

Planning and Zoning Commission Meeting
Minutes
July 11, 2005

A meeting of the Planning Commission of Dooly County was held on Monday, July 11, 2005 at the Planning and Zoning office.

Members present: Homer Swann, Marian Bowen, Leonard Boston, James Ray Irwin and Nathan Jordan.

Others present: Gary Houston, Betty Sangster, Johnnie Ruth Mixon, Samuel Lester, Vernon, Daphine Blackburn, Connell Stafford, Windle Blackburn, Bruce West, and Jonathan Ansley.

Call to Order: Marion Bowen called the meeting to order at 5:30 p.m.

James Ray Irwin opened the meeting with a word of prayer.

There were no minutes to approve.

The first item of business: A variance request from Daphine Blackburn to place a mobile home in a R-1 zoned area. There was no opposition and the land owner had five acres of property. Mr. Irwin made a motion to approve and a second from Mr. Jordan, unanimous by other members present.

The second item of business: A variance request from Jonathan Ansley to place broiler houses on Folks Road (fifty acres). There were several people at the meeting that voiced their concerns against the broiler houses such as, devalue of land, smell, spraying of pesticides. Mr. Ansley withdrew his request due to the fact that he did not want to cause problems with his neighbors. With that said Mr. Irwin made a motion to deny the request with a second from Mr. Jordan, unanimous by the other members.

The third item of business: A variance request from Thomas Nguyen to place broiler houses at 1165 Crisp County Line Road. He already has other houses on the property. There was no opposition. Mr. Irwin made a motion to approve the request with a second from Mr. Jordan, unanimous by other members present.

The fourth item of business: A rezoning request from Cape and Marvin Jones from Ag to Commercial. There was no one at the meeting to represent the area and the purpose for the rezoning so there was a motion made to table the request from Mr. Boston and a second from Mr. Jordan unanimous by the other members. It is to be reviewed at the next meeting.

The fifth item of business: Discuss the proposed subdivision ordinance. The county attorney has not finished reviewing the sample ordinance so the planning commission will discuss it further at the next meeting.

The sixth item of business: To discuss changing the ordinance of minimum lot size from ten acres down to five acres due to the lending institutions only wanting five acres to be used as collateral to individuals borrowing from them. Mr. Jordan made a motion to approve the change with a second from Mr. Swann. There were four members present in favor and one opposed.

There was no other business.

The meeting adjourned at 6:30 p.m.

Planning and Zoning Commission Meeting

Minutes

April 7, 2007

A meeting of the Planning Commission of Dooly County was held on Monday, April 7th, 2007 at the Planning and Zoning office.

Members present: Marian Bowen, John M. Averill, E. K. Chaney, Nathan Jordan, Ronnie Cape, Leonard Boston, Gene Roney and James Ray Irwin.

Others present: See List in file. Gary Houston and Jo Cape.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes were approved from March 17th, 2007 with a motion made by Mr. Roney and second by Mr. Jordan, unanimous by all other members present.

The first item of business: To hear a request from Victory Baptist Church for a Conditional Use to build a church. After some discussion Mr. Irwin made a motion to approve the request as long as all requirements are met with an ordinance is met, a second from Mr. Jordan and this was unanimously passed.

The second item of business: To hear a request from Heather Cobb for a variance of the five acre tract size down to one point seven seven to build a house. Mrs. Cobb's brother in law was at the meeting to inform the Zoning Board that Mrs. Cobb was in the hospital and with that information Mr. Irwin made a motion to table the request until Mrs. Cobb could be at the meeting to explain her intentions a second was made by Mr. Chaney, unanimous by all other members present.

The third item of business: Phase II of the Yellowfly Subdivision has started and they want to tie into Campers Haven Road and extend by twenty two more lots. Mr. Roney made a motion to approve and a second by Mr. Boston as long as all requirements under the subdivision ordinance are met, unanimous by all other members present.

There was no further business to discuss. The meeting adjourned at 6:00 p.m. The next meeting will be held on May 5th, 2008.

**Planning and Zoning Commission Meeting
Minutes**

November 12, 2007

A meeting of the Planning Commission of Dooly County was held on Monday, November 12th, 2007 at the Planning and Zoning office.

Members present: Marian Bowen, Mary Taylor, John M. Averill, E. K. Chaney, Nathan Jordan and Ronnie Cape.

Others present: Richard Garrett and Beverly Akin. Gary Houston and Jo Cape.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes were approved from October 22nd, 2007 with a motion made by Mr. Averill and second by Mr. Jordan, unanimous by all other members present.

The first item of business: To hear a request from Beverly Akin for a variance of the 150' road frontage on Payne Road. After some discussion Mr. Averill made a motion to deny the request there was not a second so the discussion continued Mrs Bowen made a motion to table the matter until the next meeting so Ronnie could go and look at the property to determine if there was an easement to the property, a second was made by Mr. Jordan, the motion passed with a four to one vote.

The second item of business: To discuss a rezoning request from Joann and Gene Brown to rezone property at 544 Tippettville Road from Agricultural to Commercial C-2. After some discussion Mr. Averill made a motion to approve the request contingent upon all future use of the already existing building and property fall under the county ordinance Section 2 page 39 and 40, a second was made by Mr. Jordan, unanimous by all other members present.

Old Business: There was a work session of the mobile home ordinance.

The meeting adjourned at 6:00 p.m.

**Planning and Zoning Commission Meeting
Minutes**

December 10, 2007

A meeting of the Planning Commission of Dooly County was held on Monday, December 10th, 2007 at the Planning and Zoning office.

Members present: Marian Bowen, John M. Averill, E. K. Chaney, Nathan Jordan and Ronnie Cape.

Others present: See List in file. Gary Houston and Jo Cape.

Call to Order: Ronnie Cape called the meeting to order at 6:00 p.m.

The minutes were approved from November 12th, 2007 with a motion made by Mr. Averill and second by Mr. Jordan, unanimous by all other members present.

The first item of business: To hear a request from Pat Parker for a variance of the 150' road frontage on Halifax Road and to rezone from Wildlife to R-2. After some discussion Mr. Averill made a motion to approve the rezoning request as long as all requirements under the R-2 zoning in the ordinance is met, a second from Mr. Jordan and this was unanimously passed. On the second part of the request Mr. Jordan made a motion to deny the request there was a second from Mr. Averill, unanimous by all other members present.

The above request was to go to the Board of Commissioners but Ms. Parker withdrew the request and filed the following request to rezone the same property from Wildlife to Agricultural. This request is to be heard by the Planning and Zoning Board on January 7, 2008 and go before the Board of Commissioners on January 17, 2008.

The second item of business: To discuss a tabled request from Beverly Akin for a variance to have an easement to get to her property. Mr. Cape went to visually assess the property and reported back that was not an easement there for a variance. So upon this supplemental report Mr. Averill made a motion to deny the request and second from Mr. Jordan, unanimous by all other members.

There was no further business to discuss. The meeting adjourned at 6:35 p.m. The next meeting will be held on January 7th, 2008.

Planning and Zoning Commission Meeting
Minutes
January 7, 2008

A meeting of the Planning Commission of Dooly County was held on Monday, January 7th, 2008 at the Planning and Zoning office.

Members present: James Ray Irwin, John M. Averill, E. K. Chaney, Nathan Jordan, Leonard Boston and Ronnie Cape.

Others present: See List in file. Gary Houston and Jo Cape.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes were approved from December 10th, 2007 with a motion made by Mr. Chaney and second by Mr. Jordan, unanimous by all other members present.

The first item of business: To hear a request from Rodney Bryant for a variance of the 1500' road frontage for chicken houses down to 150'. There was opposition to this variance, with most everyone concerned with property value and wanting to the Planning and Zoning Board to be consistent with other rulings of the same matter. Mr. Bryant stated he would not do anything that did not follow EPA rules. Board members had some discussion and a motion was made by Mr. Roney to deny the variance and a second was made by Mr. Jordan, unanimous by all others present. Mr. Cape told Mr. Bryant he could appeal this board's decision by attending the next Board of Commissioners meeting on the calendar.

The second item of business: To hear a request from Pat Parker to rezone property from Wildlife to Agricultural. There was some discussion and Mr. Averill made a motion to approve the rezoning with the stipulation that Ms. Parker follow all the requirements of Section 9, Article 2 of the ordinance, a second was made by Mr. Roney, unanimous by all other members present.

The third item of business: To hear a request from Victory Baptist Church for a conditional use on Highway 27 in a Residential (R-2) zone to construct a church on two acres of land. There was discussion of setbacks, parking, and the requirements of the ordinance for churches, page 30, and also they would not be able to have a cemetery. Mr. Jordan made a motion to approve the request and a second was made by Mr. Roney, unanimous by all other members present.

New Business: Re-election of officers; Mr. Roney made a motion to retain the same with Mr. Cape remaining as Chairman and Ms. Bowen to remain Vice-Chairman, a second was made by Mr. Irwin, unanimous by all other members present. There was no further business to discuss. The meeting adjourned at 6:30 p.m.

**Planning and Zoning Commission Meeting
Minutes**

February 25, 2008

A meeting of the Planning Commission of Dooly County was held on Monday, February 25th, 2008 at the Planning and Zoning office.

Members present: James Ray Irwin, John M. Averill, E. K. Chaney, Nathan Jordan, Leonard Boston, Marian Bowen and Ronnie Cape.

Others present: Jimmy Lockerman, Teel Warbington, Judy Akin, Gary Houston and Jo Cape.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes were approved from January 7th, 2008 with a motion made by Mr. Chaney and second by Mr. Jordan, unanimous by all other members present.

The first item of business: To hear a request from Jimmy Lockerman for a variance of the 150' road frontage down to 55.8'. Mr. Lockerman is cutting out 5 acres of the 25 acres he owns along with the house and this is all the road frontage there is on Pinehurst/Byromville Road. After some discussion, there was a motion to approve the request from Mr. Irwin and a second from Mr. Jordan, unanimous by all other members present.

The second item of business: To hear a request from Teel Warbington for a variance of five acre lot size down to 2.18 acres on Noble Gin Road for storage buildings already in existence. There was some discussion for the use of the buildings which Mr. Warbington explained. A motion was made to approve the variance by Mr. Irwin and a second by Mrs. Bowen, unanimous by all other members present.

The third item of business: To revisit a variance request from David Payne for a 40' easement off of Payne Road. Requirements from the Planning and Zoning Board have been met and a new plat was presented with changes. A motion was made by Mrs. Bowen to approve the variance and a second was made by Mr. Chaney, unanimous by all other members present.

New Business: Ronnie asked Gary if he was aware of any reason the new subdivision (Yellowfly Plantation) in process would need to come before the Planning and Zoning Board. Gary told Ronnie they would not need to come before the board.

There was no further business to discuss. The meeting adjourned at 6:00 p.m.

Planning and Zoning Commission Meeting
Minutes
March 17, 2008

A meeting of the Planning Commission of Dooly County was held on Monday March 17, 2008 at the Planning and Zoning office .

Members present : Ronnie Cape, Nathan Jordan, Marian Bowen, John Averill , Mary Taylor , Gene Roney. Leonard Boston

Others Present : Gary Houston, Van Bailey, Richard Bailey

Call to order: Ronnie Cape called the meeting to order at 5:30 pm.

The minutes of February 25, 2008 were approved by the planning commission.

The first item of business was to discuss a variance request from Mr. Van Bailey to vary from the 800 feet setback down to 600 feet on the east side of the property to add two more chicken houses to the existing four already established.

After some discussion Mrs. Bowen made a motion to approve and a second by Mrs. Taylor. , unanimous by all other members.

There was no other business and the meeting adjourned .

Planning and Zoning Commission Meeting
Minutes
September 8, 2008

A meeting of the Planning Commission of Dooly County was held on Monday, September 8th, 2008 at the Planning and Zoning office.

Members present: John M. Averill, Leonard Boston, Nathan Jordan, E. K. Chaney, Marian Bowen and Ronnie Cape.

