

**ALBANY- DOUGHERTY PLANNING COMMISSION MEETING
AGENDA**



**March 5, 2026, 5:00 pm
Government Center Building
222 Pine Ave. (Room 100)**

Pages

A. CALL TO ORDER

B. APPROVAL OF MINUTES

Minutes February 5, 2026

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. 26-006 Rezoning: 1400 W Broad Avenue

Amanda Wiley (26-006) 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-2 (General Mixed-Use Business District) to C-3 (Commercial District). The property is at 1400 W Broad Avenue (0000H/00003/023). The purpose of the rezoning is to operate an Automobile Repair Shop. The owner of the property is Terry Blackburn. The applicant is Amanda Wiley. **Ward 3**

2. 26-008 Rezoning: 2402 Whispering Pines

Woda Cooper Development, Inc. (26-008) 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 1.75-acre parcel from R-1 (Single-Family Residential District) to C-R (Community Residential Multiple-Dwelling District). The property is at 2402 Whispering Pines Circle (00301/00006/002). The purpose of the rezoning is to construct a multifamily apartment complex. The owner of the property is Pankaj Bhai S Patel & Jyotsna Ben Patel. The applicant is Woda Cooper Development, Inc. (Clay Cooper). **Ward 5**

3. 26-009 Variance: 2402 Whispering Pines

Woda Cooper Development, Inc.(26-009) has submitted an application to the Albany Dougherty Planning Commission requesting a variance to the Albany Dougherty Zoning Ordinance, 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 property is at 2402 Whispering Pines Circle. The purpose of the variance request is to allow increased density with fewer than required parking spaces to construct a 48-unit multi-family apartment complex. The owner of the property is Pankaj Bhai S Patel & Jyotsna Ben Patel. The applicant is Woda Cooper Development, Inc. (Clay Cooper). **Ward 5**

4. 26-010 Variance 1807-1809 Fulton Avenue

Santos H Sontay (26-010) 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 1807 and 1809 Fulton Avenue. The purpose of the variance request is to waive the requirements for parking and lot size to operate a religious institution (church). The Owner is Mohamad Nabulsi. The applicant is Santos H. Sontay. **Ward 1**

E. COUNTY LAND USE DEVELOPMENT APPLICATIONS

F. NEW BUSINESS

G. STATUS REPORTS

26-001 Rezoning -082 Liberty Expressway: County Approved

H. ADJOURNMENT