WORK SESSION

September 14, 2026
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. Minutes.

   a. Minutes of the August 31st Regular Meeting, August 31st Work Session, and August 31st Special Called Meeting.

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. Chief Kenneth Johnson, Dougherty County Police, and Chief Michael Persley, Albany Police Department, are present to discuss a juvenile curfew with the Board.

   b. Jana Dyke, President & CEO, Albany-Dougherty Economic Development Commission (EDC), is present to provide the quarterly update.

   c. Vivek Bist, County Extension Coordinator, is present to provide the quarterly update.

   d. Seth Lassitter, Solid Waste Director, is present to update the Commission on the most recent Environmental Protection Division (EPD) Inspection Report.

6. Zoning.

a. Johnthan Yates (on behalf of Diamond Communications), applicant and Gillionville Forest Baptist Church, owner (26-056) request to rezone approximately 0.23 acres from R-1 (Single-Family Residential District) to C-3c (Commercial District, Conditional). The rezoning would allow for the construction of a telecommunications (cell) tower. The property is at 4614 Gillionville Road. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address. *The Public Hearing and Action on this item are scheduled for the September 21, 2026 Regular Meeting.*

b. Johnthan Yates (on behalf of Diamond Communications), applicant and Gillionville Forest Baptist Church, owner (26-057) request Special Approval to permit a telecommunications (cell) tower. The property is at 4614 Gillionville Road. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address. *The Public Hearing and Action on this item are scheduled for the September 21, 2026 Regular Meeting.*

c. Recommendation from Planning Director Paul Forgey for the Albany-Dougherty Zoning Ordinance Title III, Sections 4.04(D) and (E) be amended to allow the time period to be consistent for all applicants after denial of a previous application. There is a conflict in the Ordinance regarding the timeframe between a zoning denial and reapplication. The Zoning Ordinance requires that the governing body direct the Planning Commission to consider any amendments and to make a recommendation back to the governing body If the recommendation is supported, the County Commission will need to direct the Planning Commission to develop a draft Ordinance for review and adoption.

7. Purchases.

a. Recommendation to purchase furniture for the Westtown Library from the State Contract Vendor Advent Business Interiors (Leesburg, Ga) in the amount of $156,890.49. Funding will be provided by State grants, SPLOST V, SPLOST VII, and SPLOST VIII funds. The Board of Commissioners approved funding for the purchase of the furniture in the December 15, 2025 Regular Meeting. County Administrator Deron King and Library Director Gail Evans will address.

b. Recommendation to accept two alternates for the Westtown Library Renovation in the amount of $55,836. To reduce the funding overage, the alternates were subtracted from the contractor's original bid. The final cost quoted for furniture will provide a cost savings to allow the desired work to be completed. Funding will be provided by State grants, SPLOST V, SPLOST VII, and SPLOST VIII funds. The Board of Commissioners approved funding for the renovation in the December 15, 2025 Regular Meeting. County Administrator Deron King and Library Director Gail Evans will address.

c. Recommendation to purchase six (6) new 2026 Ford Police Interceptor SUVs ($46,425 each) for a combined price of $278,550, and one new (1) 2026 Ford Police Interceptor Admin/Investigation SUV for $46,556 for a total expenditure of $325,106 from State Contract Vendor Wade Ford (Smyrna, GA) for the Dougherty County Police Department. Funding will be provided by SPLOST VIII. County Administrator Deron King and Captain Jason Hager will address.

d. Recommendation to utilize Legion Public Safety (Temple, GA) to outfit six (6) new 2026 Ford Police Interceptors (SUVs) and one (1) new 2026 Ford Police Interceptor Admin Unit (SUV) for the Dougherty County Police Department in the amount of $131,926.05. Funding will be provided by SPLOST VIII. County Administrator Deron King and Captain Jason Hager will address.

e. Recommendation from Facilities Management to accept the quote for the Health Department HVAC from the lowest responsive and responsible bidder, SafeAire Heating and Cooling (Albany, GA) in the amount of $194,417. Two bids were received with the highest being $229,200. Funding will be provided by SPLOST VII. County Administrator Deron King and Interim Facilities Management Director Matt Idlett will address. City of Albany Buyer Destin Adams is present.

f. Recommendation from Solid Waste to upgrade the GPS Equipment at the Landfill from single source vendor, SITECH South, (Smyrna, GA) in the amount of $100,896.50. Funding will be provided by Solid Waste Machinery Capital. County Administrator Deron King and Solid Waste Director Seth Lassitter will address.

g. Recommendation from Solid Waste to accept the quote from Yancey (Albany, GA) to rebuild the existing Caterpillar 730 Articulated Offroad Dump Truck in the amount of $350,545.94. A rebuild offers significant savings compared to purchasing a new Articulated Offroad Dump Truck. Funding will be provided by the Solid Waste Machinery Capital Fund. County Administrator Deron King and Solid Waste Director Seth Lassiter will address.

8. Additional Business.

a. Recommendation to accept the 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 Deron King will address.

b. Recommendation to accept the Resolution declaring a 2024 Ford Explorer (from Dougherty County Police) and a 2015 Dodge Charger (from SIU) as surplus and authorize the sale through Charles Taylor TPA. County Administrator Deron King will address.

c. Recommendation to approve the revised FY 2027 Contract between the Board of Regents of the University System of Georgia on behalf of the UGA Cooperative Extension Service and Dougherty County Board of Commissioners. The Commission approved the original contract in the May 18, 2026 Regular Meeting. The contract is being revised to allow the 3% COLA to apply to the County portion of the pay for Extension employees that the Board approved for the fiscal year. County Administrator Deron King and County Extension Coordinator Vivek Bist will address.

9. Updates from the County Administrator.

a. REMINDER - There will be a Special Called Meeting following the Work Session.

10. Updates from the County Attorney.

11. Updates from the County Commission.

12. Adjourn.

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.

DOUGHERTY COUNTY COMMISSION

REGULAR MEETING MINUTES

August 31, 2026

The Dougherty County Commission met in Room 100 of the Albany Dougherty Government Center on August 31, 2026. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones, 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.

After the invocation and pledge by Chairman Heard, he asked the Commission to review the minutes of the July 20th Regular Meeting and July 27th Work Session.

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

The Clerk advised the Chairman that several citizens were present to voice concerns regarding the tax assessments received. Prior to having citizens come forward, the Chairman laid the foundation for discussion by (1) asking the individuals to be kind in speaking, (2) clarifying the roles of the Dougherty County Board of Commissioners versus the Dougherty County Board of Assessors, (3) providing the date of September 15, 2026 at 9 am at 240 Pine Avenue as the next meeting of the Dougherty County Board of Assessors and (4) sharing the potential of a rollback because the County cannot "make money" on citizens. Citizen Dawn Taylor thanked the Chairman for his comments and asked how she and others could help the Board. The Chairman shared the option to speak to Dougherty County School System regarding FLOST because they were the only entity that opted to not participate. Commissioner Gaines suggested that she and the citizens view the County's web page and social media. It was agreed that more education, especially via the news, was needed. Commissioner Johnson encouraged her to continue to be engaged and participate in meetings. A lengthy discussion ensued. Citizen Drew Heilman encouraged the Board not to gentrify our poor community.

The Chairman called for consideration of the resolution declaring the listed vehicles and equipment as surplus and authorize the disposal of or sale of same via an online auction.

Commissioner Jones moved for approval. Commissioner Johnson seconded the motion. There being no further discussion, and the motion for approval passed unanimously. Resolution 26-051 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION DECLARING AS SURPLUS THE

ATTACHED LIST OF EQUIPMENT AND VEHICLES;
PROVIDING FOR DISPOSAL OF OR SALE OF SAME VIA
AN ONLINE AUCTION; REPEALING PRIOR RESOLUTIONS
IN CONFLICT; AND FOR OTHER PURPOSES.

Mr. King provided an update on the dedication of the seven fire trucks and shared an update on the employee event.

There being no further business, the meeting was adjourned at 10:29 a.m.

_____
CHAIRMAN

ATTEST:

_____
COUNTY CLERK

DOUGHERTY COUNTY COMMISSION

WORK SESSION MEETING MINUTES

August 31, 2026

The Dougherty County Commission met in Room 100 of the Albany Dougherty Government Center on August 31, 2026 immediately following the Regular Meeting. Chairman Lorenzo Heard presided and called the meeting to order at 10:29 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Clinton Johnson, Anthony Jones, Ed Newsome, and Russell Gray. 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.

After the invocation by Chairman Heard, he asked the Commission to review the minutes of the August 3rd Regular Meeting and August 10th Work Session.

The Chairman called for the recommendation to accept the amendment to the Contract for professional services from Andrew, Hammock & Powell (Macon, GA) for an additional cost amount of $43,050. The Board of Commissioners originally approved a Contract for Services with the firm on December 16, 2024 for a cost not to exceed $500,000. Currently, the firm has spent $250,000 of the $500,000 amount for professional services. However, the firm has provided a revised quote for the Design Cost Estimate and Construction Administration fees (Design: $234,450, Construction Services: $58,600) for the Jail HVAC Project and has also provided a revised estimated completion date of March 31, 2028. Funding is available in SPLOST VII. Public Works Chairman Ed Newsome and County Administrator Deron King addressed. Sheriff Hayes, Chief Deputy Ostrander and Chief Jailer Coley were present. Mr. King provided an overview, to which Commissioner Newsome added more comments. Commissioner Johnson voiced concerns regarding the additional costs and the true need for an "emergency". Commissioner Gaines sought clarity on the scope of change. The Chairman was concerned that the vendor was desiring to complete work that staff could complete. Commissioner Johnson stated that only 10% of the project was being done, not work on the entire jail. Interim Facilities Management Deputy Director, Mark Patton, confirmed for Commissioner Johnson that their department could conduct the work and had worked with the initial chiller installer, Trane, to rebuild the chillers.

Commissioner Newsome interjected and shared that Dougherty County does not have an electrical engineer. He said that staff cannot complete this work and stressed that the Board has already voted on this item. It was also noted that the specs are for new chillers and not rebuilt [ones]. Commissioner Gray added that some were convoluting the items; purchasing the equipment was separate and we need more specialized guidance. He provided an overview of the timing of replacement, lead time, and previous discussion held in several meetings. Mr. Brooks, at the request of Commissioner Johnson, provided clarity on the project, mentioning the planned redundancy and proposed scope. Commissioner Gray called for a point of order, noting that a decision was made and the topic should not be rehashed. Commissioner Johnson called for a point

of order, stating that the use of taxpayer dollars should be considered. Mr. Brooks further clarified that new equipment will be placed in a 30-year-old building. Upon the questions of Commissioner Gaines, Attorney Shalishali provided clarity on the current contract. Commissioner Jones shared that he does not desire used equipment. Mr. Brooks provided clarity for Commissioner Jones. The Sheriff specifically stated that the longer the Board takes to decide, the more money it will cost and requested that a decision be made.

The Chairman called for the recommendation from Public Works to apply for the USDA Natural Resources Conservation Service (NRCS) Watershed Protection Program (EWP) Grant in the amount of $554,278. There is a local match required in the amount of $128,900.75. The local match will be a provided by in-kind services (~$35,000) and the Special Services District Fund Balance (~$93,901). The grant will be utilized for the acquisition and demolition of a flood prone property located at 4919 Van Cise Lane, Albany, GA. The NRCS has reviewed and approved the project for funding. County Administrator Deron King and Deputy Public Works Director Kenneth Johnson addressed. Mr. King provided an overview. Commissioner Newsome shared the concern with this specific property. Commissioners Johnson and Gaines posed concerns for properties in the County, with Commissioner Johnson noting the need to address the greater concern. Commissioner Gaines voiced that if this was approved, then the County was setting a precedent because the onus was on the homeowners in the past. Commissioner Gray clarified that while this was precedence, the homeowners did the work and applied for a grant to assist the County with the cost. Robert Brooks, the homeowner, discussed the actions taken for correction. [It was noted that there was no relation to Assistant County Administrator Brooks]. He also shared that the greatest concern pertains to runoff water from an adjacent property. He provided clarity on some concerns voiced by Commissioner Gaines. He also noted the concern and potential risk of mitigation. Project Engineer Jeremy Brown was called to the podium to address the project. In layman's terms, Commissioner Johnson stated that the Brooks' family was "sacrificing" their home, which will be demolished, and the area will be a holding pond for the others noted in the packet. It was shared that the funding source was federal dollars.

The Chairman called for the recommendation to accept the resolution declaring a 2023 Ford Police Interceptor Utility (from Dougherty County Police) as surplus and authorize the sale through Charles Taylor TPA. County Administrator Deron King addressed.

The Chairman called for the recommendation of the nomination for the County Voting Delegate at the ACCG Legislative Conference Business Session on October 8, 2026 in Athens, GA. Chairman Heard will address. ACCG is requesting that a response be provided by September 11, 2026. The Chairman asked Commissioner Jones if he was interested in serving, and he shared that he was.

The Chairman opened the public hearing for the proposed temporary moratorium on data center development. Citizens Drew Heilman and James Malphrus were present to speak. Mr. Malphrus shared that this was a step in the right direction, and he suggested that the Board consider a year time frame. He noted that he will continue to work with the Planning Commission and they may come back requesting an extension. Another citizen, who did not sign in, and her name was inaudible, encouraged the Board to utilize as much time as possible.

County Administrator Deron King shared that in observance of the Labor Day Holiday, there will be no Commission meeting held on Monday, September 7th. The next meeting will be a Work Session on September 14, 2026. Commissioner Johnson thanked the Board for the discussion today and appreciated those who came out to voice concerns. Commissioner Gray echoed the same. Commissioner Gaines announced the passing of Dr. William G. Anderson, a Civil Rights Activist. A moment of silence was held. Commissioner Jones recognized Dolly Parton and her contributions to the community. A moment of silence was held for her passing.

There being no further business, the meeting was adjourned at 11:41 a.m.

_____
CHAIRMAN

ATTEST:

_____
COUNTY CLERK

DOUGHERTY COUNTY COMMISSION

DRAFT

SPECIAL CALLED MEETING MINUTES

August 31, 2026

The Dougherty County Commission met for a Special Called Meeting on August 31, 2026 immediately following the Work Session in Room 100 of the Albany-Dougherty Government Center. Chairman Lorenzo Heard presided and called the meeting to order at 11:47 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Clinton Johnson, Anthony Jones, Ed Newsome, and Russell Gray. Also present were County Administrator Deron King, Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, and County Clerk Jawahn Ware. 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.

After the roll call by Chairman Heard, he asked the Commission to review the minutes of the August 3rd Regular Meeting and August 10th Work Session.

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

The Chairman called for consideration of the recommendation to accept the amendment to the Contract for professional services from Andrew, Hammock & Powell (Macon, GA) for an additional cost amount of $43,050. The Board of Commissioners originally approved a Contract for Services with the firm on December 16, 2024 for a cost not to exceed $500,000. Currently, the firm has spent $250,000 of the $500,000 amount for professional services. However, the firm has provided a revised quote for the Design Cost Estimate and Construction Administration fees (Design: $234,450, Construction Services: $58,600) for the Jail HVAC Project and has also provided a revised estimated completion date of March 31, 2028. Funding is available in SPLOST VII.

Commissioner Jones moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Johnson made a substitute motion for staff and the Sheriff's Office to procure work to be done in the mechanical room. Commissioner Edwards seconded the motion. Commissioner Gaines made another substitute motion to table for lack of understanding. It failed due to a lack of a second. Prior to the vote for the second substitute motion, Commissioner Newsome asked for clarity on the work that staff would complete. Commissioner Johnson responded that it would be on the work approved. Attorney Shalishali spoke on the question of Commissioner Gaines regarding the contract. Commissioner Edwards shared that there will be a cost savings of over $2 million by not using the vendor and the delivery date of the services will be sooner. Interim Facilities Management Deputy Director Mark Patton provided additional clarity. Commissioner Gray was concerned because he noted that the warranty was for the rebuilt chillers and the Board was missing that the decision should be focused on the professional services in the scope for the mechanical room overhaul and noted that someone will need to have a mechanical engineer to oversee the project. It was stressed that the Board had approved moving forward.

The substitute motion made by Commissioner Johnson failed with a vote of three ayes by the Chairman, Commissioners Edwards and Johnson, three nays by Commissioners Newsome, Gray and Jones, and one abstain due to failure to understand by Commissioner Gaines. The Chairman called for consideration of the original motion, and it failed with a vote of three ayes by Commissioners Newsome, Gray and Jones, three nays by the Chairman, Commissioners Edwards and Johnson, and one abstain due to failure to understand by Commissioner Gaines.

The Chairman called for consideration of the recommendation from Public Works to apply for the USDA Natural Resources Conservation Service (NRCS) Watershed Protection Program (EWP) Grant in the amount of $554,278. There is a local match required in the amount of $128,900.75. The local match will be a provided by in-kind services (~$35,000) and the Special Services District Fund Balance (~$93,901). The grant will be utilized for the acquisition and demolition of a flood prone property located at 4919 Van Cise Lane, Albany, GA. The NRCS has reviewed and approved the project for funding.

Commissioner Johnson moved for approval. Commissioner Edwards seconded the motion. Under discussion, Commissioner Johnson asked that staff look at a plan for the entire County for the watershed. There being no further discussion, the motion for approval passed unanimously via roll call.

The Chairman called for the consideration of the acceptance of the Grants and Agreements Division Submission Memo (GADSUM9) to be utilized for the acquisition and the demolition of a flood prone property located at 4919 Van Cise Lane, Albany, GA.

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

The Chairman called for consideration of the resolution declaring a 2019 Ford F150 (from Facilities Management) as surplus and authorize the sale through Charles Taylor TPA.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 26-052 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION TO DECLARE AS SURPLUS A SALVAGED A 2023 FORD POLICE INTERCEPTOR UTILITY (VIN NO. 1FM5K8AB5PGA33393) AND HAVE SAID SURPLUSED SALVAGED VEHICLE DISPOSED OF THROUGH CHARLES TAYLOR TPA, DOUGHERTY COUNTY'S THIRD-PARTY ADMINISTRATOR; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the nomination for the County Voting Delegate at the ACCG Legislative Conference Business Session on October 8, 2026 in Athens, GA.

Upon nomination by Chairman Heard, Commissioner Anthony Jones was selected as the voting delegate for the ACCG Legislative Conference Business Session. Under discussion, Commissioner Johnson noted that he was going to nominate Commissioner Ed Newsome. After the discussion, the nomination for Commissioner Jones was considered. There being no further discussion, the original nomination passed unanimously via roll call.

The Chairman called for the consideration of the resolution to impose, continue, and extend the temporary review period and moratorium on the establishment of new large-scale data centers in Dougherty County up to 180 days.

Commissioner Jones moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Gaines asked for the definition of large-scale. Attorney Shalishali mentioned that he will provide additional information to Commissioner Gaines. Commissioner Jones made a motion to include the word "all". It failed due to a lack of a second. Commissioner Gaines then made a motion to remove the word "large" and it was seconded by Commissioner Gray. Commissioner Johnson noted that there should be no changes because the Board was extending something that has already been established. The motion for approval passed with six ayes and one nay by Commissioner Johnson. After the passage, the Attorney shared that it was his opinion that the Board could change wording. Resolution 26-053 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION TO IMPOSE, CONTINUE, AND EXTEND THE TEMPORARY REVIEW PERIOD AND MORATORIUM ON THE ESTABLISHMENT OF NEW
DATA CENTERS IN DOUGHERTY COUNTY UP TO 180 DAYS; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

There being no further business, the meeting was adjourned at 12:07 p.m.

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CHAIRMAN

ATTEST:

_____

COUNTY CLERK

Albany-
Dougherty
Economic
Development
Commission

Dougherty County
Sept. 8, 2026

Economic Development Strategy, Progress & Next Steps



OUR MISSION

"The mission of the Albany Dougherty Economic Development Commission is to foster new business investment through the recruitment, retention, and expansion of industry in Dougherty County."

- Strong Business Retention & Expansion Program
- Active recruitment
- Community outreach
  - Monthly meetings
  - Speaking engagements
  - Social media

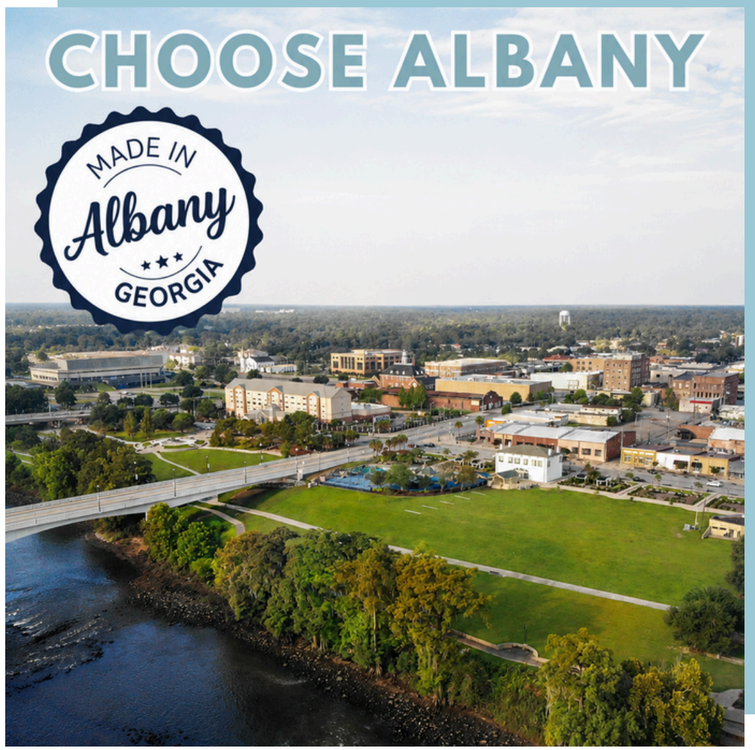


Business Retention & Expansion

Protecting Jobs We Already Have

- Industry Outreach:
  - Working with companies impacted by federal and state legislation
- Business Retention & Expansion
  - Southern Ag
  - Georgia-Pacific Coorugated
  - Unverferth
- Barriers & Oppotunities
  - Childcare
  - Transportation
  - Employee Retention

Workforce Data



Wages:

- Average hourly wage, all occupations: $25.03
- Management: $53.33 per hour
- Architecture and engineering: $42.93 per hour
- Installation, maintenance, and repair: $26.32 per hour
- Production occupations: $22.36 per hour
- For comparison, local retail salespersons average $14.42/hr, and cashiers average $12.30/hr

Many of the jobs in the area already pay well above entry-level retail wages

Source: U.S. Bureau of Labor Statistics, Occupational Employment and Wage Statistics, Albany GA MSA

Connecting People to the Jobs That Already Exist

Employment:

- Statewide unemployment: 3.5%
- Local unemployment: 4.4%
- Total nonfarm employment in the Albany MSA has been down modestly over the past year

Opportunity Areas:

- Workforce participation
- Childcare access
- Transportation
- Skills alignment
- Training partnerships
- SWGA Career Expo



Source, GDOL June 2026 Report

Albany-Dougherty Economic Development Commission

Keeping Albany on the Map

- Meetings with site selectors and industrial brokers
- State project managers
  - Georgia Department of Economic Development
  - Georgia Power
  - Georgia Electric Membership Cooperation
  - Electric Cities of Georgia
- Retail recruitment
  - Retail Strategies
- Participation in national organizations
  - SEDC, GEDA, IEDC, and IAMC
- Regional partnerships
  - Locate South Georgia



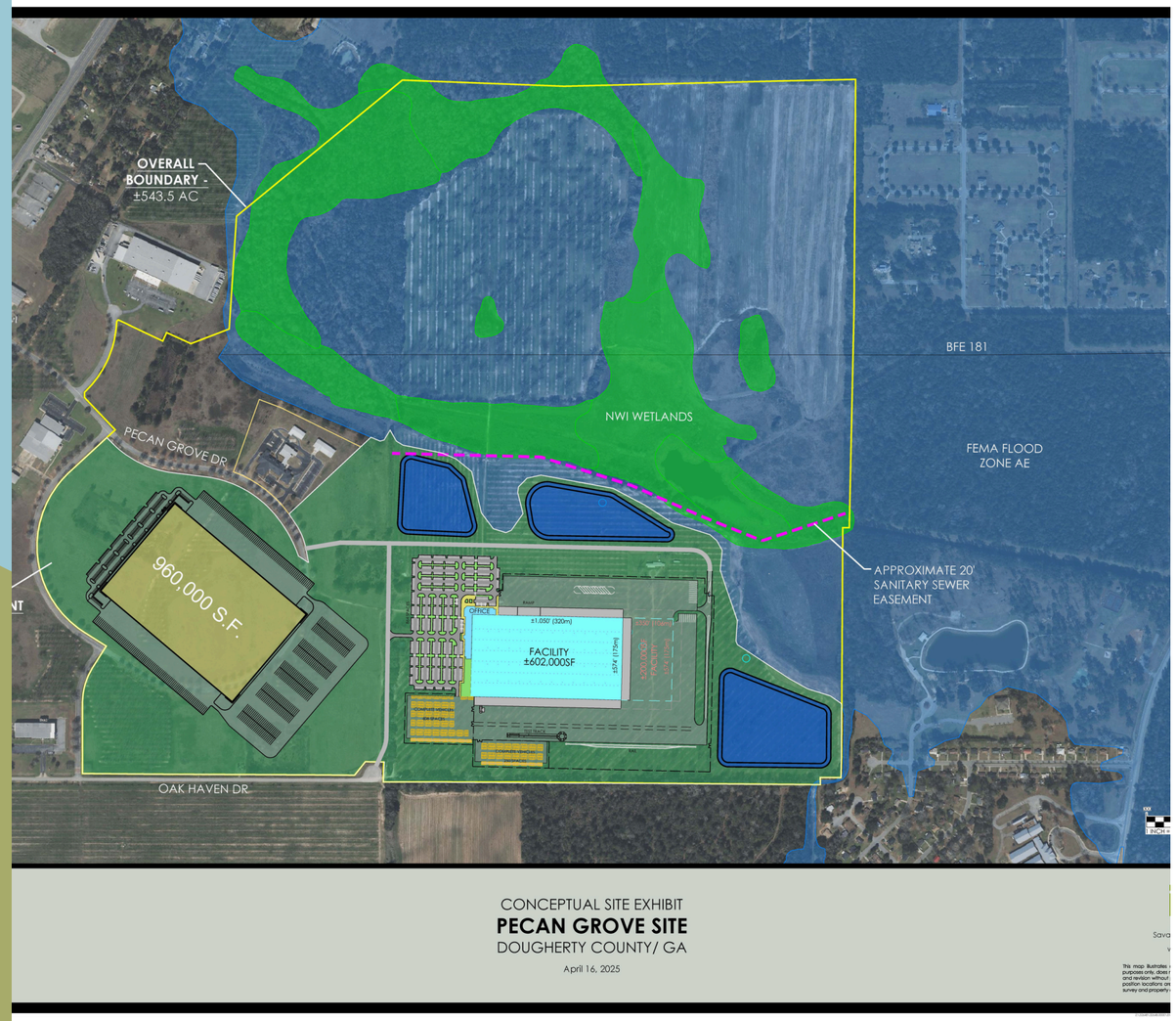
Albany-Dougherty Economic Development Commission

Building Infrastructure

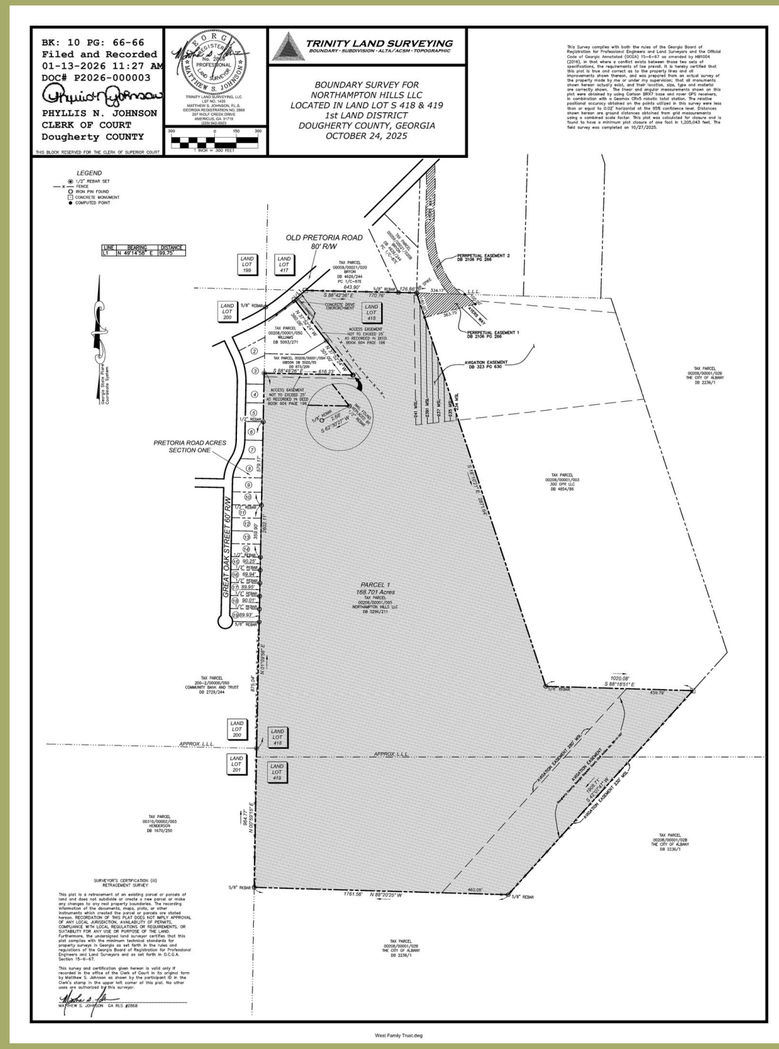
- Agreement between City of Albany and ADPDA
  - 250 jobs
  - $20,000,000
- Complete due diligence
  - Wetlands
  - Phase I environmental
- Establish conceptuals
- Site Marketing



Pecan Grove



- +/- 358 acres
  - Total of 527.679 usable acres
  - Recently Rezoned to M-1
  - $185,000 Rural Site Development Initiative Grant (One Georgia)
    - GRAD certification
    - Wetlands
    - Phase II environmental
- Rural Site Improvement Grant
  - Clearing, grading, roads, and utilities



Old Pretoria

- +/- 167 Acres
- Located off airport runway
- Phase I environmental

Albany-Dougherty Economic Development Commission

RECENT WINS:

- Zachary Dykes, VP Strategic Initiatives & Project Management
- Kirsten Hayes, Director of Business Resource Center
- Southern AG established a new location
- Secured $185,000 in RSDI grant funding
- Continue serving as a trusted resource for local business
- Announcement
- Hosted state and regional project manager meetings.



Albany-Dougherty Economic Development Commission

CHOOSE ALBANY

OUR CONTACT

(229) 434-0044
ChooseAlbany.com
125 Pine Avenue, Suite 200
Albany, Georgia 31701

MEMORANDUM

Date: September 3, 2026

To: The Board of County Commissioners

From: Albany Dougherty Planning Commission

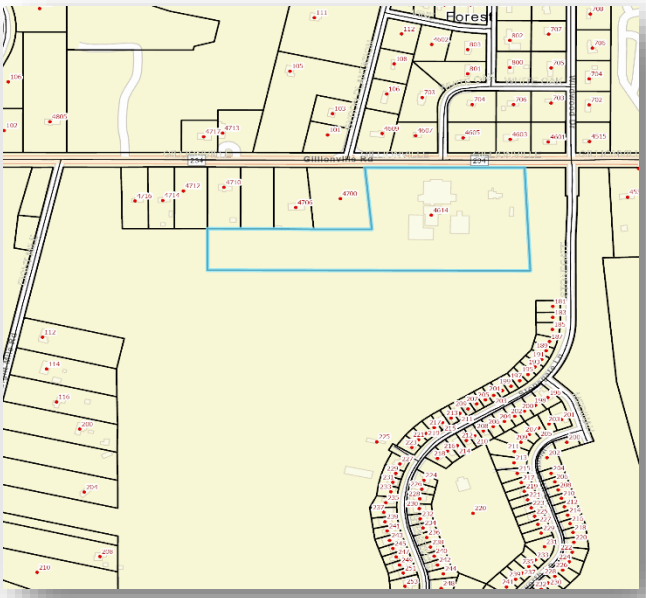
Subject: 26-056 4614 Gillionville Rd (Rezoning)

26-056 Rezone .23-Acre 4614 Gillionville Rd Request to rezone approximately 0.23 acres from R-1 (Single-Family Residential District) to C-3c (Commercial District), Conditional, to allow for the construction of a telecommunications (cell) tower. The property owner is Gillionville Forest Baptist Church, and the applicant is Johnthan Yates (Diamond Communications). **District 1**

Jimmy Hall offered a motion to **approve** the request to rezone approximately 0.23 acres from R-1 to C-3c, conditional, to allow for the construction of a telecommunications (cell) tower. Art Brown seconded the motion. The motion **passed 5-0** with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Art Brown	Yes
William Geer	Absent
Charles Ochie	Yes
Helen Young	Yes
Demetrius Love	Absent
Jimmy Hall	Yes
King Randall	Absent

STAFF ANALYSIS AND REPORT
APPLICATION 26-056 REZONING



OWNER: Gillionville Forest Baptist Church (Stephen Crawford)

APPLICANT: Diamond Communications (Johnthan Yates)

LOCATION: 4614 Gillionville Rd.
Tax Parcel 088-2/00000/010

CURRENT ZONING/USE:

Zoning: R-1 (Single-Family Residential District) & C-7c (Mixed-Use Planned Development District)

Use: Church and vacant

PROPOSED ZONING/USE:

Zoning: C-3c (Commercial District) Conditional, Telecommunications Facility only

Use: Telecommunications Tower

ZONING/ADJACENT LAND USE:

North: Zoning: AG (Agriculture) and R-1
Land Use: Utility (Substation) and single-family homes

South: Zoning: C-7c (Mixed-Use Planned Development District)
Land Use: Vacant

West: Zoning:	C-7c (Mixed-Use Planned Development District)
Land Use:	Vacant
East: Zoning:	C-7c (Mixed-Use Planned Development District)
Land Use:	Vacant

MEETING INFORMATION:

Planning Commission:	9/3/2026, 2:00 P.M., Government Center, 222 Pine Avenue, Rm. 100
Public Hearing:	9/14/2026 8:30 A.M., Government Center, 222 Pine Avenue, Rm. 100

RECOMMENDATION: Approval

BASIC INFORMATION

The applicant requests rezoning of 0.25 acres of the 7.94-acre portion zoned C-7c of the 21.39-acre parcel to C-3c (Commercial District), conditional on accommodating a 198-foot-tall monopole Telecommunications Tower. **District 1**

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This is a 21.39-acre parcel on Gillionville Rd. The property is not located in a regulated floodplain.

