

**DOOLY COUNTY
PLANNING COMMISSION**

Minutes

February 7, 2022

5:30 PM CALL TO ORDER

ITEMS OF OLD BUSINESS:

- 1. Approval of the Minutes of January 10, 2022, meeting.**
 - a. Motion to accept the minutes by Tony Turner.**
 - b. 2nd by Mack Jordon. Vote is unanimous.**

5:30 PM CALL TO ORDER

Members Attendance:

John M. Averill, Jr. – present

Henry Bellew – present

Layfield Buckholts – present

Sylvester Granville – present

Mack Jordan – present

Sammie Lewis – present

Larry Spivey – present

Tony Turner – present

Eddie Woodson – present

- 1. Nominations and voting on Chairman and Vice Chairman.**
 - a. Chairman elect: Tony Tuner As Chairman – Vote unanimous**
 - b. Vice Chairman elect: Sylvester Grandville as Vice Chairman – Vote unanimous.**
 - c.**

- 2. Billie Randall Lamberth has applied for a Zoning Variance for Tax Parcel 36 27 at 629 Jalappa Rd. Byromville GA. The purpose is to add 2nd residence on the property as the main living quarters. To keep the existing home as a family gathering location. (See attached property site map)**

- a. Motion made by Larry Spivey**

b. 2nd by Tony Turner

c. Vote unanimous.

3. The following suggestions to the County Commissioners to update the zoning ordinances

a. Clarify the definitions for Wild zoning to include, type of residence and types of structures approved on the property. Possibly rezone part of the Wild zoning to become Agricultural areas to help Dooly County grow in population. Also, what type of auxiliary buildings can be built on site?

b. Make an additional standard allowance that if a property doesn't have 150 ft of road frontage, although has a legal minimum acreage allowed and an easement or smaller access road owned to gain entrance to the property, a permit to build will be allowed without applying for a variance to do so.

c. If a Resident has enough property to allow 2 residences on the property (2 acres) not including drive, The residence may be approved to apply for permit without application of a variance. So long as 1 of the homes are for a caretaker and the other a primary residence.

4. Other information: Began discussions for planning future growth of Dooly County by rezoning property to allow more residential high-density neighborhoods be built and seek Government grants for infrastructure of these future neighborhoods.

5. Items 4 and 5 are to be considered and discussed further at next meeting.

6. Close of meeting. Tony Turner recommended to close the meeting. 2nd By Eddie Woodson. Vote unanimous.

ITEMS OF NEW BUSINESS:

- 2. Request #1 – Thomas & Mary L’Esperance have applied for a Zoning Variance from the present Agricultural zoning to build a 2nd residence which will be the caretakers residence. Tax Parcel # 43 14B on 3119 Pleasant Valley Rd Vienna, GA 31092.**
 - a. See attached site and septic plans. Exhibits 1&2**
 - b. Motion to accept variance by Henry Bellew**
 - c. 2nd By Eddie Woodson. Vote is unanimous.**

- 3. Request #2 – Shayne, Jennifer & Zachary Clements have submitted Application for Re-Zoning of property presently R-2 to C-1. The use of this property is to make a Rental RV Park/Campsite with 10 spaces for rent. It will be subdivided from Parcel #12 23 which is 4.75 acres. The RV Park will be 2 to 3 acres in size depending on septic needs. Location is 40 Campers Haven Rd. Vienna GA 31092.**
 - a. See attached site plans Exhibits 3,4&5.**

- 4. There were many in the meeting to discuss their opinions. The following are the names and the summary of their statements.**
 - a. Shayne & Jennifer Clements: They want the property for their retirement and want to make a campground RV park - top notch like the Ritz Carlton. They plan to keep thing neat and clean. They have found a niche and believe their RV park will fill that niche.**
 - i. Question from the Zoning committee followed:**
 - ii. Mack Jordan asked: Is there anything on the property now. The resident answered yes 2 campers renting now.**

- iii. Henry Bellew asked: Is this located in the front corner of Campers haven & River Road. Resident answered Yes.**
- iv. Eddie Woodson asked is this for RV campers only: Resident answered Yes.**
- v. Following are residence in the area:**
- vi. Richard Hall: there are 5 campgrounds already in the area now These alone lower the value of the houses and they campgrounds are not full. He doesn't see a need for the campground.**
- vii. Betty Lamb: lives 1.10 of a mile from this location. Says there is 6 campgrounds already in the area and many of these already have structures like deck, screen porches built on the RV's and it looks very run down. Afraid of the type of people it draws to the campground and the devaluation of her home because of this. It also increases the traffic to a road that is already in poor condition.**
- viii. Pam Mullis: Has a campground since 1963. She enforces her rules and doesn't allow riff raff from people and druggies. She saw some druggies she kicked out of her park have moved into the place where these people have now which is not approved yet. We don't need another park.**
- ix. Brandon Christmas: lives about 1/10 of a mile from the location and there is already a lot of campgrounds in the area. He asked what's different about this campground from the others: The resident answered its going to be much nicer.: Brandon continued he is concerned about the noise and the lowering of the value to his home. Doesn't want the Campground.**

- x. **Marty Fore: Lives 2 house west of the property. This was to be his place to retire and is afraid it become like the other campgrounds which are an eye sore, besides they are not full now. Doesn't want the campground.**
- xi. **Tracy Berry: Lives next door and there would only be a fence between her home and the campground. Wouldn't feel safe and would lower the value of the home.**
- xii. **Mathew Clements: I live there and work in parks in Crisp County. I would make sure the campground would be care for properly. I want the campground.**
- xiii. **The following was the discussion of the Zoning Commissioners after the residences:**
- xiv. **Mack Jordon: The Clements already have rentals in place and it seems deceptive that they now want permission to have what they are already doing which is not allowed according to zoning codes.**
- xv. **Silvester Granville: I make a motion to table the request due to the zoning codes are not clear on what is allowed and what is not allowed.**
- xvi. **2nd by Mack Jordon. Vote is unanimous.**

5. Close of meeting.

a. Motion by Henry Bellew.

b. 2nd by Eddie Woodson. Vote was unanimous.



Tony Turner Chairman

02/07/2022



Glenn Layson – Zoning Administrator

02/07/2022