ALBANY- DOUGHERTY PLANNING COMMISSION MEETING AGENDA

November 5, 2026, 2:00 pm
Government Center Building
222 Pine Ave. (Room 100)

A. CALL TO ORDER

B. APPROVAL OF MINUTES

C. GEORGIA LAW

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.

D. CITY LAND USE DEVELOPMENT APPLICATIONS

1. 26-068 REZONE 1204 W THIRD AVE

   Charles Payne (26-068) has submitted an application to the Albany Dougherty Planning Commission requesting rezoning of an .64-acre parcel from C-6c (Transitional Business District, conditional) to C-1 (Neighborhood Mixed-Use Business District) to operate a lodging facility for traveling nurses. The parcel is located at 1204 W. Third Ave. (000GG/00002/018). The owner of the property is Charles Payne. The applicant is Charles Payne. **Ward 3**

2. 26-070 REZONE 1715 W OAKRIDGE

   Rhema International Ministries (26-070) has submitted an application to the Albany Dougherty Planning Commission requesting rezoning of a 9.34-acre parcel from M-1 (Light Industrial District) and R-2 (Single-Family Residential District) to C-2 (General Mixed-Use Business District) to operate a restaurant. The parcel is located at 1715 W. Oakridge (00238/00046/02G). The owner of the property is Rhema International Ministries. The applicant is Rhema International Ministries. **Ward 4**

3. 26-071 REZONE 1205 W THIRD

Sam Farkas (26-071) has submitted an application to the Albany Dougherty Planning Commission requesting rezoning of an .55-acre parcel from C-6c (Transitional Business District, conditional) to C-1 (Neighborhood Mixed Use Business District) to operate a lodging facility. The parcel is located at 1205 W Third Ave (0000G/00038/003). The owner of the property is Sam Farkas. The applicant is Sam Farkas. **Ward 3**

4. 26-073 SPECIAL APPROVAL 1615 CROMARTIE BEACH

Jimmie C. Gardner (26-073) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a Family Care Home to serve six clients approved by the Veterans Administration on an .6-acre parcel zoned R-3 (Single Family and Two-Family Residential District). The parcel is located at 1615 Cromartie Beach (0000K/00002/008). The owner of the property is Wayne Yesbick. The applicant is Jimmie C. Gardner. **Ward 1**

5. 26-074 SPECIAL APPROVAL 221 EDISON STREET

Jazmine Gilbert (26-074) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a Child Welfare Facility to serve four to six youth ages 6-18 years on a .3-acre parcel zoned R-2 (Single-Family Residential District). The property is at 221 Edison Drive (000II/00024/002). The owner of the property is Anita White. The applicant is Jazmine Gilbert. **Ward 1**

E. COUNTY LAND USE DEVELOPMENT APPLICATIONS

1. 26-067 VARIANCE 2422 LIBERTY EXPRESSWAY

Richard Moore (26-067) has submitted an application to the Albany-Dougherty Planning Commission requesting a variance to the Zoning Ordinance pursuant to Section 4-80, Variances. The request seeks to reduce the minimum side yard setback from 10 feet to 4 feet for adjacent parcels. The purpose of the variance is to construct an accessory structure on an existing concrete pad. The subject property is located at 2422 Liberty Expressway (Parcel No. 00174/00001/30C) and is zoned R-2 (Single Family Residential District). The property owner and the applicant are Richard Moore. **District 6**

2. 26-075 Rezone 708 Liberty Expressway

Advent Care Systems (26-075) has submitted an application to the Albany-Dougherty Planning Commission requesting to rezone 708 Liberty Expressway (00156/00001/006), approximately 4.8 acres, from R-1 (Single-Family Residential District) to C-3(Commercial District), to allow for the construction of a Hotel. The property owner is CW L Geer (Robert L Geer). The applicant is Advent Care Systems (Anthony Phillips), District 6

F. OLD BUSINESS

1. STATUS REPORTS

26-063 Rezone 1314 W Broad Ave:

26-065 Rezone 600 2nd Ave:

26-053 Rezone Don Cutler Sr

2. Zoning Ordinance Revision: Reapplication for Zoning Actions: County

On October 19, 2026, the Dougherty County Commission voted unanimously to revise zoning ordinance Title III, Sections 404(D) and (E), the time allowed to apply for a rezoning after a denial of a previous application from 12 months for citizens and 6 months for the City/County Commission to 6 months for citizens and 6 months for City/County Commission.

3. Update to Data Center Ordinance

G. NEW BUSINESS

H. ADJOURNMENT