

FEBRUARY 26, 2019

REGULAR MEETING OF BOARD OF CITY COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVT. CENTER – RM 100

PRESENT: Mayor Dorothy Hubbard
City Commissioners: Jon Howard, Matt Fuller, Roger Marietta and Bob
Langstaff, Jr.
City Manager: Sharon D. Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 6:49 p.m., and, following a moment of silence and the Pledge of Allegiance, she instructed the audience on the policy to address the Commission, whether through Citizen's Comments or Speaker's Appearance Forms.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Commissioner Howard moved to approve the minutes of the previous meeting, seconded by Commissioner Fuller; the motion unanimously carried.

Mayor Hubbard announced that Commissioner Fletcher requested that her absence from the meeting be excused. Commissioner Fuller moved to excuse Commissioner Fletcher, seconded by Commissioner Howard; the motion unanimously carried.

Commissioner Marietta asked that citizens and staff pray for the Albany Herald Reporter Terry Lewis, who is very ill.

ALBANY POLICE DEPARTMENT ANNUAL AWARDS

Albany Police Chief Michael Persley presented the following annual awards:

1. Citizen of the Year – South Georgia Wolverines, headed by Dramoski and Jerry Franklin
2. Civilian of the Year – Sonya Johnson, APD Planning and Research Manager
3. Commander in Chief – Sgt. Tangela Henry
4. Officer of the Year – Sgt. Gregory Gadt

Mayor Hubbard thanked the award recipients for their outstanding contribution and to all public safety employees for the sacrifices made in protecting the citizens of Albany.

PUBLIC HEARING

1. Zoning Case #19-001 - Lanier Engineering, Inc./Applicant; Delta Partners, Inc./Owner; request to rezone 2.524 acres located at the southeast quadrant of Gillionville Rd., and Meadowlark Dr; property address 2386 Gillionville Rd. from C-2c to C-3. PC approved 5-1 (**conditional**)

Using a power point presentation (copy on file), Paul Forgey, Planning Director, advised that the rezoning request is to allow for a self-storage facility in the area. Showing a map of the location, he reviewed the application and provided the zoning history and planning considerations. He also discussed the land use map, showed an aerial view of the property and commented on the future land use map, advising that the Planning Commission recommended conditional approval as follows: **uses limited to self-storage facility**

In reply to Commissioner Marietta regarding setbacks, Mr. Forgey stated that the setback is 30' from the property land, and is not standard. He explained that setbacks depends on zoning criteria, road capacity, etc.

2. Special Approval Case #19-002 - Lanier Engineering, Inc./Delta Partners, Inc./Owner; request Special Approval to construct a self-storage facility on 2.524 acres in the C-3 district, located at the southeast quadrant of Gillionville Rd. and Meadowlark Dr; property address 2386 Gillionville Rd.

Using a power point presentation (copy on file), Mr. Forgey advised that this special approval connects with the first rezoning item and, special approval is needed to allow the storage facility.

FEBRUARY 26, 2019

REGULAR MEETING OF BOARD OF CITY COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVT. CENTER – RM 100

He showed a map of the location, aerial view map and discussed the transportation network and planning considerations. After discussing the site plan, land use, surround land use and future land use maps, he stated that the Planning Commission recommended approval.

In reply to Commissioner Marietta, Mr. Forgey advised that the setback on Meadowlark Drive is 25'.

Tod Lanier, stated that the owner has no objections to the conditions and is present to answer questions.

Duncan Moore signed up to speak and stated that he has no comments.

3. Zoning Case #19-003 - Lanier Engineering, Inc./Applicant; Moore Bays Properties, LLC/Owner; request to rezone 25.151 acres located on the east side of S. Westover Blvd., approximately 2,150 ft. south of the intersection of Oakridge Dr. and S. Westover Blvd; from R-MHS to R-MHP

Mr. Forgey discussed information (power point presentation on file) regarding the rezoning request to allow for the development of a recreational vehicle park, adding that special approval is required for this item as well and will be discussed next. He showed a map of the area, commented on the zoning history, showed the surrounding land use map, commented on the transportation network, land use map and future land use map advising that the Planning Commission recommended approval.

Commissioner Howard clarified the location/proximity to Mr. Zion Church and the convenience store and asked Commissioner Marietta how far this is from the County line/south of the airport. Commissioner Marietta stated that it is two-three miles from the county line.

In reply to Commissioner Fuller, Mr. Forgey agreed that the density increase per acre is 5 to 8 [units per acre], adding that it will be more dense with RV's.

Commissioner Marietta stated that he was at the Planning Commission meeting and there were no objections to this item. Mr. Lanier added that this is on the same piece of property on which the existing mobile home park is located.

4. Special Approval Case #19-004 - Lanier Engineering, Inc./Applicant; Moore Bays Properties, LLC/Owner; request Special Approval to develop a Recreational Vehicle Park on 25.151 acres in the R-MHP District located on the east side of S. Westover Blvd., approx. 2,150 ft. south of the intersection of Oakridge Dr. and S. Westover Blvd.

Mr. Forgey stated that this special approval item connects with #3 zoning (noted above). He showed a power point presentation (copy on file), which included an aerial map, adding that the request is to allow for an RV Park. He reviewed the site plan and stated that a buffer is included; discussed planning consideration, the future land use map and advised that the Planning Commission recommended approval.

Commissioner Howard commented on recent storms and asked if stricter zoning rules should be in place. Mr. Forgey explained that what is currently on the books are legal and allowable by the current zoning standards, however, he agreed with Commissioner Howard that it should be looked at with the intent to sustain resilience.

Mayor Hubbard noted that a swimming pool is not included in the site plan, with Mr. Forgey agreeing that it was not and explained that they would have to have their site plan amended as it would require operating hours.

Commissioner Marietta commented on private roads not allowed for storm debris pickup unless a letter and waiver has been issued by the Board of Health; he asked if consideration should be given by the owner to put in a city street rather than a private road. Mr. Lanier stated that in this

FEBRUARY 26, 2019

REGULAR MEETING OF BOARD OF CITY COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVT. CENTER – RM 100

case, a city street would not work due to setback and other requirements. He explained the owner's responsibility for storm debris, while discussing the process. Commissioner Marietta suggested thinking about being prepared for the next storm(s) and briefly discussed the right-of-way issue with the Burnt Tree area, with limited ability for debris to be picked up and suggested that ingress/egress be wider. Mayor Hubbard cautioned that these suggestions will create additional responsibilities. Commissioner Marietta explained that mobile home parks are impacted more by storms than a regular home. Mr. Lanier added that RV parks are a plus for communities. They provide a temporary home for those who have to leave their residence, as well being an option for volunteers to stay.

5. Zoning Case #19-006 - Still Waters Engineering/Applicant; Harris Leveson VI/Owner; request to rezone property located at 1817 and 1819 Dawson Rd. from C-7 to C-6; PC approved 6-0 (**conditional**)

Using a power point presentation, (copy on file), Mr. Forgey advised that the request to rezone is to allow the construction of a professional office building. He commented on the zoning history and planning considerations and showed maps (land use, aerial view, etc.), and discussed traffic considerations. After showing/discussing the future land use map, he advised that the Planning Commission recommended conditional approval as follows: **use of the property is restricted to a professional office or a total of three single family residences each sited on a lot that meets R-1 District requirements; 2) Future development must retain residential character of the adjacent area, including landscaped front yard and traditional setbacks.**

Commissioner Marietta spoke in favor of the rezoning; this will be a good replacement that will have a landscaped front yard and fit with the residential nature.

Mark Stalvey, Brent Windham and Chip Leveson all signed to up to speak, but said they were there to answer questions and/or had no comments

6. Zoning Case #19-008 - Lanier Engineering, Inc./Applicant; Mike's Properties, LLC/Owner; request to rezone 3.852 acres located at the north end of Country Store Ct. from C-2c to C-3 (**conditional**)

Using a power point presentation (copy on file), Mr. Forgey advised that the rezoning will allow for a self-storage facility. He discussed the zoning history and showed aerial and land use maps. After discussing planning considerations and the future land map, he advised that the Planning Commission recommended conditional approval as follows: **1) Uses limited to self-storage facility, 2) Hours of operation are limited to 7:00 a.m. – 9:00 p.m.**

In reply to Commissioner Langstaff, Mr. Forgey advised that there were no other conditions; however, it is proposed to be close to a residential area, adding that the standard buffering is considered to be sufficient.

In reply to Commissioner Howard regarding use of cameras to monitor, Mr. Forgey advised that he was not sure if the applicant will have cameras in place, adding that it is not a requirement. Mr. Lanier stated that he was not certain of cameras, however, he said this will be gated with controlled access.

A brief discussion followed regarding concerns of Commissioner Langstaff regarding: the proposed buffer and fencing. Mr. Forgey suggested considering a chain link fence to keep children from breaking through, with Mr. Lanier agreeing that the condition could specify a chain link fencing.

In reply to Commissioner Fuller regarding the vegetative buffer, Mr. Lanier reiterated that it will be gated, but could have chain link fencing around it.

7. Special Approval Case #19-009 - Lanier Engineering, Inc./Applicant; Mike's Properties, LLC/Owner; request Special Approval to construct a self-storage facility on 3.852 acres located at the N. end of Country Store Ct. in the C-3 District.

FEBRUARY 26, 2019

REGULAR MEETING OF BOARD OF CITY COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVT. CENTER – RM 100

Mr. Forgey advised that this special approval connects with zoning case #6 and, using a power point presentation (copy on file), he advised that special approval is needed for the proposed self-storage facility. He showed a map of surrounding zoning and discussed the transportation network, planning considerations, etc., and advised that the times of operation is from 7:00 am – 9:00 pm, with no employee being onsite. He showed the site plan, land use map, future land use map and advised that the Planning Commission recommended approval.

Discussion followed with Commissioner Langstaff expressing concerns regarding the hours of operation and suggested that this be made part of the conditions. Mr. Davis agreed that the additional condition could be placed on the rezoning ordinance. Commissioner Langstaff stated that he would like to add that the conditions be amended to include hours of operations from 7:00 am – 9:00 pm.

Hearing no further comments, Mayor Hubbard closed the public hearing portion of the meeting.

REPORT OF THE COMMITTEE OF THE WHOLE (to be continued below)

A. PURCHASE

Commissioner Marietta moved to approve the following, seconded by Commissioner Fuller; the motion unanimously carried.

1. Engineering Services, Constantine Engineering, Augusta, GA

ORDINANCES

Commissioner Marietta introduced

AN ORDINANCE NO. 19-102

Amending the Zoning Ordinance and Map of the City of Albany to change the status of property located at the southeast quadrant of Gillionville Rd. and Meadowlark Dr; property address 2836 Gillionville Rd. from C-2c to C3; **conditional**

Commissioner Marietta then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Howard; the motion unanimously carried.

Commissioner Fuller introduced

AN ORDINANCE NO. 19-103

Amending the Zoning Ordinance and Map of the City of Albany to change the status of property located on the east side of S. Westover Blvd., approximately 2,150 ft. south of the intersection of Oakridge Dr. and S. Westover Blvd; from RMHS to R-MHP

Commissioner Fuller then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Langstaff, the motion unanimously carried.

Commissioner Langstaff introduced

AN ORDINANCE NO. 19-104

Amending the Zoning Ordinance and Map of the City of Albany to change the status of property located at 1817 and 1819 Dawson Rd. from C-7 to C-6; **conditional**

FEBRUARY 26, 2019

REGULAR MEETING OF BOARD OF CITY COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVT. CENTER – RM 100

Commissioner Langstaff then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Fuller; the motion unanimously carried. Commissioner Langstaff introduced

AN ORDINANCE NO. 19-105

Amending the Zoning Ordinance and Map of the City of Albany to change the status of 3.852 acres of property located at the north end of Country Store Ct. from C-2c to C-3c; **conditional**

Commissioner Langstaff then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Howard. Commissioner Langstaff asked that the hours of operation be included in the conditions as discussed earlier. Hearing no further comments, the motion unanimously carried.

REPORT OF COMMITTEE OF THE WHOLE (continued)

Commissioner Langstaff moved to approve the following special approval application, seconded by Commissioner Fuller; the motion unanimously carried.

1. Special Approval Case #19-002 - Lanier Engineering, Inc./Delta Partners, Inc./Owner; request Special Approval to construct a self-storage facility on 2.524 acres in the C-3 district, located at the southeast quadrant of Gillionville Rd. & Meadowlark Dr; property address 2386 Gillionville Rd.

Commissioner Langstaff moved to approve the following special approval application, seconded by Commissioner Marietta; the motion unanimously carried.

2. Special Approval Case #19-004 - Lanier Engineering, Inc./Applicant; Moore Bays Properties, LLC/Owner; request Special Approval to develop a Recreational Vehicle Park on 25.151 acres in the R-MHP District located on the east side of S. Westover Blvd., approx. 2,150 ft. south of the intersection of Oakridge Dr. and S. Westover Blvd.

Commissioner Langstaff moved to approve the following special approval application, seconded by Commissioner Howard; the motion unanimously carried.

3. Special Approval Case #19-009 - Lanier Engineering, Inc./Applicant; Mike's Properties, LLC/Owner; request Special Approval to construct a self-storage facility on 3.852 acres located at the N. end of Country Store Ct. in the C-3 District.

RESOLUTIONS

Commissioner Marietta moved to adopt the following resolution, seconded by Commissioner Fuller; the motion unanimously carried.

A RESOLUTION NO. 19-R116

Accepting Easement Agreements from Dougherty County, Georgia re: Connector Trail at 8th and 11th Avenue and Realty Income Properties 28, LLC re: Rails 2 Trails at N. Slapppy Walmart

Commissioner Fuller moved to adopt the following resolution, seconded by Commissioner Marietta; the motion unanimously carried.

A RESOLUTION NO. 19-R117

Authorizing use of SPLOST V and VI funds for Traffic Signal/Street Improvements at Dawson Road/3rd Avenue/Magnolia Street

FEBRUARY 26, 2019

REGULAR MEETING OF BOARD OF CITY COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVT. CENTER – RM 100

Commissioner Fuller moved to adopt the following resolution, seconded by Commissioner Howard; the motion unanimously carried.

A RESOLUTION NO. 19-R118

Authorizing use of SPLOST VI funds for Fluid Distribution system for the Fleet Management Facility

OTHER BUSINESS

Commissioner Fuller asked for the opportunity to thank Officers Demoski and Jerry Franklin who were recognized by APD earlier for a job well done.

There being no further business, the meeting adjourned at 7:48 p.m.

MAYOR

ATTEST

CITY CLERK