

DOOLY COUNTY PLANNING COMMISSION  
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5:30 PM Call to Order

Members Attendance:

John M. Averill, Jr. – Present  
Henry Bellew – Present  
Layfield Buckholts – Absent  
Sylvester Granville, Vice-Chairman – Present  
Mack Jordan – Present  
Sammie Lewis – Present  
Kelly Noler - Present  
Larry Spivey – Present  
Tony Turner, Chairman – Present

Agenda Item #1: Approval of 03/11/2024 Meeting minutes.

Upon motion by Kelley Noler and second by Mack Jordan, the Planning Commission voted unanimously to approve the minutes of the 03/11/2024 meeting.

Agenda Item #2: Request #1 - Shane Shelnuttt has submitted an Application for a Variance on property presently zoned Agricultural. The purpose of variance is to allow a lesser setback for a metal carport. The location is Tax Parcel #25-10A / 481 Baggs Road.

Shane Shelnuttt (the Applicant) was present and explained the reason for his request. No other public comments were received regarding this request. Upon motion by Henry Bellew and second by Sylvester Granville, the Planning Commission voted unanimously to approve the requested Variance for Parcel 25-10A, in concurrence with Article XVII Section 11 (4) of the Dooly County Zoning Ordinance.

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Agenda Item #3: Request #2 – Shawn McGuire has submitted an Application for a Variance on property presently zoned Agricultural. The purpose of the Variance is to allow a second dwelling on the property. The location is Tax Parcel #77-11A / 4924 Pinehurst Hawkinsville Road.

Shawn McGuire (the Applicant) was present and explained the reason for his request. Ryan Bonnel was present and requested additional information regarding this zoning request. No other public comments were received regarding the request. Upon motion by Kelly Noler and second by Mack Jordan, the Planning Commission voted unanimously to approve the requested Variance for Parcel 77-11A, in concurrence with Article XVII Section 11 (1) of the Dooly County Zoning Ordinance.

Agenda Item #4: Request #3 – Bobby & Sharon Griffin via representation by Tillman Infrastructure, agent Sara Dye has submitted an Application for a Variance & Conditional Use for a 325 ft cell tower on property presently zoned C-2. The address is 1089 North County Line Road / Parcel # is 74-1.

Attorney Bert Gregory was present representing the Planning Commission. Attorney Ivy Cadle was present representing the applicant. Attorney Matthew Totten was present representing SBA Properties in opposition to the zoning request. Prior to the Public Hearing for this zoning request, the three attorneys agreed to stipulate that the Planning Commission had previously voted to recommend that the County Commissioners approve the Conditional Use for Parcel 74-1 at their 11/13/2023 meeting. The three attorneys further agreed to stipulate that the only matter for today's Public Hearing was the Application for a Variance for a 325' cell tower. Attorney Cadle explained the reason for his client's Application for a Variance. Attorney Totten explained the reason for his client's opposition to the Application for Variance. Bobby Griffin (one of the Applicants) spoke briefly regarding his reason for the Application for a Variance. No other public comments were received regarding the request. Upon motion

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by Mack Jordan and seconded by John Averill, Jr., the Planning Commission voted unanimously to recommend that the County Commissioners approve this Application for a Variance, in concurrence with Article XVII Section 11 (#1/#4) of the Dooly County Zoning Ordinance.

Agenda Item #5: Update on Quarius Bullard’s Appeal of the County Commissioners vote denying his rezoning request for Parcel #97-54.

Attorney Gregory updated the Planning Commission on this appeal.

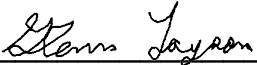
Agenda Item #6: Update on Conditional Use for Parcel #90-25A.

The Planning Commission discussed the status of this matter.

Agenda Item #7: Adjournment

Upon motion by Mack Jordan and seconded by Kelly Noler, the Planning Commission voted unanimously to adjourn the meeting at 6:30 PM.

  
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Tony Turner, Chairman

  
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Glenn Layson, Administrator