

ALBANY- DOUGHERTY PLANNING COMMISSION MEETING AGENDA



June 4, 2026, 2:00 pm
Government Center Building
222 Pine Ave. (Room 100)

A. CALL TO ORDER

B. 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.

C. APPROVAL OF MINUTES

Draft Minutes of May 7, 2026, for approval.

D. CITY LAND USE DEVELOPMENT APPLICATIONS

1. 26-033 408 S. Mock Rd Rezoning Application

Applicant 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 3.83-acre parcel from C-7 (Mixed-Use Planned-Development District) to C-3 (Commercial District). The property is at 408 S. Mock Rd (000RR/00011/08C). The purpose of the rezoning is to operate a truck parking lot. The owner of the property is Blue Folder, LLC, and the applicant is Mischa Trice, WARD 1

2. 26-034 417 3rd Avenue: Variance

Applicant has submitted an application to the Albany Dougherty Planning Commission requesting a variance to the Albany Sign Ordinance as allowed by Section 4-80, Variances. The variance is requested because the applicant does not meet the ground sign distance requirements set forth under Section 4-74 of the City of Albany Sign Ordinance. The parcel is zoned C-2 (General Mixed-Use Commercial District). The property is at 417 W. Third Ave (0000F/00029/001). The property owner, Phoebe Putney Memorial Hospital, and the applicant is Custom Sign Factory, **Ward 2**

3. 26-036 217 Johnson Street: Variance

Applicant has submitted an application to the Albany Dougherty Planning Commission requesting a variance to the Albany Dougherty Zoning Ordinance(s). Title II- Table II.2.02 Minimum Lot Area and Yard Requirements and Title III Table III.2.01 Table of Off-Street Parking Requirements. The properties are 217 Johnson Rd. The purpose of the variance request is to waive the parking requirements for a religious institution (church). The Owner is Ranapratap Chequ. The applicant is New Life Baptist Church. **Ward 1**

E. COUNTY LAND USE DEVELOPMENT APPLICATIONS

F. OLD BUSINESS

Status: 26-026 1906 MLK (City Zoning Action):

Status: 26-028 1603-1630 Oakhaven (County Zoning Action): Approved

Status: 26-029 410 S McKinley (City Zoning Action):

G. NEW BUSINESS

H. ADJOURNMENT