

Albany Dougherty Planning Commission Agenda
Thursday, February 6, 2025
2:00 p.m.
The Government Center
222 Pine Avenue, Room 100, Albany, GA 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.

CALL TO ORDER

GEORGIA LAW

APPROVAL OF January 2, 2025, MINUTES

CITY LAND USE DEVELOPMENT APPLICATIONS

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**

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**

COUNTY LAND USE DEVELOPMENT APPLICATIONS

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**

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**

OLD BUSINESS

24-079 – 826 Lockett Station – City Rezoning ***Approved***

24-081 – 1021 Cordele Rd – County Rezoning ***Denied***

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

The Albany Dougherty Planning Commission will conduct a public hearing on these requests on **Thursday, February 6, 2025, at 2:00 p.m.** at the Government Center, 222 Pine Avenue, Room 100, Albany, GA. Based on the information presented at the public meeting, the Planning Commission will forward its recommendations to the Board of City Commissioners.

The City of Albany Board of Commissioners will conduct a public hearing on **Tuesday, February 18, 2025, at 8:30 a.m.** in the Government Center, 222 Pine Avenue, Room 100, Albany, GA 31701.

The Dougherty County Board of Commissioners will conduct a public hearing on **Monday, February 17, 2025, at 10:00 a.m.** in the Government Center, 222 Pine Avenue, Room 100, Albany, GA 31701.

Meetings of the Albany Dougherty Planning Commission and the City of Albany Board of Commissioners are open to the public. Those wishing to speak or provide comments should contact the Planning & Development Services Department at (229) 438-3901, Monday thru Friday, 8:00 a.m. to 5:00 p.m., before the meeting for additional information.

As set forth in the Americans with Disabilities Act of 1990, the City of Albany does not discriminate on the basis of disability in the admission or access to or treatment or employment in its programs or activities. The Human Resources Department has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided there, is available at the office of Human Resources.

Agenda Subject to Change

Full packages can be viewed at www.albanyga.gov

The City of Albany will assist citizens with special needs given proper notice (7 working days). Any requests for reasonable accommodations required by individuals to fully participate in an open meeting, program, or activity of the City of Albany, Georgia, should be directed to Paul Forgey, AICP, 240 Pine Avenue, Suite 300, Albany, Georgia, 31701, (229) 438-3901.

Dougherty County will assist citizens with special needs given proper notice (7 working days). Any requests for reasonable accommodations required by individuals to fully participate in an open meeting, program, or activity of the City of Albany, Georgia, should be directed to Paul Forgey, AICP, 240 Pine Avenue, Suite 300, Albany, Georgia, 31701, (229) 438-3901.