

Albany and Dougherty Planning Commission
MINUTES

May 7, 2026, 2:00 pm
Government Center Building
222 Pine Ave. (Room 100)

PRESENT: Sandford Hillsman, Chair
Charles Ochie
Helen Young
Aaron Johnson, Vice-Chair
William Geer
Jimmy Hall, Jr.
Demetrius Love
King Randall

ABSENT: Art Brown

STAFF PRESENT: Paul Forgey, Planning Director
Angel Gray, Deputy Director
Denise Clark, Planner II
Tanner Anderson, Planner II

A. CALL TO ORDER

Commissioner Hillsman called the meeting to order at 2:00 p.m.

B. GEORGIA LAW

Deputy Director Angel Gray read the Georgia Law.

C. APPROVAL OF MINUTES

Commissioner Geer offered a motion to approve the minutes as submitted, seconded by Commissioner Young; the motion carried unanimously.

D. CITY LAND USE DEVELOPMENT APPLICATIONS

1. 26-026 1916 Martin Luther King Jr. Drive Rezoning

Demetrius A Miller (26-026) 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 0.02-acre parcel from C-5c (Office-Institutional-Residential District) to C-5 (Office-Institutional-Residential District). The property is at 1916 Martin Luther King Jr. Drive (000BB/00018/032). The purpose of the rezoning is to operate a lounge and bar. The owner of the property and applicant is Demetrius A Miller, **Ward 6**

Deputy Director Angel Gray presented a review of current and future land-use maps, site characteristics, infrastructure, zoning history, and planning factors for the subject parcel, and recommended approval of the rezoning request. The applicant, Demetrius Miller, was present, and no one opposed the request. Commissioner Hillsman called for a motion.

Helen Young offered a motion to approve the request to rezone a 0.02-acre parcel from C-5c to C-5; seconded by William Geer, the motion carried **7-0** with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Art Brown	Absent
William Geer	Yes
Charles Ochie	Yes
Helen Young	Yes
Demetrius Love	Yes
Jimmy Hall	Yes
King Randall	Yes

2. 26-029 410 S McKinley Street Rezoning

Kimberly Robertson-Thomas (26-029) 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 0.64-acre parcel from R-3 (Single Family & Two Family Residential District) to C-5 (Office-Institutional-Residential District). The property is at 410 S McKinley Street (000DD/00017/20A). The purpose of the rezoning is to operate a daycare to serve 19+ clients. The owner of the property is Leon Michael Brown, and the applicant is Kimberly Robertson-Thomas, **Ward 3**

Deputy Director Gray presented a review of current and future land-use maps, site characteristics, infrastructure, zoning history, and planning factors for the subject parcel, recommending approval of the rezoning request. The

applicant, Kimberly Thomas, was not present. Commissioner Vilnis Gaines was present to answer questions from the Commission on behalf of the applicant. No one opposed the request. Commissioner Hillsman called for a motion.

Charles Ochie offered a motion to approve the request to rezone a 0.64-acre parcel from R-3 to C-5; seconded by Aaron Johnson, the motion carried **7-0** with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Art Brown	Absent
William Geer	Yes
Charles Ochie	Yes
Helen Young	Yes
Demetrius Love	Yes
Jimmy Hall	Yes
King Randall	Yes

E. COUNTY LAND USE DEVELOPMENT APPLICATIONS

1. 26-028 Oakhaven Dr. Rezoning

Albany-Dougherty Payroll Development Authority (26-028) 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 358.21-acre parcel from R-2 (Single-Family Residential) to M-1 (Light Industrial District) parcel number 00204/00001/012 (Oakhaven Dr.). The rezoning would allow for the property to be used for Light Industrial purposes. The Applicant and Owner is Albany-Dougherty Payroll Development Authority. **District 2**

Deputy Director Gray presented a review of current and future land-use maps, site characteristics, infrastructure, zoning history, and planning factors for the subject parcel, recommending approval of the rezoning request. Jana Dyke was present to answer the commission's

questions. No one opposed the request. Commissioner Hillsman called for a motion.

William Geer offered a motion to recommend approval to rezone a 358.21-acre parcel from R-2 to M-1, with the following condition as recommended by staff:

- Oakhaven Drive is not to be used as the primary access route for heavy traffic.

Second, by Jimmy Hall. The motion passed **7-0** with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Art Brown	Absent
William Geer	Yes
Charles Ochie	Yes
Helen Young	Yes
Demetrius Love	Yes
Jimmy Hall	Yes

F. OLD BUSINESS

Status Reports

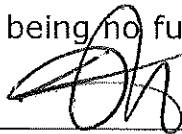
Mrs. Gray provided an update regarding the previous zoning cases.

G. NEW BUSINESS

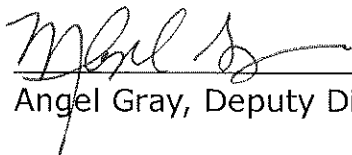
No new business discussed.

H. ADJOURNMENT

There being no further business, the meeting adjourned at 2:44 p.m.



Sanford Hillsman, Chair



Angel Gray, Deputy Director