Others present: Gary Houston, Johnny Burnam, and Jo Cape.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes were approved from August 25th, 2008 with a motion made by Mr. Chaney and a second by Mr. Jordan, unanimous by all other members present.

The first item of business: To hear a request from Mr. Johnny Burnam of 7000 Hwy. 41 for a variance of the five acre lot size in an Agricultural Zone down to 1.982 acres. After some discussion a motion was made by Mr. Jordan to table the request until Mr. Burnam could get further information, a second from Mrs. Bowen, unanimous from all other members present.

There was no further business to discuss. The next meeting will be October 13th. The meeting adjourned at 6:00 p.m.

Planning and Zoning Commission Meeting

Minutes

January 26, 2009

A meeting of the Planning Commission of Dooly County was held on Monday, January 26th, 2009 at the Planning and Zoning office.

Members present: Nathan Jordan, Sammie Lewis, Marian Bowen, John Averill, Sr., Mary Taylor, and Ronnie Cape.

Others present: Gary Houston, and Jo Cape. See List

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes of the November 10th meeting were approved with a motion made by Mrs. Taylor and a second from Mr. Jordan, unanimous by all other members present.

Election of Chairman and Vice-Chairman: A motion was made by Ms. Bowen for Ronnie Cape to remain Chairman with a second from Mr. Jordan, unanimous by other members present. A motion was made by Ms. Bowen for Nathan Jordan to take over as Vice-Chairman with a second from Mrs. Taylor, unanimous by other members present. Their term will expire on January 26th, 2009.

The first item of business: To hear a conditional use request from Riverview Baptist Church, 1021 River Road, for a cemetery. This church is located in a R-2 zone. Page 3, Section 3, #3 allows for this conditional use. A motion was made by Ms. Bowen to approve this request and a second by Mr. Jordan, unanimous by other members present.

The second item of business: Review: To hear a variance request from Mr. Horace Dominey, Sr. to vary from the lot size in an Agricultural Zone from five (5) acres down to one (1) acre lot at 241 Crisp County Line Road. After some discussion with Mr. Dominey, Mr. Jordan made a motion to approve the request and a second from Ms. Bowen, four members of the board present approved the request with one (Averill) voting nay. The motion passed.

The third item of business: To hear a variance request from Mr. Algie L. Lamb, of the 150 lot frontage down to 90 feet. After some discussion the request was approved with a motion made by Mr. Jordan and a second from Mrs. Taylor, unanimous by other members present.

The Planning and Zoning Board was asked by Mr. Houston to review and come up with a recommendation for lot size that he could take to the next Board of Commissioners meeting on 2-19-2009 which is now set at five acres in an Agricultural Zone. After some discussion a motion was made by Mr. Averill to retain the lot size as it is now, with a second from Mr. Lewis. There was a split decision with four of the members voted to retain and one (Mrs. Taylor) to change to a lesser acreage. The motion passed.

Planning and Zoning Commission Meeting
Minutes
March 23, 2009

A meeting of the Planning Commission of Dooly County was held on Monday, January 23th, 2009 at the Planning and Zoning office.

Members present: Nathan Jordan, Sammie Lewis, Marian Bowen, John Averill, Sr., Mary Taylor, Leonard Boston, E. K. Chaney, James Ray Irwin and Ronnie Cape.

Others present: Gary Houston, and Jo Cape. See List

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes of the February 9th meeting were approved with a motion made by Mrs. Taylor and a second from Mr. Jordan, unanimous by all other members present.

The first item of business: To hear a conditional use request from Mr. Spurgeon Ambrose, 1622 Hwy. 90, for a personal cemetery. A motion was made by Ms. Bowen to approve this request and a second by Mr. Jordan, unanimous by other members present.

The second item of business: To hear a variance request from Mr. Lee Harris of the road frontage in the ordinance of 150 feet down to 20 feet to have an easement on McKinley Road. Mr. Irwin made a motion to pass the request with a second from Mrs. Taylor, unanimous by all other members present.

The third item of business: To hear a variance request from Mrs. Essie Jordan of the five acre lot size in an Agricultural Zone on Avera Road down to one acre. This is an old homestead property with a well. The request was approved with a motion made by Mr. Irwin and a second from Mrs. Taylor, unanimous by other members present.

No other business: The meeting adjourned at 6:00 p.m.

Planning and Zoning Commission Meeting
Minutes
April 20, 2009

A meeting of the Planning Commission of Dooly County was held on Monday, April 20th, 2009 at the Planning and Zoning office.

Members present: John M. Averill, E. K. Chaney, Ronnie Cape, Leonard Boston, Sammie Lewis, Nathan Jordan, and Mary Taylor.

Others present: Christopher Hudson, William Smith, Michael Racinz, Gary Houston and Jo Cape.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes were approved from March 23rd, 2009 with a motion made by Mr. Jordan and second by Mr. Chaney, unanimous by all other members present.

The first item of business: Christopher Hudson applied for a variance on Hudson Road to allow for an easement in an Agricultural Zone to get to his property to place a home. A motion was made by Mr. Jordan to allow for the easement and a second was made by Mr. Averill, unanimous by all other members present at the meeting.

The second item of business: William Smith applied for a variance of the Manufactured Home compliance, Section 15, Page 18 in the ordinance to place a mobile home over 12 years old on an established lot at 910 Swearingen Road in an Agricultural Zone. A motion was made by Mr. Averill to allow the variance and a second was made by Mr. Chaney, unanimous by all other members present at the meeting.

There was no further business to discuss. The meeting adjourned at 6:00 p.m. The next meeting will be held on June 8th, 2009.

Planning and Zoning Commission Meeting
Minutes
June 8, 2009

A meeting of the Planning Commission of Dooly County was held on Monday, June 8th, 2009 at the Planning and Zoning office.

Members present: John M. Averill, Marian Bowen, E. K. Chaney, Ronnie Cape, Leonard Boston, Sammie Lewis, and Mary Taylor.

