

**Greene County
Regular Meeting of the Planning & Zoning Commission
April 29th, 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
- **Members Absent:** Jim Lynch
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

1. Approval of the April 21th, 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) **CONDITIONAL USE: Sidney Alexander as representative for The Glen at Lake Oconee Village owned by VTR The Glen, LLC (Applicant):** The proposed site contains 12.5 acres known as 1070 Old Salem Rd located on **TMP #057-0-00-013-A** and is currently zoned **CPUD** (Commercial Planned Unit Development). Proposed plan is to operate a Convalescent Home – Senior Living Community.

Building Official/Zoning Administrator Chuck Wooley summarized the proposed conditional use application. He stated that The Glen at Lake Oconee has been in continual operation since 2017 and has changed ownership recently. This change in ownership is what prompted the proposed conditional use permit. He stated that the facility employs approximately 70 people and the operations will continue without any proposed changes. The property is zoned CPUD (Commercial Planned Unit Development) and the proposed action would not affect the zoning. He stated that the proposed conditional use is consistent with the adopted Comprehensive Plan and the Future Land Use Plan. Staff recommends that the board recommend approval to the Board of Commissioners with contingencies.

Applicant: Sidney Alexander, Executive Director of the Glen, stated that the ownership had changed and they are requesting the conditional use permit for that reason. She stated that there would be no changes from the current operations and that of the 113 units in the facility only 1 is vacant. She stated that they currently employ 70 people.

Public Comment: None

Eric Smith made a motion to recommend approval of the condition use permit request submitted by Sidney Alexander of The Glen at Lake Oconee Village as authorized agent for VTR The Glen LLC located on TMP #057-0-00-013-A known as 1070 Old Salam Road to the Board of Commissioners. Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

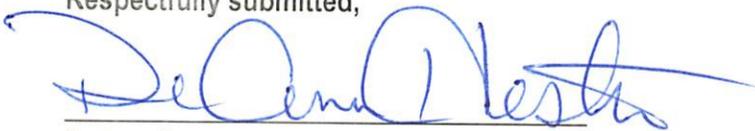
Discussion: Chairman Peters stated that the next Board of Commissioners meeting is May 13th, 2025 at 5:00pm in the Board Room.

Citizens Present:

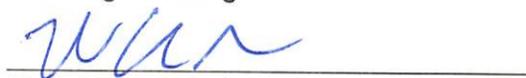
Sidney Alexander

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 Hester
Planning & Zoning



Chris Peters, Chair
P&Z Commission