

ALBANY- DOUGHERTY PLANNING COMMISSION MEETING AGENDA



July 2, 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 June 4, 2026

D. CITY LAND USE DEVELOPMENT APPLICATIONS

1. 26-040 SPECIAL APPROVAL 1124 ACKER DR.

Betty Day has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to operate a Community Residence to serve five to six clients on a .36-acre parcel zoned R-1 (Single-Family Residential District). The property is at 1124 Acker Dr. (0000N/00019/045). The property owner is AMIE LLC. The applicant is Betty Day, **Ward 3**

2. 26-041 REZONING 2017 INDICA TRAIL

Yolanda Williams 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 0.23-acre parcel from R-2 (Single-Family and Two-Family Residential District) to C-R (Community Residential Multiple-Dwelling District). The property is at 2017 Indica Trail (00059/00024/008). The purpose of the rezoning is to operate a community residence with 7 clients. The owner of the property is Haven's Light Group LLC. The applicant is Yolanda Williams, **Ward 6**

3. 26-042 REZONING 1408 EDGERLY

Camelia Powell 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 0.24-acre parcel from R-3 (Single-Family Residential District) to C-R (Community Residential Multiple-Dwelling District). The property is at 1408 Edgerly (0000H/00014/016). The purpose of the rezoning is to allow rental rooms. The owner of the property and applicant is Camelia Powell, **Ward 3**

4. 26-043 REZONING 2705 DAWSON ROAD

GMX Real Estate Group Acquisitions, LLC 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 0.845-acre parcel from C-7 (Mixed-Use Planned Development District) to C-2 (General Mixed-Use Business District). The property is at 2705 Dawson Rd (00352/00002/06K). The purpose of the rezoning is to allow for the operation of a coffee shop. The owner of the property is RCG-Albany PM, LLC. The applicant is GMX Real Estate Group Acquisitions, LLC, **Ward 5**

E. COUNTY LAND USE DEVELOPMENT APPLICATIONS

1. 26-044 REZONING 507 ENGRAM COURT

Mary Alice Thomas has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone .42 acres from R-2 (Single-Family Residential District) to RMHS (Mobile Home Single-Family District). The rezoning would allow for the installation of a manufactured home for single-family residency. The property is at 507 Engram Court (00138/00012/005). The property applicant/owner is Mary Alice Thomas. **District 6**

F. OLD BUSINESS

G. NEW BUSINESS

H. ADJOURNMENT