Others present: Dacey and Dean Parham, Meidra Felton, and Gary Houston.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes were approved from April 20th, 2009 with a motion made by Mr. Chaney and second by Mrs. Bowen, unanimous by all other members present.

The first item of business: Mr. Parham applied for a variance on Parham Road to place a mobile home over 12 years old. After some discussion Mr. Averill made a motion to allow for Mr. Parham to move the mobile home, but, the Board would take no action until the home meets all building codes within a six month time frame, Mrs. Taylor seconded the motion, unanimous by all other members.

The second item of business: Meidra Felton applied for a variance of the Manufactured Home compliance, Section 15, Page 18 in the ordinance to place a mobile home over 12 years old on an established lot at 21500 Hwy. 27 in an Agricultural Zone. A motion was made by Mr. Averill to allow the variance contingent on all repairs being made on the home within three (3) months, and if not the home would have to be moved out of the county, a second was made by Mr. Boston, unanimous by all other members present at the meeting.

There was no further business to discuss. The meeting adjourned at 6:15 p.m. The next meeting will be held on October 5th, 2009.

Planning and Zoning Commission Meeting
Minutes
November 23rd , 2009

A meeting of the Planning Commission of Dooly County was held on Monday, November 23rd , 2009 at the Planning and Zoning office.

Members present: Sammie Lewis, Marian Bowen, John Averill, Sr., Mary Taylor, Leonard Boston, E. K. Chaney, James Ray Irwin and Ronnie Cape.

Others present: Gary Houston, and Jo Cape, Michael and Carolyn Brogdon.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes of the October 5th , meeting were approved with a stipulation from Mr. Averill to have letters sent out on two outstanding variances that had expired one on Meidra Felton on 21500 Hwy. 27 and the other on Michael Parham, Jr. on Parham Road. After consideration of this stipulation Mr. Averill made a motion to approve the minutes and a second from Mr. Chaney, unanimous by all other members present.

The first item of business: To hear a variance request from Michael and Carolyn Brogdon of the manufactured home compliance, Section 15, Page 18, to place a mobile home over twelve years old on their property at 3049 Nellieville Road to be occupied by their son and his family.

Ronnie asked Gary for any information he had on the condition of the mobile home, Gary stated that he had inspected the mobile home and it was in excellent condition and that his decision would be to allow the variance.

Mr. Irwin made a motion to allow the variance and a second was made by Mr. Averill, unanimous by all other member present. Gary told Mr. and Mrs. Brogdon the procedures of getting their permits. Mr. and Mrs. Brogdon stated they would be moving the mobile home after the first of the year.

No other business: The meeting adjourned at 6:00 p.m.

Planning and Zoning Commission Meeting
Minutes
October 4th , 2010

A meeting of the Planning Commission of Dooly County was held on Monday, October 4th , 2010 at the Planning and Zoning office.

Members present: Sammie Lewis, John Averill, Sr., Marian Bowen, E. K. Chaney, James Ray Irwin, Mary Taylor, Sylvester Granville and Ronnie Cape.

Others present: Gary Houston, Jo Cape, Lee Harris, Ben Harris and Sandra Cape

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes of the October 4th were approved with a motion made by Mr. E. K. Chaney and a second by Mrs. Taylor. The minutes were then approved unanimously by all other members present.

Ronnie welcomed our newest member to the Planning and Zoning Board, Mr. Sylvester Granville who replaces Mr. Leonard Boston until the end of Mr. Boston's term, which will end on 12/31/2011.

The first item of business: To discuss the revision to the Dooly County Ordinance for age requirement for placing mobile homes in the county. After some discussion the board with a motion from Mr. Averill to revise or change the Ordinance and a second from Mrs. Taylor was approved, with all others members voting for the change.

No other business. The meeting adjourned at 6:00 p.m.

Planning and Zoning Commission Meeting

Minutes

February 21st , 2011

A meeting of the Planning Commission of Dooly County was held on Monday, February 21st , 2011 at the Planning and Zoning office.

Members present: Sammie Lewis, John Averill, Sr., Marian Bowen, James Ray Irwin, E. K. Chaney, Sylvester Granville and Ronnie Cape.

Others present: Gary Houston, Jo Cape, See List.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes of the February 21st were approved with a motion made by Mr. E. K. Chaney and a second by Mrs. Bowen.

The minutes were then approved unanimously by all other members present.

The first item of business: To discuss a variance request from Mr. Ronnie Kitchens to vary from the required 150' road frontage down to 30' easement at 7566 Hwy. 90. A motion to approve the variance was made Mrs. Bowen and second was made by Mrs. Taylor with all other members unanimously approving, except for Mr. Averill whom abstained.

The second item of business: To discuss a variance request from Mr. Chuck Ellis to vary from the required 1500' setback for chicken houses down to 800' on the front and 185' on the south side. Mr. Ellis spoke and decided to withdraw his motion.

No other business. The meeting adjourned at 6:00 p.m.

Planning and Zoning Commission Meeting
Minutes
February 9, 2008

A meeting of the Planning Commission of Dooly County was held on Monday, February 9th, 2009 at the Planning and Zoning office.

Members present: Marian Bowen, John M. Averill, E. K. Chaney, Ronnie Cape, Leonard Boston, Sammie Lewis, Nathan Jordan, Mary Taylor and James Ray Irwin.

Others present: Ginger Lemmon, Gary Houston and Jo Cape.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes were approved from January 26th, 2009 with a motion made by Mr. Chaney and second by Mr. Jordan, unanimous by all other members present.

The first item of business: To hear a request from Ginger Lemmon to rezone property on Collins Road from Industrial to Residential (R-1). There was some questions concerning the reason why this property in its entirety was not zoned Residential because of the homes that have been in place before the ordinance was adopted. Gary stated he would look into it to see if the county commissioners would consider rezoning this tract of land in its entirety to accommodate the citizens already living in the area. Concerning the matter of Ms. Lemmon there was a motion made by Mr. Averill to rezone the property and a second from Ms. Bowen, unanimous by all other members present.

New Business: Gary to initiate rezoning of property on Collins Road from Industrial to Residential (R-2).