RELEVANT ZONING HISTORY

When the County adopted zoning in 1969, the 21.39-acre parcel was zoned AG. The property was first rezoned in 1995 from AG to C-7c. A second rezoning of 13.45 acres of the 21.39 acres was rezoned in April 2004, leaving 7.94 acres zoned C-7c.

PLANNING CONSIDERATIONS

Listed below are several issues for consideration when evaluating this rezoning application.

1. *Will the rezoning proposal permit a use that is suitable for the use and development of adjacent and nearby property?*

   The proposed use of a telecommunications facility would be consistent with the surrounding area. The C-7c (Mixed-Use Planned Development District) to the south permits a combination of commercial and residential uses. The northern parcels

contain a variety of uses, with residential and utility-related uses predominating. Given the existing mix of land uses in the surrounding area, the proposed telecommunications facility would be compatible with the area's character and development pattern.

2. *Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?*

   The residential neighborhoods would not be affected, as there would be no additional traffic or activity from the proposed Telecommunications Facility. The proposed tower would improve signal strength to the surrounding area. The equipment at the base of the tower will be screened from view as required by the Zoning Ordinance.

3. *Does the property affected by the rezoning proposal have reasonable economic use as currently zoned?*

   Minimally. The C-7c zoning, where the tower is proposed, is a mixed-use zone that, due to its location behind the church and adjoining single-family homes, has little practical use. It would be difficult to develop under the current zoning, unless subdivided and absorbed by the Stonebridge development. However, Stonebridge has many undeveloped lots with existing infrastructure that would be developed before any expansion would happen.

4. *Will the rezoning proposal result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

   - **Impact on Utilities:** The proposed use will not adversely impact utilities.
   - **Impact on the School System:** The proposed use will not have an adverse impact on the school system.
   - **Impact on Transportation Network:** The proposed use will not have an adverse impact on the transportation network.

Trip Generation: The closest land use category for the proposed use is Utilities. The trip generation for this land use category would be 1 to 65 trips per day for every 1,000 sq ft, which does not give an accurate number for this project. According to the applicant, the addition of a Communications Tower would not adversely impact traffic flow. The unmanned facility will only be visited by carrier technicians 8 to 10 times a year.

AADT: The closest Average Daily Traffic (AADT) is located on Gillionville Rd. at Lockett Station Rd. with an AADT of 6,960 in 2025. Current traffic volumes in the vicinity of the subject property are as follows.

Road Improvements: According to the **FY 2027-2030 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2050**, the area has no federal or state-funded projects.

Road Classifications: Streets that provide access to the subject property are classified accordingly:

- Gillionville Rd. is classified as a Minor Arterial

Public Transit Routes: The Albany Transit System does not serve this location.

Accident Information: The Planning Staff has run accident reports to provide data for the immediate area along Gillionville Rd from Eight Mile Rd to Lockett Station Rd. Reports indicate that 15 accidents have been reported over the past year. 5 injuries and no fatalities were reported.

Proposed Driveway/Parking Plan: Access will be from Gillionville Rd through an established driveway. A parking plan will be required, and the proposed site must meet all development requirements associated with the proposed use.

5. *Does the rezoning proposal conform to the policy and intent of the Albany-Dougherty Comprehensive Plan for Development (2026)?*

   No. The proposed rezoning would not conform to the Future Land Use Map, which designates this parcel as low-density residential. However, the installation of a cell tower, while not residential, is not a use type that increases traffic or noise impact to its surroundings.

6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approving or disapproving the rezoning proposal as submitted?*

   The proposed use of a Telecommunication Facility would not impact the use or development of the property or surrounding parcels. It would, however, serve to improve cellular phone service in the area.

RECOMMENDATION

Staff recommends **approval with conditions.**

1. Allow for the construction of a Telecommunication Facility and condition the parcel for this use **only**.

CITY OF Albany GEORGIA

APPLICATION TO AMEND THE ZONING MAP OF:

☐ **City of Albany** ■ **Dougherty County**

Property Address: 4614 Gillionville Rd, Albany, GA 31721

Name of Property Owner(s): Gillionville Forest Baptist Church, Inc (Stephen Crawford Trustee)

Mailing Address: 4706 Gillionville Rd

City: Albany State: GA Zip Code: 31721

Telephone: 229-435-9738 Email: sjc7890@sprynet.com

Name of Applicant: Jonathan L. Yates for Diamond Communications LLC

Mailing Address: 105 Broad Street, Third Floor

City: Charleston State: SC Zip Code: 29401

Telephone: 843-414-9754 Email: jly@hellmanyates.com

Zoning Classification:

Present zoning district: C-7c
M-1 (10,000 sqft portion)

Current use: Church

Proposed zoning district: _____

Proposed use: Telecommunications Facility

Please attach the following required 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).
- An 11" x 17" or larger size plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale.
- 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.

A complete 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 6th day of August, 20 26

Signature of Applicant: _____

Notary Public: _____ Commission expires: 09/30/2034

(Staff Use)

Posting fee: _____ Date paid: _____ Receipt: _____

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CITY OF Albany GEORGIA

VERIFICATION OF OWNERSHIP

Name of all owners: Gillionville Forest Baptist Church, Inc

Address: 4706 Gillionville Road

City/State/Zip Code: Albany, GA 31721

Telephone Number:

Email:

Property Location (give description if no address): 4614 Gillionville Road, Albany, GA 31721
Parcel ID # 088-2/00000/010

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.

Owner Signature (all owners must sign)

Owner Signature (all owners must sign)

MELODY MILLS GILMER NOTARY PUBLIC SUMTER COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 29, 2030

Personally appeared before me , who has stated that the information on this form is true and correct.

Melody Mills Gilmer

Notary Public

07/14/2026

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: Jonathan L. Yates for Diamond Communications LLC

Address: 105 Broad Street, Third Floor

City/State/Zip Code: Charleston, SC 29401

Telephone Number: 843-414-9754

Email: jly@hellmanyates.com

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CITY OF Albany GEORGIA

APPLICANT/AGENT DISCLOSURE CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

The applicant filed on this date: August 6, 2026 , to apply for a rezoning approval affecting described property as follows:
4614 Gillionville Rd, Albany, GA 31721

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 6th day of August , 20 26

Signature of Applicant

Notary Public

SIDSEL BERRY NOTARY PUBLIC MY COMM. EXP. 09/30/2034 SOUTH CAROLINA

09/30/2034
Commission Expires

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D. Historic Preservation Commission

COA Rehabilitation	$50
COA New Construction	$100
COA Demolition/Relocation	$250

E. Other Fees

Administrative Review	$50
Floodplain Special Use: Residential/Commercial	$100/$400
Zoning Certification	$50

F. Documents

Zoning Ordinance	$30
Street Index	$20
Historic Ordinance	$10
Comprehensive Plan	$110
Sign Ordinance	$5
Floodplain Ordinance	$5
Soil Erosion & Sedimentation Control Ordinance	$5
Tree Ordinance	$5
A disk copy of a document	$20

First 2 sheets of documents copied is $3.00. Additional sheets are 25¢ each.

G. Maps

City/County small map	(Blue/black line copy)	$15
City/County medium map	(Blue/black line copy)	$15
City/County large map		$25
Election District Map		
Board of Education		$10
City/County		$10
General Assembly		$10
Precinct		$10
Aerial Map		$10
Computer copy of map		$20
Complete set of Zoning Maps		$250

Maps created from the plotter cost $20 per hour for labor and $10 for each additional print.

Application Withdrawal

A reimbursement of $250 will be provided upon receipt of a Written Notice of Withdraw before the Planning Commission Meeting Date. There will be no reimbursement if a withdrawal notice is received after the Planning Commission Meeting Date. Applicants desiring to refile must follow the guidelines outlined in Title III Article 4 Section 4.04 (F) Withdrawal of an Application for Map Amendment or Other Zoning Decision.

CITY OF Albany GEORGIA

FEE SCHEDULE

A. Zoning

AG (Agricultural District)	$400
R-E (Estate District)	$400
R-1 (Single-Family Residential District)	$400
R-2 (Single-Family Residential District)	$400
R-G (Single-Family Residential District in the County only)	$400
R-MHS (Mobile Home Single-Family District)	$400
R-3 (Single-Family & Two-Family Residential District)	$500+$50/acre
R-MHP (Mobile Home Park District)	$500+$50/acre
C-R (Community Residential Multiple-Dwelling District)	$500+$50/acre
C-1 (Neighborhood Mixed-Use Business District)	$600+$60/acre
C-2 (General Mixed-Use Business District)	$600+$60/acre
C-3 (Commercial District)	$600+$60/acre
C-5 (Office-Institutional-Residential District)	$600+$60/acre
C-6 (Transitional Business District)	$600+$60/acre
C-7 (Mixed-Use Planned-Development District)	$600+$60/acre
C-8 (Commercial Recreation District)	$600+$60/acre
M-1 (Restricted Industrial District)	$600+$60/acre
M-2 (Heavy Industrial District)	$600+$60/acre
Special Approval	$400+$40/acre

All properties will be rounded to the nearest full acre.
There is a $3,500 cap on zoning/special approvals.

Site Plan Review	$400+$40/acre

B. Subdivisions

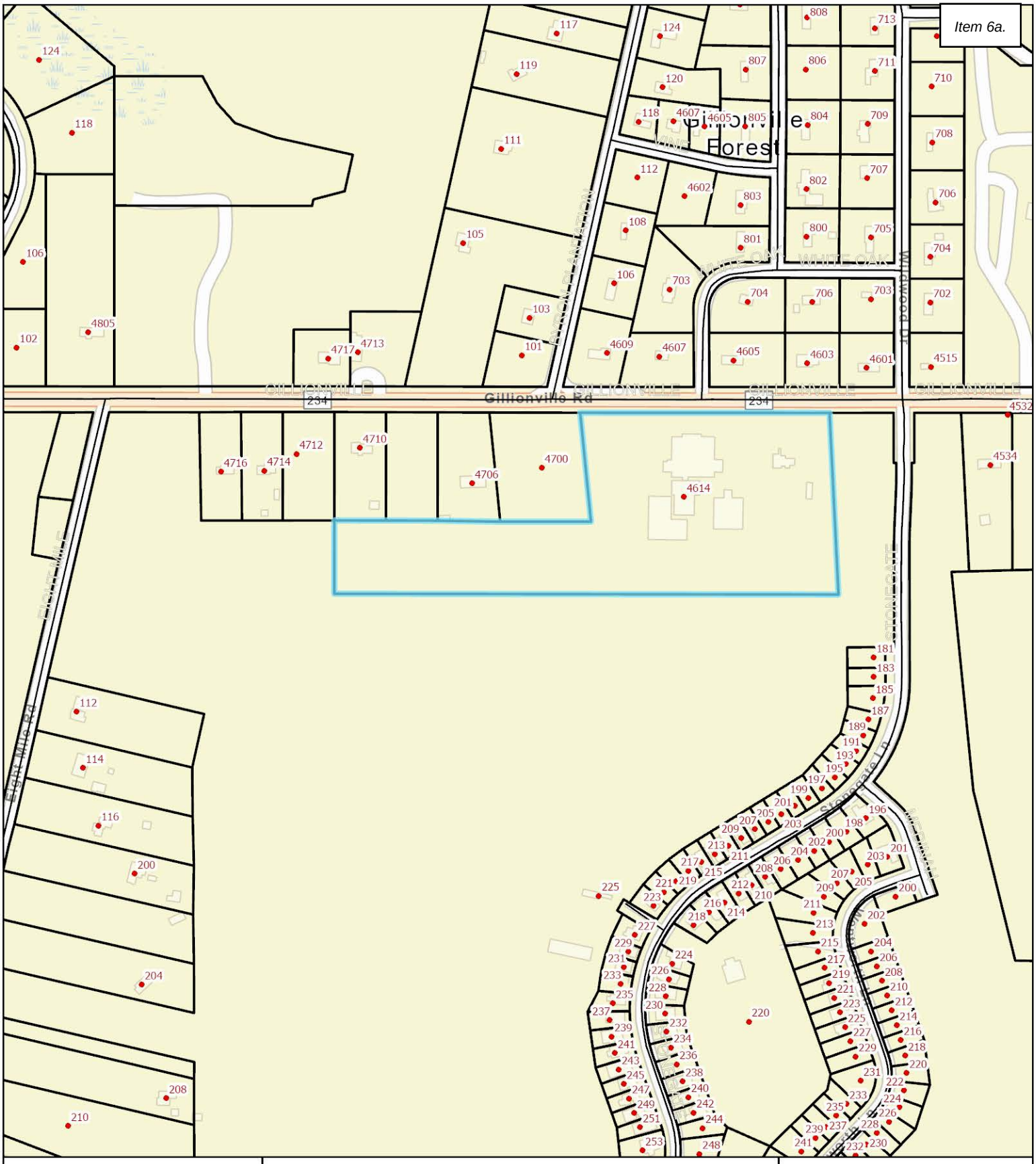
1 to 2 lots	$300
3 lots or more	$300 for first 2 lots + $30 per each additional lot

The subdivision application fees are for the subdividing, combining, and recombining of lots.

C. Variances

Residential	$100
Commercial	$400
Floodplain: Residential/Commercial	$100/$400

The fee is double after the fact.



26-056, 26-057, 26-058
4614 Gillionville Rd.
Rezoning, Special Approval, Variance

LOCATION

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CITY OF Albany GEORGIA

N

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26-056, 26-057, 26-058
4614 Gillionville Rd.
Rezoning, Special Approval, Variance

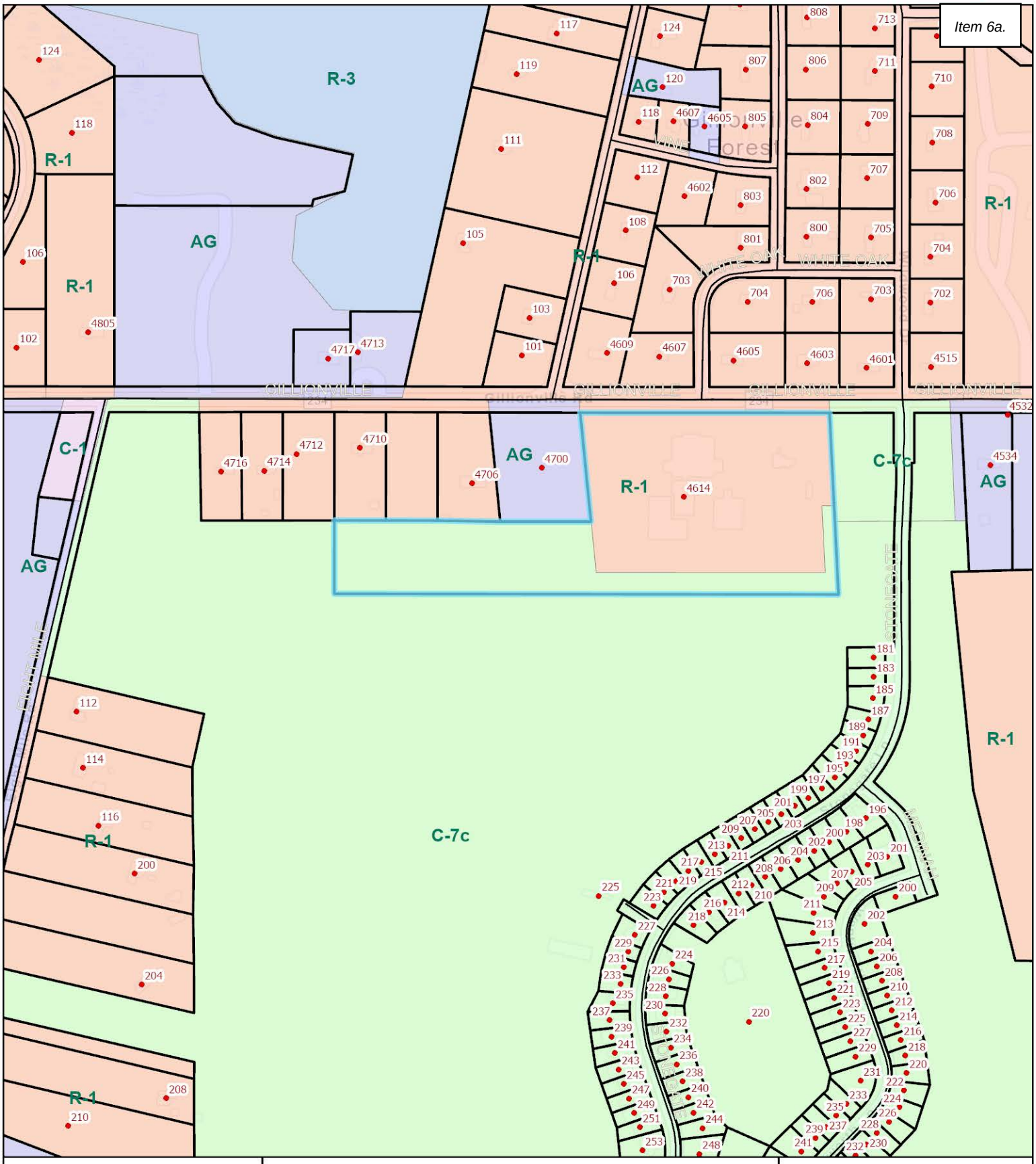
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CITY OF Albany GEORGIA

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Rezoning, Special Approval, Variance

