

DOOLY COUNTY PLANNING COMMISSION
REGULAR MEETING – MARCH 9, 2020; PAGE 1 of

A meeting of the Dooly County Planning Commission was held this date at the Dooly County Commissioners Office in Vienna.

MEMBERS PRESENT

Chairman John M. Averill, Jr.	- present
Henry Bellew	- present ✓
Layfield Buckholts	- not present
Sylvester Granville	- present ✓
Mack Jordan	- not present
Vice-Chairman Sammie Lewis	- present ✓
Tony Turner	- present
Eddie Woodson	- present ✓
Willie James Young	- not present

STAFF PRESENT

Stephen C. Sanders, Zoning Admin - present

CALL TO ORDER

Vice-Chairman Lewis called the meeting to order at 5:30 P.M.

MINUTES

Upon motion by Bellew and second by Woodson, the Commission voted to approve the Minutes of the February 10, 2020 meeting.

VARIANCE REQUEST – 3925 FRANKLIN ROAD

Zoning Administrator Sanders reported that Michael E. Matthews has applied for a Zoning Variance to place a second residential unit on Parcel 27-61 (3925 Franklin Road) due to a medical hardship (medical issues as a result of a stroke). This parcel contains 3.72 acres in the AG Zone and already has one residential unit on it. Mr. Matthews wants to place a second residential unit on the parcel for his son. Upon motion by Bellew and second by Turner, the Commission voted unanimously to approve this Zoning Variance; however, if the second residential unit is not placed on the parcel within twelve months, this Zoning Variance will expire.

VARIANCE REQUEST – 731 LEWIS MILL LAKE ROAD

Zoning Administrator Sanders reported that Michael Wehunt and Darlene Wehunt are planning to build a house on Parcel 51B-28 (731 Lewis Mill Lake Road). This parcel contains 1.03 acres and is in the R-1 Zone. They have applied for a Zoning Variance from the 90' Front Yard Setback for Parcel 51B-28. They request approval of a 50' Front Yard Setback. Upon motion by Bellew and second by Turner, the Commission voted unanimously to approve a 50' Front Yard Setback for the proposed new residence.

DOOLY COUNTY COMMISSIONERS
113 N. THIRD STREET
ROOM #1
VIENNA, GA 31092
229-268-4228 PHONE
229-268-4230 FAX

DATE: June 30, 2020
TO: Dooly County Planning Commission
FROM: Stephen C. Sanders, Administrator

The Planning Commission will conduct a Public Hearing at 5:30 PM on July 27, 2020 at the **Dooly County Commissioners Office** at 113 N. Third Street in Vienna. The purpose of the Public Hearing is to allow the Planning Commission to receive citizens' input and comments on the following Zoning Variance Request.

Trico Gin & Peanut Inc. has applied for a Zoning Variance from the Setback Requirements for Tax Parcel 74-37 on Tharpe Road for the purpose of constructing an addition to an existing Cotton Seed Warehouse.

This Parcel is zoned "AG". The County's Zoning Ordinance has the following setback requirements for AG Zone:

Front Yard Setback 90' from the center of the road
Side Yard Setback 20' from the property line
Rear Yard Setback 25' from the property line

Trico Gin & Peanut Inc. requests permission to construct a building within 40' of the center of Tharpe Road.

Please plan to attend this meeting. The Planning Commission will consider the information presented at the Public Hearing and "Approve" or "Deny" this Zoning Variance Request.

I have enclosed a copy of the request submitted by Trico Gin & Peanut Inc.

I have also enclosed a map that shows the location of the warehouse.

I have also enclosed a copy of "Section 11 – Criteria for the Consideration of Variance Requests" from the County's Zoning Ordinance.

If you have any questions, please call me at the office at 229-268-4228 or on my cell phone at 229-322-4735..

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A meeting of the Dooly County Planning Commission was held this date at the Dooly County Commissioners Office in Vienna.

MEMBERS PRESENT

Chairman John M. Averill, Jr.	- not present
Henry Bellew	- present
Layfield Buckholts	- not present
Sylvester Granville	- present
Mack Jordan	- present
Vice-Chairman Sammie Lewis	- present
Tony Turner	- present
Eddie Woodson	- present
Willie James Young	- not present

STAFF PRESENT

Stephen C. Sanders, County Administrator	- present
Glenn Layson, Building Official/Zoning Administrator	- present

CALL TO ORDER

Vice-Chairman Lewis called the meeting to order at 5:30 P.M.

BUILDING OFFICIAL/ZONING ADMINISTRATOR

County Administrator Sanders introduced Glenn Layson to the Commission. Mr. Layson was recently hired as the Dooly County Building Official/Zoning Administrator.

MINUTES

Upon motion by Bellew and second by Turner, the Commission voted to approve the Minutes of the March 9, 2020 meeting.

VARIANCE REQUEST – THARPE ROAD

Zoning Administrator Sanders reported that Trico Gin & Peanut Inc. has applied for a Zoning Variance from the Setback Requirements for Tax Parcel 74-37 for the purpose of constructing an addition to a warehouse. The address for the warehouse is 18955 Highway 41. This parcel is in the AG Zone, which requires a Front Setback of 90' from the center of the road. Mr. Lee Harris is the General Contractor for the project and requested that the Front Setback be reduced from 90' to 35'. Upon motion by Turner and second by Bellew, the Commission voted unanimously to reduce the Front Setback for the warehouse from 90' to 35'.

VARIANCE REQUEST – OLD DIXIE HIGHWAY

Zoning Administrator Sanders reported that Joseph Keith Lamberth has applied for a Zoning Variance from the Setback Requirements for Tax Parcel B-3-12-3 for the purpose of constructing a metal building. The address for the building is 146 Old Dixie Road. This parcel is in the AG Zone, which requires a Front Setback of 90' from the center of the road. Mr. Lamberth requested that the Front Setback be reduced from 90' to 35'. Upon motion by Jordan and second by Bellew, the Commission voted unanimously to reduce the Front Setback for the building from 90' to 35'.

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NEXT MEETING

The next meeting is scheduled for 5:30 P.M on Monday, August 17, 2020.

MEETING ADJOURNED

The meeting adjourned at 5:45 P.M.



GLENN LAYSON
BUILDING OFFICIAL/ZONING ADMINISTRATOR

**DOOLY COUNTY PLANNING COMMISSION
REGULAR MEETING – AUGUST 17, 2020; PAGE 1 of 1**

A meeting of the Dooly County Planning Commission was held this date at the Dooly County Commissioners Office in Vienna.

MEMBERS PRESENT

Chairman John M. Averill, Jr.	- not present
Henry Bellew	- present
Layfield Buckholts	- not present
Sylvester Granville	- present
Mack Jordan	- present
Vice-Chairman Sammie Lewis	- present
Tony Turner	- present
Eddie Woodson	- present
Willie James Young	- not present

STAFF PRESENT

Stephen C. Sanders, County Administrator	- present
Glenn Layson, Building Official/Zoning Administrator	- present

CALL TO ORDER

Vice-Chairman Lewis called the meeting to order at 5:30 P.M.

MINUTES

Upon motion by Turner and second by Jordan, the Commission voted to approve the Minutes of the July 27, 2020 meeting.

VARIANCE REQUEST – LONESOME PINE ROAD

County Administrator Sanders reported that Charles E. Jones, Jr. has applied for a Zoning Variance from the Setback Requirements for Tax Parcel 78-5 for the purpose of constructing an in-ground swimming pool at his residence at 250 Lonesome Pine Road. This parcel is in the AG Zone, which requires a Side Yard Setback of 20' from the property line and a Rear Yard Setback of 25' from the property line. Mr. Jones requested that the Side Yard Setback be reduced 6' and the Rear Yard Setback be reduced to 4'. Upon motion by Turner and second by Bellew, the Commission voted unanimously to grant Mr. Jones' request.

MEETING ADJOURNED

The meeting adjourned at 5:40 P.M.

**GLENN LAYSON
BUILDING OFFICIAL/ZONING ADMINISTRATOR**

DOOLY COUNTY PLANNING COMMISSION
REGULAR MEETING – SEPTEMBER 21, 2020; PAGE 1 of 2

A meeting of the Dooly County Planning Commission was held this date at the Dooly County Commissioners Office in Vienna.

MEMBERS PRESENT

Henry Bellew	- present
Layfield Buckholts	- not present
Sylvester Granville	- present
Mack Jordan	- not present
Vice-Chairman Sammie Lewis	- present
Tony Turner	- present
Eddie Woodson	- present
Willie James Young	- not present

STAFF PRESENT

Stephen C. Sanders, County Administrator	- present
Glenn Layson, Building Official/Zoning Administrator	- present

CALL TO ORDER

Vice-Chairman Lewis called the meeting to order at 5:50 P.M.

VACANCY

County Administrator Sanders reported that there is a vacancy on the Commission due to the recent death of John M. Averill, Sr. The County Commissioners will be appointing someone to fill this vacancy.

MINUTES

Upon motion by Turner and second by Bellew, the Commission voted to approve the Minutes of the August 17, 2020 meeting.

CONDITIONAL USE – TAX PARCEL #49-7

County Administrator Sanders reported that Beltline Energy LLC has applied for Conditional Use for the construction and operation of a solar energy project on Tax Parcel #49-7 on Coney Road. In the Application, the Applicant states that the project shall be no greater than 20 acres in size. The current property owner is Lenco LLP. Mr. Ryan D. Sanders with Beltline Energy LLC met with the Commission and provided information about the proposed solar energy project. Upon motion by Turner and second by Bellew, the Commission voted unanimously to approve the Conditional Use with the following stipulations: (1) the Condition Use only applies to that portion of Tax Parcel #49-7 that is located west of Coney Road (as identified on the Preliminary Site Plan dated 08/18/2020); and, (2) if the solar energy project is not fully operational by 09/21/2022, the Conditional Use will be null and void.

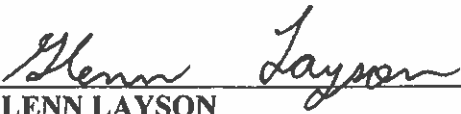
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CONDITIONAL USE – TAX PARCEL #50-13

County Administrator Sanders reported that Beltline Energy LLC has applied for Conditional Use for the construction and operation of a solar energy project on Tax Parcel #50-13 on Highway 90. In the Application, the Applicant states that the project shall be no greater than 20 acres in size. The current property owner is the Development Authority of the City of Vienna. Mr. Ryan D. Sanders with Beltline Energy LLC met with the Commission and provided information about the proposed solar energy project. Upon motion by Turner and second by Bellew, the Commission voted unanimously to approve the Conditional Use with the following stipulations: (1) the Condition Use only applies to that portion of Tax Parcel #50-13 that is identified on the Preliminary Site Plan dated 08/18/2020; and, (2) if the solar energy project is not fully operational by 09/21/2022, the Conditional Use will be null and void.

MEETING ADJOURNED

The meeting adjourned at 6:10 P.M.



GLENN LAYSON

BUILDING OFFICIAL/ZONING ADMINISTRATOR