

**DOOLY COUNTY
PLANNING COMMISSION
Minutes
December 11, 2023**

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

Kelly Noler - Present

Larry Spivey - Present

Tony Turner – Present

ITEMS OF OLD BUSINESS:

1. Approval of 11/13/2023 Meeting minutes:

Upon motion by Kelly Noler and second by Mack Jordon, the Board voted unanimously to approve the minutes.

2. ITEMS OF NEW BUSINESS:

Request #1 – Vera Lewis has submitted Application for Re-Zoning to Agricultural on property presently zoned Wild. The purpose of this Re-Zoning and Conditional-Use to allow a Day Care on the property, open to the public. The structure/home on the property will have an additional and internally modified to meet all State and local codes. This is located at Tax Parcel #18-17B, 13930 Hwy. 90 Montezuma, GA 31063.

After hearing all sides in the public forum, for changing the property presently Wildlife Preservation to Agricultural.

A motion by Kelly Noler and seconded by Mack Jordon. The Board voted unanimously to recommend to the Dooly County Commissioners to change the zoning, changing the property presently Wildlife Preservation to Agricultural with the conditional use of a daycare in the residence according to the applicant's request. (1) if construction is not completed by 12/11/2025, the Conditional Use for this project will expire; and, (2) the County will require payment for the culvert for the driveway entrance before the culvert will be installed.

Request #2 – Quarius Bullard has submitted Application for Re- Zoning to Agricultural on property presently zoned R-2 single Family Residential/ Multifamily. The purpose of this Re-Zoning is to have an auto body repair and paint shop on the property. This is located at Tax Parcel #97-54, 430 North Meadow Ridge Dr. Unadilla, GA 31091.

After hearing all sides in the public forum, a motion was made by Mack Jordon and seconded by Layfield Buckholts to not recommend the Zoning to be changed from R-2 to Agricultural be made to the Dooly County Commissioners:

The vote for this recommendation was as followed:

John M. Averill, Jr. – Abstain

Henry Bellew – Yes

Layfield Buckholts –Yes

Sylvester Granville – Abstain

Mack Jordon- Yes

Sammie Lewis – Abstain

Kelly Noler -Yes

Larry Spivey –Yes

Tony Turner –Yes

Request #3 – Joseph T. Peavy of Aggressive Capital Services, LLC has submitted Application for Variance of Zoning on property presently AG. The use of variance is to adjust the setback allowance from 90 ft from the center of the road to 63 ft for a new barn for Agricultural purposes. The location is Tax Parcel #88-15 A (Which is a newly subdivided plat from Parcel #88-15). 789 Sandy Creek Rd. Unadilla, GA 31091.

A motion was made by John Averill, Jr. and Seconded by Mack Jordon to allow variance for the 63 ft setback for the building. The vote was unanimous.

Request #4 - Ezekiel Peavy has submitted Application for Variance of Zoning on property presently AG. The use of variance is for road frontage to be reduced from 150 ft to 25 ft to access the rear plat (Which is a newly subdivided plat from Parcel #87-44). The location is Tax Parcel #87-44B, 404 Calhoun Rd. Vienna, GA 31092.

A motion was made by Mack Jordon. and Seconded by John Averill, Jr to allow variance for the 25 ft entrance to the property for the new house being built. The vote was unanimous.

Request #5 - Ezekiel Peavy has submitted Application for Variance of Zoning on property presently AG. The use of variance is for road frontage to be reduced from 150 ft to 25 ft to access the rear plat (Which is a newly subdivided plat

from Parcel #87-44). The location is Tax Parcel #87-44C, 404 Calhoun Rd. Vienna, GA 31092.

A motion was made by Sylvester Granville and Seconded by Mack Jordon to allow variance for the 25 ft entrance to the property for the new house being built. The vote was unanimous.

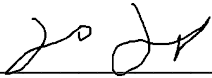
Request #6 – Perry & Janice Thomas of Rain Wood Family Trust have submitted Application for Variance of Zoning on property presently AG. The use of variance is to add a secondary dwelling and garage which will be in-law quarters. The location is Tax Parcel #49-24, 567 Allen Rd. Vienna, GA 31092.

A motion was made by Sylvester Granville and Seconded by Mack Jordon to allow variance for a second dwelling to be built on the property. The vote was unanimous.

- 3. A recommendation was made by Tony Turner and seconded by Sammie Lewis. The vote was unanimous. The recommendation is to allow residence that presently live in a Wild Preservation Zone who want to change the Zoning to Agricultural, not have to pay the \$100.00 fee yet they still must present a rezoning application to the Planning & Zoning Commission for approval and finalized by the Dooly County Commissioners.**

4. Close of meeting

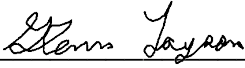
A motion was made by Sylvester Granville and Seconded by Mack Jordon to close the meeting. The vote was unanimous.



Chairman Tony Turner

12/11/2023

Date



Administrator Glenn Layson

12/11/2023

Date