

Albany Dougherty Planning Commission Minutes
Thursday, January 2, 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
Willie Simmons
Demetrius Love

ABSENT

Charles Ochie
Helen Young
Yvonne Jackson

OTHERS PRESENT

Sign-in sheet on file.

STAFF PRESENT

Paul Forgey, Director
Angel Gray, Deputy Director
Shannon Porter, Administrative Specialist

CALL TO ORDER – 2:00 PM

GEORGIA LAW – Angel Gray

APPROVAL OF MINUTES

December 5, 2024, MINUTES: Approved

CITY LAND USE DEVELOPMENT APPLICATION

Lanier Engineering Inc (24-079) 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 43.895-Acre parcel from M-2 (Heavy Industrial District) to R-2 (Single-Family Residential District). The property is at 826 Lockett Station (00329/00003/001). The purpose of the rezoning is to construct single-family residential uses. The property owner is Coleson LLC, and the applicant is Lanier Engineering Inc. **Ward 4**

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 6-0 with the following votes:

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

COUNTY LAND USE DEVELOPMENT APPLICATION

Lanier Engineering Inc (24-081) 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 4.095-acre portion of a 59.05-acre parcel from AG (Agricultural District) to C-R (Community Residential Multiple Dwelling District) property is at 1021 Cordele Road, (00136/00001/007). The rezoning request aims to operate a recovery residence for women. The applicant is Lanier Engineering Inc., and the Owner is Emory Keith Griffis Sr. **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.

Art Brown offered a motion to approve;

William Geer seconded the motion.

Art Brown offered a motion to approve with conditions (buffering and screening conditions).

- Buffer must be installed
- Screening must be put in place to separate adjacent properties

The Motion carried 3-2-2 with the following votes:

Sanford Hillsman	Yes
Aaron Johnson	Abstain
Art Brown	Yes
William Geer	Yes
Jimmy Hall	No
Willie Simmons	No
Demetrius Love	Abstain

Lanier Engineering Inc (24-080) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a Recovery Residence for Women on a 4.095-acre portion of a 59.05-acre parcel at 1021 Cordele Road (00136/00001/007), if rezoned to C-R (Community Residential Multiple Dwelling District). The applicant is Lanier Engineering Inc., and the Owner is Emory Keith Griffis Sr. **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.

Art Brown offered a motion to approve.

William Geer seconded the motion.

Art Brown offered a motion to approve with conditions (buffering and screening conditions).

- Buffer must be installed
- Screening must be put in place to separate adjacent properties

The Motion carried 4-2 with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Art Brown	Yes
William Geer	Yes

Jimmy Hall	No
Willie Simmons	No
Demetrius Love	Yes

OLD BUSINESS

24-075 – 1106 Avalon Avenue – City Rezoning ***Approved***
24-076 – 1107 Avalon Avenue – City Rezoning ***Approved***
24-070 – 3415 Sylvester Hwy – County Rezoning ***Approved***

NEW BUSINESS

Next Meeting:

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

Adjournment

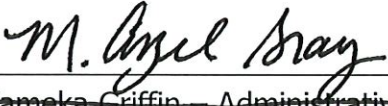
There being no further business, the meeting adjourned at **2:51 PM.**



Chairman – Sanford Hillsman



Date:



Fameka Griffin – Administrative Assistant
Dep't Dir



Date: