DOUGHERTY COUNTY COMMISSION

REGULAR MEETING MINUTES

January 27, 2025 DRAFT

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on January 27, 2025. Vice Chairman Anthony Jones presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, and Ed Newsome. Also present were County Administrator Deron King, Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware, and other staff. The public and media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel. Chairman Lorenzo Heard was absent.

The invocation and Pledge of Allegiance was provided by Coroner Michael Fowler.

The Vice Chairman recognized Southwest Georgia Regional Commission (SWGRC) Grant Administration Manager Brenda Wade who was present via audio feature to address the CHIP Grant and Housing Programs. She provided an update on expenditures and answered questions for the Board.

The Vice Chairman opened the zoning public hearing for Lanier Engineering, applicant and Emory Keith Griffis, Sr, owner (24-081) request to rezone a 4.095-acre portion of a 59.05-acree parcel from AG (Agricultural District) to C-R (Community Residential Multiple Dwelling District). The rezoning aims to operate a recovery residence for women. The property is at 1021 Cordele Road. The Planning Commission recommended approval with the following conditions: a buffer must be installed, and screening must be put in place to separate adjacent properties. Angel Gray, Deputy Planning Director addressed. She clarified that there could not be a special approval without zoning consideration. It was also updated that staff recommended approval with conditions, but the motion failed and was denied due to a 3-2-2, no majority vote. Clarification to questions and the use of the facility were provided for the Board. Vice Chairman Jones recognized citizens present in District 6. After questions from the Board, the public hearing was closed because those present signed to speak for the second hearing.

The Vice Chairman opened the zoning public hearing for Lanier Engineering, applicant and Emory Keith Griffis, Sr, owner (24-080) request Special Approval to operate a Recovery Residence for Women on a 4.095-acre portion of a 59.05-acree parcel, if rezoned to C-R (Community Residential Multiple Dwelling District). The property is at 1021 Cordele Road. The Planning Commission recommended approval with the following conditions: a buffer must be installed, and screening must be put in place to separate adjacent properties. Angel Gray, Deputy Planning Director addressed. After the opening of the public hearing, Commissioner Gaines inquired why the zoning action was removed. Attorney Shalishali shared that Vice Chairman Jones requested that the item be removed. Commissioners Edwards and Gaines mentioned that this was outside of the County's

protocol. Vice Chairman Jones justified his actions for removal. It was restated that the zoning would need to pass. After concerns of the Board were addressed, the following individuals were called to speak in favor of the zoning: Attorney Bo Strickland, Mo Taylor, Tiffany Cox, Harry Bryant, Emory Griffin, Brittney Hendon, Peggy Bryant, Tod Lanier, Kathy Keely, Bob Lynch, Cristy Winked, and Skyler Bence. It was noted by Attorney Strickland that if the zoning failed, the property would be deeded back to the owner. The organization's mission and additional comments were shared by Ms. Taylor. Some of the individuals mentioned personal experiences and it was emphasized by Mr. Lanier that the rezoning was not for the entire property, but the applicant would comply with the conditions proposed by the zoning Board if approved. Jim and Sue Henderson, James Parallel, and Dr. Denata Williams were against the rezoning due to safety reasons. Vice Chairman Jones made additional comments and Mrs. Gray clarified responses earlier that the Board could provide conditions in reference to the number of residents. There being no additional individuals present in support of or opposition to the proposed zoning matter, the Vice Chairman closed the public hearing.

The Vice Chairman called for consideration of the resolution authorizing the Southwest Georgia Regional Commission (SWGRC) to apply for grant resources for the FY 2025 Community HOME Investment Program (CHIP) on behalf of Dougherty County.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Johnson requested that staff verify the amount. There being no further discussion, the motion for approval passed unanimously. Resolution 25-004 is entitled:

A RESOLUTION TO APPLY FOR COMMUNITY HOME INVESTMENT PROGRAM (CHIP) GRANT.

Mr. King reminded the Board that the Albany-Dougherty Day Legislative Overview and Policy Meeting will be held on January 28, 2025. He commended staff for the work done during the snow days. It was also noted that there will be an action for approval for the Tax/Tag Department for computer software in the next meeting. Commissioner Johnson asked Attorney Shalishali for an update from CVIOG pertaining to a redevelopment plan. Kudos were provided by Commissioner Gaines to Clerk Ware for her assistance for proper Board procedures.

There being no further business to come before the Commission, the meeting adjourned at 12:13 p.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK