

**Greene County  
Regular Meeting of the Planning & Zoning Commission  
June 24<sup>th</sup>, 2025 4:00pm  
Meeting Minutes**

**Call to Order:** At 4:05pm 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 May 27<sup>th</sup>, 2025 planning and zoning meeting minutes.
  - a. Tommy Swann motioned to approve, Al Brinkman 2nds, the vote was unanimous in favor of the motion.

**New Business:**

- 1) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Oconee Land Development Co LLC (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as 0.55 acres on Lake Oconee Parkway from PUD to B1:** The property is located on **TMP #055-0-00-005-0** on Lake Oconee Parkway for a total of 0.55 acres currently zoned **PUD** (Planned Unit Development). Proposed plan is to re-zone 0.55 acres to **B1** (Neighborhood Convenience Commercial District).

Building Official Chuck Wooley summarized the proposed rezoning application. He stated that the property is located within the Reynolds character area and is also designated as part of the SR 44 Commercial Corridor. He stated that the proposed rezoning is consistent with the existing commercial development along SR44 and 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: Rabun Neal as representative for the applicant, Oconee Land Development Co LLC, stated that this property currently serves as the access point for Cherokee Point as well as a 621 acre adjoining parcel. Upon completion of the new access point along Marshland Parkway which is currently under construction, this property would be utilized for access to the adjacent parcel that is currently zoned B1. The intent is to use the existing curb cut on this parcel for access to any future development on the adjacent parcel thus limiting the need for any additional curb cuts on SR 44. Eric Smith and Al Brinkman asked what the proposed use for the property is and Mr. Neal responded that the intent is for the property to remain a roadway providing access to the adjacent property.

Public Comment: Leo Sauer stated that he is concerned about what they are doing with the property. He requests that all development be delayed until a plan is provided reflecting overall concept for the area. Tom Beck requested a concept plan as it relates to Marshland Parkway which is under construction.

Public Comment: Closed

Chris Peters made a motion to recommend approval of the Rezoning request for 0.55 acres on TMP #055-0-00-005-0 to the Board of Commissioners with the following contingencies

1. *An approved plat of the subject property is recorded within 60 days combining it with the adjacent portion of the parcel known as TMP #055-0-00-010-J currently zoned B1.*
2. *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);*
3. *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;

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

Tommy Swann seconded the motion. The vote was split with Chris Peters and Tommy Swann voting in favor and Al Brinkman and Eric Smith voting against. The motion did not pass.

- 2) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Oconee Land Development Co LLC (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as 7.72 acres North and West of Cherokee Dr from B1 to PUD:** The property is located on TMP #055-0-00-010-K North and West of Cherokee Dr for a total of 7.72 acres currently zoned B1 (Neighborhood Convenience Commercial District). Proposed plan is to re-zone 7.72 acres to PUD (Planned Unit Development).

Building Official Chuck Wooley summarized the proposed rezoning application. He stated that the property is located within the West Greene character area and is also designated as part of the SR 44 Commercial Corridor. He stated that if rezoned this property would be annexed into the adjacent Reynolds Major PUD. 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 a contingency.

Applicant: Rabun Neal as representative for the applicant, Oconee Land Development Co LLC, stated that this property is currently zoned B1 and the intent of the rezoning is to make it a part of the existing adjacent PUD. He stated they intend to use the property as part of a new golf course that is under construction and potentially residential lots in the future. Al Brinkman referenced the letter that was included in the application submittal and questioned the lack of a concept plan. Mr. Neal provided the Board members with a hand drawn sketch of the proposed location of the portion of the golf course on the subject property. Eric Smith asked about density for residential lots on this parcel. Mr. Neal stated that the majority of the property in question would be allocated for the proposed golf course so there would not be much left for residential use. Eric asked if the course would be lit and Mr. Neal stated that it would not be.

Public Comment: David Zimmerman stated he is in agreement with the changes along the entrance to Cherokee Point but is concerned with Marshland Pkwy as it relates to Carriage Ridge withing Harbor Club and the details of the changes. Rabun Neal that the portion of the property as related to Carriage Ridge has been zoned PUD for many years and Marshland Pkwy has been approved and permitted already. He stated that Harbor Club chose to develop adjacent to the land of Oconee Land Development. He also stated that the property that is proposed for rezoning does not affect Carriage Ridge nor does it include the portion of Marshland Pkwy that was the cause of Mr. Zimmerman's concern.

Public Comment: Closed

Al Brinkman made a motion to recommend approval of the Rezoning request for 7.72 acres being a portion of TMP #055-0-00-010-K from B1 to PUD (Planned Unit Development) to the Board of Commissioners with the following contingency:

1. An approved plat of the subject property is recorded within 60 days combining it with the adjacent parcel TMP #055-0-00-005-0.

Eric Smith seconded the motion. The vote was unanimous in favor of the motion.

- 3) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Oconee Land Development Co LLC (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as 24.04 acres North and West of Cherokee Dr from B1 to PUD:** The property is located on TMP #055-0-00-010-J North and West of Cherokee Dr for a total of 24.04 acres currently zoned B1 (Neighborhood Convenience Commercial District). Proposed plan is to re-zone 24.04 acres to PUD (Planned Unit Development).

Building Official Chuck Wooley summarized the proposed rezoning application. He stated that the property is located within the Reynolds and West Greene character areas and is also designated as part of the SR 44 Commercial Corridor. He stated that if rezoned this property would be annexed into the adjacent Reynolds Major PUD. 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 a contingency.

Applicant: Rabun Neal as representative for the applicant, Oconee Land Development Co LLC, stated that this property is currently zoned B1 and the intent of the rezoning is to make it a part of the existing adjacent PUD. He stated that the balance of the parcel along SR 44 would remain B1. Tommy Swann asked if this property would be used for the golf course? Mr. Neal stated they intend to use the property as part of a new golf course that is under construction and potentially residential lots in the future. Eric Smith asked when it was originally zoned B1 and Mr. Neal stated that it was zoned B1 when it was purchased and they chose to make no changes until the time of development. Al Brinkman asked if they were aware of the required buffers between zoning classes and Mr. Neal said he was aware.

Public Comment: None

Eric Smith made a motion to recommend approval of the rezoning request for approximately 24.04 acres being a portion of TMP #055-0-00-010-J from B1 to PUD (Planned Unit Development) to the Board of Commissioners with the following contingency:

1. An approved plat of the subject property is recorded within 60 days combining it with the adjacent parcel TMP #055-0-00-005-0.

Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

- 4) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Oconee Land Development Co LLC (applicant): Application to Amend the Land Use Regulation (Rezoning) for property described as 6.30 acres on Landing Parkway from PUD to PUD with STRO:** The property is located on **TMP #056-0-00-007-0** on Landing Parkway for a total of 6.30 acres currently zoned **PUD** (Planned Unit Development). Proposed plan is to re-zone 6.30 acres to **PUD** (Planned Unit Development) with **STRO** (Short Term Rental Overlay).

Building Official Chuck Wooley summarized the proposed rezoning application. He stated that the property is located within the West Greene character area. This property is located with the residential community, Reynolds Landing, that currently includes areas of STRO and the proposed STRO would not change existing conditions within the community. He stated that the proposed rezoning meets the requirements of the Greene County Zoning Ordinance. He recommends that the board recommend approval to the Board of Commissioners.

Applicant: Rabun Neal as representative of the applicant, Oconee Land Development Co, LLC, this property known as the Village at Reynolds Landing, Sect 3 will be cottages and they will retain ownership to be utilized for members and guests. He stated that the existing STRO district includes 200+ overall but most are owned by individuals. Tommy Swann asked how long would the typical rental be for and Mr. Neal stated that it isn't restricted but generally 2 to 7 days is the typical stay.

Public Comment: Mark Shulz stated that he was not in agreement that a developer is given a special exception for STRO whereas otherwise 60% of the neighborhood must be in agreement before this action could be approved. He stated that this exception should be removed.

Public Comment: Closed

Tommy Swann made a motion to recommend approval of the rezoning request for 6.30 acres being a portion of TMP #056-0-007-0 known as Village at Reynolds Landing, Sect 3 from PUD to PUD with STRO (Planned Unit Development with Short Term Rental Overlay) to the Board of Commissioners. Eric Smith seconded the motion. The vote was unanimous in favor of the motion.

- 5) **Public hearing on the Greene County Subdivision Regulation Ordinance amendments that are being proposed.** The proposed changes aim to address changes to Appendix A "Subdivision Regulations" including addressing changes in the Subdivision Regulations as to the establishment of parent parcels and minor subdivision approvals.

Building Official Chuck Wooley read the agenda item and then read proposed changes to Appendix A "Subdivision Regulations".

Public Comment: Heather Stokes asked for the changes to be explained in layman's terms. Building Official Wooley explained that a minor subdivision is 3 lots or less and a major subdivision is 4 or more lots. He stated under the current ordinance when a parent parcel is split/subdivided into 3 parcels, that property

can never be split again without meeting the requirements of a major subdivision as stated in Appendix A Subdivision Regulations. He explained that this change would allow the parent parcel to be reset after 3 years from the previous split. He stated that it would prohibit someone from circumventing the requirements of a major subdivision but still allow for the average person to give or sell their property.

Public Comments: Closed

- 6) **Public hearing on the Greene County Zoning Ordinance, Appendix B, amendments that are being proposed.** The proposed changes aim to address changes to Appendix B "Zoning Ordinance," including changes in the Zoning Ordinance to Area and Yard size requirements specifically minimum lot sizes and Density in the RM Multi-Family Residential District, R1 Low-Density Residential District, LR1 Lakeshore Single-Family Residential/Recreation District, R2 Medium-Density Residential District and LR2 Lakeshore Multi-Family Residential/Recreation District, and changes to Townhouses, Condominiums, Apartments and Multi-Family Dwellings.

Building Official Chuck Wooley read the agenda item and then read the proposed changes to Appendix B, "Zoning Ordinance".

Public Comment: Heather Stokes questioned why open space was not limited to usable land only. She stated that developers should not be allowed to include things like wetlands or easements in open space.

Ray Brindley stated that the appeal process needs to be addressed because the timing of the Planning & Zoning Board meetings is too close to the Board of Commissioners meetings to allow for the complete appeal process. He said that the change from using Net acreage to calculate density to Gross acreage to calculate density is not better and should not be considered. He stated that they should not make any changes to the current process and that developers should be held to the standards that were in place at the time of the initial development. He again stated that density should be based on net acreage not gross.

Patrick Cozma as a representative of Habitat for Humanity questioned how these changes would affect their ability to continue forward with their mission to provide high-density low-income housing. He questioned where people that need this type of housing are supposed to go? He requests that the density changes be denied because they prohibit affordable housing which require higher density. He stated that they will be forced into the city limits out of Greene County with these changes.

Mark Shulz stated his concern over open space and also the proposed change in how density is calculated based on gross acreage. He prefers it to remain based on net acreage not gross.

Alan Puglisi stated that he doesn't think this affects affordable housing and it shouldn't be a factor in changes to reduce density.

Rick McAllister said clarification is needed in the definition of Development Area as it relates to road vs. roadway. He also stated that clarification was needed as to whether the open space as required for townhomes/multi family housing in the RM zoning is included in the 50% development area that is allowed for buildings etc. He stated that wetlands and other similar unbuildable areas should be allowed to be included in required open space because it provides value thru environmental factors such as added wildlife, and improved visual aesthetic. He stated that the Comprehensive Plan that was approved in June, 2023 is a great plan that was developed at great expense to the county with input from the citizens. He stated that the approach to any proposed actions have been reactionary rather than following the plan. He stated that the plan which was created based on various county input is being constantly diminished. He stated the county provided a plan that it is not following. He referenced the Long-Term Goals and Short Term objectives as stated in the Comprehensive Plan particularly Long Term Goal #1 – Promote high-quality development that achieves a cohesive community feeling. #7 – Accommodate a variety of housing options. Short Term Priority B – Facilitate quality development along key corridors. Northeast Georgia Regional Commission thru DRI reports also states need for a variety of housing options in developments in Greene County. The proposed changes to lot size prohibit the ability to provide that desired variety. The density requirements are making projects unbuildable and forcing developers into the adjacent city and county. Greene County would still suffer from the increased traffic etc. but will receive no added benefits such as additional tax dollars. These changes will increase the cost of any housing and prohibits a developer from providing a high-quality development with added amenities that the county wants. Utilities are predominately private throughout the county and to improve that infrastructure, development is required. He recommended that the Board consider increasing density thru conditional use permits which would allow the board to set additional conditions on the project. It would provide a mechanism for

creativity in design to meet the desire of the county with a high-quality development. He also asked that the Board consider that the 50% requirement as related to townhomes/multi family be related to impervious surfaces rather than development area. This would allow for green practices in the development. He also suggested a sliding scale similar to what is used in PUD to allow for greater density of townhomes/multi-family with increased open space requirements. He also asked that 2 public hearings be held prior to the Board of Commissioners voting on these changes.

Allie Puglisi stated that reducing open space isn't fair to the residents and that slowing growth is needed.

Heather Stokes stated that should not be so close together. People should be allowed to live with no light pollution.

**Discussion:** Chairman Peters stated that the next Board of Commissioners meeting is July 8<sup>th</sup>, 2025 at 5:00pm in the Board Room.

**Citizens Present:**

Rabun Neal  
Leo Sauer  
Tom Beck  
Heather Stokes  
Ray Brindley  
Mark Schulz  
Rick McAllister  
Allie Puglisi  
Alan Puglisi

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

Respectfully submitted,



DeAnn Hester  
Planning & Zoning



Chris Peters, Chair  
P&Z Commission