

ALBANY- DOUGHERTY PLANNING COMMISSION MEETING AGENDA



November 6, 2025, 2:00 pm
Government Center Building
222 Pine Ave. (Room 100)

A. CALL TO ORDER

B. APPROVAL OF MINUTES

Draft Minutes of October 2, 2025

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

1. 25-051 Rezoning: 210 Marie Rd-214 & 216 Adelyn

Raxit Patel (25-051) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone four parcels totaling 1.01 acres from C-R (Community Residential Multiple-Dwelling District) to C-2 (Mixed-Use Business District, Conditional). The properties are located at 210 Marie Rd, 214 Adelyn Road, and 216 Adelyn Road. The purpose of the rezoning is to construct a gas station/convenience store. The property owner is New Albany Homes (John R. Bell & Ronald A Mann). The applicant is Raxit Patel. **WARD 1**

2. 25-054 Rezoning: 905 S. Madison Street

Sheriff Mohammed Adil (25-054) 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 .18-acre parcel from R-3 (Single-Family and Two-Family Residential District) to C-1 (Neighborhood Mixed-Use Business District). The property is located at 905 S. Madison Street. The purpose of the rezoning is to operate a local retail store. The property owner is Sheriff Mohammed Adil & Mian Zaibunnisa. The applicant is Sheriff Mohammed Adil. **WARD 2**

3. 25-055 Rezoning: 722 Eleventh Avenue

Shelley Spires (25-055) 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-acre parcel from C-R (Community Residential Multiple-Dwelling District) to C-5 (Office-Institutional-Residential District). The properties are located at 722 Eleventh Ave. The purpose of the rezoning is to operate a business office for healthcare, not open to the public. The property owner is Albany Area Primary Health Care, Inc. The applicant is Shelley Spires, CEO. **WARD 2**

E. COUNTY LAND USE DEVELOPMENT APPLICATIONS

1. 25-050 Rezoning: East Park Cir

Dougherty County (25-050) 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 11+/- Acres (33 parcels) along East Park Ct. from R-MHS (Mobile Home Single-Family District) to R-3 (Single-Family and Two-Family Residential District) the properties are 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3025, 3026, 3027, 3028, 3029, 3030, 3031, and 3032 East Park Ct. Also included are portions of 3035 East Park Court and 3111 Sylvester Hwy. The rezoning would allow single-family and two-family residential use. The Applicant is Dougherty County. **District 6**

2. 25-056 Special Approval: 2601 Moultrie Road

Dougherty County Energy Storage, LLC (25-056) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to construct and operate a Battery Energy Storage System that will be an addition to an existing Solar Farm. The property is located at 2601 Moultrie Road. The parcel is zoned AG (Agriculture District). The property owner is MSARKLA #1 Limited Partnership c/o Tracy Bridges, Managing Member. The Applicant is Dougherty County Energy Storage, LLC, c/o Chelsey Lucas. **District 6**

F. OLD BUSINESS

G. NEW BUSINESS

H. STATUS REPORTS

I. ADJOURNMENT