

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, – Present  
Vice Chairman, Mack Jordan – Present  
Sammie Lewis – Present  
Kelly Noler - Absent  
Larry Spivey – Present  
Chairman, Tony Turner, – Present

**Agenda Item #1:** Approval of 11/10/2025 Meeting minutes.

Upon motion by Vice Chairman Mack Jordon and seconded by John Averill, Jr., the Planning Commission voted unanimously to approve the minutes of the 10/13/2025 meeting.

**Agenda Item #2**      **Request #1** – 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. This item was tabled. The County Commissioners have approved the rezoning.

There was no public response for the variance.

Upon motion by Vice Chairman Mack Jordon and seconded by John Averill, Jr., the Planning Commission recommended a 6 foot high chain link fence or something equal, must run the length of the property along Campers Haven Road from the fountain to the side entrance. This fence is to be 10 feet off the property line to prevent RVs from encroaching on the property line. If the property line encroaches the county right of way the fence must be 10 feet from the county right of way. The sign and fountain may be 10 ft off the property line. Based upon the request meets the criteria of ARTICLE XVII Section 11- Criteria for the Consideration of Variance Requests (1-8). The Planning Commission voted unanimously to approve the variance with the conditions as stated.

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**Agenda Item #3**      **Request #2** – Rebecca Sutton on behalf of John Law submitted a Variance application for parcel #42-13 currently zoned AG (Agricultural). The Variance is to reduce the front setback from 90 ft from the center of the road to 50 ft. This Variance is for a storage shed to be placed in the yard. Property located at 4384 Pinehurst-Byromville Rd Pinehurst GA 31070.

There was no public response for the variance.

Upon Motion by Chairman Tony Turner and seconded by Vice Chairman Mack Jordon based upon the request meets the criteria of ARTICLE XVII Section 11- Criteria for the Consideration of Variance Requests (1-8). The vote was 6-1 to approve the variance.

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

**Agenda Item #4**      **Request #3** – Corey & Lakesha Daniels have submitted a Conditional Use application for parcel #61-26B currently zoned R-1 (Single Family Residential). The Conditional Use is to allow a Group Home/Reentry Partnership Program to be use in the home on the property. Property located at 704 Roberson Rd, Pinehurst GA 31070.

The applicant requested to remove the application from the agenda.

**Agenda Item #5**      Approval of schedule of 2026 Zoning Commission meetings.

Upon motion by Vice Chairman Mack Jordon and seconded by John Averill, Jr., the Planning Commission voted unanimously to approve the schedule presented.

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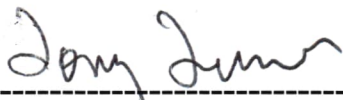
**Agenda Item #6** - Quote from River Valley Authority - Planning Director and our Finance Director, RVA has come up with a quote for \$22,500 for 8 months of work.

Following extensive discussion, a contract revision was proposed. The additional items will be incorporated and submitted to RVA. If RVA approves the revision while maintaining the original quoted price, it should then be recommended to the County Commissioners.

Upon a motion by Vice Chairman Mack Jordon, seconded by Chairman Tony Turner, the Planning Commission voted unanimously to recommend that the County Commissioners consider approving the contract from the RVA.

**Agenda Item #7** -Adjournment

Upon Motion by Chairman Tony Turner and seconded by Vice Chairman Mack Jordon, the Planning Commission voted unanimously to adjourn the meeting at 6:26 PM.



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Tony Turner, Chairman



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Glenn Layson, Administrator