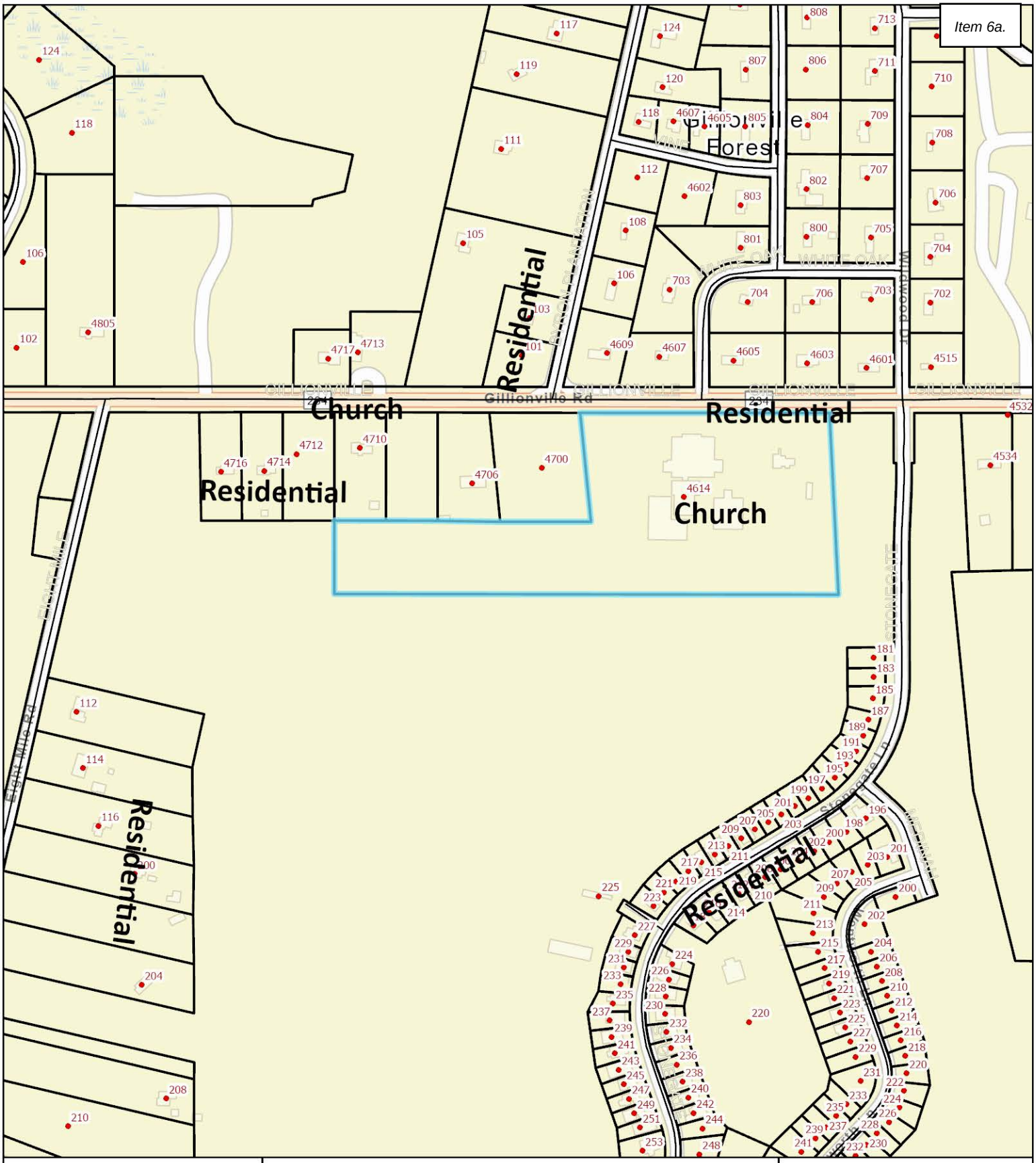
ZONING

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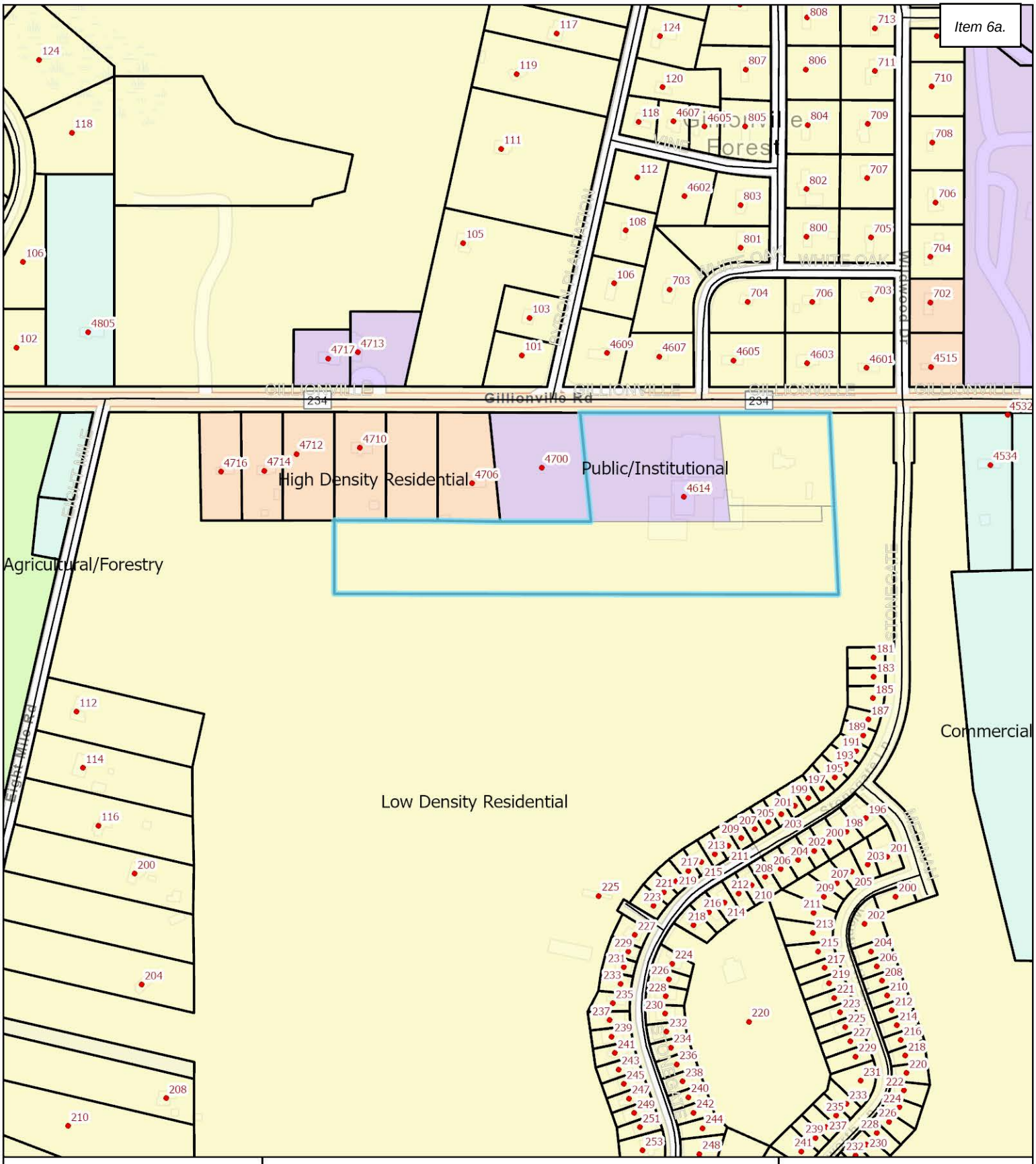
CURRENT LANDUSE

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CITY OF Albany GEORGIA



26-056, 26-057, 26-058
4614 Gillionville Rd.
Rezoning, Special Approval, Variance

FUTURE LANDUSE

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CITY OF Albany GEORGIA

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MEMORANDUM

Date: September 3, 2026

To: The Board of County Commissioners

From: Albany Dougherty Planning Commission

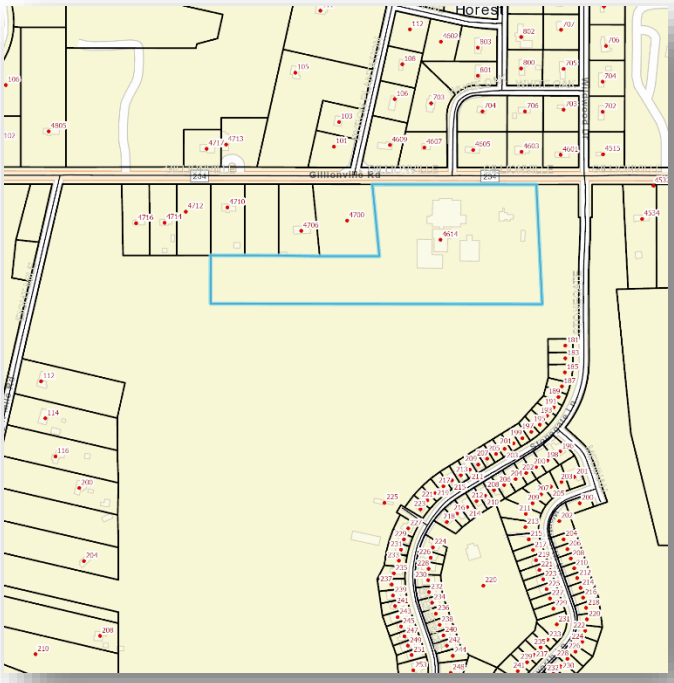
Subject: 26-057 4614 Gillionville Rd (Special Approval)

26-057 Special Approval 4614 Gillionville Rd
Request for Special Approval to permit a telecommunications tower within the proposed C-3c Conditional zoning district. The property owner is Gillionville Forest Baptist Church, and the applicant is Johnthan Yates (Diamond Communications). **District 1**

Art Brown moved to **approve** the request to permit a telecommunications tower within the proposed C-3c conditional zoning district. Charles Ochie seconded the motion. The motion **passed 5-0** with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Art Brown	Yes
William Geer	Absent
Charles Ochie	Yes
Helen Young	Yes
Demetrius Love	Absent
Jimmy Hall	Yes
King Randall	Absent

STAFF ANALYSIS AND REPORT
APPLICATION #26-057 SPECIAL APPROVAL



OWNER: Gillionville Forest Baptist Church (Stephen Crawford)

APPLICANT: Diamond Communication (Johnathan Yates)

LOCATION: 4614 Gillionville Rd.

CURRENT ZONING/USE: C-7c (Planned Use Development District) & R-1 (Single-Family Residential District)

PROPOSED USE: Proposed Telecommunications Tower

MEETING INFORMATION:

Planning Commission: 9/3/2026, 2:00 PM, 222 Pine Avenue, Rm. 100
County Commission: 9/14/2026, 10:00 AM, 222 Pine Avenue, Rm. 100

RECOMMENDATION: **Approval**

GENERAL INFORMATION:

Diamond Communication (Johnathan Yates) is requesting Special Approval to construct and operate a

198 foot Telecommunications Tower. The property is located at 4614 Gillionville. The parcel is z
C-7c (Planned Use Development District) and R-1 (Single-Family Residential District).

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 the adjacent transportation network.

Trip Generation:

Road Improvements: According to the **FY 2027-2030 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study (DARTS 2050), there are no federal or state-funded** projects in the area.

Road Classifications: The road that provides access to the subject property is classified accordingly:

- Gillionville Road (SR 234) is considered a Minor Arterial

Trip Generation: Current traffic volumes in the vicinity of the subject property are as follows.

- The area near Gillionville Rd. and Lockett Station Rd intersection has an Average Daily Traffic (AADT) Count of 6,960. This is the closest location to the site where traffic counts are obtained.
- The subject site is not a high-accident location.

The closest land use category for the proposed use is Utilities. The trip generation for this land use category would be 1 to 65 trips per day per 1,000 sq ft, which does not provide an accurate number for this project. According to the applicant, the addition of a Communications Tower would not adversely impact traffic flow. The unmanned facility will only be visited by carrier technicians 8 to 10 times a year.

Analysis: The proposed use should not adversely impact the surrounding transportation network. According to the applicant, the proposed telecommunications facility is expected to generate minimal to no traffic during operation. A temporary increase in vehicle traffic is expected during the construction period. However, the number of vehicles visiting the site will be limited, with approximately 8-10 trucks on site at any given time. The project will use an existing driveway on Gillionville Rd. and is not expected to adversely impact traffic.

2. The location of off-street parking facilities.

According to the applicant, adequate parking will be provided during the construction period. The project will not require substantial parking facilities during operation. The application states there will be a 20’ by 50’ vehicle parking and a turnaround area.

3. The number, size, and type of signs proposed for the site.

Signage for the site will be in accordance with the Dougherty County Sign Ordinance, and as required by the Federal Communications Commission (FCC)

4. The amount and location of open space.

According to the applicant, the project is proposed to use only 0.25 acres of the 21.39-acre parcel. The facility will be set back over 500 feet from the nearest edge of the public right-of-way.

5. Protective Screening.

According to the applicant, perimeter security fencing of at least 6 feet tall will be installed around the Telecommunication Tower. The applicant proposes planting trees and preserving the existing vegetation for buffering. The site plans will be reviewed by the Planning Department to ensure that the equipment is screened from the view of neighboring residential properties. No negative impacts on adjacent uses related to the project's security and screening are anticipated.

Hours and manner of operation of the proposed use.

According to the applicant, the operation will be continuous. The operation is quiet and does not require on-site staffing. Visits by 8- to 10-vehicle maintenance crews occasionally occur during regular working hours.

7. Outdoor lighting.

According to the applicant, the facility will not be illuminated.

8. Ingress and egress to the property.

According to the applicant, access during construction and operation will be through an existing driveway off Gillionville Rd.

9. Compatibility with surrounding land use.

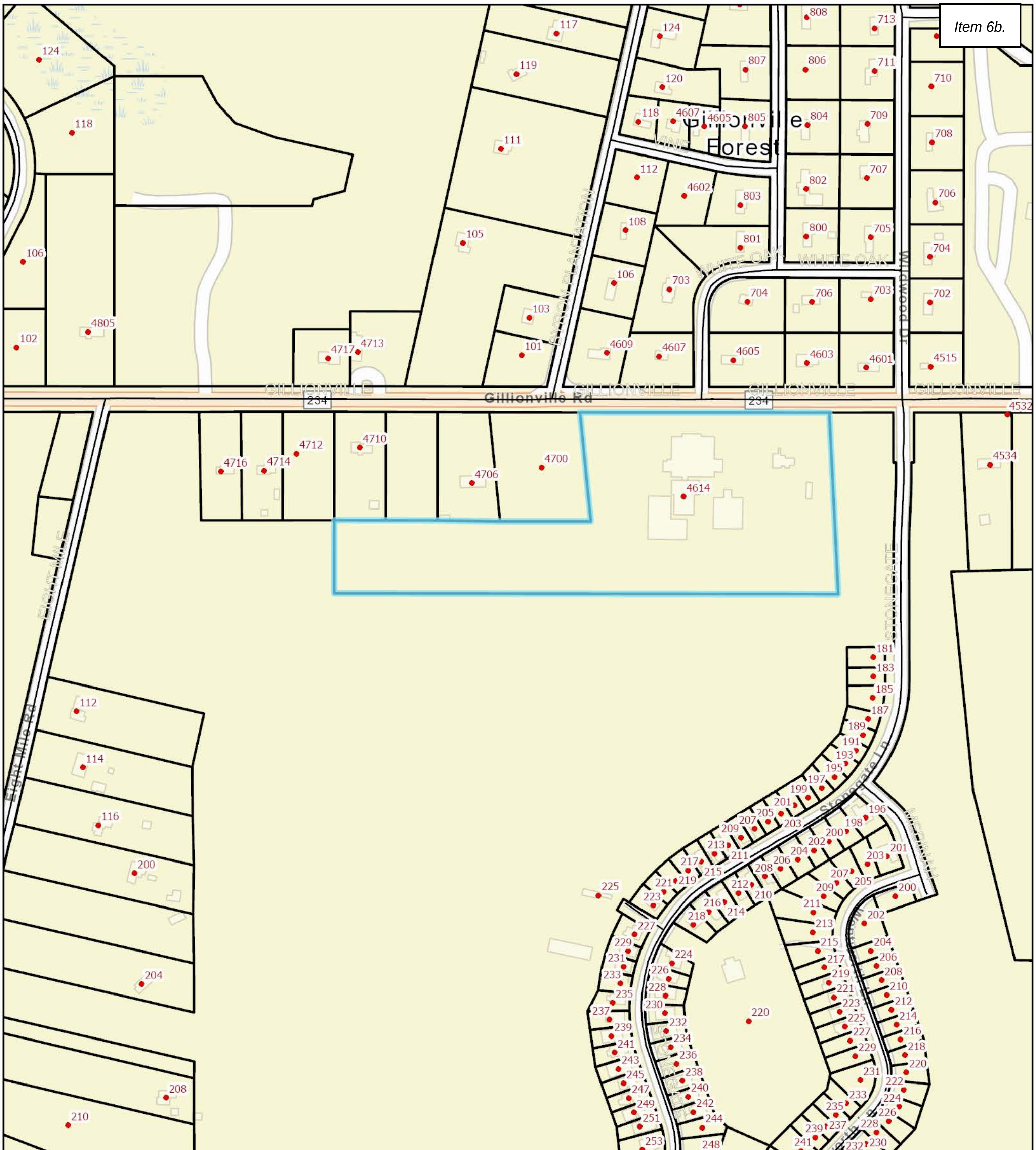
Adjacent land use is Residential. No adverse impacts to adjacent land uses are anticipated as a result of the project.

10. Consistency with the Comprehensive Plan.

The Future Land Use Map designates this site for Low-Density Residential use. Telecommunication facilities are not permitted in residential zoning districts, and setback requirements will keep any impacts on-site. The installation of a cell tower, while not a residential use, does not increase the traffic or noise impact on its surroundings.

RECOMMENDATION

Staff recommends **Approval** of this application.



26-056, 26-057, 26-058
4614 Gillionville Rd.
Rezoning, Special Approval, Variance

LOCATION

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CITY OF Albany GEORGIA

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26-056, 26-057, 26-058
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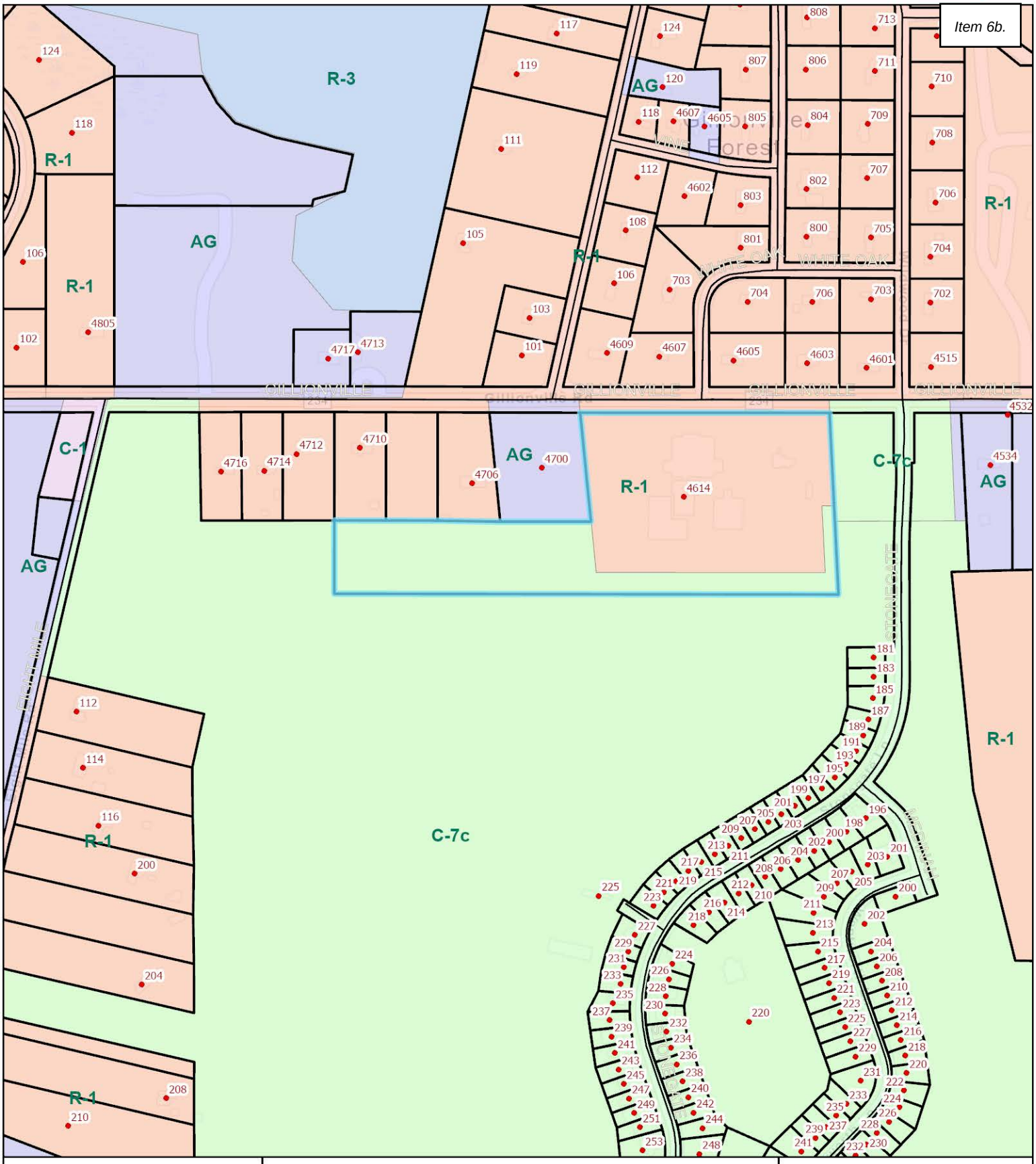
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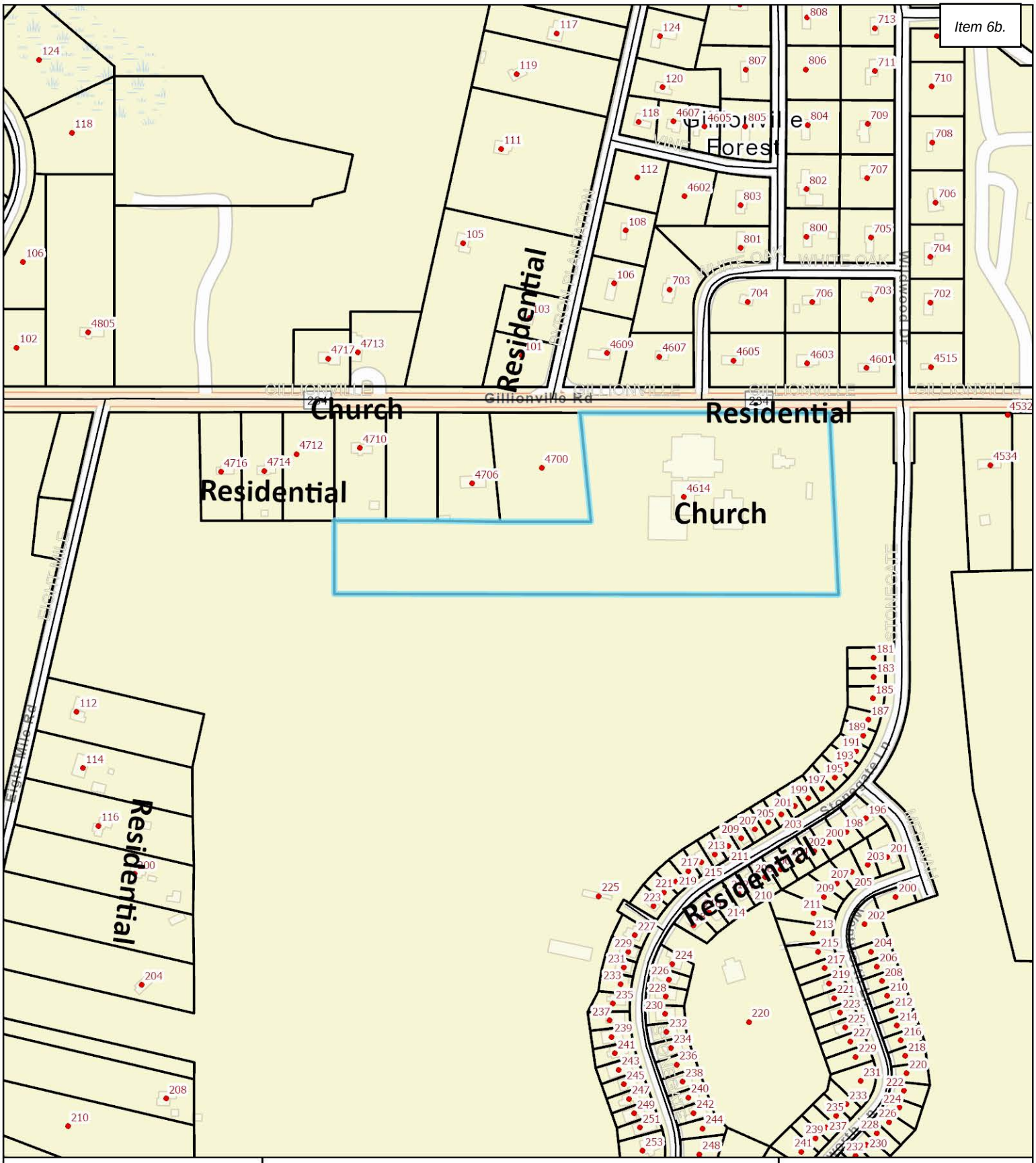
ZONING

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CITY OF Albany GEORGIA

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26-056, 26-057, 26-058
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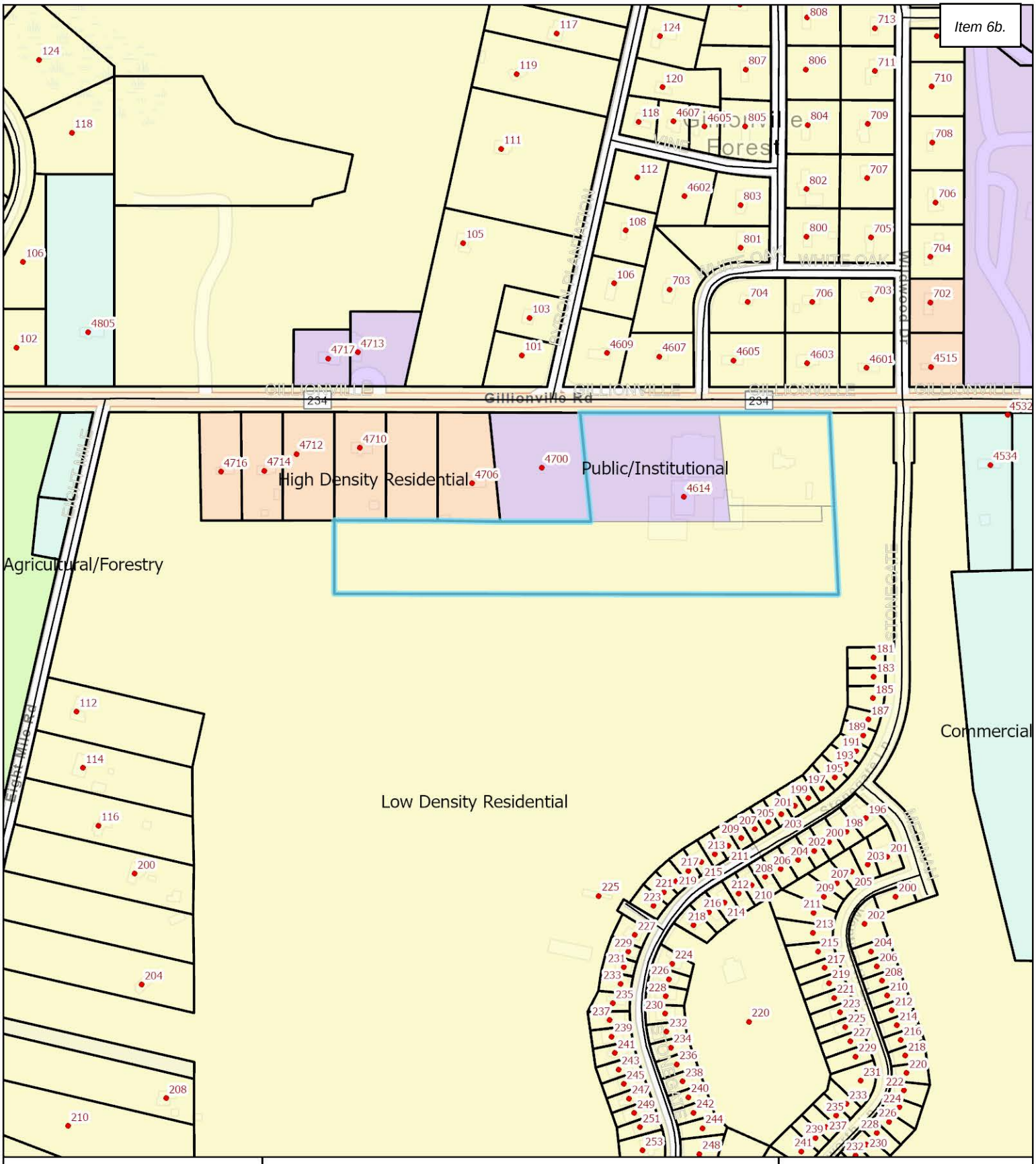
CURRENT LANDUSE

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CITY OF Albany GEORGIA



26-056, 26-057, 26-058
4614 Gillionville Rd.
Rezoning, Special Approval, Variance

FUTURE LANDUSE

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CITY OF Albany GEORGIA

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SPECIAL APPROVAL APPLICATION

☐ **City of Albany** ☒ **Dougherty County**

Property Address: 4614 Gillionville Rd, Albany, GA 31721

Name of Property Owner(s): Gillionville Forest Baptist Church, Inc (Stephen Crawford Trustee)

Mailing Address: 4706 Gillionville Rd

City: Albany State: GA Zip Code: 31721

Telephone: 229-435-9738 Email: sjc7890@sprynet.com

Name of Applicant: Jonathan L. Yates for Diamond Communications LLC

Mailing Address: 105 Broad Street, Third Floor

City: Charleston State: SC Zip Code: 29401

Telephone: 843-414-9754 Email: jly@hellmanyates.com

Current use of property: Church

Property owner requests special approval to allow the following special use: 195' monopole-style wireless communications facility for Verizon Wireless

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. A complete application must be filed by the 10th 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 7th day of August, 20 26

Signature of Applicant: Jonathan L. Yates

Notary Public: S. I. Day Commission expires: 09/30/2029

(Staff Use)

Posting fee: _____ Date paid: _____ Receipt: _____

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ARTICLE 5: SPECIAL APPROVAL BY THE CITY/COUNTY COMMISSION (CC)

Section 5.01 APPLICATION FOR SPECIAL APPROVAL OF THE CITY/COUNTY COMMISSION.

An application requesting special approval by the City/County Commission must include:

- A letter of intent addressing all Special Approval Review Criteria.
- A site plan that includes all site plan review requirements found in Section 6.01.
- A letter from the applicant providing basic project information.

The City/County Commission will not take action on the application until it has received a recommendation from the Planning Commission. An application may be approved, denied, or approved with conditions. In reviewing the application, the City/County Commission will consider the following Special Approval Review Criteria:

1. The effect of the proposed activity on traffic flow along adjoining streets. Will it adversely impact flow on adjoining streets?
2. The location of off-street parking facilities. Are parking facilities adequate and properly located to serve the use and not impact surrounding properties?
3. The number, size and type of signs proposed for the site.
4. The amount and location of open space. Is open space adequate to preserve the character of the area and to reduce environment impacts?
5. Protective screening. Is screening adequate to protect the adjacent uses from any negative impacts of this use?
6. Hours and manner of operation of the proposed use. Are they compatible with surrounding uses?
7. Outdoor lighting.
8. Ingress and egress to the property. Does it reduce negative impacts and/or does it enhance safety?

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CITY OF Albany GEORGIA

VERIFICATION OF OWNERSHIP

Name of all owners: Gillionville Forest Baptist Church, Inc

Address: 4706 Gillionville Road

City/State/Zip Code: Albany, GA 31721

Telephone Number:

Email:

Property Location (give description if no address): 4614 Gillionville Road, Albany, GA 31721
Parcel ID # 088-2/00000/010

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.

Owner Signature (all owners must sign)

Owner Signature (all owners must sign)

MELODY MILLS GILMER NOTARY PUBLIC SUMTER COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 29, 2030

Personally appeared before me , who has stated that the information on this form is true and correct.

Melody Mills Gilmer

Notary Public

07/14/2026

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: Jonathan L. Yates for Diamond Communications LLC

Address: 105 Broad Street, Third Floor

City/State/Zip Code: Charleston, SC 29401

Telephone Number: 843-414-9754

Email: jly@hellmanyates.com

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APPLICANT/AGENT DISCLOSURE CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

The applicant filed on this date: August 6, 2026 , to apply for a rezoning approval affecting described property as follows:
4614 Gillionville Rd, Albany, GA 31721

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 6th day of August , 20 26

Signature of Applicant

Notary Public

SIDSEL BERRY
MY COMM. EXP.
NOTARY
PUBLIC
09/30/2034
SOUTH CAROLINA

09/30/2034
Commission Expires

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FEE SCHEDULE

A. Zoning

AG (Agricultural District)	$400
R-E (Estate District)	$400
R-1 (Single-Family Residential District)	$400
R-2 (Single-Family Residential District)	$400
R-G (Single-Family Residential District in the County only)	$400
R-MHS (Mobile Home Single-Family District)	$400
R-3 (Single-Family & Two-Family Residential District)	$500+$50/acre
R-MHP (Mobile Home Park District)	$500+$50/acre
C-R (Community Residential Multiple-Dwelling District)	$500+$50/acre
C-1 (Neighborhood Mixed-Use Business District)	$600+$60/acre
C-2 (General Mixed-Use Business District)	$600+$60/acre
C-3 (Commercial District)	$600+$60/acre
C-5 (Office-Institutional-Residential District)	$600+$60/acre
C-6 (Transitional Business District)	$600+$60/acre
C-7 (Mixed-Use Planned-Development District)	$600+$60/acre
C-8 (Commercial Recreation District)	$600+$60/acre
M-1 (Restricted Industrial District)	$600+$60/acre
M-2 (Heavy Industrial District)	$600+$60/acre
Special Approval	$400+$40/acre

All properties will be rounded to the nearest full acre.
There is a $3,500 cap on zoning/special approvals.

Site Plan Review	$400+$40/acre

B. Subdivisions

1 to 2 lots	$300
3 lots or more	$300 for first 2 lots + $30 per each additional lot

The subdivision application fees are for the subdividing, combining, and recombining of lots.

C. Variances

Residential	$100
Commercial	$400
Floodplain: Residential/Commercial	$100/$400

The fee is double after the fact.

D. Historic Preservation Commission

COA Rehabilitation	$50
COA New Construction	$100
COA Demolition/Relocation	$250

E. Other Fees

Administrative Review	$50
Floodplain Special Use: Residential/Commercial	$100/$400
Zoning Certification	$50

F. Documents

Zoning Ordinance	$30
Street Index	$20
Historic Ordinance	$10
Comprehensive Plan	$110
Sign Ordinance	$5
Floodplain Ordinance	$5
Soil Erosion & Sedimentation Control Ordinance	$5
Tree Ordinance	$5
A disk copy of a document	$20

First 2 sheets of documents copied is $3.00. Additional sheets are 25¢ each.

G. Maps

City/County small map	(Blue/black line copy)	$15
City/County medium map	(Blue/black line copy)	$15
City/County large map		$25
Election District Map		
Board of Education		$10
City/County		$10
General Assembly		$10
Precinct		$10
Aerial Map		$10
Computer copy of map		$20
Complete set of Zoning Maps		$250

Maps created from the plotter cost $20 per hour for labor and $10 for each additional print.

HELLMAN YATES

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN & YATES, PA
105 BROAD STREET THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

August 7, 2026

VIA FEDERAL EXPRESS

Tanner Anderson
Planning II
Albany Planning & Development
240 Pine Avenue
Suite 300
Albany, GA 31701
229-438-3901

Re: Diamond Communications – Hidden Lakes - Site Address: 4614 Gillionville Rd, Albany, GA 31721 (TMS # 088-2/00000/010) Telecommunication Facility Application

Dear Mr. Anderson,

Enclosed, please find the application of Diamond Communications for a proposed 195-foot monopole-style wireless telecommunications facility for Verizon Wireless. The proposed facility will be on the property of Gillionville Forest Baptist Church, Inc, which is located at 4614 Gillionville Road, Albany, GA 31721 and is designated as Dougherty County Parcel ID 088-2/00000/010. A portion of the underlying piece of property will be rezoned to C-3 and the rezoning application has already been submitted. This is a very important facility to allow Verizon Wireless to improve its coverage for both voice and advanced data in this part of Dougherty County.

In support of this application and in accordance with Section 1.41, Telecommunication Antenna and Towers, of the Albany/Dougherty Zoning Ordinance, we have included the following items:

1. Site Plan and Drawings by Georgia Professional Engineer Andrew Lamar Pitts;
2. Redacted Ground Lease;
3. Letter of Authorization;
4. Alternative Candidate Analysis by Cameron Lee of Diamond Communications;
5. Design Drawings by Georgia Professional Engineer Nicholas J. Schmitt;
6. ANSI/Fall Zone Certification by Georgia Professional Engineer Nicholas J. Schmitt;
7. FA&A Airspace Study and FCC TOWAIR;
8. Tower Removal Letter by Tom Waniewski of Diamond Communications;
9. Legal Description;
10. Recorded Deed; and

11. Survey by Georgia Professional Land Surveyor David Michael Miller.

In addition, we have addressed the Special Approval Review Criteria below, with our responses in bold beneath each requirement.

1. The effect of the proposed activity on traffic flow along adjoining streets. Will it adversely impact flow on adjoining streets?

   The proposed facility will not adversely impact traffic flow on adjoining streets. After a 60-90 day buildout period, the unmanned facility will only be visited by carrier technicians 8-10 times a year, thus not generating any traffic in the area.

2. The location of off-street parking facilities. Are parking facilities adequate and properly located to serve the use and not impact surrounding properties?

   After a 60-90 day buildout period, the unmanned facility will only be visited by carrier technicians 8-10 times a year. Please see sheet C-3 of the Site Plan and Drawings by Georgia Professional Engineer attached hereto as Exhibit "1" and incorporated herein by reference. There will be a 20' by 50' vehicle parking and turn around area.

3. The number, size and type of signs proposed for the site.

   As shown on sheet C-8 of Exhibit "1", only the FCC required site identification and emergency signage will be deployed on the facility.

4. The amount and location of open space. Is open space adequate to preserve the character of the area and to reduce environment impacts?

   Please see sheet C-2 of Exhibit "1" for the site plan, showing the open space. The open space is adequate to preserve the character of the area and to reduce environmental impacts.

5. Protective screening. Is screening adequate to protect the adjacent uses from any negative impacts of this use?

As shown on sheet L-1 of Exhibit "1", Diamond Communications will plant 24 Nellie Stevens Hollies and 2 Southern Live Oaks around the 50' by 50' compound to screen the facility from adjacent uses. Existing vegetation will be preserved to the greatest extent possible.

6. Hours and manner of operation of the proposed use. Are they compatible with surrounding uses?

   The proposed unmanned facility will be operational 24/7, 365.

7. Outdoor lighting.

   The proposed facility will not be illuminated.

8. Ingress and egress to the property. Does it reduce negative impacts and/or does it enhance safety?

   Please see sheet C-1 of Exhibit "1" for the proposed ingress and egress. Diamond Communications proposes a 30' wide non-exclusive access and utility easement.

Upon review, please let us know if there are any outstanding materials or fees needed for this submittal. I can be reached at 843-414-9754 or 843-813-0103.

Thanks so much for all your assistance with this matter.

With warmest regards, I am

Yours very truly,

Jonathan L. Yates

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	209'–0"
SOUTH	75'–0"
EAST	1102'–9"
WEST	843'–3"

NEAREST RESIDENCE	
NORTHWEST	426'–3"

N/F
TINA HALVERSON
PID: 074–2/00000/097
DB 1733 PG 15
R1 ZONING
LAND USE: RESIDENTIAL

N/F
LARRY L. PERKINS
PID: 073–2/00000/011
DB 592 PG 385
R1 ZONING
LAND USE: RESIDENTIAL

N/F
OAKIE HILL MISSIONARY BAPTIST CHURCH
PID: 073–2/00000/025
DB 3004 PG 41
AG ZONING
LAND USE: EXEMPT

N/F
OGLETHORPE POWER CORPORATION
PID: 088–2/00000/011
DB 636 PG 148
AG ZONING
LAND USE: UTILITY

N/F
JAMES C. LEE
PID: 088–2/00000/012
DB 5 PG 8
R1 ZONING
LAND USE: RESIDENTIAL

N/F
JAMES C. LEE
PID: 088–2/00000/013
PB 5 PG 8
R1 ZONING
LAND USE: RESIDENTIAL

N/F
TUTLE LEE
PID: 088–2/00000/014
PB 5 PG 8
R1 ZONING
LAND USE: RESIDENTIAL

N/F
DURDEN, WILEY & MARY
PID: 073–2/00000/009
DB 584 PG 316
R1 ZONING
LAND USE: RESIDENTIAL

N/F
GRANT D & JANICE P WILLIAMS
PID: 074–2/00000/098
DB 2117 PG 147
R1 ZONING
LAND USE: RESIDENTIAL

N/F
CAROLYNE M EDWARDS
PID: 074–2/00000/099
DB 5362 PG 202
R1 ZONING
LAND USE: RESIDENTIAL

N/F
THOMAS KIMBERLY ROBERTSON
PID: 074–2/00000/100
DB 5025 PG 133
R1 ZONING
LAND USE: RESIDENTIAL

N/F
ROGER A & KAREN S CROSS
PID: 074–2/00000/101
DB 636 PG 148
R1 ZONING
LAND USE: RESIDENTIAL

BYRON PLANTATION RD

WHITEOAK DR

STONEGATE DR

GILLIONVILLE RD/SR 234
(100' PUBLIC RIGHT–OF–WAY)

PROPOSED DIAMOND COMMUNICATIONS 15' WIDE FIBER & UTILITY ROUTE

10' WIDE BUILDING SETBACK

N/F
PARENT PARCEL
GILLIONVILLE FOREST BAPTIST CHURCH, INC
PID: 088–2/00000/010
DB 3140 PG 87
R–1 & C–7C ZONING
LAND USE: EXEMPT

426'–3"

209'–0"

843'–3"

1102'–9"

40' WIDE BUILDING SETBACK AND SEWER EASEMENT

PROPOSED 100' X 100' DIAMOND COMMUNICATIONS AREA TO BE REZONED TO M–1C

PROPOSED 50' X 50' DIAMOND COMMUNICATIONS PREMISES (±2,500 SQ. FT.)

75'–0"

PROPOSED DIAMOND COMMUNICATIONS 30' WIDE NON–EXCLUSIVE ACCESS AND UTILITY EASEMENT

PROPOSED 70' ENGINEERED FALL ZONE RADIUS

C7–C ZONING

20' WIDE BUILDING SETBACK

N/F
WINGATE LAND & DEVELOPMENT LLC
PID: 088–2/00000/001
DB 1548 PG 94
C–7C ZONING
LAND USE: COMMERCIAL

NOTE:

1. PER THE FCC ASR, THE NEAREST EXISTING TELECOMMUNICATIONS TOWER IS A 148' MONOPOLE TOWER APPROXIMATELY 1.35 MILES TO THE NORTHEAST
   ASR# 1273851 OWNER: AT&T MOBILITY SPECTRUM, LLC
   LAT: 31° 36' 06.9"
   LONG: 84° 16' 20.9"
2. PER GOOGLE EARTH THE NEAREST EXISTING AIRPORT IS SOUTHWEST GEORGIA REGIONAL AIRPORT APPROXIMATELY 6.53 MILES SOUTHEAS
   LAT: 31° 31' 57.4"
   LONG: 84° 11' 21.0"

SURVEY NOTE:

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 03/23/2026 WITH SITE VISIT ON 03/03/26.

1 / C0 OVERALL AERIAL PLAN

SCALE: 1" = 250'

NORTH

0 125 250 500

GRAPHIC SCALE: 1" = 250'

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HIDDEN LAKES
SITE #: GA601

4614 GILLIONVILLE RD
ALBANY, GA 31721
DOUGHERTY COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770–619–4280
WWW.KIMLEY–HORN.COM

REV: | DATE: | ISSUED FOR: | BY:

7			
6			
5			
4			
3			
2			
1	07/09/26	CONSTRUCTION	ALP
0	06/04/26	CONSTRUCTION	ALP
A	05/19/26	PRELIMINARY	ALP

LICENSER:

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE031604
ANDREW LAMAR PITTS
7/10/26

KHA PROJECT NUMBER:
013541049

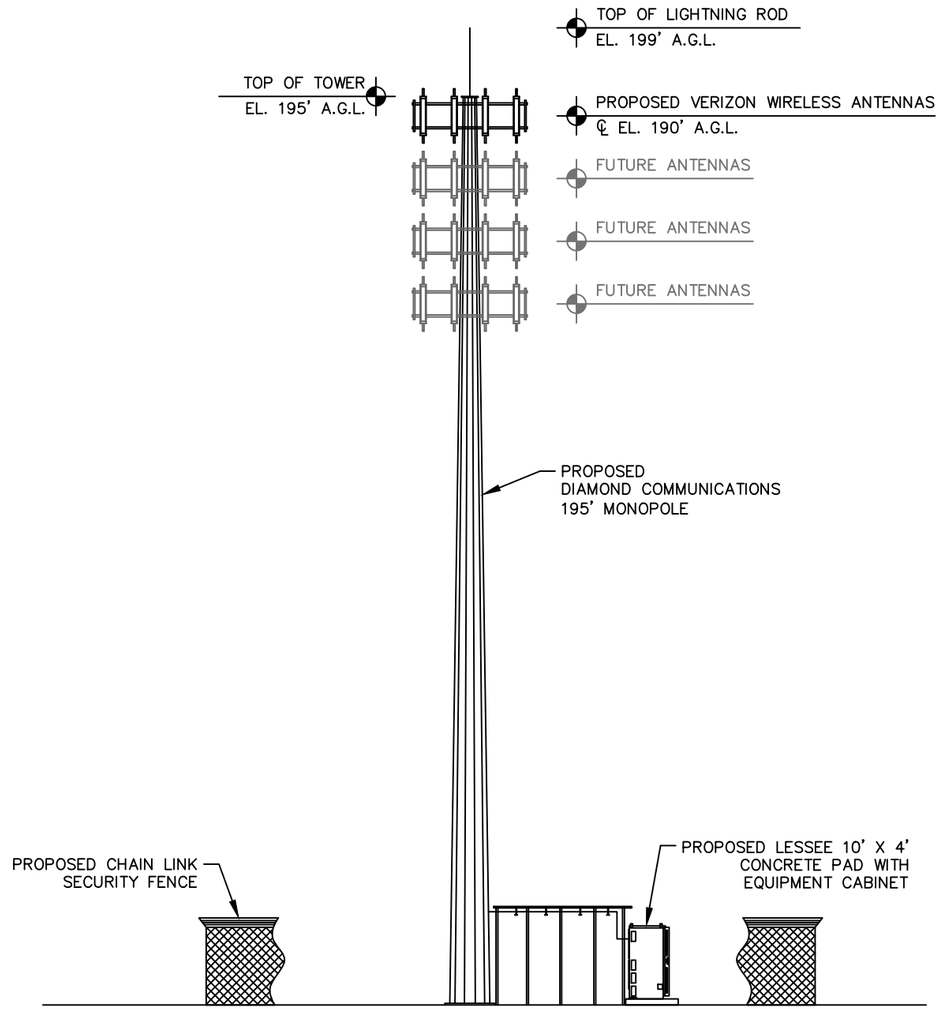
DRAWN BY:	CHECKED BY:
SB	DRC

SHEET TITLE:
OVERALL AERIAL PLAN

SHEET NUMBER:
C0

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1/C9 MONOPOLE TOWER ELEVATION

NOT TO SCALE

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. PROPOSED TOWER WILL BE GALVANIZED STEEL–GRAY IN COLOR..
4. TOWER WILL NOT BE ILLUMINATED.

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
HIDDEN LAKES
SITE #: GA601

4614 GILLIONVILLE RD
ALBANY, GA 31721
DOUGHERTY COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770–619–4280
WWW.KIMLEY–HORN.COM

REV: DATE: ISSUED FOR: BY:

7			
6			
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3			
2			
1	07/09/26	CONSTRUCTION	ALP
0	06/04/26	CONSTRUCTION	ALP
A	05/19/26	PRELIMINARY	ALP

LICENSER:

FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:
013541049

DRAWN BY: SB CHECKED BY: DRC

SHEET TITLE:
ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:
C9

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To: Tanner Anderson
Planner II
Albany Dougherty Planning & Zoning
240 Pine Avenue, Suite 300
Albany, GA 31701

From: Gillionville Forest Baptist Church, Inc
4706 Gillionville Rd
Albany, GA 31721

Re: Letter of Authorization

Dear Mr. Anderson,

I, Stephen J Crawford of Gillionville Forest Baptist Church, as owner, hereby give Diamond Communications, LLC and their attorney, Jonathan Yates, authorization to apply and sign for all zoning, building, and other related tower permits for parcel number 088-2/00000/010 in respect to their proposed communications facility located at 4614 Gillionville Rd, Albany, GA 31721.

Sincerely,

BY: Stephen Crawford

ITS: Trustee Stephen Crawford

Date: 14 July 2026

State of Georgia
County of _____

The foregoing instrument was acknowledged before

this 14th day of July, 20 26

by _____

Notary Signature Melody Mills Gilmer

Registration # _____ Expires 1/29/2030



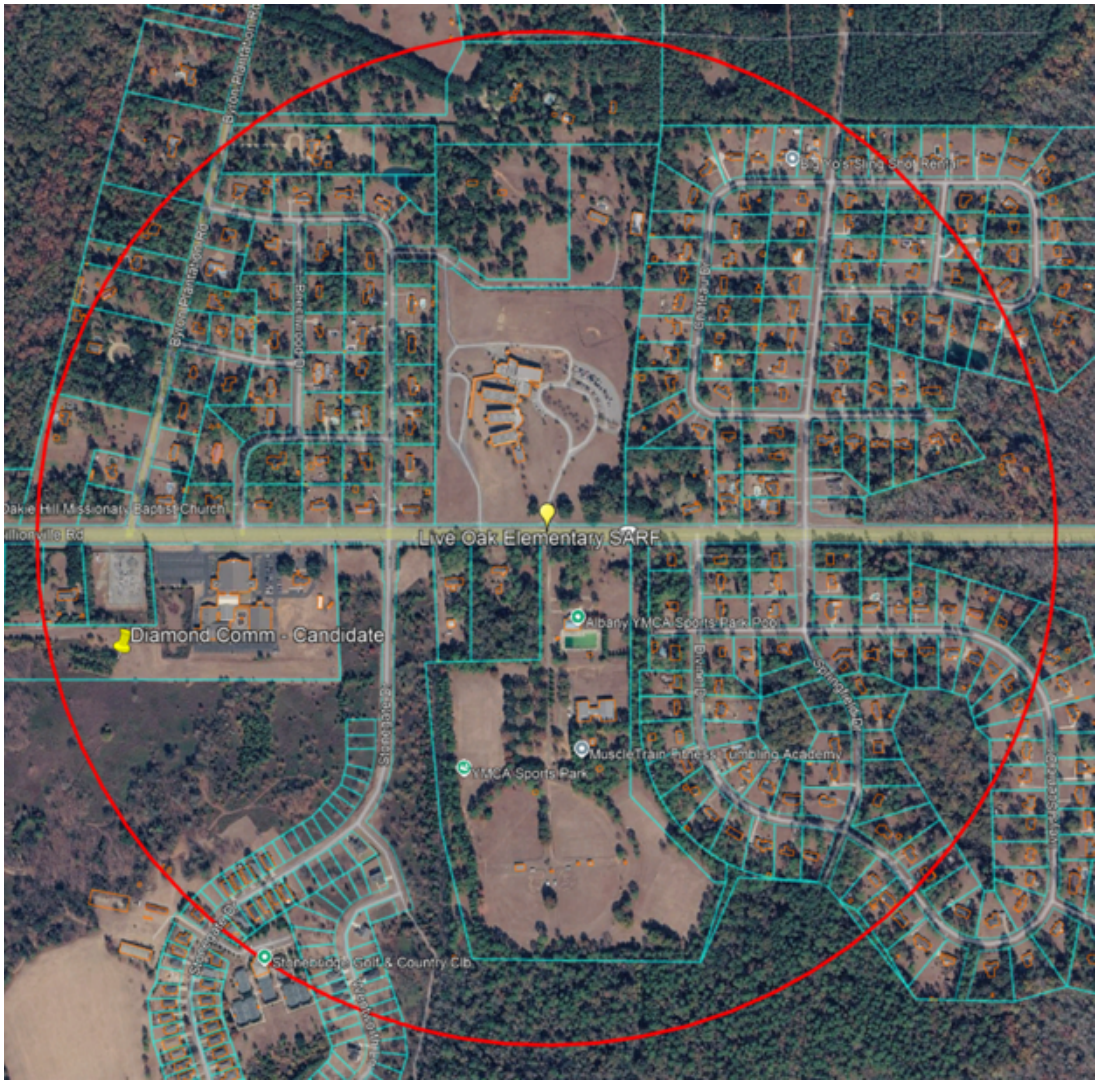
Diamond Communications Site: Hidden Lakes GA601

Alternative Candidate Analysis

Diamond Communications ("Diamond") submits this document to address the alternative sites considered during its site selection process on behalf of Verizon Wireless ("Verizon"). Verizon is seeking to remedy a documented gap in service resulting from insufficient coverage and capacity in and around Highway 234 (Gillionville Rd), Live Oak Elementary school, and the surrounding residential and commercial areas of Daughtery County, Georgia. To meet the identified coverage objectives, Verizon issued a 0.5-mile search ring for a proposed 195-foot wireless communications tower, as this height is necessary to adequately address the service deficiency.

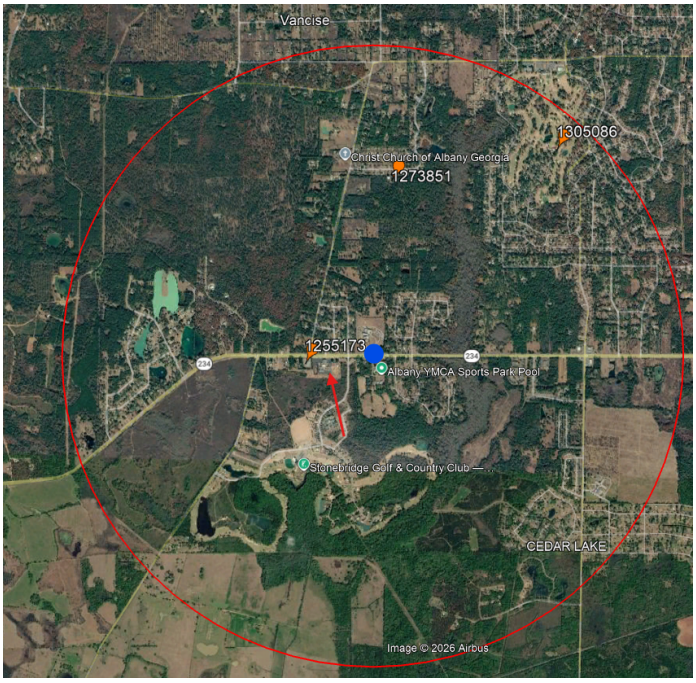
Existing Structures Within the Search Ring

The search ring was centered along Highway 234 (Gillionville Rd), as tower placement in this area would satisfy the coverage objectives outlined above. Diamond confirmed that there are no existing towers or other structures approximately 195 feet in height or close to that height within the search ring, nor within a reasonable distance outside the search ring that could accommodate Verizon's equipment and meet the required coverage objectives.



Existing Structures outside of the Search Ring:

Diamond then located the nearest existing tower locations as shown on the attached map in a two (2) mile radius from the search ring center, shown as an blue dot.



This map illustrates a two (2) mile radius from the search ring center, in which the red arrow is Diamond's proposed tower. The other Orange icon's with numbers are FCC filings, being existing towers. The FCC filing directly near Diamond's proposed tower was a filing by Diamond. We attempted to develop a tower on the Georgia Transmission Company's ("GTC") substation, but due to future substation and grid expansion plans, there was no available space to grant us. Below is a chart of the other two (2) towers that were within two (2) miles of the search ring center:

COMPETING STRUCTURES (*1 MILE RADIUS FOR URBAN, 3 MILE FOR SUBURBAN, 5 MILE FOR RURAL)					
Competing Structure (Owner)	Type (Tower, RT etc)	Height	Carriers on Tower	Coords	Dist (mi), Dir
Alltel Communication	Monopole	150	2 - AT&T,	31.601875, -84.272484	1.15 N
Vertical Bridge	Monopine	115	1 - Verizon,	31.60473, -84.254437	1.8 NE

- The closest tower is an Crown Castle owned 150' Monopole that Verizon has ruled this tower to be too far outside of the search ring and not fit to fulfill their coverage objectives. The other closest tower is an Vertical Bridge owned 115' Monopine that Verizon is already on.

Raw Land Properties Considered:

Diamond made a good-faith effort to identify and lease an available location within the search ring. All properties deemed viable from a zoning and construction standpoint were contacted; however, Diamond either received no response or the proposals were rejected by the respective property owners.

Conclusion:

In conclusion, there are no existing towers or structures that can accommodate the applicant's proposed antenna. This document certifies that:

- No existing towers or structures of or near 195’ in height are located within the geographic search ring area or within a reasonable distance outside of it.

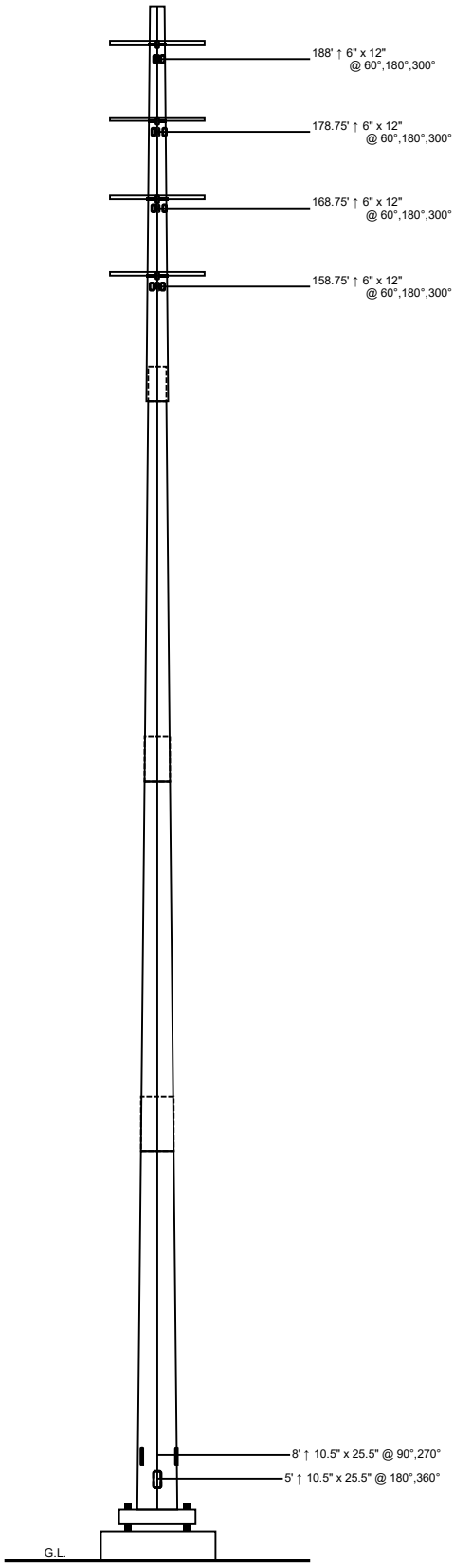
Diamond has leased property from a willing landlord whose property will be developed in accordance with County regulations.

I certify that the forgoing is true and correct:

Cameron Lee

Cameron Lee
Site Acquisition Manager – East Region
Diamond Communications, LLC
Email: Clee@diamondcomm.com
Phone: (813) 727-6625

Length (ft)	53'-3"	53'-6"	53'-6"	51'-0"
Number Of Sides		18		
Thickness (in)	1/2"		7/16"	5/16"
Lap Splice (ft)	7' - 0"	5' - 9"		A
Top Diameter (in)	48.62"	39.34"	29.66"	20"
Bottom Diameter (in)	60.39"	51.17"	41.48"	31.28"
Taper (in/ft)	0.2211			
Grade	A572-65			
Weight (lbs)	19643	13708	9422	4969
Overall Steel Height (ft)	194			



Designed Appurtenance Loading

Elev	Description	Tx-Line
190	H.D. MOVE Platform (Monopole Only) - 12' w/ Support Rail	
190	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
180	Platform - 12'	
180	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
170	Platform - 12'	
170	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"
160	Platform - 12'	
160	(1) 30,000 Sq. Inches 8,000# (below top)	(12) 1 5/8"

Design Criteria - ANSI/TIA-222-I

Wind Speed (No Ice)	110 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	0.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1
Topographic Feature	Flat Terrain
Ground Elevation	213.46 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.095 g
1-sec Spectral Response, S1	0.06 g
Site Class	D
Sms	0.152 g
Sm1	0.144 g
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	107.94	44.38	7644.24	21.08	12.4
0.9 D + 1.0 Wo	81.24	44.08	7293.97	19.88	11.58
1.2 D + 1.0 Ev + 1.0 Eh	109.64	2.67	539.46	1.62	0.94
0.9 D - 1.0 Ev + 1.0 Eh	79.05	2.68	509.16	1.49	0.87
1.0 Wf (Along Wind)	0.01	6.1	861.43	2.28	1.28
1.0 D + 1.0 Wo (Service @ 60 mph)	89.98	11.82	2011.69	5.7	3.28

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	73.25"	2.5"	67.5"	24	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	2906.4	A615-75	Galv

Material List

Display	Value
A	4' - 6"

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) Tower Rating: 98.4%

Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

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Job:	**577377**
Customer:	DIAMOND COMMUNICATIONS LLC
Site Name:	Hidden Lakes, GA GA601
Description:	195' Monopole
Date:	7/17/2026 By: RHM

DOC# 004170
FILED IN OFFICE
04/14/2006 04:46 PM
BK:3140 PG:271-272
EVONNE S. MULL
CLERK OF
COURT
DOUGHERTY COUNTY

REAL ESTATE TRANSFER TAX
PAID: $108.40

AFTER RECORDING RETURN TO:
E. DUNN STAPLETON
WATSON, SPENCE, LOWE AND CHAMBLESS, LLP
POST OFFICE BOX 2008
ALBANY, GEORGIA 31702-2008

WARRANTY DEED

GEORGIA, DOUGHERTY COUNTY.

THIS INDENTURE, made the 6th day of April, 2006, between **WINGATE LAND & DEVELOPMENT, L.L.C., a Georgia limited liability company**, of the State of Georgia, hereinafter called "Grantor," and **GILLIONVILLE FOREST BAPTIST CHURCH, INC.**, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, 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 whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

> All that tract or parcel of land lying and being in Land Lot 87 in the Second Land District, Dougherty County, Georgia, and more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE, subject to applicable zoning ordinances, visible easements and easements and restrictions of record.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its authorized Operating Manager on the day and year above written.

Wingate Land & Development, L.L.C.

By: W. D. Wingate
W. D. Wingate, Operating Manager

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
(Affix Notary Seal Here)

AMBER S. COX NOTARY PUBLIC GEORGIA EXPIRES 10/20/07 LEE COUNTY

G:\R-ESTATE\EDS\DEED-REC\2006\Gillionvi[illegible] 04-V-859

EXHIBIT "A"

All that tract or parcel of land containing 8.665 acres in Land Lot 87 of the Second Land District of Dougherty County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the south right of way of Gillionville Road (100 foot right of way) with the east right of way of Eight Mile Road (60 foot right of way), run thence north 87 degrees 50 minutes 00 seconds east along the south right of way of Gillionville Road for a distance of 1,819.86 feet to an iron pin found at the northeast corner of the property of Oglethorpe Power Corporation as described in that certain warranty deed recorded in Deed Book 636, Page 148, Dougherty County land records; run thence south 07 degrees 51 minutes 00 seconds east along the east line of the property of Oglethorpe Power Corporation for a distance of 422.07 feet to an iron pin found at the southeast corner of the property of said Oglethorpe Power Corporation, which is also the northwest corner of the property of Gillionville Forest Baptist Church, Inc. as described in that certain Deed of Gift from Wingate Land & Development, LLC, recorded in Deed Book 2889, Page 209, Dougherty County land records, and which is the POINT OF BEGINNING;

From said point of beginning, continue thence south 07 degrees 51 minutes 00 seconds east along the west line of the property of Gillionville Forest Baptist Church, Inc. for a distance of 200.00 feet to a point marked by a rebar found; run thence north 87 degrees 50 minutes 00 seconds east along the south line of the existing property of Gillionville Forest Baptist Church, Inc. for a distance of 887.10 feet to a point marked by a rebar found at the southeast corner of the property described in that certain warranty deed from Wingate Land & Development, LLC to Gillionville Forest Baptist Church, Inc. at Deed Book 2889, Page 207, Dougherty County land records; run thence north 05 degrees 01 minute 00 seconds west for a distance of 259.04 feet to a point; run thence north 87 degrees 50 minutes 00 seconds east for a distance of 48.00 feet to a point marked by a rebar found at the southeast corner of the property conveyed by Pete Stith, et al, to Gillionville Forest Baptist Church, Inc. by warranty deed recorded in Deed Book 2368, Page 49, Dougherty County land records; run thence south 05 degrees 01 minute 00 seconds west for a distance of 344.15 feet to a point marked by a rebar set; run thence south 87 degrees 50 minutes 00 seconds west for a distance of 1,951.07 feet to a point marked by a rebar set; run thence north 02 degrees 09 minutes 22 seconds west for a distance of 284.02 feet to a point at the southwest corner of Lot 17 of Countryaire Acres Subdivision as more particularly shown on the plat thereof recorded in Plat Book 5, Page 8 (Plat Cabinet 1, Slide B-48), in the office of the Clerk of Superior Court of Dougherty County, Georgia; run thence north 87 degrees 50 minutes 00 seconds east along the south lines of Lots 17, 18 and 19 of said Countryaire Acres Subdivision, and along the south line of the property of Oglethorpe Power Corporation, a distance of 991.87 feet to the point of beginning.

This property contains 8.665 acres and is more particularly described according to that certain Minor Subdivision Plat of Gillionville Baptist Church, dated September 20, 2005, as recorded in Plat Cabinet 1-D, Slide 012B, in the office of the Clerk of Superior Court of Dougherty County, Georgia. This property is all of that certain 21.887 acre parcel more particularly shown and described on the above referenced plat of Gillionville Baptist Church recorded in Plat Cabinet 1-D, Slide 012B, LESS AND EXCEPT the existing property of Gillionville Forest Baptist Church, Inc., as more particularly shown and described on that certain Minor Subdivision Plat of Gillionville Baptist Church, dated January 28, 2004, recorded in Plat Cabinet 1, Slide C-99D, in the office of the Clerk of Superior Court of Dougherty County, Georgia.

G:\R-ESTATE\EDS\MISC\2006\GBC 8.665 Wingate prop dsc.wpd—04-V-859

CITY OF Albany GEORGIA

September 2, 2026

Jawahn Ware
Dougherty County Clerk
222 Pine Avenue, Suite 540
Albany, Ga. 31701

RE: Agenda Item for 9/14 Work Session

Dear Jawahn,

I would like to be added to the County's Work Session on September 14th to request that they initiate the process to amend the Zoning Ordinance. There is a conflict in the ordinance regarding the timeframe between a zoning denial and reapplication. The Zoning Ordinance requires that the governing body direct the Planning Commission to consider any amendments and to make a recommendation back to the governing body.

Background:
The Albany-Dougherty Zoning Ordinance Title III, Sections 4.04(D) and (E) set the time allowed to apply for a re-zoning after a denial of a previous application at 12 months for citizens and 6 months, if initiated by the City/County Commission. The request is for the County Commission to ask the Planning Commission to make the application period consistent for all applicants. O.C.G.A. §36-66-4 states that "same property may not again be considered for rezoning until the expiration of at least six months immediately following the defeat of the rezoning by the local government".

Recommended Action:
Request that the Planning Commission review the Zoning Ordinance and recommend to the County Commission that the application period be consistent for all applicants.

Please let me know if you have any questions.

Sincerely,

Paul Forgey, AICP, CFM
Director of Planning & Development Services

Deron King
County Administrator

DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION

Agenda Item

Date: August 18, 2026

Meeting Date: September 14, 2026

Subject/Title: Westtown Library Furniture Quote

Presenter: Deron King, County Administrator
Gail Evans, Library Director

Statement of Issue:

The Library is requesting approval of the Westtown Library furniture quote.

History/Facts and Issues:

The Westtown Library renovation has been underway since March 2026 following the award of construction grants and matching County SPLOST funds for a complete interior renovation. The project's architect is SRJ Architects; the contractor is LRA Constructors.

Recommended Action:

Recommend the approval of the quote for Westtown Library's furniture provided by the architect, SRJ Architects, Inc. in the amount of $156,890.49 which will be deducted from the state grant and SPLOST funds secured for the renovation. The competitive bidding process has already been completed through the State Purchasing Division (SPD) for the items being procured through State contract vendor, Advent Business Interiors (Leesburg, Ga). The quote includes replacement furniture for the renovated space: tables, chairs, desks and shelving.

The Board of Commissioners approved funding for the purchase of the furniture in the December 15, 2025 Regular Meeting.

Funding Source: State grants, SPLOST V, SPLOST VII and SPLOST VIII funds.

Deron King
County Administrator

DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION

Agenda Item

Date: August 18, 2026

Meeting Date: September 14, 2026

Subject/Title: Westtown Revision Bid Acceptance

Presenter: Deron King, County Administrator
Gail Evans, Library Director

Statement of Issue:

The Library is requesting to accept two alternates for the Westtown Renovation.

History/Facts and Issues:

The Board of Commissioners approved funding and the bid for the Westtown Library Renovations in the December 15, 2025 Regular Meeting. Funding for furniture was included in the approval.

The furniture budget of $250,000 was approved as recommended by the architect. However, the current quote for furniture provides a savings of $93,109.51. Therefore, the architect and Library staff are requesting to utilize the savings to accept two alternates that were subtracted from the contractor's original bid.

Recommended Action:

Recommend that the Dougherty County Board of Commissioners utilize the savings from the furniture expenditure of $93,109.51 to add two alternates in the amount of $55,836 that were subtracted from the contractor's original bid. The recommended alternates are:

● ALTERNATE No. 4: Delete all work indicated for the **masonry mechanical screen all** indicated on A2.1. Provide 6'-0" high black vinyl coated chain-link fence with 5'-0" wide gate in accordance with SECTION 323114 - PVC COATED CHAIN LINK FENCES AND GATES. **Quote: $50,628.00**

● ALTERNATE No. 8: Delete all work for the **glass marker boards**. **Quote: $5,208.00**

Funding Source: State grants, SPLOST V, SPLOST VII, and SPLOST VIII funds.

Deron King
County Administrator

DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION

Agenda Item

Date: July 29, 2026

Meeting Date: September 14, 2026

Subject/Title: Dougherty County Police Dept. 2026 Vehicles and Outfitting

Presented for: Discussion/Decision

Presenter: Deron King, County Administrator
Jason Hager, DCP Captain

Statement of Issue
The Dougherty County Police Department is requesting to purchase six (6) new 2026 Ford Police Interceptors (SUVs) for Patrol and one (1) new 2026 Ford Police Interceptor Admin Unit (SUV) for Admin/Investigation.

History/Facts and Issues
The Dougherty County Police (DCP) Department is requesting to purchase six (6) 2026 Ford Police Interceptor SUVs ($46,425 each) for a combined price of $278,550, and one (1) 2026 Ford Police Interceptor Admin/Investigation SUV for $46,556. The total price of the purchase will be $325,106 from State Contract Vendor Wade Ford (Smyrna, GA). These vehicles will be used to replace existing older/unserviceable vehicles. DCP is also requesting to have each vehicle outfitted as law enforcement vehicles for a total expenditure of $131,926.05 by Legion Public Safety (Temple, GA).

Recommended Action
Recommend Dougherty County Commission approves the purchase of six (6) 2026 Ford Police Interceptor Patrol SUVs and one (1) 2026 Police Interceptor Admin/Investigation SUV from State Contract Vendor Wade Ford (Smyrna, GA) in the amount of $325,106 and outfit each from Legion Public Safety (Temple, GA) in the amount of $131,926.05, for a total expenditure of $457,032.05.

Funding Source
SPLOST VIII 3253210-542220

Comparable Quote: (Upfitting) Dana Safety Supply (Greensboro, NC) $153,103.80.

CITY OF Albany GEORGIA

PROCUREMENT RECOMMENDATION

DATE: August 14, 2026

TITLE: HVAC Health Department

REFERENCE NUMBER: 26-058

OPENING DATE: 7/7/2026

BUYER: Destin Adams

DEPARTMENT: DOCO Facilities Management

ACCOUNT NUMBER: 511025054 – SPLOST VII

BUDGETED AMOUNT: $194,417.00

DEPARTMENT CONTACTS: Matt Idlett, DCFM

Joshua Williams, Procurement Manager

RECOMMENDATION:

Consider for approval a lump sum contract with SafeAire Heating and Cooling, Inc. of Albany, GA to perform HVAC services. Total expenditure- $194,417.00.

BACKGROUND INFORMATION:

Bid #26-058 was advertised in the Albany Herald, the local access channel, the City website and Georgia Procurement Registry. The bid opening date was July 7, 2026. Twenty-four (24) firms were directly solicited with two (2) bids being submitted. This bid is for the replacement of HVAC systems #3, #6, and #9 located at 1710 S. Slappey Blvd., Albany, GA – Health Department. The scope of this project is to provide all necessary equipment, labor, tools, and any other materials necessary the complete the required work. Matt Idlett concurs with this recommendation.

COUNTY ADMINISTRATOR ACTION:

(✓) APPROVED ( ) DISAPPROVED ( ) HOLD

COMMENTS:

9-11-26
DATE

COUNTY ADMINISTRATOR

List of Documents Attached:
Bid Tabulation

CITY OF ALBANY GEORGIA PROCUREMENT DIVISION TABULATION OF BIDS DEPT: DOCO FACILITIES OPEN DATE: 7/7/2026 TIME OF OPENING: 2:30 p.m. BID REF: 26-058		SafeAire Heating & Cooling, Inc. 3199 Palmyra Rd. Albany, GA 31707 229-854-0308 tadiano@safeaire.com		T&D Mechanical, Inc. PO Box 767 Columbus, GA 31902 706-324-7678 kay@tdmechanical.com	
	DESCRIPTION		TOTAL		TOTAL
	HVAC		$194,417.00		$229,200.00
	Health Department				
TOTAL			**$194,417.00**		**$229,200.00**
FOB Point/Terms					
COMMENTS **PENDING APPROVALS**		**LOWEST RESPONSIVE AND RESPONSIBLE BIDDER**			

Deron King
County Administrator

DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION

Agenda Item

Date: August 21, 2026

Meeting Date: September 14, 2026

Subject/Title: SITECH South GPS Equipment Upgrade

Presented for: Decision

Presenter: Deron King, County Administrator
Seth Lassitter, Director of Solid Waste

Statement of Issue:

Dougherty County Solid Waste (DCSW) is requesting approval to purchase SITECH GPS Equipment and software from SITECH South.

History/Facts and Issues:

Dougherty County Solid Waste currently operates landfill equipment that already has SITECH GPS technology installed on key machinery, including the landfill compactor.

During SITECH South's recent review, it was confirmed that some of the County's existing equipment has functioning SITECH GPS hardware, and that the proposed purchase is not an initial installation**,** but rather an upgrade to modernize and improve the precision, reliability, and capabilities of the system. The new quote provided for the CAT 963 system and Base/Rover equipment includes updated components, expanded data collection abilities, and refreshed 3D guidance technology designed to improve grading accuracy, compaction monitoring, and operational efficiency across landfill operations.

Upgrading to the newest SITECH platform will allow Solid Waste staff to integrate improved data capture, enhance daily operational workflows, and extend the useful life of existing GPS-enabled machinery by bringing it up to current technology standards. This upgrade helps ensure continued accuracy and consistency in landfill cell construction,

airspace tracking, and compaction practices while also supporting future operational planning.

Essentially, this upgrade will allow our engineers to build a construction lift model, or road map, for the operators to follow while constructing the landfill that mirrors our Design and Operation Plan.

Recommended Action:

Recommend that the Dougherty County Commission approve the purchase of SITECH GPS Equipment and software from SITECH South, (Smyrna, GA) in the amount of $100,896.50.

Funding Source:

Solid Waste Machinery Capital- 5404530-542100

Deron King
County Administrator

DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION

Agenda Item

Date: September 1, 2026

Meeting Date: September 14, 2026

Subject/Title: Rebuild Request for Yancey Estimate # 163939-2: Caterpillar 730 Articulated Offroad Dump Truck

Presented for: Decision

Presenter: Deron King, County Administrator
Seth Lassiter, Director of Solid Waste

Statement of Issue:

Dougherty County Solid Waste (DCSW) is requesting approval to rebuild their Articulated Offroad Dump Truck

History/Facts and Issues:

Dougherty County Solid Waste's Caterpillar 730 Articulated Offroad Dump Truck requires extensive mechanical refurbishment. Yancey CAT provided a firm rebuild estimate covering rebuilding or replacing major systems such as the engine, transmission, aftercooler, radiator, oil cooler, hydraulics, axles, suspension, steering, braking systems, and other components. The total rebuild cost is $350,545.94 and includes an extended warranty. The extended 3-year 5000-hour powertrain and hydraulic warranty provides added protection for major rebuilt and remanufactured components. This reduces risk of future repair expenses and ensures long-term reliability supported by certified Caterpillar technicians.

A rebuild offers significant savings compared to purchasing a new Articulated Offroad Dump Truck. Using CAT Reman components restores the machine to a dependable condition at a substantially lower cost and preserves capital funds for other essential needs.

Recommended Action:

Recommend that the Dougherty County Commission approves Dougherty County Solid Waste to rebuild their Caterpillar 730 Articulated Offroad Dump Truck in the amount of $350,545.94.

Funding Source:

Solid Waste Machinery Capital Fund (5404530-542100)

Southwest Georgia Regional Commission
swgrc
serving local communities

181 E. Broad Street
P.O. Box 346
Camilla, GA 31730
(229) 522-3552
www.swgrc.org

Date: August 14, 2026

To: County/City Clerks

From: Amanda Nava Estill, Director of Transportation

Re: Authorizing Resolution for 5311 Program

It is again time for the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation (GDOT). The application deadline for FY2028 is October 5, 2026. As we do each year, the Southwest Georgia RC applies on behalf of the participating Counties/Cities in the Southwest GA region to provide regional rural public transportation.

Enclosed, please find an authorizing resolution allowing the Southwest Georgia RC to once again apply for 5311 funds on your County/City's behalf. We are asking for you to please place this item on your NEXT meeting agenda to seek approval of the 5311 authorizing resolution.

Once you have placed this action item on your agenda, please call or email me at (229) 522-3552 (ext. 108), or **anavaestill@swgrc.org**, for confirmation and to inform me of the date of the meeting. When the resolution has been approved, signed and notarized, please return it by emailing it to me at the email address above. We only need the scanned copy.

Should you have any questions or concerns, please do not hesitate to contact me. Thank you in advance for your assistance with this matter.

Part C: Authorizing Resolution

The following two pages include an authorizing resolution that must be enacted by the governing body of the Applicant Organization and signed by the Chair of the County Commission, Mayor, or the head of the governing body as appropriate. Please complete the fillable fields on the resolution, then print and sign the designated fields. The authorizing resolution must be properly witnessed and notarized, including the date the notary's commission expires. The resolution should also be stamped with the notary seal as well as the seal of the county commission, city, or appropriate applicant jurisdiction. The certificate of the attesting officer must also be completed. A scanned copy of the completed, signed, and notarized Authorizing Resolution should be submitted as an attachment with the full application package.

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, AND GEORGIA DEPARTMENT OF TRANSPORTATION, FOR A GRANT 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 Disadvantaged Business Enterprise (DBE) 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 Board of Commissioners 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 behalf of Dougherty County Board of Commissioners with the Georgia Department of Transportation, to aid in the purchase of bus transit vehicles and/or the planning, development, and construction of bus transit-related facilities 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 DBE 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 2024 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 in the General Fund the required non-federal funds to meet local share requirements for this grant application.

APPROVED AND ADOPTED this _____ day of _____, 2026.

_____
Signature of Authorized Official

_____
Name and Title of Authorized Official

Signed, sealed, and delivered this _____ day of _____, 2026 in the presence of

_____
Witness

_____
Notary Public/Notary Seal

CERTIFICATE

The undersigned duly qualified and acting _____ of Dougherty County Board of Commissioners

_____ *(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

_____, 2026.

_____
Name of Certifying/Attesting Officer

_____
Title of Certifying/Attesting Officer

Transit Activity Report

Dougherty County

July 1, 2025 - June 30, 2026

Report Period

Operation Parameters

Operation Hours 6:00am to 8:00pm M-F
8:00am to 4:00pm Sat.
Office Hours 8:00am to 5:00pm M-F

Vehicles in Service – 6

Total Statistics

Total Trips Performed	**10,935**
*Public Trips**	*4,145*
Service Hours**	**14,301**
Service Miles**	**235,106**

Yearly Averages

Trips per Vehicle - **1823**

Percentage of Total Trips That Are Public - **37.9%**

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

Trip Purpose

DCH Non-Emergency Medical	**1,676**
DHS - Division of Aging	**1,223**
DHS - DBHDD (Disabilities)	**3,542**
Public - Personal	**4,147**
Private Pay	**345**
Not Specified	**0**

Requested Surplus and Disposal to Charles Taylor

Dougherty County Police Department		
Description	**VIN Number**	**Condition**
2024 Ford Explorer	1FM5K8AC5RGA25631	Non-salvageable
Dougherty County Special Investigation Unit (SIU)		
Description	**VIN Number**	**Condition**
2015 Dodge Charger	2C3CDXAT9FH880594	Non-salvageable

Lorenzo L. Heard, C
Ed Newsome *Vice Chairman, District 1*
Victor Edwards, *District 2*
Clinton Johnson, *District 3*
Russell Gray, *District 4*
Gloria Gaines, *District 5*
Anthony Jones, *District 6*

DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION

Deron King, *County Administrator*
Barry G. Brooks, *Assistant County Administrator*
Alex M. Shalishali, *County Attorney*
Jawahn E. Ware, *County Clerk*
Bristeria Clark, *Deputy County Clerk*

Date: September 21, 2026

To: Andrea Scarrow, Southwest District Extension Director

From: Dougherty County Board of Commission

RE: Revised Annual Financial Agreement Budget FY 27

It is our intent to amend the Annual Financial Agreement with the Board of Regents of the University System of Georgia on behalf of the University of Georgia Cooperative Extension Service.

The attached Budget is for: Salary, SS/Med, Retirement, Travel and/or Operating
Budget is for the period: July 1, 2026 - June 30, 2027
The University will bill: Monthly

According to the governing Memorandum of Understanding (MOU), this Annual Financial Agreement sets forth the County's contributions toward the compensation of County Extension Personnel for the period stated above.

For administrative purposes, the compensation of personnel listed in this Agreement will come directly from UGA Extension, with UGA invoicing the County for the County's proportionate share. The County requests that the final invoice be sent no later than 60 days after the end date.

9/10/2026

County Extension Coordinator Date

District Extension Director Date

County Representative Date

Associate Dean for Extension, CES Date

Other (if necessary)

Other (if necessary)

Dougherty

Board of Commission

July 1, 2026 - June 30, 2027

** Per the MOU, any COLA given to county employees should also be given to Extension Employees*

POSITION			BUDGET PERIOD		Salary	FICA (7.65%)		OTHER FRINGE					TOTAL BUDGET
Last Name	Select		July 1 - Dec 31	Jan 1 - June 30		OASDI (6.2%)	HI (1.45%)	RETIREMENT		Health/Life	Travel	Operating	
Bist, Vivek	ANR -	Agent	$ 13,086	$ 13,086	$ 26,172	$ 1,623	$ 379	TRS	$ 5,842				$ 34,016
Cannon, Asha	4-H -	Educator	$ 9,270	$ 9,270	$ 18,540	$ 1,149	$ 269	TRS	$ 4,138				$ 24,096
Edwards, Jennifer	4-H -	Agent	$ 10,300	$ 10,300	$ 20,600	$ 1,277	$ 299	TRS	$ 4,598				$ 26,774
Grantham, Sarah	ADMIN -	Admin Assist	$ 5,150	$ 5,150	$ 10,300	$ 639	$ 149	TRS	$ 2,299				$ 13,387
Manville, Rebecca	FACS -	Agent	$ 10,300	$ 10,300	$ 20,600	$ 1,277	$ 299	TRS	$ 4,598				$ 26,774
					$ -	$ -	$ -	N/A	$ -				$ -
					$ -	$ -	$ -	N/A	$ -				$ -
					$ -	$ -	$ -	N/A	$ -				$ -
					$ -	$ -	$ -	N/A	$ -				$ -
					$ -	$ -	$ -	N/A	$ -				$ -
TOTALS			**$ 48,106**	**$ 48,106**	**$ 96,212**	**$ 5,965**	**$ 1,395**		**$ 21,475**	**$ -**	**##**	**$ -**	**$ 125,047**

BILL TO THE FOLLOWING NAME AND ADDRESS
Dougherty County Board of Commission
222 Pine Avenue, Suite 430
Albany, GA 31701

FISCAL CONTACT INFORMATION	
Name	Deron King, Dr. Deatrice Harris, Amy Westenfeld
Phone	229-431-2121
Email	dking@dougherty.ga.us deatharris@dougherty.ga.us awestenfeld@dougherty.ga.us docofinance@dougherty.ga.us

APPROVED BY:

County Official	District Extension Director

Combo Code:

For District Use:

☐ Spreadsheet update ☐ Team Dynamix Update ☐ Budgeted in Financials ☐ Combo Code [HLO] ☐ Position Funding Completed