

**ALBANY- DOUGHERTY PLANNING COMMISSION MEETING
Minutes**



June 4, 2026, 2:00 pm

Government Center Building
222 Pine Ave. (Room 100)

PRESENT: Sandford Hillsman, Chair
Charles Ochie
William Geer
Jimmy Hall, Jr.
Demetrius Love
Art Brown
Helen Young

ABSENT: King Randall
Aaron Johnson, Vice-Chair

STAFF PRESENT: 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 Draft Minutes of May 7, 2026.

Jimmy Hall offered a motion to approve the minutes as submitted. Seconded by William Geer, the motion carried.

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**

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, Mischa Trice, was present, and no one opposed the request. Commissioner Hillsman called for a motion.

Jimmy Hall offered a motion to approve the request to rezone a 3.83-acre parcel from C-7 to C-3; seconded by Art Brown, the motion carried **6-0**, with the following votes:

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

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

Tanner Anderson, Planner II, 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 was not present, and no one opposed the request. Commissioner Hillsman called for a motion.

William Geer offered a motion to approve the variance request from the Albany Sign Ordinance, as allowed under Section 4-80. Second by Art Brown. The motion carried **6-0**, with the following votes:

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

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**

Tanner 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, Paula Piteto, was present, and no one opposed the request. Commissioner Hillsman called for a motion.

William Geer offered a motion to approve a variance from the Minimum Lot requirements for the religious institution at 217 Johnson Road. Charles Ochie seconded the motion, which passed unanimously by a 6-0 vote, as follows:

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

E. COUNTY LAND USE DEVELOPMENT APPLICATIONS

There were no county land use applications.

F. OLD BUSINESS

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

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

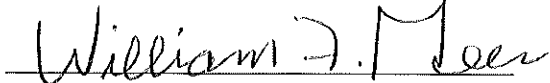
Status: 26-029 410 S McKinley (City Zoning Action): Approved.

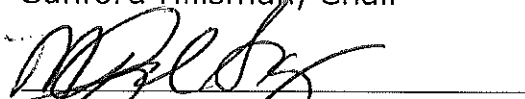
G. NEW BUSINESS

There was no old business.

H. ADJOURNMENT

There being no further business, the meeting adjourned at 2:34 p.m.


Sanford Hillsman, Chair


Angel Gray, Deputy Director