There was no further business to discuss. The meeting adjourned at 6:05 p.m. The next meeting will be held on March 23rd, 2009.

Planning and Zoning Commission Meeting
Minutes
October 5, 2009

A meeting of the Planning Commission of Dooly County was held on Monday, October 5th, 2009 at the Planning and Zoning office.

Members present: John M. Averill, Marian Bowen, E. K. Chaney, Ronnie Cape, James Ray Irwin, and Sammie Lewis.

Others present: Daisy Wiggins, Tom McFarland, Darlene Gladney, and Gary Houston, and Jo Cape.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes were approved from June 8th, 2009 with a motion made by Mr. Averill and second by Mrs. Chaney, unanimous by all other members present.

The first item of business: Ms. Daisy Wiggins applied for a variance at 6558 Hwy. 90 to place a mobile home over 12 years old. The SWGA Empowerment Zone was the buyer of the mobile home and intended it to be a replacement for Ms. Wiggins. She had lost her home in a fire. After some discussion, Mr. Lewis made a motion to allow the mobile home to be brought into the county, the home meets all building codes per Mr. Houston, Mr. Averill seconded the motion, unanimous by all other members.

The second item of business: Mr. Jimmie Griggs filed an application to rezone property located at 1180 Drayton Loop Road, Map 65, Parcel 29, consisting of 4.79 acres from Commercial to Residential. After some discussion, with a motion made by Ms. Bowen and a second from Mr. Chaney it was decided to rezone the property Residential Two (R-2), unanimous by all other member present.

Old Business: Mr. Averill wanted to follow up on the last meeting held on June 8th, 2009. Mr. Averill made a motion to withdraw and/or cancel the variance of Ms. Meidra Felton because the three months the Board gave her had elapsed. He also wanted to have a letter sent to her, informing her of the situation. The second item of that meeting consisted of the same matter as the first, the Board gave Mr. Parham six months to have completed the necessary things discussed. Mr. Averill wishes to have the same withdrawal when his variance has expired. Follow up on Mr. Parham at next meeting, Mr. Irwin seconded the motion, unanimous by all other members present.

New Business: Mr. Chaney, Mrs. Bowen, and Mr. Jordan terms expire on December 31st, 2009. Mr. Chaney agreed to continue to serve on the Planning and Zoning Board another three years, Mrs. Bowen stated she would let Gary know at a later date, and Mr. Jordan was not at the meeting.

There was no further business to discuss. The meeting adjourned at 6:15.

Planning and Zoning Commission Meeting

Minutes

June 13th, 2011

A meeting of the Planning Commission of Dooley County was held on Monday, June 13th, 2011 at the Planning and Zoning office.

Members present: Sammie Lewis, John Averill, Sr., Marian Bowen, James Ray Irwin, Mary Taylor, Sylvester Granville and Ronnie Cape.

Others present: Gary Houston, Jo Cape, Mitchel Dudley Cedric Granville, and Lee Allen Lamberth.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes of the June 13th were approved with a motion made by Mrs. Taylor and a second by Mrs. Bowen.

The minutes were then approved unanimously by all other members present.

The first item of business: To discuss a variance request from Mr. Lee

A. Lamberth to vary from the required side yard setback from the required 20' down to 10' at 174 Drayton Woods Road for an addition to his home. There was one person in opposition to the variance because of obstruction to the river but he agreed to let Mr. Lamberth have the variance due to being neighbors. A motion to approve the variance was made Mrs. Bowen and second was made by Mrs. Taylor, unanimous by all other members in attendance.

No other business. The meeting adjourned at 6:00 p.m.

Planning and Zoning Commission Meeting

Minutes

December 12, 2011

A meeting of the Planning Commission of Dooly County was held on Monday, December 12th, 2011 at the Planning and Zoning office.

Members present: Sammie Lewis, Marian Bowen, James Ray Irwin, E. K. Chaney, Mary Taylor, Sylvester Granville and Ronnie Cape.

Others present: Gary Houston, Bin Howard, Alicia Everett

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes of the last meeting were approved with a motion made by Mrs. Taylor and a second by Ms. Bowen.

The minutes were then approved unanimously by all other members present.

The first item of business: To discuss a conditional use request from Mr. Marvin E. Ellis on Coney Road to construct a 220' tower. Mr. Cape asked about the fall of the tower if something happen, Mr. Howard stated it would fall within the property and not cause damage to any surrounding properties should anything occur to cause damage.

There was discussion about liability insurance with a copy of coverage kept in the file at this office. If the tower exceeded 220' there would have to be another meeting held to discuss it further. A motion to approve the conditional use was made Mr. Irwin and second was made by Ms. Bowen, unanimous by all other members in attendance.

No other business. The meeting adjourned at 6:00 p.m.

Planning and Zoning Commission Meeting

Minutes

March 12, 2012

A meeting of the Planning Commission of Dooly County was held Monday, March 12th, 2012 at the Planning and Zoning office.

Members present: Sammie Lewis, Marian Bowen, James Ray Irwin, E. K. Chaney, Mary Taylor, Nathan Jordan, Monte Averill and Ronnie Cape.

Others present: Gary Houston, H. Vernon Singley, Carla Singley

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes of the December 12th meeting were approved with a motion made by Mr. Chaney and a second by Mrs. Taylor. The minutes were then approved unanimously by all other members present.

The first item of business: To discuss a variance request from Mr. H. Vernon Singley on Ayers Road to vary from the required 150' road frontage down to 25' to access his property. After some discussion on this matter a motion was made by Mr. Jordan to approve a variance of 30' of road frontage with a second from Mr. Irwin. After the vote, all members approved the variance except Mr. Averill with a nay vote. The motion carried and was approved.

Other business: To discuss electing officers for this board. It was approved with a motion made by Mr. Irwin and a second by Mr. Chaney to continue with Ronnie Cape being chairman and Nathan Jordan vice chairman.

The meeting adjourned at 6:00 p.m.

Planning and Zoning Commission Meeting

Minutes

June 11, 2012

A meeting of the Planning Commission of Dooly County was held Monday, March 12th, 2012 at the Planning and Zoning office.

Members present: Sammie Lewis, Marian Bowen, James Ray Irwin, E. K. Chaney, Monte Averill and Ronnie Cape, Sylvester Granville.

Others present: Gary Houston, Jo Cape, Dan Simmons, Mary Turner, Jane Thompson, Barbara Holder, Gene Holder, Jimmy Thompson, Roger Deboy, Zach Deboy, Andy Colter

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes of the March 12th meeting were approved with a motion made by Mr. Chaney and a second by Mr. Lewis. The minutes were then approved unanimously by all other members present.

The first item of business: To discuss a variance request from Mary Turner on Slosheye Trail Road Lot 7 to be able to place a manufactured home in a R-1 zone. After some discussion on there was a motion made by Mr. Irwin and a second by Mr. Averill to deny this request due to mobile homes are not allowed in R-1 zones. After the vote, all members approved the motion except Mr. Granville with a nay vote. The motion carried by the majority and was excepted. Mr. Houston explained to Ms. Turner that she may want to look into getting a modular home because they are allowed in a R-1 zones.

The second item of business: To discuss a zoning change request from Mr. Jimmy Thompson on Jenkins Farm Road from Agricultural to Commercial (C-2) for the purpose of having a Alcohol/Drug Rehabilitation Center. After a brief presentation from Mr. Thompson and his partner Mr. Deboy on the facility, building and purposed use a motion was made by Mr. Averill to approve the zoning change with a

stipulation that the facility remain as the purposed use and operation, a Alcohol/Drug Rehab Center and if it doesn't the change would revert back to it's original use of Agricultural in twenty four months, a second was made by Mr. Irwin and the motion was passed by all other members of the board present.

Other business: There was no other business.

The meeting adjourned at 6:15 p.m.

Planning and Zoning Commission Meeting
Minutes
March 4, 2013

A meeting of the Planning Commission of Dooly County was held Monday, March 4th, 2013 at the Planning and Zoning office.

Members present: ~~John M. Averill~~ ^{Preferred} Sammie Lewis, E. K. Chaney, Mary Taylor, and Sylvester Granville.

Others present: Gary Houston, Jo Cape, Marvin C. Jones, and Leroy Shewman

Call to Order: Monte Averill acting chairman called the meeting to order at 5:30 p.m.

The minutes of the January 14, 2013 meeting were approved with a motion made by Mr. Chaney and a second by Mrs. Taylor. The minutes were then approved unanimously by all other members present.

The first item of business: To discuss and vote on a request for rezoning from Mr. Franklin Bledsoe to rezone property on Highway 41, Tax Map74, Parcel 39 A, Unadilla, GA., from Agricultural to Industrial. After some discussion a motion was made by Mr. Lewis to approve the request and a second by Mr. Granville. The vote was unanimously approved by all other members present.

Other business: There was no other business.

The meeting adjourned at 6:00 pm with a motion made by Mrs. Taylor and a second by Mr. Lewis.

Planning and Zoning Commission Meeting

Minutes

April 8, 2013

A meeting of the Planning Commission of Dooly County was held Monday, April 8th, 2013 at the Planning and Zoning office.

Members present: Ronnie Cape, James Ray Irwin, John M. Averill, E. K. Chaney, Mary Taylor, and Sylvester Granville.

Others present: Gary Houston, Jo Cape,

Call to Order: Ronnie Cape, chairman called the meeting to order at 5:30 p.m.

The minutes of the March 4, 2013 meeting were approved with a motion made by Mr. Chaney and a second by Mrs. Taylor. The minutes were then approved unanimously by all other members present.

The first item of business: To discuss an amendment to the Zoning Ordinance under Article IV, Section Agricultural to allow for solar panels.

Mr. Irwin made a motion to amend and allow for solar array to be added to Agricultural, Section IV, Commercial 2, Section X, and Industrial, Section XI, Zones in the Dooly County Zoning Ordinance. Each company needs to come with a plan for each project before the Planning and Zoning Board. Mrs. Taylor seconded the motion and all other members present unanimously voted on the motion.

Other business: There was no other business.

The meeting adjourned at 6:00 p.m.

Planning and Zoning Commission Meeting

Minutes

August 12, 2013

A meeting of the Planning Commission of Dooly County was held Monday, August 12th, 2013 at the Planning and Zoning office.

Members present: Ronnie Cape, James Ray Irwin, Marian Bowen, E. K. Chaney, Mary Taylor, Sammie Lewis and Sylvester Granville.

Others present: Gary Houston, See attached list

Call to Order: Ronnie Cape, chairman called the meeting to order at 5:30 p.m.

The minutes of the April 8th, 2013 meeting were approved with a motion made by Mr. Chaney and a second by Mrs. Taylor. The minutes were then approved unanimously by all other members present.

The first item of business: To discuss a variance request from Cathy Reece to vary from the setbacks to place two (2) poultry houses on Busby Road. Several people in attendance opposed this request for the main reason of health and sanitation, traffic, and smell. After much discussion Mr. Irwin made a motion to deny the request and a second by Mrs. Taylor, the motion carried by all other board members unanimously.

The second item of business: To amend to the Zoning Ordinance under Article IV, Section 3 Agricultural to allow for solar panels. Mrs. Bowen made a motion to amend and a second was made by Mr. Irwin, the motion passed unanimously by all other board members in attendance.

Other business: There was no other business.

The meeting adjourned at 6:30 p.m.

Planning and Zoning Commission Meeting
Minutes
December 9, 2013

A meeting of the Planning Commission of Dooly County was held Monday, December 9th, 2013 at the Planning and Zoning office.

Members present: Ronnie Cape, John M. Averill, Sr., Marian Bowen, E. K. Chaney, Sammie Lewis and Sylvester Granville.

Others present: Gary Houston, Freeman Hall, David Revelt, Mike Stern and Jo Cape

Call to Order: Ronnie Cape, chairman called the meeting to order at 5:30 p.m.

The minutes of the August 12th, 2013 meeting were approved with a motion made by Mr. Chaney and a second by Mrs. Bowen. The minutes were then approved unanimously by all other members present.

