

DOOLY COUNTY PLANNING COMMISSION  
Minutes - November 10, 2025; Page 1 of 3

5:30 PM Call to Order

Members Attendance:

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

**Agenda Item #1:** Approval of 10/13/2025 Meeting minutes.

Upon motion by John Averill, Jr. and 2<sup>nd</sup> by Kelly Noler, the Planning Commission voted unanimously to approve the minutes of the 10/13/2025 meeting.

**Agenda Item #2**            **Request #1** – Summitt Locations LLC on behalf of Clint Edgar West & Judy Hobbs submitted a Variance application for parcel #72-21 currently zoned C-2 (General Commercial). The Variance is to reduce the setback from 75 ft from the center of the road to 35 ft. This will be the first of two new billboards. Property located at 872 Arena Rd Unadilla GA 31091.

There was no public response for the variance.

Upon Motion by John Averil, Jr. and 2<sup>nd</sup> by Kelly Noler 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** – Summitt Locations LLC on behalf of Clint Edgar West & Judy Hobbs submitted a Variance application for parcel #72-21 currently zoned C-2 (General Commercial). The Variance is to reduce the setback from 75 ft from the center of the road to 35 ft. This will be the second of two new billboards. Property located at 964 Arena Rd Unadilla GA 31091.

There was no public response for the variance.

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Upon Motion by John Averil, Jr. and 2<sup>nd</sup> by Kelly Noler 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 #3** – Brent Gunter submitted a Rezoning application of parcel #12B-42 currently zoned R-2 (Multifamily Residential) to C-2 (General Commercial). The purpose of the Rezoning is to develop a Travel Trailer Park on the property. Property located at 1298 Campers Haven Road Vienna, GA 31092.

There were 12 people against the General Commercial Rezoning.  
There were 2 people in favor the General Commercial Rezoning.

Upon Motion by John Averal Jr. 2<sup>nd</sup> by Chairman Tony Turner based upon the request does not meet the criteria of ARTICLE XVII Section 7 – Rezoning Criteria (A-I) and the community input. The vote was split 4-2 to recommend that the County Commissioners deny the Rezoning to General Commercial for a Travel Trailer Park & to develop a Travel Trailer Park on the property.

**The vote was as follows:**

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

**Agenda Item #4**            **Request #4** – Brent Gunter submitted a Variance application for parcel #12B-42 currently zoned R-2 (Multifamily Residential) after Rezoning to C-2 (General Commercial). The purpose is to reduce the setback of 75 feet to 10 feet to allow an advertisement sign and other property developments to enhance the Travel Trailer Park. Property located at 1298 Campers Haven Road Vienna, GA 31092.

Upon Motion by John Averal Jr. 2<sup>nd</sup> by Kelly Noler the Planning Commission voted unanimously to table the matter until the County Commissioners vote of how the Rezoning requested will be decided.

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**Agenda Item #5:** – Update about River Valley Authority November 10<sup>th</sup>, 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 with a power point presentation. Discuss ordinance workbook.


**River Valley Authority objectives:**

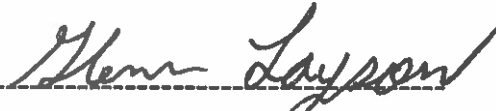
1. Reviewing contradictory wording
2. Reviewing contradictory state laws.
3. Compare uses of ordinances from other communities are using and propose them to our county.
4. Review and adding our modifications of ordinances to the combined ordinance.
5. Give a cost to create and combine all information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

**No action was taken. River Valley is to email the estimated cost to produce the updated 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 7:25 PM

  
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Tony Turner, Chairman

  
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Glenn Layson, Administrator