

## **Albany Dougherty Planning Commission Minutes**

Thursday, May 1, 2025

2:00 p.m.

The Government Center

222 Pine Avenue, Room 100, Albany, GA 31701

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### **PRESENT**

Sanford Hillsman - Chairman

Aaron Johnson - Vice Chairman - at 2:11 p.m.

Art Brown

William Geer

Jimmy Hall

Demetrius Love

Charles Ochie

King Randall at 2:03 p.m.

Natalie Knox

Helen Young

### **ABSENT**

None

### **OTHERS PRESENT**

Mindy Marium for application 25-018.

### **STAFF PRESENT**

Paul Forgey, Director

Tanner Anderson, Planner II

Jackie Miller, Planner I

Denise Clark, Planner II

**CALL TO ORDER** – Chairman Hillsman called the meeting to order at 2:00 p.m.

**GEORGIA LAW** – Tanner Anderson read the Georgia Law.

### **APPROVAL OF MINUTES**

April 3, 2025, MINUTES: Chairman Hillsman called for a motion. Charles Ochie moved to approve the minutes as submitted, seconded by William Geer; the motion passed unanimously.

### **CITY LAND USE DEVELOPMENT APPLICATIONS**

**Agree Central, LLC (25-018)** 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 desires more square footage for wall signs than the ordinance allows. The parcel is zoned C-7

(Mixed-Use Planned-Development District). The property is 2601 Dawson Road (00300/00001/06D). The owner and applicant is Agree Central, LLC. **Ward 5**

Tanner Anderson, Planner II, used a PowerPoint presentation to show the property's location, land use, and aerial photos, and gave the staff report (on file). The applicant was present for the presentation and discussion; staff recommended approval.

Demetrius Love proposed a motion to approve the following recommendation:

- Eight hundred (800) square feet of total wall signs

Seconded by King Randall, the motion carried 8-1 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	No

## COUNTY LAND USE DEVELOPMENT APPLICATIONS

**Buford Jenkins (25-021)** 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 3.0-acre parcel from R-MHP (Manufactured Home Park District) to C-3 (Commercial Business District) property is at 1725 SE Liberty Expressway, (00180/00001/78F). The rezoning would allow for the property to be used for commercial purposes. The Applicant and Owner is Buford Jenkins. **District 6**

Planning Director Paul Forgery used a PowerPoint presentation to show the property's location, land use, and aerial photos, and gave the staff report (on file). The applicant was not present; staff recommended approval.

Charles Ochie offered a motion to table the request to rezone the parcel, needing more information about the intended use for the parcel. Seconded by William Geer, the motion carried 8-1 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	No
King Randall	Yes
Natalie Knox	Yes

### **OLD BUSINESS**

Mr. Forgey updated the Planning Commission on the following zoning action considered by the City Commission.

25-014 – 805 Bonny View – Special Approval - Approved

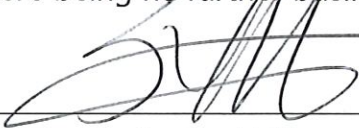
### **NEW BUSINESS**

#### **Next Meeting:**

The next scheduled Albany Dougherty Planning Commission meeting is June 5, 2025.

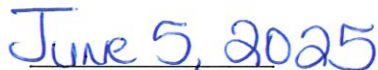
### **ADJOURNMENT**

There being no further business, the meeting adjourned at 2:36 p.m.

  
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Chairman – Sanford Hillsman

  
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Date:

  
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Denise Clark, Planner II

  
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Date: