

**Greene County  
Regular Meeting of the Planning & Zoning Commission  
January 25<sup>th</sup>, 2022 4:00pm  
Meeting Minutes**

**Call to Order:** At 4:00 pm Chairman Chris Peters called to order the meeting of the Greene County Planning & Zoning Commission. After the invocation given by Chairman Peters, those in attendance stood for the Pledge of Allegiance led by Chairman Peters

**Roll Call:**

- **Members Present:** Chris Peters (Chair), Al Brinkman, Randy Purdy, Jim Lynch, Tommy Swann
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn E. Hester (Administrative Assistant)

**Old Business:**

1. Approval of the October 25<sup>th</sup>, 2021 planning and zoning meeting minutes.
  - a. Al Brinkman motioned to approve, Tommy Swann 2nds, the vote was unanimous in favor of the motion.

**New Business:**

1. **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Rick McAllister (applicant) acting on behalf of Ironwood Family Holdings, LLC: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 1 acre on Carey Station Road from from A1 to B1:** The property is located on **TMP #054-0-00-006-0** on Carey Station Road for a total of 1 acre currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to re-zone 1 acre to **B1** (Neighborhood Convenience Commercial District).

Applicant: **Rick McAllister acting on behalf of Ironwood Family Holdings, LLC** gave a brief summary as to the zoning of the property surrounding this 1 acre tract. He stated that due to the small size of the tract of land, the A1 zoning limited the approved uses of the property. He stated that a specific business was not planned for this tract but the intended use is a low volume type of business to utilize the existing road design of Carey Station Road. Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning and recommends that the board recommend approval to the Board of Commissioners. Al Brinkman questioned if the applicant was aware of buffer, lighting and water retention requirements because he was concerned about the effects on the surrounding residences. Applicant was aware and stated that those items would be addressed when they knew the specific business that would be built on this tract of land.

Public Comment: **Leroy Wright** who resides at 1040 Legend Drive, which is behind this 1 acre tract and is also an elder at Lake Oconee Church of Christ that is adjacent to this 1 acre tract. He stated that he as a private citizen as well as representative of the church was not in favor of the rezoning until the applicant could state the specific business that would be built on this tract. He was concerned about trash and other inconveniences to himself and the church. **Ella Devereux** who resides at 1020 Reunion Lane which is behind this 1 acre tract stated that she is opposed the rezoning. She is concerned with the type of business that may be placed there and that it would diminish the quality of life for herself and her family. Public Comment Closed.

Jim Lynch made a motion to recommend approval of the Re-zoning request for 1 acre to the Board of Commissioners, Al Brinkman seconds the motion, the vote was four to one in favor of the motion with Randy Purdy opposing the recommendation.

**Discussion:**

Chairman Peters stated that the next Board of Commissioners meeting in February 8, 2022 at 5:00pm in the Board Room.

**Citizens Present:**

Sam Horsley  
Rick McAllister

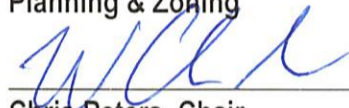
Woody Honson  
Leroy Wright  
Darren Devereux  
Eric Hughes  
Patricia Hughes  
Craig Beeler  
Brinkley Pound  
D.E. Leby  
David Minford  
Karen Minford  
Dock Glawson  
Alicia Young  
Chuck Roberts  
Ella Devereux

**Adjournment:** Al Brinkman made the motion to adjourn the meeting and Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

Respectfully submitted,



DeAnn E. Hester  
Planning & Zoning



Chris Peters, Chair  
P&Z Commission