

**Greene County  
Regular Meeting of the Planning & Zoning Commission  
February 25<sup>th</sup>, 2025 4:00pm  
Meeting Minutes**

**Call to Order:** At 4:00pm 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, Eric Smith, Tommy Swann, Jim Lynch
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

**Old Business:**

1. Approval of the January 28<sup>th</sup>, 2025 planning and zoning meeting minutes.
  - a. Tommy Swann motioned to approve, Jim Lynch 2nds, the vote was unanimous in favor of the motion.

**New Business:**

1) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Jay V. Dell (applicant) acting on behalf of Kevin Aycock: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 42.79 acres on 4631 Lake Oconee Parkway from A1 to B2:** The property is located on **TMP #054-0-00-018-0** on 4631 Lake Oconee Parkway for a total of 42.79 acres currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to re-zone 42.79 acres to **B2** (General Commercial Highway Oriented District).

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application. He stated that the proposed rezoning is consistent with the adopted Comprehensive Plan and the Future Land Use Plan and meets the requirements of the zoning ordinance as well. He recommends that the board recommend approval to the Board of Commissioners with contingencies.

Applicant: Jay Dell acting on behalf of Kevin Aycock stated that they requested a rezoning of the tract located at 4631 Lake Oconee Pkwy which contains 34.37 acres from A1 to B2. He stated that the discrepancy between the acreage amount as reflected on the initial submittal of 42.79 acres and the 34.37 acres reflected on the conceptual site plan and plat is because the plan and plat reflect the property after the proposed widening of Hwy 44 by GDOT. He stated that they were agreeable to the proposed contingencies.

Jim Lynch asked about the turning lanes as described on the traffic study. Rick McAllister as a representative for the applicant stated that any required turning lanes must be approved by GDOT and they would not do that until the property has been rezoned. He also stated that this property would be served by water and sewer thru Piedmont.

Public Comment: None

Al Brinkman made a motion to recommend approval of the Rezoning request for 34.37 acres on TMP #054-0-00-018-0 to the Board of Commissioners with the following contingencies

1. *All building adjacent to Hwy 44 must have a front entrance façade facing Hwy 44;*
2. *A minimum 25-foot Type B vegetative buffer must be established and maintained along Hwy 44 adjacent to any Hardscape or building;*
3. *Minimum of a 25-foot setback is required for all hardscape improvements (parking, building) from the new Hwy 44 easement as required by GDOT;*
4. *The only permitted uses allowed for this rezoning include occupations of Business, Professional Offices, and Transitory Clinics;*
5. *Signage for this development shall be limited to only a monument sign as allowed by the Greene County Sign Ordinance;*
6. *Overall parking lighting shall be limited concealed lighting sources and project a maximum of 3 footcandles over the parking areas and 4 footcandles for pedestrian hazard areas (steps, significant level changes);*
7. *All sides of a building may have an impact on adjoining developments and should be considered for treatment with an architectural finish of primary materials (i.e., brick, wood and stone), unless*

*other materials demonstrating equal or greater quality are used. Front facades should be at least 80 percent brick and/or stone. Side facades should be at least 50 percent brick and/or stone. Rear facades do not have a minimum requirement for primary materials and can consist entirely of secondary materials (e.g., stucco). Tertiary materials (i.e., wood and metal) should be used for decorative elements and trim only, avoiding any bright exterior colors;*

8. *Parapet walls or mansard roofs shall be tall enough to hide all mechanical equipment from a public view.*

Jim Lynch seconded the motion. The vote was unanimous in favor of the motion.

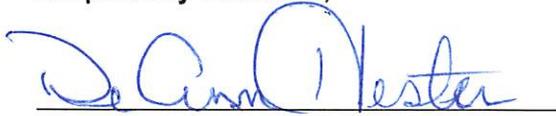
**Discussion:** Chairman Peters stated that the next Board of Commissioners meeting is March 11<sup>th</sup>, 2025 at 5:00pm in the Board Room.

**Citizens Present:**

Jay Dell  
Rick McAllister

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

**Respectfully submitted,**



DeAnn Hester  
Planning & Zoning



Chris Peters, Chair  
P&Z Commission