

ALBANY- DOUGHERTY PLANNING COMMISSION MEETING AGENDA



December 4, 2025, 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

E. COUNTY LAND USE DEVELOPMENT APPLICATIONS

1. 25-057: 716 Philema Road: Special Approval

Joe Clark (25-057) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate office spaces for business operations. The 1.52-acre parcel is zoned C-7 (Mixed-Use Planned Development District). The property is located 716 Philema Road. The property owner is George Suarez. The applicant is Joe Clark. **District 3**

2. 25-060: 2715 Liberty Expressway: Special Approval

Plumleaf Solar Project, LLC (25-060) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to construct and operate a 400 MW stand-alone Battery Energy Storage System. The property is located at 2715 Liberty Expressway. The 257.9 Acre parcel is zoned AG (Agriculture District). The property owner is PAI Flint River Orchards, LLC, Tom Kirschner. The Applicant is Plumleaf Solar Project, LLC, Madison Sanders (Mission Clean Energy). **District 6**

F. OLD BUSINESS

G. NEW BUSINESS

H. STATUS REPORTS

25-050: East Park Ct Rezone RMHS to R-3: County Commission Approved

25-056: 2601 Moultrie Rd: Special Approval: County Commission Approved

25-051: 210 Marie/214 & 216 Adelyn Rezone Cr to C-2: City Commission
Postponed until January 27

25-054: 905 S. Madison: Rezone R-3 to C-1: City Commission Denied

25-055: 722 Eleventh: Rezone CR to C-5: City Commission Approved

I. ADJOURNMENT