

Albany Dougherty Planning Commission Minutes

Thursday, March 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

Charles Ochie

Helen Young

King Randall

ABSENT

Natalie Knox

OTHERS PRESENT

Sign-in sheet on file.

STAFF PRESENT

Paul Forgey, Director

Marina Rosen, Planner II

CALL TO ORDER – 2:00 PM

GEORGIA LAW – Paul Forgey

APPROVAL OF MINUTES

February 6, 2025, MINUTES: Approved

CITY LAND USE DEVELOPMENT APPLICATION

Charles Payne, III (25-010) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany and Dougherty County, Georgia, be amended to rezone a .64-acre parcel from R-2 (Single-Family Residential District) to C-6 (Transitional Business District). The property is at 1204 Third Avenue (000GG/00002/018). The purpose of the rezoning is to operate as a business for general office uses. The property owner is Charles Payne. The applicant is Charles Payne. **Ward 3**

Paul Forgey 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.

Demetrius Love offered a motion to approve. Aaron Johnson seconded the motion. The Motion carried 6-2 with the following votes:

Sanford Hillsman	Tie/Quorum
Aaron Johnson	Yes
Art Brown	Yes
William Geer	Yes
Jimmy Hall	No
Demetrius Love	Yes
Charles Ochie	Yes
Helen Young	No
King Randall	Yes
Natalie Knox	Absent

Stacey Ann Williamson (25-012) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany and Dougherty County, Georgia, be amended to rezone a 5.75-acre parcel from R-1 (Single-Family Residential District) to C-R (Community Residential Multiple-Dwelling District). The property is at 604 Johnson Rd (00018/00002/005). The purpose of the rezoning is to construct townhomes. The property owners are Javed Smith, Stacey Ann Williamson, & Gregory Leconte. The applicant is Stacey Ann Williamson. **Ward 1**

Paul Forgey 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. Charles Ochie seconded the motion. The Motion carried 8-0 with the following votes:

Sanford Hillsman	Tie/Quorum
Aaron Johnson	Yes

Art Brown	Yes
William Geer	Yes
Jimmy Hall	Yes
Demetrius Love	Yes
Charles Ochie	Yes
Helen Young	Yes
King Randall	Yes
Natalie Knox	Absent

COUNTY LAND USE DEVELOPMENT APPLICATION

David Dent (25-011) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany and Dougherty County, Georgia, be amended to rezone a 4.52-acre parcel from C-8 (Commercial Recreation District) to C-3 (Commercial Business District) property is at 3420 Sylvester Hwy, (087-1/00000/049). The rezoning would allow for the development of a parking lot for transport equipment. The applicant is David Dent and the owner is Ivy RV Park, LLC.

District 6

Paul Forgey 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.

Charles Ochie offered a motion to approve. Aaron Johnson seconded the motion. The Motion carried 8-0 with the following votes:

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

OLD BUSINESS

25-001 – 2303 Village Green Ct. – City Rezoning ***Approved***
25-002 – 2402 Roxanna Rd. – County Rezoning ***Approved***
25-003 – 3512 Staton Dr. – County Rezoning ***Approved***

NEW BUSINESS

Next Meeting:

Next scheduled meeting of the Albany Dougherty Planning Commission:
Thursday, April 3, 2025.

Adjournment

There being no further business, the meeting was adjourned at **3:00 PM.**



Chairman – Sanford Hillsman



Date:



M. Angel Gray Deputy Director



Date: