

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

May 20, 2019

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on May 20, 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, and representatives of the media.

After invocation and Pledge of Allegiance, the Chairman called for approval of the April 15 Regular Meeting Minutes.

The Chairman recognized EMS Director Sam Allen to accept the proclamation recognizing May 19-25, 2019 as Emergency Medical Services Week in Dougherty County and to recognize Caleb Bass as the 2019 Paramedic of the Year. Also present for recognition were other EMS employees because Dougherty County EMS was selected by the Southwest Georgia Region 8 EMS Council for the 2019 Region 8 EMS Service of the Year award. Amber Lane was recognized and accepted the Region 8 award. The proclamation reads as follows:

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week, and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and others; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

THEREFORE, we, the Board of Commissioners of Dougherty County, Georgia in recognition of this event do hereby proclaim the week of May 19-25, 2019 as

EMERGENCY MEDICAL SERVICES WEEK

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the County of Dougherty on this 20th day of May in the year of our Lord two-thousand and nineteen.

BOARD OF COMMISSIONERS
DOUGHERTY COUNTY, GEORGIA

Christopher Cohilas, Chairman

The Chairman recognized Public Works Director Larry Cook and Assistant Public Works Director Chuck Mathis to accept the proclamation recognizing May 19-25, 2019 as National Public Works Week in Dougherty County. The 2019 Manager of the Year, Project Engineer Jeremy Brown and 2019 Employee of the Year, Environmental Control Technician Samuel Green were verbally recognized. Chuck Mathis serves as the District Director for the American Public Works Association (APWA) and accepted the proclamation and recognized the Public Work managers in attendance. He extended an invitation to the Commission to attend the employee luncheon at Robert Cross Park. The proclamation reads as follows:

National Public Works Week

By the Board of Commissioners of Dougherty County
A Proclamation

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Dougherty County; and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees from state and local governments and the private sector, who are a vital part of the First Responder's Team, and who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the Dougherty County to gain knowledge of and to maintain a progressive interest and

understanding of the importance of public works and public works programs in their respective communities,

WHEREAS, the American Public Works Association has celebrated the annual National Public Works Week since 1960, RESOLVED, I, Christopher Cohilas, Chairman, do hereby designate the week May 19 -25, 2019 as National Public Works Week; I urge all our people to join with representatives of the American Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the State, DONE at the Dougherty County, Georgia this 20th day of May 2019.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: _____
Christopher Cohilas, Chairman

The Chairman recognized Public Works Director Larry Cook and Assistant Public Works Director Chuck Mathis to provide an update on the proposed future plans for Putney Park. Mr. McCoy stated that this was an example of the land bank working and improving the property that was an eye sore in District 6. The proposal was part of the master plan to revitalize the Radium Springs area that was being created by Ron Huffman. This proposal includes restroom upgrades, shelters, playgrounds, exercise equipment, a community building and a safe room. Mr. McCoy said that the conceptual plan may change after feedback from citizens. Also, he informed the Commission that the adjacent property not owned by the County would possibly be a future request to acquire. He shared that a request had been made to FEMA for the community building to serve as a safe room. If approved, it would be a minimum cost to the County for the project. It would take approximately 2 years to complete the projected plan.

The Chairman opened the Public Hearing on Dennis F. Champion, owner & applicant; request to rezone 66.396 acres from R-2 (Single-Family Residential District) to AG (Agricultural District). The property address is 5250 Doles Road. The Planning Commission recommended approval to rezone from R-2 (Single-Family Residential District) to AG (Agricultural District) with the following conditions:

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

Mary Teter, Planning Manager, addressed. Dennis Champion was present to speak in opposition of the 150' buffer and requested a lesser amount. Commissioner Jones shared that there had not been any complaints and was in favor of reducing the buffer. There being no other support for or opposition to the rezoning request, the Chairman closed the Public Hearing.

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

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

Mary Teter, Planning Manager, addressed. She shared that there are adverse impacts but the Planning Commission approved the request with conditions and believed the other recommendations would reduce impact. Larry Walden was present to speak and shared that the previous request and use of the land was disregarded because of prior opposition. He shared that the proposed use would be a "parking lot" for surplus property for storage for the marine base. He added that trees have been planted and believed that all of the requirements have been met. Ms. Laughlin was present to oppose the request and shared concerns in reference to the process of effective notification of the request. There were opposed comments and a petition against the land use submitted. Complaints against other businesses in the area were shared. Mr. Lowell spoke in opposition of use because of lightly and potential noise. There were several neighbors in opposition to the rezoning request in the audience. During discussion, Code Enforcement Director Robert Carter was called upon to discuss enforcement concerns. Mr. Carter said the last complaint for the business in the area was received in 2018 and shared that the concerns should be directed to 311 so that ticket monitoring could be done. Mr. Carter said enforcement does require complaints from citizens and Dougherty County Police Department could provide assistance. Mary Teter confirmed the process of adherence for advertisement. Commissioner Jones spoke about "quality of life" and how it should not be compromised for citizens. There being no other support for or opposition to the rezoning request, the Chairman closed the Public Hearing.

The Chairman called for consideration of the purchase of one 2019 6" Godwin Pump with Isuzu Diesel Engine for Public Works from the GSA contract vendor Xylem (Cartersville, GA) in the amount of \$42,841.28. Funding is budgeted in SPLOST VII- Road Equipment.

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

The Chairman called for the zoning consideration of Dennis F. Champion, owner & applicant; request to rezone 66.396 acres from R-2 (Single-Family Residential District) to AG (Agricultural District). The property address is 5250 Doles Road. The Planning Commission recommended approval to rezone from R-2 (Single-Family Residential District) to AG (Agricultural District) with the following conditions:

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

Commissioner Jones moved for approval. Commissioner Hudgins seconded the motion. Commissioner Gray proposed a substitute motion to remove the 150' buffer requirement. Commissioner Edwards seconded the motion. The substitute motion failed with 5 nays and 2 ayes by Commissioner Edwards and Commissioner Gray. The original motion with condition passed with 5 ayes and 2 nays by Commissioner Edwards and Commissioner Gray.

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

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

Commissioner Gray moved for approval. Commissioner Hudgins seconded the motion. The motion failed by 2 ayes and 5 nays by Commissioner Edwards, Johnson, Gaines, Jones and Chairman Cohilas.

Mr. McCoy reminded the Commission of the renovation of the West Parking Deck and would begin on Monday, May 27, 2019. Also, due to the Memorial Day Holiday, the next Commission

meeting would be held on Monday, June 3, 2019. The Commission was invited to the upcoming GCAPS graduation.

Commissioner Gaines asked for more information about the legislation impact on Dougherty of the proposed voting reform and replacement of the voting machines. Attorney Lee shared that Elections Supervisor Ginger Nickerson would be the best person to address the concern. Commissioner Gaines asked for an update on sales tax collections, particularly on internet sells. Commissioner Jones addressed by providing an update from the recent ACCG meeting; but Attorney Lee shared he will provide information and Mr. McCoy added that he will provide the link to the information provided by ACCG and follow up on the monetary impact to Dougherty County. The final request was for an update on the title ad valorem tax on used vehicles, to which Mr. Lee shared that Tax Director, Shonna Josey would be the best person to address the concern.

Chairman Cohilas asked Code Enforcement Director Robert Carter about the enforcement of corporate citizens not maintaining property and blight. Mr. Carter addressed and shared that there are seven officers that could potentially enforce. Chairman Cohilas requested that Mr. Carter provide a presentation within the next 30 -45 days on areas that have effectively addressed blight and the actions taken.

There being no further business, the Commission adjourned at 11:45 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK