

**DOOLY COUNTY
PLANNING COMMISSION**

Minutes

March 14, 2022

5:30 PM CALL TO ORDER

Members Attendance:

John M. Averill, Jr. – present

Henry Bellew – present

Layfield Buckholts – absent

Sylvester Granville – absent

Mack Jordan – present

Sammie Lewis – present

Larry Spivey – present

Tony Turner – present

Eddie Woodson – present

ITEMS OF OLD BUSINESS:

- 1. Approval of the Minutes of February 7, 2022, meeting.**
 - a. Motion made by Mack Jordon**
 - b. 2nd by John Averill, Jr.**
 - c. There was no discussion**
 - d. Vote was unanimous**

ITEMS OF NEW BUSINESS:

- 2. As of this meeting the Planning and Zoning Commissioners will have a scheduled meeting every 2nd Monday of each month.**
 - a. Motion made by Mack Jordon**
 - b. 2nd by Eddie Woodson**
 - c. There was no discussion**
 - d. Vote unanimous**
- 3. Public comments will be limited to a 5 minute per person.**
 - a. Motion by Mack Jordon**
 - b. 2nd by Sammie Lewis**

c. Discission:

- i. Mack Jordan asked do they have to use the entire 5 min.**
- ii. Answer by Tony Turner: No they can use less, this was to just control the time spent in a meeting a little better.**
- iii. Administrator Layson: This is to prevent going off topic.**
- iv. End of discussion**

d. Vote unanimous

4. Request #1 – 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. Matter has been heard, there be no more testimony.**
- b. This request was tabled until a better explanation of present zoning regulations was explained.**

c. Explanation of findings: See Exhibit A

- i. Location is presently R-2. Under this zoning district no RV/Campsites business are not allowed.**

ii. Section 7 - Rezoning Criteria

Decisions of whether to approve or deny a petition to rezone property shall be based on the following criteria. These criteria are established to assist the Planning Commission and Board of Commissioners in balancing the interests of the public with the interests of the private property owner:

A. Does the proposed zoning classification promote the health, safety, morals and general welfare of Dooly County?

B. The existing uses of the subject property and adjacent and near properties.

C. The current zoning of the subject property and adjacent or near properties.

D. The extent to which property values are diminished by the present zoning restriction.

E. The extent to which the restrictions diminishing the property's value promote the health, safety, morals and general welfare of the public.

F. The relative gain to the public compared to the extent of hardship imposed upon the individual property owner (in retaining the current zoning designation).

G. The suitability of the subject property for the zoned purposes.

H. The history of the use of the subject property considered in the context of land developments in the vicinity of the property.

I. Conformity with the Dooly County Future Land Use Plan.

iii. Clements have rented out their property without proper request and zoning for almost the entire year of 2021.

iv. After Clements were presented notice of violation of zoning on 03.01.2021 according to the complaint recorded on file. They continued to rent their property.

v. After the last planning meeting 02.07.2022 the Clements did not remove all the RV campers from their property as was stated for them to do. Shayne Clements said he would take care of the matter and he did not.

d. Motion made by Tony Turner not to approve the zoning change.

e. 2nd by Henry Bellew

f. No Discussion

g. Vote was unanimous

h. Administrator Layson: Explained that the motion not to approve the zoning change will forwarded to the County Commissioners for the final decision on approval or not approved for zoning change.

5. Request #2 – Everett Kelley Sr. have submitted Application for Re-Zoning of property presently R-2 to C-1. The use of this property is for auto glass replacement and window tenting. The location is Tax Parcel #10C-8, address is 656 Drayton Lane Vienna GA 31092.

a. See attached site plans and zoning map of area exhibit 1, 2 & 3.

b. Section 7 - Rezoning Criteria

Decisions of whether to approve or deny a petition to rezone property shall be based on the following criteria. These criteria are established to assist the Planning Commission and Board of Commissioners in balancing the interests of the public with the interests of the private property owner:

A. Does the proposed zoning classification promote

the health, safety, morals and general welfare of Dooly County?

B. The existing uses of the subject property and adjacent and near properties.

C. The current zoning of the subject property and adjacent or near properties.

D. The extent to which property values are diminished by the present zoning restriction.

E. The extent to which the restrictions diminishing the property's value promote the health, safety, morals and general welfare of the public.

F. The relative gain to the public compared to the extent of hardship imposed upon the individual property owner (in retaining the current zoning designation).

G. The suitability of the subject property for the zoned purposes.

H. The history of the use of the subject property considered in the context of land developments in the vicinity of the property.

I. Conformity with the Dooly County Future Land Use Plan.

c. Motion to approve the zoning change to C-1 was made by Mack Jordon

d. 2nd by Eddie Woodson

e. Discussion:

- i. Henry Bellew, asked is it near the restraint and boat ramp? In the same neighborhood yes.**
- ii. Mack Jordon asked how many acres does it have? 2.02 acres.**

- iii. **Tony Turner & Mack Jordan both said make sure he knows it floods there. Can we see the flood map?**
- iv. **Flood map was shown, and the property is in flood zone.**
- v. **Mack Jordan, make sure he builds it according to flood ordinance.**
- f. **Vote was unanimous.**
- g. **Administrator Layson: Explained this motion will be presented to the County Commissioners to make the final decision to approve or not approve the zoning change.**

6. Close of meeting.

- a. **Motion made by Mack Jordon.**
- b. **2nd by Eddie Woodson.**
- c. **No discussion**
- d. **Vote was unanimous.**



Chairman Tony Turner

03/14/2022
Date



Administrator Glenn Layson

03/14/2022
Date