

**Greene County  
Meeting of the Planning & Zoning Commission  
February 23, 2021 4:00pm  
Meeting Minutes**

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

**Roll Call:**

- **Members Present:** Al Brinkman (Vice Chair), Kevin Jackson, Tommy Swann, Jonathan Vining
- **Members Absent:** Doran Samples
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester Walker (Administrative Assistant)

**Old Business:**

1. Approval of the **January 6, 2021** planning and zoning meeting minutes.
  - a. Kevin Jackson motioned to approve, Jonathan Vining 2nds, the vote was unanimous in favor of the motion.
2. Approval of the **January 26, 2021** planning and zoning meeting minutes.
  - a. Tommy Swann motioned to approve, Jonathan Vining 2nds, the vote was unanimous in favor of the motion.

**New Business:**

1. **CONDITIONAL USE: Rick McAllister (applicant) acting on behalf of Craig Moore: Conditional Use request for adding a guest house adjacent to existing dwelling at 1000 Plum Orchard Road:** The proposed site is Lot 64 in Richland Subdivision known as 1000 Plum Orchard Road located on **TMP #075-A-00-209-0** currently zoned LR-1 (Lakeshore Single-Family Residential/Recreation District). Proposed plan is to add a guest house adjacent to the existing dwelling on a single family residential lot.

a. Applicant – Rick McAllister acting on behalf of Craig Moore stated that they proposed adding a guest house adjacent to the existing dwelling to be used by guests of the owner and not for rental purposes. He stated that proposed guest house is 750 square feet which is less than 50% of the square footage of the main house which contains 2531 square feet. Environmental Protection Division has given approval for an additional septic system to service the guest house. Mr. McAllister explained what was engineered and what the EPD had approved. He stated that the existing driveway is large enough to accommodate the additional parking requirements. Vice-Chairman Brinkman referenced the definition of a guest house as well as the zoning & conditional use requirements. Building Official Wooley stated that the building is within the building setbacks but the septic can encroach upon the building setbacks.

b. Public Comments. None. Closed.

c. Jonathan Vining made a motion to recommend approval to the Board of Commissioners for the Conditional Use request for adding a guest house adjacent to the dwelling at 1000 Plum Orchard Road, Kevin Jackson 2<sup>nds</sup>, the vote was unanimous in favor.

2. **PRELIMINARY PLAT: Scott Swann/Richard Dean Smith, Jr. (applicant): Preliminary plat request for development of Oconee Heights Subdivision, Phase II:** The proposed site is the second phase of the Oconee Height Subdivision located on **TMP # 037-A-00-044-0** off of **Oconee Heights Dr** currently zoned **LR-1** (Lakeshore Single-Family Residential/Recreation District). Proposed plan is to subdivide the existing Lot 50 to create to create an additional nine (9) **Single-Family Residential lots** for a total of ten (10) **Single-Family Residential lots** in Phase II.

a. Applicant – Scott Swan stated that the proposed plan is to subdivide Lot 50 of Oconee Heights Subdivision to create an additional nine (9) single family residential lots. He stated that a soil study had been done. Jonathan Vining voiced concerns about the quality of the soil as delineated on the soil study as it pertained to the septic systems. Building Official

Wooley stated that the lots didn't originally meet size/width requirements but that issue was corrected and that a final plat would be required.

b. Public Comments. Jean Paddock stated that she lives at 1521 Oconee Heights Drive within the Oconee Heights subdivision. She stated that her concern was that the runoff from the farm adjacent to the subdivision would affect the existing lots if the water was not channeled properly during the development of the proposed lots. Closed public comments.

c. Kevin Jackson made a motion to recommend approval to the Board of Commissioners for the Preliminary Plat of the Oconee Heights Subdivision, Phase II, Tommy Swann 2<sup>nds</sup>, the vote was unanimous in favor of the motion.

3. **CONSTRUCTION DRAWINGS: Rick McAllister (applicant) acting on behalf of New Leaf Homes, LLC: Construction Drawings for Traditions at Carey Station, Phases 3 & 4:** The proposed site is located on **TMP #054-B-00-010-0** at the end of Legend Drive containing 32.33 acres and creating sixty-three (63) **Single Family Residential Lots** for Phases 3 & 4. Currently zoned **CPUD** (Commercial Planned Unit Development District).

a. Applicant – Rick McAllister acting on behalf of New Leaf Homes, LLC stated that they wanted to add an additional sixty-three (63) single family residential lots for Phases 3 and 4 of Traditions at Carey Station. He stated that there had been no changes since the approval of the preliminary plat of Phases 3 and 4. He stated this would be the final phases of this project. An additional pump station will be installed to service these phases and will tie into existing lines near Lake Oconee Academy and Carey Station Road. Mr. McAllister stated that the infrastructure was designed and built for development of 1000 acres but only 100 acres were being developed. Building Official Wooley stated that he had approved the Construction Drawings.

b. Public Comments. None. Closed.

c. Jonathan Vining made a motion to approve the Construction Drawings for Traditions at Carey Station, Phases 3 & 4, Kevin Jackson 2<sup>nds</sup>, the vote was unanimous in favor of the motion.

**Discussion:**

Next Board of Commissioners Meeting is Tuesday, March 9<sup>th</sup>, 2021 at 5:00PM in the Board Room.

**Citizens Present:**

Jean Paddock  
Scott Swann  
Rick McAllister  
Mark Schulz

**Adjournment:** Kevin Jackson made the motion to adjourn the meeting and Al Brinkman 2<sup>nds</sup> the motion. The vote was unanimous in favor of the motion.

Respectfully submitted,



DeAnn Hester Walker  
Planning & Zoning



Al Brinkman, Chair  
P&Z Commission