I. Eubanks
LOCATION:	3421 & 3243 Wildfair Rd.

Parcel 1

Starting at the intersection of the north right of way of Wildfair Road of and the common line of Land Lots 396 and 397 the second land district of Dougherty County, Georgia, said point also being the POINT OF BEGINNING; thence along said right of way N 65°09'27" W a distance of 372.63 feet to a point; thence along said right of way following along the arc of a curve turning to the right with an arc length of 41.82 feet, radius of 1118.10 feet, and chord subtending N 64°05'10" W for 41.82 feet to ½" rebar set; thence N 19°55'46" E a distance of 767.76 feet to a ½" rebar set; thence S 49°46'56" E a distance of 308.45 feet to a 1/2 " rebar set; thence S 82°12'32" E a distance of 109.23 feet to a 1/2 " rebar set; thence S 02°32'23" W a distance of 755.21 feet to a ½ rebar set on the north right of way of Wildfair Road; thence along said right of way following along the arc of a curve turning to the right with an arc length of 173.50 feet, radius of 1092.16 feet, and chord subtending N 70°48'06" W for 173.32 feet to a concrete monument; thence along said right of way following a curve turning to the right with an arc length of 20.84 feet, radius of 1092.16 feet, and chord subtending N 65°42'15" W for 20.84 feet to a point; thence N 65°09'27" W a distance

of 14.93 feet to a point, said point also being the POINT OF BEGINNING. The parcel described herein contains an area of 8.45 acres.

Parcel 2

Beginning at the intersection of the north right of way of Wildfair Road of and the common line of Land Lots 396 and 397 the second land district of Dougherty County Georgia; thence along said right of way N 65°09'27" W a distance of 372.63 feet to a point; thence along said right of way following along the arc of a curve turning to the right with an arc length of 41.82 feet, radius of 1118.10 feet, and chord subtending N 64°05'10" W for 41.82 feet to a 1/2 " rebar set, said point also being the POINT OF BEGINNING; thence along said right of way following said north right of way along the arc of a curve turning to the right with an arc length of 758.27 feet, radius of 1118.10 feet, and chord subtending N 43°35'10" W for 743.83 feet to a point; thence along said right of way N 24°09'28" W a distance of 107.04 feet to a concrete monument; thence N 39°43'04" E a distance of 623.57 feet to a concrete monument; thence S 49°46'56" E a distance of 874.95 feet a 1/2 " rebar set; thence S 82°12'32" E a distance of 97.75 feet to a 1/2" rebar set; thence S 82°12'32" E a distance of 182.56 feet to a concrete monument; thence N 84°02'43" E a distance of 275.54 feet to a 1/2" rebar set; thence S 07°49'43" W a distance of 826.93 feet to a 5/8" rebar found on the north right of way of Wildfair Road; thence along said right of way following along the arc of a curve turning to the right with an arc length of 269.60 feet, radius of 1092.16 feet, and chord subtending N 88°13'49" W for 268.91 feet to a concrete monument; thence along said right of way following curve turning to the right with an arc length of 110.67 feet, radius of 1092.16 feet, and chord subtending N 78°15'21" W for 110.62 feet to a 1/2" rebar set; thence N 02°32'23" E a distance of 755.21 feet to a 1/2 " rebar set; thence N 82°12'32" W a distance of 109.23 feet to a 1/2" rebar set; thence N 49°46'56" W a distance of 308.45 feet to a 1/2" rebar set; thence S 19°55'46" W a distance of 767.76 feet to a 1/2 " rebar set on the north right of way Wildfair Road, said point also being the POINT OF BEGINNING. The parcel described herein contain an area of 19.790 acres.

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

CHAIRMAN

ATTEST:

CLERK

APPROVED: February 18, 2019

The Chairman called for consideration of the zoning consideration of Stuart Sinyard, owner & applicant; request to rezone 8.331 acres from AG (Agricultural District) to R-1 (Single-Family Residential District). The property address is 5112 Old Dawson Road. The Planning Commission recommended approval.

Commissioner Hudgins moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. The Zoning Resolution is as follows:

A RESOLUTION
ENTITLED
A RESOLUTION AMENDING THE ZONING REGULATIONS
AND MAP OF THE UNINCORPORATED AREA OF
DOUGHERTY COUNTY, GEORGIA (RESOLUTION NO. 212,
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SECTION I: That from and after the passage of this Resolution, the official Zoning Regulations and Map of the unincorporated area of Dougherty County, adopted December 1, 1969, as amended, be, and the same are hereinafter described as follows:

CHANGE FROM: AG (Agricultural District)

TO: R-1 (Single-Family Residential District)

OWNER/APPLICANT: Stuart Sinyard

LOCATION: 5112 Old Dawson Rd.

Tract 1 All that tract or parcel of land LL 033 2nd land district further described start at the intersection of the W LLL of LL 033 and the S r/w of Old Dawson Rd. which point is marked by a CMF, thence a chord distance of N 75°51'13" E 395.95 to a point (Rad=5769.58' ARC=396.03') on said r/w and the pob of trt. 1 thence N 74°40'14" E 342.27' continuing along S R/W to the nec of trt. 1 which point is marked by a CMF, thence S 00°01'21" E 508.7' to the sec which point is marked by a CMF and fence line, thence N 89°54'56" W 273.43' to the SWC of trt.1 marked by an ipf at a fence corner, thence 07°44'56" W 421.71' to the pob containing 3.239 acres 141092 sf. Bounded on the north by Old Dawson Rd., on the east and south by Rivers Edge Farm, and west by other Sinyard.

Tract 2

All that parcel of land beginning pob is the west LLL of LL 33 and the south r/w of Old Dawson Rd. which point is a CMF thence along Old Dawson a chord distance N 75°51'13" E 395.95' to the NE corner of trt. 2 (RAD=5769.58' ARC-396.03') thence S 07°44'56" E 421.71' to an ipf on east line, thence continue S 00°01'14" E 150.00' to an ipf and the sec of trt. 2 thence N 89°53'14" W453.72' to an ipf at the SWC, thence N 01°34'00" E 470.38 to POB containing 5.092 acres, 221,798SF. Bounded on the north by Old Dawson Rd., on the east by other Sinyard. On the south by Rivers Edge Farm and west by Nanart Properties.

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

CHAIRMAN

ATTEST:

CLERK

APPROVED: February 18, 2019

Commissioner Edwards provided an update on this meeting with the Department of Natural Resources for the Radium Springs area.

Commissioner Jones announced that final meeting for citizens to ask questions pertaining to TSPLOST will be later in the week.

Mr. McCoy addressed the concerns of Commissioner Gaines pertaining to the census and Commissioner Johnson pertaining to debris collection and long term recovery planning.

There being no further business, the Commission adjourned at 10:39 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK