

Albany Dougherty Planning Commission Minutes

Thursday, February 6, 2025

2:00 P.M.

The Government Center – 1st Floor – Room 100

222 Pine Ave Albany, Georgia 31701

Georgia law requires that all parties who have made campaign contributions to any member of the Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearing in Opposition to the application shall at least five (5) days prior to the public hearing file a campaign contribution report with the Albany Dougherty Planning Commission.

PRESENT

Sanford Hillsman

Aaron Johnson

Art Brown

William Geer

Jimmy Hall

Demetrius Love

ABSENT

Charles Ochie

Helen Young

King Randall

Natalie Knox

OTHERS PRESENT

Sign-in sheet on file.

STAFF PRESENT

Paul Forgey, Director

Angel Gray, Deputy Director

Marina Rosen, Planner II

CALL TO ORDER – 2:00 PM

GEORGIA LAW – Angel Gray

APPROVAL OF MINUTES

January 2, 2025, MINUTES: Approved

CITY LAND USE DEVELOPMENT APPLICATION

Bobby Underwood (25-001) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone a .888-Acre parcel from C-1(Neighborhood Mixed-Use Business District) to C-2(General Mixed-Use Business District). The property is at 2303 Village Green Court (040-2/00000/045). The purpose of the rezoning is to construct a drive-thru coffee shop (Ellianos Coffee). The property owner is The Bobby Underwood Agency, Inc. The applicant is Bobby Underwood. **Ward 5**

Angel Gray used a PowerPoint presentation to show the location, land use, and aerial photos of the property and gave the staff report (on file). The applicant was present for the presentation and discussion; Staff recommends approval.

Jimmy Hall offered a motion to approve.

Art Brown seconded the motion.

The Motion carried 5-0 with the following votes:

Sanford Hillsman	Yes
Aaron Johnson	(Did Not Vote - Had Not Arrived)
Art Brown	Yes
William Geer	Yes
Jimmy Hall	Yes
Demetrius Love	Yes

COUNTY LAND USE DEVELOPMENT APPLICATION

New Seasons Church at Radium Springs (25-002) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone a 7.59-acre parcel from R-1 (Single-Family Residential District) to C-5 (Office-Institutional-Residential District) property is at 2402 Roxanna Road, (225-1/00000/147). The rezoning request aims to operate a daycare center to serve 19+ clients. The applicant/owner is New Seasons Church at Radium Springs Inc. **District 2**

Angel Gray used a PowerPoint presentation to show the location, land use, and aerial photos of the property and gave the staff report (on file). The applicant was present for the presentation and discussion; Staff recommends approval.

Jimmy Hall offered a motion to approve.

Art Brown seconded the motion.

The Motion carried 5-0 with the following votes:

Sanford Hillsman	Yes
Aaron Johnson	(Did Not Vote - Had Not Arrived)
Art Brown	Yes
William Geer	Yes
Jimmy Hall	Yes
Demetrius Love	Yes

Jason Wiggins (25-003) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone a 5.53-acre parcel from R-2 (Single-Family Residential District) to R-MHS (Mobile Home Single-Family Residential District) property is at 3512 Staton Drive, (00138/00001/06B). The rezoning request will allow the development of a Manufactured Home Subdivision. The applicant is Jason Wiggins, and the owner is Royce McCrary. **District 6**

Angel Gray used a PowerPoint presentation to show the location, land use, and aerial photos of the property and gave the staff report (on file). The applicant was present for the presentation and discussion; Staff recommends approval.

Commissioner Aaron Johnson moved to recommend approval to 5.53-acre parcel from R-2 (Single-Family Residential District) to R-MHS (Mobile Home Single-Family Residential District)

William Geer seconded the motion.

The Motion carried 5-0 with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Art Brown	Yes
William Geer	Yes
Jimmy Hall	Yes
Demetrius Love	Yes

CITY LAND USE DEVELOPMENT APPLICATION

Gethsemane Worship Center Inc. (25-004) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate an adult day care center to serve 7-18 clients on a .28-acre parcel at 527 Tenth Avenue (0000F/00003/003) the parcel is zoned R-3 (Single-Family and Two-Family Residential District). The owner/applicant is Gethsemane Worship Center. **Ward 2**

Angel Gray used a PowerPoint presentation to show the location, land use, and aerial photos of the property and gave the staff report (on file). The applicant was present for the presentation and discussion; Staff recommends approval.

Jimmy Hall offered a motion to approve.

Art Brown seconded the motion.

The Motion carried 5-0 with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Art Brown	Yes
William Geer	Yes
Jimmy Hall	Yes
Demetrius Love	Yes

Jason Wiggins (25-003) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone a 5.53-acre parcel from R-2 (Single-Family Residential District) to R-MHS (Mobile Home Single-Family Residential District) property is at 3512 Staton Drive, (00138/00001/06B). The rezoning request will allow the development of a Manufactured Home Subdivision. The applicant is Jason Wiggins, and the owner is Royce McCrary. **District 6**

Angel Gray used a PowerPoint presentation to show the location, land use, and aerial photos of the property and gave the staff report (on file). The applicant was present for the presentation and discussion; Staff recommends approval.

Commissioner Aaron Johnson moved to recommend approval to 5.53-acre parcel from R-2 (Single-Family Residential District) to R-MHS (Mobile Home Single-Family Residential District)

William Geer seconded the motion.

The Motion carried 5-0 with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Art Brown	Yes
William Geer	Yes
Jimmy Hall	Yes
Demetrius Love	Yes

OLD BUSINESS

24-079 – 826 Lockett Station – City Rezoning ***Approved***
24-081 – 1021 Cordele Rd – County Rezoning ***Approved***
24-080 – 1021 Cordele Rd – County Special Approval ***Approved***

NEW BUSINESS

Next Meeting:

Next scheduled meeting of the Albany Dougherty Planning Commission:
Thursday, March 6, 2025.


Adjournment

There being no further business, the meeting was adjourned at **3:06 PM.**



Chairman – Sanford Hillsman

3 April 2025
Date:



~~Tameka Griffin – Administrative Assistant~~
M. Angel Gray Dep Dir

3 April 2025
Date: