

DOOLY COUNTY PLANNING COMMISSION
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5:30 PM Prayer: Kelly Noler

5:35PM 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 - Present
Larry Spivey – Present
Chairman, Tony Turner – Present

Agenda Item #1 – Approval of 02/09/2026 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 02/09/2025 meeting.

Agenda Item #2 Request #1 – Tony Turner has submitted a Variance application for parcel #46-16 currently zoned AG (Agricultural). The Variance is to allow 2 - 30-foot easement access to a home and rear property. Property is located at 236 Turner Rd Vienna GA 31069.

Chairman Turner recused himself from this part of the meeting because it dealt specifically with his personal property.

There was 1 person 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 John Averial, Jr. and 2nd by Sammie Lewis to approve the Variance as requested. The vote was unanimous.

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Agenda Item #3 Request #2 – Dusty Greer has submitted a Variance application for parcel #97-21E currently zoned R-2 (Multifamily Residential). The Variance is to allow reduced road access from 150 foot to 30-foot, to access a future home on the rear property. Property is located at 205 Third District Rd Unadilla GA 31091.

There was 1 person in attendance in approval for the variance. There were none against the approval of the Variance.

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 Kelly Noler and 2nd by Vice Chairman Mack Jordan to approve the Variance as requested. The vote was unanimous.

Agenda Item #4 Request #3 – Richard Tyndal has submitted a Variance application for parcel #39-20C currently zoned AG (Agricultural). The Variance is to allow a second mobile home to be place of the property. Property is located at 955 Oakland Cemetery Rd Byromville GA 31007.

There was 1 person in attendance in approval for the variance. There were none against the approval of the Variance.

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 Vice Chairman Mack Jordan and 2nd by Chairman Tony Turner to approve the Variance as requested. The vote was unanimous.

Agenda Item #5 – The Planning Commission will be considering a revision for the setbacks for Agricultural confinement buildings and fees associated with these buildings. A recommendation will be presented to the Dooly County Commissioners.

There were 2 people in attendance in approval for the setbacks and fee adjustment discussion. They spoke as the Planning committee asked their opinions.

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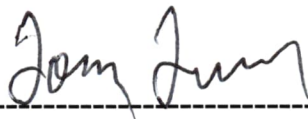
Administrator Glenn Layson informed the committee about the new law HB 493 and how it could impact the decision on permit fees and asked for suggestions on how to proceed for a recommendation to the Dooly County Commissioners on fees. After some discussion Vice Chairman Mack Jordan recommended the matter be tabled & 2nd by Kelly Noler, until additional information can be gathered from the county attorney if the county can require business license for only those related to HB 493 application or would business license be required across the board for business that deal with the building department (Inspectors, building, electrical plumbing & HVAC contractors) about the law impact. The Planning Commission voted unanimously to table this action.

After much discussion, a new revision was decided upon. Kelly Noler will make editorial changes as agreed with the commission.

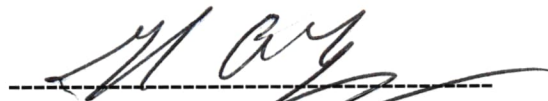
A motion was made by Vice Chairman Mack Jordan & 2nd by Chairman Tony Turner to recommend to the Dooly County Commissioners the revised setback and land use as purposed in the "Large-Scale Animal Production Facilities and Feed Lots" & "Fee Schedule for Agricultural Buildings which will encompass the building fee, electrical, plumbing and HVAC combined." The Planning Commission voted unanimously to recommend to the Dooly County Commissioners the changes as listed in the attached documents.

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

Upon motion by Chairman Tony Turner by second by Vice Chairman Mack Jordan, the Planning Commission voted unanimously to adjourn the meeting at 7:05 PM



Tony Turner, Chairman



Glenn Layson, Administrator