The first item of business: To discuss a Conditional Use request from SEPV Vienna, LLC on behalf of Mr. and Mrs. Lee Kinard, John W. Sanders, and Barbara Jefferson to be able to construct and maintain Photovoltaic Solar Energy Production Facilities on sites, respectively to names listed above: Parcels 64-19, 64-21, and 64-24, 64-20, and 64-22. After much discussion Mr. Averill made a motion to grant the Conditional Use request as long as the SEPV maintain a year round cover crop that should not get any higher than 18", such as, Bermuda Grass and that the maximum acreage be three hundred and fifty acres (350). a second by Mr. Granville, the motion carried by all other board members unanimously.

Other business: There was no other business.

The meeting adjourned at 6:30 p.m.

Planning and Zoning Commission Meeting
Minutes
March 3, 2014

A meeting of the Planning Commission of Dooly County was held Monday, March 3, 2014 at the Planning and Zoning office.

Members present: Ronnie Cape, John M. Averill, Sr., Brad Sangster, E. K. Chaney, Mary Taylor, Sammie Lewis and Sylvester Granville.

Others present: Gary Houston, Jo Cape

Call to Order: Ronnie Cape, chairman called the meeting to order at 5:30 p.m.

The minutes of the December 9th, 2013 meeting were approved with a motion made by Mr. Chaney and a second by Mrs. Taylor. The minutes were then approved unanimously by all other members present.

The first item of business: To elect officials for the up coming year of 2014. Mrs. Taylor made a motion for Ronnie Cape to remain the Chairman and for Mrs. Bowen to remain Vice-Chairman, a second by Mr. Chaney and the motion was passed by all remaining members unanimously.

The second item of business: To discuss a Rezoning request from Mr. Lamar Wingard to rezone a portion of property located on Jeanette Street in Unadilla, GA, Parcel 73A-1 consisting of 3.5 acres, and on the south side 607', on the north 690', on the west 865', and on the east 710'. A motion was made from Mr. Sangster to approve the rezoning and a second by Mr. Lewis, the motion passed by all other members present unanimously.

There was no other business to discuss and the meeting concluded at 6 P.M.

Planning and Zoning Commission Meeting
Minutes
April 14, 2014

A meeting of the Planning Commission of Dooly County was held Monday, April 14, 2014 at the Planning and Zoning office.

Members present: Ronnie Cape, John M. Averill, Sr., Marian Bowen, E. K. Chaney, Mary Taylor and Sylvester Granville.

Others present: Gary Houston, Hoang Bui, Michael Pham and Jo Cape

Call to Order: Ronnie Cape, chairman called the meeting to order at 5:30 p.m.

The minutes of the March 3, 2014 meeting were approved with a motion made by Mr. Chaney and a second by Mrs. Taylor. The minutes were then approved unanimously by all other members present.

The first item of business: To discuss two variance requests of the setbacks from Mr. Bui and Mr. Pham to build compost sheds, at 1165 County Line Rd. down to 340' and 513 Sprears Christmas Rd. down to 315', respectfully. After some discussion Mrs. Bowen made a motion to grant the variance requests and a second from Mrs. Taylor, the motion carried by all other board members unanimously.

Other business: There will be a meeting held on April 28, 2014. No other business.

The meeting adjourned at 6:30 p.m.

Planning and Zoning Commission Meeting
Minutes
April 28, 2014

A meeting of the Planning Commission of Dooly County was held Monday, April 28, 2014 at the Planning and Zoning office.

Members present: Ronnie Cape, Eddie Woodson, Mary Taylor, Sammie Lewis and Sylvester Granville.

Others present: Gary Houston, Shelly, Lynn Thomas and Jo Cape

Call to Order: Ronnie Cape, chairman called the meeting to order at 5:30 p.m.

The minutes of the April 14, 2014 meeting were approved with a motion made by Mrs. Taylor and a second by Mr. Granville. The minutes were then approved unanimously by all other members present.

The first item of business: To discuss a variance request of the front yard setback from Mr. Lynn Thomas for placing a mobile home from 90' down to 56' on Lonesome Pine Rd. After some discussion Mr. Granville made a motion to grant the variance request and a second from Mr. Woodson, Mrs. Taylor abstaining, the motion carried by all other board members unanimously.

The second item of business: To discuss a conditional use request from SRPV, LLC on behalf of Lenco LTD for a Photovoltaic Solar Energy Production Facility on Coney. After some discussion Mr. Lewis made a motion to grant the request with a second from Mr. Granville, unanimous by all other members present.

The meeting adjourned at 6:30 p.m.

Planning and Zoning Commission Meeting
Minutes
November 2, 2015

A meeting of the Planning Commission of Dooly County was held Monday, November 2, 2015 at the Planning and Zoning office.

Members present: E.K. Chaney, Ronnie Cape, Brad Sangster, Sammie Lewis, Marian Bowen, Eddie Woodson and Sylvester Granville.

Others present: Gary Houston, John Foster, Mark Foster, Tony Lai, LeAnn Moore.

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes from the August 24, 2015 were approved with a motion from Eddie Woodson and a second from Sammie Lewis, unanimous from all other members present.

The first item of business: To discuss adding additional mobile home for conditional use from Robert & John Foster on Coney Road, Parcel #V-481. John Foster spoke, brother Mack going to be living on property. After some discussion, Marian Bowen made motion to approve and with a second from Eddie Woodson. After a vote, it was unanimous.

The second item of business: Variance request from Tony Lai for setback of 250ft from 1500ft to add additional poultry house for total of 8 poultry houses. Gary discussed receiving call from neighbor to help the new businessman. After discussion, Sammie Lewis made motion to approve and a second from Sylvester Granville, unanimous from all members present.

Marian Bowen advised she will be resigning as board member effective 01/01/16.

There was no other business to discuss and the meeting was concluded at 5:50 p.m.

Planning and Zoning Commission Meeting

Minutes

August 8, 2016

A meeting of the Planning Commission of Dooly County was held Monday, August 8, 2016 at the Planning and Zoning office.

