

DOOLY COUNTY PLANNING COMMISSION
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5:30 PM Prayer
5:35 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 – Absent
Kelly Noler - Present
Larry Spivey – Absent
Chairman- Tony Turner – Present

Agenda Item #1 – Nomination of Chairman & Vice Chairman to serve a 1-year term for the 2026 year.

1. Duties of Chairman:
 - a. To review the agenda and minutes before and after the meetings in preparation for posting information to the public and correcting the information gathered if needed.
 - b. Must be available for phone call by the Zoning Administrator to help gain clarity of zoning questions that may arise throughout the daily needs of the public.
 - c. Lead the Zoning meetings via the agenda and enforce the “Roberts Rule of Order” in the meetings.
2. Duties of the Vice chairman:
 - a. At any point the chairman is not available it is your duty to fill the absences and fulfill the duties of the Chairman.
3. Nomination for Chairman:
 - i. Nomination by- Mack Jordan nominated Tony Turner
 - ii. 2nd by – Henry Bellew
 - iii. Vote – Unanimous
4. Nomination for Vice - Chairman:
 - i. Nomination by- Tony Turner nominated Mack Jordan
 - ii. 2nd by – Henry Bellew
 - iii. Vote – Unanimous

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Agenda Item # 2: Approval of 12/08/2025 Meeting minutes.

Upon motion by Vice Chairman Mack Jordan and 2nd by John Averill, Jr., the Planning Commission voted unanimously to approve the minutes of the 12/08/2025 meeting.

Agenda Item #3 Request #1 – Joe Kent has submitted a Variance application for parcel #35-10B currently zoned AG (Agricultural). The Variance is to reduce the front setback from 90 ft from the center of the road to 45 ft. This Variance is for a Building for Storage and sawmill. Property located at 3556 Nellieville Rd Pinehurst GA 31070. Address of the sawmill will be 3000 Kent Smith Rd Pinehurst GA 31070.

There were 2 people in attendance in approval for the variance. There were none against the approval of the Variance.

Reading of Criteria for Variance: Administrator Glenn Layson.
The vote was unanimous that this variance request meets ARTICLE XVII Section 11- Criteria for the Consideration of Variance Requests (1-8) in the Zoning Ordinance.

Upon Motion by Henry Bellew and 2nd by Kelly Noler to approve the Variance as requested. The vote was unanimous.

Agenda Item #4 *****They are asking for a different requirement for the fence*****

Previous Request 12/08/2025 #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 Jordan and seconded by John Averill, Jr., the Planning Commission recommended a 6-foot-high chain link fence,

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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.

*****They are asking for a different requirement for the fence*****

Administrator Glenn Layson explained the gentlemen had planned on attending but had a family emergency and could not attend. The Planning Committee decided to discuss the request:

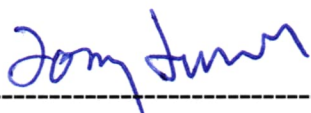
Upon motion by Vice Chairman Mack Jordon and seconded by Tony Turner, the Planning Commission recommended to amend the fence requirement to allow the owners to present a photo of the fence they want with dimensions to Administrator Layson. Mr. Layson will send it out to the planning commission and get the consensus for approval. The vote was unanimous.

Agenda Item #5: County Administrator Steve Sanders request to address the board. Approved by Chairman Tony Turner.


County Administrator Steve Sanders asked for clarity on setbacks with high density farms with animal confinement buildings. Vice Chairman Mack Jordon explained when looking at high density animal farms Mack believes we do take into consideration the surround land use. All the Planning Commission agreed to invite the County Commissioners to the next meeting on February 9th, 2026, at 5:30 to discuss the Ordinance more.

Agenda Item #6: Adjournment & time of closing of meeting:

Upon motion by Chairman Tony Turner by second by Kelly Noler the Planning Commission voted unanimously to adjourn the meeting at 6:15 PM



Tony Turner, Chairman



Glenn Layson, Administrator