REGULAR MEETING

November 17, 2025
10:00 AM

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

AGENDA

The public will also have access to the live meeting by accessing the Dougherty County Georgia Government Facebook page at facebook.com/Dougherty.ga.us or viewing the public government access channel (Channel 16).

1. Call the meeting to order by Chairman Lorenzo Heard.

2. Roll Call.

3. Invocation.

4. Pledge of Allegiance.

5. Minutes.

    a. Consider for action the Minutes of the October 20th Regular Meeting, October 27th Work Session, and October 27th Legislative Meeting. **ACTION:**

6. 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. Introduction of new HR Director Dr. Deatrice Harris by County Administrator Deron King.

    b. NAMI Representatives Angela Paterson and AJ Parker are present to update the Commission on the 2025 Walk.

    c. Tax Director Shonna Josey is present to discuss the 2025 tax digest and advertisements of the five-year history approval and request approval for a property tax increase.

7. Zoning Public Hearing. ***(Those wishing to speak for or against this item should sign the Sign Up sheet located on the table in the rear of the Chamber).***

   a. Dougherty County has initiated a request (25-050) to rezone 11+/- Acres (33 parcels) along East Park Ct. from R-MHS (Mobile Home Single-Family District) to R-3 (Single-Family and Two-Family Residential District). The properties are 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3025, 3026, 3027, 3028, 3029, 3030, 3031, and 3032 East Park Ct. Also included are portions of 3035 East Park Court and 3111 Sylvester Hwy. The rezoning would allow single-family and two-family residential use. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.

   b. Dougherty County Energy Storage LLC, c/o Chelsey Lucas, applicant and MSARKLA #1 Limited Partnership c/o Tracy Bridges, Managing Member, owner (25-056) request Special Approval to construct and operate a Battery Energy Storage System that will be an addition to an existing Solar Farm. The property is located at 2601 Moultrie Road. The parcel is zoned AG (Agriculture District). The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.

8. Purchases.

   a. Consider for action the recommendation to retract the May 6, 2024 award from Service Pros (Albany, GA) in the amount of $62,317.20 to replace Air Handler Unit (AHU) #9 at the Dougherty County Health Department. Funding was budgeted in SPLOST VII. **ACTION:**

   b. Consider for action the Resolution providing for the acceptance and execution of the contract for the FY 24/25 Road Resurfacing Project from the lowest responsive and responsible bidder, Reeves Construction Company Inc. (Albany, GA) in the amount of $3,892,775.25, subject to execution by the County Administrator. Funding is budgeted in SPLOST VI and VII Road Resurfacing, TSPLOST, and 2024 and 2025 LMIG. **ACTION:**

9. Additional Business.

   a. Consider for action the recommendation to accept the Governor Office of Highway Safety (GOHS) High Visibility Enforcement Grant in the amount of $42,580. The Board approved the application in the March 3, 2025 Regular Meeting. **ACTION:**

   b. Consider for action the recommendation to approve the proposed Alcoholic Beverage License renewals for Calendar Year 2026. The Albany-Dougherty Marshal's Office recommends approval. **ACTION:**

   c. Consider for action the recommendation to approve the Alcohol Application from Ascend Equity, LLC dba Cloud Mart at 3312 Gillionville Road for Package- Beer and Wine. The Albany-Dougherty Marshal’s Office recommends approval. **ACTION:**

   d. Consider for action the Resolution providing for the acceptance and execution of the Memorandum of Understanding between the Board of Regents of the University System of Georgia by and on behalf of the University of Georgia Cooperative Extension and Dougherty County. The MOU outlines the operational agreement and election of the cooperative contract pay. **ACTION:**

e. Consider for action the Zoning Consideration of Dougherty County's request (25-050) to rezone 11+/- Acres (33 parcels) along East Park Ct. from R-MHS (Mobile Home Single-Family District) to R-3 (Single-Family and Two-Family Residential District). The properties are 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3025, 3026, 3027, 3028, 3029, 3030, 3031, and 3032 East Park Ct. Also included are portions of 3035 East Park Court and 3111 Sylvester Hwy. The rezoning would allow single-family and two-family residential use. The Planning Commission recommends approval. **ACTION:**

f. Consider for action the Special Approval request of Dougherty County Energy Storage LLC, c/o Chelsey Lucas, applicant and MSARKLA #1 Limited Partnership c/o Tracy Bridges, Managing Member, owner (25-056) to construct and operate a Battery Energy Storage System that will be an addition to an existing Solar Farm. The property is located at 2601 Moultrie Road. The parcel is zoned AG (Agriculture District). The Planning Commission recommends approval. **ACTION:**

10. Updates from the County Administrator.

11. Updates from the County Attorney.

12. Updates from the County Commission.

13. Consider for action the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing real estate and then to adjourn. **ACTION:**

Dougherty County's Vision Statement

Dougherty County will be a committed leader in sustaining a high quality of life by partnering with citizens, businesses, and other government agencies to make this a community of choice for living, working, and leisure activities.

Dougherty County's Mission Statement

To improve the quality of life for all our citizens by being accessible and good stewards of our resources while delivering cost-effective, responsive, services with integrity, fairness, and friendliness.

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.