Members present: Ronnie Cape, Brad Sangster, Sammie Lewis, Tony Turner, Eddie Woodson, Davis Passmore and Sylvester Granville.

Others present: Gary Houston, Jo Cape-----See list

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes from the November 2, 2015 were approved with a motion from Brad Sangster and a second from Sammie Lewis, unanimous from all other members present.

The first item of business: To discuss a conditional use request from Mr. Clayton Bowen to place a cell tower on his property on Halifax Rd. in a Wildlife Preservation zoned area. Mr. Bowen asked that his request be tabled until he could get further information to the Planning and Zoning Board.

The second item of business: To discuss a variance request from Mr. Max Rodgers, Sr. to have live entertainment inside and outside at 1296 Campers Haven Rd. in a C-1 zoned area. After some discussion a motion was made by Davis Passmore to allow live entertainment inside only on Saturdays from 7 pm to 12 pm, every 2nd and 4th Sunday from 12:30 pm to 6:30 pm, and karaoke on Friday from 7 pm to 12 pm with a second from Eddie Woodson, unanimous from all other members present.

There was no other business to discuss and the meeting was concluded at 7 pm.

Planning and Zoning Commission Meeting

Minutes

October 10, 2016

A meeting of the Planning Commission of Dooly County was held Monday, October 10th, 2016 at the Planning and Zoning office.

Members present: Ronnie Cape, Brad Sangster, Sammie Lewis, Tony Turner, Eddie Woodson, Davis Passmore and Sylvester Granville, John M. Averill.

Others present: Gary Houston, Jo Cape, Mary LaBarre and Marshall Hazlehurst

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes from the August 8, 2016 were approved with a motion from Brad Sangster and a second from Sammie Lewis, unanimous from all other members present.

The first item of business: To discuss a conditional use request from Mary LaBarre of Tower Sourceto place a cell tower on Johnson Cemetary Rd, Tax Map 22 Parcel 1. The request was approved.

There was no other business to discuss and the meeting was concluded at 6 pm.

Planning and Zoning Commission Meeting
Minutes
July 31, 2017

A meeting of the Planning Commission of Dooly County was held Monday, July 31st 2017 at the Planning and Zoning office.

Members present: Ronnie Cape, Tony Turner, Eddie Woodson, Davis Passmore and John M. Averill.

Others present: Gary Houston, Russell Downs

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes from the October 10th 2016 were approved with a motion from Tony Lester and a second from Eddie Woodson, unanimous from all other members present.

The first item of business: To discuss a variance request from Rashid Sandhu to vary from the sign height of 40' to 100' at 9945 Hwy. 27 at exit 112. After some discussion the variance was approved with John Averill making the first motion and a second by Tony Lester, unanimous by all other members present.

There was no other business to discuss and the meeting was concluded at 6 pm.

Planning and Zoning Commission Meeting
Minutes
November 13, 2017

A meeting of the Planning Commission of Dooly County was held Monday, November 13, 2017 at the Planning and Zoning office.

Members present: Ronnie Cape, Tony Turner, Eddie Woodson, Willie Young, Sammie Lewis and Sylvester Granville

Others present: Gary Houston, Jo Cape, Leslie and Perry Wells

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes from the July 31, 2017 were approved with a motion from Tony turner and a second from Eddie Woodson, unanimous from all other members present.

The first item of business: To discuss a rezoning request from Leslie Hall Wells to rezone property located on Savage Rd. from Wildlife to Agricultural. After some discussion a motion was made to approve the request from Tony Turner and a second from Willie Young, unanimous by all other members present.

There was no other business to discuss and the meeting was concluded at 6 pm.

Corrected
Minutes
Mr. Averill's
Name

Planning and Zoning Commission Meeting
Minutes
September 10, 2018

A meeting of the Planning Commission of Dooly County was held September 10th, 2018 at the Planning and Zoning office.

Members present: Ronnie Cape, John M. Averill, Tony Turner, Eddie Woodson, Willie Young, Sammie Lewis, Sylvester Granville and Brad Sangster.

Others present: Gary Houston, Jo Cape, and Dan Stevenson

Call to Order: Ronnie Cape called the meeting to order at 5:30 p.m.

The minutes from the May 7, 2018 were approved with a motion from Tony Turner and a second from John M. Averill, unanimous from all other members present.

The first item of business: To discuss a Conditional Request from Lee and Donna Kinard to install solar panels in an Agricultural Zoned area on 30 acres located at 2253 Hwy. 41. After some discussion a motion was made to approve the request from John M. Averill and a second from Tony Turner, unanimous by all other members present. With the condition made by John M. Averill that the project be maintained by buffers (evergreen shrubs) and be finished by 2020 or the conditional use will expire.

There was no other business to discuss and the meeting was concluded at 6 pm.

Planning and Zoning Commission Meeting

Minutes

July 8, 2019

A meeting of the Planning Commission of Dooly County was held July 8, 2019 at the Planning and Zoning office.

Members present: Sammie Lewis, Layfield Buckholts, John M. Averill, Brad Sangster, Tony Turner, Willie Young and Sylvester Granville.

Others present: Gary Houston, Jo Cape, Mark Lyndon (Verizon)

Call to Order: Sammie Lewis called the meeting to order at 5:30 p.m.

The minutes from January 28, 2019 were approved with a motion from Tony Turner and a second from Layfield Buckholts, unanimous from all other members present.

The first item of business: To discuss a Conditional Use request from Foresite Services, Inc. on behalf of Ronnie Wiggins for an 180' monopole cell tower for Verizon to be built on Highway 27, Vienna, Ga. with access off of Flathead Road in a R-2 Zone. After some discussion Mr. Averill made a motion to approve the request with a clause that if the project wasn't finished in one year the Conditional Use would be voided. A second motion to approve was made by Mr. Sangster unanimous by all other members present.

New business: Elect chairman: A motion was made by Mr. Turner to elect Mr. Averill to the chairman position and a second was made by Mr. Granville and Mr. Lewis would remain as vice-chairman. Unanimous by all other members present.

The meeting adjourned at 6 pm.