

DOOLY COUNTY PLANNING COMMISSION
Minutes – October 13, 2025; Page 1 of 3

5:30 PM Call to Order

Members Attendance:

John M. Averill, Jr. – Present
Henry Bellew – Present
Layfield Buckholts – Present
Sylvester Granville – Present -joined meeting at 5:36 PM
Vice Chairman, Mack Jordan – Present
Sammie Lewis – Present
Kelly Noler - Present
Larry Spivey – Absent
Chairman, Tony Turner – Present

Agenda Item #1: Approval of 09/08/2025 Meeting minutes.

Upon motion by Vice Chairman Mack Jordan and 2nd by Kelly Noler, the Planning Commission voted unanimously to approve the minutes of the 09/08/2025 meeting.

At 5:36 PM Sylvester Granville joined the meeting

Agenda Item #2 **Request #1** – John Mark Coody has submitted application for Variance of Zoning for a parcel #87-14C that is currently zoned AG (Agricultural). The purpose of the variance is to allow a reduced setback from 90 ft from the center of the road to 50 ft. The residents want to build an addition on the Side of the building. The location of the property is 1615 Holstein Rd. Vienna GA 31092.

There was no public response for the variance.

Upon Motion by Vice Chairman Mack Jordon and 2nd by Henry Bellew based upon the request meets the criteria of ARTICLE XVII Section 11- Criteria for the Consideration of Variance Requests (1-8). The vote was unanimous to approve the variance.

Agenda Item #3 **Request #2** – Bedrous Bennett, Sr. has submitted applications for Rezoning of parcel #51-6L that are currently zoned R-1 (Single-Family Residential) to R-2 (Multifamily Residential). The purpose of the Rezoning is to allow a Mobile home on the property for a residence. The location is near Lewis Mill Lake development on Slosheye Trail Road. Vienna, GA 31092.

There were 9 public responses for the recommendation for the Rezoning. 2 were for the Rezoning and 7 were against the Rezoning.

DOOLY COUNTY PLANNING COMMISSION
Minutes – October 13, 2025; Page 2 of 3

Upon Motion by Kelly Noler 2nd by Chairman Vice Chair Mack Jordon based upon the request meets the criteria of ARTICLE XVII Section 7 – Rezoning Criteria (A-I). The vote was split 6-2 to recommend that the County Commissioners approve the Rezoning with a restriction that only one mobile home/residence can be placed on the property and not be used a multi-family.

The vote was as follows:

John M. Averill, Jr. – No
Henry Bellew – Yes
Layfield Buckholts – Yes
Sylvester Granville – Yes
Vice Chairman, Mack Jordan – Yes
Sammie Lewis – Yes
Kelly Noler - Yes
Larry Spivey – Absent
Chairman, Tony Turner – No

Agenda Item #4 **Request #3** – The Dooly County Board of Commissioners is considering adopting an Ordinance to Provide Regulations for Cryptocurrency and Data Mining. The Planning Commission will conduct a Public Hearing to receive public comments on the proposed ordinance

There was no public response for the variance.

Upon Motion by Sammie Lewis and 2nd by Vice Chair Mack Jordon recommend adopting the Ordinance to Provide Regulations for Cryptocurrency and Data Mining. The vote was split 7-1 Approving this recommendation.

The vote was as follows:

John M. Averill, Jr. – Yes
Henry Bellew – No
Layfield Buckholts – Yes
Sylvester Granville – Yes
Vice Chairman, Mack Jordan – Yes
Sammie Lewis – Yes
Kelly Noler - Yes
Larry Spivey – Absent
Chairman, Tony Turner – Yes

DOOLY COUNTY PLANNING COMMISSION

Minutes – October 13, 2025; Page 3 of 3

Agenda Item #5: – Update about River Valley Authority November 10th, 2025, to present to the Zoning Commission about combining all changes and offering a complete revision of the ordinances that can be considered by the Zoning Commission then to the Dooly County Commissioners. Our Zoning Commission can begin to prepare direct questions for the River Valley Authority. Allison Slocum will be present at the meeting. Discuss ordinance workbook.

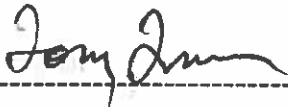
River Valley Authority objectives:

1. Reviewing contradictory wording
2. Reviewing contradictory state laws.
3. Compare uses of ordinances from other communities are using and propose them to our county.
4. Review and adding our modifications of ordinances to the combined ordinance.
5. Give a cost to create and combine all information into an updated ordinance.

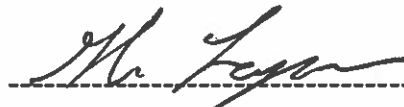
Administrator Glenn Layson explained the workbook and how the River Valley Authority will be here at the next meeting discussing the proposed changes in the ordinance.

Agenda Item #6 -Adjournment

Upon motion by Chairman Tony Turner by second by Sammie Lewis the Planning Commission voted unanimously to adjourn the meeting at 6:16 PM



Tony Turner, Chairman



Glenn Layson, Administrator